

Recommended

- Action:
- 1) Conduct public hearing; and
 - 2) Adopt Resolution No. ___ approving Tentative Parcel Map No. NP2013-017 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15315, of the California Environmental Quality Act (CEQA) Guidelines - Class 15 (Minor Land Divisions).

**Item No. 3. 603 Poppy Avenue Tentative Parcel Map No. NP2013-018 (PA2013-159)
603 Poppy Avenue Council District 6**

Summary: A tentative parcel map application for two-unit condominium purposes. No exceptions to Title 19 (Subdivision Code) development standards are proposed with this application. An existing single-unit dwelling and a triplex, constructed over two legal lots (Lots 1 and 3) would be demolished and a new two-unit residential structure would be constructed on each legal lot. This Tentative Parcel Map would allow each unit located on Lot 3 to be sold individually. The property is located in the R-2 (Two-Unit Residential) District.

Recommended

- Action:
- 1) Conduct public hearing; and
 - 2) Adopt Resolution No. ___ approving Tentative Parcel Map No. NP2013-018 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15315, of the California Environmental Quality Act (CEQA) Guidelines - Class 15 (Minor Land Divisions).

**Item No. 4. Blue C Sushi Minor Use Permit No. UP2013-013 (PA2013-148)
1095 Newport Center Drive Council District 5**

Summary: A Minor Use Permit application for the on-site sale and consumption of alcoholic beverages (ABC License Type C-47 – Full Liquor) for Blue C Sushi restaurant, a food service, eating and drinking establishment with no late hours (after 11:00 p.m.). The location of the restaurant is proposed within an existing restaurant space on the upper level of the Fashion Island shopping center. The restaurant area is approximately 3,473 square feet. The property is located in the PC-56 (Newport Center North) District.

Recommended

- Action:
- 1) Conduct public hearing; and
 - 2) Adopt Resolution No. ___ approving Minor Use Permit No. UP2013-013 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities).

E) PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

F) ADJOURNMENT

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

The agendas, minutes, and staff reports are available on the City's web site at: www.newportbeachca.gov/zoningadministrator and for public inspection in the Community Development Department, Planning Division located at 100 Civic Center Drive, during normal business hours. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at (949) 644-3200.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.