

CITY OF NEWPORT BEACH

MINUTES

COUNCILMEN

RYCKOFF
KIMLY
ROBERTS
MCINNIS
CROUL
POSTAL
STORIE

ROLL CALL

January 14, 1974

INDEX

A report was presented from the Community Development Department.

Valerie Murley, Chairman of the Citizens Environmental Quality Control Advisory Committee, addressed the Council and stated that the Committee approved the proposed Element.

The hearing was closed.

Motion
Ayes

x
x x x x x x x

The Environmental Impact Report EIR/NB 73-043 was accepted; and Resolution No. 8174, adopting the Conservation of Natural Resources Element of the General Plan, was adopted.

Motion
Ayes

x
x x x x x x x

R-8174

3. Mayor McInnis opened the public hearing in connection with Ordinance No. 1543, being,

Dist
Map 8

AN ORDINANCE OF THE CITY OF NEWPORT BEACH REZONING PROPERTY AND AMENDING DISTRICTING MAP NO. 8,

Planning Commission Amendment No. 413, conforming zoning to the General Plan by rezoning property generally bounded by "The Rhine" on the north and the west, the West Lido Channel on the east, and the Newport Channel on the south, from the C-2 and M-1 Districts to the P-C (Planned Community) District.

A report was presented from the Community Development Department.

The hearing was closed after it was determined that no one desired to be heard.

Ordinance No. 1543 was adopted.

Motion
Ayes

x
x x x x x x x

Motion
Ayes

x
x x x x x x x

4. Mayor McInnis opened the public hearing in connection with Ordinance No. 1544, being,

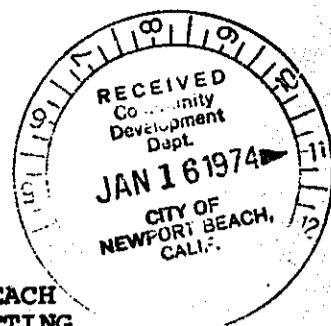
Dist Maps
39, 41, 54,
56 & 58

AN ORDINANCE OF THE CITY OF NEWPORT BEACH REZONING PROPERTY AND AMENDING DISTRICTING MAPS NOS. 39, 41, 54, 56 AND 58,

Planning Commission Amendment No. 414, conforming zoning to the General Plan by rezoning property generally bounded by Bison Avenue on the

A.413

ORDINANCE NO. 1543



AN ORDINANCE OF THE CITY OF NEWPORT BEACH
REZONING PROPERTY AND AMENDING DISTRICTING
MAP NO. 8

The City Council of the City of Newport Beach does
ordain as follows:

SECTION 1. The following described real property
in the City of Newport Beach, County of Orange, State of
California, to wit:

Beginning at the point on the easterly corner of
Lot 1, Tract 8094 as shown on the map in Book 316,
pages 31 and 32 of Miscellaneous Maps in the office
of the County Recorder of Orange County, and thence
proceeding 1437.15 feet southeasterly along the U.S.
Government Bulkhead Line, as shown on the Harbor Lines
Map of December 1950, in the office of the District
Engineer of Los Angeles, California, to Harbor Line
Station 124 as shown on said map; thence proceeding
598.70 feet southwesterly along said Bulkhead Line
to Harbor Line Station 123; thence proceeding 1000.70
feet northwesterly along said Bulkhead Line to Harbor
Line Station 122; thence proceeding westerly 99.95 feet
along said Bulkhead Line to Harbor Line Station 222;
thence proceeding northerly 60.2+ feet along said Bulk-
head Line to Harbor Line Station 221H; thence proceeding
easterly 639.0+ feet along said Bulkhead Line to the
intersection of said Bulkhead Line and the southerly
right-of-way line of 28th Street (40' wide); thence
proceeding easterly 345.0+ feet along said right-of-way
line to the intersection of said right-of-way line and
the southwesterly right-of-way line of Lido Park Drive
(70' wide); thence proceeding northeasterly 70.0+ feet
along the perpendicular to the southwesterly right-of-
way line of Lido Park Drive (70' wide) drawn from said
intersection to the point of intersection of said
right-of-way line and the northeasterly right-of-way
line of Lido Park Drive; thence proceeding northwesterly
49.0+ feet along said right-of-way line to the southerly
corner of Lot 1, Tract 8094, as shown on the map in Book
316, pages 31 and 32 of Miscellaneous Maps in the office
of the County Recorder of Orange County; and thence pro-
ceeding northeasterly 150.0+ feet along the southeasterly
boundary of said lot to the point of beginning;

Lots 11, 12, 14, 15, 16 and 17, Tract 815, as shown
on the map in Book 26, page 44 of Miscellaneous Maps
in the office of the County Recorder of Orange County,

as shown on Districting Map No. 8, referred to in Section 20.06.030

of the Newport Beach Municipal Code, and by such reference made a part of Title 20 of said Code, is hereby rezoned from the C-2 and M-1 Districts to the Planned Community District, and said Districting Map No. 8 is hereby amended to show this zoning.

SECTION 2. The Director of the Community Development Department of the City of Newport Beach is hereby instructed and directed to change Districting Map No. 8 to show the zoning changes described in Section 1 hereof, and as said Districting Map shall have been so amended, the same shall be in full force and effect and be a part of Title 20 of the Newport Beach Municipal Code.

SECTION 3. This ordinance shall be published once in the official newspaper of the City, and the same shall be effective 30 days after the date of its adoption.

This ordinance was introduced at a regular meeting of the City Council of the City of Newport Beach held on the _____ day of DEC 17 1973, 1973, and was adopted on the _____ day of JAN 14 1974, 1973, by the following vote, to wit:

AYES, COUNCILMEN: _____

NOES, COUNCILMEN: _____

ABSENT COUNCILMEN: _____

Mayor

ATTEST:

City Clerk

CITY OF NEWPORT BEACH

January 8, 1974

TO: City Council
FROM: Department of Community Development
SUBJECT: Amendment No. 413 (Public Hearing)

Request to amend Districting Map No. 8 from the C-2 and M-1 Districts to the P-C (Planned Community) District.

LOCATION: Property generally bounded by "The Rhine" on the north, the West Lido Channel on the east, the Newport Channel on the south, and The Rhine on the west (Lido Peninsula).

INITIATED BY: The City of Newport Beach

Recommendation

At its meeting of November 15, 1973, the Planning Commission recommended approval of Amendment No. 413 (5 Ayes, 1 Absent) to rezone the subject property from the C-2 and M-1 Districts to the P-C (Planned Community) District.

It was the feeling of the Commission that this rezoning is necessary to bring City zoning into conformance with the General Plan as required by State law. It should be mentioned that the proposed rezoning will have no effect upon the existing residential, commercial, and marine-commercial uses on the site, which will be allowed to continue and be upgraded. However, any substantial changes would require Planning Commission approval of a use permit, a "development plan" or the development standards as set forth in a particular zoning district.

Respectfully submitted,

DEPARTMENT OF COMMUNITY DEVELOPMENT
R. V. HOGAN, Director

By

William R. Laycock
WILLIAM R. LAYCOCK
Senior Planner

WRL/kk

Attachments: Excerpt of Planning Commission Minutes 11/15/73

To Council Members Only:

Staff report dated 11/13/73
Assessor's Parcel Maps
Vicinity Map

CITY OF NEWPORT BEACH

MINUTES

COUNCILMEN

RYCKOFF
 KYMLA
 ROGERS
 WINNIE
 CAROL
 DORTAL
 STONE

ROLL CALL

December 17, 1973

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ORDINANCES FOR SECOND READING AND ADOPTION:

1. Amended Ordinance No. 1542, being,

AN ORDINANCE OF THE CITY OF NEWPORT BEACH AMENDING SECTIONS 1.12.020 AND 12.40.190 OF THE NEWPORT BEACH MUNICIPAL CODE TO EMPOWER POLICE CADETS TO CITE AND STORE ABANDONED VEHICLES,

was presented for second reading.

Ordinance No. 1542 was adopted.

Abandoned Vehicles

Motion
Ayes

x
 x x x x x x x

CONTINUED BUSINESS:

1. Proposed Ordinance No. 1543, being,

AN ORDINANCE OF THE CITY OF NEWPORT BEACH REZONING PROPERTY AND AMENDING DISTRICTING MAP NO. 8,

Planning Commission Amendment No. 413, conforming zoning to the General Plan by rezoning property generally bounded by "The Rhine" on the north and the west, the West Lido Channel on the east, and the Newport Channel on the south, from the C-2 and M-1 Districts to the P-C (Planned Community) District.

Ordinance No. 1543 was introduced and set for public hearing on January 14, 1974.

Dist
Map 8
O-1543

Motion
Ayes

x
 x x x x x x x

2. Proposed Ordinance No. 1544, being,

AN ORDINANCE OF THE CITY OF NEWPORT BEACH REZONING PROPERTY AND AMENDING DISTRICTING MAPS NOS. 39, 41, 54, 56 AND 58,

Planning Commission Amendment No. 414, conforming zoning to the General Plan by rezoning property generally bounded by Bison Avenue on the north (and its easterly extension), MacArthur Boulevard on the East, Ford Road on the South and Jamboree Road on the west (Philco-Ford site), from the Unclassified District to the P-C (Planned Community) District.

Ordinance No. 1544 was introduced and set for public hearing on January 14, 1974.

Dist Maps
39, 41, 54,
54, 56 & 58
O-1544

Motion
Ayes

x
 x x x x x x x

1417
F-1

CITY OF NEWPORT BEACH

MINUTES

COUNCILMEN

- NYCKOFF
- KYMLA
- ROGERS
- MINNIS
- CRONE
- POSTAL
- STOR

ROLL CALL

November 26, 1973

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intersection of Seaview Avenue and Dahlia Avenue in Corona del Mar, were accepted; the City Clerk was authorized to release the Faithful Performance Bond and to release the Labor and Materials Bond in six months provided that no claims have been filed. (A report from the Public Works Director was presented.)

- | | |
|---|---------------------------------|
| <p>11. The purchase of a tractor with moving attachment for the Water Division of Public Works was approved, which exceeds the budgeted amount by more than 10%, but for which no additional funds are required. (A report from the City Manager was presented.)</p> | <p>Tractor</p> |
| <p>12. The purchase of a front end loader for the General Services Department was approved which exceeds the budgeted amount by more than 10%, but for which no additional funds are required. (A report from the City Manager was presented.)</p> | <p>Front End Loader</p> |
| <p>13. Harbor Permit Application No. 105-2119 of Robert Hixon to construct a new pier at 2119 Bayside Drive was approved, subject to the approval of the U. S. Army Corps of Engineers and to the South Coast Regional Zone Coastal Commission. (A report from the Marine Safety Department was presented.)</p> | <p>Harbor Permit/
Hixon</p> |
| <p>14. The following Budget Amendment was approved:</p> <p style="padding-left: 40px;">BA-21, \$2,250 transfer of Budget Appropriations for the 1973-74 management letter and additional funds for special audits from Unappropriated Contingency Reserve to Nondepartmental, Services-Professional, Technical, etc., General Fund.</p> | |

ITEMS REMOVED FROM THE CONSENT CALENDAR:

1. The following ordinances, with accompanying reports from the Community Development Department, were presented:
 - (a) Proposed ordinance, being, AN ORDINANCE OF THE CITY OF NEWPORT BEACH REZONING PROPERTY AND AMENDING DISTRICTING MAP NO. 8, Planning Commission Amendment No. 413, conforming zoning to the General Plan by rezoning property generally bounded by "The Rhine" on the north and the west, the West Lido Channel on the east, and the Newport Channel on the south, from the C-2 and M-1 Districts to the P-C (Planned Community) District.
 - (b) Proposed ordinance, being, AN ORDINANCE OF THE CITY OF NEWPORT BEACH REZONING PROPERTY AND AMENDING DISTRICTING MAPS NOS. 39, 41, 54 AND 58, Planning Commission

Dist
Map 8

Dist Maps
39, 41, 54
& 58

Postponed to
December 17, 1973

City Council Meeting November 26, 1973

Council Agenda No. H-1-A (a)

CITY OF NEWPORT BEACH

November 19, 1973

TO: City Council
FROM: Department of Community Development
SUBJECT: Amendment No. 413

Request to amend Districting Map No. 8 from the C-2 and M-1 Districts to the P-C (Planned Community) District.

LOCATION: Property generally bounded by "The Rhine" on the north, the West Lido Channel on the east, the Newport Channel on the south, and The Rhine on the west (Lido Peninsula).

INITIATED BY: The City of Newport Beach

Recommendation

At its meeting of November 15, 1973, the Planning Commission recommended approval of Amendment No. 413 (6 Ayes, 1 Absent) to rezone the subject property from the C-2 and M-1 Districts to the P-C (Planned Community) District.

It was the feeling of the Commission that this rezoning is necessary to bring City zoning into conformance with the General Plan as required by State law. It should be mentioned that the proposed rezoning will have no effect upon the existing residential, commercial, and marine-commercial uses on the site, which will be allowed to continue and be upgraded. However, any substantial changes would require Planning Commission approval of a use permit, a "development plan" or the development standards as set forth in a particular zoning district.

Respectfully submitted,

DEPARTMENT OF COMMUNITY DEVELOPMENT
R. V. HOGAN, DIRECTOR

By William R. Laycock
William R. Laycock,
Senior Planner

WRL/sh

Attachment: Vicinity Map

COMMISSIONERS

CITY OF NEWPORT BEACH

Regular Planning Commission Meeting
 Place: City Council Chambers
 Time: 3:30 P.M.
 Date: November 15, 1973

MINUTES

ROLL CALL	AGEE	BECKLEY	HATZWINNELL	HEATHER	PARKER	ROSENER	SEELY	INDEX
Present	X	X	X	X	X	X	X	
Absent								
<p><u>EX-OFFICIO MEMBERS</u></p> <p>David R. Baade, Assistant City Attorney Benjamin B. Nolan, City Engineer</p> <p><u>STAFF MEMBERS</u></p> <p>James D. Hewicker, Assistant Director - Planning William R. Laycock, Senior Planner William R. Foley, Senior Planner Rodney L. Gunn, Advance Planning Administrator Shirley L. Harbeck, Secretary</p> <p style="text-align: center;">* * * * *</p> <p>Request to permit the construction of second floor room additions on an existing single family dwelling in the Unclassified District.</p> <p><u>Location:</u> Lot C, Tract 3283, located at 101 Harbor Island Road, on the west side of Harbor Island Road, south of Harbor Island Drive, adjacent to the Harbor Island Bridge.</p> <p><u>Zone:</u> Unclassified</p> <p><u>Applicant:</u> Robert Spannagel, Tustin, for Adrian Wilson, Los Angeles</p> <p><u>Owner:</u> City of Newport Beach</p>								<p>Item A-1</p> <p>USE PERMIT 1700</p> <p>CONT. TO DEC. 6</p>
Motion Ayes	X	X	X	X	X	X	X	
Absent								
<p>Planning Commission continued this matter to the meeting of December 6, 1973.</p> <p>Request to amend Districting Map No. 8 from the C-2 and M-1 Districts to the P-C (Planned Community) District.</p> <p><u>Location:</u> Property generally bounded by 28th Street on the north, the West Lido Channel on the east, the Newport Channel on the south, and The Rhine on the west (Lido Peninsula).</p>								<p>Item A-2</p> <p>AMENDMENT NO. 413</p> <p>APPROVED</p>

COMMISSIONERS

CITY OF NEWPORT BEACH

MINUTES

ROLL CALL

November 15, 1973

INDEX

- SEELY
- ROSENER
- PARKER
- HEATHER
- HAZEWINKEL
- BECKLEY
- AGEE

Initiated by: The City of Newport Beach

Assistant Community Development Director Hewicker reviewed the purpose of the amendment with the Planning Commission for the benefit of those in the audience.

Public hearing was opened in connection with this matter.

John B. Kingsley, President of the Moana Community Association, appeared before the Planning Commission and stated there was no objection to upgrading the peninsula. He requested clarification of the exact property to be included in the P-C District and strongly objected to any "night club" use on the peninsula.

John Curci, representing the Curci-Turner Company, appeared before the Planning Commission and requested clarification as to whether the P-C District would have to be developed as one parcel or whether individual parcels could be developed. He also stated that the P-C District would serve their purpose for any redevelopment.

Mrs. Majowski, trailer owner, appeared before the Planning Commission and requested clarification of the zone change and its effect on residents in the trailer park.

Roberta Riddle, Space 23 in the trailer park, appeared before the Planning Commission and commented on congestion that may be created with the redevelopment of the peninsula and questioned the reason for re-zoning the property at this time.

Mr. McCoy, resident of the Lido Trailer Park, appeared before the Planning Commission and questioned the reason for the zone change at this time. He also questioned the General Plan.

Kay Beal, trailer owner, appeared before the Planning Commission and questioned what would happen to trailer owners should the land be redeveloped. Staff advised that trailer park use could continue under the P-C District and that the land owner had control over any redevelopment subject to approval of the City.

There being no others desiring to appear and be heard, the public hearing was closed.

COMMISSIONERS

CITY OF NEWPORT BEACH

MINUTES

ROLL CALL

November 15, 1973

INDEX

Motion
Ayes
Absent

AGEE
BECKLEY
HAZWINKEL
HEATHER
PARKER
ROSEMER
SEELY

Planning Commission discussed the density which may be allowed under the P-C District.
Following discussion, motion was made to recommend to the City Council that Amendment No. 413 be approved.

Item A-3
AMENDMENT
NO. 414
APPROVED

Request to amend portions of Districting Maps Nos. 39, 41, 54, 56, and 58 from the Unclassified District to the P-C (Planned Community) District.

Location: Property generally bounded by Bison Avenue on the north (and its easterly extension), MacArthur Boulevard on the east, Ford Road on the south, and Jamboree Road on the west (Philco-Ford site).

Zone: Unclassified

Initiated by: The City of Newport Beach

Assistant Community Development Director Hewicker advised the Planning Commission that a use permit was approved for the Philco-Ford plant at the time the property was annexed to the City which would be the development plan under the P-C District and any additional changes or development would require an amendment to the use permit.

Public hearing was opened in connection with this matter.

Richard Mag, Staff Counsel for Philco-Ford, tenant on the property, appeared before the Planning Commission and stated there was no objection to the zone change. He requested clarification of the height limitation which would be imposed. Staff advised that the property was currently in the high rise zone which allowed a maximum of 375 feet and there was no proposal for any change.

There being no others desiring to appear and be heard, the public hearing was closed.

Commissioner Heather questioned why the property should be reclassified to the P-C District rather than M-1-A which would allow the existing use. Planning Commission discussed allowable uses in the M-1-A District as opposed to the flexibility of

CITY OF NEWPORT BEACH

November 13, 1973

TO: Planning Commission
FROM: Department of Community Development
SUBJECT: Amendment No. 413 (Public Hearing)

Request to amend Districting Map No. 8 from the C-2 and M-1 Districts to the P-C (Planned Community) District.

LOCATION: Property generally bounded by "The Rhine" on the north, the West Lido Channel on the east, the Newport Channel on the south, and The Rhine on the west (Lido Peninsula).

INITIATED BY: The City of Newport Beach

Background

In order to comply with the provisions of Senate Bill 594, as amended in the State Senate May 11, 1973, it is necessary for all cities to have their local zoning consistent with their General Plans by January 1, 1974. This amendment is necessary to bring about such consistency.

This site is designated on the Residential Growth and Land Use Element Maps of the General Plan for Recreational and Marine Commercial, and Multi-Family Residential uses.

The Land Use Element of the General Plan mentions this area specifically as follows:

"The Lido Peninsula is an unique area of the City with a wide variety of existing and potential uses. It is particularly suited to planned development concepts if and when substantial changes in existing uses are undertaken. Meanwhile, all existing uses should be allowed to continue and be upgraded, but any substantial changes should be subject to an approved area plan.

"It is desirable that the commercial area in future planned development include marine and recreation oriented commercial uses, with emphasis on marine repair and service uses in association with boat sales, restaurants, nightclubs, hotels, motels, and specialty shops. The planned development may include residential uses as well as the uses stated above. That part of the area devoted to residential development should not exceed fifteen dwelling units per gross acre. The proportion of land area devoted to existing residential use including the mobilehome parks, as compared to land area devoted to other uses, should not be increased.

"It is proposed that:

- 1) Existing uses be continued, and that repairs, replacements, and remodeling that upgrade and are consistent with those uses be encouraged; provided, however, that

TO: Planning Commission - 2.

when such repairs, replacements, and remodeling enlarge the scope or change the character of such uses, a use permit shall be required; and

- 2) The area be designated as a Planned Development district in which substantial changes in existing uses shall comply with an area plan to be prepared by the owners(s) and approved by the City."

The Residential Growth Element of the General Plan states:

"It is proposed that no further residential development be permitted in the remaining commercial and industrial zones, such as Central Newport, Cannery Village, and Lido Peninsula (unless approved as part of a Planned Community District application, or unless a special zoning district permitting a mixture of residential and commercial uses is developed for these areas)."

Current Land Use

This site is currently developed with mixed residential, commercial, and marine commercial uses.

Surrounding Land Use

The surrounding area is developed as follows:

1. The Area North is partially developed residentially with apartments and condominiums, and partially bounded by "The Rhine" channel of Newport Harbor.
2. The Area East is the west Lido Channel of Newport Bay.
3. The Area South is the "Newport Channel" of Newport Harbor.
4. The Area West is "The Rhine" channel of Newport Harbor.

Analysis

The Lido Peninsula consists of a large parcel under single ownership and several smaller parcels under separate ownership or lease. The intent of this Planned Community District is to encourage the coordinated redevelopment of the Lido Peninsula in accordance with the General Plan.

Any major redevelopment of this area, under the proposed Planned Community District, can occur either of two ways: (1) a "development plan" can be adopted for the entire area (subject to agreement between the property owners on a mutually acceptable plan); or (2) if this area is to be developed in separate phases, each parcel could be developed independently, with Planning Commission approval of a "use permit", a "development plan", or the development standards as set forth in a particular zoning district.

Minor modifications and improvements to existing uses can be accomplished through the use permit process.

Environmental Significance

This project has been reviewed and it has been determined by the Staff that it will not have any significant environmental impact.

TO: Planning Commission - 3.

Conclusion and Recommendations

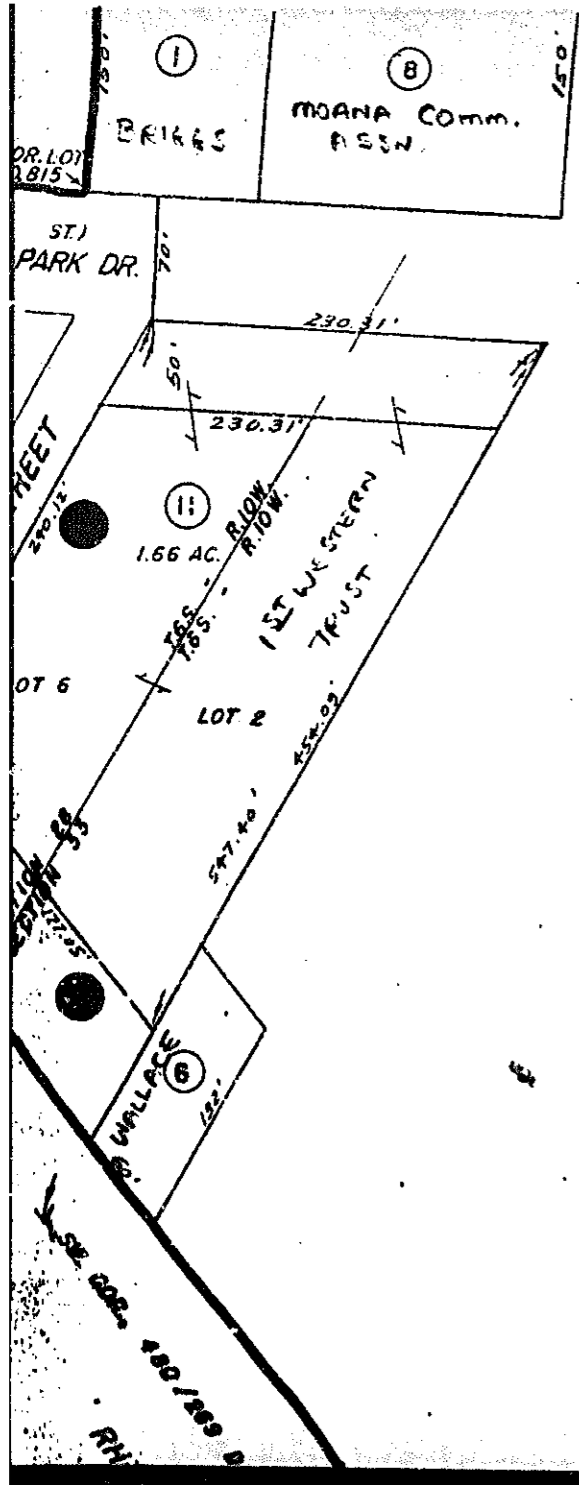
The Staff recommends that this site be rezoned to the P-C District in order to bring City zoning into conformance with the General Plan as required by State law.

DEPARTMENT OF COMMUNITY DEVELOPMENT
R. V. HOGAN, DIRECTOR

By 
Robert P. Lenard,
Assistant Planner

RPL/sh

Attachments: Vicinity Map
Parcel Maps



CURCI-TURNER

R. S. 11-34

9
20.98 AC.

AMMENDMENT NO. 413

1889.7'
LINE

U.S. 123

AFFIDAVIT OF PUBLICATION

NEWPORT HARBOR ENSIGN

STATE OF CALIFORNIA }
 County of Orange } ss.

I, ARVO E. HAAPA, being first
 duly sworn, and on oath depose and say that I am the
 printer and publisher of the Newport Harbor Ensign, a
 weekly newspaper printed and published in the City of
 Newport Beach, County of Orange, State of California,
 and that the NOTICE OF PUBLIC HEARING

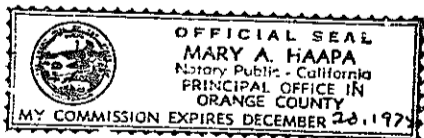
..... of which
 copy attached hereto is a true and complete copy, was
 printed and published in the regular issue(s) of said
 newspaper, and not in a supplement, 1 consecu-
 tive times: to-wit the issue(s) of

Nov. 1, 1973

(Signed) Arvo E. Haapa

Subscribed and sworn to before me this 8th day of
November, 1973

Mary A. Haapa
 Notary Public in and for the
 County of Orange, State of California.



LEGAL NOTICE

NOTICE OF PUBLIC HEARING
 Notice is hereby given that the Planning Commission of the City of Newport Beach will hold a public hearing on Amendment No. 413 initiated by the City of Newport Beach to amend a portion of Districting Map No. 2 from the C-2 and M-1 Districts to the P-C (Planned Community) District on property generally bounded on the north by 31st Street, on the east by West Lido Channel, on the south by Newport Channel, and on the west by the Lido, said property being known as the Lido Peninsula.

Notice is hereby further given that said public hearing will be held on the 15th day of November, 1973, at the hour of 3:30 P.M., in the Council Chambers of the Newport Beach City Hall, at which time and place any and all persons interested may appear and be heard thereon.
 JOSEPH ROSENER, JR.,
 Secretary,
 Planning Commission,
 City of Newport Beach
 Publish: November 1, 1973, in
 the Newport Harbor Ensign.

A-413

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH DECLARING ITS INTENTION TO CONSIDER AN AMENDMENT TO TITLE 20 OF THE NEWPORT BEACH MUNICIPAL CODE TO AMEND A PORTION OF DISTRICTING MAP NO. 8 FROM THE C-2 AND M-1 DISTRICTS TO THE PLANNED COMMUNITY DISTRICT (LIDO PENINSULA)

WHEREAS, the Planning Commission of the City of Newport Beach believes that certain amendments to Title 20 of the Newport Beach Municipal Code pertaining to amending a portion of Districting Map No. 8 from the C-2 and M-1 Districts to the Planned Community District (Lido Peninsula) are desirable; and

WHEREAS, Sections 20.54.020 and 20.54.030 of said Municipal Code provide that amendments to Title 20 thereof may be initiated by a Resolution of Intention of the Planning Commission, and, if so initiated, the Planning Commission shall hold at least one public hearing thereof, and give notice thereof by publication;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission intends to consider the proposed amendment to Title 20 at a public hearing to be held on the 15th day of November, 1973, at the hour of 7:30 p.m. in the Council Chambers of the Newport Beach City Hall, 3300 Newport Boulevard, Newport Beach, California.

BE IT FURTHER RESOLVED that the Secretary of the Newport Beach Planning Commission is hereby directed to publish notice of said hearing in accordance with the requirements of Section 20.54.030 of the Municipal Code.

Regularly passed and adopted by the Planning Commission of the City of Newport Beach, State of California, on the 18th day of October, 1973.

AYES: Agee, Beckley, Hazewinkel, Heather, Rosener, Seely

NOES: None

ABSENT: Parker

WA
Chairman William Agee

Joseph Rosener, Jr.
Secretary Joseph Rosener, Jr.

COMMISSIONERS

CITY OF NEWPORT BEACH

MINUTES

October 18, 1973

ROLL CALL

INDEX

AGEE
BECKLEY
MAJEMINKEL
HEATHER
PARKER
ROSENER
SEELY

Motion
Ayes
Absent

and advised of the need for the sign in question.
There being no others desiring to appear and be heard, the public hearing was closed.

Following discussion, Planning Commission granted the extension of Use Permit Application No. 1577 to January 30, 1974.

Item B-18

Request to permit the construction of a single family dwelling on a lot in the R-3 District which will exceed the R-1.5 standards established by Emergency Ordinance No. 1490.

USE
PERMIT
1698

Zone: R-3

CONT. TO
NOV. 1

Applicant: Dr. Glaser, Artesia

Owner: Same as Applicant

Motion
Ayes
Absent

Planning Commission continued this matter to the meeting of November 1, 1973.

ADDITIONAL BUSINESS:

Planning Commission adopted the following resolutions:

Motion
Ayes
Absent

Resolution No. 850, setting a public hearing for November 15, 1973, to consider amending portion of Districting Map No. 8 from the C-2 and M-1 Districts to the P-C District. (Lido Peninsula)

A-413

Motion
Ayes
Absent

Resolution No. 851, setting a public hearing for November 15, 1973, to consider amending portions of Districting Maps No. 56, 54, 41 from the Unclassified District to the P-C District. (Philco-Ford Site)

Motion
Ayes
Absent

Resolution No. 852, setting a public hearing for November 15, 1973, to consider amending portions of Districting Maps No. 60 and 39 from the Unclassified District to either the Open Space District or the P-C District. (Lower Big Canyon)

W1

A-413

L. Briggs
14 E. Balboa Blvd.
Balboa, California 92661

Amber Nassie
P.O. Box 2341
Wichita Falls, Texas 73609

Lido Peninsula
Moana Community Assn.
711 Lido Park Dr.
Newport Beach, Ca. 92660

Waterfront Lafayette
3432 Via Oporto #206
Newport Beach, Ca. 92660

Peter Davis
233 Via Lido Soud
Newport Beach, Ca. 92660

IST Western & TR. Co.
Earl King
632 Lido Park Dr.
Newport Beach Ca. 92660

C.G. Rohrs
12151 Singingwood Dr.
Santa Ana, Ca. 92705

A.D. Feuerstein
2293 Ball Rd.
Anaheim, Ca. 92804

V.S. Wallace
2806 Rhine
Newport Beach, Ca. 92660

H.U. Dennis
2808 La Fayette Ave.
Newport Beach, Ca. 92660

Alanson Loud
P.O. Box 2039
Pomona, Ca. 91766

Curci - Turner Co.
P.O. Box 1457
Newport Beach, Ca. 92663

J.P. Barrett
231 Kings Pl.
Newport Beach, Ca. 92660

E.F. Williams
301 Via Lido Soud
Newport Beach, Ca. 92660

Sea Enterprises
P.R. Tozer
632 31st St.
Newport Beach, Ca. 92660

Delaney Bros. Rental
2800 Lafayette
Newport Beach, Ca. 92660

M.A. Howard
305 Via Lido Soud
Newport Beach, Ca. 92660

D.H. Schock
101 N. Highland
Los Angeles, Ca. 90036

Lafayette Waterfront
2814 Lafayette Ave.
Newport Beach, Ca. 92660

C.J. Katz
3550 Wilshire Blvd. #1720
Los Angeles, Ca. 90010

Hans DLfc

E.G. Sawyer
535 Via Lido Soud
Newport Beach, Ca. 92660

G.M. Watson
315 Via Lido Soud
Newport Beach, Ca. 92660

Hans Dickman
321 Santa Ana Dr.
Newport Beach, Ca. 92660

Dan Olmstead
717 Lido Park Dr.
Newport Beach, Ca. 92660

J.J. Tilley
320 Via Lido Nord
Newport Beach, Ca. 92660

W.D. Schock
212 Via Lido Nord
Newport Beach, CA. 92660

W.H. Brown
9200 Wilshire Blvd.
Beverly Hills, Ca. 90212

R.M. Lerner
323 Via Lido Soud
Newport Beach, Ca. 92660

Amos Corgiat
7107 Georgia St.
Bell, Ca. 90201

A.M. Erickson
225 Via Lido Soud
Newport Beach, Ca. 92660

D.G. Unlack
325 Via Lido Soud
Newport Beach, Ca. 92660

M.O. Mirkin
4501 Woodley Ave.
Encino, Ca.

91316

E. Miner Jr.
615 Via Lido Nord
Newport Beach, Ca.

92660

Hans H. Gregorius
2121 Magnolia Blvd.
Burbank, Ca.

91605

Lambchop Associates
6380 Wilshire Blvd.
Suite 1500
Los Angeles, Ca. 90043

R.J. Marshall
367 Via Lido Sou
Newport Beach, Ca.

92660

J.L. Iverson
2039 Bayside Dr.
Corona Del Mar, Ca.
92625

Lambchop Associates
6380 Wilshire Blvd.
Suite 1500
Los Angeles, Ca. 90048

Eleanore Halley
802 W. Alondra
Gardena, Ca.

90247

Ojak Corp.
605 S. Harbor Blvd.
Santa Ana, Ca.

92704

E.D. Teeple
331 Via Lido Soud
Newport Beach, Ca.

92660

G. Helms
Lakeshore Trailer Village
Boulder City, Nevada

89005

John Westrem
926 E. Ocean Front
Newport Beach, Ca.

92661

L.H. Lee
333 Via Lido Soud
Newport Beach, Ca.

92660

J.R. Belden
16961 Bolero Ln.
Huntington Beach, Ca.

92649

R.R. Donald
1717 E. Balboa Blvd.
Balboa, Ca.

92661

Aaron Gold
337 Via Lido Soud
Newport Beach, Ca.

92660

P.A. Trautwein
2410 Newport Blvd.
Newport Beach, Ca.

92660

B.J. Stanley
Harbor Glass Co.
222 21st St.
Newport Beach, CA. 92660

M.F. Purcelli
10921 Wilshire Blvd.
Suite 807
Los Angeles, Ca. 90024

R.N. Bruno
Woodys Wharf
2318 W. Newport Blvd.
Newport Beach, Ca. 92660

A.J. Kasper
16351 Cumberland Rd.
Orange, Ca.

92665

B.S. Cunningham
343 Via Lido Soud
Newport Beach, Ca.

92660

Woodrow Payne
2318 W. Newport Blvd.
Newport Beach, Ca.

92660

George Matulich
210 21st St.
Newport Beach, Ca.

92660

E.T. Jackson
351 Via Lido Soud
Newport Beach, Ca.

92660

Anthony Pools Inc.
5881 E. Firestone Blvd.
South Gate, Ca.

90230

W.K. Stine
P.O. Box 1581
Newport Beach, Ca.

92660

J.T. Richards
355 Via Lido Soud
Newport Beach, Ca.

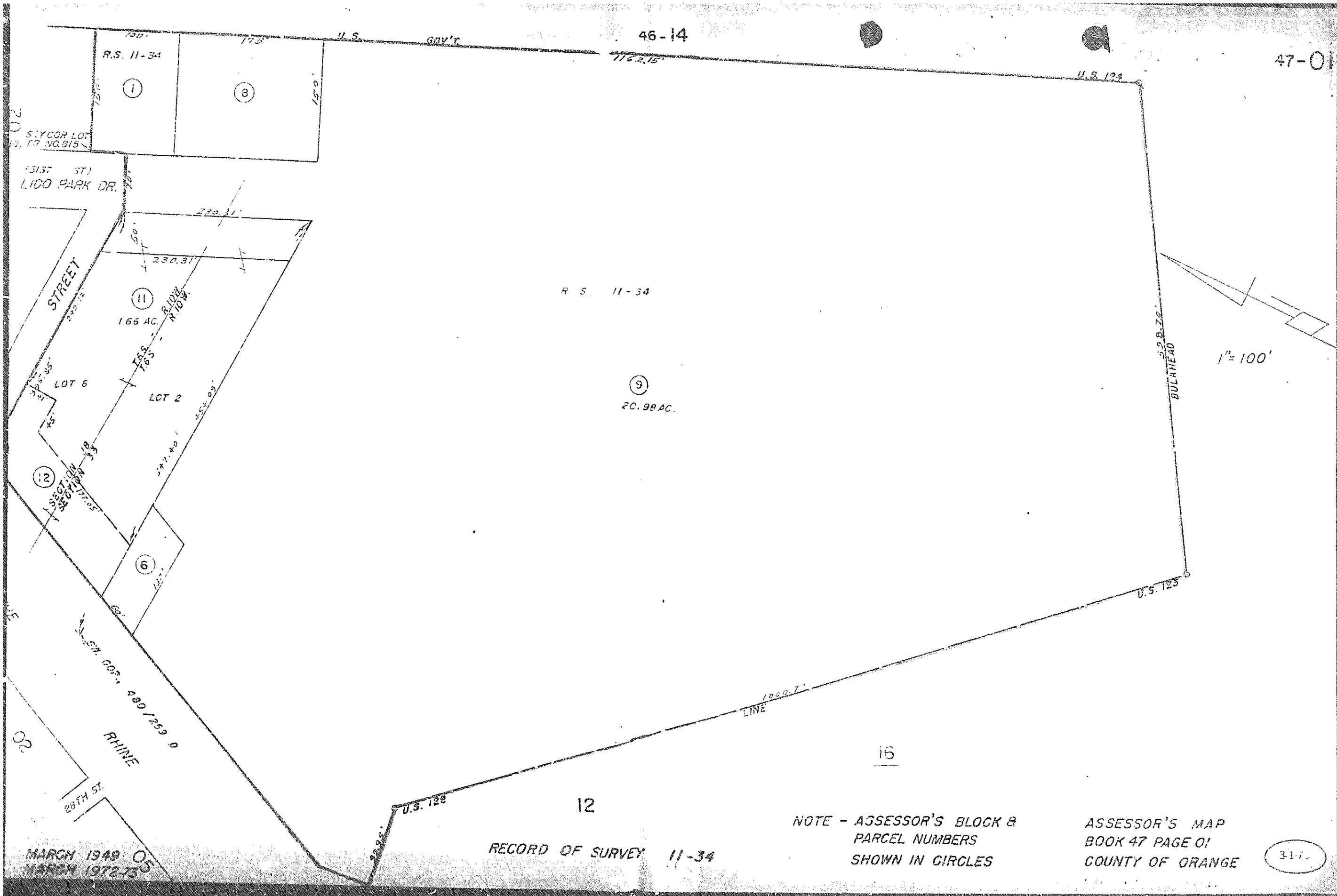
92660

Robert Roubian
2200 Newport Blvd.
Newport Beach, Ca.

92660

Ladislav Reday
359 Via Lido Soud
Newport Beach, Ca. 92660

Cooker Crab
2200 Newport



47-01

46-14

R. S. 11-34

9

20.98 AC.

R.S. 11-34

1

8

11

1.66 AC.

LOT 2

LOT 6

12

6

12

15

RECORD OF SURVEY 11-34

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 47 PAGE 01 COUNTY OF ORANGE

317

SLYCOR LOT 12, T.R. NO. 915

13157 ST / LIDO PARK DR.

STREET

RHINE R.I.O.W.

SECTION 12

RHINE

28TH ST.

MARCH 1949 05 / MARCH 1972 75

1" = 100'

BUCKHEAD

LINE

U.S. 122

U.S. 125

U.S. GOV'T

U.S. 124

1162.15'

190'

173'

150'

170'

239.31'

250.31'

148.78'

148.78'

45'

37.45'

37.45'

177.05'

177.05'

177.05'

177.05'

177.05'

177.05'

177.05'

177.05'

177.05'

177.05'

177.05'

177.05'

177.05'

177.05'

177.05'

177.05'

177.05'

177.05'

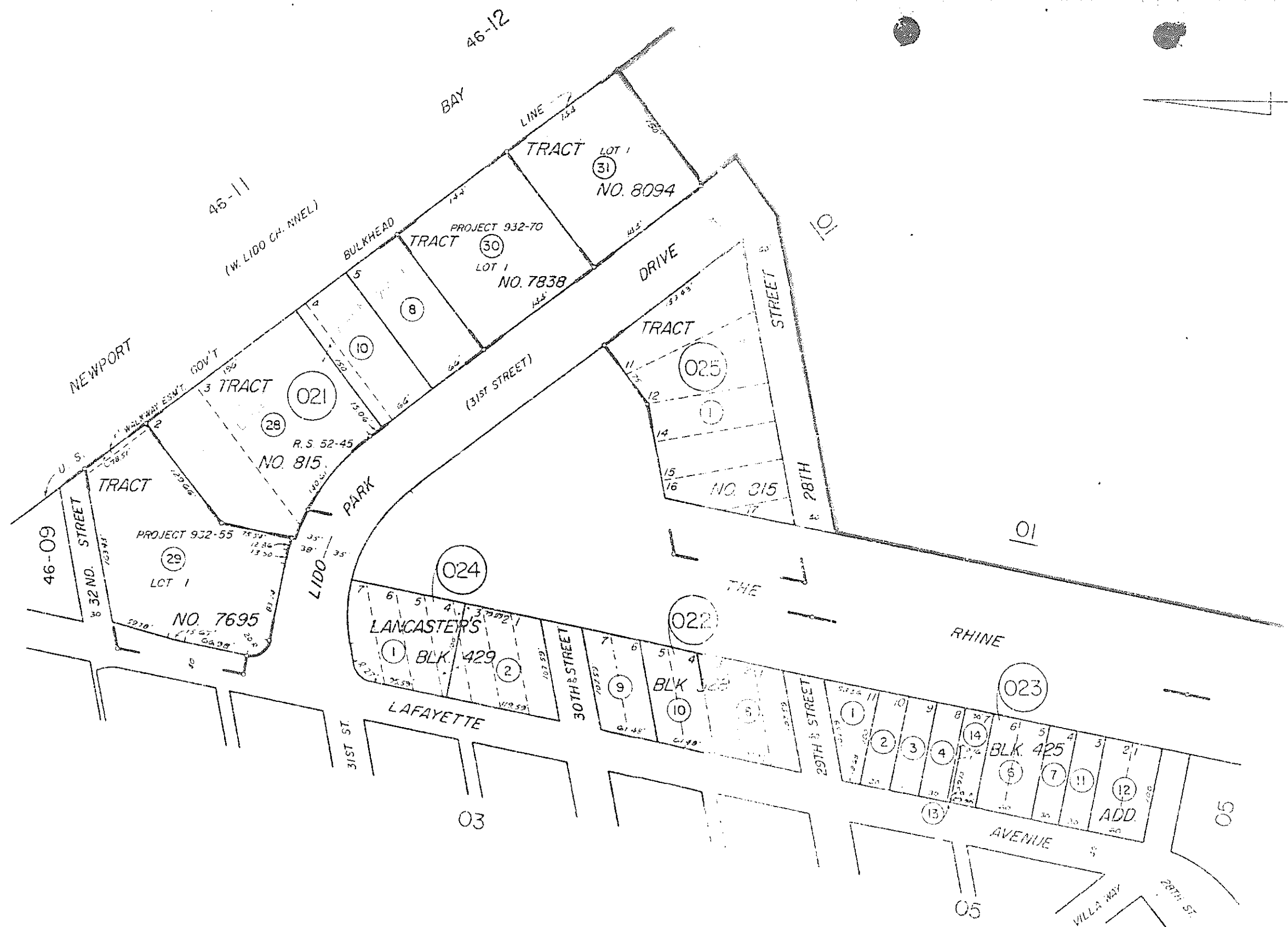
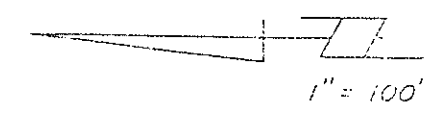
177.05'

177.05'

177.05'

177.05'

177.05'



MARCH 1949
MARCH 1973

LANCASTER'S ADD.
TRACT NO. 815
TRACT NO. 7695
TRACT NO. 7838
M.M. 5-14
M.M. 26-44
M.M. 302-14, 15
M.M. 306-33, 34

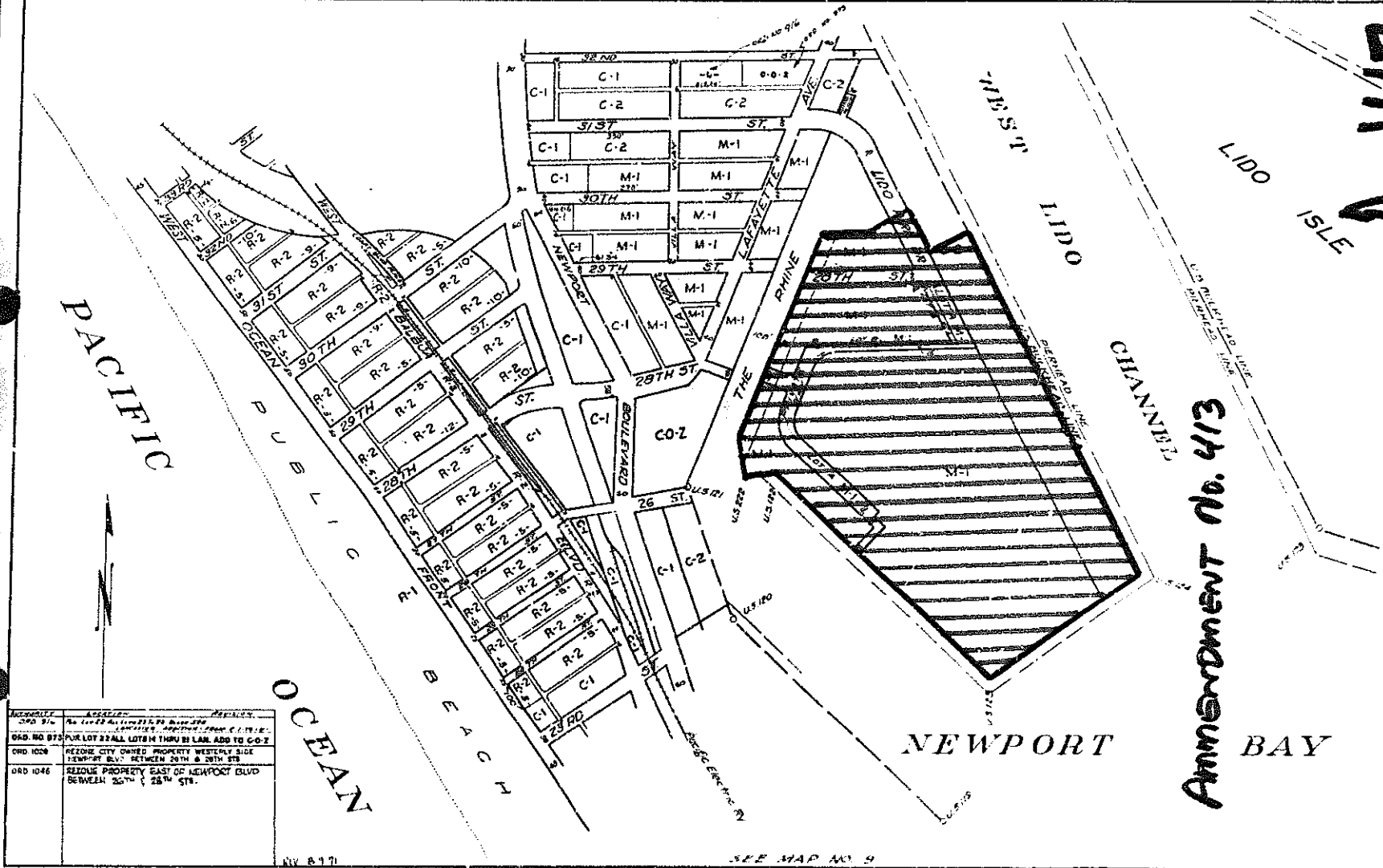
NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 47 PAGE 02
COUNTY OF ORANGE

3-173

SEE MAP NO. 3

SEE MAP NO. 4



City 413

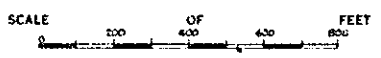
Amendment No. 413

ORD. NO.	DATE	DESCRIPTION
ORD. NO. 875	APR. 1959	REZONE CITY OWNED PROPERTY WESTERN SIDE 12TH ST. BLY. BETWEEN 26TH & 28TH STS.
ORD. NO. 1028	MAY 1959	REZONE PROPERTY EAST OF NEWPORT BLVD BETWEEN 26TH & 28TH STS.
ORD. NO. 1046	MAY 1959	REZONE PROPERTY EAST OF NEWPORT BLVD BETWEEN 26TH & 28TH STS.

DISTRICTING MAP NEWPORT BEACH - CALIFORNIA

R-A	AGRICULTURAL RESIDENTIAL	R-8	MULTIPLE RESIDENTIAL
R-1	SINGLE FAMILY RESIDENTIAL	C-1	LIGHT COMMERCIAL
R-2	DUPLEX RESIDENTIAL	C-2	GENERAL COMMERCIAL
R-3	RESTD. MULTIPLE FAMILY RESIDENTIAL	M-1	MANUFACTURING
M-3	RESTD. MULTIPLE FAMILY RESIDENTIAL	U	UNCLASSIFIED
C-B	COMBING DISTRICTS		
C-H	COMBING DISTRICTS		

Front Yard Depth in Feet Shown Thus -10-



ORD. NO. 875
DEC. 28, 1958

MAP NO. 8