



CITY OF NEWPORT BEACH PLANNING COMMISSION STAFF REPORT

August 21, 2025
Agenda Item No. 3

SUBJECT: East Coast Highway Restaurant Space (PA2024-0231)
▪ Conditional Use Permit
▪ Coastal Development Permit

SITE LOCATION: 3025 & 3027 East Coast Highway

APPLICANT: Behrouze Ehdaie, Architect

OWNER: Mark Moshayed

PLANNER: Jerry Arregui, Assistant Planner
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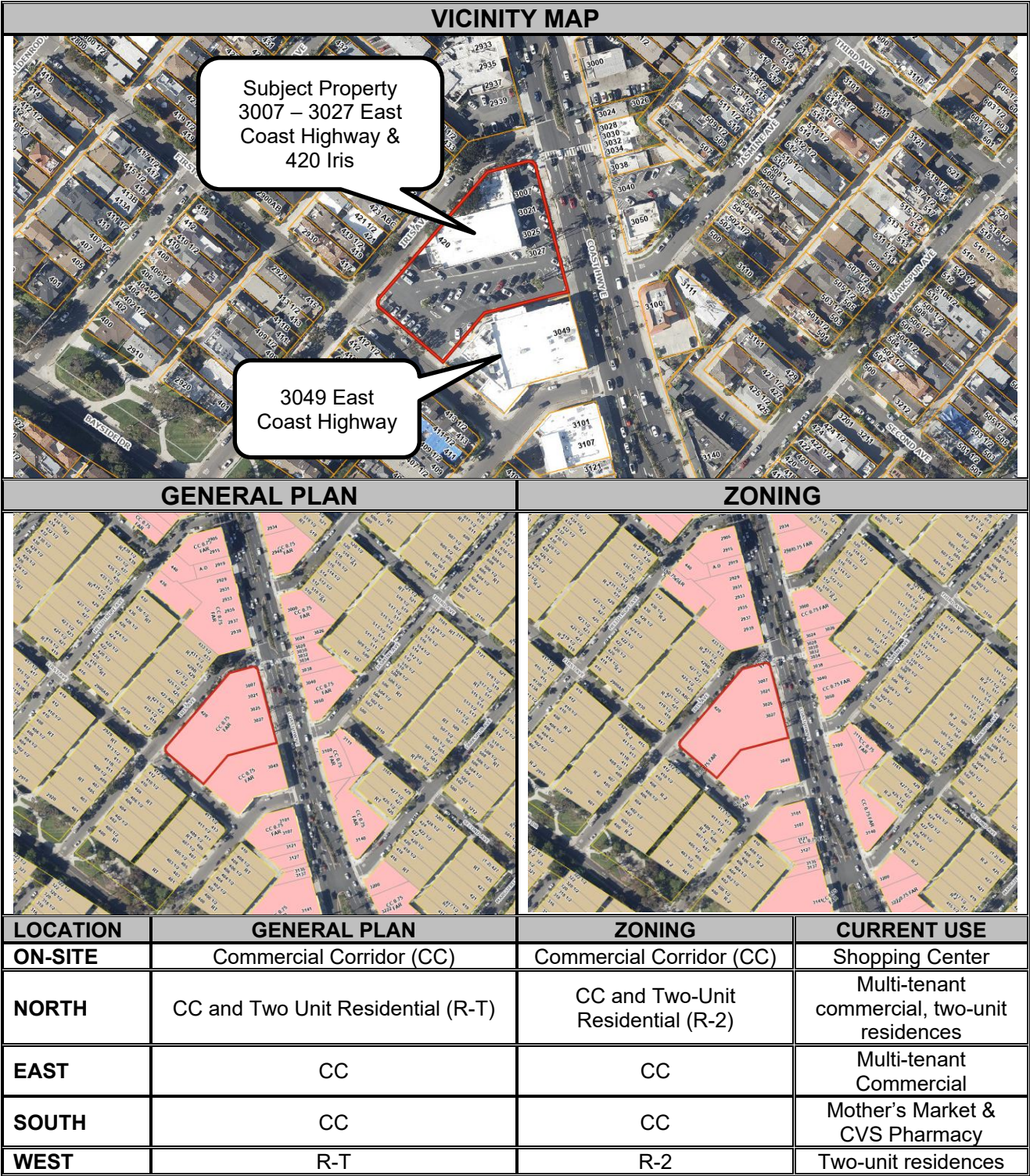
PROJECT SUMMARY

A conditional use permit request to establish a new 2,329-square-foot restaurant within an existing shopping center by expanding an existing 1,205-square-foot restaurant into an adjacent 1,124-square-foot vacant suite, formerly occupied by a dry cleaner business. A specific tenant has not been identified at this time. The request includes an allowance for both interior and outdoor dining, the service of alcohol through a Type 47 (On-Sale General – Eating Place) Alcohol Beverage Control (ABC) License, and a waiver of 15 required parking spaces. Requested hours of operation are from 6:30 a.m. to 10 p.m., daily. No live entertainment, dancing, or late-hour operations (after 11 p.m.) are proposed. Since the property is located in the Coastal Zone, the project also requires approval of a coastal development permit. Approval of the project will supersede Use Permit Nos. 3235 and 3355.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Resolution No. PC2025-017 approving a Conditional Use Permit and Coastal Development Permit filed as PA2024-0231 (Attachment No. PC 1).

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INTRODUCTION

Project Setting

The subject property is located within an existing shopping center at the southeast corner of the intersection of East Coast Highway and Iris Avenue, in the Corona del Mar commercial corridor. The property and the adjacent property at 3049 East Coast Highway are under the same ownership and encompasses the shopping center. Pursuant to Section 20.70 (Definitions), of the Newport Beach Municipal Code (NBMC) a “site” is defined as a lot or adjoining lots under single ownership or single control, considered as a unit for the purposes of development or other use. The two properties comprise the primary project site and are developed with a shopping center including two, single-story, multi-tenant buildings as illustrated in Figure 1 below.



Figure 1: Representative photographs of shopping center. Top Left: Mother's Market & CVS. Top Right: Jan's Health Bar & Orange Theory Fitness. Bottom Left: Gina's Pizza, Vacant Suite, and La Fogata. Bottom Right: Poppy Bank

The shopping center includes a diverse mix of commercial uses including Mother's Market and CVS on one parcel and Gina's Pizza, La Fogata, Orange Theory Fitness, Jan's Health Bar, Poppy Bank and a vacant suite on the other parcel. The shopping center includes a 70-space surface parking lot that serves all tenants within the center. Vehicular access is available from East Coast Highway and Iris Avenue, with an additional one-way, exit to First Avenue.

Surrounding uses include one and two-unit residential dwellings to the northwest, west, and southwest, across Iris Avenue and First Avenue. Commercial uses such as retail stores, restaurants and service uses are located to the north, south and west along East Coast Highway.

Entitlement History of the Shopping Center

The shopping center was originally developed in 1938 and prior to current parking requirements. The shopping center currently provides a total of 70 surface parking spaces and is considered nonconforming as it does not provide the minimum number of parking spaces currently required by Newport Beach Municipal Code (NBMC).

A summary of the use permits and parking waivers previously approved for the shopping center are provided below:

- On November 18, 1965, the Planning Commission approved Use Permit No. UP1170 (UP1170), which authorized the alteration and expansion of the existing building currently occupied by CVS and Mother's Market for use as a grocery store at that time. The shopping center was recognized as having nonconforming parking, as the building had been constructed prior to the establishment of the City's parking requirements.
- On August 7, 1975, the Planning Commission approved Use Permit No. UP1761 (UP1761) which authorized the establishment of a restaurant, now Gina's Pizza, within the suite addressed as 420 Iris Avenue, and waived all of the 17 required parking spaces. The use permit was amended in 1983 authorizing an expansion and in 1984 authorizing beer and wine service. The parking waiver was increased to a total of 28 parking spaces due to the expansion and increase in employees.
- On December 8, 1986, the City Council approved Use Permit No. UP3235 (UP3235) which authorized the establishment of a take-out restaurant, now La Fogata, with incidental seating at 3025 East Coast Highway. UP3235 waived 21 of the 26 required parking spaces associated with the intensification of use. UP3235 was later amended in 1992 to modify the operational characteristics of the take-out restaurant to increase the number of seats and extend the closing time to 11 p.m. on Fridays and Saturdays.

- On July 6, 1989, the Planning Commission approved Use Permit No. UP3355 (UP3355) which authorized a dry cleaner business at 3027 East Coast Highway. This tenant space has been vacant for several years.
- On June 14, 1999, the City Council approved Use Permit No. 3650 (UP3650) for an interior remodel and addition of a mezzanine to the grocery store at 3049 East Coast Highway, now Mother's Market and CVS. This approval included a waiver of off-street parking associated with the intensification of use with the condition that the owner of the market purchase annual parking permits for all employees and direct employees to park in the municipal lot on Bayside Drive before 7 p.m. and onsite after 7 p.m. The mezzanine has since been removed during the remodel of the building for CVS and Mother's Market in 2021, reducing the square footage back to its original condition.
- On October 6, 2016, the Planning Commission approved Use Permit No. UP2016-031 (UP2016-031) which authorized the establishment of Orange Theory Fitness at 3021 East Coast Highway and waived two of the 14 required parking spaces associated with the intensification of use.
- On December 8, 2016, the Planning Commission approved Use Permit No. UP2016-037 (UP2016-037) which authorized the establishment of Jan's Health Bar at 3021 East Coast Highway and waived four of the eight required parking spaces associated with the intensification of use.

A summary of the current parking requirements for the shopping center, including history of prior waivers, is provided in Table 1 below. It should be noted that there are slight discrepancies in the square footage of each suite from Table 1 and the historical use permits; however, this discrepancy is likely due to the method of calculation and changes in the definition of gross floor area over time. Table 1 includes square footage based on the current method of gross floor area calculation as specified in Chapter 20.70 (Definitions) of the Newport Beach Municipal Code (NBMC).

Table 1: Shopping Center Parking

| Business | Area (Square Feet) | Parking Rate | Parking Required | Parking Waived | Net Parking Required |
|---|-----------------------------------|---|-----------------------------|---------------------------|-------------------------------------|
| Mothers Market/CVS | 18,168 | 1 per 250 sq. ft. of gross floor area | 91 ¹ | 56 ² (UP3650) | 35 |
| Gina's Pizza | 1,278 | Historical restaurant rate ³ | 28 ⁴ | 28 (UP1761) ⁴ | 0 ⁴ |
| La Fogata | 1,205 | Historical restaurant rate ³ | 26 | 21 (UP3235) | 5 |
| Former Dry Cleaners (Vacant) | 1,124 | 1 per 250 sq. ft. of gross floor area | 5 | 0 | 5 |
| Poppy Bank | 2,246 | 1 per 250 sq. ft. of gross floor area | 9 | 0 | 9 |
| Orange Theory | 2,783 | 1 per 200 sq. ft. of gross floor area | 14 | 2 (UP2016- 031) | 12 |
| Jan's Health Bar | 1,243 | 1 per 50 sq. ft. of net public area | 8 | 4 (UP2016- 037) | 4 |
| TOTAL | 28,047 | | 181 | 111 | 70 |

¹ UP3650 based parking requirements at a rate of 1 space per 200 sq. ft. of gross floor area; however, per current parking requirements, grocery and drug store uses are considered retail and require parking at a rate of 1 space per 250 sq. ft. of gross floor area, resulting in a parking requirement of 73 spaces.

² UP3650 waived 9 spaces associated with the intensification of use associated with the mezzanine addition and recognized the remaining deficient spaces as nonconforming. While 56 spaces were not waived, this value serves to recognize the number of parking spaces that were not required to be provided on the property and are included in this column for simplicity.

³ The 1970's Zoning Code required 1 space per 50 square feet of gross floor area plus one space for each employee during peak operation hours for restaurants.

⁴ UP1761 waived all parking associated with Gina's Pizza based on the operating characteristics of the take-out restaurant and the shared nature of the shopping center where customers visit multiple businesses in one trip.

Project Description

The applicant proposes to build out a new tenant space for a new 2,329-square-foot eating and drinking establishment (restaurant) within the shopping center by expanding the 1,205-square-foot suite currently occupied by La Fogata into an adjacent 1,124 square-foot vacant suite, formerly occupied by a dry cleaner business. A specific tenant has not been identified at this time. The request includes an allowance for both interior and outdoor dining, the service of alcohol through a Type 47 (On-Sale General – Eating Place) Alcohol Beverage Control (ABC) License, and hours of operation from 6:30 a.m. to 10 p.m., daily. No live entertainment, dancing, or late-hour operations (after 11 p.m.) are proposed. The restaurant will continue to operate the existing 130-square-foot outdoor dining area that

currently used by the existing restaurant. The primary characteristics of the existing uses and proposed restaurant are provided in Table 2 below.

Table 2: Comparison of Operational Characteristics

| <i>Operating Characteristics</i> | La Fogata (UP3235) | Vacant Suite (UP335) | Proposed Restaurant |
|----------------------------------|---|-----------------------------|--|
| <i>Gross Floor Area</i> | 1,205 sq. ft. | 1,124 sq. f t | 2,329 sq. ft. |
| <i>Outdoor Dining Area</i> | 130 sq. ft | N/A | 130 sq. ft. |
| <i>Hours of Operation</i> | 6 a.m. – 10 p.m. Sun – Thurs. 6 a.m. – 11 p.m. Fri. – Sat. | 7a.m. – 6 p.m., daily | 6:30 a.m. – 10 p.m., daily |
| <i>Live Entertainment</i> | Prohibited | N/A | Prohibited |
| <i>Dancing</i> | Prohibited | N/A | Prohibited |
| <i>Alcohol Beverage Sales</i> | Type 41 (On-Sale Beer & Wine – Eating Place) | N/A | Type 47 (On-Sale General – Eating Place) |

Required City Approvals

Based on the applicant's request, the following approvals are required to implement the proposed project:

- **Conditional Use Permit (CUP):** To allow the restaurant and authorize a reduction of off-street parking requirements pursuant to Section 20.40.110(B) (Adjustments to Off-Street Parking Requirements) of the NBMC; and
- **Coastal Development Permit (CDP):** To allow expansion of the restaurant and authorize a reduction of off-street parking requirements pursuant to Section 21.40.110(A) (Adjustments to Off-Street Parking Requirements) of the NBMC for property located in the Coastal Zone.

Both approvals are analyzed in the next section of this report.

DISCUSSION

Analysis

General Plan

The subject property is categorized as Commercial Corridor (CC) by the Land Use Element of the General Plan. This designation is intended to provide areas appropriate for a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity. The project is consistent with the CC categorization because the project will enhance the dining options of the surrounding neighborhood and will help maintain a vibrant commercial center in Corona del Mar.

While not an exhaustive list, the project is consistent with the following General Plan Land Use Policies for the implementation of new uses:

- **Land Use Policy LU 1.5 (Economic Health):** Support the local economy through the identification and development of housing opportunities, as well as adequate commercial, office, medical, industrial, and marine-oriented uses that provide employment and local revenue opportunities to support high-quality community services for residents, businesses, and visitors.

The project provides a neighborhood-serving restaurant that activates a vacant space and creates employment opportunities which support the local economy and is therefore consistent with Policy LU 1.5.

- **Land Use Policy LU 2.1 (Resident-Serving Land Uses):** Accommodate uses that support the needs of Newport Beach's residents including housing, retail, services, employment, recreation, education, culture, entertainment, civic engagement, and social and spiritual activity that are in balance with community natural resources and open spaces.

The project is located within an existing shopping center in Corona del Mar and will accommodate a new restaurant concept. The restaurant use is intended to complement the existing mix of neighborhood-serving uses within the shopping center while providing additional dining options to residents, workers and visitors to the City and is therefore consistent with Land Use Policy LU 2.1.

- **Land Use Policy 6.20.1 (Primary Uses):** Accommodate neighborhood-serving uses that complement existing development.

The restaurant is expected to enhance the neighborhood-serving uses within the shopping center and provide an additional dining option which complements the surrounding residential areas. The project will reinforce the center's role as a

vibrant commercial hub in Corona del Mar and is therefore consistent with Land Use Policy 6.20.1.

Zoning Code

The Property is located in the Commercial Corridor (CC) Zoning District. Similar to the Land Use categorization of Commercial Corridor (CC), the CC Zoning District is also intended to provide for a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity. The project is for a restaurant and is therefore consistent with the intent of the CC Zoning District. While food service uses with alcohol service and no late hours are typically allowed subject to approval of a Minor Use Permit (MUP), because the project includes a waiver of required off-street parking, pursuant to Section 20.40.110 (Adjustments to Off-Street parking) of the NBMC, a Conditional Use Permit (CUP) is required.

A discussion of the required findings for alcohol sales, parking reduction, CUP and CDP are described under separate sections below

Alcohol Sales Findings

The Applicant requests a Type 47 (On-Sale General – Eating Place) Alcohol Beverage Control (ABC) License in conjunction with the restaurant, which would allow the sale of beer, wine, and spirits. When reviewing the application to allow an eating or drinking establishment to sell, serve, or give away alcohol, Section 20.48.030 (Alcohol Sales) of the NBMC requires the Planning Commission to consider impacts to adjacent uses and proximity to existing alcohol sales, both for on-site and off-site consumption. The Planning Commission must find that:

- 1. The use is consistent with the purpose and intent of Section 20.48.030 (Alcohol Sales) of the Zoning Code.*

The purpose and intent of Section 20.48.030 (Alcohol Sales) of the NBMC is to maintain a healthy environment for residents and businesses by establishing a set of consistent standards for the safe operation of alcohol establishments. The project has been reviewed by the Newport Beach Police Department (NBPD) and conditioned to ensure that the purpose and intent of this section is maintained and that a healthy environment for residents and businesses is preserved. Alcohol service will be provided for the convenience of customers of the Restaurant, and it is not intended to act as a separate use and destination from the Restaurant.

The NBPD prepared a Crime and Alcohol Related Statistics Report using the latest available data from 2024 and a memorandum for the project, provided as Attachment No. PC 2. The data is incorporated into the factors for consideration which are detailed in the Draft Resolution provided as Attachment No. PC 1. The shopping center has been

developed with commercial businesses, including restaurants and retail stores which sell alcohol; however, the NBPd reported that there were only two calls for service to the property in 2024 and no arrests or violations occurred.

The NBPd Memorandum concluded that there were no concerns with the proposed Type 47 ABC License. The NBPd recommended operational conditions of approval relative to the sale of alcoholic beverages, including but not limited to, prohibiting the restaurant from operating as a bar, tavern, cocktail lounge, or night club and a closing hour of 10 p.m. to ensure compatibility with the surrounding uses and minimize alcohol-related impacts.

Changes to Parking Requirements

On May 23, 2023, the City Council adopted Ordinance No. 2023-6 to modernize commercial parking requirements in Title 20 (Planning and Zoning) of the NBMC, including those for restaurants, within areas outside the Coastal Zone. Subsequently, City staff submitted the complementary amendments to Title 21 (Local Coastal Program Implementation Plan) of the NBMC to the California Coastal Commission (CCC) for review and consideration. On June 12, 2025, the CCC certified Part A of Implementation Plan Amendment No. LCP-5-NPB-24-0004-1, which would amend the parking requirements in Title 21 to be consistent with Title 20 of the NBMC. On July 22, 2025, the City Council introduced Ordinance No. 2025-13 to effectuate the changes to Title 21 and passed it on to second reading on August 26, 2025, after which point the updated parking requirements would become effective immediately Citywide.

For consistency with the anticipated updated parking requirements, this project has been analyzed using the current code requirements of Section 20.40.040 (Off-Street Parking Spaces Required) of the NBMC, which requires one parking space per 100 square feet of gross floor area and one parking space per 150 square feet for outdoor dining areas. Based on these parking requirements, the 2,329-square-foot restaurant with 130 square feet of outdoor dining area, requires a total of 25 parking spaces $[(2,329 \text{ sq. ft.} / 100 = 23.26 = 24) + (130 \text{ sq. ft.} / 150 = 0.86 = 1) = 25 \text{ spaces}]$.

A summary and comparison of the existing combined parking demand for La Fogata and the vacant commercial suite, and proposed parking demand for the proposed restaurant is provided in Table 4 below. When compared, the proposed restaurant's parking demand results in a reduced demand of 6 spaces.

Table 4: Pre and Post Parking Demand of Project Suites

| Business | Gross Floor Area (Sq. Ft.) | Parking Rate | Parking Required | Parking Waived | Net Parking Required |
|------------------------------|---|---|------------------|-----------------------|----------------------|
| La Fogata | 1,205 | Historical restaurant rate ¹ | 26 | 21 (UP3235) | 5 |
| Vacant (Dry Cleaners) | 1,124 | 1 per 250 sq. ft. of gross floor area | 5 | 0 | 5 |
| TOTAL | 2,329 | | 31 | 21 | 10 |
| New Restaurant | 2,329 sq. ft (130 sq. ft Outdoor Patio) | 1 per 100 sq. ft of gross floor area (interior) 1 per 150 sq. ft of outdoor dining | 25 | 15 (Requested) | 10 |

¹The 1970's Zoning Code required 1 space per 50 square feet of gross floor area plus one space for each employee during peak operation hours for take-out restaurants

Requested Parking Reduction

Subsection 20.40.110(B) (Reduction of Required Off-Street Parking) of the NBMC allows a reduction in required off-street parking subject to the approval of a conditional use permit when the applicant has provided sufficient data to indicate that the parking demand will be less than the required number of spaces and a parking management plan is prepared in compliance with NBMC Section 20.40.110(C) (Parking Management Plan).

To support the parking reduction, a parking study dated May 29, 2025, was prepared by Trames Solutions Inc. (Study) and is provided as Attachment No. PC 3. It should be noted that the Study analyzed the proposed restaurant with the current parking code specified in Section 21.40.040 (Off-Street Spaces Required) of the NBMC, which requires a parking rate of one space per 30 to 50 square feet of net public area (NPA), and assumed a parking waiver of 19 spaces would be required. However, as noted in Table 4 above, with the upcoming change in commercial parking requirements, a reduced waiver of 15 spaces will be required. As such, the Study provides a more conservative analysis of the proposed project.

The Study established a parking demand for the shopping center by providing observational parking counts during typical operations and dry weather conditions on a Thursday and Saturday from 6 a.m. to 10 p.m., at one-hour intervals. The observed peak parking demand occurred at 10 a.m. on a Saturday (March 8, 2025), when 60 of the 70 parking spaces were occupied. Adjustments were included to account for the current vacancy and existing operation of La Fogata. The Study concluded that the projected future parking demand, once the project is implemented, would increase the total peak parking demand to 62 spaces, resulting in an eight-space surplus for the entire center. Therefore, based on the existing parking demand of the shopping center and projected

future parking demand, the Study concludes there is sufficient onsite parking to accommodate the new restaurant.

Although the Study concludes that on-site parking is adequate to accommodate the project, the Study also makes recommendations that the restaurant encourage employees to use alternative forms of transportation such as carpooling, walking, bicycling and ridesharing services. These recommendations constitute a parking management plan.

Both the Study and parking management plan have been reviewed and accepted by the City Traffic Engineer.

Conditional Use Permit Findings

Pursuant to Section 20.52.020(F) (Conditional Use Permits and Minor Use Permits) of the NBMC, the Planning Commission must make the following findings to approve a conditional use permit:

- 1. The use is consistent with the General Plan and any applicable specific plan;*
- 2. The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code;*
- 3. The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity;*
- 4. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities; and*
- 5. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

As detailed in the Draft Resolution provided as Attachment No. PC 1, staff believes that sufficient facts exist in support of each finding. The new restaurant is defined as a food service use with alcohol beverage service and no late hours, consistent with the intent of the CC General Plan land use designation and zoning district.

La Fogata has operated on the property since 1994, with no significant operational issues, and has operated with a Type 41 ABC License since 2023 with no alcohol related incidents with the City or ABC. The NBPD has reviewed the request for a Type 47 ABC License for the new restaurant and has no objections subject to conditions of approval. Operational conditions of approval recommended by NBPD include, but are not limited

to, the requirement to not allow the restaurant to operate as a bar, tavern, cocktail lounge, or night club and a closing time of 10 p.m. as to ensure compatibility with the surrounding uses and minimize alcohol-related impacts.

The expansion of the restaurant into the vacant commercial unit utilizing the new commercial parking rates results in a reduced parking demand of six parking spaces for the entire shopping center. Through this change, the previously approved 21-space parking waiver is reduced to the current 15-space waiver request. A Study was conducted to determine whether the proposed restaurant could be accommodated by the existing 70-space parking lot and concludes that the available parking spaces would be sufficient to support the proposed restaurant during peak parking demand.

The restaurant is expected to enhance the neighborhood-serving uses within the shopping center and provide additional dining options for local residents. The restaurant is not expected to be detrimental to the surrounding residential areas, but rather is expected to complement the surrounding residential areas and the existing mix of neighborhood-serving uses within the shopping center, reinforcing the center's role as a vibrant commercial hub in Corona del Mar.

The project includes conditions of approval to ensure that potential conflicts are minimized to the greatest extent possible. The applicant is required to comply with all City ordinances, as well as the California Building Code to ensure the safety and welfare of customers and employees within the Restaurant. The applicant must also obtain Orange County Health Department approval prior to opening for business.

Coastal Development Permit Findings

The project is located within the Coastal Zone and requires the approval of a Coastal Development Permit. In accordance with Section 21.52.015(F) (Coastal Development Permits) of the NBMC, the Planning Commission must make the following findings for approval:

- 1. Conforms to all applicable sections of the certified Local Coastal Program; and*
- 2. Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Table 21.20-1 (Allowed Uses) of Section 21.20.020 (Commercial Coastal Zoning Districts Land Uses) of the NBMC permits food service uses with no late hours within the Commercial Corridor (CC) Coastal Zoning District as an allowed use.

The property is not located between the nearest public road and the sea or shoreline. As such, it is not necessary to assess project consistency with the public access and public recreation policies of Chapter 3 of the Coastal Act. However, the project expands an existing

restaurant into a currently vacant space and does not result in an intensification of use that would increase demand for public access to the coast or recreational facilities. Furthermore, the project is not anticipated to negatively impact coastal access as the project should not generate spill-over on-street parking or parking within the nearby public lots.

Alternatives

Should the Planning Commission feel the facts are not in evidence of support for the project application, the following alternative actions are available:

1. The Planning Commission may require changes to the project to alleviate any concerns related to the design or the ability to make the required findings. If the changes are substantial, the item should be continued to a future meeting to allow the applicant to make the necessary adjustments and to allow staff to prepare a revised resolution incorporating new findings and/or conditions.
2. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission may deny the application and provide facts in support of denial and allow staff to prepare a revised resolution for denial of the project.

Environmental Review

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment.

The Class 1 exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The project will remodel two tenant spaces within an existing building to operate as a single restaurant with no increase in floor area and no expansion of use. Therefore, the Class 1 exemption is applicable.

The exceptions to these categorical exemptions under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, and is not a hazardous waste site, and is not identified as a historical resource.

Public Notice

Notice of this hearing was published in the Daily Pilot, mailed to all owners and residential occupants of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days before the scheduled meeting, consistent with the provisions of the NBMC. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

Correspondence

Correspondence received to date for the project is included as Attachment PC 6 for the Planning Commission's consideration.

Prepared by:

Submitted by:



Jerry Arregui
Assistant Planner



Jaime Murillo, AICP
Deputy Community Development Director

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ATTACHMENTS

- PC 1 Draft Resolution with Findings and Conditions
- PC 2 Police Department Memorandum
- PC 3 Parking Study
- PC 4 Project Plans
- PC 5 Project Description
- PC 6 Project Correspondence

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