



# CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

City Council Chambers - 100 Civic Center Drive

Thursday, December 6, 2018 - 4:00 PM

***Planning Commission Members:***

**Peter Zak, Chair**  
**Erik Weigand, Vice Chair**  
**Lee Lowrey, Secretary**  
**Curtis Ellmore, Commissioner**  
**Lauren Kleiman, Commissioner**  
**Peter Koetting, Commissioner**  
**Kory Kramer, Commissioner**

**Staff Members:**

**Seimone Jurjis, Community Development Director**  
**Jim Campbell, Deputy Community Development Director**  
**Tony Brine, City Traffic Engineer**  
**Armeen Komeili, Deputy City Attorney**  
**Tiffany Lippman, Administrative Support Specialist**

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**NOTICE TO THE PUBLIC**

Regular meetings of the Planning Commission are held on the Thursdays preceding second and fourth Tuesdays of each month at 6:30 p.m. The agendas, minutes, and staff reports are available on the City's web site at: <http://www.newportbeachca.gov> 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.

This Commission is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Commission's agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the Commission and items not on the agenda but are within the subject matter jurisdiction of the Commission. The Commission may limit public comments to a reasonable amount of time, generally three (3) minutes per person. All testimony given before the Planning Commission is recorded.

Please Note: All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5 p.m. on the business day immediately prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant of this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact Leilani Brown, City Clerk, at least 72 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible (949-644-3005 or [lbrown@newportbeachca.gov](mailto:lbrown@newportbeachca.gov)).

**APPEAL PERIOD:** Use Permit, Variance, Site Plan Review, and Modification Permit applications do not become effective until 14 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. Tentative Tract Map, Tentative Parcel Map, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. General Plan and Zoning Amendments are automatically forwarded to the City Council for final action.

- I. **CALL TO ORDER**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **PUBLIC COMMENTS**

V. **REQUEST FOR CONTINUANCES**

VI. **CONSENT ITEMS**

1. **MINUTES OF NOVEMBER 8, 2018**

[MINUTES OF NOVEMBER 8, 2018](#)

VII. **STUDY SESSION**

2. **NEWPORT CROSSINGS MIXED USE PROJECT (PA2017-107)**

Site Location: 1701 Corinthian Way

[ITEM NO. 2 STAFF REPORT](#)

[2a Additional Materials Received Public Comments PA2017-107](#)

VIII. **PUBLIC HEARING ITEM(S)**

3. **E ART GALLERY (PA2018-177)**

Site Location: 2721 East Coast Highway, Suite 104

[ITEM NO. 3 STAFF REPORT](#)

4. **HARBOR POINTE SENIOR LIVING (PA2015-210)**

Site Location: 101 Bayview Place

[ITEM NO. 4 STAFF REPORT](#)

[4a Additional Materials Received Public Comments PA2015-210](#)

[4b Additional Materials Received Public Comments PA2015-210](#)

[4c Additional Materials Received Public Comments PA2015-210](#)

IX. **STAFF AND COMMISSIONER ITEMS**

5. **MOTION FOR RECONSIDERATION**

6. **REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA**

[5.0 PC Agenda](#)

7. **REQUESTS FOR EXCUSED ABSENCES**

X. **ADJOURNMENT**