



CITY OF

NEWPORT BEACH

City Council Staff Report

November 30, 2021
Agenda Item No. 4

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Seimone Jurjis, Community Development Director - 949-644-3232, sjurjis@newportbeachca.gov

PREPARED BY: David S. Lee, Associate Planner, dlee@newportbeachca.gov

PHONE: 949-644-3225

TITLE: Ordinance No. 2021-24: Amendment to the Newport Place Planned Community (PC-11) (PA2021-147)

ABSTRACT:

For the City Council's consideration is the adoption of Ordinance 2021-24, amending the Newport Place Planned Community (PC-11) to allow a change in land use category from "Restaurant Site 1" to "General Commercial Site 8". The ordinance was introduced at a public hearing on November 16, 2021. The applicant is proposing to improve and convert the existing building to a skin care facility (medical office), which is a permitted use within General Commercial Site 8.

RECOMMENDATION:

- a) Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 of the CEQA Guidelines because it has no potential to have a significant effect on the environment; and
- b) Conduct second reading and adopt Ordinance No. 2021-24, *An Ordinance of the City Council of the City of Newport Beach, California, Approving an Amendment to the Newport Place Planned Community (PC-11) No. PD2021-001 to Change the Land Use Designation From "Restaurant Site 1" to "General Commercial Site 8" for the Property Located at 4241 Macarthur Boulevard (PA2021-147)*

DISCUSSION:

The subject property is located within Restaurant Site 1 of Newport Place Planned Community (PC11), which allows restaurant uses only. The applicant is proposing to amend the land use designation to General Commercial Site 8 to support the change of use planned for the existing building. The General Commercial land use designation allows a variety of commercial uses, including retail stores, service stations, restaurants, athletic clubs, and office uses. A conversion to a skin care facility (medical office use) would be reviewed under a separate ministerial permit process for any associated tenant improvements.

On November 16, 2021, the City Council conducted a public hearing for the proposed project. The public hearing closed without any public comment. After considering all evidence, including the Planning Commission's review and recommendation of approval, the City Council voted unanimously (6 ayes, 0 nays, 1 recusal) to introduce Ordinance No. 2021-24.

FISCAL IMPACT:

There is no fiscal impact related to this item.

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find this action is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15303 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.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENT:

Attachment A – Ordinance No. 2021-24