

**NEWPORT BEACH PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE
THURSDAY, JANUARY 19, 2023
REGULAR MEETING – 6:30 P.M.**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Planning Commission. Speakers must limit comments to three (3) minutes. Before speaking, please state your name for the record and print your name on the blue forms provided at the podium.

V. REQUEST FOR CONTINUANCES

VI. CONSENT ITEMS

ITEM NO. 1 MINUTES OF JANUARY 5, 2023

Recommended Action: Approve and file

VII. PUBLIC HEARING ITEMS

Speakers must limit comments to three (3) minutes on all items. Before speaking, please state your name for the record and print your name on the blue forms provided at the podium.

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

**ITEM NO. 2 RICHARDSON RESIDENCE VARIANCE (PA2021-119)
Site Location: 361 Newport Glen Court**

Summary:

A request to construct an addition of approximately 665 square feet to an existing 3,740-square-foot single-family residence that would encroach up to 10 feet into the required 20-foot rear setback. The proposed addition would be constructed within the footprint of an existing raised deck. The project complies with all other development standards such as lot coverage, height, and parking, and no other deviations are requested.

Recommended Action:

1. Conduct a public hearing; and
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 PC2023-006 approving PA2021-119 for a variance to construct a residential addition.

ITEM NO. 3 DAY RESIDENCE (PA2020-350)
Site Location: 704 East Ocean Front, Units A and B

Summary:

A request for a coastal development permit to demolish an existing two (2)-story duplex and construct a new three (3)-story 2,972-square-foot duplex with an attached 397-square-foot two (2)-car garage and a two (2)-car carport. Additionally, the applicant requests the following deviations from the residential development standards of the Newport Beach Municipal Code (NBMC):

- a. Variance: Request to encroach three (3) feet into the required 3-foot right side setback area; and
- b. Major Site Development Review: Request to increase the allowed height from a base height limit of 24 feet for flat roofs and 29 feet for sloping roofs to a maximum height limit of 28 feet for flat roofs and 33 feet for sloping roofs.

Recommended Action:

1. Conduct a public hearing; and
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 4 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution PC2023-007 approving PA2020-350 for a variance, major site development review, and coastal development permit to construct a duplex.

VIII. STAFF AND COMMISSIONER ITEMS

ITEM NO. 4 MOTION FOR RECONSIDERATION

ITEM NO. 5 REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA

ITEM NO. 6 REQUESTS FOR EXCUSED ABSENCES

IX. ADJOURNMENT