



# NEWPORT BEACH

## City Council Staff Report

January 24, 2023  
Agenda Item No. 11

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

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**TITLE:** Planning Commission Agenda Report for January 19, 2023

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**ITEM NO. 1 MINUTES OF JANUARY 5, 2023**

**SUMMARY:** Draft minutes from the January 5, 2023, meeting of the Planning Commission.

The Planning Commission considered the draft minutes and approved the draft minutes with minor edits by the following vote:

AYES: Ellmore, Harris, Klaustermeier, Lowrey, and Rosene  
 NOES: None  
 ABSENT: None  
 ABSTAIN: None

**ACTION:** Approved as amended

**PUBLIC HEARING ITEMS:**

**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 that encroaches approximately 10 feet. The raised deck would be replaced above the new addition area and would maintain the same 10-foot encroachment into the rear setback. The project complies with all other development standards such as lot coverage, height, and parking, and no other deviations are requested.

The Planning Commission conducted a public hearing and approved the project as recommended by the following vote.

AYES: Ellmore, Harris, Klaustermeier, Lowrey, and Rosene  
 NOES: None  
 ABSENT: None  
 ABSTAIN: None

**ACTION:** Approved as recommended

**ITEM NO. 3**

**DAY RESIDENCE (PA2020-350)**

**Site Location: 704 East Ocean Front, Units A and B**

**Summary:**

Day Residence - 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.

The Planning Commission conducted a public hearing and approved the project as recommended by the following vote:

AYES:	Ellmore, Harris, Klaustermeier, and Lowrey
NOES:	Rosene
ABSENT:	None
ABSTAIN:	None
RECUSAL:	None

**ACTION:** Approved as recommended