

NEWPORT BEACH PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE  
THURSDAY, NOVEMBER 9, 2017  
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 OCTOBER 19, 2017

**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 GINSBERG RESIDENCE COASTAL DEVELOPMENT PERMIT AND VARIANCE  
(PA2016-170)

**Site Location:** 2607 Ocean Boulevard

**Summary:**

A Coastal Development Permit to allow the construction of a new 4,500-square-foot, single-family residence and a 684-square-foot, three-car garage and a Variance request to allow the residence to: 1) exceed the maximum floor area; 2) encroach into the 10-foot rear yard setback along Way Lane, 3) encroach into the 10-foot front yard setback along Ocean Boulevard; 4) exceed the height limit for an elevator shaft and portions of the roof deck guardrail; and 5) provide open volume within the required setback areas. The new residence building height will not exceed Ocean Boulevard top-of-curb elevation height limit.

**Recommended Action:**

1. Conduct a public hearing;
2. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Article 19, of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 3, (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 No. 2069 approving Variance No. VA2016-005 and Coastal Development Permit No. CD2017-080.

**ITEM NO. 3      IRVINE AVENUE CHIROPRACTIC FACILITY USE PERMIT (PA2017-171)**  
**Site Location: 20341 Irvine Avenue (Unit D1)**

**Summary:**

Conditional Use Permit (CUP) to allow operation of a chiropractic (medical) office within an existing professional office park. The subject site is located within the Santa Ana Heights Specific Plan within the Professional and Administrative Office District. Medical office is not listed as an allowed use; however, a conditional use permit may be approved for an unlisted use if it is determined to be consistent with the intent and purpose of the Professional and Administrative Office District. The chiropractic facility would occupy approximately 2,225 square feet and operate from approximately 9 a.m. to 4 p.m., daily.

**Recommended Action:**

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. 2070 approving Conditional Use Permit No. UP2017-024.

**ITEM NO. 4      76 STATION EXPANSION (PA2017-067)**  
**Site Location: 1461 Superior Avenue**

**Summary:**

A conditional use permit to expand an existing convenience store with a 1,668-square-foot first floor addition and 2,219-square-foot second floor addition with some deviations from landscaping requirements. The total convenience store area will be 4,416 square feet. The existing carwash and 12 fueling dispensers are to remain unchanged. The applicant requests for the convenience store and fueling station to operate 24 hours daily. The carwash hours of operation are to remain unchanged at 8 a.m. to 6 p.m. daily. Also included in the request is the addition of a Type 20 (Off-Sale Beer and Wine) Alcoholic Beverage Control (ABC) License. If approved, this Conditional Use Permit would supersede Use Permit No. UP3566.

**Recommended Action:**

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. 2071 approving Conditional Use Permit No. UP2017-007.

**VIII.      STAFF AND COMMISSIONER ITEMS**

**ITEM NO. 5      MOTION FOR RECONSIDERATION**

**ITEM NO. 6      COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

1. Update on City Council Items
2. Status of the General Plan Update Process

ITEM NO. 7 ANNOUNCEMENTS ON MATTERS THAT THE PLANNING COMMISSION MEMBERS  
WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION, OR REPORT

ITEM NO. 8 REQUESTS FOR EXCUSED ABSENCES

IX. ADJOURNMENT