



# **CITY OF**

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# **NEWPORT BEACH**

## **City Council Staff Report**

November 14, 2017  
Agenda Item No. 10

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

**FROM:** Seimone Jurjis, Community Development Director - 949-644-3232, [sjurjis@newportbeachca.gov](mailto:sjurjis@newportbeachca.gov)

**PREPARED BY:** Jim Campbell, Deputy Community Development Director, [jcampbell@newportbeachca.gov](mailto:jcampbell@newportbeachca.gov)

**PHONE:** 949-644-3210

**TITLE:** Planning Commission Agenda Report for November 9, 2017

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**ITEM NO. 1 MINUTES OF OCTOBER 19, 2017**

The minutes were amended and approved.

AYES: Dunlap Kleiman, Koetting, Lowrey, Weigand and Zak  
NOES: None  
ABSENT: Kramer  
ABSTAIN: None

**PUBLIC HEARING ITEMS:**

**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.

The Planning Commission conducted a public hearing and continued the item to the December 7, 2017, meeting for the applicant and staff to consider additional design options.

AYES: Dunlap, Kleiman, Koetting, Kramer, Lowrey, Weigand and Zak  
NOES: None  
ABSENT: None  
ABSTAIN: None

**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.

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

AYES: Dunlap, Kleiman, Koetting, Kramer, Lowrey, Weigand and Zak

NOES: None

ABSENT: Kramer

ABSTAIN: None

**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.

The Planning Commission conducted a public hearing and continued this item off calendar for the applicant and staff to consider additional design and operational options.

AYES: Dunlap, Kleiman, Koetting, Lowrey, Weigand and Zak

NOES: None

ABSENT: Kramer

ABSTAIN: None