



NEWPORT BEACH

City Council Staff Report

September 10, 2019
Agenda Item No. 16

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Planning Commission Agenda Report for August 22, 2019

ITEM NO. 1 ELECTION OF OFFICERS

SUMMARY: Election of Chair, Vice Chair and Secretary to serve for one year.

The Planning Commission elected:

- Peter Koetting as Chair;
- Erik Weigand as Vice Chair; and
- Lee Lowrey as Secretary.

ITEM NO. 2 MINUTES OF AUGUST 8, 2019

SUMMARY: Draft minutes from the August 8, 2019 meeting of the Planning Commission.

The Planning Commission considered the draft minutes and suggested amendments to the minutes.

AYES: Ellmore, Klaustermeier, Koetting, Rosene, and Weigand
NOES: None
ABSENT: None
ABSTAIN: Lowrey, Kleiman

ACTION: Approve as amended.

PUBLIC HEARING ITEMS:

ITEM NO. 3 THE GARDEN OFFICE AND PARKING STRUCTURE (PA2019-023)
Site Location: 215 Riverside Avenue

SUMMARY: A coastal development permit to demolish an existing restaurant/office building and associated surface parking lot, and to construct a new 47-space, two-level parking structure and a 2,830-square-foot office building. A conditional use permit is required to authorize the parking structure adjacent to residentially zoned property. A modification permit is required for 12 tandem parking spaces on the first and second floor levels. The project includes hardscape, drainage, and landscape improvements. The proposed development complies with all applicable development standards including height, setbacks, and floor area limits.

The Planning Commission conducted a public hearing and continued the item. The item will be re-noticed with a new hearing date.

AYES: Ellmore, Klaustermeier, Kleiman, Koetting, Lowrey, Rosene, and Weigand
NOES: None
ABSENT: None
ABSTAIN: None

ACTION: Item continued to the September 19, 2019 Planning Commission Meeting

ITEM NO. 4 COAST BUSINESS CENTER PARKING WAIVER (PA2019-101)
Site Location: 2121 East Coast Highway

SUMMARY: A coastal development permit and conditional use permit for a reduction of 18 of the required 160 off-street parking spaces to allow the entire 31,806-square-foot Coast Business Center building to be occupied by medical office uses. Coast Business Center is an existing office building currently occupied by a mix of professional office and medical office uses and a tutoring center. The existing on-site parking is provided in a two-level, subterranean, 142-space parking structure accessible from Avocado Avenue.

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

AYES: Ellmore, Klaustermeier, Kleiman, Koetting, Lowrey, Rosene, and Weigand
NOES: None
ABSENT: None
ABSTAIN: None

ACTION: Approve

ITEM NO. 5 TRANSFER OF DEVELOPMENT RIGHTS LCP AMENDMENT (PA2019-154)
Site Location: Citywide

SUMMARY: Amendments to the Coastal Land Use Plan of the Local Coastal Program (LCP) and Newport Beach Municipal Code (NBMC) Title 21 (Local Coastal Program Implementation Plan) to include a policy and regulations pertaining to the transfer of development rights in a manner consistent with and allowed by the Newport Beach General Plan.

The Planning Commission approved the project as recommended with modifications to the conditions.

AYES: Ellmore, Klaustermeier, Kleiman, Koetting, Lowrey, Rosene, and Weigand
NOES: None
ABSENT: None
ABSTAIN: None

ACTION: Approve as amended