



CITY OF NEWPORT BEACH PLANNING COMMISSION STAFF REPORT

October 3, 2019
Agenda Item No. 2

SUBJECT: The Garden Office and Parking Structure (PA2019-023)
▪ Coastal Development Permit No. CD2019-003
▪ Conditional Use Permit No. UP2019-003
▪ Modification Permit No. MD2019-003

SITE LOCATION: 215 Riverside Avenue

APPLICANT: Laidlaw Schultz Architects

OWNER: 215 Riverside LLC

PLANNER: Makana Nova, Associate Planner
949-644-3249, mnova@newportbeachca.gov

PROJECT SUMMARY

Staff requests this item be removed from calendar. A biological survey has confirmed that a wetland is present within 100 feet of the project site. Due to the proximity of the wetland, the Coastal Act stipulates that the project is appealable to the Coastal Commission even though the site is not mapped as an area subject to the Coastal Commission appeal. Therefore, a new public notice that includes additional information regarding appeals to the Coastal Commission, as required by the Local Coastal Program must be prepared. Staff anticipates this project will be scheduled for the October 17, 2019 Planning Commission meeting.

RECOMMENDATION

- 1) Remove from calendar to allow for re-noticing in compliance with the Coastal Act.

PUBLIC NOTICE

This item was continued to a date certain from its initial scheduled hearing date of August 22, 2019. A new public notice will be distributed in anticipation of the next public hearing (tentatively October 17, 2019).

Prepared by:

A handwritten signature in blue ink, appearing to read "Makana Nova".

Makana Nova
Associate Planner
JM/mkn

Submitted by:

A handwritten signature in blue ink, appearing to read "Jim Campbell".

Jim Campbell
Deputy Community Development Director