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# **NEWPORT BEACH**

## **City Council Staff Report**

March 24, 2020  
Agenda Item No. 15

**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)

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**TITLE:** Appeal of Planning Commission Approval for The Garden Office and Parking Structure Proposed at 215 Riverside Avenue: Coastal Development Permit No. CD2019-023 and Conditional Use Permit No. UP2019-003 (PA2019-023)

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**ABSTRACT:**

Consideration of an appeal of the Planning Commission's October 17, 2019, approval of a coastal development permit (CDP) and conditional use permit (CUP) to allow the demolition of an existing restaurant/office building and associated surface parking lot, and the construction of a new 41-space, two-level parking structure and a 2,744 square-foot office building located at 215 Riverside Avenue.

**RECOMMENDATION:**

Continue this item to the April 14, 2020 Regular City Council Meeting.

**DISCUSSION:**

The continuance of this item is recommended due to the March 17, 2020, order of the Local Health Officer prohibiting gatherings of any number of people due to the spread of COVID-19 and the significant public interest in this application.

**NOTICING:**

Notice of this hearing was published in the *Daily Pilot*, mailed to all owners and residential occupants of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days before the scheduled meeting, consistent with the provisions of the Municipal Code. A courtesy notice was mailed to nearby homeowners' association contacts. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.