

**NEWPORT BEACH PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE
THURSDAY, JUNE 18, 2020
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.

Please call 949-270-8165 during the meeting to provide public comments on non-agenda items.

V. REQUEST FOR CONTINUANCES

VI. CONSENT ITEMS

ITEM NO. 1 MINUTES OF JUNE 4, 2020

To comment on this item during the meeting, please call **949-270-8165**.

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 BAJA SHARKEEZ REMODEL (PA2017-255)
Site Location: 110 And 114 McFadden Place**

To comment on this item during the meeting, please call **949-270-8165**.

Summary:

A conditional use permit and coastal development permit to allow modifications to an existing food service eating and drinking establishment, Baja Sharkeez, with late hours of operation with a a Type 47 (On Sale General Eating Place) Alcoholic Beverage Control license. The existing and adjacent restaurant space at 110 McFadden (formerly Sol Grill) would be remodeled to serve as a new dining area for the existing Baja Sharkeez restaurant at 114 McFadden Place. The gross floor area of the buildings will not increase. The applicant requests a change to the hours of operation to allow breakfast service starting at 9 a.m. The project includes a continuation of historical parking waivers.

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. PC2020-021 approving Conditional Use Permit No. UP2017-034 and Coastal Development Permit No. CD2019-054.

ITEM NO. 3 SHELL SERVICE STATION CAR WASH ADDITION (PA2016-093)
Site Location: 1600 Jamboree Road

To comment on this item during the meeting, please call **949-270-8165**.

Summary:

A general plan amendment and conditional use permit to construct an automated car wash in conjunction with an existing service station. A general plan amendment is requested to increase the maximum floor area limit for the site by 1,100 square feet to accommodate the proposed car wash. A conditional use permit is requested to allow the addition of the proposed car wash. This item was continued from the November 8, 2018, Planning Commission hearing.

Recommended Action:

1. Continue this item to July 9, 2020, at the request of the applicant.

ITEM NO. 4 FIRE STATION NO. 2 (PA2019-098)
Site Location: 2807 Newport Boulevard

To comment on this item during the meeting, please call **949-270-8165**.

Summary:

Site development review and coastal development permit to allow the construction of a new, replacement fire station, including accessory structures and paved parking. The project includes a waiver of the minimum amount of parking lot landscaping and an increase in height of the building up to a height of 32 feet for flat roofs and 34 feet 10 inches for sloped roofs. The project will consist of a two-story, 7,084-square-foot fire station building, including a 4,316-square-foot apparatus bay, a separate 147-square-foot public restroom building, and 10 surface parking spaces behind security gates. Associated with the project is the restriping of existing public parking spaces along 28th Street. The proposed project will replace Fire Station No. 2 currently operating at 475 32nd Street.

Recommended Action:

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 under Class 32 (In-Fill Development) of the CEQA Guidelines, because it has no potential to have a significant impact on the environment; and
3. Adopt Resolution No. PC2020-023 approving Coastal Development Permit No. CD2019-039 and Site Development Review No. SD2019-002.

ITEM NO. 5 ZONING CODE AND LCP AMENDMENTS RELATED TO CORRECTIONS, CLARIFICATIONS, AND INCONSISTENCIES (PA2019-055)
Site Location: Citywide

To comment on this item during the meeting, please call **949-270-8165**.

Summary:

Amendments to Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) to provide code clarification and corrections, and to resolve inconsistencies between the Zoning Code and the Local Coastal Program Implementation Plan. The amendments relate to minimum lot size and dimensions, overlay zoning districts, and public hearing notification requirements.

Recommended Action:

1. Conduct a public hearing;
2. Find this project statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21065 of CEQA and State CEQA Guidelines Sections 15060(c)(2), 15060(c)(3) and 15378. The proposed action is also exempt pursuant to State CEQA Guidelines Section 15061(b)(3) because it has no potential to have a significant effect on the environment;
3. Adopt Resolution No. PC2020-024 recommending the City Council approve Code Amendment No. CA2019-001; and
4. Adopt Resolution No. PC2020-025 recommending the City Council authorize staff to submit Local Coastal Program Amendment No. LC2019-001 to the California Coastal Commission.

VIII. STAFF AND COMMISSIONER ITEMS

ITEM NO. 6 MOTION FOR RECONSIDERATION

ITEM NO. 7 REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA.

ITEM NO. 8 REQUESTS FOR EXCUSED ABSENCES

IX. ADJOURNMENT