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# **NEWPORT BEACH**

## **City Council Staff Report**

June 23, 2020  
Agenda Item No. 15

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

**FROM:** Seimone Jurjis, Community Development Director - 949-644-3232,  
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**TITLE:** Planning Commission Agenda Report for June 18, 2020

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**ITEM NO. 1 MINUTES OF JUNE 4, 2020**

**SUMMARY:** Draft minutes from the June 4, 2020, meeting of the Planning Commission.

The Planning Commission approved the draft minutes and suggested edits by the following vote:

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

**ACTION:** Approved as amended.

**PUBLIC HEARING ITEMS:**

**ITEM NO. 2 BAJA SHARKEEZ REMODEL (PA2017-255)**  
**Site Location: 110 AND 144 MCFADDEN PLACE**

**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 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.

The Planning Commission conducted a public hearing and approved the project as recommended with several modifications to the conditions by the following vote:

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

**ACTION:** Approved as amended.

**ITEM NO. 3**

**SHELL SERVICE STATION CAR WASH ADDITION (PA2016-093)**

**Site Location: 1600 Jamboree Road**

**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.

The Planning Commission opened the public hearing and continued the item to the July 9, 2020, by the following vote:

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

**ACTION:** Item continued to the July 9, 2020, Planning Commission meeting.

**ITEM NO. 4**

**FIRE STATION NO. 2 (PA2019-098)**

**Site Location: 2807 Newport Boulevard**

**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.

The Planning Commission conducted a public hearing and approved the project as recommended, including eliminating one condition of approval, by the following vote:

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

**ACTION:** Approved as amended.

**ITEM NO. 5**

**ZONING CODE AND LCP AMENDMENTS RELATED TO CORRECTIONS, CLARIFICATIONS, AND INCONSISTENCIES (PA2019-055)**

**Site Location: Citywide**

**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.

The Planning Commission conducted a public hearing and took the recommended actions to recommend approval of the proposed amendments by the following vote:

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

**ACTION:** Recommend City Council adoption.