

NEWPORT BEACH PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE  
THURSDAY, JULY 23, 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 JULY 9, 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 SHORT-TERM LODGING LCP AMENDMENT (PA2020-048)  
Site Location: Citywide

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

**Summary:**

Amendment to Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) related to regulations and operational standards for short-term lodging permits. This includes amending Sections 21.18.020 (Residential Coastal Zoning Districts Land Uses) and 21.48.115 (Short-Term Lodging) of the NBMC.

**Recommended Action:**

1. Conduct a public hearing;

2. Find this project 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; and
3. Adopt Resolution No. PC2020-027 recommending the City Council authorize submittal of Local Coastal Program Amendment No. LC2020-007 to the California Coastal Commission to amend Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code amending coastal zoning regulations for the operation of short-term lodging.

**ITEM NO. 3      SHVETZ RESIDENTIAL SUBDIVISION (PA2020-041)**  
**Site Location: 2400 Santiago Drive**

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

**Summary:**

An amendment to the General Plan and a tentative parcel map to subdivide an existing single-unit residential lot into two separate single-unit residential lots. An amendment to the City's General Plan is necessary to allow for the increase of one additional dwelling unit in accordance with Land Use Policy LU 4.2 (Prohibition of New Residential Subdivisions).

**Recommended Action:**

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2020-028 approving General Plan Amendment No. GP2020-003 and Tentative Parcel Map No. NP2020-007.

**ITEM NO. 4      INDUSTRIAL ZONING (IG) ZONING DISTRICT CODE AMENDMENTS (PA2020-042)**  
**Site Location: Northwest corner of the City near Costa Mesa along Production Place, 16<sup>th</sup> Street, and portions of Monrovia Avenue**

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

**Summary:**

Amendments to Sections 20.70.020 (Definitions of Specialized Terms and Phrases), 20.24.020 (Industrial Zoning District Land Uses and Permit Requirements), 20.40.040 (Off-Street Parking Spaces Required), and 20.48.090 (Eating and Drinking Establishments) of Title 20 (Planning and Zoning) of the Newport Beach Municipal Code. The changes would allow wine tasting rooms subject to obtaining a conditional use permit in the IG Zoning District.

**Recommended Action:**

1. Conduct a public hearing;
2. Find this action proposed herein is not a project subject to the California Environmental Quality Act ("CEQA") in accordance with Section 21065 of the California Public Resources Code and Sections 15060 (c)(2), 15060 (c)(3), and 15378 of the California Code of Regulations Title 14, Division 6, Chapter 3 ("CEQA Guidelines"). The proposed action is also exempt pursuant to CEQA Guidelines Section 15061(b)(3), the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and

3. Adopt Resolution No. PC2020-029 recommending the City Council approve Zoning Code Amendment No. CA2020-005 to amend Sections 20.24.020 (Industrial Zoning District Land Uses and Permit Requirements), 20.40.040 (Off-Street Parking Spaces Required), 20.48.090 (Eating and Drinking Establishments), and 20.70.020 (Definitions of Specialized Terms and Phrases), of Title 20 (Planning and Zoning) of the Newport Beach Municipal Code.

**VIII. STAFF AND COMMISSIONER ITEMS**

**ITEM NO. 5      MOTION FOR RECONSIDERATION**

**ITEM NO. 6      REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA.**

**ITEM NO. 7      REQUESTS FOR EXCUSED ABSENCES**

**IX. ADJOURNMENT**