



# NEWPORT BEACH

## City Council Staff Report

July 28, 2020  
Agenda Item No. 9

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

**FROM:** Seimone Jurjis, Community Development Director - 949-644-3232, sjurjis@newportbeachca.gov

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**TITLE:** Planning Commission Agenda Report for July 23, 2020

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**ITEM NO. 1 MINUTES OF JULY 9, 2020**

**SUMMARY:** Draft minutes from the July 9, 2020, meeting of the Planning Commission.

The Planning Commission considered the draft minutes and suggested edits to the minutes. The Commission approved edited minutes by the following vote.

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

**ACTION:** Approved as amended.

**PUBLIC HEARING ITEMS:**

**ITEM NO. 2 SHORT-TERM LODGING LCP AMENDMENT (PA2020-048)**  
**Site Location: Citywide**

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

The Planning Commission conducted a public hearing and acted to recommend denial of the proposed amendment by the following vote:

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

**ACTION:** Deny

**ITEM NO. 3                      SHVETZ RESIDENTIAL SUBDIVISION (PA2020-041)**

**Site Location: 2400 Santiago Drive**

**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). The project is not located within the Coastal Zone.

The Planning Commission conducted a public hearing and approved the item as recommended by the following vote:

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

**ACTION:** Approved.

**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**

**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. These amendments would allow the operation of wine tasting rooms subject to obtaining a conditional use permit in the IG Zoning District.

The Planning Commission conducted a public hearing and acted to recommend adoption of amendments to Title 20 by the following vote:

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

**ACTION:** Recommend adoption of ordinance changes to the City Council.