

NEWPORT BEACH PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE
THURSDAY, JUNE 3, 2021
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.

Press *9 or use the “raise hand” function to provide public comments on non-agenda items.

- V. REQUEST FOR CONTINUANCES
- VI. CONSENT ITEMS

ITEM NO. 1 MINUTES OF MAY 6, 2021

To comment on this item during the meeting, press *9 or use the “raise hand” function.

Recommended Action: Approve and file.

ITEM NO. 2 IBBETSON TRUST ENCROACHMENT (PA2021-088)
Site Location: 400 Aliso Avenue

To comment on this item during the meeting, press *9 or use the “raise hand” function.

Summary:

A request to install non-compliant private improvements within the Aliso Avenue and Beacon Street public rights-of-way consisting of a 30-inch high fence with two inwards swinging gates that encroach up to six feet into the public right-of-way. The property owner requests to install landscaping with a maximum growth characteristic that ranges between 3-feet and 7-feet in height. City Staff recommends the installation of landscaping with a maximum growth characteristic of 24-inches high within the ‘limited use area’ and 36-inches high within the remaining portions of public right-of-way.

Recommended Action:

1. Find the project exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures), because it has no significant effect on the environment;

2. Waive City Council Policy L-6, Encroachments in Public Rights-of-Way, to install non-compliant private improvements consisting of a 30-inch high fence with two gates that encroach into the Aliso Avenue and Beacon Street public rights-of-way, contingent upon all conditions of the Encroachment Permit process being met;
3. Comply with Public Works Standard 105, Intersection Line of Sight Requirements, and City Council Policy L-6 to limit landscaping with a maximum growth characteristic of 24-inches within the 'limited use area' and 36-inches within the remaining Aliso Avenue and Beacon Street public rights-of-way; and
4. Adopt Resolution No. PC2021-014 waiving City Council Policy L-6 and approving Encroachment Permit No. N2021-0158.

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. 3 BSP BRISTOL, LLC MEDICAL OFFICES (PA2020-052)
Site Location: 1400 and 1420 North Bristol Street

To comment on this item during the meeting, press *9 or use the “raise hand” function.

Summary:

A condominium conversion in conjunction with a tentative parcel map to convert two existing two-story office buildings to medical office condominiums, creating between 22 to 30 ownership units. The applicant is also requesting a conditional use permit for the reduction of 38 on-site parking spaces to accommodate the conversion to medical office.

Recommended Action:

1. Conduct a public hearing;
2. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2021-015 approving Condominium Conversion No. CC2020-002, Tentative Parcel Map No. NP2020-003, Traffic Study No. TS2021-001, and Conditional Use Permit No. UP2020-185.

VIII. STAFF AND COMMISSIONER ITEMS

ITEM NO. 4 MOTION FOR RECONSIDERATION

**ITEM NO. 5 REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR
MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE
PLACED ON A FUTURE AGENDA.**

ITEM NO. 6 REQUESTS FOR EXCUSED ABSENCES

IX. ADJOURNMENT