



CITY OF

NEWPORT BEACH

City Council Staff Report

June 8, 2021
Agenda Item No. 14

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Planning Commission Agenda Report for June 3, 2021

ITEM NO. 1 MINUTES OF MAY 6, 2021

SUMMARY: Draft minutes from the May 6, 2021 meeting of the Planning Commission.

The Planning Commission considered the draft minutes and suggested edits, and the amended minutes were approved by the following vote.

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

ACTION: Approved as amended.

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

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.

ACTION: The Planning Commission approved the project as recommended by the following vote.

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

ACTION: Approved as recommended by staff.

PUBLIC HEARING ITEMS:

ITEM NO. 3 BSP BRISTOL MEDICAL OFFICES (PA2020-052)
Site Location: 1400 And 1420 North Bristol Street

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.

ACTION: The Planning Commission conducted a public hearing and continued the item to July 8, 2021, for further review, by the following vote.

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