

**NEWPORT BEACH PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE  
THURSDAY, SEPTEMBER 9, 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.*

**V. REQUEST FOR CONTINUANCES**

**VI. CONSENT ITEMS**

**ITEM NO. 1 MINUTES OF AUGUST 19, 2021**

**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 HOAG DEVELOPMENT AGREEMENT 10-YEAR EXTENSION (PA2021-184)  
Site Location: 1 Hoag Drive**

**Summary:**

The City and Hoag Memorial Hospital Presbyterian ("Hoag") entered into a Development Agreement ("Agreement") in 1994 to ensure the orderly development of the hospital over time. Hoag requests a fifth amendment to extend the Term of the Agreement an additional 10 years to September 15, 2040, in exchange for certain community public benefits. The Agreement grants Hoag the vested right to develop the hospital campus consistent with an extensive set of regulations and mitigation measures, all of which would remain unchanged by this proposed fifth amendment.

**Recommended Action:**

1. Conduct a public hearing;
2. Find all significant environmental concerns for the proposed project have been addressed in a previously certified Final Environmental Impact Report (EIR) and Supplemental EIR, and that the City of Newport Beach intends to use said document for the above noted project, and further that there are no additional reasonable alternative or mitigation measures that should be considered in conjunction with said project; and
3. Adopt Resolution No. PC2021-026 approving recommending City Council adoption of Development Agreement No. DA2021-001 amending Amended and Restated Development Agreement No. 5 to extend the Term of the Agreement by an additional ten (10) years.

**ITEM NO. 3     BSP BRISTOL, LLC 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 modification permit for the use of car lifts and a conditional use permit for the reduction of 21 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 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2021-027 approving Condominium Conversion No. CC2020-002, Tentative Parcel Map No. NP2020-003, Conditional Use Permit No. UP2020-185, Modification Permit No. MD2021-002, and Traffic Study No. TS2021-001.

**VIII.     STUDY SESSION:**

**ITEM NO. 4     CODE UPDATE RELATED TO ACCESSORY DWELLING UNITS (PA2021-113)**  
**Site Location:   Citywide**

**Summary:**

Staff will provide the Planning Commission an overview of the existing Accessory Dwelling Unit (ADU) regulations and explain how ADUs can be used as strategy to meet the City's Regional Housing Needs Assessment (RHNA) allocations. Per City Council's direction to promote the permitting of ADUs, staff is asking for the Planning Commission's input on potential amendments to facilitate and encourage new ADU development within the City.

**Recommended Action:**

Receive presentation and provide staff direction regarding proposed amendments.

**IX.     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**

**X.     ADJOURNMENT**