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# **NEWPORT BEACH**

## **City Council Staff Report**

September 14, 2021  
Agenda Item No. 20

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

**FROM:** Seimone Jurjis, Community Development Director - 949-644-3232,  
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**TITLE:** Planning Commission Agenda Report for September 9, 2021

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

**SUMMARY:** Draft minutes from the August 19, 2021, meeting of the Planning Commission.

The Planning Commission considered the draft minutes and suggested edits from a member of the public. The amended minutes were approved by the following vote.

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

**ACTION:** Approved as amended.

**PUBLIC HEARING ITEMS:**

**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.

The Planning Commission conducted a public hearing and took the recommended action to recommend approval of the amendment to the City Council by the following vote.

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

**ACTION:** Recommend approval

**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.

The Planning Commission conducted a public hearing and continued this item to the next meeting.

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

**ACTION:** Continued

**STUDY SESSION ITEMS:**

**ITEM NO. 4**                      **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 a 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.

**ACTION:** The Planning Commission received a presentation by staff and comments from the public. The Commission indicated the need to establish an ad-hoc committee to review the matter in more detail given the highly complex topic.

The Planning Commission adjourned the meeting to October 7, 2021, by a unanimous vote.