

NEWPORT BEACH PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE
THURSDAY, OCTOBER 7, 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 SEPTEMBER 9, 2021

Recommended Action: Approve and file

VII. DISCUSSION ITEMS

ITEM NO. 2 APPOINTMENTMENT OF COMMISSIONERS FOR THE FORMATION OF ADU
AD HOC COMMITTEE FOR ACCESSORY DWELLING UNIT REGULATIONS
UPDATE (PA2021-113)

The Chair will appoint two or three Commissioners creating an ad hoc committee to review potential changes to the assessor dwelling unit regulations.

VIII. 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 NEW LOOK SKIN PLANNED COMMUNITY AMENDMENT (PA2021-047)
Site Location: 4241 MacArthur Boulevard

Summary:

A planned community development plan amendment to the Newport Place Planned Community (PC-11) affecting the referenced site location only to change its land use category from Restaurant Site 1 to General Commercial Site 8. The applicant is proposing to improve and convert the restaurant existing building to a skin care facility (medical office), which would be a permitted use within the proposed Commercial Site 8 category.

Recommended Action:

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2021-028 recommending the City Council approve Planned Community Development Plan Amendment No. PD2021-001.

ITEM NO. 4 BSP BRISTOL, LLC MEDICAL OFFICES (PA2020-052)
Site Location: 1400 and 1420 North Bristol Street

Summary:

A conditional use permit and traffic study to convert 70 percent of an existing professional office complex to medical office use, which requires a reduction of 27 parking spaces. The remaining 30 percent of floor area will remain as professional office use. The applicant also requests a condominium conversion in conjunction with a tentative parcel map to convert both existing two-story office buildings to condominiums, creating between 22 to 30 ownership units.

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 not 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, and Traffic Study No. TS2021-001.

ITEM NO. 5 CORONA DEL MAR 76 SERVICE STATION REMODEL (PA2019-027)
Site Location: 2201 East Coast Highway

Summary:

Conditional use permit and coastal development permit to allow the remodel and 232-square-foot addition to an existing automobile service station and convenience market, to operate as a convenience market only. The application includes a request for deviations from minimum lot size, setbacks for the retail building, the location of the air/water dispenser, and minimum landscaping requirements pursuant to Newport Beach Municipal Code (NBMC) Section 20.48.210 (Service Stations). The application also includes the addition of a Type 20 (Off-Sale Beer and Wine) Alcoholic Beverage Control (ABC) license. If approved, accepted and implemented, this coastal development permit and conditional use permit would supersede and replace Use Permit No. UP1580 that authorizes the existing facility.

Recommended Action:

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, because it has no potential to have a significant impact on the environment; and
3. Adopt Resolution No. PC2021-029 approving Coastal Development Permit No. CD2019-005 and Conditional Use Permit No. UP2019-004.

IX. STAFF AND COMMISSIONER ITEMS

ITEM NO. 6 MOTION FOR RECONSIDERATION

**ITEM NO. 7 REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR
MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE
PLACED ON A FUTURE AGENDA.**

ITEM NO. 8 REQUESTS FOR EXCUSED ABSENCES

X. ADJOURNMENT