



CITY OF

NEWPORT BEACH

City Council Staff Report

October 12, 2021
Agenda Item No. 13

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Planning Commission Agenda Report for October 7, 2021

ITEM NO. 1 MINUTES OF SEPTEMBER 9, 2021

SUMMARY: Draft minutes from the September 9, 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: None
ABSTAIN: Klaustermeier

ACTION: Approved as amended

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

SUMMARY: Ad hoc committee member appointment to review potential changes to the accessory unit regulations.

Chair Lowrey appointed Vice Chair Kleiman, Commissioner Weigand, and himself to form the Ad hoc ADU committee.

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

ACTION: Receive and file

PUBLIC HEARING ITEMS:

ITEM NO. 3 NEW LOOK SKIN PLANNED COMMUNITY AMENDMENT (PA2021-047)
Site Location: 4241 MacArthur Boulevard

SUMMARY: A planned community development plan amendment for the Newport Place Planned Community (PC-11) to allow a change in land use category from Restaurant Site 1 to General Commercial Site 8. The applicant is proposing to improve and convert the existing building to a skin care facility (medical office), which is a permitted use within Commercial Site 8.

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

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

ACTION: Recommend approval with modifications

ITEM NO. 4 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 approved the project as recommended with modification to the draft resolution by the following vote.

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

ACTION: Recommend approval with modifications

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

SUMMARY: The Applicant proposes a conditional use permit and coastal development permit to allow the remodel of an existing service repair station and convenience market, including the addition of 232 square feet, 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 Type 20 (Off-Sale Beer and Wine) Alcoholic Beverage Control (ABC) license. The existing pump canopy, eight fuel dispensers, and below-grade fuel infrastructure are to remain unchanged. The convenience market would operate from 6:00 a.m. to 12:00 a.m., daily, with alcohol sales from 6:00 a.m. to 11:00 p.m., daily. 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.

The Planning Commission conducted a public hearing and approved the project as recommended with modifications to the draft resolution by the following vote.

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

ACTION: Recommend approval with modifications