



# CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

City Council Chambers - 100 Civic Center Drive

Thursday, June 8, 2017 - 6:30 PM

**Planning Commission Members:**

**Kory Kramer, Chair**  
**Peter Koetting, Vice Chair**  
**Peter Zak, Secretary**  
**Bill Dunlap, Commissioner**  
**Bradley Hillgren, Commissioner**  
**Raymond Lawler, Commissioner**  
**Erik Weigand, Commissioner**

**Staff Members:**

**Brenda Wisneski, Deputy Community Development Director**  
**Michael Torres, Assistant City Attorney**  
**Tony Brine, City Traffic Engineer**  
**Jennifer Biddle, Administrative Support Specialist**

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**NOTICE TO THE PUBLIC**

Regular meetings of the Planning Commission are held on the Thursdays preceding second and fourth Tuesdays of each month at 6:30 p.m. The agendas, minutes, and staff reports are available on the City's web site at: <http://www.newportbeachca.gov> and for public inspection in the Community Development Department, Planning Division located at 100 Civic Center Drive, during normal business hours. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at (949) 644-3200.

This Commission is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Commission's agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the Commission and items not on the agenda but are within the subject matter jurisdiction of the Commission. The Commission may limit public comments to a reasonable amount of time, generally three (3) minutes per person. All testimony given before the Planning Commission is recorded.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant of this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact Leilani Brown, City Clerk, at least 72 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible (949-644-3005 or [lbrown@newportbeachca.gov](mailto:lbrown@newportbeachca.gov)).

**APPEAL PERIOD:** Use Permit, Variance, Site Plan Review, and Modification Permit applications do not become effective until 14 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. Tentative Tract Map, Tentative Parcel Map, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. General Plan and Zoning Amendments are automatically forwarded to the City Council for final action.

**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. (Red light signifies when three (3) minutes are up; yellow light signifies that the speaker has one (1) minute left for summation.) 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**

**1. MINUTES OF MAY 4, 2017**

**Recommended Action:** Approve and file

[ITEM NO. 1 DRAFT MINUTES OF 05-04-2017](#)

**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*

**2. VIEWPOINT CHURCH CONDITIONAL USE PERMIT AMENDMENT (PA2016-144)**

**Site Location: 866 and 864 West 16th Street**

**Summary:**

A clean-up item to correct the address of the off-site parking location associated with a church at 866 W. 16th Street. On November 17, 2016, the Planning Commission approved Conditional Use Permit No. UP2016-039 that included a parking management plan and an off-site parking agreement for the church. The off-site parking was referenced with an address of 1701 Placentia Avenue in the City of Costa Mesa which is the Cla-Val Industrial building owned by Cla-Val Company. However, the large parking lot used by the industrial building is located on an abutting property with a separate address (1718 Monrovia Avenue). Therefore, the correct address for the off-site parking is 1718 Monrovia Avenue in the City of Costa Mesa. The only changes are to update the address in the Resolution, the Parking Management Plan and the Off-site Parking Agreement.

**Recommended Action:**

1. Conduct a public hearing;
2. Find this project categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities), of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. \_\_\_ approving Amendment to Conditional Use Permit No. UP2016-039.

[ITEM NO. 2 STAFF REPORT](#)

**3. ACCESSORY DWELLING UNIT ORDINANCE (PA2017-069)**

**Site Location: Citywide**

**Summary:**

Amendments to the Zoning Code and Local Coastal Program revising the City's regulations pertaining to Accessory Dwelling Units (ADU) to conform with Government Code Section 65852.2, as amended effective January 1, 2017. Specifically, the amendment would establish regulations permitting the development of accessory dwelling units in single-family residential zoning districts.

**Recommended Action:**

1. Conduct a public hearing;

2. Find this project statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15282(h) of the CEQA Guidelines, which states that the adoption of an ordinance regarding second units to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code are exempt from the requirements of CEQA;

3. Adopt Resolution No. \_\_\_\_\_ recommending the City Council approve Zoning Code Amendment No. CA2017-003 modifying regulations pertaining to accessory dwelling units; and

4. Adopt Resolution No. \_\_\_\_\_ recommending the City Council authorize staff to submit Local Coastal Program Amendment No.LC2017-003 to the California Coastal Commission.

[ITEM NO. 3 STAFF REPORT](#)

**4. NEWPORT DUNES RESORT SPECIAL EVENTS (PA2015-084)**

**Site Location: 1131 Back Bay Drive**

**Summary:**

A first-year review of Conditional Use Permit UP2015-021, which allows the Newport Dunes Resort to conduct small-scale (Level 1) events without special event permits. The review will determine compliance with the conditions of approval and the effectiveness of the noise level monitoring and mitigation program. The current conditions of approval provide for an increase in the number of Level 1 events permitted each year from 250 to 500.

**Recommended Action:**

1. Conduct a public hearing;

2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15323 (Class 23 - Normal Operations of Facilities for Public Gatherings of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and

3. Adopt Resolution No. \_\_\_\_\_ finding compliance with the conditions of approval for Conditional Use Permit No. UP2015-021.

[ITEM NO. 4 STAFF REPORT](#)

**VIII. STAFF AND COMMISSIONER ITEMS**

**5. MOTION FOR RECONSIDERATION**

**6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

1. Update on City Council Items

**7. ANNOUNCEMENTS ON MATTERS THAT THE PLANNING COMMISSION MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION, OR REPORT**

**8. REQUESTS FOR EXCUSED ABSENCES**

**IX. ADJOURNMENT**