



CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

City Council Chambers - 100 Civic Center Drive

Thursday, June 21, 2018 - 6:30 PM

Planning Commission Members:

Peter Koetting, Chair
Peter Zak, Vice Chair
Erik Weigand, Secretary
Bill Dunlap, Commissioner
Lauren Kleiman, Commissioner
Kory Kramer, Commissioner
Lee Lowrey, Commissioner

Staff Members:

Seimone Jurjis, Community Development Director
Jim Campbell, Deputy Community Development Director
Michael Torres, Assistant City Attorney
Tony Brine, City Traffic Engineer
Brittany Ramirez, Administrative Support Specialist

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.

Please Note: All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5 p.m. on the business day immediately prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

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).

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 17, 2018

Recommended Action: Approve and file

[MINUTES OF MAY 17, 2018](#)

[1a Additional Materials Received Mosher Draft Minutes - 05-17-18](#)

VII. CONTINUED BUSINESS

2. AGAPE ART COLLECTIVE (PA2017-232)

Site Location: 365 Old Newport Boulevard

Summary:

A minor use permit to allow the establishment of a tattoo studio (Personal Services, Restricted Land Use), in conjunction with an artist's studio, within an existing commercial tenant space. This item was continued from the May 17, 2018, Planning Commission meeting to allow for further consideration.

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 effect on the environment; and
3. Adopt Resolution No. PC2018-018 approving Minor Use Permit No. UP2017-031.

[ITEM NO. 2 STAFF REPORT](#)

[2a Additional Materials Received Baker PA2017-232](#)

VIII. PUBLIC HEARING ITEM(S)

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

3. MARINER SQUARE RESIDENTIAL CONDOMINIUMS (PA2017-248)

Site Location: 1244 Irvine Avenue

Summary:

Planned Development Permit and Tentative Tract Map that would authorize the demolition of an

existing 114-unit apartment complex and all related improvements on a 5.76-acre site and the construction of a 92-unit residential condominium development including private streets and common open space. The proposed development complies with development standards including height, site coverage, and parking requirements. One deviation is requested at the front setback along Irvine Avenue to allow portions of the second and third stories of ten units to encroach two feet into the required 20-foot front setback along Irvine Avenue.

Recommended Action:

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 under Class 2 (Replacement of Reconstruction) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2018-019 approving Planned Development Permit No. PL2018-001 and Tentative Tract Map NT2017-005.

[ITEM NO. 3 STAFF REPORT](#)

[3a Additional Materials Received Public Comments PA2017-248](#)

[3b Additional Materials Received Public Comments PA2017-248](#)

[3c Additional Materials Received Public Comments PA2017-248](#)

IX. NEW BUSINESS

4. REVIEW OF CITY COUNCIL L-POLICIES

Site Location: Citywide

Summary:

On August 8, 2017, the City Council directed the Planning Commission to review the Public Works/Traffic/Utilities City Council Policies (also known as the L-Policies) and return with recommendations to the City Council for consideration. The Planning Commission appointed an ad hoc subcommittee to review the 28 current L-Policies and return with a recommendation for revisions, additions, and deletions. The Planning Commission ad hoc subcommittee members recommend approving the proposed changes to the L-Policies.

Recommended Action:

1. Determine that the action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines, because it will not result in a physical change to the environment, directly or indirectly;
2. Recommend the City Council approve the changes to the City Council L-Policies.

[ITEM NO. 4 STAFF REPORT](#)

X. STAFF AND COMMISSIONER ITEMS

5. MOTION FOR RECONSIDERATION

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

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

XI. ADJOURNMENT