



CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

City Council Chambers - 100 Civic Center Drive

Thursday, October 19, 2017 - 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
Michael Torres, Assistant City Attorney
Tony Brine, City Traffic Engineer
Jennifer Biddle, 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.

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 OCTOBER 5, 2017

Recommended Action: Approve and file

[ITEM NO. 1 DRAFT MINUTES 10-19-2017](#)

[1a Additional Marterial Received Mosher 10-05-2017 Draft Minutes](#)

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. NEWPORT AUTO CENTER OFF-SITE PARKING (PA2017-097 AND PA2016-164)

Site Location: 445 East Coast Highway; 1131 Back Bay Drive; 101 Bayside Drive

Continued from October 5, 2017

Summary:

Request to amend Conditional Use Permit UP3660 to allow off-site employee parking for 75 vehicles at the Newport Dunes Resort parking lot (1131 Back Bay Drive). The automotive dealership would utilize shuttles to transport employees to and from the off-site parking area. Two employee spaces would be retained on-site. The Applicant also requests a limited term permit to allow temporary vehicle storage of up to 300 inventory vehicles at the Newport Dunes Resort parking lot (101 Bayside Drive) for up to one year. No test drives, car washing, vehicle repair, sales, or other activities would occur at the vehicle storage or employee parking sites. No construction is proposed.

Recommended Action:

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 153011 and Section 15304 under Class 1 (Existing Facilities) and Class 4 (Minor Alterations to Land) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. 2067 approving Conditional Use Permit No. UP2017-014 and Limited Term Permit No. XP2016-009.

[ITEM NO. 2 STAFF REPORT](#)

[ITEM NO. 2 STAFF MEMO AND RESOLUTION](#)

3. LIDO MARINA VILLAGE PARKING MANAGEMENT PLAN AMENDMENT (PA2017-135)

Site Location: 3636 Newport Boulevard, 3418-3428 Via Lido, 3434 and 3444 Via Lido, and 3400-3450 Via Oporto

Summary:

An amendment to the parking management program for Lido Marina Village, pursuant to Use Permit No. UP2014-014 (PA2014-002). Modifications include but may not be limited to the elimination of an employee shuttle, relocation of employee parking to the fifth level of the parking structure, parking pricing adjustments, valet plan changes, and the addition of customer off-site valet parking at 3700 Newport Boulevard. If approved, this Conditional Use Permit would supersede the previous Use Permit No. UP2014-014 (PA2014-002).

Recommended Action:

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and.
3. Adopt Resolution No. 2068 approving Conditional Use Permit No. UP2017-019 subject to the findings and conditions of approval.

[ITEM NO. 3 STAFF REPORT](#)

VIII. STAFF AND COMMISSIONER ITEMS

4. MOTION FOR RECONSIDERATION

5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. Update on City Council Items
2. Status of the General Plan Update Process

[ITEM NO. 5 TENTATIVE AGENDA](#)

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

7. REQUESTS FOR EXCUSED ABSENCES

IX. ADJOURNMENT