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 OCTOBER 3, 2019

   Recommended Action: Approve and file

   MINUTES OF OCTOBER 3, 2019

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. THE GARDEN OFFICE AND PARKING STRUCTURE (PA2019-023)

   Site Location: 215 Riverside Avenue

   Summary:
   A coastal development permit to demolish an existing restaurant/office building and associated surface parking lot, and to construct a new 41-space, two-level parking structure and a 2,744 square-foot office building. A conditional use permit is required to authorize the parking structure adjacent to residentially zoned property. The project includes hardscape, drainage, and landscape improvements. The proposed development complies with all applicable development standards including height, setbacks, and floor area limits.

   Recommended Action:

   1. Conduct a public hearing;

   2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 under Class 32 (Infill) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and

3. **APPEAL OF SHEEHY RESIDENCE CDP (PA2017-179)**

**Site Location:** 2495 Ocean Boulevard

**Summary:**
An appeal of the Zoning Administrator’s July 11, 2019, decision to approve Coastal Development Permit No. CD2017-076 related to the demolition of an existing single-family residence and detached one-car garage, and the construction of a new 6,630-square-foot, single-family residence with an attached 656-square-foot, three-car garage located at 2495 Ocean Boulevard. The proposed development also includes accessory elements such as walls, fences, patios, hardscape, swimming pool, drainage devices and landscaping. The proposed project complies with all applicable development standards and no deviations are requested. The appeal was filed by a neighboring resident.

**Recommended Action:**

1. Conduct a de novo public hearing;

2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 - Class 3 (New Construction or Conversion of Small Structures) of the State CEQA (California Environmental Quality Act) Guidelines, because it has no potential to have a significant effect on the environment; and

3. Adopt Resolution No. PC2019-029, upholding and affirming the Zoning Administrator’s approval of Coastal Development Permit No. CD2017-076.

4. **COTTAGE PRESERVATION CODE AND LCP AMENDMENTS (PA2019-181)**

**Site Location:** Citywide

**Summary:**
The City is proposing amendments to the Local Coastal Program (Coastal Land Use Plan and Implementation Plan), Newport Beach Municipal Code (NBMC) Title 20 (Planning and Zoning), and Title 15 (Building and Construction) to provide an option to preserve traditional beach cottages. Typically, cottages do not provide all the code-required parking and additions are limited to 10 percent of the existing floor area. The amendments would allow larger additions of up to 50 percent of the existing floor area without providing the minimum code-required parking when the project would result in the preservation of the cottage character and building envelope that is representative of traditional development patterns in the City. Eligible projects would also receive relief from a building code valuation threshold requiring building code compliance as new construction.
Recommended Action:

1. Conduct a public hearing;

2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21065 of CEQA and State CEQA Guidelines Sections 15060 (c)(2), 15060 (c)(3), and 15378. The proposed action is also exempt pursuant to State CEQA Guidelines Section 15061(b)(3) because it has no potential to have a significant effect on the environment;

3. Adopt Resolution No. PC2019-033 recommending the City Council approve Code Amendment No. CA2019-006; and

4. Adopt Resolution No. PC2019-034 recommending the City Council authorize staff to submit Local Coastal Program Amendment No. LC2019-004 to the California Coastal Commission.

ITEM NO. 4 STAFF REPORT
4a_Additional Materials Received_Rawson_PA2019-181
4b_Additional Materials Received_Burt_PA2019-181
4c_Additional Materials Received_ObermanLevine_PA2019-181

VIII. DISCUSSION ITEMS

5. REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

Summary:
Staff will provide a presentation providing an update regarding the Regional Housing Needs Assessment (RHNA) process. The presentation will include the regional determination made by the State Department of Housing and Community Development and current draft allocation methodology recommended by the Southern California Association of Governments (SCAG).

IX. STAFF AND COMMISSIONER ITEMS

6. MOTION FOR RECONSIDERATION

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. 7 PC AGENDA

8. REQUESTS FOR EXCUSED ABSENCES

X. ADJOURNMENT