



CITY OF

NEWPORT BEACH

City Council Staff Report

April 23, 2024
Agenda Item No. 11

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Seimone Jurjis, Assistant City Manager/Community Development Director - 949-644-3232, sjurjis@newportbeachca.gov

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TITLE: Planning Commission Agenda Report for April 18, 2024

CONSENT ITEMS:

ITEM NO. 1 **MINUTES OF MARCH 7, 2024**

SUMMARY: Draft minutes from the March 7, 2024, meeting of the Planning Commission.

The Planning Commission considered the draft minutes with suggested edits to the minutes. The minutes were approved by the following vote.

AYES: Ellmore, Langford, Lowrey, and Salene
NOES: None
ABSENT: None
ABSTAIN: Barto, Harris, and Rosene

ACTION: Approved as amended

PUBLIC HEARING ITEMS:

ITEM NO. 2 **THE RESIDENCES AT AIRPORT VILLAGE (PA2023-0223)**
Site Location: 4504, 4570, 4600, and 4630 Campus Drive, 4525, 4533, and 4647 MacArthur Boulevard, and 4515 Birch Street

SUMMARY: The applicant is requesting approval for the demolition of seven commercial buildings and surface parking and the construction of 444 for-rent residential units atop an 806-space parking structure (Project). The following approvals are requested to implement the project as proposed:

- Major Site Development Review (SDR): An SDR in accordance with the Newport Airport Village Planned Community (PC-60) and Section 20.52.80 (Site Development Reviews) of the Newport Beach Municipal Code (NBMC), for the construction of the Project;

- Affordable Housing Implementation Plan (AHIP): A plan specifying how the Project would meet the City's affordable housing requirements, in exchange for a request of 35% increase in density. The applicant seeks two development standard waivers related to the overall residential project density range and private open space for each residential unit, and a development concession related to the mix of affordable units pursuant to Chapter 20.32 (Density Bonus) of the NBMC and Government Code Section 65915 (Density Bonus Law); and
- Tentative Parcel Map: A tentative parcel map to consolidate five lots into one 6.44- gross acre (6.16-net acre) parcel, pursuant to Chapter 19.12 (Tentative Map Review) of the NBMC.

The Planning Commission conducted a public hearing, considered public input, and approved the project by the following vote:

AYES: Barto, Ellmore, Langford, Rosene, and Salene
 NOES: None
 ABSENT: None
 RECUSED: Harris and Lowrey

ACTION: Approved as recommended

ITEM NO. 3 HOUSING ELEMENT IMPLEMENTATION PROGRAM AMENDMENTS (PA2022-0245)
Site Locations: Citywide

SUMMARY: To implement the 6th Cycle Element for the 2021-2029 planning period, the Planning Commission is being asked to consider a recommendation to the City Council for the amendments and actions described below, which must take effect by the statutory deadline of February 2025:

- **General Plan Amendment.** To revise the necessary goals and/or policies within the City's Land Use Element to support housing production in the focus areas identified by the Housing Element;
- **Amendments to Title 20 (Planning and Zoning) of the Newport Beach Municipal Code.** To implement the Land Use Element's policy changes by allowing housing development as an opportunity and establishing appropriate development standards create objective design and development standards for multi-unit residential and mixed-use development projects; and
- **Local Coastal Program Amendment.** To revise and create new policies within the City's Coastal Land Use Plan and to update Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to support housing production in the focus areas identified by the 6th Cycle Housing Element and within the Coastal Zone.

The Planning Commission conducted a public hearing, considered public input, and approved a recommendation to City Council to approve the Program Environmental Impact Report SCH No. 2023060699, including the Mitigation Monitoring and Reporting Program and the Housing Element Implementation Program Amendments by following vote:

AYES: Barto, Ellmore, Harris, Lowrey, and Salene
 NOES: None
 ABSENT: None
 RECUSED: Langford and Rosene

ACTION: Approved as recommended

**2024 NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT (CDD)
TENTATIVE PROJECT MEETING SCHEDULE***

<u>April 17 General Plan Update Steering Committee (GPUSC) Meeting</u> <i>(Cancelled)</i>	
<u>April 18 Planning Commission</u> 1. Housing Element Implementation Program Amendments (PA2022-0245) – Ben/Jaime 2. Newport Airport Village Apartments (PA2023-0223) – Jenny	Citywide District 3
<u>April 23 City Council</u> 1. 2 nd Reading, Residences at 1400 Bristol (PA2022-0296) – Liz 2. 2 nd Reading, Residences at 1401 Quail (PA2023-0040) – David 3. CDBG FY24/25 Action Plan – Lauren 4. Appeal- OC Sanitation District Pump Station at 250 E Coast Hwy (PA2023-0076) – David	District 3 District 3 Citywide District 4
<u>April 23 GPAC Arts and Culture/Historic Resources Subcommittee</u> – Liz	Citywide
<u>April 25 Zoning Administrator</u> 1. McBride Condos TMP/CDP at 318 Iris Ave (PA2024-0044) - Jerry 2. Bean Residence CDP at 2632 Circle Drive (PA2023-0234) - Laura 3. Foretti's LTP/CDP at 2929 Coast Highway East (PA2023-0231) – Laurel/Sagecrest	District 6 District 2 District 6
<u>May 1 General Plan Advisory Committee (GPAC) Meeting</u>	
<u>May 9 Planning Commission</u> 1. Residences at 1600 Dove (PA2022-0297) - Liz 2. Tracy Residence Variance at 1020 White Sails (PA2023-0200) - Jenny	District 3 District 6
<u>May 14 City Council</u> 1. License Agreement with Aqua Superpower at Marina Park - Lauren	District 1
<u>May 15 General Plan Update Steering Committee (GPUSC) Meeting</u>	
<u>May 16 Zoning Administrator</u> 1. Whitaker Residence CDP at 55 Saratoga (PA2024-0043) - Danny 2. 506 Capital Group Residence TPM at 506 Avocado (PA2023-0201) - Danny 3. Porteous Residences Tentative Parcel Map & CDP (PA2024-0012) - Laura 4. Doggie Daycare MUP at 1555-1559 Placentia (PA2023-0248) - Jerry	District 4 District 6 District 6 District 2
<u>May 16 Airport Land Use Commission</u> 1. Housing Element Implementation Program Amendments (PA2022-0245) – Ben/Jaime	Citywide
<u>May 23 Planning Commission</u> 1. Fletcher Jones Airport Shuttle Relocation to 20071 Birch St (PA2023-0172) – Joselyn 2. <i>(Consent)</i> Smith Family Trust Encroachment at 3015 Cliff Drive (PA2024-0045) – Keely 3. <i>(Consent)</i> Pettey Family Trust Encroachment at 521 Larkspur Ave (PA2024-0067) – Keely	District 3 District 2 District 6
<u>May 28 City Council</u> 1. Notice of Intent to Override ALUC- Housing Element Implementation Program Amendments (PA2022-0245) – Ben/Jaime <i>(If Needed)</i>	Citywide
<u>May 30 Zoning Administrator</u> 1. Tanar's Tobacco MUP at 2233 Balboa Blvd - (PA2023-0032) - Jenny	District 1
<u>June 6 Planning Commission</u>	-
<u>June 11 City Council</u>	
<u>June 13 Zoning Administrator</u>	
<u>June 20 Planning Commission</u>	-
<u>June 25 City Council</u>	-

* The tentative schedule is a tool to assist the preparation of future agendas. It does not provide a complete description of projects and it does not list all projects currently under review that could be scheduled. The tentative schedule changes without notice.

<u>June 27 Zoning Administrator</u>			-
<u>July 9 City Council</u>			
<u>July 11 Zoning Administrator</u>			
<u>July 18 Planning Commission</u>			
<u>July 23 City Council</u>			
1. Housing Element Implementation Program Amendments (PA2022-0245) – Ben/Jaime			Citywide
<u>July 25 Zoning Administrator</u>			
<u>Director or ZA Level Actions</u>			<i>None this week</i>
<u>CDP Waivers</u>			<i>None this week</i>
<u>TBD Items</u>			
1. Wireless Facilities in public right-of-way, ordinance update – Ben/OCA			Citywide
2. Cappy's Café CDP/MUP at 5930 W Coast Hwy (PA2023-0191) – Jenny			District 1
3. Snow Residence Condominiums TPM/CDP/Conversion at 400 40 th (PA2023-0147) – Jerry			District 1
4. Study Session, Development Impact Fee Study (PA2021-127) – Liz			Citywide
5. Density Bonus LCP Amendment (PA2020-032) – Jaime			Citywide
<u>Pending Coastal Commission</u>			
1. Small Cell Telecom Appeal at 38 th Street and Lake Ave appeal (PA2019-113) – Ben			District 1
2. Coastal Act §30613 CDP jurisdiction change (PA2022-111) – Jaime/Dudek			Coastal
3. 2022 LCPA #3 –Nonconforming uses and structures amendment – Jaime/Joselyn			Coastal
4. 2023 LCPA #1 - ADU ordinance amendment, Bay Island amendment, Hanna land use change – Jaime/Chelsea/David			Coastal
5. 2023 LCPA #2 - Commercial Parking, VE Special Flood Hazard Overlay – Ben/Liz			Coastal
6. 2024 LCPA #1 – Short Term Lodging, NB Tennis & Pickleball Club, MC Clean Up – Jaime/David			Coastal
7. Dawson Residence CDP Appeal at 2741 Ocean Blvd (PA2022-0315) – David			District 6
8. Mooring Field C Optimization Pilot Project – Paul Blank/Dudek			District 1
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