



# CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

City Council Chambers - 100 Civic Center Drive

Thursday, June 6, 2019 - 6:30 PM

***Planning Commission Members:***

**Peter Zak, Chair**  
**Erik Weigand, Vice Chair**  
**Lee Lowrey, Secretary**  
**Curtis Ellmore, Commissioner**  
**Lauren Kleiman, Commissioner**  
**Peter Koetting, Commissioner**  
**Kory Kramer, Commissioner**

**Staff Members:**

**Seimone Jurjis, Community Development Director**  
**Jim Campbell, Deputy Community Development Director**  
**Tony Brine, City Traffic Engineer**  
**Yolanda Summerhill, Assistant City Attorney**  
**Amanda Lee, Administrative Support Technician**

---

**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](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 23, 2019**

**Recommended Action:** Approve and file

[MINUTES OF MAY 23, 2019](#)

[1a Additional Materials Received Mosher Draft Minutes 05-23-19](#)

**VII. 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*

**2. SESSIONS SANDWICHES PATIO EXPANSION (PA2018-241)**

**Site Location: 2823 Newport Boulevard**

**Summary:**

The applicant proposes to add a 130-square-foot outdoor dining area with alcohol service to an existing restaurant. The existing restaurant currently operates with a Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place) Alcoholic Beverage Control (ABC) license and has hours of operation between 6:00 a.m. and 9:00 p.m., daily. No other operational changes are requested or proposed.

**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. PC2019-016 approving Minor Use Permit No. UP2018-022 and Coastal Development Permit No. CD2018-094.

[ITEM NO. 2 STAFF REPORT](#)

[2a Additional Materials Received Various PA2018-241](#)

[2b Additional Materials Received Various PA2018-241](#)

[2c Additional Materials Received Various PA2018-241](#)

[2d Additional Materials Received Various PA2018-241](#)

[2e Additional Materials Received Various PA2018-241](#)

**3. THE STAG BAR OCCUPANT LOAD INCREASE (PA2018-196)**

**Site Location: 121 Mc Fadden Place**

**Summary:**

The applicant requests an amendment of Use Permit No. UP2013-16 to increase the allowed occupant load of the Stag Bar + Kitchen from 207 persons to a maximum of 260 persons. The applicant also proposes to reduce the allowed hours of operation from 6 a.m. to 2 a.m., daily, to 6 a.m. to 1:30 a.m., daily. The application also includes a request for a waiver of 13 parking required spaces.

**Recommended Action:**

Continuance to June 20, 2019, in order to conduct additional analysis on the project

[ITEM NO. 3 STAFF REPORT](#)

**VIII. STAFF AND COMMISSIONER ITEMS**

**4. MOTION FOR RECONSIDERATION**

**5. REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA.**

[ITEM NO. 4 PC AGENDA](#)

**6. REQUESTS FOR EXCUSED ABSENCES**

**IX. ADJOURNMENT**