



CITY OF

NEWPORT BEACH

City Council Staff Report

November 30, 2021
Agenda Item No. 22

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Planning Commission Agenda Report for November 18, 2021

ITEM NO. 1 MINUTES OF OCTOBER 7, 2021

SUMMARY: Draft minutes from the October 7, 2021, meeting of the Planning Commission.

The Planning Commission considered the draft minutes and suggested edits from a member of the public. The amended minutes were approved by the following vote.

AYES: Klaustermeier, Kleiman, Lowrey, and Rosene
NOES: None
ABSENT: Ellmore, Koetting, and Weigand
ABSTAIN: None

ACTION: Approved with edits

PUBLIC HEARING ITEMS:

ITEM NO. 2 PACIFICA CHRISTIAN HIGH SCHOOL USE PERMIT (PA2021-221)
Site Location: 1499 Monrovia Avenue and 883 West 15th Street

SUMMARY: An amendment to a conditional use permit for Pacifica High School to increase enrollment by 120 students, from 185 to 305, and an increase in staff/administration from 18 to 35 employees. The additional students and staff will be accommodated by utilizing both 1499 Monrovia Avenue and 883 West 15th Street locations as classroom sites. Further, 35 parking spaces located at Coastline college would be provided to the expanded school. The total combined parking at all locations would be 137 spaces.

The Planning Commission conducted a public hearing and approved the project as recommended with several changes to the conditions of approval by the following vote.

AYES: Klaustermeier, Kleiman, Lowrey, Rosene, and Weigand
 NOES: None
 ABSENT: Ellmore and Koetting
 ABSTAIN: None

ACTION: Approved

ITEM NO. 3 WILD TACO ALCOHOL LICENSE UPGRADE MUP (PA2021-106)

Site Location: 407 31ST Street

SUMMARY: A request to amend and supersede an existing use permit that allows a restaurant with a Type 41 (On-Sale Beer and Wine – Eating Place) Alcoholic Beverage Control (ABC) license. Approval of the new Use Permit would allow the restaurant to upgrade its ABC license to a Type 47 (On-Sale General – Eating Place) and expand the hours of operation from 11 a.m. to 9 p.m., daily, to a maximum of 10 a.m. to 10 p.m., daily. There are no late hours (after 11 p.m.) proposed and no physical alterations proposed as part of this project. If approved, this Minor Use Permit would supersede Use Permit No. UP2008-056 and subsequent amendments.

The Planning Commission conducted a public hearing and approved the project as recommended with several changes to the conditions of approval by the following vote.

AYES: Klaustermeier, Kleiman, Lowrey, Rosene, and Weigand
 NOES: None
 ABSENT: Ellmore and Koetting
 ABSTAIN: None

ACTION: Approved

ITEM NO. 4 ORANGE COAST WINERY USE PERMIT (pa2020-082)

Site Location: 869, 871, AND 873 16TH Street

SUMMARY: A conditional use permit to establish a wine tasting room, Orange Coast Winery, with 1,280 square feet of net public area, including a Type 2 (Winery) Alcoholic Beverage Control (ABC) license. Proposed hours of operation are 5:00 p.m. to 9:00 p.m. Monday through Friday and 12:00 p.m. to 9:00 p.m. Saturday and Sunday. There is no live entertainment or dancing proposed. If approved, this Conditional Use Permit would supersede Use Permit UP2010-013.

The Planning Commission conducted a public hearing and approved the project as recommended with several changes to the conditions of approval by the following vote.

AYES: Klaustermeier, Lowrey, Rosene and Weigand
 NOES: Kleiman
 ABSENT: Ellmore and Koetting
 ABSTAIN: None

ACTION: Approved