



# Sessions Sandwiches Patio Expansion

## Minor Use Permit and Coastal Development Permit

2823 Newport Boulevard

PA2018-241

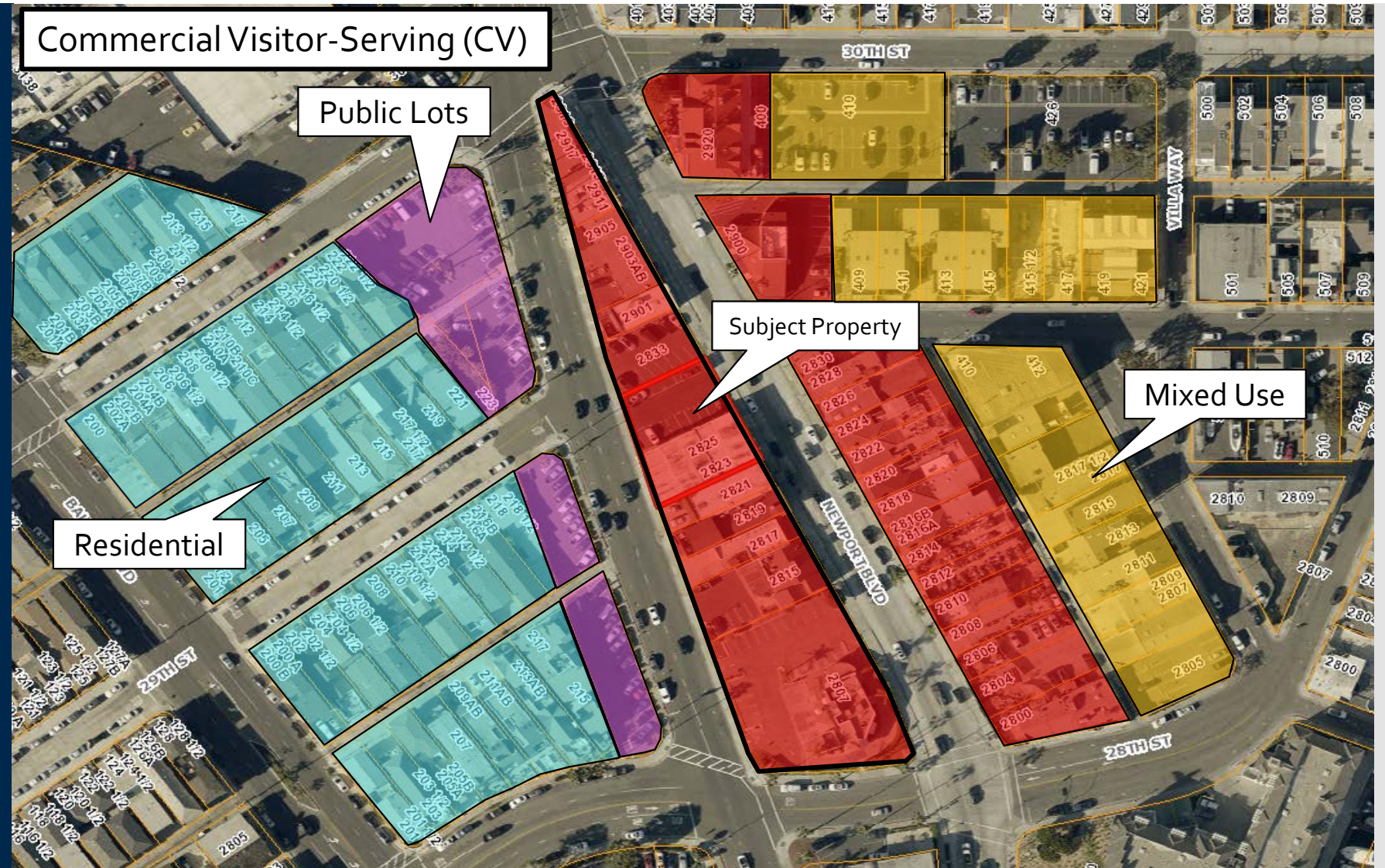


## Planning Commission

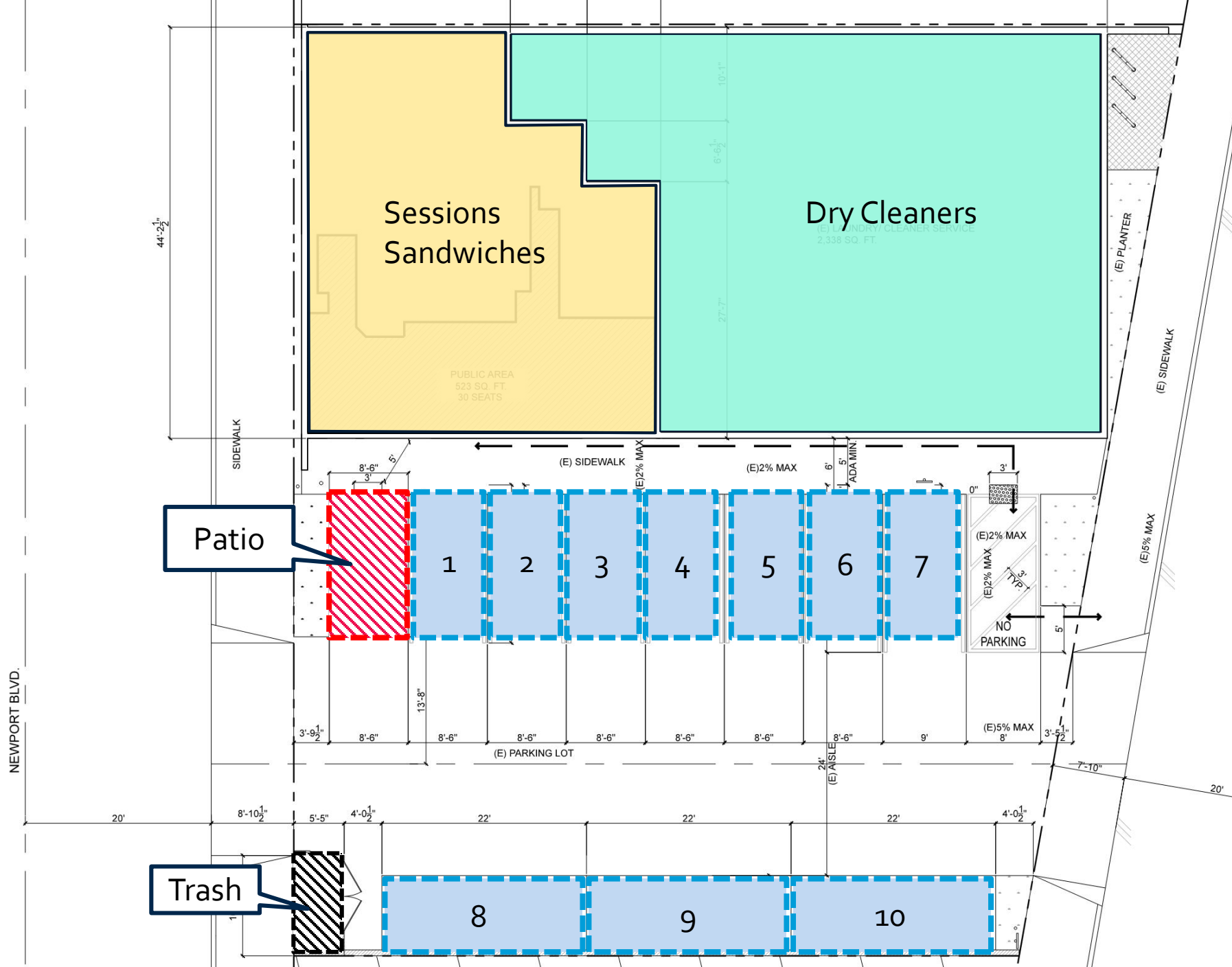
## Public Hearing

June 6, 2019

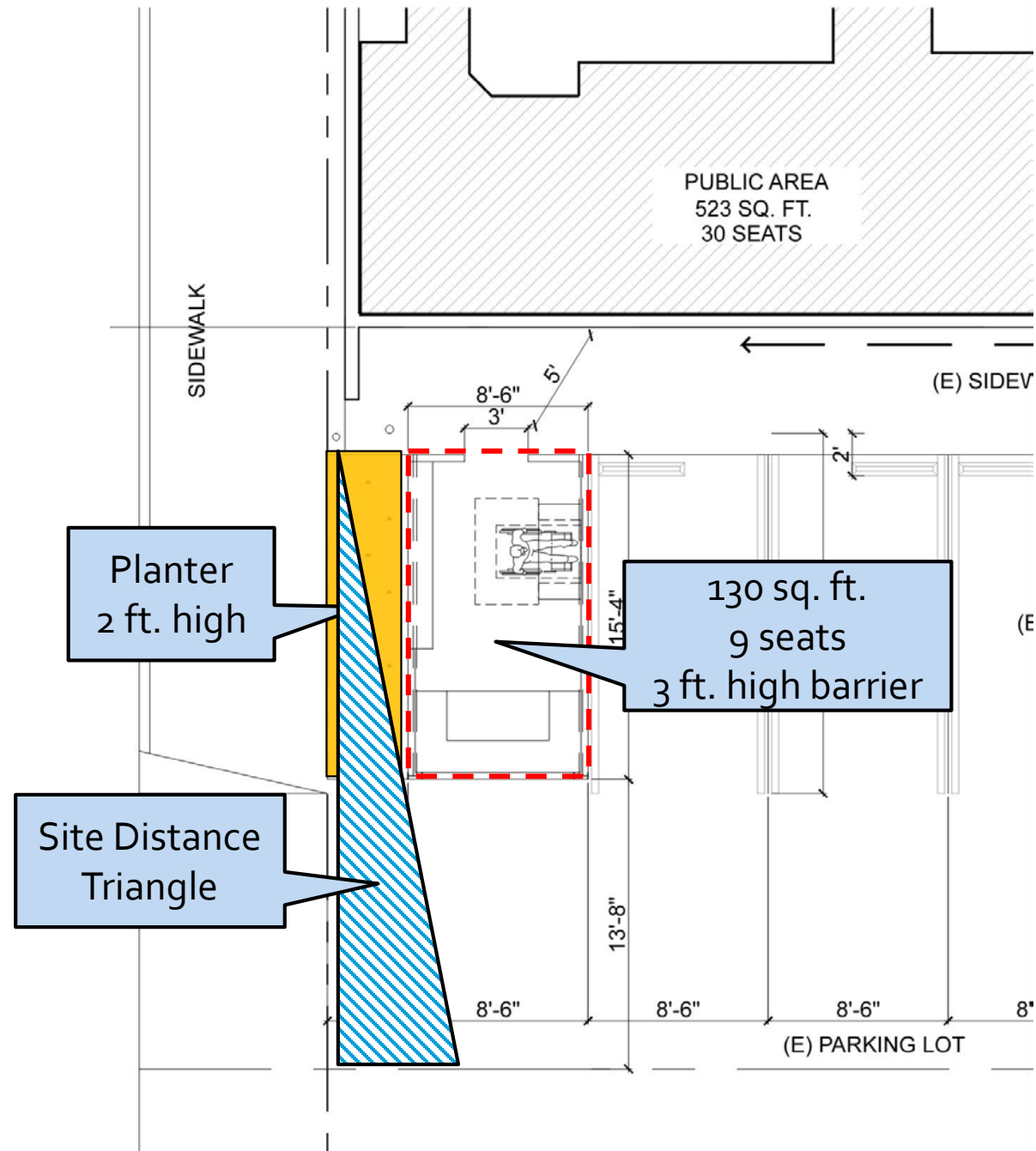
# Vicinity Map





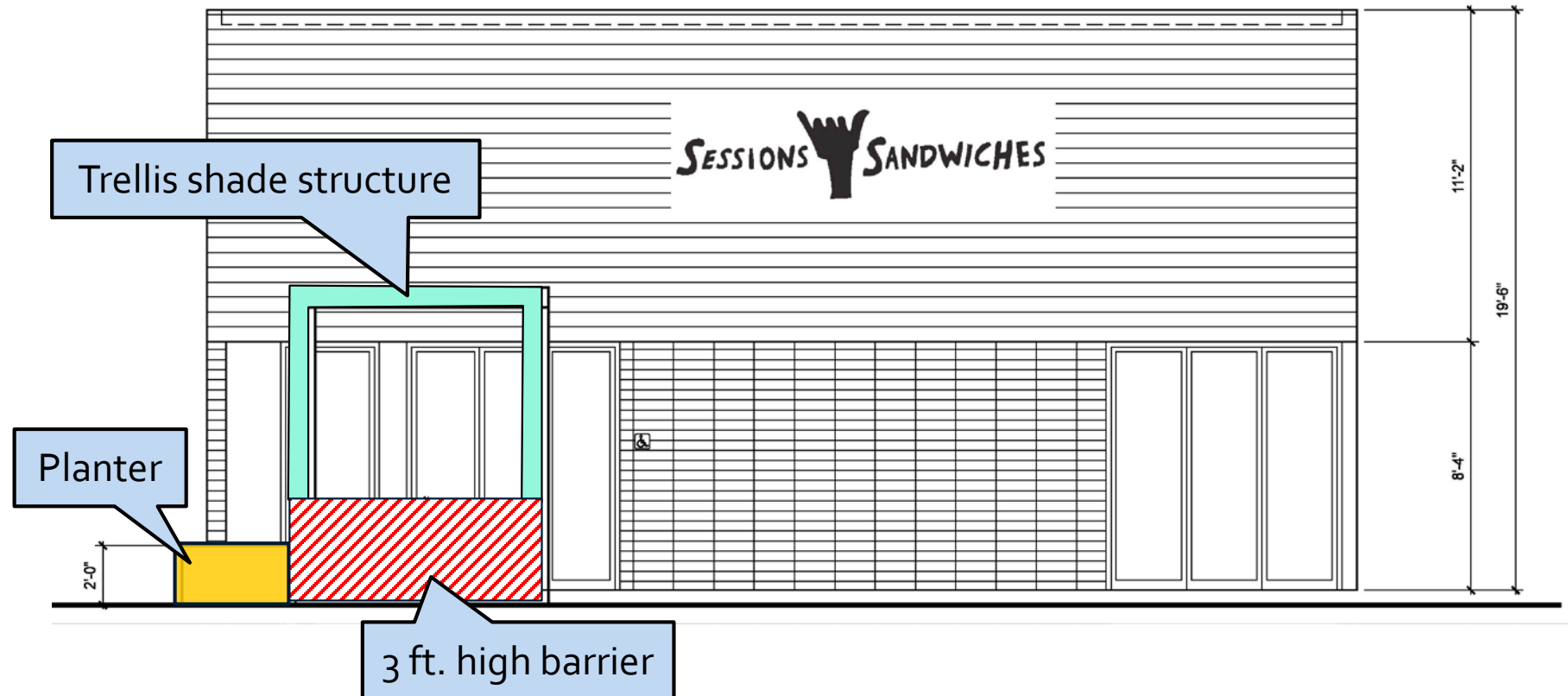


- Hours: 6am – 9pm
- Includes alcohol service

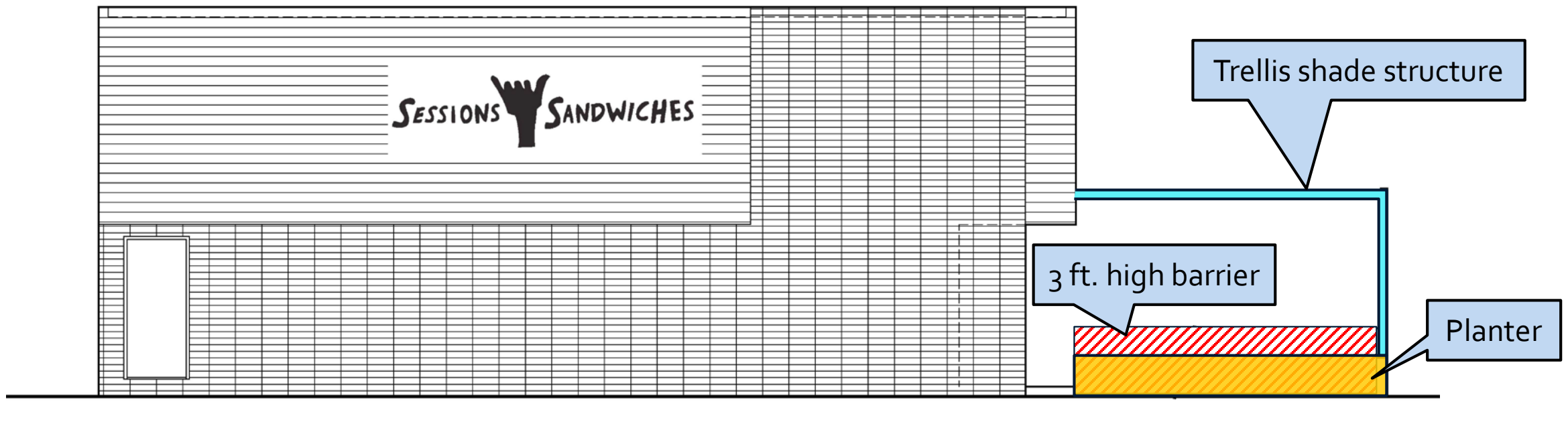


# Front Elevation (Parking Lot)

Planning Commission - June 6, 2019  
Item No. 2g Additional Materials Presented At Meeting  
Sessions Sandwiches Patio Expansion (PA2018-241)



# Side Elevation (Newport Blvd.)



# Background

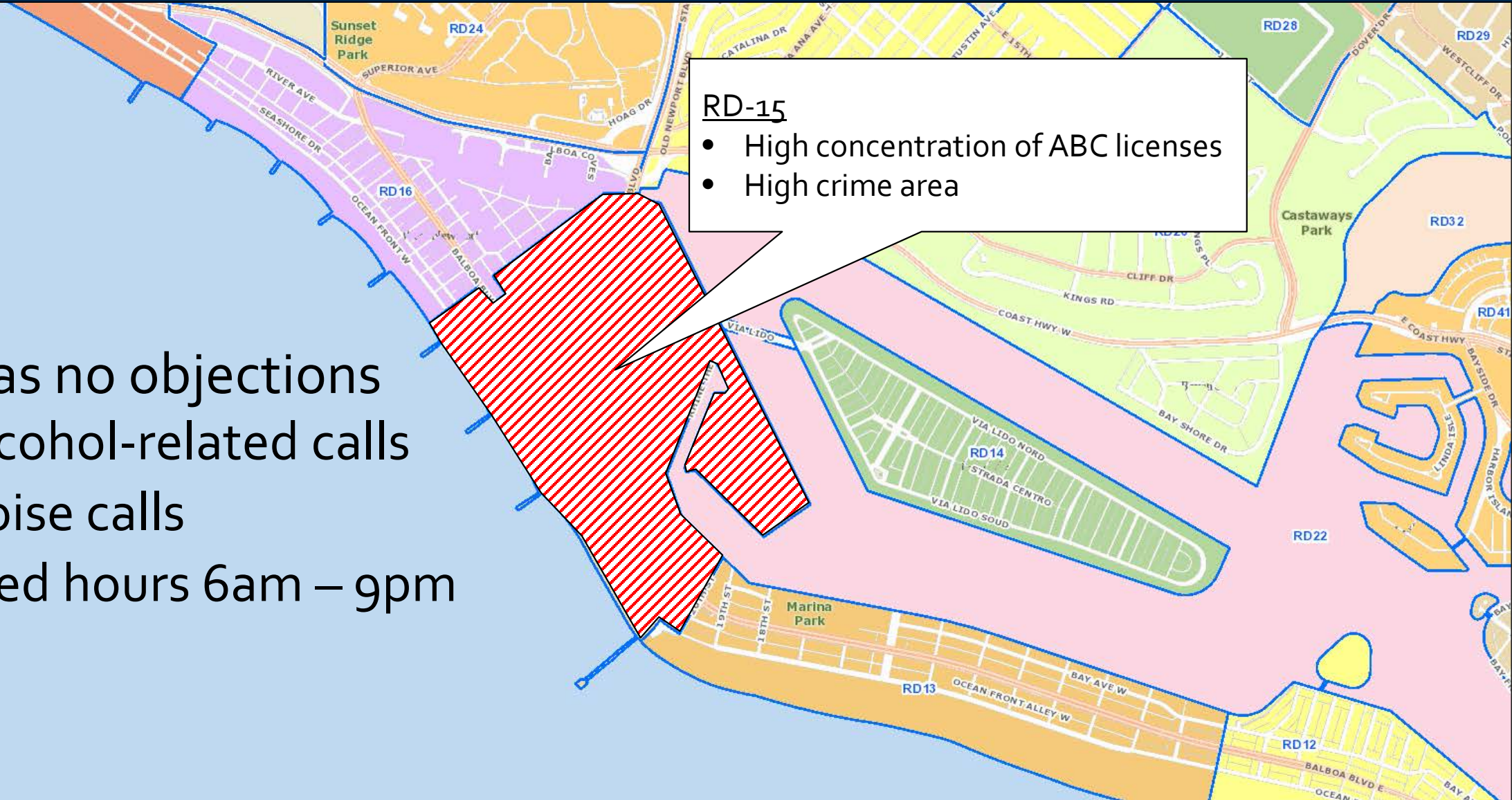
- Minor Use Permit (September 12, 2013)
  - Zoning Administrator
  - Permitted restaurant
  - No alcohol, 6am – 11pm
- Amend Use Permit (March 5, 2015)
  - Planning Commission
  - Type 41 (Beer and Wine)
  - Reduced Hours (6am – 9pm)
- Amend Use Permit (May 16, 2019)
  - ZA referred to PC
  - Public concern regarding alcohol on patio

# Outdoor Alcohol Service

- Police has no objections
  - No alcohol-related calls
  - No noise calls
  - Limited hours 6am – 9pm

## RD-15

- High concentration of ABC licenses
- High crime area





# Parking

- Loss of one parking space
- Adjust parking rate (1 per 44 sq. ft. of NPA)
  - No live entertainment or attractions
  - Small patio doesn't require parking
  - Parking Study concludes sufficient parking during peak hours
- No intensification of nonconforming parking

## Coastal Development Permit

- Located a large distance from:
  - Public Beach (+800 feet)
  - Harbor (+600 feet)
- No impact to coastal resources
  - Public views
  - Public Access

## Revised Conditions

### New condition:

“The patio dimension shall be modified to accommodate a **9-foot wide parking space** adjacent to the outdoor dining area.”

### Revise Condition No. 3

“Any change in operational characteristics, hours of operation, expansion in area, or other modification to the approved plans, may require an amendment to this Minor Use Permit and Coastal Development Permit or the processing of new permits. **Any amendments or processing of new permits shall require approval by the Planning Commission.**”

## Recommended Action

- Conduct a public hearing;
- Find project exempt under Class 1 (Existing Facilities) of the CEQA Guidelines; and
- Adopt Resolution No. PC2019-016, approving the project



## For more information Contact

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# Questions?

