

NEWPORT BEACH PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE  
THURSDAY, AUGUST 8, 2019  
REGULAR MEETING – 6:30 P.M.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. ELECTION OF OFFICERS

ITEM NO. 1 ELECTION OF OFFICERS

**Summary:**

The Planning Commission's adopted rules require the election of officers at its annual meeting, which occurs at the first meeting of July each year. Officers include the Chair, Vice Chair, and Secretary and they would serve for a one-year term.

**Recommended Action:**

1. Find this action not subject to the California Environmental Quality Act ("CEQA") pursuant to 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3;
2. Nominate Planning Commission officers consisting of Chair, Vice Chair, and Secretary; and
3. Appoint the officers by majority approval of a motion.

V. 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. Before speaking, please state your name for the record and print your name on the blue forms provided at the podium.*

VI. REQUEST FOR CONTINUANCES

VII. CONSENT ITEMS

ITEM NO. 2 MINUTES OF JULY 18, 2019

**Recommended Action:** Approve and file

VIII. 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.*

**ITEM NO. 3 THE DOCK CONDITIONAL USE PERMIT (PA2019-075)**  
**Site Location: 2816 Lafayette Avenue**

**Summary:**

A conditional use permit to allow a Type 47 (On-Sale General – Eating Place) alcoholic beverage control license at an existing food service establishment. The Dock currently operates with a Type 41 (On-Sale Beer and Wine) alcoholic beverage control license with hours of operation from 6:00 a.m. through 11:00 p.m., daily. The existing establishment consists of 1,060 square feet of net public area, including a 597-square-foot covered outdoor patio fronting the Rhine Channel. No change to hours of operation and no physical interior or exterior alterations are proposed. The Applicant also requests a continuation of historical parking reductions. If approved, this use permit would supersede Use Permit No. UP3578.

**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. PC2019-022 approving Conditional Use Permit No. UP2019-023.

**ITEM NO. 4 SAGEMODERN LIVE-WORK DEVELOPMENT (PA2018-232)**  
**Site Location: 502 and 504 West Balboa Boulevard**

**Summary:**

The applicant requests a coastal development permit and a minor site development review to demolish an existing two-story, mixed-use building and surface parking lot and construct two new live-work units. As part of the project, the applicant also requests approval of a variance to waive or modify Newport Beach Municipal Code (NBMC) Section 20.48.130 to allow reduction of the required 25-foot depth of nonresidential uses on the ground floor to a depth of 18 feet 4 inches. The project includes hardscape, landscape, and subsurface drainage facilities and the design complies with other applicable development standards.

**Recommended Action:**

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2019-023 approving Coastal Development Permit No. CD2018-105, Minor Site Development Review No. SD2018-006, and Variance No. VA2018-007.

**IX. STAFF AND COMMISSIONER ITEMS**

**ITEM NO. 5 MOTION FOR RECONSIDERATION**

**ITEM NO. 6 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 REQUESTS FOR EXCUSED ABSENCES**

**X. ADJOURNMENT**