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# **NEWPORT BEACH**

## **City Council Staff Report**

August 13, 2019  
Agenda Item No. 13

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** Seimone Jurjis, Community Development Director - 949-644-3232,  
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**TITLE:** Planning Commission Agenda Report for August 8, 2019

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**ITEM NO. 1 ELECTION OF OFFICERS**

**SUMMARY:** Election of Chair, Vice Chair and Secretary to serve for one year.

The Planning Commission adjourned this item to the next regular meeting due to the absence of two Commissioners.

**ITEM NO. 2 MINUTES OF JULY 18, 2019**

**SUMMARY:** Draft minutes from the July 18, 2019 meeting of the Planning Commission.

The Planning Commission considered the draft minutes and suggested amendments to the minutes.

AYES: Ellmore, Klaustermeier, Rosene, and Weigand  
NOES:  
ABSENT: Kleiman and Lowrey  
ABSTAIN: Koetting

**ACTION:** Approved as amended.

**PUBLIC HEARING ITEMS:**

**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) alcoholic beverage license at an existing food service establishment. The Dock currently operates with a Type 41 (On-Sale Beer and Wine) alcoholic beverage 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 957-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.

The Planning Commission conducted a public hearing and approved the project as recommended.

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

**ACTION:** Approve

**ITEM NO. 4**

**SAGEMODERN LIVE-WORK DEVELOPMENT (PA2018-232)**

**Site Location: 502 and 504 West Balboa Boulevard**

**SUMMARY:** A site development review and coastal development permit to demolish an existing two-story mixed-use building and surface parking and construct two new live-work units ("Project"). As part of the development, the Applicant also requests approval of a variance to reduce 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. The design complies with other applicable development standards.

The Planning Commission approved the project as recommended with modifications to the conditions.

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

**ACTION:** Approve as amended