



City of Newport Beach

Tentative Agenda Report - 08/09/2025 to 11/12/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
August 11, 2025 - GPAC Land Use Subcommittee						
August 12, 2025 - Corona del Mar Community Open House						
1 CDM Commercial Corridor Study	CDM Community Workshop	<u>2201 COAST HWY E</u>	<u>PA2024-0002</u>	Liz Westmoreland	<u>MORE INFO</u>	District 6
August 13, 2025 - Harbor Commission Meeting (GP Update)						
August 14, 2025 - Zoning Administrator Meeting						
1 Dildine Residence CDP	Public Hearing	<u>320 BALBOA BLVD E</u>	<u>PA2025-0023</u>	Cameron Younger	<u>MORE INFO</u>	District 1
2 Doan Condominiums	Public Hearing	<u>605 CARNATION AVE</u>	<u>PA2025-0100</u>	Daniel Kopshever	<u>MORE INFO</u>	District 6
3 Garcia Residence CDP	Public Hearing	<u>6601 SEASHORE DR</u>	<u>PA2023-0218</u>	Melinda Whelan	<u>MORE INFO</u>	District 1
August 21, 2025 - Planning Commission Meeting						
1 3025 & 3027 E Coast Hwy Restaurant	Public Hearing	<u>3025 COAST HWY E</u>	<u>PA2024-0231</u>	Jerry Arregui	<u>MORE INFO</u>	District 6
2 Arc Carne & Cantina Restaurant	Public Hearing	<u>2902 COAST HWY W, A</u>	<u>PA2025-0057</u>	Jenny Tran	<u>MORE INFO</u>	District 2

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August 26, 2025 - City Council Meeting						
1 1201 Dove Street Property	AJ Gallagher Lease Agreement Suite 100 - Consent	<u>1201 DOVE ST</u>	<u>RP2025-0004</u>	Lauren Wooding		District 3
2 1201 Dove Street Property	River Valley Holdings Lease Agreement Suite 390 - Consent	<u>1201 DOVE ST</u>	<u>RP2025-0004</u>	Lauren Wooding		District 3
3 3848 Campus Drive Property	Purchase and Sale Agreement - New Business	<u>3848 CAMPUS DR</u>	<u>RP2025-0005</u>	Lauren Wooding		District 3
4 Accessory Dwelling Unit Municipal Code Update	Public Hearing	<u>100 CIVIC CENTER DR</u>	<u>PA2025-0093</u>	Oscar Orozco	<u>MORE INFO</u>	District 5
5 Commercial Parking Requirements	Consent - Second Reading of Ordinance (Title 21)	<u>1 CITYWIDE PROJECT</u>	<u>PA2021-104</u>	Benjamin Zdeba	<u>MORE INFO</u>	Citywide
6 Ford Road Townhomes	Public Hearing	<u>1650 FORD RD</u>	<u>PA2025-0049</u>	Jerry Arregui	<u>MORE INFO</u>	District 5
7 Municipal Code Clean Up	Consent - Second Reading of Ordinance (Title 21)	<u>1 CITYWIDE PROJECT</u>	<u>PA2022-0219</u>	Benjamin Zdeba	<u>MORE INFO</u>	
8 Short-Term Lodging Amendment	Consent - Second Reading of Ordinance (Title 21)	<u>1 CITYWIDE PROJECT</u>	<u>PA2023-0116</u>	Jaime Murillo	<u>MORE INFO</u>	
9 Tennis and Pickleball Club of Newport Beach	Consent - Second Reading of Ordinance (Title 21)	<u>1602 COAST HWY</u>	<u>PA2021-260</u>	David Lee	<u>MORE INFO</u>	Citywide
10 Uptown Newport DA 3 Amendment - Jazz Extension	2nd reading- Consent	<u>4321 JAMBOREE RD</u>	<u>PA2025-0010</u>	Rosalinh Ung	<u>MORE INFO</u>	District 3

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August 28, 2025 - Zoning Administrator Meeting						
1 321 Larkspur Avenue Residential Condominiums	Public Hearing	<u>321 LARKSPUR AVE</u>	<u>PA2025-0081</u>	Cameron Younger	<u>MORE INFO</u>	District 6
2 Demore Residence CDP	Public Hearing	<u>600 OCEAN FRONT W</u>	<u>PA2025-0032</u>	Oscar Orozco	<u>MORE INFO</u>	District 1
September 04, 2025 - Planning Commission Meeting						
1 Snug Harbor Surf Park	Public Hearing	<u>3100 IRVINE AVE</u>	<u>PA2024-0069</u>	Joselyn Perez	<u>MORE INFO</u>	District 3
September 09, 2025 - City Council Meeting						
1 2025 Building and Fire Code Adoption	First Reading	<u>1 CITYWIDE PROJECT</u>	<u>PA2025-0142</u>	Tonee Thai	<u>MORE INFO</u>	District 5
2 Accessory Dwelling Unit Municipal Code Update	Consent - Second Reading of Ordinance	<u>100 CIVIC CENTER DR</u>	<u>PA2025-0093</u>	Oscar Orozco	<u>MORE INFO</u>	District 5
3 General Plan Update	Consent - GPUSC Bi-Monthly Update	<u>1 CITYWIDE PROJECT</u>	<u>PA2022-080</u>	Benjamin Zdeba	<u>MORE INFO</u>	Citywide
4 Snug Harbor Surf Park	Intent to Override Orange County Airport Land Use Commission's Finding of Inconsistency	<u>3100 IRVINE AVE</u>	<u>PA2024-0069</u>	Joselyn Perez	<u>MORE INFO</u>	District 3

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September 11, 2025 - Zoning Administrator Meeting						
1 Pacific View Memorial Park D.A. Review	Public Hearing	<u>3500 PACIFIC VIEW DR</u>	<u>PA2025-0096</u>	Laura Rodriguez	<u>MORE INFO</u>	District 7
2 Rodriquez Residence CDF	Public Hearing	<u>427 HARBOR ISLAND DR</u>	<u>PA2025-0071</u>	Oscar Orozco	<u>MORE INFO</u>	District 5
3 Sundays Coffee and Co. Minor Use Permit	Public Hearing	<u>408 31ST ST</u>	<u>PA2025-0115</u>	Daniel Kopshever	<u>MORE INFO</u>	District 1
September 18, 2025 - Planning Commission Meeting						
1 Residences at 1580 Monrovia Ave	PUBLIC HEARING (TENTATIVE)	<u>1580 MONROVIA AVE</u>	<u>PA2025-0062</u>	Joselyn Perez	<u>MORE INFO</u>	District 2
2 Sol Cocina CUP and CDP	Public Hearing	<u>251 COAST HWY E</u>	<u>PA2023-0144</u>	Jenny Tran	<u>MORE INFO</u>	District 5
3 Staff Approval for Fire Station No.1 & Library	Public Hearing	<u>100 BALBOA BLVD E, LIB</u>	<u>PA2025-0130</u>	Laura Rodriguez	<u>MORE INFO</u>	District 1

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September 23, 2025 - City Council Meeting						
1 2025 Building and Fire Code Adoption	Second Reading	<u>1 CITYWIDE PROJECT</u>	<u>PA2025-0142</u>	Tonee Thai	<u>MORE INFO</u>	District 5
2 Corona del Mar Farmers' Market	License Agreement - New Business	<u>1 CITYWIDE PROJECT</u>	<u>RP2025-0001</u>	Lauren Wooding		District 5
3 Special Flood Hazard Area (VE) Overlay	Public Hearing - Title 21 Ordinance w/ Suggested Mods	<u>1 CITYWIDE PROJECT</u>	<u>PA2018-075</u>	Liz Westmoreland	<u>MORE INFO</u>	District 1
September 25, 2025 - Zoning Administrator Meeting						
1 43rd Street TPM and CDP Combo	Public Hearing	<u>207 43RD ST</u>	<u>PA2024-0189</u>	Laura Rodriguez	<u>MORE INFO</u>	District 1
October 09, 2025 - Planning Commission Meeting						
October 14, 2025 - City Council Meeting						
October 16, 2025 - Zoning Administrator Meeting						
October 23, 2025 - Planning Commission Meeting						

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October 28, 2025 - City Council Meeting						
1 Snug Harbor Surf Park	Tentative Public Hearing Date	<u>3100 IRVINE AVE</u>	<u>PA2024-0069</u>	Joselyn Perez	<u>MORE INFO</u>	District 3
October 30, 2025 - Zoning Administrator Meeting						
November 04, 2025 - City Council Meeting						
November 06, 2025 - Planning Commission Meeting						
Hearing Date to be Determined						
1 Chaupain Bakery Type 41 ABC License	Public Hearing	<u>2622 SAN MIGUEL DR</u>	<u>PA2025-0073</u>	Jerry Arregui	<u>MORE INFO</u>	District 7
2 MacArthur Court Apartments	Public Hearing	<u>4665 MACARTHUR CT</u>	<u>PA2025-0090</u>	Jenny Tran	<u>MORE INFO</u>	District 3
3 Parkhouse Residences Fee Credit	Administrative Action. Director Approval	<u>4251 UPTOWN NEWPORT DR</u>	<u>PA2024-0229</u>	Rosalinh Ung	<u>MORE INFO</u>	District 3
4 Saunders Self Storage		<u>3848 CAMPUS DR</u>	<u>PA2023-0145</u>	Liz Westmoreland	<u>MORE INFO</u>	District 3
5 Snow Residence Condominiums TPM/CDP/Conversion		<u>400 40TH ST</u>	<u>PA2023-0147</u>	Jerry Arregui	<u>MORE INFO</u>	District 1

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Pending Coastal Commission						
1 Coastal Act 30613 CDP Jurisdiction Change	City Project	<u>1 CITYWIDE PROJECT</u>	<u>PA2022-111</u>	Jaime Murillo	<u>MORE INFO</u>	Citywide
2 Housing Element Implementation Program Amendments	LCP Amendment	<u>1 CITYWIDE PROJECT</u>	<u>PA2022-0245</u>	Benjamin Zdeba	<u>MORE INFO</u>	District 5

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Planner Contact Information

Name & Title	Phone	Email
Benjamin Zdeba, Planning Manager	949-644-3253	bzdeba@newportbeachca.gov
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Daniel Kopshever, Assistant Planner	949-644-3235	dkopshever@newportbeachca.gov
David Blumenthal, Contract Planner		dblumenthal@newportbeachca.gov
David Lee, Senior Planner	949-644-3225	dlee@newportbeachca.gov
Jaime Murillo, Deputy CDD Director	949-644-3209	jmurillo@newportbeachca.gov
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Jerry Arregui, Assistant Planner	949-644-3249	jarregui@newportbeachca.gov
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Kyle Benalcazar, Planning Technician	949-644-3227	kbenalcazar@newportbeachca.gov
Laura Rodriguez, Assistant Planner	949-644-3216	lrodriguez@newportbeachca.gov
Lauren Wooding, Real Property Administrator	949-644-3236	lwooding@newportbeachca.gov
Liz Westmoreland, Principle Planner	949-644-3234	lwestmoreland@newportbeachca.gov
Melinda Whelan, Assistant Planner	949-644-3221	mwhelan@newportbeachca.gov
Oscar Orozco, Associate Planner	949-644-3219	oorozco@newportbeachca.gov
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Tonee Thai, Deputy CDD Director & Building Official	949-718-1867	tthai@newportbeachca.gov

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