

**NEWPORT BEACH PLANNING COMMISSION MINUTES
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE
THURSDAY, JULY 9, 2026
REGULAR MEETING – 6:00 P.M.**

I. CALL TO ORDER - 6:00 p.m.

II. PLEDGE OF ALLEGIANCE – Commissioner Rosene

III. ROLL CALL

PRESENT: Chair David Salene, Vice Chair Jonathan Langford, Secretary Greg Reed, Commissioner Curtis Ellmore, Commissioner Michael Gazzano, Commissioner Tristan Harris, Commissioner Mark Rosene

ABSENT: None

Staff Present: Deputy City Manager Ben Zdeba, Principal Civil Engineer Joshua McDonald, Assistant City Attorney Yolanda Summerhill, Senior Planner Joselyn Perez, Associate Planner Oscar Orozco, Assistant Planner Daniel Kopshever, Administrative Assistant Clarivel Rodriguez, Department Assistant Beatriz Avila

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 either individually or as one motion for all positions.

Nomination made by Commissioner Harris for Commissioner David Salene as Chair, Commissioner Jonathan Langford as Vice Chair, and Commissioner Greg Reed as Secretary.

AYES: Langford, Gazzano, Ellmore, Harris, Salene, Rosene and Reed
NOES: None
ABSTAIN: None
ABSENT: None

V. PUBLIC COMMENTS

Jim Mosher, a member of the public, requested that the Planning Commission encourage staff to continue posting and regularly update the City's cumulative project list, a citywide document tracking approved and pending development projects, noting that the current version was more than a year and a half out of date.

VI. REQUEST FOR CONTINUANCES – None

VII. CONSENT ITEMS

ITEM NO. 2 MINUTES OF JUNE 18, 2026

Recommended Action: Approve and file

Chair Salene opened public comment, and there was none.

Motion made by Commissioner Ellmore and seconded by Chair Salene to approve the item as amended.

AYES: Langford, Gazzano, Ellmore, Harris, Salene, Rosene and Reed
NOES: None
ABSTAIN: None
ABSENT: None

VIII. PUBLIC HEARING ITEMS

ITEM NO. 3 1301 DOVE STREET RESIDENTIAL DEVELOPMENT (PA2026-0046)
Site Location: 1301 Dove Street

Summary:

A request to authorize the development of a 139-unit, for-sale residential townhome community on an existing professional office site. The dwelling units, which consist of two to four-bedroom townhomes ranging from approximately 1,425 to 2,362 square feet, would be distributed across 50 buildings with each building ranging from one to eight units. The buildings would have a maximum height ranging from approximately 33.5 feet to 39 feet above established grade. The proposal includes a two-car garage for each unit, 10 driveway parking spaces, and 42 uncovered guest parking spaces for a total of 330 on-site parking spaces. The development will also include resident-serving amenities including activity areas, outdoor gardens, and seating and walking paths throughout the site. Additionally, a publicly accessible pedestrian strada improved with landscaping and seating areas are provided along the Dove Street frontage. Vehicular access is provided by a single driveway on Dove Street. If approved, the development may occur in two phases. The first phase would include the demolition of the existing parking structure and construction of approximately 76 dwelling units on the rear half of the site. The second phase would include demolition of the existing approximately 218,000-square-foot ten-story office building and construction of the remaining approximately 63 dwelling units in the front half of the site. The following approvals are required to implement the project:

- *Major Site Development Review (SDR)*: Required for any project proposing five or more residential units with a tract map. The SDR also allows for deviations from three

objective design standards pursuant to Section 20.48.185 (Multi-Unit Objective Design Standards) of the Newport Beach Municipal Code (NBMC); and

- *Vesting Tentative Tract Map (VTTM)*: To allow for the subdivision of the existing 6.46-acre site into four parcels and to allow the airspace subdivision of the individual residential units upon two of those parcels, pursuant to Chapter 19.12 (Tentative Map Review) of the NBMC.

Recommended Actions:

- 1) Conduct a public hearing;
- 2) Find this project statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21080.66 (enacted through Assembly Bill 130) because it has no potential to have a significant effect on the environment; and
- 3) Adopt Resolution No. PC2026-020 approving the Major Site Development Review and Vesting Tentative Tract Map, filed as PA2026-0046.

Associate Planner Oscar Orozco presented the project, a proposed 139-unit for-sale residential townhome community to replace an existing 10-story office building at 1301 Dove Street. The project is located within Airport Area (HO-1) Subarea of the Housing Opportunity (HO) Overlay Zoning District, fully complies with all applicable zoning standards, and requests deviations from three objective design standards. The project may be developed in two phases, with each phase designed to stand independently and comply with zoning requirements, confirming compliance with fire, public works, and building requirements for the phased approach. Staff recommended approval, noting the project is statutorily exempt from CEQA under AB 130.

Applicant Ryan Parkin, founder of Cress Capital, expressed appreciation for the collaborative process with City staff and described the project's importance to the community. Brian Rupp of Qtative Development Solutions elaborated on the project's coastal contemporary architectural vision, pedestrian-friendly design, and nearly one acre of open space. The applicant also requested the additional condition of approval requiring an independent pre-demolition survey of neighboring buildings at 1375 and 1401 Dove Street, as agreed with that property owner through community outreach.

In response to Chair Salene's inquiry, Mr. Parkin agreed to the Conditions of Approval as amended.

Jim Mosher raised concerns that the project lacks affordable housing, that approvals in the Airport Area are proceeding ahead of the anticipated Airport Area Specific Plan, and that the City's cumulative affordable housing obligations may become increasingly difficult to fulfill.

Associate Planner Orozco clarified for the record that the project received a deemed-complete application under Senate Bill (SB) 330 in November 2025, locking it into review under the previous General Plan policies.

Commissioner Rosene reiterated and verified with staff that each phase of the project independently satisfies all applicable zoning standards and commended the applicant for bringing a quality for-sale housing project to Newport Beach. He also suggested that the shared boundary between this project and the adjacent 1500 Quail Street project could present an opportunity to create landscaped open space rather than a wall.

Chair Salene echoed that sentiment and concurred with the quality of the architecture and site plan.

Motion made by Commissioner Ellmore and seconded by Chair Salene to approve the Item, including the amended conditions of approval and the additional condition regarding a pre-demolition survey of neighboring buildings on the adjacent property.

AYES: Langford, Gazzano, Ellmore, Harris, Salene, Rosene and Reed
 NOES: None
 ABSTAIN: None
 RECUSED: None

ITEM NO. 4 CDM INVESTORS RESIDENCE (PA2022-0148)

Site Location: 2516 and 2518 Bayside Drive

Summary:

A request for a coastal development permit (CDP) to demolish an existing duplex and construct a new three-story, 3,037-square-foot single-unit dwelling with an attached 479-square-foot two-car garage and a 285-square-foot Junior Accessory Dwelling Unit (JADU). The applicant also requests a variance from Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to:

1. Allow a second-floor balcony to encroach 2 feet, 6 inches into the required 5-foot rear setback abutting an undeveloped alley;
2. Allow the construction of walls, planters, and a retaining wall over 8 feet in height within the 5-foot rear alley setback;

The project also includes the removal of landscaping within the adjacent City-owned Bayside Park.

Recommended Actions:

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, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2026-0021, approving the Coastal Development Permit and Variance filed as PA2022-0148.

Assistant Planner Daniel Kopshever presented the project, a request to demolish an existing duplex at 2516–2518 Bayside Drive in Corona del Mar and construct a new three-story, single-unit dwelling with a Junior Accessory Dwelling Unit (JADU). The application includes a variance for a second-floor balcony encroaching 2.5 feet into the required 5-foot rear alley setback, and for walls, planters, and a retaining wall within the rear alley setback. The project also includes removal of an existing hedge within the adjacent City-owned Bayside Park, to be replaced with low ground cover landscaping maintained by the property owner under an encroachment agreement. Staff recommended approval under a Class 3 CEQA exemption.

Project Architect Horst Noppenberger confirmed agreement with the conditions of approval.

Chair Salene opened the public hearing.

J. Scott Russo, attorney representing neighboring property owners Ibrahim and Sherry Harb of 405 Dahlia Avenue, Unit A, expressed concern that the new structure would be located only approximately 2.5 feet from the northern property line and would rise 29 feet within 7.5 feet of his clients' bedrooms.

Frank Bassoff, adjacent neighbor at 2514 Bayside Drive, questioned the justification for the balcony variance and requested that the condition regarding hedge maintenance specify who is responsible and at what frequency.

Danielle Miller, resident at 405 Dahlia Avenue, Unit B, expressed concern about the removal of the Bayside Park hedge impacting views and the visual character of the street.

Christine Shams, owner at 2600 Bayside Drive, raised concerns about loss of privacy resulting from hedge removal, the adequacy of access along the shared driveway, and requested a turnaround solution to address longstanding access difficulties.

Arian Shams, co-owner at 2600 Bayside Drive, echoed concerns about view obstruction, privacy, and the potential for the reconfigured garage access to worsen existing driveway access conflicts.

Jason Tung, resident at 402 Dahlia Avenue, expressed concern that the new structure may obstruct the harbor view from the end of Dahlia Avenue and encouraged commissioners to visit the site.

Kuan Tseng, resident at 402 Dahlia Avenue, echoed Mr. Tung's comments regarding the importance of the harbor view from the end of Dahlia Avenue.

Project Architect Horst Noppenberger responded to comments clarifying that the retaining walls along the northern property line would be 10 feet tall as seen from subject site; however, as viewed from the neighboring property, it would be at guardrail height (3.5 feet) due to the upward slope of the topography. He stated that the pattern of development would be preserved and no significant impact to views of neighbors as structure height is not increasing.

Assistant Planner Kopshever clarified that the sections of retaining wall requiring a variance are in the rear alley setback and are to create additional outdoor living space. He noted that sections of 10-foot-tall retaining wall are integral to the principal structure and, as such, do not require a variance.

Commissioner Ellmore noted that the requested variances are grounded in the site's unique topography and lack of conventional vehicle access. He stated he could make the required findings.

Principal Civil Engineer Joshua McDonald confirmed that the driveway in question is a public street.

Commissioner Harris asked about the extent of the encroachment agreement area and whether staff or applicant designed.

Principal Civil Engineer McDonald confirmed that the applicant designed the landscaping, which was reviewed by staff, and that the hedge in Bayside Park would be removed. He clarified that the alley hedge would remain, maintained at no greater than 20 feet, with all encroachment improvements maintained by the property owner under a recorded encroachment agreement. Assistant City Attorney Yolanda Summerhill confirmed that encroachment agreements are recorded on title and run with the property upon sale.

Motion made by Commissioner Ellmore and seconded by Commissioner Rosene to approve Item No. 4 as presented.

AYES: Langford, Gazzano, Ellmore, Harris, Salene, Rosene and Reed
 NOES: None
 ABSTAIN: None
 ABSENT: None

IX. STAFF AND COMMISSIONER ITEMS

ITEM NO. 5 MOTION FOR RECONSIDERATION - None

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

Deputy City Manager Ben Zdeba reported that the City's Local Coastal Program Amendment making the Housing Opportunity (HO) Overlay Coastal Zoning Districts effective was certified by the Coastal Commission earlier that day. He further noted that the City Council would consider two matters reviewed by the Commission the following week, on July 14, including the Bristol/Zenith access gate appeal and the Newport Place Planned Community Amendment related to inclusionary housing percentage. The 1300 Dove Street residential application previously recommended by the Commission is anticipated for City Council consideration on July 28, contingent on the outcome of the Airport Land Use Commission meeting on July 16.

Deputy City Manager Zdeba also announced that the July 23, 2026 meeting would be canceled due to lack of business, with the next meetings scheduled for August 6 and August 20. He confirmed that previously requested information on tandem garage parking and an Airport Area Specific Plan status update would be brought forward in August.

ITEM NO. 7 REQUESTS FOR EXCUSED ABSENCES - None

X. ADJOURNMENT – With no further business, Chair Salene adjourned the meeting at 7:20 p.m.

The agenda for the July 9, 2026, Planning Commission meeting was posted on Thursday, July 2, 2026, at 3:45 p.m. in the Chambers binder, on the digital display board located inside the vestibule of the Council Chambers at 100 Civic Center Drive, and on the City's website on Thursday, July 2, 2026, at 3:38 p.m.

David Salene, Chair

Greg Reed, Secretary