

**NEWPORT BEACH PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE
THURSDAY, JULY 3, 2025
REGULAR MEETING – 6:00 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 Actions:

- 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.

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 JUNE 19, 2025

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 FORD ROAD TOWNHOMES (PA2025-0049)

Site Location: The unaddressed property abutting 1650 Ford Road (APN 458-361-10) identified as Site ID No. 141 in the Housing Element Sites Inventory and 1650 Ford Road (APN 458-361-02)

Summary:

A request to authorize the development of a for-sale residential townhome community with 27 units on an undeveloped and unaddressed property near the southeast corner of the MacArthur Boulevard and Bonita Canyon Drive intersection, northeast of the parking lot for the Bonita Canyon Sports Park and west of the AT&T facility. The proposed development includes a mix of two-, three, and four-bedroom units ranging from 1,916 to 2,989 square feet, each with an attached two-car garage. Units would be distributed within four detached, four-story buildings with a maximum structure height of 47 feet and 11 inches, above the established grade. The development will provide 13 visitor parking spaces and a variety of private resident-serving amenities. Offsite improvements include the installation of a gate restricting access to the neighboring AT&T property and the relocation of an existing wireless telecommunications monopole onto the neighboring AT&T property. Lastly, the project includes subdividing the project site and reconfiguring the lot line between the project site and the AT&T property. The following approvals are required:

- Major Site Development Review: Required for any project proposing five or more residential units with a tract map. The Major Site Development Review additionally allows for an increase in maximum structure height pursuant to Section 20.30.060 (Height Limits and Exceptions) of the Newport Beach Municipal Code (NBMC) and deviations from specific multi-unit objective design standards pursuant to Section 20.48.185 (Multi-Unit Objective Design Standards) of the NBMC.
- Vesting Tentative Tract Map: Requested to adjust the easterly property line between the project site and the AT&T property, to create individual parcels for conveyance purposes, and to allow for an airspace subdivision of the individual residential units for individual sale (i.e., for condominium purposes).

Recommended Actions:

1. Conduct a public hearing;
2. Find that this project is not subject to further environmental review pursuant to Section 21083.3 of the California Public Resources Code (PRC) and Section 15183 of the CEQA Guidelines because the Project is consistent with the previously certified Program Environmental Impact Report (SCH No. 2023060699); and
3. Adopt Resolution No. PC2025-012, approving the Major Site Development Review and Vesting Tentative Tract Map filed as PA2025-0049.

IX. STAFF AND COMMISSIONER ITEMS

ITEM NO. 4 MOTION FOR RECONSIDERATION

ITEM NO. 5 REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA

ITEM NO. 6 REQUESTS FOR EXCUSED ABSENCES

X. ADJOURNMENT