



NEWPORT BEACH

City Council Staff Report

March 24, 2026
Agenda Item No. 11

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Planning Commission Agenda Report for March 19, 2026

CONSENT ITEMS:

ITEM NO. 1 MINUTES OF MARCH 5, 2026

SUMMARY: Draft minutes from March 5, 2026, meeting of the Planning Commission.

The Planning Commission approved the minutes, with edits, by the following vote:

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

ACTION: Approved as Amended

PUBLIC HEARING ITEMS:

ITEM NO. 2 2350 BRISTOL STREET DRIVEWAY ACCESS (PA2025-0112)
Site Location: 2350 Bristol Street

SUMMARY: In accordance with Section 20.54.070 (Changes to an Approved Project) of the Newport Beach Municipal Code (NBMC), the applicant requested a staff approval to allow employee and delivery vehicles to use the existing rear driveway on Zenith Avenue, finding the operation consistent with the original entitlements for the commercial office building, as issued by the Orange County Board of Supervisors on August 20, 1986 (Use Permit No. UP 86-21P and Site Development Permit No. SP 86-52P). Pursuant to Section 20.12.020 (Rules of Interpretation) of the NBMC, the Community Development Director referred this decision to the Planning Commission to

allow for additional notice and engagement of the affected surrounding property owners.

The Planning Commission conducted a public hearing, considered public input, and unanimously denied the applicant's request by the following vote:

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

ACTION: Denied

ITEM NO. 3 NEWPORT PLACE PLANNED COMMUNITY DEVELOPMENT PLAN AMENDMENT (PA2025-0196)

Site Location: Generally bounded by MacArthur Boulevard, Jamboree Road, Birch Street, and Bristol Street North

SUMMARY: Consistent with the City Council's initiation on November 4, 2025, the proposed amendment to the Newport Place Planned Community (PC-11) Development Plan would revise the minimum inclusionary affordable housing percentage applicable to for-sale housing developments within the Residential Overlay (Overlay) from 15% to 6%.

The Planning Commission conducted a public hearing, considered public input, and recommended the City Council's approval with amendments to clarify the qualifying income categories and to include a moderate-income option by the following vote:

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

ACTION: Recommended the City Council's Approval as Amended

ITEM NO. 4 TOBACCO RETAILER BUSINESS AND CIGAR LOUNGE ORDINANCE (PA2025-0171)

Site Location: Citywide

SUMMARY: Consistent with the City Council's initiation on September 9, 2025, the proposed amendments to Title 5 (Business Licenses and Regulations), and Title 20 (Planning and Zoning) of the Newport Beach Municipal Code would serve to establish comprehensive regulations related to permitting and operation for tobacco retail businesses and cigar lounges.

The Planning Commission conducted a public hearing, considered public input, and unanimously recommended the City Council's approval by the following vote:

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

ACTION: Recommended the City Council's Approval

STUDY SESSION:

ITEM NO. 5 STUDY SESSION ON THE NEWPORT BEACH 2050 GENERAL PLAN (PA2022-080)

Site Location: Citywide

SUMMARY: City staff presented the background and an overview of the status of the comprehensive General Plan Update with special focus on introducing the Final Draft GPUSC/GPAC General Plan Update, also referred to as the "Newport Beach 2050 General Plan." This was a study session item with no action required. It is anticipated the Planning Commission will review and consider recommending the Newport Beach 2050 General Plan for City Council approval at its meeting on April 23, 2026.

The Planning Commission listened to a presentation given by staff, considered public input, provided comments, and gave direction to staff.

ACTION: None