

June 4, 2026, Planning Commission Item 2 Comments

These comments on a Newport Beach Planning Commission [agenda](#) item are submitted by:

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Item No. 2. MINUTES OF MAY 21, 2026

The passages in *italics* are from the [draft minutes](#), with corrections suggested in **strikeout underline** format.

Page 5 of 13, main minutes paragraph 3: “Assistant Planner Arregui reported that ***the project requires a Minor Site Development Review (MSDR), a Minor Use Permit, a staff approval for the seven-space parking waiver, and a Traffic Study as the project will exceed 300 Average Daily Trips (ADT).***”

Page 6 of 13, paragraph 1, sentence 1: “Assistant Planner Arregui reported that the site requires 96 parking spaces, but 89 parking spaces ***are*** proposed, requiring a 7-space parking waiver.”

Page 6 of 13, paragraph 1, sentence 3: “He added that a Condition of Approval is included to allow staff the ability to require additional parking mitigation measures if parking ***spill-over spillover*** occurs.”

Page 6 of 13, paragraph 4, sentence 1: “In response to Vice Chair Salene’s inquiries, Assistant Planner Arregui clarified that the 643 ADT increase includes a very small credit for the since-demolished single-family residence ***that*** previously existing on the site.”

Page 6 of 13, last full paragraph, sentence 1: “Secretary Langford noted that there is no public parking near the project. He added that he would prefer not to start with a parking ***deficient deficit***.”

Pages 6 to 7 of 13, run-over paragraph: “Vice Chair Salene stated that the NBMC allows for administrative parking requirement reductions and that the proposed drop-off/pick-up space and bicycle parking ***which*** could allow for a 15% reduction, and the applicant is only asking for a 7% reduction, and ***are is*** providing more than is required by the NBMC for their request.”

Page 8 of 13, last full paragraph, last sentence: “He added that, in addition to the need for both ***a*** parking waiver and lot merger applications, the conceptual project was deemed to be not financially viable.”

Page 9 of 13, first partial paragraph, last sentence: “He reported that a recommendation not supported by staff is to have an administrative waiver for all commercial and residential uses, adding that part of the concern is ***due to that*** most of the mixed-use areas are located in the Coastal Zone, where these recommendations could create coastal access issues.”

Page 9 of 13, full paragraph 1, sentence 1: “Assistant Planner Arregui reported that recommendations supported by staff also include allowing upper ***floors floor*** residential units to be allowed within the 100-foot setback from Coast Highway in the Mariner’s Mile Mixed-Use Zone and only requiring common open space for projects with four or more units to make smaller projects more efficient on small lots.”

Page 9 of 13, last paragraph 1, sentence 1: *“In response to Commissioner Gazzano’s inquiry, Principal Planner Westmoreland stated that the land cost is likely lumped in with the economic analysis used to determine if the conceptual projects would be financially viable because the Return on ~~investment~~ Investment calculation would include the cost of purchasing the property.”*

Page 12 of 13, partial paragraph at top, full sentence 2: *“He stated that the traffic volume ~~needed for an all-way stop~~ is not even close to the CAMUTCD threshold needed for an all-way stop, there are essentially no injury-based collisions reported to the NBPD, and the visibility level is acceptable because there is no street parking.”*

Page 12 of 13, paragraph 1, last sentence: *“He reported that the June 4th Commission meeting will feature the ~~1400~~ 1300 Dove townhome project, and the June 18th meeting will feature the Westcliff at Dover residential development.”* [note: the [video](#) confirms the address was announced correctly as “1300”.]