



NEWPORT BEACH

City Council Staff Report

March 10, 2026
Agenda Item No. __

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Planning Commission Agenda Report for March 5, 2026

CONSENT ITEMS:

ITEM NO. 1 MINUTES OF FEBRUARY 5, 2026

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

The Planning Commission approved the minutes by the following vote:

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

ACTION: Approved

PUBLIC HEARING ITEMS:

ITEM NO. 2 300 NEWPORT CENTER DRIVE CONDOMINIUMS (PA2025-0102)
**Site Location: 210 and 300 Newport Center Drive and Unaddressed
Parcels Identified as Assessor Parcel Numbers 442-091-12 and 442-161-
16**

SUMMARY: A request to demolish all improvements on a 4.17-acre site, including an existing movie theater (Regal Edwards Big Newport) and a health/fitness facility (Body Design), to allow for the construction of two, 22-story residential buildings (approximately 270 feet high) consisting of a total of 150 condominium units, on-site amenities, for-sale home offices, retail/café space, and 343 parking spaces. Each residential building is nearly identical and is connected through a podium that contains the home offices, retail/café, amenities, parking, and building support facilities. The project includes private residential amenities such as pools, exercise facilities, and entertainment

spaces. Vehicular access to the property is through a driveway on Newport Center Drive, which leads to a guardhouse and motorized gate restricting access to the motor court and valet drop off. The requested project requires the following approvals:

- Major Site Development Review to allow a new residential development with five or more units and a tentative tract map, and to waive 5 of the 52 Multi-Unit Objective Design Standards;
- Conditional Use Permit to waive 58 required off-street parking spaces for the proposed home offices and retail/café component; and
- Vesting Tentative Tract Map to consolidate four lots into one parcel and to allow for an airspace subdivision of the individual residential units and nonresidential units for condominium purposes.

The Planning Commission conducted a public hearing, considered public input, and approved the project with amendments from staff by the following vote:

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

ACTION: Approved

ITEM NO. 3 THE NICE GUY RESTAURANT (PA2025-0252)
Site Location: 2607 West Coast Highway

SUMMARY: A request for a conditional use permit (CUP) to renovate an existing 5,260-square-foot restaurant space on the waterfront, formerly occupied by *GuacAmigos*, and operate a restaurant known as *The Nice Guy* with a Type 47 (On-Sale General – Eating Place) Alcoholic Beverage Control license, late hour operations, and live entertainment. Proposed hours of operation are 11 a.m. to 12 a.m., Monday through Saturday, and 9:30 a.m. to 12 a.m. on Sunday. A CUP is required to authorize a restaurant with alcohol service and late hour operations (defined by the Newport Beach Municipal Code as service provided after 11 p.m.). If this CUP is approved, the restaurant operator will be required to obtain an operator license from the Newport Beach Police Department, as they intend to offer alcoholic beverages for on-site consumption in conjunction with late hour operations and live entertainment. No dancing is proposed. Approval of the project will also supersede the Minor Use Permit filed as PA2023-0119 and Staff Approval No. SA2018-010.

The Planning Commission conducted a public hearing, considered public input, and approved the project with amendments to the Conditions of Approval by the following vote:

AYES: Langford, Ellmore, Gazzano, Rosene and Salene

NOES: None
ABSENT: Reed
RECUSED: Harris

ACTION: Approved

ITEM NO. 4 WIRELESS SERVICE FACILITIES CODE AMENDMENTS (PA2021-103)
Site Location: Citywide

SUMMARY: Consistent with the City Council’s initiation on May 25, 2021, and the more recent guidance provided at the City Council Study Session on January 13, 2026, the proposed amendments to Title 13 (Streets, Sidewalks and Public Property), Title 20 (Planning and Zoning), and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code serve to simplify and modernize some of the City of Newport Beach’s (City) regulations related to the permitting, installation, modification, operation, and maintenance of wireless service facilities on both private and public property, including within the public right-of-way. Although Title 13 does not fall within the purview of the Planning Commission, it is included for reference.

The Planning Commission conducted a public hearing, considered public input, and recommended the City Council’s approval of the code amendments by the following vote:

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

ACTION: Recommended the City Council’s Approval

ITEM NO. 5 ANNUAL GENERAL PLAN HOUSING REPORT (PA2026-0004)
Site Location: Citywide

SUMMARY: The General Plan and Housing Element Annual Progress Reports (Reports) are prepared by City of Newport Beach staff each year and reviewed by the Planning Commission and City Council. The Reports summarize the City’s progress with implementing the goals, policies, and programs of the General Plan and specifically, the Housing Element. The current Reports are presented for the Planning Commissions’ review and expansively cover the City’s activities in calendar year 2025.

The Planning Commission conducted a public hearing, considered public input, and recommended the City Council review and authorize submittal of the 2025 General Plan and Housing Element Annual Progress Reports by the following vote:

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

RECUSED: None

ACTION: Recommended the City Council's Authorization