



CITY OF

NEWPORT BEACH

City Council Staff Report

October 28, 2025
Agenda Item No. 17

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Jaime Murillo, Acting Community Development Director - 949-644-3209, jmurillo@newportbeachca.gov

PREPARED BY: Jaime Murillo, Acting Community Development Director, jmurillo@newportbeachca.gov

PHONE: 949-644-3209

TITLE: Planning Commission Agenda Report for October 23, 2025

CONSENT ITEMS:

ITEM NO. 1 MINUTES OF OCTOBER 9, 2025

SUMMARY: Draft minutes from October 9, 2025, meeting of the Planning Commission.

The Planning Commission approved the minutes as presented, by the following vote:

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

ACTION: Approved

PUBLIC HEARING ITEMS:

ITEM NO. 2 EAST COAST HIGHWAY RESTAURANT SPACE (PA2024-0198) **Site Location: 3840 East Coast Highway**

SUMMARY: A request for a conditional use permit to establish a new 2,155-square-foot café style restaurant by remodeling and expanding a vacant restaurant space within Suite B into the adjacent vacant office space within Suite A. While a specific tenant has not yet been identified, the request includes the allowance for alcohol service through a Type 41 (On-Sale Beer and Wine – Eating Place) California Department of Alcohol Beverage Control (ABC) License and operating hours from 6 a.m. to 10 p.m., daily. No live entertainment, dancing, or late-hour operations are proposed. Also included in the request is a 16-space parking waiver to accommodate the expanded restaurant. Approval of the project will supersede Use Permit Nos. UP1848 and UP2006A.

The Planning Commission conducted a public hearing, considered public input, and approved the conditional use permit for the project with amendments by the following vote:

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

ACTION: Approved as amended

ITEM NO. 3

MACARTHUR COURT (PA2025-0090)

Site Location: 1580-1598 Monrovia Avenue and 865-899 West 16th Street

SUMMARY: A request for a development agreement and affordable housing implementation plan for the future development of MacArthur Court Campus, a mixed-use campus consisting of two new five-story residential buildings containing 700 residential units (MacArthur Court Apartments), and a new 10,000-square-foot retail building. The project would include the demolition of approximately 126,837 square feet of existing office buildings and retention of two existing high rise office towers and an existing parking garage. The applicant requests the following approvals to vest the development rights for the project:

- **Development Agreement (DA)** - A development agreement between the applicant and the City, pursuant to Chapter 15.45 (Development Agreements) of the Newport Beach Municipal Code (NBMC), which would provide the applicant with the vested right to develop the project for a term of 10 years and to provide negotiated public benefits to the City; and
- **Affordable Housing Implementation Plan (AHIP)** - A preliminary plan specifying how the project would contribute affordable housing as a public benefit, by providing affordable housing units equivalent to 7% of up to 700 market rate residential units, or up to 49 affordable housing units. The applicant will identify an appropriate site for development of the 49 affordable units at a future date.

The Project would require approval of a future Site Development Review prior to building permit issuance, as no specific design for the Project is included.

The Planning Commission conducted a public hearing, considered public input, and voted to recommend to the City Council approval of the Development Agreement and Affordable Housing Implementation Plan.

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

ACTION: Approved as amended



City of Newport Beach

Tentative Agenda Report - 10/19/2025 to 01/22/2026

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
October 20, 2025 - Board of Library Trustees Meeting (GP Update)						
October 21, 2025 - General Plan Update Open House (In-Person)						
October 22, 2025 - General Plan Update Open House (Virtual)						
October 23, 2025 - Planning Commission Meeting						
1 East Coast Highway Restaurant Space	Public Hearing	<u>3840 COAST HWY E, A</u>	<u>PA2024-0198</u>	Jerry Arregui	<u>MORE INFO</u>	District 6
2 MacArthur Court Apartments	Public Hearing	<u>4665 MACARTHUR CT</u>	<u>PA2025-0090</u>	Jenny Hannsun	<u>MORE INFO</u>	District 3



City of Newport Beach

Tentative Agenda Report - 10/19/2025 to 01/22/2026

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
October 28, 2025 - City Council Meeting						
1 Snug Harbor Surf Park	Tentative Public Hearing Date	<u>3100 IRVINE AVE</u>	<u>PA2024-0069</u>	Joselyn Perez	<u>MORE INFO</u>	District 3
2 Special Flood Hazard Area (VE) Overlay	Second Reading of Ordinances	<u>1 CITYWIDE PROJECT</u>	<u>PA2018-075</u>	Liz Westmoreland	<u>MORE INFO</u>	District 1
3 Staff Approval for Fire Station No.1 & Library	Public Hearing	<u>100 BALBOA BLVD E, LIB</u>	<u>PA2025-0130</u>	Laura Rodriguez	<u>MORE INFO</u>	District 1
4 ZC & LCP Amendment for Smoke Related Businesses	Public Hearing - Extension of Moratorium on New Smoke Shops	<u>100 CIVIC CENTER DR</u>	<u>PA2025-0171</u>	Oscar Orozco	<u>MORE INFO</u>	District 5
October 30, 2025 - Zoning Administrator Meeting						
1 Balboa Residence	Public Hearing	<u>1204 BALBOA BLVD E</u>	<u>PA2025-0140</u>	Jenny Hannsun	<u>MORE INFO</u>	District 1
2 DeCarrier Residential Condominiums	Public Hearing	<u>306 MARGUERITE AVE, A</u>	<u>PA2025-0029</u>	Daniel Kopshever	<u>MORE INFO</u>	District 6
3 DeFranco Residence	Public Hearing	<u>2772 CIRCLE DR</u>	<u>PA2025-0088</u>	James Miclat	<u>MORE INFO</u>	District 2
4 Kalanaki Residential Condominiums	Non-Hearing Item	<u>705 NARCISSUS AVE</u>	<u>PA2025-0151</u>	Cameron Younger	<u>MORE INFO</u>	District 6
5 Uptown Newport Development Agreement Annual Review	Public Hearing	<u>4321 JAMBOREE RD</u>	<u>PA2025-0159</u>	Daniel Kopshever	<u>MORE INFO</u>	District 3

The tentative schedule is a tool to assist the preparation of future agendas. It does not provide a complete description of projects and it does not list all projects currently under review that could be scheduled.
The tentative schedule changes without notice.



City of Newport Beach

Tentative Agenda Report - 10/19/2025 to 01/22/2026

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
November 04, 2025 - City Council Meeting						
1 CDM Commercial Corridor Study	Tentative - City Council Study Session	<u>2201 COAST HWY E</u>	<u>PA2024-0002</u>	Liz Westmoreland	<u>MORE INFO</u>	District 6
2 Newport Place PC Amendment- Affordability	Initiation - Consent	<u>1 CITYWIDE PROJECT</u>	<u>PA2025-0196</u>	Rosalinh Ung	<u>MORE INFO</u>	
November 06, 2025 - Planning Commission Meeting						
November 13, 2025 - Zoning Administrator Meeting						
1 Murray Residence	Public Hearing	<u>2608 COVE ST</u>	<u>PA2025-0072</u>	Jerry Arregui	<u>MORE INFO</u>	District 6
2 Noblin Residence TPM	Public Hearing	<u>612 BEGONIA AVE</u>	<u>PA2025-0186</u>	Laura Rodriguez	<u>MORE INFO</u>	District 6
3 Painter Residential Condominiums	Public Hearing	<u>710 AVOCADO AVE, A</u>	<u>PA2025-0011</u>	Laura Rodriguez	<u>MORE INFO</u>	District 6
4 Tenaglia Residence CDP	Public Hearing	<u>262 COLTON ST</u>	<u>PA2025-0188</u>	Cameron Younger	<u>MORE INFO</u>	District 1

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Project title	Activity	Address	Plan #	Staff Assigned	Status	District
November 18, 2025 - City Council Meeting						
1 Harbor Island Bridge Lease Agreement	Consent	<u>1 CITYWIDE PROJECT</u>	<u>RP2025-0008</u>	Lauren Wooding		District 5
2 MacArthur Court Apartments	Public Hearing (Tentative)	<u>4665 MACARTHUR CT</u>	<u>PA2025-0090</u>	Jenny Hannsun	<u>MORE INFO</u>	District 3
November 20, 2025 - Planning Commission Meeting						
1 Acacia Atrium Medical Office Condominiums CUP, TPM	Public Hearing (Tentative)	<u>20280 ACACIA ST</u>	<u>PA2024-0236</u>	Oscar Orozco	<u>MORE INFO</u>	District 3
2 General Plan Update	Discussion Item - Comments on Draft Land Use and Safety Elements	<u>1 CITYWIDE PROJECT</u>	<u>PA2022-080</u>	Benjamin Zdeba	<u>MORE INFO</u>	Citywide
November 26, 2025 - Zoning Administrator Meeting						
1 Hogan Residence CDP Variance	Public Hearing	<u>1529 DOLPHIN TER</u>	<u>PA2025-0143</u>	Melinda Whelan	<u>MORE INFO</u>	District 5
2 Sjodin Residence Mod. Permit	Public Hearing	<u>1977 PORT SEABOURNE WA\</u>	<u>PA2025-0137</u>	Laura Rodriguez	<u>MORE INFO</u>	
3 VIVE SPA	Public Hearing	<u>410 COAST HWY W</u>	<u>PA2025-0167</u>	Laura Rodriguez	<u>MORE INFO</u>	District 2

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Tentative Agenda Report - 10/19/2025 to 01/22/2026

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
December 04, 2025 - Planning Commission Meeting						
1 ZC & LCP Amendment for Smoke Related Businesses	Public Hearing (Tentative)	<u>100 CIVIC CENTER DR</u>	<u>PA2025-0171</u>	Oscar Orozco	<u>MORE INFO</u>	District 5
December 09, 2025 - City Council Meeting						
December 11, 2025 - Zoning Administrator Meeting						
December 18, 2025 - Planning Commission Meeting						
Director or ZA Level Actions						
1 CDM Properties LLC Condominiums	Administrative Action. ZA Non-Hearing Item	<u>518 POINSETTIA AVE</u>	<u>PA2025-0154</u>	James Miclat	<u>MORE INFO</u>	District 6
2 Santa's Garden Christmas Tree Lot	Administrative Action. ZA Non-Hearing Item	<u>1131 BACK BAY DR</u>	<u>PA2025-0185</u>	Jasmine Leon	<u>MORE INFO</u>	District 4

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Tentative Agenda Report - 10/19/2025 to 01/22/2026

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
Hearing Date to be Determined						
1 300 Newport Center Drive Condominiums	Tentative - Public Hearing	<u>300 NEWPORT CENTER DR</u>	<u>PA2025-0102</u>	Jenny Hannsun	<u>MORE INFO</u>	District 5
2 Palmilla Use Permit Amendment	Public Hearing (Tentative)	<u>3110 NEWPORT BLVD</u>	<u>PA2025-0108</u>	Melinda Whelan	<u>MORE INFO</u>	District 1
3 Parkhouse Residences Fee Credit	Administrative Action. Director Approval	<u>4251 UPTOWN NEWPORT DR</u>	<u>PA2024-0229</u>	Rosalinh Ung	<u>MORE INFO</u>	District 3
4 Saunders Self Storage		<u>3848 CAMPUS DR</u>	<u>PA2023-0145</u>	Liz Westmoreland	<u>MORE INFO</u>	District 3
5 Snow Residence Condominiums TPM/CDP/Conversion		<u>400 40TH ST</u>	<u>PA2023-0147</u>	Jerry Arregui	<u>MORE INFO</u>	District 1
Pending Coastal Commission						
1 Coastal Act 30613 CDP Jurisdiction Change	City Project	<u>1 CITYWIDE PROJECT</u>	<u>PA2022-111</u>	Jaime Murillo	<u>MORE INFO</u>	Citywide
2 Housing Element Implementation Program Amendments	LCP Amendment	<u>1 CITYWIDE PROJECT</u>	<u>PA2022-0245</u>	Benjamin Zdeba	<u>MORE INFO</u>	District 5

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Planner Contact Information

Name & Title	Phone	Email
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