



NEWPORT BEACH

City Council Staff Report

October 14, 2025
Agenda Item No. 15

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 9, 2025

CONSENT ITEMS:

ITEM NO. 1 MINUTES OF SEPTEMBER 18, 2025

SUMMARY: Draft minutes from September 18, 2025, meeting of the Planning Commission.

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

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

ACTION: Approved as amended

STUDY SESSION ITEMS:

ITEM NO. 2 GENERAL PLAN UPDATE – INTRODUCTION OF LAND USE ELEMENT AND SAFETY ELEMENT (PA2022-080) Site Location: Citywide

SUMMARY:

A report to the Planning Commission outlining the progress made on the City of Newport Beach's ongoing comprehensive update to its General Plan, last revised in 2006. Following delays due to the State-mandated 6th Cycle Regional Housing Needs Assessment (RHNA), the City resumed its broader update process in 2022 with the formation of the General Plan Update

Steering Committee (GPUSC) and the General Plan Advisory Committee (GPAC), including various subcommittees to review each Element. The update process consists of four phases; Phase 1 (Background Analysis + Visioning) is complete, and Phase 2 (Policy Development + General Plan Amendment) is nearly finalized. City staff, working closely with the GPAC, GPUSC, and consultant Dudek, developed draft goals and policies based on existing conditions reports and community input gathered through digital platforms and workshops. The Land Use Element and Safety Element are both required elements pursuant to State General Plan Law. Initial drafts have been prepared and are ready for broader community review.

City staff seeks preliminary feedback from the Commission before the draft is released for wider public review. Final drafts will return for formal endorsement by the Planning Commission in late 2025 or early 2026.

The Planning Commission listened to a presentation from City Staff and offered feedback, considered public input, and decided on individually reviewing the draft elements and providing feedback to City staff at a meeting in November 2025.



City of Newport Beach

Tentative Agenda Report - 10/05/2025 to 01/08/2026

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
October 07, 2025 - CdM Study Outreach Event						
1 CDM Commercial Corridor Study	CDM Study follow up outreach event	<u>2201 COAST HWY E</u>	<u>PA2024-0002</u>	Liz Westmoreland	<u>MORE INFO</u>	District 6
October 09, 2025 - Planning Commission Meeting						
1 General Plan Update	Study Session - Introducing Draft Land Use Element and Safety Element	<u>1 CITYWIDE PROJECT</u>	<u>PA2022-080</u>	Benjamin Zdeba	<u>MORE INFO</u>	Citywide
October 9, 2025 - City Arts Commission (GP Update)						
October 14, 2025 - City Council Meeting						
1 Coyote Canyon Landfill-Gas-to-Energy Facility	Appeal of the Planning Commissions approval of a CUP and adoption of an IS/MND	<u>20662 NEWPORT COAST DR</u>	<u>PA2022-063</u>	Joselyn Perez	<u>MORE INFO</u>	District 7
2 Special Flood Hazard Area (VE) Overlay	Public Hearing - Title 20/21 Ordinances w/ Suggested Mods	<u>1 CITYWIDE PROJECT</u>	<u>PA2018-075</u>	Liz Westmoreland	<u>MORE INFO</u>	District 1

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.



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Tentative Agenda Report - 10/05/2025 to 01/08/2026

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
October 16, 2025 - Zoning Administrator Meeting						
1 Chaupain Bakery ABC License and Parking Waiver	Public Hearing	<u>2622 SAN MIGUEL DR</u>	<u>PA2025-0073</u>	Jerry Arregui	<u>MORE INFO</u>	District 7
2 Foreman Residence CDP	Public Hearing	<u>836 VIA LIDO NORD</u>	<u>PA2025-0089</u>	Daniel Kopshever	<u>MORE INFO</u>	District 1
3 Gray Residence CDP	Public Hearing	<u>1245 BLUE GUM LN</u>	<u>PA2025-0193</u>	Cameron Younger	<u>MORE INFO</u>	District 3
4 O'Brien Residence	Public Hearing	<u>1624 OCEAN FRONT W, A</u>	<u>PA2025-0116</u>	Laura Rodriguez	<u>MORE INFO</u>	District 1
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 Tran	<u>MORE INFO</u>	District 3

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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 Tran	<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 Kalanaki Residential Condominiums	Public Hearing	<u>705 NARCISSUS AVE</u>	<u>PA2025-0151</u>	Cameron Younger	<u>MORE INFO</u>	District 6
4 Painter Residence	Public Hearing (Tentative)	<u>710 AVOCADO AVE, A</u>	<u>PA2025-0011</u>	Laura Rodriguez	<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

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Tentative Agenda Report - 10/05/2025 to 01/08/2026

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
November 06, 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
November 13, 2025 - Zoning Administrator Meeting						
1 Sjodin Residence Mod. Permit	Public Hearing	<u>1977 PORT SEABOURNE WA\</u>	<u>PA2025-0137</u>	Laura Rodriguez	<u>MORE INFO</u>	
November 18, 2025 - City Council Meeting						
1 MacArthur Court Apartments	Public Hearing (Tentative)	<u>4665 MACARTHUR CT</u>	<u>PA2025-0090</u>	Jenny Tran	<u>MORE INFO</u>	District 3
November 20, 2025 - Planning Commission Meeting						
November 26, 2025 - Zoning Administrator Meeting						

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Tentative Agenda Report - 10/05/2025 to 01/08/2026

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
December 04, 2025 - Planning Commission Meeting						
December 09, 2025 - City Council Meeting						
December 11, 2025 - Zoning Administrator Meeting						
December 18, 2025 - Planning Commission Meeting						
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 Tran	<u>MORE INFO</u> District 5
2	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
3	Saunders Self Storage		<u>3848 CAMPUS DR</u>	<u>PA2023-0145</u>	Liz Westmoreland	<u>MORE INFO</u> District 3
4	Snow Residence Condominiums TPM/CDP/Conversion		<u>400 40TH ST</u>	<u>PA2023-0147</u>	Jerry Arregui	<u>MORE INFO</u> District 1
5	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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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
Benjamin Zdeba, Planning Manager	949-644-3253	bzdeba@newportbeachca.gov
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Daniel Kopshever, Assistant Planner	949-644-3235	dkopshever@newportbeachca.gov
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David Lee, Principal Planner	949-644-3225	dlee@newportbeachca.gov
Jaime Murillo, Deputy CDD Director	949-644-3209	jmurillo@newportbeachca.gov
James Miclat, Planning Technician		jmiclat@newportbeachca.gov
Jenny Tran, Associate Planner	949-644-3212	jtran@newportbeachca.gov
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Tonee Thai, Deputy CDD Director & Building Official	949-718-1867	tthai@newportbeachca.gov

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