

**NEWPORT BEACH PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE  
THURSDAY, JANUARY 22, 2026  
REGULAR MEETING – 6:00 P.M.**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. PUBLIC COMMENTS**

*Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Planning Commission. Speakers must limit comments to three (3) minutes. Before speaking, please state your name for the record and print your name on the blue forms provided at the podium.*

**V. REQUEST FOR CONTINUANCES**

**VI. CONSENT ITEMS**

**ITEM NO. 1 MINUTES OF NOVEMBER 20, 2025**

**Recommended Action:** Approve and file

**ITEM NO. 2 KRISTI A. DUMONT TRUST ENCROACHMENT (PA2025-0228)**  
**Site Location: 520 POINTSETTIA AVENUE UNITS A, B & C**

**Summary:**

A request to waive City Council Policy L-6 to retain certain existing, non-compliant private improvements encroaching into the 50-foot-wide Third Avenue public right-of-way and the 50-foot-wide Poinsettia Avenue public right-of-way. As part of this consideration, staff is recommending the removal of other non-compliant improvements within the same public rights-of-way due to traffic safety concerns.

**Recommended Actions:**

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2), 15060(c)(3) (Preliminary Review), and Section 15301 Class 1 (Existing Facilities) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
2. Adopt Resolution No. PC2026-001, waiving City Council Policy L-6 (Encroachments in Public Rights-of-Way) and approving Encroachment No. N2025-0390, to retain certain existing improvements which encroach into the public right-of-way, including brick hardscape, a low brick wall, brick pilaster, a gate, and landscaping and requiring the removal of an existing fence, lights, hedge, and tall landscaping within the traffic safety visibility area.



**VIII. PUBLIC HEARING ITEMS**

**ITEM NO. 3 EL CHOLO OUTDOOR DINING PATIO EXPANSION (PA2025-0042)**

**Site Location: 3520 East Coast Highway, 3536 East Coast Highway,  
410 Narcissus Avenue, 409 Orchid Avenue**

**Summary:**

A request to expand the existing outdoor dining patio by 975 square feet, resulting in a total of 1,709 square feet of outdoor dining area, with no change to the existing 5,012-square-foot interior of the restaurant. The proposed hours of operation for the outdoor patio are from 10 a.m. and 11 p.m., daily, consistent with the interior restaurant hours. No live entertainment, dancing, or late hours are proposed, and there are no changes to the existing Type 47 (On-Sale General – Eating Place) California Department of Alcoholic Beverage Control license. To authorize the expanded outdoor dining area, the applicant requests a waiver of 17 of the 66 required parking spaces and authorization to provide the remaining spaces through a combination of off-site parking lots. Approval of the project would supersede all previous approvals.

**Recommended Actions:**

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2026-001, approving the Conditional Use Permit filed as PA2025-0042.

**IX. STAFF AND COMMISSIONER ITEMS**

**ITEM NO. 4 MOTION FOR RECONSIDERATION**

**ITEM NO. 5 REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA**

**ITEM NO. 6 REQUESTS FOR EXCUSED ABSENCES**

**X. ADJOURNMENT**