



CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

Council Chambers - 100 Civic Center Drive

Thursday, May 22, 2025 - 6:00 PM

Planning Commission Members:

Mark Rosene, Chair
Tristan Harris, Vice Chair
David Salene, Secretary
Curtis Ellmore, Commissioner
Jonathan Langford, Commissioner
Lee Lowrey, Commissioner
Greg Reed, Commissioner

Staff Members:

**Seimone Jurjis, Assistant City Manager / Community Development
Director**
Jaime Murillo, Deputy Community Development Director
Brad Sommers, City Traffic Engineer
Yolanda Summerhill, Assistant City Attorney
Clarivel Rodriguez, Administrative Assistant

NOTICE TO THE PUBLIC

Regular meetings of the Planning Commission are held on the Thursdays preceding second and fourth Tuesdays of each month at 6:30 p.m. The agendas, minutes, and staff reports are available on the City's website at: <http://www.newportbeachca.gov> and for public inspection in the Community Development Department, Planning Division located at 100 Civic Center Drive, during normal business hours.. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at 949-644-3200.

This Commission is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Commission's agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the Commission and items not on the agenda but are within the subject matter jurisdiction of the Commission. The Commission may limit public comments to a reasonable amount of time, generally three (3) minutes per person. All testimony given before the Planning Commission is recorded.

Under the Levine Act, Section 84308 of the Government Code, a party to a proceeding before the City involving a license, permit, or other entitlement for use is required to disclose on the record of the proceeding any contribution in an amount of more than two hundred fifty dollars (\$250) made within the preceding 12 months by the party or the party's agent to any elected or appointed officer of the City. If you have made a qualifying contribution, please ensure to make this disclosure on the record.

Please Note: You can submit your questions and comments in writing for the Planning Commission to consider by mailing or delivering them to the City of Newport Beach Planning Commission at 100 Civic Center Drive, Newport Beach, CA, 92660. Alternatively, you can send them by electronic mail directly to Commissioners at planningcommission@newportbeachca.gov. Each Commissioner and staff will receive your message directly. Pursuant to Planning Commission procedures, please submit your written comments no later than 5:00 p.m. on Wednesday the day before the meeting in order to give Commissioners adequate time to review your submission.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant of this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact Clarivel Rodriguez in the Community Development Department prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible (949-644-3232 or crodriguez@newportbeachca.gov).

APPEAL PERIOD: Use Permit, Variance, Site Plan Review, and Modification Permit applications do not become effective until 14 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. Tentative Tract Map, Tentative Parcel Map, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. General Plan, Zoning, and Local Coastal Program Amendments are automatically forwarded to the City Council for final action.

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**

1. **MINUTES OF MARCH 6, 2025**

Recommended Action: Approve and file.

[Draft Minutes of March 6, 2025](#)

2. **KELLY LINEHAN, MORGAN LINEHAN, AND THE MASILEK FAMILY TRUST ENCROACHMENT (PA2025-0055)**

Site Location: 700 & 700 1/2 Jasmine Avenue

Summary:

A request to waive City Council Policy L-6 to retain existing, non-compliant private improvements consisting of fences, walls, and landscaping of various heights encroaching into the 50-foot wide Fourth Avenue public right-of-way. The Fourth Avenue right-of-way is approximately 10 feet from the face of the curb to the property line. City Council Policy L-6 (Policy) restricts private improvements, such as the existing fencing and walls, to a maximum encroachment of 1-foot into the right-of-way and to a maximum height of 36 inches.

Recommended Actions:

Staff is requesting this item be removed from the calendar and re-noticed for a future Planning Commission meeting.

[Item No. 2 Memo](#)

VII. **PUBLIC HEARING ITEMS**

Speakers must limit comments to three (3) minutes on all items. Before speaking, please state your name for the record and print your name on the blue forms provided at the podium.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues, which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing

3. **COYOTE CANYON LANDFILL-GAS-TO-ENERGY FACILITY (PA2022-063)**

Site Location: 20662 Newport Coast Drive**Summary:**

A request for a conditional use permit to allow the construction and operation of a new renewable natural gas processing plant and pipeline interconnection facility. The facility would convert landfill gas from the closed Coyote Canyon Landfill into a pipeline-quality natural gas equivalent. The natural gas equivalent would be injected into the SoCal Gas infrastructure through an existing, onsite, tie-in point. Additional project components include a new control room building, new internal access routes, utility upgrades including installation of an additional fire hydrant, a water tank, a septic tank, a storm drain for off-site disposal of stormwater, and new underground power and telecommunication lines. The facility would operate 24 hours per day, seven days a week, with one scheduled annual shut down for maintenance. Existing onsite telecom facilities approved under PA2016-091 (SCH No. 2016081012) would remain in place and be unaffected by this application.

Recommended Actions:

1. Conduct a public hearing;
2. Adopt Resolution No. PC2025-008, adopting the Mitigated Negative Declaration and approving the Conditional Use Permit filed under PA2022-063.

[Item No. 3 Staff Report](#)

[Attachment 1 - Draft Resolution to Approve the Project and Adopt the IS/MND](#)

[Attachment 2 - Visual Simulations](#)

[Attachment 3 - Project Plans](#)

[Attachment 4 - Conceptual Fuel Modification Plan](#)

[3a Additional Materials Received PA2022-063](#)

VIII. STAFF AND COMMISSIONER ITEMS**4. MOTION FOR RECONSIDERATION****5. REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUESTS FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA**

[Tentative Agenda](#)

6. REQUESTS FOR EXCUSED ABSENCES**IX. ADJOURNMENT**