



CITY OF

NEWPORT BEACH

City Council Staff Report

September 9, 2025
Agenda Item No. 20

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Seimone Jurjis, Assistant City Manager/Community Development Director - 949-644-3232, sjurjis@newportbeachca.gov

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

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TITLE: Planning Commission Agenda Report for September 4, 2025

CONSENT ITEMS:

ITEM NO. 1 **MINUTES OF AUGUST 21, 2025**

SUMMARY: Draft minutes from August 21, 2025, meeting of the Planning Commission.

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

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

ACTION: Approved as amended

PUBLIC HEARING ITEMS:

ITEM NO. 2 **SNUG HARBOR SURF PARK (PA2024-0069)**
Site Location: 3100 Irvine Avenue

SUMMARY: A request to redevelop the central 15.38-acre parcel of the privately owned Newport Beach Golf Course. The existing driving range and putting green, pro-shop, restaurant and bar, and three holes of golf would be removed and replaced with a new surf-focused outdoor commercial recreation use (i.e., a surf park). The site would be improved with approximately five acres of surfing lagoons surrounded by viewing platforms, seating, pools, a spa, restrooms, landscaping, and 351 surface parking spaces. The proposed hours for the surf park are from 6:00 a.m. to 11:00 p.m., daily. The project includes the construction of a new three-story amenity clubhouse which would provide a reception and lobby area, surf academy, fitness facility, yoga center, administrative offices, locker rooms, retail space, a restaurant, viewing suites, and a coffee and snack bar. The basement level would provide space for golf cart storage, surfboard storage, facility storage, mechanical equipment, and staff area. The project also includes a two-story athlete accommodation building with 20

rooms. In total, the project would provide approximately 79,533 square feet of building area, however 19,761 square feet is excluded from the total development limit of the site as incidental building area consistent with Table LU1 (Land Use Plan Categories) of the General Plan for properties categorized as Parks and Recreation. As golf operations are proposed to continue, existing access would be maintained to the golf course holes identified as the front six and the back nine. To implement the project, the Planning Commission will consider making a recommendation to the City Council regarding the following:

- **General Plan Amendment:** To increase the development limit from 20,000 square feet to 59,772 square feet for Anomaly Number 58, as identified in Table LU2 of the General Plan Land Use Element.
- **Major Site Development Review:** To construct a nonresidential building larger than 20,000 square feet.
- **Conditional Use Permit:** To allow the operation of an outdoor commercial recreation use, to authorize alcohol sales within the amenity clubhouse and throughout the grounds of the surfing lagoon, to establish the appropriate parking rate, and to allow the construction of buildings taller than 18 feet.
- **Modification Permit:** To allow for the construction of retaining walls taller than 8 feet.

The Planning Commission conducted a public hearing, considered public input, and adopted the Resolution recommending approval to City Council of the General Plan Amendment, Major Site Development Review, Conditional Use Permit, and Modification Permit for the project with amendments by the following vote:

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

ACTION: Approved as amended



City of Newport Beach

Tentative Agenda Report - 08/31/2025 to 12/03/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
September 04, 2025 - Planning Commission Meeting						
1 Snug Harbor Surf Park	Public Hearing	<u>3100 IRVINE AVE</u>	<u>PA2024-0069</u>	Joselyn Perez	<u>MORE INFO</u>	District 3
September 04, 2025 - Water Quality/Coastal Tidelands Committee Meeting (GP Update)						
September 09, 2025 - City Council Meeting						
1 2025 Building and Fire Code Adoption	First Reading	<u>1 CITYWIDE PROJECT</u>	<u>PA2025-0142</u>	Tonee Thai	<u>MORE INFO</u>	District 5
2 Accessory Dwelling Unit Municipal Code Update	Consent - Second Reading of Ordinance	<u>100 CIVIC CENTER DR</u>	<u>PA2025-0093</u>	Oscar Orozco	<u>MORE INFO</u>	District 5
3 General Plan Update	Consent - GPUSC Bi-Monthly Update	<u>1 CITYWIDE PROJECT</u>	<u>PA2022-080</u>	Benjamin Zdeba	<u>MORE INFO</u>	Citywide
4 License Agreement with Sprouts of Promise	Foundation for Certified Farmers' Market at McFadden Square - Consent	<u>1 NEWPORT PIER</u>	<u>RP2025-0006</u>	Lauren Wooding		District 1
5 License Agreement with University of California	for use of Newport Pier - Consent	<u>1 NEWPORT PIER</u>	<u>RP2024-0011</u>	Lauren Wooding		District 1
6 Snug Harbor Surf Park	Intent to Override Orange County Airport Land Use Commission's Finding of Inconsistency	<u>3100 IRVINE AVE</u>	<u>PA2024-0069</u>	Joselyn Perez	<u>MORE INFO</u>	District 3
September 11, 2025 - City Arts Commission Meeting (GP Update)						

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 - 08/31/2025 to 12/03/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
September 11, 2025 - Zoning Administrator Meeting						
1 Pacific View Memorial Park D.A. Review	Public Hearing	<u>3500 PACIFIC VIEW DR</u>	<u>PA2025-0096</u>	Laura Rodriguez	<u>MORE INFO</u>	District 7
2 Rodriquez Residence CDF	Public Hearing	<u>427 HARBOR ISLAND DR</u>	<u>PA2025-0071</u>	Oscar Orozco	<u>MORE INFO</u>	District 5
3 Sundays Coffee and Co. Minor Use Permit	Public Hearing	<u>408 31ST ST</u>	<u>PA2025-0115</u>	Daniel Kopshever	<u>MORE INFO</u>	District 1
September 18, 2025 - Planning Commission Meeting						
1 Residences at 1580 Monrovia Ave	PUBLIC HEARING (TENTATIVE)	<u>1580 MONROVIA AVE</u>	<u>PA2025-0062</u>	Joselyn Perez	<u>MORE INFO</u>	District 2
2 Sol Cocina CUP and CDP	Public Hearing	<u>251 COAST HWY E</u>	<u>PA2023-0144</u>	Jenny Tran	<u>MORE INFO</u>	District 5
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

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Tentative Agenda Report - 08/31/2025 to 12/03/2025

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September 23, 2025 - City Council Meeting						
1 2025 Building and Fire Code Adoption	Second Reading	1 CITYWIDE PROJECT	PA2025-0142	Tonee Thai	MORE INFO	District 5
2 CDBG	CAPER for FY23-24 Public Hearing	1 CITYWIDE PROJECT	RP2024-0007	Lauren Wooding		District 5
3 License Agreement Coronado del Mar Farmers' Market	License Agreement - New Business	1 CITYWIDE PROJECT	RP2025-0001	Lauren Wooding		District 5
4 On-Call Professional Environmental Services RFQ	Consent - PSAs for On-Call Consultants	1 CITYWIDE PROJECT	PA2025-0168	Benjamin Zdeba	MORE INFO	District 5
5 Relocation Plan for 301 E Balboa Blvd	Public Hearing	301 BALBOA BLVD E, 1	RP2025-0007	Lauren Wooding		District 1
6 Special Flood Hazard Area (VE) Overlay	Public Hearing - Title 21 Ordinance w/ Suggested Mods	1 CITYWIDE PROJECT	PA2018-075	Liz Westmoreland	MORE INFO	District 1
September 25, 2025 - Zoning Administrator Meeting						
1 43rd Street TPM and CDP Combo	Public Hearing	207 43RD ST	PA2024-0189	Laura Rodriguez	MORE INFO	District 1
2 Chaupain Bakery Type 41 ABC License	Public Hearing	2622 SAN MIGUEL DR	PA2025-0073	Jerry Arregui	MORE INFO	District 7
3 Cue Zone MUP	Public Hearing	4229 BIRCH ST	PA2025-0134	Cameron Younger	MORE INFO	District 3

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Tentative Agenda Report - 08/31/2025 to 12/03/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
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 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
October 16, 2025 - Zoning Administrator Meeting						
October 23, 2025 - Planning Commission Meeting						
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
October 30, 2025 - Zoning Administrator Meeting						

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Tentative Agenda Report - 08/31/2025 to 12/03/2025

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						
November 13, 2025 - Zoning Administrator Meeting						
November 18, 2025 - City Council Meeting						
November 20, 2025 - Planning Commission Meeting						
November 26, 2025 - Zoning Administrator Meeting						

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Project title	Activity	Address	Plan #	Staff Assigned	Status	District
Hearing Date to be Determined						
1 MacArthur Court Apartments	Public Hearing	<u>4665 MACARTHUR CT</u>	<u>PA2025-0090</u>	Jenny Tran	<u>MORE INFO</u>	District 3
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
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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Tentative Agenda Report - 08/31/2025 to 12/03/2025

Planner Contact Information

Name & Title	Phone	Email
Benjamin Zdeba, Planning Manager	949-644-3253	bzdeba@newportbeachca.gov
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Lauren Wooding, Real Property Administrator	949-644-3236	lwooding@newportbeachca.gov
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Tonee Thai, Deputy CDD Director & Building Official	949-718-1867	tthai@newportbeachca.gov

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