



CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

Council Chambers - 100 Civic Center Drive

Thursday, February 5, 2026 - 6:00 PM

Planning Commission Members:

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

Staff Members:

Jaime Murillo, Community Development Director
Kevin Riley, 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 five hundred dollars (\$500) 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 JANUARY 22, 2026**

Recommended Actions: Approve and file

[Draft Minutes of January 22, 2026](#)

VII. **PUBLIC HEARING ITEM(S)**

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

2. **DOVER TOWNHOMES (PA2025-0135)**

Site Location: 601 DOVER DRIVE

Summary:

A request to authorize the development of a 33-unit, for-sale, residential townhome community on an existing medical office site at 601 Dover Drive (Project Site). The proposed development includes the demolition of the existing office structure and construction of two-, three-, and four-bedroom units ranging from 1,355 to 2,247 square feet. The development will include a two-car garage for each unit and 10 uncovered guest parking spaces for a total of 76 on-site parking spaces. The 33 units will be distributed within seven detached, three-story buildings with a maximum structure height of 38 feet above the established grade. The development will include resident-serving amenities including outdoor seating, picnic tables, barbeques, and a firepit area. Vehicular access to the Project Site is provided via a driveway on Cliff Drive. Pedestrian access to a publicly accessible plaza is provided at the corner of the site adjacent to Dover Drive. The plaza includes a seating area, walkway, and a scenic view (Project).

- A *Major Site Development Review* authorizing construction of residential development including deviations from specific multi-unit objective design standards.
- A *Variance* authorizing encroachments into the required street setbacks along Cliff Drive and Dover Drive.
- A *Vesting Tentative Tract Map* removing an underlying lot line and authorizing the airspace subdivision of the individual residential units for individual sale (i.e., for condominium purposes).

Recommended Actions:

1. Conduct a public hearing;
2. Find this project statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21080.66 (enacted through Assembly Bill 130) because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2026-003 approving the Major Site Development Review, Variance, and Vesting Tentative Tract Map filed as PA2025-0135.

[Item No. 2 Staff Report](#)

[Attachment 1 - Draft Resolution with Findings and Conditions](#)

[Attachment 2 - Applicant's Project Description](#)

[Attachment 3 - General Plan Consistency Table](#)

[Attachment 4 - Multi-Unit Objective Design Standards](#)

[Attachment 5 - Project Plans](#)

[2a Additional Materials Received Loaiza](#)

[2b Additional Materials Received Hansburg](#)

[2c Additional Materials Received Gromis](#)

VIII. STAFF AND COMMISSIONER ITEMS

3. MOTION FOR RECONSIDERATION

4. REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACES ON A FUTURE AGENDA

5. REQUESTS FOR EXCUSED ABSENCES

IX. ADJOURNMENT