

**NEWPORT BEACH PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE  
THURSDAY, MARCH 05, 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 FEBRUARY 5, 2026**

**Recommended Action:** Approve and file

**VII. PUBLIC HEARING ITEMS**

**ITEM NO. 2 300 NEWPORT CENTER DRIVE CONDOMINIUMS (PA2025-0102)**

**Site Location: 210 and 300 Newport Center Drive and Unaddressed Parcels  
Identified as Accessor Parcel Numbers 442-091-12 and 442-161-16**

**Summary:**

A request to demolish all improvements on a 4.17-acre site, including an existing movie theater (Regal Edwards Big Newport) and a health/fitness facility (Body Design), to allow for the construction of two, 22-story residential buildings (approximately 270 feet high) consisting of a total of 150 condominium units, on-site amenities, for-sale home offices, retail/café space, and 343 parking spaces. Each residential building is nearly identical and is connected through a podium that contains the home offices, retail/café, amenities, parking, and building support facilities. The project includes private residential amenities such as pools, exercise facilities, and entertainment spaces. Vehicular access to the Property is through a driveway on Newport Center Drive, which leads to a guardhouse and motorized gate restricting access to the motor court and valet drop off. The requested project requires the following approvals:

- Major Site Development Review to allow a new residential development with five or more units and a tentative tract map, and to waive 5 of the 52 Multi-Unit Objective Design Standards;

- Conditional Use Permit to waive 58 required off-street parking spaces for the proposed home offices and retail/café component; and
- Vesting Tentative Tract Map to consolidate four lots into one parcel and to allow for an airspace subdivision of the individual residential units and nonresidential units for condominium purposes.

**Recommended Actions:**

1. Conduct a public hearing;
2. Find that this project is not subject to further environmental review pursuant to Section 21083.3 of the California Public Resources Code (PRC) and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines because the project is consistent with the previously certified Program Environmental Impact Report (SCH No. 2023060699); and
3. Adopt Resolution No. PC2026-004 approving the Major Site Development Review, Conditional Use Permit, and Vesting Tentative Tract Map No. 19407, collectively filed as PA2025-0102.

**ITEM NO. 3 THE NICE GUY RESTAURANT (PA2025-0252)**  
**Site Location: 2607 West Coast Highway**

**Summary:**

A request for a conditional use permit (CUP) to renovate an existing 5,260-square-foot restaurant space on the waterfront, formerly occupied by *GuacAmigos*, and operate a restaurant known as *The Nice Guy* with a Type 47 (On-Sale General – Eating Place) Alcoholic Beverage Control license, late hour operations, and live entertainment. Proposed hours of operation are 11 a.m. to 12 a.m., Monday through Saturday, and 9:30 a.m. to 12 a.m. on Sunday. A CUP is required to authorize a restaurant with alcohol service and late hour operations (defined by the Newport Beach Municipal Code as service provided after 11 p.m.). If this CUP is approved, the restaurant operator will be required to obtain an operator license from the Newport Beach Police Department, as they intend to offer alcoholic beverages for on-site consumption in conjunction with late hour operations and live entertainment. No dancing is proposed. Approval of the project will also supersede the Minor Use Permit filed as PA2023-0119 and Staff Approval No. SA2018-010.

**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 the exceptions to this Exemption do not apply; and
3. Adopt Resolution No. PC2026-005 approving the Conditional Use Permit filed as PA2025-0252.

**ITEM NO. 4 WIRELESS SERVICE FACILITIES CODE AMENDMENTS (PA2021-103)**  
**Site Location: Citywide**

**Summary:**

Consistent with the City Council's initiation on May 25, 2021, and the more recent guidance provided at the City Council Study Session on January 13, 2026, the proposed amendments to Title 13 (Streets, Sidewalks and Public Property), Title 20 (Planning and Zoning), and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code serve to simplify and modernize some of the City of Newport Beach's (City) regulations related to the permitting, installation, modification, operation, and maintenance of wireless service facilities on both private and public property, including within the public right-of-way. Although Title 13 does not fall within the purview of the Planning Commission, it is included for reference

**Recommended Actions:**

1. Conduct a public hearing;
2. Find this action is not a project subject to the California Environmental Quality Act (CEQA) in accordance with Section 20165 of the California Public Resources Code and Sections 15060(c)(2), 15060(c)(3), and 15378 of the California Code of Regulations, Title 14, Division 6, Chapter 3 (CEQA Guidelines). Further find this action is also exempt pursuant to CEQA Guidelines Section 15061(b)(3), the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment;
3. Adopt Resolution No. PC2026-006 recommending the City Council approve the Zoning Code Amendment modifying regulations pertaining to wireless service facilities on private and public property; and
4. Adopt Resolution No. PC2026-007 recommending the City Council authorize staff to submit the Local Coastal Program Amendment to the California Coastal Commission.

**VIII. DISCUSSION ITEMS**

**ITEM NO. 5 ANNUAL GENERAL PLAN AND HOUSING PROGRESS REPORTS (PA2026-0004)**

**Site Location: Citywide**

**Summary:**

The General Plan and Housing Element Annual Progress Reports (Reports) are prepared by City of Newport Beach staff each year and reviewed by the Planning Commission and City Council. The Reports summarize the City's progress with implementing the goals, policies, and programs of the General Plan and specifically, the Housing Element. The current Reports are presented for the Planning Commissions' review and expansively cover the City's activities in calendar year 2025

**Recommended Actions:**

1. Find the review of the 2025 General Plan and Housing Element Annual Progress Report is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(b)(2) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly;
2. Review and comment on the 2025 General Plan and Housing Element Annual Progress Reports; and

3. Recommend the City Council review and authorize the submittal of the 2025 General Plan and Housing Element Annual Progress Reports to the California Office of Land Use and Climate Innovation (LCI) and the submittal of the Housing Element portion to the State Department of Housing and Community Development (HCD)

**IX. STAFF AND COMMISSIONER ITEMS**

**ITEM NO. 6 MOTION FOR RECONSIDERATION**

**ITEM NO. 7 REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA**

**ITEM NO. 8 REQUESTS FOR EXCUSED ABSENCES**

**X. ADJOURNMENT**