



CITY OF

NEWPORT BEACH

City Council Staff Report

August 26, 2025
Agenda Item No. 31

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, Deputy Community Development Director, jmurillo@newportbeachca.gov

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TITLE: Planning Commission Agenda Report for August 7, 2025

CONSENT ITEMS:

ITEM NO. 1 **MINUTES OF JULY 3, 2025**

SUMMARY: Draft minutes from July 3, 2025, meeting of the Planning Commission.

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

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

ACTION: Approved as amended

ITEM NO. 2 **MINUTES OF JULY 17, 2025**

SUMMARY: Draft minutes from July 17, 2025, meeting of the Planning Commission.

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

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

ACTION: Approved as amended

PUBLIC HEARING ITEMS:

ITEM NO. 2 ZENK RESIDENCE (PA2024-0057)
Site Location: 2830 Bayview Drive

SUMMARY: A request for a coastal development permit to demolish an existing single-unit dwelling and construct a new 5,413-square-foot, three-story, single-unit dwelling with a 707-square-foot, attached, three-car garage and a 2,446-square-foot subterranean basement. The project also includes landscape, hardscape, drainage improvements, and site walls. A variance from Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code is required to allow the residence to be constructed with the following deviations:

- a) Encroachment of 5 feet into the required 20-foot front setback along Heliotrope Avenue for the basement and first floor;
- b) Encroachment of 6 feet into the required 10-foot rear setback for the basement, first, and second floor;
- c) Encroachment of 15 feet into the required 35-foot front third-floor stepback;
- d) Encroachment of 19 feet into the required 25-foot rear third-floor stepback; and
- e) Exceed the gross floor area limit by 1,675 square feet.

The Planning Commission conducted a public hearing, considered public input, and approved the CDP and Variance for the project by the following vote:

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

ACTION: Approved



City of Newport Beach

Tentative Agenda Report - 08/04/2025 to 11/07/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
August 05, 2025 - PB&R Commission Meeting (GP Update)						
August 06, 2025 - GPAC Meeting						
August 07, 2025 - ALUC Meeting						
1 Snug Harbor Surf Park		<u>3100 IRVINE AVE</u>	<u>PA2024-0069</u>	Joselyn Perez	<u>MORE INFO</u>	District 3
August 07, 2025 - Planning Commission Meeting						
1 Zenk Residence CDP & Variance	Public Hearing	<u>2830 BAYVIEW DR</u>	<u>PA2024-0057</u>	Jerry Arregui	<u>MORE INFO</u>	District 6
August 11, 2025 - Land Use Subcommittee						
August 13, 2025 - Harbor 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 - 08/04/2025 to 11/07/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
August 14, 2025 - Zoning Administrator Meeting						
1 Dildine Residence CDP	Public Hearing	<u>320 BALBOA BLVD E</u>	<u>PA2025-0023</u>	Cameron Younger	<u>MORE INFO</u>	District 1
2 Doan Condominiums	Public Hearing	<u>605 CARNATION AVE</u>	<u>PA2025-0100</u>	Daniel Kopshever	<u>MORE INFO</u>	District 6
3 Garcia Residence CDP	Public Hearing	<u>6601 SEASHORE DR</u>	<u>PA2023-0218</u>	Melinda Whelan	<u>MORE INFO</u>	District 1
August 21, 2025 - Planning Commission Meeting						
1 3025 & 3027 E Coast Hwy Restaurant	Public Hearing	<u>3025 COAST HWY E</u>	<u>PA2024-0231</u>	Jerry Arregui	<u>MORE INFO</u>	District 6
2 Arc Carne & Cantina Restaurant	Public Hearing	<u>2902 COAST HWY W, A</u>	<u>PA2025-0057</u>	Jenny Tran	<u>MORE INFO</u>	District 2

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Tentative Agenda Report - 08/04/2025 to 11/07/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
August 26, 2025 - City Council Meeting						
1 1201 Dove Street Property	AJ Gallagher Lease Agreement Suite 100 - Consent	<u>1201 DOVE ST</u>	<u>RP2025-0004</u>	Lauren Wooding		District 3
2 1201 Dove Street Property	River Valley Holdings Lease Agreement Suite 390 - Consent	<u>1201 DOVE ST</u>	<u>RP2025-0004</u>	Lauren Wooding		District 3
3 3848 Campus Drive Property	Purchase and Sale Agreement - New Business	<u>3848 CAMPUS DR</u>	<u>RP2025-0005</u>	Lauren Wooding		District 3
4 Accessory Dwelling Unit Municipal Code Update	Public Hearing	<u>100 CIVIC CENTER DR</u>	<u>PA2025-0093</u>	Oscar Orozco	<u>MORE INFO</u>	District 5
5 Commercial Parking Requirements	Consent - Second Reading of Ordinance (Title 21)	<u>1 CITYWIDE PROJECT</u>	<u>PA2021-104</u>	Benjamin Zdeba	<u>MORE INFO</u>	Citywide
6 Corona del Mar Farmers' Market	License Agreement - New Business	<u>1 CITYWIDE PROJECT</u>	<u>RP2025-0001</u>	Lauren Wooding		District 5
7 Ford Road Townhomes	Public Hearing	<u>1650 FORD RD</u>	<u>PA2025-0049</u>	Jerry Arregui	<u>MORE INFO</u>	District 5
8 Municipal Code Clean Up	Consent - Second Reading of Ordinance (Title 21)	<u>1 CITYWIDE PROJECT</u>	<u>PA2022-0219</u>	Benjamin Zdeba	<u>MORE INFO</u>	
9 Short-Term Lodging Amendment	Consent - Second Reading of Ordinance (Title 21)	<u>1 CITYWIDE PROJECT</u>	<u>PA2023-0116</u>	Jaime Murillo	<u>MORE INFO</u>	
10 Tennis and Pickleball Club of Newport Beach	Consent - Second Reading of Ordinance (Title 21)	<u>1602 COAST HWY</u>	<u>PA2021-260</u>	David Lee	<u>MORE INFO</u>	Citywide

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Tentative Agenda Report - 08/04/2025 to 11/07/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
11 Uptown Newport DA 3 Amendment - Jazz Extension	2nd reading- Consent	<u>4321 JAMBOREE RD</u>	<u>PA2025-0010</u>	Rosalinh Ung	<u>MORE INFO</u>	District 3

August 28, 2025 - Zoning Administrator Meeting

1 321 Larkspur Condominiums	Public Hearing	<u>321 LARKSPUR AVE</u>	<u>PA2025-0081</u>	Cameron Younger	<u>MORE INFO</u>	District 6
2 Demore Residence CDP	Public Hearing	<u>600 OCEAN FRONT W</u>	<u>PA2025-0032</u>	Oscar Orozco	<u>MORE INFO</u>	District 1

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
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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

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Tentative Agenda Report - 08/04/2025 to 11/07/2025

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
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
September 23, 2025 - City Council Meeting						
1 2025 Building and Fire Code Adoption	Second Reading	<u>1 CITYWIDE PROJECT</u>	<u>PA2025-0142</u>	Tonee Thai	<u>MORE INFO</u>	District 5
2 Special Flood Hazard Area (VE) Overlay	Public Hearing - Title 21 Ordinance w/ Suggested Mods	<u>1 CITYWIDE PROJECT</u>	<u>PA2018-075</u>	Liz Westmoreland	<u>MORE INFO</u>	District 1

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Tentative Agenda Report - 08/04/2025 to 11/07/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
September 25, 2025 - Zoning Administrator Meeting						
1 43rd Street TPM and CDP Combo	Public Hearing	<u>207 43RD ST</u>	<u>PA2024-0189</u>	Laura Rodriguez	<u>MORE INFO</u>	District 1
October 09, 2025 - Planning Commission Meeting						
October 14, 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 16, 2025 - Zoning Administrator Meeting						
October 23, 2025 - Planning Commission Meeting						
October 28, 2025 - City Council Meeting						
October 30, 2025 - Zoning Administrator Meeting						
November 04, 2025 - City Council Meeting						

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Tentative Agenda Report - 08/04/2025 to 11/07/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
November 06, 2025 - Planning Commission Meeting						

Hearing Date to be Determined

1	Chaupain Bakery Type 41 ABC License	Public Hearing	<u>2622 SAN MIGUEL DR</u>	<u>PA2025-0073</u>	Jerry Arregui	<u>MORE INFO</u>	District 7
2	MacArthur Court Apartments	Public Hearing	<u>4665 MACARTHUR CT</u>	<u>PA2025-0090</u>	Jenny Tran	<u>MORE INFO</u>	District 3
3	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
4	Saunders Self Storage		<u>3848 CAMPUS DR</u>	<u>PA2023-0145</u>	Liz Westmoreland	<u>MORE INFO</u>	District 3
5	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 - 08/04/2025 to 11/07/2025

Planner Contact Information

Name & Title	Phone	Email
Benjamin Zdeba, Planning Manager	949-644-3253	bzdeba@newportbeachca.gov
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Dan Campagnolo, Systems and Administration Manager	949-644-3231	dcampagnolo@newportbeachca.gov
Daniel Kopshever, Assistant Planner	949-644-3235	dkopshever@newportbeachca.gov
David Blumenthal, Contract Planner		dblumenthal@newportbeachca.gov
David Lee, Senior Planner	949-644-3225	dlee@newportbeachca.gov
Jaime Murillo, Deputy CDD Director	949-644-3209	jmurillo@newportbeachca.gov
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James Sommers, City Traffic Engineer	949-644-3326	bsommers@newportbeachca.gov
Jenny Tran, Associate Planner	949-644-3212	jtran@newportbeachca.gov
Jerry Arregui, Assistant Planner	949-644-3249	jarregui@newportbeachca.gov
Joselyn Perez, Planner, Senior	949-644-3312	jperez@newportbeachca.gov
Kyle Benalcazar, Planning Technician	949-644-3227	kbenalcazar@newportbeachca.gov
Laura Rodriguez, Assistant Planner	949-644-3216	lrodriguez@newportbeachca.gov
Lauren Wooding, Real Property Administrator	949-644-3236	lwooding@newportbeachca.gov
Liz Westmoreland, Principle Planner	949-644-3234	lwestmoreland@newportbeachca.gov
Melinda Whelan, Assistant Planner	949-644-3221	mwhelan@newportbeachca.gov
Oscar Orozco, Associate Planner	949-644-3219	oorozco@newportbeachca.gov
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Tonee Thai, Deputy CDD Director & Building Official	949-718-1867	tthai@newportbeachca.gov

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