



CITY OF NEWPORT BEACH GENERAL PLAN ADVISORY COMMITTEE AGENDA

COMMUNITY ROOM - 100 CIVIC CENTER DRIVE

Tuesday, September 16, 2025 - 4:30 PM

General Plan Advisory Committee Members:

**Nicholas Acevedo
Virginia Anders-Ellmore
Dennis Baker
Curtis Black
James Carlson
Annie Clougherty
Susan DeSantis
Chuck Ebner
Jeremy Evans
Rita Goldberg
Arlene Greer
David Guder
Lynn Hackman
Laird Hayes
Ruth Kobayashi
Scott Laidlaw
Katie Love
Anthony Maniscalchi
Thomas Meng
Jim Mosher
Amber Snider
Debbie Stevens
Christy Walker
Paul Watkins**

Staff Members:

**Jaime Murillo, Acting Community Development Director
Ben Zdeba, Planning Manager**

The General Plan Advisory Committee meeting is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the General Plan Advisory Committee agenda be posted at least seventy-two (72) hours in advance of each regular meeting and that the public be allowed to comment on agenda items before the Committee and items not on the agenda but are within the subject matter jurisdiction of the General Plan Update Steering Committee. The Chair may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

Please Note: You can submit your questions and comments in writing for the General Plan Advisory Committee to consider by mailing or delivering them to the City of Newport Beach General Plan Advisory Committee at 100 Civic Center Drive, Newport Beach, CA, 92660. Alternatively, you can send them by electronic mail at GPupdate@newportbeachca.gov. In order to ensure adequate time to review comments, please submit any written comments no later than 5:00 p.m. on Monday in order to give the Committee adequate time to review your submission.

The City of Newport Beach's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact Jaime Murillo, Acting Community Development Director, at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible at (949) 644-3200 or jmurillo@newportbeachca.gov.

NOTICE REGARDING PRESENTATIONS REQUIRING USE OF CITY EQUIPMENT

Any presentation requiring the use of the City of Newport Beach's equipment must be submitted to the Community Development Department 24 hours prior to the scheduled meeting.

I. CALL MEETING TO ORDER

II. WELCOME AND ROLL CALL

III. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on agenda and non-agenda items generally considered to be within the subject matter jurisdiction of the Committee. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Committee has the discretion to extend or shorten the speakers' time limit on agenda or non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

IV. CURRENT BUSINESS

a. Meeting Minutes of August 6, 2025 (Attachment 1 - Draft Minutes)

Recommended Action:

Review and approve the minutes of August 6, 2025.

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

[IVa Additional Materials Received Mosher Draft Minutes of August 6, 2025](#)

b. Draft Land Use Element (Attachment 2 - Draft Element)

The GPAC Land Use Subcommittee met on July 24, 2025, August 11, 2025, and August 27, 2025, to review the draft Element. GPAC Member Susan DeSantis was identified as continuing to serve as the Subcommittee Chair and will provide an overview of the Subcommittee's discussions alongside the Subcommittee members. At the conclusion of the Subcommittee's meetings, those in attendance agreed to allow City staff to make revisions and to share the Element with the full GPAC for consideration and continued discussion. Attachment 2 is the draft Element, as reviewed and revised by the Subcommittee.

Recommended Actions:

1. Receive an overview from the GPAC Land Use Subcommittee;

2. Provide any feedback on the Subcommittee's efforts; and

3. Conduct a vote to support moving the draft Element forward for the GPUSC's review, and for public review thereafter, including any related City Boards, Commissions, and Committees.

[Draft Land Use Element](#)

[IVb Additional Materials Received Watkins Draft Land Use Element](#)

c. Subcommittee Reports

Since the GPAC last convened on August 6, 2025, the GPAC Noise Subcommittee

met. Subcommittee Chair Mosher will provide verbal updates.

Recommended Actions:

1. Receive an overview from the Subcommittee Chair Mosher, Subcommittee members, and City Staff; and
2. Provide any feedback on the efforts.

d. Updates and Overview of Upcoming Deliverables, Objective, and Schedule

City staff and the consultant team will provide updates since the GPAC last convened on August 6, 2025, and what to expect from here in terms of deliverables and timing.

Recommended Actions:

1. Receive a presentation from City staff and the consultant team; and
2. Provide any feedback on the efforts.

V. COMMITTEE ANNOUNCEMENTS OR MATTERS WHICH MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)

VI. ADJOURNMENT