



CITY OF

NEWPORT BEACH

City Council Staff Report

July 22, 2025
Agenda Item No. 21

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

PHONE: 949-644-3209

TITLE: Planning Commission Agenda Report for July 17, 2025

ELECTION OF OFFICERS

ITEM NO. 1 **ELECTION OF OFFICERS**

SUMMARY: Election of Chair, Vice Chair, and Secretary to serve for one year.

The Planning Commission unanimously elected:

- Commissioner Tristan Harris as Chair;
- Commissioner David Salene as Vice Chair; and
- Commissioner Jonathan Langford as Secretary.

PUBLIC HEARING ITEMS:

ITEM NO. 2 **TRACY RESIDENCE VARIANCE (PA2023-0200)**
Site Location: 1020 White Sails Way

SUMMARY: A request for a variance to allow an addition to an existing single-unit dwelling to encroach into the required 50-foot front setback. Specifically, the applicant requests to construct a new attached three-car garage that will encroach 29 feet into the front setback with a roof overhang that encroaches 31 feet into the front setback and a new bedroom addition that will encroach 13 feet into the front setback. The project also includes a new basement level vestibule, machine room, and elevator attached to the three-car garage that does not encroach into the front setback. The proposed garage would replace the existing two-car garage and would be located below the existing grade. The existing two-car garage would be converted into living space. The project also includes the removal of several existing unpermitted structures including a detached storage room, walls, fences, stairs, and other accessory structures that were constructed without the benefit of a building permit. No other deviations to the development standards are proposed.

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

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

ACTION: Approved

ITEM NO. 3 ACCESSORY DWELLING UNIT ORDINANCE (PA2025-0093)
Site Location: Citywide

SUMMARY: Amendments to Title 20 (Zoning Code) and Title 21 (Local Coastal Program Implementation Plan) updating regulations pertaining to Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) to conform with revisions to Government Code Sections 66310 through 66342 that went into effect on March 27, 2024, and January 1, 2025.

The Planning Commission conducted a public hearing, considered public input, and recommended adoption of the amendments to the City Council by the following vote:

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

ACTION: Adopted resolution as recommended

ITEM NO. 3 COYOTE CANYON LANDFILL-GAS-TO-ENERGY (PA2022-063)
Site Location: 20662 Newport Coast Drive

SUMMARY: A request for a conditional use permit to allow the construction and operation of a new renewable natural gas processing plant and pipeline interconnection facility. The facility would convert landfill gas from the closed Coyote Canyon Landfill into a pipeline-quality natural gas equivalent, which would be transferred into SoCal Gas infrastructure through an existing onsite tie-in point. Additional project components include a new control room building, new internal access routes, utility upgrades including installation of an additional fire hydrant, a water tank, a septic tank, a storm drain for off-site disposal of stormwater, and new underground power and telecommunication lines. The facility would operate 24 hours a day, seven days a week, with one scheduled annual shutdown for maintenance. Existing onsite telecom facilities approved under PA2016-091 (SCH No. 2016081012) would remain in place and be unaffected by this application.

The Planning Commission conducted a public hearing, considered public input, and recommended approval of the project by the following vote:

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

ACTION: Approved



City of Newport Beach

Tentative Agenda Report - 07/13/2025 to 10/16/2025

Project title		Activity	Address	Plan #	Staff Assigned	Status	District
July 17, 2025 - ALUC Meeting							
July 17, 2025 - Planning Commission Meeting							
1	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
2	Coyote Canyon Landfill-Gas-to-Energy Facility	Public Hearing to approve CUP and Adopt IS/MND	<u>20662 NEWPORT COAST DR</u>	<u>PA2022-063</u>	Joselyn Perez	<u>MORE INFO</u>	District 7
3	Tracy Residence Variance	Public Hearing	<u>1020 WHITE SAILS WAY</u>	<u>PA2023-0200</u>	Jenny Tran	<u>MORE INFO</u>	District 6

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 - 07/13/2025 to 10/16/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
July 22, 2025 - City Council Meeting						
1 CDBG	Public Hearing CDBG Action Plan	<u>1 CITYWIDE PROJECT</u>	<u>RP2024-0007</u>	Lauren Wooding		District 5
2 Commercial Parking Requirements	Consent - Title 21 Ordinance w/o Suggested Mods	<u>1 CITYWIDE PROJECT</u>	<u>PA2021-104</u>	Benjamin Zdeba	<u>MORE INFO</u>	Citywide
3 Grand Jury Responses- Short Term Rentals	Consent	<u>100 CIVIC CENTER DR</u>	<u>PA2025-0107</u>	Jaime Murillo	<u>MORE INFO</u>	District 5
4 Lease Amendment for San Pedro Bait Barge	Consent	<u>1 CITYWIDE PROJECT</u>	<u>RP2025-0003</u>	Lauren Wooding		District 5
5 Municipal Code Clean Up	Public Hearing - Title 21 Ordinance w/ Suggested Mods	<u>1 CITYWIDE PROJECT</u>	<u>PA2022-0219</u>	Benjamin Zdeba	<u>MORE INFO</u>	
6 Short-Term Lodging Amendment	Public Hearing - Title 21 Ordinance w/ Suggested Mods	<u>1 CITYWIDE PROJECT</u>	<u>PA2023-0116</u>	Jaime Murillo	<u>MORE INFO</u>	
7 Tennis and Pickleball Club of Newport Beach	Public Hearing - Title 21 Ordinance w/ Suggested Mods	<u>1602 COAST HWY</u>	<u>PA2021-260</u>	David Lee	<u>MORE INFO</u>	Citywide
8 Uptown Newport DA 3 Amendment - Jazz Extension	Public Hearing- 1st Reading	<u>4321 JAMBOREE RD</u>	<u>PA2025-0010</u>	Rosalinh Ung	<u>MORE INFO</u>	District 3

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Tentative Agenda Report - 07/13/2025 to 10/16/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
July 24, 2025 - Zoning Administrator Meeting						
1 Kickstand LLC Temporary Trailer LTP and CDP	Public Hearing	<u>2001 BALBOA BLVD W</u>	<u>PA2025-0074</u>	Melinda Whelan	<u>MORE INFO</u>	District 1
2 Lobel Residence CDP	Public Hearing	<u>1212 OCEAN FRONT W</u>	<u>PA2024-0103</u>	Daniel Kopshever	<u>MORE INFO</u>	District 1
3 Russell Residence Lot Line Adjustment	Public Hearing	<u>3200 BREAKERS DR</u>	<u>PA2025-0036</u>	Daniel Kopshever	<u>MORE INFO</u>	District 6
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 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		<u>6601 SEASHORE DR</u>	<u>PA2023-0218</u>	Melinda Whelan	<u>MORE INFO</u>	District 1
August 21, 2025 - Planning Commission Meeting						
1 Snug Harbor Surf Park		<u>3100 IRVINE AVE</u>	<u>PA2024-0069</u>	Joselyn Perez	<u>MORE INFO</u>	District 3

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Tentative Agenda Report - 07/13/2025 to 10/16/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
August 26, 2025 - City Council Meeting						
1 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
2 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>	
3 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>	
4 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
August 28, 2025 - Zoning Administrator Meeting						
September 09, 2025 - City Council Meeting						
September 11, 2025 - Zoning Administrator Meeting						
September 18, 2025 - Planning Commission Meeting						

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Tentative Agenda Report - 07/13/2025 to 10/16/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
September 23, 2025 - City Council Meeting						
1 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
September 25, 2025 - Zoning Administrator Meeting						
October 09, 2025 - Planning Commission Meeting						
October 14, 2025 - City Council Meeting						
October 16, 2025 - Zoning Administrator Meeting						
Director or ZA Level Actions						
1 Gray Residence Staff Approval	Administrative Action.	<u>415 NORTH STAR LN</u>	<u>PA2025-0080</u>	Jenny Tran	<u>MORE INFO</u>	District 3

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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
5 Snug Harbor Surf Park	Consistency Determination	<u>3100 IRVINE AVE</u>	<u>PA2024-0069</u>	Joselyn Perez	<u>MORE INFO</u>	District 3
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 - 07/13/2025 to 10/16/2025

Planner Contact Information

Name & Title	Phone	Email
Benjamin Zdeba, Planning Manager	949-644-3253	bzdeba@newportbeachca.gov
Cameron Younger, Planning Technician	949-644-3237	cyounger@newportbeachca.gov
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
James Miclat, Planning Technician	949-644-3227	jmiclat@newportbeachca.gov
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
Rosalinh Ung, Principal Planner (PT)	949-644-3208	rung@newportbeachca.gov
Seimone Jurjis, Assistant ACM/CDD Director	949-644-3282	sjurjis@newportbeachca.gov
Tonee Thai, Deputy CDD Director & Building Official	949-718-1867	tthai@newportbeachca.gov

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