



NEWPORT BEACH

City Council Staff Report

April 14, 2026
Agenda Item No. 11

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Planning Commission Special Meeting Agenda Report for April 2, 2026

CONSENT ITEMS:

ITEM NO. 1 MINUTES OF MARCH 19, 2026

SUMMARY: Draft minutes from March 19, 2026, meeting of the Planning Commission.

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

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

ACTION: Approved

PUBLIC HEARING ITEMS:

ITEM NO. 2 KONPA NIKKEI RESTAURANT (PA2025-0152)
Site Location: 3333 East Coast Highway

SUMMARY: A request to convert an existing 700-square-foot take-out service – fast casual eating and drinking establishment to a full-service restaurant with a Type 41 (On Sale Beer and Wine – Eating Place) Alcoholic Beverage Control (ABC) license. There is no outdoor dining area and no changes are proposed to the existing floor plan. The proposed hours of operation are 11 a.m. to 10 p.m., daily. The applicant is not proposing late hours (after 11 p.m.), live entertainment, or dancing. Also included is a request to waive the required parking related to upgrading the restaurant from take-out service to full service. Since the property is within the Coastal Zone and the applicant is

proposing adjustments to the required off-street parking, a coastal development permit is also required. If approved, Use Permit No. UP2008-006 (PA2008-048) would be superseded.

The Planning Commission conducted a public hearing, considered public input, and approved the project with staff's recommended amendments to the Conditions of Approval related to parking by the following vote:

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

ACTION: Approved as Amended

ITEM NO. 3

RESIDENCES AT 1500 QUAIL (PA2025-0163)

Site Location: 1500 Quail Street

SUMMARY: A request to authorize the demolition of an existing office building and the development of a 100-unit, for-sale residential townhome community on an existing office site at 1500 Quail Street. The proposed development includes three- and four-bedroom townhomes ranging from 1,591 to 1,876 square feet with a two-car garage for each unit and 31 uncovered guest parking spaces for a total of 231 on-site parking spaces. The 100 units will be distributed within 24 buildings, with units arranged in three-, four-, five-, and six-unit buildings. The buildings have a maximum structure height of approximately 39 feet above established grade. The development will include resident-serving amenities including outdoor seating, picnic tables, barbeques, pizza ovens, and game lawn. Additionally, a publicly accessible pedestrian strada improved with landscaping and seating areas is provided along the Quail Street and Westerly Place frontages. Onsite and offsite public improvements, such as upgrading the storm drain, sidewalks, and driveways are included in project implementation. The project as proposed requires the following approvals:

- Major Site Development Review (SDR): Required for any project proposing five or more residential units with a tract map. The SDR also allows for deviations from four objective design standards pursuant to Section 20.48.185 (Multi-Unit Objective Design Standards) of the Newport Beach Municipal Code (NBMC); and
- Vesting Tentative Tract Map (VTTM): To allow for an airspace subdivision of the individual residential units on a 4.77-acre parcel, pursuant to Chapter 19.12 (Tentative Map Review) of the NBMC.

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

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

RECUSED: None

ACTION: Approved

STUDY SESSION:

ITEM NO. 4 DISCUSSION OF HOA LIMITATIONS (PA2026-0054)
Site Location: Citywide

SUMMARY: Based on the March 5 request of Secretary Langford, City staff presented an overview of the limitations on the Planning Commission and Community Development Department to place conditions on projects related to Homeowners' Associations based on recent legislation.

The Planning Commission listened to staff's presentation, invited public input, and provided comments.

ACTION: None