

April 2, 2026, Planning Commission Item 1 Comments

These comments on a Newport Beach Planning Commission [agenda](#) item are submitted by:
Jim Mosher (jimmosher@yahoo.com), 2210 Private Road, Newport Beach 92660 (949-548-6229).

Item No. 1. MINUTES OF MARCH 19, 2026

The passages in *italics* are from the [draft minutes](#), with corrections suggested in **strikeout underline** format.

Page 11 of 15, paragraph 5: “Associate Planner Orozco reported that there will be exceptions made for Newport Beach’s three existing non-confirming retailers, adding that they must obtain a TRP within 60 days of the Ordinance going into effect, maintain continuous operation, ~~do~~ not substantially change ownership and operations, or violate applicable laws.”

Page 14 of 15, paragraph 1, sentence 1: “Acting Deputy Community Development Director Zdeba stated that this Study Session is intended to serve as a primer on what the Commission will be asked to formally approve at its April 23rd meeting ~~as it reviews the Draft Land Use Element and Draft Safety Element.~~”

[See [video](#). Prior to the quoted statement, Mr. Zedba mentioned the PC had previously seen the Draft Land Use Element and Draft Safety Element in September and October, but he said what it would be asked to review and approve on April 23 would be the *entire* General Plan (not just those two elements).]

Page 14 of 15, paragraph 2, sentence 2: “He provided a brief overview of the draft elements ~~that are not part of the Commission’s purview.~~”

[The portion proposed for deletion seems to be a misinterpretation of a slide that listed what boards, commissions and committees had, to date, reviewed what elements. As far as I know, the Planning Commission is required to make a recommendation to the Council on *all* the elements, so none of them are “not part of its purview.” Moreover, the presentation being described in the minutes included an overview of all the elements, and did *not* exclude the two elements previously seen by the Commission.]