



CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

Council Chambers - 100 Civic Center Drive

Thursday, August 6, 2026 - 6:00 PM

Planning Commission Members:

David Salene, Chair
Jonathan Langford, Vice Chair
Greg Reed, Secretary
Curtis Ellmore, Commissioner
Michael Gazzano, Commissioner
Tristan Harris, Commissioner
Mark Rosene, Commissioner

Staff Members:

Jaime Murillo, Community Development Director
Liz Westmoreland, Deputy Community Development Director
Joshua McDonald, Principal Civil Engineer
Yolanda Summerhill, Assistant City Attorney
Clarivel Rodriguez, Administrative Assistant

NOTICE TO THE PUBLIC

Regular meetings of the Planning Commission are held on the Thursdays preceding second and fourth Tuesdays of each month at 6:30 p.m. The agendas, minutes, and staff reports are available on the City's website at: <http://www.newportbeachca.gov> and for public inspection in the Community Development Department, Planning Division located at 100 Civic Center Drive, during normal business hours.. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at 949-644-3200.

This Commission is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Commission's agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the Commission and items not on the agenda but are within the subject matter jurisdiction of the Commission. The Commission may limit public comments to a reasonable amount of time, generally three (3) minutes per person. All testimony given before the Planning Commission is recorded.

Under the Levine Act, Section 84308 of the Government Code, a party to a proceeding before the City involving a license, permit, or other entitlement for use is required to disclose on the record of the proceeding any contribution in an amount of more than five hundred dollars (\$500) made within the preceding 12 months by the party or the party's agent to any elected or appointed officer of the City. If you have made a qualifying contribution, please ensure to make this disclosure on the record.

Please Note: You can submit your questions and comments in writing for the Planning Commission to consider by mailing or delivering them to the City of Newport Beach Planning Commission at 100 Civic Center Drive, Newport Beach CA, 92660. Alternatively, you can send them by electronic mail directly to Commissioners at planningcommission@newportbeachca.gov. Each Commissioner and staff will receive your message directly. Pursuant to Planning Commission procedures, please submit your written comments no later than 5:00 p.m. on Wednesday the day before the meeting in order to give Commissioners adequate time to review your submission.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant of this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact Clarivel Rodriguez in the Community Development Department prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible (949-644-3232 or crodriguez@newportbeachca.gov).

APPEAL PERIOD: Use Permit, Variance, Site Plan Review, and Modification Permit applications do not become effective until 14 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. Tentative Tract Map, Tentative Parcel Map, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. General Plan, Zoning, and Local Coastal Program Amendments are automatically forwarded to the City Council for final action.

I. **CALL TO ORDER**

II. **PLEDGE OF ALLEGIANCE**

III. **ROLL CALL**

IV. **PUBLIC COMMENTS**

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Planning Commission. Speakers must limit comments to three (3) minutes. Before speaking, please state your name for the record and print your name on the blue forms provided at the podium.

V. **REQUEST FOR CONTINUANCES**

VI. **CONSENT ITEMS**

1. **MINUTES OF JULY 9, 2026**

Recommended Action: Approve and file

[Draft Minutes of July 9, 2026](#)

2. **PATTON RESIDENCE ENCROACHMENT (PA2026-0123)**

Site Location: 700 ½ Jasmine Avenue

Summary:

A request to waive City Council Policy L-6 (Encroachments in Public Rights-of-Way) and to approve an Encroachment Permit to allow the relocation and retention of certain private improvements within the Fourth Avenue public right-of-way. The proposed configuration maintains a minimum 4-foot clearance measured from the back of the curb along the property frontage. Existing improvements include fences, walls, lighting, and landscaping of various heights. Existing improvements within the required 4-foot clearance area will be removed or relocated. The remaining improvements outside the 4-foot clearance area will be retained in place.

Recommended Actions:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3 - New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment, and the exceptions to this categorical exemption under Section 15300.2 are not applicable; and

2. Adopt Resolution No. PC2026-022, waiving City Council Policy L-6 (Encroachments in Public Rights-of-Way) and approving Encroachment Permit No. N2026-0241.

[Item No. 2 Staff Report](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - City Council Policy L-6](#)

[Attachment 3 - Site Photos](#)

[Attachment 4 - Owner's Letter](#)

[2a Additional Materials Received Pisano PA2026-0123](#)

[2b Additional Materials Received Staff Memo PA2026-0123](#)

3. **MORIARTY RESIDENCE ENCROACHMENTS (PA2026-0134)**

Site Location: 20462 Birch Street

Summary:

A request to waive City Council Policies L-6 (Encroachments in Public Rights-of-Way) and L-2 (Driveway Approaches) and to approve an Encroachment Permit to allow retention of certain existing, noncompliant private improvements encroaching into the 60-foot-wide Birch Street and 60-foot-wide Mesa Drive public rights-of-way, including retention of an existing third driveway approach along Birch Street. The encroachments include fencing, pedestrian and vehicular gates; electrical utility equipment and security camera posts; a concrete pad; landscaping, decorative boulders, landscape lighting, and bollards; and an existing third driveway approach along Birch Street intended to serve a future accessory dwelling unit.

Recommended Actions:

1. Find the Project Encroachments exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 - Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment; and
2. Adopt Resolution No. PC2026-023, waiving City Council Policies L-6 (Encroachments in Public Rights-of-Way) and L-2 (Driveway Approaches), and approving Encroachment Permit No. N2026-0255.

[Item No. 3 Staff Report](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - City Council Policy L-2](#)

[Attachment 3 - City Council Policy L-6](#)

[Attachment 4 - Site Photos](#)

[Attachment 5 - Owner Letter](#)

[Attachment 6 - Site Plan](#)

[3a Additional Materials Received Mosher PA2026-0134](#)

VII. PUBLIC HEARING ITEMS

Speakers must limit comments to three (3) minutes on all items. Before speaking, please state your name for the record and print your name on the blue forms provided at the podium.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues, which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing

**4. FLETCHER JONES AIRPORT SHUTTLE FACILITY PARKING LOT
(PA2023-0220)**

Site Location: 20052 Birch Street

Summary:

A request for a conditional use permit (CUP) to convert a temporary parking lot into a permanent 39-space parking lot that will function as an extension of the adjacent airport shuttle facility operated by Fletcher Jones Motorcars. The lot will serve as overflow parking to shuttle customers, improve onsite circulation and it will include concrete pavement, a driveway approach, an access gate, striping, site walls, light fixtures, electric vehicle charging infrastructure, and landscape buffers. The parking lot will operate between the hours of 5 a.m. to 10 p.m., Monday through Saturday, and 6 a.m. to 10 p.m. on Sunday, consistent with the existing airport shuttle facility hours. Access to the parking lot will be limited to Fletcher Jones employees and it will not be open to the public. The existing CUP approved for the Fletcher Jones airport shuttle facility (PA2022-128) will not be affected by the project.

Recommended Actions:

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15311 under Class 11 (Accessory Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment, and the exceptions to this exemption under Section 15300.2 do not apply; and
3. Adopt Resolution No. PC2026-024 approving the Conditional Use Permit filed as PA2023-0220.

[Item No. 4 Staff Report](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - Project Description](#)

[Attachment 3 - Project Plans](#)

[4a Additional Materials Received Mosher PA2023-0220](#)

VIII. DISCUSSION ITEM

AIRPORT AREA SPECIFIC PLAN AND RESIDENTIAL PROJECTS OVERVIEW

Site Location: Citywide

In response to a previous Planning Commission request, Deputy Community

Development Department Director Liz Westmoreland will provide an update on the Airport Area Specific Plan and the status of pending and approved residential projects in the Airport Area.

IX. STAFF AND COMMISSIONER ITEMS

5. MOTION FOR RECONSIDERATION

6. REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA

[Tentative Agenda](#)

7. REQUESTS FOR EXCUSED ABSENCES

X. ADJOURNMENT