

**NEWPORT BEACH PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE  
THURSDAY, JUNE 19, 2025  
REGULAR MEETING – 6:00 P.M.**

**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**

**ITEM NO. 1 MINUTES OF MARCH 6, 2025**

**Recommended Action:** Approve and file

**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.*

**ITEM NO. 2 UPTOWN NEWPORT DEVELOPMENT AGREEMENT, THIRD AMENDMENT  
(PA2025-0010)**

**Site Location: 4321 Jamboree Road**

**Summary:**

Amendment to Section 4.5 (Light Industrial Land Uses) of Uptown Newport Development Agreement No. DA2012-003 (DA) to extend the allowable term of existing light industrial land uses currently operating as TowerJazz Semiconductor (TowerJazz) located within future Phase 2 of Uptown Newport Planned Community (PC-58). The request is for an additional 3.5 years, from March 12, 2027, to September 12, 2030.

**Recommended Actions:**

1. Conduct a public hearing;

2. Find that all significant environmental concerns for the proposed project have been adequately addressed in the previously certified Environmental Impact Report No. ER2012-001 (SCH No. 2010051094), First Addendum No. ER2012-001, and Second Addendum No. ER2020-001; and
3. Adopt Resolution No. PC2025-009 approving Uptown Newport Development Agreement No. DA2012-003, Third Amendment.

**ITEM NO. 3 VERIZON FAUX TREE TELECOM FACILITY (PA2025-0024)**

**Site Location: 1024 Irvine Avenue (within the service area behind the shopping center, adjacent to Rutland Road)**

**Summary:**

A request for a conditional use permit to construct a new wireless telecommunications facility in the back-of-house service area of the Westcliff Plaza Shopping Center. The proposed facility's antennas and antenna supports will be concealed within the canopy of a 60-foot-tall faux eucalyptus tree. As proposed, the supporting equipment for the facility will be ground-mounted and screened from view by a new 8-foot-tall block wall. To accommodate the proposal, existing landscaping within the proposed equipment area will be removed, an existing trash enclosure will be relocated, and a 4-foot-wide sidewalk will be added to provide access to the equipment area. Due to the installation type (i.e., freestanding) and the request for additional height pursuant to Section 20.49.050 (General Development and Design Standards) subsection (C) of the Newport Beach Municipal Code (NBMC), the proposed facility requires Planning Commission review.

**Recommended Actions:**

1. Conduct a public hearing;
2. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2025-010 approving the Conditional Use Permit filed as PA2025-0024.

**ITEM NO. 4 6805 SEASHORE LLC RESIDENCE (PA2024-0123)**

**Site Location: 6805 Seashore Drive**

**Summary:**

The Applicant requests a coastal development permit to demolish an existing single-unit dwelling and construct a new 2,411-square-foot, three-story, single-unit dwelling with a 420-square-foot attached two-car garage. Additionally, the applicant requests a variance to allow the Project to exceed the third-floor area limit by approximately 37 square feet, and encroach approximately 1 foot, 7 inches into the front third-floor 15-foot setback and 1 foot, 6 inches into the rear third-floor 15-foot setback.

**Recommended Actions:**

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2025-011, approving Coastal Development Permit and Variance filed as PA2024-0123.

## **VIII. DISCUSSION ITEMS**

### **ITEM NO. 5 SNUG HARBOR SURF PARK (PA2024-0069) Site Location: 3100 Irvine Avenue**

#### **Summary:**

This is a study session item only with no action to be taken. The proposed project would remove all existing improvements within the approximately 15.38-acre center portion of the Newport Beach Golf Course (i.e., driving range, pro shop, restaurant and bar, and three holes of golf) to allow for the redevelopment of the site into approximately five acres of surfing lagoons and associated improvements. The lagoons would be surrounded by viewing platforms, seating, warming pools, and a spa. The project includes the construction of a three-story amenity clubhouse building with a reception area, surf academy, fitness facility, yoga center, administrative offices, staff areas, locker rooms, retail store, restaurant, coffee and snack bar, and basement level surfboard storage, golf cart storage, golf starter shack, maintenance area, and mechanical equipment storage totaling approximately 50,341 square feet of net floor area. Also proposed is the construction of a two-story athlete accommodation building with 20 rooms and approximately 9,432 square feet of net floor area. The total project development intensity would be approximately 59,772 net square feet and would be served by 351 parking spaces. Existing access to the golf course holes identified as the front six and the back nine would be maintained.

#### **Recommended Actions:**

1. Discuss and provide input to staff.

## **IX. STAFF AND COMMISSIONER ITEMS**

### **ITEM NO. 6 MOTION FOR RECONSIDERATION**

### **ITEM NO. 7 REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA**

### **ITEM NO. 8 REQUESTS FOR EXCUSED ABSENCES**

## **X. ADJOURNMENT**