

## July 3, 2025, Planning Commission Item 2 Comments

These comments on a Newport Beach Planning Commission [agenda](#) item are submitted by:  
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### **Item No. 1. MINUTES OF JUNE 19, 2025**

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

**Page 1**, Staff Present: “Assistant City Manager Seimone Jurjis, Deputy Community Development Director Jaime Murillo, **Deputy** City Attorney Jose Montoya, City Traffic Engineer Brad Sommers, Senior Planner Joselyn Perez, Associate Planner Oscar Orozco, Assistant Planner Daniel Kopshever, Administrative Assistant Clarivel Rodriguez, and Department Assistant Jasmine Leon”

**Page 2**, regular paragraph 5, sentence 1: “Jim Mosher inquired whether the DA needs to be extended because the entitlements stay with the property **for 15 years**.” [The comment was about the possibility of the entitlements remaining beyond the 15-year term of the DA, which is soon to end.]

**Page 2**, regular paragraph 6: “Uptown Newport resident John Lee stated his objections to the Item due to the noise generated from the **semiconductor factory’s** power plant’s **semiconductor** and its ongoing existence diminishing their property’s value in a residential planned community.”

**Page 3**, paragraph 2 from end, last sentence: “He reported on the expected gap in Verizon’s coverage that would result after the expected decommissioning of Verizon’s current Fashion Island tower at **2001 Westcliff Drive**.”

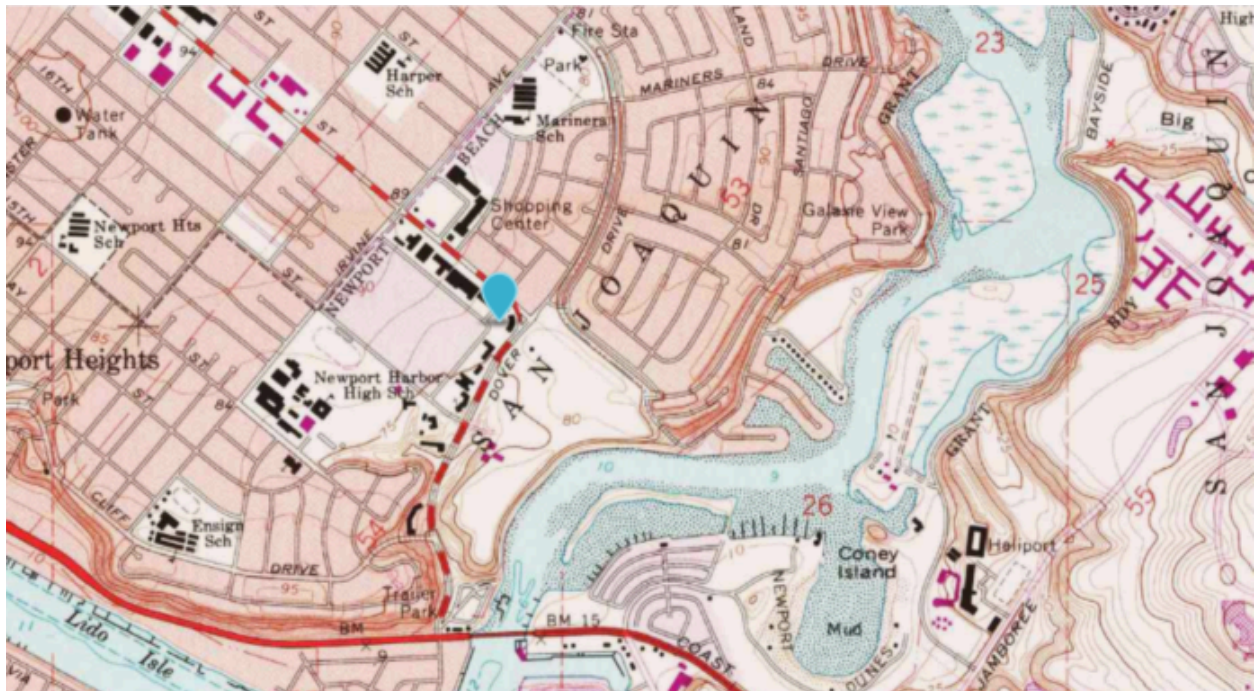
[The [video](#) indicates the minutes are correct, but the highlighted address appears to have been misstated. The “Fashion Island” site being decommissioned appears to be on the roof of the office building at **1501** Westcliff Drive. 2001 Westcliff Drive is a completely different building that replaced one that appears to have had other carrier’s antennas on its roof. According to Mr. Meurs the new building at that location was considered as an alternative site, but after showing initial interest, the owner declined.]

**Page 4**, paragraph 5, sentence 1: “Eric Meurs, speaking on behalf of the applicant, clarified the Fashion Island confusion, noting it is a relic of the United States government’s earliest RF site naming conventions and something he was also originally confused by since neither their current tower nor this proposed one is located at Fashion Island.”

[**Comment:** While not wanting to cast doubt on the veracity of Mr. Meurs’ other testimony, according to the [video](#), Mr. Meurs said that when RF engineers were locating cell sites in the 1990’s they assigned to them the biggest nearby name on the USGS (United States Geological Survey) maps, which, in this case, was “Fashion Island.” That story of how a site in Westcliff came to be named “Fashion Island” seems both illogical and fanciful.]

All the USGS maps that ever existed are available for review on the USGS [TopoView website](#). While it is true that “Fashion Island” appears (at its correct location) on the modern base map provided on the website for orientation and which one clicks on to find the USGS maps available for viewing, that base map is identified as an “Open Street Map” product, neither something produced by the USGS, nor something that would have been available in the 1990’s. As best I can tell, the words “Fashion Island” have never appeared on any USGS map of this area, let alone would they have been “the biggest name nearest to the site” as Mr. Meurs speculated.

The map an RF engineer might have consulted for 2100 Westcliff Drive in the 1990’s would most likely have been the 1982 Edition of the 1965 Newport 1:24000 map, which would have looked like this:



While that map identified the shopping center where the applicant is now proposing to relocate, the biggest name near the pin at 2100 Westcliff Drive is “San Joaquin” (a name that also appears in equally large letters on the right, over Jamboree Road and Park Newport).

Why PlanCom or T-Mobile calls the existing site at 2100 Westcliff their “Fashion Island” site would appear to remain a mystery.]

**Page 6**, paragraph 3, sentence 1: “Associate Planner Orozco noted the maximum permissible area for the third floor per the Municipal Code is 218 square feet, equaling 15% of the buildable area and the project is aiming for 255 square feet – accounting for 17.5% of the buildable area.”