

**NEWPORT BEACH PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE
THURSDAY, APRIL 23, 2026
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 APRIL 2, 2026

Recommended Action: Approve and file

VII. PUBLIC HEARING ITEMS

ITEM NO. 2 ROGUE COLLECTIVE CONDITIONAL USE PERMIT (PA2023-0103)

Site Location: 828, 852 and 858 Production Place

Summary:

A request for a Conditional Use Permit to use 750 square feet of an existing 10,000-square-foot professional office building for hosting commercial events (i.e., an assembly use). The proposed assembly use will host small- to medium sized events including workshops, classes, networking functions, nonprofit fundraisers, corporate gatherings, and similar community oriented activities. The Project includes a request to use five off site parking spaces at 828 Production Place. These spaces will supplement the 17 on site spaces available to event attendees and employees, ensuring adequate parking supply for the proposed assembly use.

Recommended Actions:

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under 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

3. Adopt Resolution No. PC2026-013 approving the Conditional Use Permit filed as PA2023-0103.

ITEM NO. 3 POITEVIN RESIDENCE (PA2025-0179)

Site Location: 2441 Crestview Drive

Summary:

A request for a coastal development permit (CDP) to demolish an existing single-unit dwelling with an attached garage and construct a new, three-story, 3,161-square-foot single-unit dwelling with an attached 602-square-foot two-car garage, and an attached 782-square-foot accessory dwelling unit (ADU). While the existing single-unit dwelling has already been demolished, the CDP would formally authorize the demolition. A variance from Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) is requested to allow the first and second floors to encroach five feet into the required 10-foot setback abutting a private street.

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 of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2026-014, approving the Coastal Development Permit and Variance filed as PA2025-0179.

ITEM NO. 4 COMPREHENSIVE GENERAL PLAN UPDATE (NEWPORT BEACH 2050 GENERAL PLAN) (PA2022-080)

Site Location: Citywide

Summary:

A General Plan Amendment that would comprehensively update the 2006 Newport Beach General Plan, including the following primary components: Introduction, Vision Statement, Arts & Culture Element, Harbor, Bay, and Beaches Element, Historical Resources Element, Land Use Element, Natural Resources Element, Noise Element, Recreation Element, Safety Element, Glossary, and Implementation Program. The proposed Amendment does not include changes to the adopted Circulation Element nor to the adopted and certified Housing Element and further makes no changes to allowable development limits or land use designations. For information on the update efforts, visit www.newportbeachca.gov/gpupdate.

Recommended Actions:

1. Conduct a public hearing; and
2. Adopt Resolution No. PC2026-015, recommending the City Council approval of the Newport Beach 2050 General Plan and the Addendum to the Certified Final Program Environmental Impact Report for the City of Newport Beach Housing Element Implementation Program (SCH No. 2023060699).

VIII. STAFF AND COMMISSIONER ITEMS

ITEM NO. 5 MOTION FOR RECONSIDERATION

ITEM NO. 6 REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA

ITEM NO. 7 REQUESTS FOR EXCUSED ABSENCES

IX. ADJOURNMENT