



# CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

**Council Chambers - 100 Civic Center Drive**

**Thursday, October 9, 2025 - 6:00 PM**

***Planning Commission Members:***

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

***Staff Members:***

**Jaime Murillo, Acting Community Development Director**  
**Kevin Riley, 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](mailto: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](mailto: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 SEPTEMBER 18, 2025**

**Recommended Action:** Approve and file.

[Draft Minutes of September 18, 2025](#)

VII. **STUDY SESSION ITEMS**

2. **GENERAL PLAN UPDATE - INTRODUCTION OF LAND USE ELEMENT AND SAFETY ELEMENT (PA2022-080)**

**Site Location:** Citywide

**Summary:**

A report to the Planning Commission outlining the progress made on the City of Newport Beach's ongoing comprehensive update to its General Plan, last revised in 2006. Following delays due to the State-mandated 6th Cycle Regional Housing Needs Assessment (RHNA), the City resumed its broader update process in 2022 with the formation of the General Plan Update Steering Committee (GPUSC) and the General Plan Advisory Committee (GPAC), including various subcommittees to review each Element. The update process consists of four phases; Phase 1 (Background Analysis + Visioning) is complete, and Phase 2 (Policy Development + General Plan Amendment) is nearly finalized. City staff, working closely with the GPAC, GPUSC, and consultant Dudek, developed draft goals and policies based on existing conditions reports and community input gathered through digital platforms and workshops. The Land Use Element and Safety Element are both required elements pursuant to State General Plan Law. Initial drafts have been prepared and are ready for broader community review.

City staff seeks preliminary feedback from the Commission before the draft is released for wider public review. Final drafts will return for formal endorsement by the Planning Commission in late 2025 or early 2026.

**Recommended Actions:**

1. Receive a brief presentation from City staff, receive and file the draft Land Use Element and Safety Element; and either

a) Form an ad hoc committee to review the draft Elements and provide comments for the Planning Commission's consideration at a meeting in November 2025; or

b) Have Planning Commissioners review individually and be prepared to discuss and provide feedback to City staff at a meeting in November 2025.

[Item No. 2 Staff Report](#)

[Attachment No. 1 - Draft Land Use Element](#)

[Attachment No. 2 - Draft Safety Element](#)

[Attachment No. 3 - Land Use Existing Conditions and Background Analysis Report](#)

[Attachment No. 4 - Safety Existing Conditions and Background Analysis Report](#)

**VIII. STAFF AND COMMISSIONER ITEMS**

**3. MOTION OF RECONSIDERATION**

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

**5. REQUESTS FOR EXCUSED ABSENCES**

**IX. ADJOURNMENT**