



CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

Council Chambers - 100 Civic Center Drive

Thursday, August 7, 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:

Seimone Jurjis, Assistant City Manager / Community Development Director
Jaime Murillo, Deputy Community Development Director
Brad Sommers, City Traffic 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 two hundred fifty dollars (\$250) 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 3, 2025**

Recommended Action: Approve and file

[1.0 Draft Minutes of July 3, 2025](#)

[1a Additional Materials Received Mosher Draft Minutes of July 3, 2025](#)

2. **MINUTES OF JULY 17, 2025**

Recommended Action: Approve and file

[2.0 Draft Minutes of July 17, 2025](#)

[2a Additional Materials Received Mosher Draft Minutes of July 17, 2025](#)

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

3. **ZENK RESIDENCE (PA2025-0057)**

Site Location: 2830 Bayview Drive

Summary:

A request for a coastal development permit to demolish an existing single-unit dwelling and construct a new 5,413-square-foot, three-story, single-unit dwelling with a 707-square-foot, attached, three-car garage and a 2,446-square-foot subterranean basement. The project also includes landscape, hardscape, drainage improvements, and site walls. A variance from Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code is required to allow the residence to be constructed with the following deviations:

- a) Encroachment of 5 feet into the required 20-foot front setback along Heliotrope Avenue for the basement and first floor;
- b) Encroachment of 6 feet into the required 10-foot rear setback for the basement, first, and second floor;
- c) Encroachment of 15 feet into the required 35-foot front third-floor setback;
- d) Encroachment of 19 feet into the required 25-foot rear third-floor setback; and
- e) Exceed the gross floor area limit by 1,675 square feet.

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. 2025-015 approving the Coastal Development Permit and Variance filed as PA2024-0057.

[Item No. 3 Staff Report](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - November 21, 2024, Planning Commission Minutes](#)

[Attachment 3 - Setback Map No. S-10B \(Corona del Mar\)](#)

[Attachment 4 - Project Plans](#)

[Attachment 5 - Project Renderings](#)

[Attachment 6 - Project Description](#)

[3a Additional Materials Received Yeo PA2024-0057](#)

[3b Additional Materials Received Bogner PA2024-0057](#)

[3c Additional Materials Received Webb PA2024-0057](#)

[3d Additional Materials Received Various PA2024-0057](#)

[3e Additional Materials Received Jones PA2024-0057](#)

VIII. STAFF AND COMMISSIONER ITEMS

4. MOTION FOR RECONSIDERATION

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

[5.0 Tentative Agenda](#)

6. REQUESTS FOR EXCUSED ABSENCES

IX. ADJOURNMENT