

**NEWPORT BEACH PLANNING COMMISSION MINUTES
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE
THURSDAY, APRIL 23, 2026
REGULAR MEETING – 6:00 P.M.**

I. CALL TO ORDER - 6:00 p.m.

II. PLEDGE OF ALLEGIANCE – Commissioner Ellmore

III. ROLL CALL

PRESENT: Chair Tristan Harris, Secretary Jonathan Langford, Commissioner Curtis Ellmore, Commissioner Michael Gazzano, Commissioner Greg Reed

ABSENT: Vice Chair David Salene, Commissioner Mark Rosene

Staff Present: Community Development Director Jaime Murillo, Acting Deputy Community Development Director Ben Zdeba, Assistant City Attorney Yolanda Summerhill, City Traffic Engineer Kevin Riley, Senior Planner Joselyn Perez, Associate Planner Oscar Orozco, Assistant Planner Laura Rodriguez, Administrative Assistant Clarivel Rodriguez, and Department Assistant Beatriz Avila

IV. PUBLIC COMMENTS – None

V. REQUEST FOR CONTINUANCES – None

VI. CONSENT ITEMS

ITEM NO. 1 MINUTES OF APRIL 2, 2026

Recommended Action: Approve and file

Chair Harris opened public comment, and there was none.

Motion made by Chair Harris and seconded by Commissioner Ellmore to approve the meeting minutes of April 2, 2026, with Jim Mosher's edits.

AYES: Ellmore, Harris, Langford, and Reed

NOES: None

ABSTAIN: Gazzano

ABSENT: Rosene, Salene

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.

Associate Planner Oscar Orozco introduced the project location, existing conditions, zoning and surrounding land uses, a description of the project, and the required approvals. He stated that alcohol would be allowed as an incidental service pending a daily license by the Department of Alcoholic Beverage Control and Newport Beach Police Department approval on an event-by-event basis. He also reported that the findings for the Conditional Use Permit (CUP) and determined it to be consistent with the General Plan and zoning. He noted the proposed use is compatible with surrounding uses.

Chair Harris noted that residential developments will be coming to this area, so the area could have additional diversity of uses in the future.

In response to Chair Harris' inquiry, all commissioners confirmed that they have had no ex parte communications on this item.

Chair Harris opened the public hearing.

Rogue Collective Founder Matt Barnes stated that the building is a place for entrepreneurs, creatives, small business owners, non-profit organizations, and community builders to collaborate. He added that 10 independent businesses use their facility for full-time offices, with 50 others using it either daily or flexibly as needed. He added that their monthly art exhibits and community gatherings are central to their business.

Mr. Barnes reported on the back-and-forth discussions since their 2022 founding about the need for a CUP to host these events. He stated that Rogue Collective is a small business aiming to bring the community together, and a CUP will allow them to move forward with their original collaborative vision for the space to the greater community's benefit.

In response to Chair Harris' inquiry, Mr. Barnes confirmed that he agrees with the Conditions of Approval.

WunderMarx Inc. Founder Cara Stewart reported that her business is based at Rogue Collective and expressed her support for the CUP.

Jim Mosher noted that Condition of Approval No. 12 should include a number specifying what the maximum event attendance would be, noting discrepancies over available square footage and occupancy in event listings on Rogue Collective's website. He added that a higher capacity limit impacts parking needs. He agreed with Chair Harris' concerns about how the event space will be open until midnight on weekends while adjacent to forthcoming residences.

Associate Planner Orozco noted that occupancy is limited to the 150 established in both the Building and Fire Codes. He added that the project will have to go through the building permit process, which will establish a firm occupancy limit. He added that there are noise-related Conditions of Approval, which can be used as an enforcement mechanism should a problem arise with the operation of the use.

Chair Harris closed the public hearing.

Motion made by Commissioner Ellmore and seconded by Chair Harris to approve the item as presented.

AYES: Ellmore, Gazzano, Harris, Langford, and Reed
NOES: None
ABSTAIN: None
ABSENT: Rosene, Salene

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 statutorily 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.

Assistant Planner Laura Rodriguez introduced and described the proposed project, the property's zoning and surrounding land uses, existing conditions, and reported that this project is requesting a coastal development permit for demolition of an existing single-unit dwelling and construction of a new three-story single-unit dwelling with an attached Accessory Dwelling Unit (ADU), as well as a variance request for a five-foot setback encroachment on the alley side. She noted that, at the time of original development, 10-foot front setbacks were applied along both Crestview Drive and an unnamed 20-foot-wide street. The unnamed street functions like an alley and therefore is treated like one. She noted that double front setbacks are not common and are typically applied due to specific site conditions. She added they are usually seen on waterfront properties. Neighboring properties within this block have been approved to encroach up to five feet into the 10-foot alley setback through a modification permit with the justification that no minimum setbacks are required for a back alley that is at least 20 feet wide. Therefore, the five-foot encroachment would be consistent with the neighboring properties and would not result in additional floor area.

She confirmed that the project is consistent with the City's Zoning Code and Local Coastal Program (LCP) and does not impact any coastal resources, coastal views, or public coastal access.

In response to Chair Harris' inquiry, all commissioners confirmed that they have had no ex parte communications on this item.

Chair Harris opened the public hearing.

In response to Chair Harris' inquiry, Manzer + Associates Principal Bruce Manzer (Applicant) confirmed that he agrees with the Conditions of Approval.

Chair Harris closed the public hearing.

Motion made by Secretary Langford and seconded by Commissioner Reed to approve the item as presented.

AYES: Ellmore, Gazzano, Harris, Langford, and Reed
NOES: None
ABSTAIN: None
ABSENT: Rosene, Salene

**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 <https://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).

Acting Deputy Community Development Director Ben Zdeba noted that the Commission held a Study Session on March 19, 2026, where the General Plan Update was introduced with detailed notes on what is new within each element. He reported that an addendum has been prepared to the Housing Implementation Program Environmental Impact Report to provide environmental clearance under the California Environmental Quality Act (CEQA), finding that there are no substantial changes or new impacts due to the revised General Plan. He added that the City is engaging in Senate Bill 18's tribal consultation requirements, reporting that the City received responses from three tribal representatives – one not wishing to consult and two wishing to

consult. He noted that one consultation is ongoing and is expected to conclude prior to when the City Council considers adopting the General Plan Update in June 2026.

Acting Deputy Community Development Director Zdeba reported that the Board of Library Trustees, City Arts Commission, Harbor Commission, Parks, Beaches & Recreation Commission, and Water Quality/Coastal Tidelands Committee have all recommended adoption of the draft elements related to their respective work. He added that the Planning Commission is being asked to recommend approval of the entire General Plan because most of the elements include land use matters. He noted that Table LU-1 has not yet been completely updated with all the City's anomaly limits, as staff is still looking to add information about changes or transfers with a cross-reference to the proper reference documentation.

Acting Deputy Community Development Director Zdeba noted that the General Plan is intended to live online in a user-friendly format, displaying a sample of how it will appear. He stated that key takeaways for the Commission are that there are no changes to development limits or land use patterns, the General Plan has been streamlined from 2006, it complies with State law, it had its preparation led by community members who refreshed it to match the community's vision, and has the support of the General Plan Advisory Committee (GPAC) and General Plan Update Steering Committee (GPUSC). He added that the cover page may be updated before it is presented to the City Council, along with a title switch to include the document's planning horizon of 2050.

In response to Chair Harris' inquiry, all commissioners confirmed that they have had no ex parte communications on this item.

Chair Harris opened the public hearing.

Mr. Mosher noted that not all the policies were discussed by the GPAC. He noted that the Circulation Element is missing and inquired if it will be presented online, adding that it would be rare not to include it. He added that the Housing Element is similar, acknowledging that it changes more rapidly and extensively. He noted that the GPAC did not look at the Circulation Element to assess consistency. He expressed concerns about the Overview's understated projections for a population growth of only 3,700, when considering the City's rezoning program for 8,174 new housing units due to the City's Regional Housing Needs Allocation (RHNA). He recommended having a full printed copy available to the public in the Council Chambers' lobby for the City Council's April 28, 2026, General Plan Study Session.

Acting Deputy Community Development Director Zdeba confirmed that the Circulation Element will be part of the online version of the General Plan. He added that staff is still working on how to incorporate the Housing Element online due to its complexity and because it does not integrate well into the planned structure, adding that it could be presented as a Portable Document Format (PDF). He noted that the Housing Element is also updated on a different cycle than the rest of the General Plan.

In response to Chair Harris' inquiry, Acting Deputy Community Development Director Zdeba confirmed that staff is reviewing Mr. Mosher's written comments, confirming that applicable refinements can be made. He noted that the General Plan is not expected to be presented to the City Council for approval until June 23, 2026, allowing for time to make some refinements.

In response to Commissioner Gazzano's inquiry, Acting Deputy Community Development Director Zdeba noted that there are discussions in the Zoning Code of which documents supersede others in the event of a conflict. He added that clarity and consistency can be added to the General Plan's introduction if it contradicts the Housing Element.

Secretary Langford agreed with Commissioner Gazzano about contradictory statements, noting the City's focus on keeping the Housing Element compliant. He stated that the Housing Element should prevail in any sort of conflict so that the City does not face the State's ire.

Chair Harris closed the public hearing.

Motion made by Commissioner Ellmore and seconded by Commissioner Gazzano to approve the item as presented.

AYES: Ellmore, Gazzano, Harris, Langford, and Reed
 NOES: None
 ABSTAIN: None
 ABSENT: Rosene, Salene

VIII. STAFF AND COMMISSIONER ITEMS

ITEM NO. 5 MOTION FOR RECONSIDERATION - None

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

Community Development Director Jaime Murillo reported that the May 7, 2026, meeting will be cancelled, and the meeting on May 21, 2026, will include three items, including a Study Session about a grant from the Southern California Association of Governments (SCAG) providing a consultant to evaluate the City's mixed-use zoning districts. He reported that the California Coastal Commission (CCC) has approved the City's LCP amendment that completes the Housing Element's rezoning efforts. He added that the CCC did suggest modifications that will be brought to the City Council for approval. He stated that, due to Commissioner Rosene's absence tonight, the next meeting will feature his requested discussion of street parking standards near the Ziani community.

In response to Chair Harris' inquiry, Community Development Director Murillo stated that the most significant CCC change to the City's amendments involves potential housing for sites with a base zoning of recreation or visitor-serving commercial; however, the change strikes a balance which he considers a victory.

ITEM NO. 7 REQUESTS FOR EXCUSED ABSENCES

Chair Harris stated that he may miss the May 21, 2026, meeting.

IX. ADJOURNMENT – With no further business, Chair Harris adjourned the meeting at 6:48 p.m.

The agenda for the April 23, 2026, Planning Commission meeting was posted on Thursday, April 16, 2026, at 2:25 p.m. in the Chambers binder, on the digital display board located inside the vestibule of the Council Chambers at 100 Civic Center Drive, and on the City's website on Thursday, April 16, 2026, at 2:18 p.m.

Tristan Harris, Chair

Jonathan Langford, Secretary