



CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

Council Chambers - 100 Civic Center Drive

Thursday, September 18, 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. 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 SEPTEMBER 4, 2025**

Recommended Action: Approve and file

[Draft Minutes of September 4, 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

2. **SOL MEXICAN COCINA RESTAURANT (PA2023-0144)**

Site Location: 251, 151 and 201 East Coast Highway and APNs 050-451-03 and 050-451-57

Summary:

A request for a conditional use permit and coastal development permit to permanently retain a 641-square-foot outdoor dining patio for an existing restaurant (Sol Mexican Cocina) and construct an approximately 7-foot, 6-inch-tall glass/acrylic guardrail along the front of the outdoor dining patio. The existing outdoor dining patio consists of a platform deck with seating that was permitted on a temporary basis. The project requests to expand the existing Type 47 (On-Sale General - Eating Place) Alcohol Beverage Control License to include the outdoor dining area and reauthorize the off-site parking located on the adjacent lots at Balboa Marina (151 and 201 East Coast Highway and APNs 050-451-03 and 050-451-57). The hours of operation for the restaurant and outdoor dining patio are between 10 a.m. and 11 p.m., daily. No live entertainment, dancing, or late hours (after 11 p.m.) are proposed. If approved, this Conditional Use Permit and Coastal Development Permit would supersede Use Permit Nos. UP621 and UP651 and Accessory Outdoor Dining Permit Nos. OD49 and OD49A.

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) and 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. PC2025-019 approving the Conditional Use Permit and Coastal Development Permit filed as PA2023-0144.

[Item No. 2 Staff Report](#)

[Attachment No. 1 - Draft Resolution with Findings and Conditions](#)

[Attachment No. 2 - Police Department Memorandum](#)

[Attachment No. 3 - Project Plans](#)

[2a Additional Materials Received O'Connor PA2023-0144](#)

[2b Additional Materials Received Heitman PA2023-0144](#)

3. MONROVIA TOWNHOMES (PA2025-0062)

Site Location: 1580-1598 Monrovia Avenue and 865-899 West 16th Street

Summary:

A request to authorize the development of a for-sale residential townhome community with 89 dwelling units on a 4.34-acre property at the southeast corner of Monrovia Avenue and West 16th Street. The development includes four single-unit residences, 17 duplex buildings, and 51 attached townhome-style dwelling units ranging in size from approximately 2,000 gross square feet to 3,000 gross square feet. The single-unit and duplex buildings are located on the southern half of the site and will be a maximum of four stories, with a height up to 47 feet, 8 inches above finish grade. Townhome style units are located on the northern half of the site and will be a maximum of three stories, with a height up to 38 feet, 8 inches above finish grade. Private resident-serving amenities include a community pool and pedestrian walking paths with picnic tables and benches. Each unit will have an attached two-car garage with an additional 47 uncovered parking spaces distributed throughout the site for a total of 225 parking spaces. Vehicle access to the site is provided through two driveways on Monrovia Avenue and one driveway on 16th Street. The following approvals are required to implement the project:

Major Site Development Review: Required for any project proposing five or more residential units with a tract map. The Major Site Development Review additionally allows for deviations from specific multi-unit objective design standards pursuant to Section 20.48.185 (Multi-Unit Objective Design Standards) of the Newport Beach Municipal Code (NBMC); and

Vesting Tentative Tract Map: Requested to merge two properties to create a single building site and allow for an airspace subdivision of the individual residential

units for individual sale (i.e., for condominium purposes).

Recommended Actions:

1. Conduct a public hearing;
2. Find that this project is not subject to further environmental review pursuant to Section 21083.3 of the California Public Resources Code (PRC) and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines because the Project is consistent with the previously certified Program Environmental Impact Report (SCH No. 2023060699); and
3. Adopt Resolution NO. PC2025-020, approving the Major Site Development Review and Vesting Tentative Tract Map filed as PA2025-0062.

[Item No. 3 Staff Report](#)

[Attachment No. 1 - Draft Resolution](#)

[Attachment No. 2 - Applicant's Project Description](#)

[Attachment No. 3 - Project Plans](#)

[Attachment No. 4 -General Plan Policy Consistency](#)

[Attachment No. 5 -Multi- Unit Objective Desing Standar Checklist](#)

[Attachment No. 6 -Screening Assessment](#)

4. FIRE STATION NO. 1 AND BALBOA BRANCH LIBRARY LANDSCAPE CHANGES APPEAL (PA2025-0130)

Site Location: 100 East Balboa Boulevard

Summary:

An appeal of the Community Development Director's July 3, 2025, decision to approve minor changes to Coastal Development Permit (CDP) No. PA2024-0140. The proposed changes include replacement tree plantings to further support nesting birds, such as great blue herons. Additionally, the revised landscape changes will alter the parking layout and result in the loss of one surplus parking space. No alterations to the CDP's approved floor area, height, or land use are being requested.

Recommended Actions:

1. Conduct a de novo public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15302 under Class 2 (Replacement or Reconstruction) of the CEQA Guidelines, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2025-021 denying the appeal and affirming the Community Development Director's approval for Staff Approval filed as

PA2025-0130.

[Item No. 4 Staff Report](#)

[Attachment No. 1 - Draft Resolution](#)

[Attachment No. 2 - Approved Resolution No. 2024-72, City Council 09-24-2024](#)

[Attachment No. 3 - Community Development Director Action Letter dated July 3, 2025](#)

[Attachment No. 4 - Originally Approved Landscape Plan](#)

[Attachment No. 5 - Revised CDP Plan](#)

[Attachment No. 6 - Appellant's Application of Appeal](#)

[Attachment No. 7 - Dudek Memo from May 5, 2025](#)

[Attachment No. 8 - Dudek Memo from August 14, 2025](#)

[Attachment No. 9 - Figure NR2 Environmental Study Areas](#)

[Attachment No. 10 - Figure NR1 Biological Resources](#)

VIII. STAFF AND COMMISSIONER ITEMS

5. MOTION FOR RECONSIDERATION

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

7. REQUESTS FOR EXCUSED ABSENCES

IX. ADJOURNMENT