



CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

Council Chambers - 100 Civic Center Drive

Thursday, July 3, 2025 - 6:00 PM

Planning Commission Members:

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

1. **ELECTION OF OFFICERS**

Summary:

The Planning Commission's adopted rules require the election of officers at its annual meeting, which occurs at the first meeting of July each year. Officers include the Chair, Vice Chair, and Secretary and they would serve for a one-year term.

Recommended Actions:

1. Find this action not subject to the California Environmental Quality Act (CEQA) pursuant to 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3;
2. Nominate Planning Commission officers consisting of Chair, Vice Chair, and Secretary; and
3. Appoint the officers by majority approval of a motion either individually or as one motion for all positions.

V. **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.

VI. **REQUEST FOR CONTINUANCES**

VII. **CONSENT ITEMS**

2. **MINUTES OF JUNE 19, 2025**

Recommended Action: Approve and file.

[Draft Minutes of June 19, 2025](#)

VIII. **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. FORD ROAD TOWNHOMES (PA2025-0049)

Site Location: The unaddressed property abutting 1650 Ford Road (APN 458-361-10) identified as Site ID No. 141 in the Housing Element Sits Inventory and 1650 Ford Road (APN 458-361-02)

Summary:

A request to authorize the development of a for-sale residential townhome community with 27 units on an undeveloped and unaddressed property near the southeast corner of the MacArthur Boulevard and Bonita Canyon Drive intersection, northeast of the parking lot for the Bonita Canyon Sports Park and west of the AT&T facility. The proposed development includes a mix of two-, three, and four-bedroom units ranging from 1,916 to 2,989 square feet, each with an attached two-car garage. Units would be distributed within four detached, four-story buildings with a maximum structure height of 47 feet and 11 inches, above the established grade. The development will provide 13 visitor parking spaces and a variety of private resident-serving amenities. Offsite improvements include the installation of a gate restricting access to the neighboring AT&T property and the relocation of an existing wireless telecommunications monopole onto the neighboring AT&T property. Lastly, the project includes subdividing the project site and reconfiguring the lot line between the project site and the AT&T property. The following approvals are required:

- 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 an increase in maximum structure height pursuant to Section 20.30.060 (Height Limits and Exceptions) of the Newport Beach Municipal Code (NBMC) and deviations from specific multi-unit objective design standards pursuant to Section 20.48.185 (Multi-Unit Objective Design Standards) of the NBMC.

- Vesting Tentative Tract Map: Requested to adjust the easterly property line between the project site and the AT&T property, to create individual parcels for conveyance purposes, and to 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 CEQA Guidelines because the Project is consistent with the previously certified Program Environmental Impact Report (SCH No. 2023060699): and
3. Adopt Resolution NO. PC2025-012, approving the Major Site Development Review and Vesting Tentative Tract Map filed as PA2025-0049.

[Item No. 3 Staff Report](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - Applicant's Project Description](#)

[Attachment 3 - Project Plans](#)

[Attachment 4 - General Plan Policy Consistency](#)

[Attachment 5 - Multi-Unit Objective Design Standard Checklist](#)

[Attachment 6 - Project Correspondence](#)

[3a Additional Materials Received Various PA2025-0049](#)

IX. 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

[Tentative Agenda](#)

6. REQUESTS FOR EXCUSED ABSENCES

X. ADJOURNMENT