



CITY OF

NEWPORT BEACH

City Council Staff Report

August 26, 2025
Agenda Item No. 31

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Seimone Jurjis, Assistant City Manager/Community Development Director - 949-644-3232, sjurjis@newportbeachca.gov

PREPARED BY: Jaime Murillo, Deputy Community Development Director, jmurillo@newportbeachca.gov

PHONE: 949-644-3209

TITLE: Planning Commission Agenda Report for August 21, 2025

CONSENT ITEMS:

ITEM NO. 1 **MINUTES OF AUGUST 7, 2025**

SUMMARY: Draft minutes from August 7, 2025, meeting of the Planning Commission.

The Planning Commission approved the minutes, with edits, by the following vote:

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

ACTION: Approved as amended

PUBLIC HEARING ITEMS:

ITEM NO. 2 **ARC CARNE & CANTINA RESTAURANT (PA2025-0057)**
Site Location: 2902 West Coast Highway, Unit A

SUMMARY: A request to convert a portion of an existing commercial shell building into a three-story eating and drinking establishment (i.e., a “restaurant”) with a rooftop outdoor dining area above. As proposed, the restaurant will operate with late hours (after 11:00 p.m.) between 8:00 a.m. and 12:00 a.m. (midnight), daily, and a Type 47 (On-Sale General – Eating Place) Alcohol Beverage Control (ABC) license. The project requires the following approvals from the City:

- **Conditional Use Permit (CUP):** A conditional use permit to authorize the establishment and operation of a restaurant with late hours and off-site parking;

- **Operator License:** An operator license from the Newport Beach Police Department (NBPD) pursuant to Chapter 5.25 (Operator License for Establishments Offering Alcoholic Beverages for On-Site Consumption in Combination with Late Hours, Entertainment, and/or Dance) of the Newport Beach Municipal Code (NBMC) to allow alcoholic beverage service in combination with late hours;
- **Major Site Development Review (SDR):** A site development review in accordance with Section 20.30.060(C)(2)(c) (Height Limits and Exceptions) of the NBMC to allow an increase in height within the Shoreline Height Limit Area up to 35 feet for a flat roof and 40 feet for a sloped roof. The project proposes flat elements up to 34 feet and sloped elements up to 35 feet;
- **Coastal Development Permit (CDP):** A coastal development permit to authorize the conversion of a retail shell building into a restaurant, construction of a third-floor addition with a rooftop dining area, increase in height within the Shoreline Height Limit Area in accordance with Section 21.30.060(C)(2)(c) (Height Limits and Exceptions) of the NBMC, and off-site parking; and
- **Traffic Study:** A traffic study pursuant to Chapter 15.40 (Traffic Phasing Ordinance) of the NBMC as the project will generate a net increase of over 300 average daily trips.

The Planning Commission conducted a public hearing, considered public input, and approved the project with amendments by the following vote:

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

ACTION: Approved as amended

ITEM NO. 2

EAST COAST HIGHWAY RESTAURANT SPACE (PA2024-0231)

Site Location: 3025 & 3027 East Coast Highway

SUMMARY: A request for a conditional use permit and coastal development permit to establish a new 2,329-square-foot restaurant within an existing shopping center by expanding an existing 1,205-square-foot restaurant into the adjacent suite, formerly occupied by a dry cleaner. The restaurant will offer a traditional sit-down dining area and will operate a designated take-out area through a shared kitchen. The restaurant will serve alcohol through a Type 47 (On-Sale General – Eating Place) Alcohol Beverage Control (ABC) License and proposes hours of operation from 6:30 a.m. to 10:00 p.m., daily. No live entertainment, dancing, or late-hour operations (after 11:00 p.m.) are proposed. The project also includes a reduction of 19 required parking spaces to accommodate the use. Approval of the project will supersede Use Permit Nos. 3235 and 3355.

The applicant withdrew the application, and the item was removed from the agenda.

ACTION: None – The application for this item was withdrawn after the agenda was posted.



City of Newport Beach

Tentative Agenda Report - 08/09/2025 to 11/12/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
August 11, 2025 - GPAC Land Use Subcommittee						
August 12, 2025 - Corona del Mar Community Open House						
1 CDM Commercial Corridor Study	CDM Community Workshop	<u>2201 COAST HWY E</u>	<u>PA2024-0002</u>	Liz Westmoreland	<u>MORE INFO</u>	District 6
August 13, 2025 - Harbor Commission Meeting (GP Update)						
August 14, 2025 - Zoning Administrator Meeting						
1 Dildine Residence CDP	Public Hearing	<u>320 BALBOA BLVD E</u>	<u>PA2025-0023</u>	Cameron Younger	<u>MORE INFO</u>	District 1
2 Doan Condominiums	Public Hearing	<u>605 CARNATION AVE</u>	<u>PA2025-0100</u>	Daniel Kopshever	<u>MORE INFO</u>	District 6
3 Garcia Residence CDP	Public Hearing	<u>6601 SEASHORE DR</u>	<u>PA2023-0218</u>	Melinda Whelan	<u>MORE INFO</u>	District 1
August 21, 2025 - Planning Commission Meeting						
1 3025 & 3027 E Coast Hwy Restaurant	Public Hearing	<u>3025 COAST HWY E</u>	<u>PA2024-0231</u>	Jerry Arregui	<u>MORE INFO</u>	District 6
2 Arc Carne & Cantina Restaurant	Public Hearing	<u>2902 COAST HWY W, A</u>	<u>PA2025-0057</u>	Jenny Tran	<u>MORE INFO</u>	District 2

The tentative schedule is a tool to assist the preparation of future agendas. It does not provide a complete description of projects and it does not list all projects currently under review that could be scheduled. The tentative schedule changes without notice.



City of Newport Beach

Tentative Agenda Report - 08/09/2025 to 11/12/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
August 26, 2025 - City Council Meeting						
1 1201 Dove Street Property	AJ Gallagher Lease Agreement Suite 100 - Consent	<u>1201 DOVE ST</u>	<u>RP2025-0004</u>	Lauren Wooding		District 3
2 1201 Dove Street Property	River Valley Holdings Lease Agreement Suite 390 - Consent	<u>1201 DOVE ST</u>	<u>RP2025-0004</u>	Lauren Wooding		District 3
3 3848 Campus Drive Property	Purchase and Sale Agreement - New Business	<u>3848 CAMPUS DR</u>	<u>RP2025-0005</u>	Lauren Wooding		District 3
4 Accessory Dwelling Unit Municipal Code Update	Public Hearing	<u>100 CIVIC CENTER DR</u>	<u>PA2025-0093</u>	Oscar Orozco	<u>MORE INFO</u>	District 5
5 Commercial Parking Requirements	Consent - Second Reading of Ordinance (Title 21)	<u>1 CITYWIDE PROJECT</u>	<u>PA2021-104</u>	Benjamin Zdeba	<u>MORE INFO</u>	Citywide
6 Ford Road Townhomes	Public Hearing	<u>1650 FORD RD</u>	<u>PA2025-0049</u>	Jerry Arregui	<u>MORE INFO</u>	District 5
7 Municipal Code Clean Up	Consent - Second Reading of Ordinance (Title 21)	<u>1 CITYWIDE PROJECT</u>	<u>PA2022-0219</u>	Benjamin Zdeba	<u>MORE INFO</u>	
8 Short-Term Lodging Amendment	Consent - Second Reading of Ordinance (Title 21)	<u>1 CITYWIDE PROJECT</u>	<u>PA2023-0116</u>	Jaime Murillo	<u>MORE INFO</u>	
9 Tennis and Pickleball Club of Newport Beach	Consent - Second Reading of Ordinance (Title 21)	<u>1602 COAST HWY</u>	<u>PA2021-260</u>	David Lee	<u>MORE INFO</u>	Citywide
10 Uptown Newport DA 3 Amendment - Jazz Extension	2nd reading- Consent	<u>4321 JAMBOREE RD</u>	<u>PA2025-0010</u>	Rosalinh Ung	<u>MORE INFO</u>	District 3

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City of Newport Beach

Tentative Agenda Report - 08/09/2025 to 11/12/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
August 28, 2025 - Zoning Administrator Meeting						
1 321 Larkspur Avenue Residential Condominiums	Public Hearing	<u>321 LARKSPUR AVE</u>	<u>PA2025-0081</u>	Cameron Younger	<u>MORE INFO</u>	District 6
2 Demore Residence CDP	Public Hearing	<u>600 OCEAN FRONT W</u>	<u>PA2025-0032</u>	Oscar Orozco	<u>MORE INFO</u>	District 1
September 04, 2025 - Planning Commission Meeting						
1 Snug Harbor Surf Park	Public Hearing	<u>3100 IRVINE AVE</u>	<u>PA2024-0069</u>	Joselyn Perez	<u>MORE INFO</u>	District 3
September 09, 2025 - City Council Meeting						
1 2025 Building and Fire Code Adoption	First Reading	<u>1 CITYWIDE PROJECT</u>	<u>PA2025-0142</u>	Tonee Thai	<u>MORE INFO</u>	District 5
2 Accessory Dwelling Unit Municipal Code Update	Consent - Second Reading of Ordinance	<u>100 CIVIC CENTER DR</u>	<u>PA2025-0093</u>	Oscar Orozco	<u>MORE INFO</u>	District 5
3 General Plan Update	Consent - GPUSC Bi-Monthly Update	<u>1 CITYWIDE PROJECT</u>	<u>PA2022-080</u>	Benjamin Zdeba	<u>MORE INFO</u>	Citywide
4 Snug Harbor Surf Park	Intent to Override Orange County Airport Land Use Commission's Finding of Inconsistency	<u>3100 IRVINE AVE</u>	<u>PA2024-0069</u>	Joselyn Perez	<u>MORE INFO</u>	District 3

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Tentative Agenda Report - 08/09/2025 to 11/12/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
September 11, 2025 - Zoning Administrator Meeting						
1 Pacific View Memorial Park D.A. Review	Public Hearing	<u>3500 PACIFIC VIEW DR</u>	<u>PA2025-0096</u>	Laura Rodriguez	<u>MORE INFO</u>	District 7
2 Rodriquez Residence CDF	Public Hearing	<u>427 HARBOR ISLAND DR</u>	<u>PA2025-0071</u>	Oscar Orozco	<u>MORE INFO</u>	District 5
3 Sundays Coffee and Co. Minor Use Permit	Public Hearing	<u>408 31ST ST</u>	<u>PA2025-0115</u>	Daniel Kopshever	<u>MORE INFO</u>	District 1
September 18, 2025 - Planning Commission Meeting						
1 Residences at 1580 Monrovia Ave	PUBLIC HEARING (TENTATIVE)	<u>1580 MONROVIA AVE</u>	<u>PA2025-0062</u>	Joselyn Perez	<u>MORE INFO</u>	District 2
2 Sol Cocina CUP and CDP	Public Hearing	<u>251 COAST HWY E</u>	<u>PA2023-0144</u>	Jenny Tran	<u>MORE INFO</u>	District 5
3 Staff Approval for Fire Station No.1 & Library	Public Hearing	<u>100 BALBOA BLVD E, LIB</u>	<u>PA2025-0130</u>	Laura Rodriguez	<u>MORE INFO</u>	District 1

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Tentative Agenda Report - 08/09/2025 to 11/12/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
September 23, 2025 - City Council Meeting						
1 2025 Building and Fire Code Adoption	Second Reading	<u>1 CITYWIDE PROJECT</u>	<u>PA2025-0142</u>	Tonee Thai	<u>MORE INFO</u>	District 5
2 Corona del Mar Farmers' Market	License Agreement - New Business	<u>1 CITYWIDE PROJECT</u>	<u>RP2025-0001</u>	Lauren Wooding		District 5
3 Special Flood Hazard Area (VE) Overlay	Public Hearing - Title 21 Ordinance w/ Suggested Mods	<u>1 CITYWIDE PROJECT</u>	<u>PA2018-075</u>	Liz Westmoreland	<u>MORE INFO</u>	District 1
September 25, 2025 - Zoning Administrator Meeting						
1 43rd Street TPM and CDP Combo	Public Hearing	<u>207 43RD ST</u>	<u>PA2024-0189</u>	Laura Rodriguez	<u>MORE INFO</u>	District 1
October 09, 2025 - Planning Commission Meeting						
October 14, 2025 - City Council Meeting						
October 16, 2025 - Zoning Administrator Meeting						
October 23, 2025 - Planning Commission Meeting						

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Tentative Agenda Report - 08/09/2025 to 11/12/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
October 28, 2025 - City Council Meeting						
1 Snug Harbor Surf Park	Tentative Public Hearing Date	<u>3100 IRVINE AVE</u>	<u>PA2024-0069</u>	Joselyn Perez	<u>MORE INFO</u>	District 3
October 30, 2025 - Zoning Administrator Meeting						
November 04, 2025 - City Council Meeting						
November 06, 2025 - Planning Commission Meeting						
Hearing Date to be Determined						
1 Chaupain Bakery Type 41 ABC License	Public Hearing	<u>2622 SAN MIGUEL DR</u>	<u>PA2025-0073</u>	Jerry Arregui	<u>MORE INFO</u>	District 7
2 MacArthur Court Apartments	Public Hearing	<u>4665 MACARTHUR CT</u>	<u>PA2025-0090</u>	Jenny Tran	<u>MORE INFO</u>	District 3
3 Parkhouse Residences Fee Credit	Administrative Action. Director Approval	<u>4251 UPTOWN NEWPORT DR</u>	<u>PA2024-0229</u>	Rosalinh Ung	<u>MORE INFO</u>	District 3
4 Saunders Self Storage		<u>3848 CAMPUS DR</u>	<u>PA2023-0145</u>	Liz Westmoreland	<u>MORE INFO</u>	District 3
5 Snow Residence Condominiums TPM/CDP/Conversion		<u>400 40TH ST</u>	<u>PA2023-0147</u>	Jerry Arregui	<u>MORE INFO</u>	District 1

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Tentative Agenda Report - 08/09/2025 to 11/12/2025

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
Pending Coastal Commission						
1 Coastal Act 30613 CDP Jurisdiction Change	City Project	<u>1 CITYWIDE PROJECT</u>	<u>PA2022-111</u>	Jaime Murillo	<u>MORE INFO</u>	Citywide
2 Housing Element Implementation Program Amendments	LCP Amendment	<u>1 CITYWIDE PROJECT</u>	<u>PA2022-0245</u>	Benjamin Zdeba	<u>MORE INFO</u>	District 5

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Tentative Agenda Report - 08/09/2025 to 11/12/2025

Planner Contact Information

Name & Title	Phone	Email
Benjamin Zdeba, Planning Manager	949-644-3253	bzdeba@newportbeachca.gov
Cameron Younger, Planning Technician	949-644-3237	cyounger@newportbeachca.gov
Dan Campagnolo, Systems and Administration Manager	949-644-3231	dcampagnolo@newportbeachca.gov
Daniel Kopshever, Assistant Planner	949-644-3235	dkopshever@newportbeachca.gov
David Blumenthal, Contract Planner		dblumenthal@newportbeachca.gov
David Lee, Senior Planner	949-644-3225	dlee@newportbeachca.gov
Jaime Murillo, Deputy CDD Director	949-644-3209	jmurillo@newportbeachca.gov
James Miclat, Planning Technician	949-644-3227	jmiclat@newportbeachca.gov
James Sommers, City Traffic Engineer	949-644-3326	bsommers@newportbeachca.gov
Jenny Tran, Associate Planner	949-644-3212	jtran@newportbeachca.gov
Jerry Arregui, Assistant Planner	949-644-3249	jarregui@newportbeachca.gov
Joselyn Perez, Planner, Senior	949-644-3312	jperez@newportbeachca.gov
Kyle Benalcazar, Planning Technician	949-644-3227	kbenalcazar@newportbeachca.gov
Laura Rodriguez, Assistant Planner	949-644-3216	lrodriguez@newportbeachca.gov
Lauren Wooding, Real Property Administrator	949-644-3236	lwooding@newportbeachca.gov
Liz Westmoreland, Principle Planner	949-644-3234	lwestmoreland@newportbeachca.gov
Melinda Whelan, Assistant Planner	949-644-3221	mwhelan@newportbeachca.gov
Oscar Orozco, Associate Planner	949-644-3219	oorozco@newportbeachca.gov
Rosalinh Ung, Principal Planner (PT)	949-644-3208	rung@newportbeachca.gov
Seimone Jurjis, Assistant ACM/CDD Director	949-644-3282	sjurjis@newportbeachca.gov
Tonee Thai, Deputy CDD Director & Building Official	949-718-1867	tthai@newportbeachca.gov

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**NEWPORT BEACH PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE
THURSDAY, AUGUST 21, 2025
REGULAR MEETING – 6:00 P.M.**

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

ITEM NO. 1 MINUTES OF AUGUST 07, 2025

Recommended Action: Approve and file

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.

ITEM NO. 2 ARC CARNE & CANTINA RESTAURANT (PA2025-0057)

Site Location: 2902 West Coast Highway, Unit A

Summary:

A request to convert a portion of an existing commercial shell building into a three-story eating and drinking establishment (i.e., a “restaurant”) with a rooftop outdoor dining area above. As proposed, the restaurant will operate with late hours (after 11:00 p.m.) between 8:00 a.m. and 12:00 a.m. (midnight), daily, and a Type 47 (On-Sale General – Eating Place) Alcohol Beverage Control (ABC) license. The project requires the following approvals from the City:

- **Conditional Use Permit (CUP):** A conditional use permit to authorize the establishment and operation of a restaurant with late hours and off-site parking;

- **Operator License:** An operator license from the Newport Beach Police Department (NBPD) pursuant to Chapter 5.25 (Operator License for Establishments Offering Alcoholic Beverages for On-Site Consumption in Combination with Late Hours, Entertainment, and/or Dance) of the Newport Beach Municipal Code (NBMC) to allow alcoholic beverage service in combination with late hours;
- **Major Site Development Review (SDR):** A site development review in accordance with Section 20.30.060(C)(2)(c) (Height Limits and Exceptions) of the NBMC to allow an increase in height within the Shoreline Height Limit Area up to 35 feet for a flat roof and 40 feet for a sloped roof. The project proposes flat elements up to 34 feet and sloped elements up to 35 feet;
- **Coastal Development Permit (CDP):** A coastal development permit to authorize the conversion of a retail shell building into a restaurant, construction of a third-floor addition with a rooftop dining area, increase in height within the Shoreline Height Limit Area in accordance with Section 21.30.060(C)(2)(c) (Height Limits and Exceptions) of the NBMC, and off-site parking; and
- **Traffic Study:** A traffic study pursuant to Chapter 15.40 (Traffic Phasing Ordinance) of the NBMC as the project will generate a net increase of over 300 average daily trips.

Recommended Actions:

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 and under Class 3 (New Construction or Conversion of Small Structure) and Section 15332 under Class 32 (In-Fill Development Projects) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment and the exceptions to these exemptions do not apply; and
3. Adopt Resolution No. PC2025-016 approving the Conditional Use Permit, Major Site Development Review, Coastal Development Permit, and Traffic Study filed as PA2025-0057.

ITEM NO. 3 EAST COAST HIGHWAY RESTAURANT SPACE (PA2024-0231) **Site Location: 3025 & 3027 East Coast Highway**

Summary:

A request to build out a new tenant space for a new 2,329-square-foot eating and drinking establishment (restaurant) within the shopping center by expanding the 1,205-square-foot suite currently occupied by La Fogata into an adjacent 1,124 square-foot vacant suite, formerly occupied by a dry cleaner business. A specific tenant has not been identified at this time. The request includes an allowance for both interior and outdoor dining, the service of alcohol through a Type 47 (On-Sale General – Eating Place) Alcohol Beverage Control (ABC) License, and hours of operation from 6:30 a.m. to 10 p.m., daily. No live entertainment, dancing, or late-hour operations (after 11 p.m.) are proposed. The restaurant will continue to operate the existing 130-square-foot outdoor dining area that is currently used by the existing restaurant. The project requires the following approvals from the City:

- **Conditional Use Permit (CUP):** To allow the restaurant and authorize a reduction of off-street parking requirements pursuant to Section 20.40.110(B) (Adjustments to Off-Street Parking Requirements) of the NBMC; and
- **Coastal Development Permit (CDP):** To allow expansion of the restaurant and authorize a reduction of off-street parking requirements pursuant to Section 21.40.110(A) (Adjustments to Off-Street Parking Requirements) of the NBMC for property located in the Coastal Zone.

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, because it has no potential to have a significance effect on the environment; and
3. Adopt Resolution No. PC2025-017 approving a Conditional Use Permit and Coastal Development Permit filed as PA2024-0231.

VIII. STAFF AND COMMISSIONER ITEMS

ITEM NO. 4 MOTION FOR RECONSIDERATION

ITEM NO. 5 REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA

ITEM NO. 6 REQUESTS FOR EXCUSED ABSENCES

IX. ADJOURNMENT