



# CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

Council Chambers -100 Civic Center Drive

Thursday, July 17, 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**

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**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](mailto: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](mailto: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, unless continued to a future meeting. 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. **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. TRACY RESIDENCE VARIANCE (PA2023-0200)****Site Location: 1020 White Sails Way****Summary:**

A request for a variance to allow an addition to an existing single-unit dwelling to encroach into the required 50-foot front setback. Specifically, the applicant requests to construct a new attached three-car garage that will encroach 29 feet into the front setback with a roof overhang that encroaches 31 feet into the front setback and a new bedroom addition that will encroach 13 feet into the front setback. The project also includes a new basement level vestibule, machine room, and elevator attached to the three-car garage that does not encroach into the front setback. The proposed garage would replace the existing two-car garage and would be located below the existing grade. The existing two-car garage would be converted into living space. The project also includes the removal of several existing unpermitted structures including a detached storage room, walls, fences, stairs, and other accessory structures that were constructed without the benefit of a building permit. No other deviations to the development standards are proposed.

**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 15305 under Class 5 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2025-013, approving the Variance filed at PA2023-0200.

[Item No. 2 Staff Report](#)

[Attachment 1 - Draft Resolution with Findings and Conditions](#)

[Attachment 2 - Applicant's Justification and Findings Letter](#)

[Attachment 3- Harbor View Hill Comm Assoc and Architectural Desing Committee](#)

[Approval Letters](#)

[Attachment 4 - Project Plans](#)

**3. ACCESSORY DWELLING UNIT ORDINANCE (PA2025-0093)****Site Location: Citywide****Summary:**

Amendments to Title 20 (Zoning Code) and Title 21 (Local Coastal Program Implementation Plan) updating regulations pertaining to Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) to conform with revisions to Government Code Sections 66310 through 66342 that went into effect on March 27,

2024, and January 1, 2025.

**Recommended Actions:**

1. Conduct a public hearing;
2. Find this project statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15282(h) of the CEQA Guidelines, which states that the adoption of an ordinance regarding second units to implement the provisions of Sections 66310 through 66342 of the Government Code are exempt from the requirements of CEQA and pursuant to CEQA Guidelines Section 15265(a)(1), local governments are exempt from the requirements of CEQA in connection with the adoption of a Local Coastal Program;
3. Adopt Resolution No. PC2025-014, recommending the City Council approve PA2025-0093, including the Zoning Code Amendment and the Local Coastal Program Amendment (LCPA) and authorize staff to submit the LCPA to the California Coastal Commission (CCC).

[Item No. 3 Staff Report](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - ADU Ordinance Summary Matrix](#)

[Attachment 3 - Title 20 Proposed Code Changes](#)

[Attachment 4 - Title 21 Proposed Code Changes](#)

[3a Additional Materials Received CalHDF PA2025-0093](#)

**4. COYOTE CANYON LANDFILL-GAS-TO-ENERGY (PA2022-063)**

**Site Location: 20662 Newport Coast Drive**

**Summary:**

A request for a conditional use permit to allow the construction and operation of a new renewable natural gas processing plant and pipeline interconnection facility. The facility would convert landfill gas from the closed Coyote Canyon Landfill into a pipeline-quality natural gas equivalent, which would be transferred into SoCal Gas infrastructure through an existing onsite tie-in point. Additional project components include a new control room building, new internal access routes, utility upgrades including installation of an additional fire hydrant, a water tank, a septic tank, a storm drain for off-site disposal of stormwater, and new underground power and telecommunication lines. The facility would operate 24 hours a day, seven days a week, with one scheduled annual shutdown for maintenance. Existing onsite telecom facilities approved under PA2016-091 (SCH No. 2016081012) would remain in place and be unaffected by this application. This project was originally noticed for a Planning Commission meeting on May 22, 2025, and was removed from calendar. There have been no changes to the project since the previous Notice of Public Hearing.

**Recommended Actions:**

1. Conduct a public hearing; and

2. Adopt Resolution No. PC2025-008, adopting the Mitigated Negative Declaration (SCH NO. 2024120012) and approving the Conditional Use Permit filed under PA2022-063.

[Item No. 4 Staff Report](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 -Visual Simulations](#)

[Attachment 3 - Project Plans](#)

[Attachment 4 - Conceptual Fuel Modification Plan](#)

[Attachment 5 - ABJ&C Comment Letter dated 05-21-2025](#)

[Attachment 6 - Response to ABJ&C Comment Letter](#)

[Attachment 7 - Preliminary Site Consequences Analysis](#)

**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**

[Tentative Agenda](#)

**7. REQUESTS FOR EXCUSED ABSENCES**

**IX. ADJOURNMENT**