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NEWPORT BEACH

City Council Staff Report

December 9, 2025
Agenda Item No. 18

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Jaime Murillo, Acting Community Development Director - 949-644-3209, jmurillo@newportbeachca.gov

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

PHONE: 949-644-3209

TITLE: Planning Commission Agenda Report for November 20, 2025

CONSENT ITEMS:

ITEM NO. 1 MINUTES OF OCTOBER 23, 2025

SUMMARY: Draft minutes from October 23, 2025, meeting of the Planning Commission.

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

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

ACTION: Approved

PUBLIC HEARING ITEMS:

ITEM NO. 2 ACACIA ATRIUM MEDICAL OFFICE CONDOMINIUMS (PA2024-0236) Site Location: 20280 AND 20312 Acacia Street

SUMMARY: Conversion of an existing three-story professional office building into a medical office condominium use. Project implementation requires the following approvals:

- Condominium Conversion authorizing the conversion of existing professional office building into medical office condominiums;
- Tentative Parcel Map to create a 12-unit condominium subdivision as defined in Section 783 of the California Civil Code allowing for individual sale;

- Conditional Use Permit authorizing medical office use and a 32-space reduction of required off-street parking; and
- Traffic Study ensuring compliance with the Traffic Phasing Ordinance of Newport Beach Municipal Code Chapter 15.40.

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

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

ACTION: Denied

DISCUSSION ITEMS

ITEM NO. 3 **GENERAL PLAN UPDATE: SEEKING INPUT ON REFRESHED GOALS AND POLICIES IN THE DRAFT LAND USE ELEMENT AND SAFETY ELEMENT (PA2022-080)**
Site Location: Citywide

SUMMARY: A discussion to request any additional input from the Planning Commission on the draft versions of the updated Land Use and Safety Elements. Final drafts will be returned, alongside the balance of the Updated General Plan, to the Commission for formal consideration in early 2026.

The Planning Commission listened to a brief presentation and provided feedback to staff and considered public input.



City of Newport Beach

Tentative Agenda Report - 11/17/2025 to 02/20/2026

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
November 18, 2025 - City Council Meeting						
1 Harbor Island Bridge Lease Agreement	Consent	<u>1 CITYWIDE PROJECT</u>	<u>RP2025-0008</u>	Lauren Wooding		District 5
2 MacArthur Court Apartments	Public Hearing	<u>4665 MACARTHUR CT</u>	<u>PA2025-0090</u>	Jenny Hannsun	<u>MORE INFO</u>	District 3
3 Schmitz & Associates PSA Amendment No. Two	Consent - PSA Amendment	<u>1 CITYWIDE PROJECT</u>	<u>PA2025-0225</u>	Benjamin Zdeba	<u>MORE INFO</u>	
November 20, 2025 - Ad Hoc Committee on Utilization of Lower Castaways and Aquatic Center Site Options Meeting						
November 20, 2025 - Planning Commission Meeting						
1 Acacia Atrium Medical Office Condominiums CUP, TPM	Public Hearing	<u>20280 ACACIA ST</u>	<u>PA2024-0236</u>	Oscar Orozco	<u>MORE INFO</u>	District 3
2 General Plan Update	Discussion Item - Comments on Draft Land Use and Safety Elements	<u>1 CITYWIDE PROJECT</u>	<u>PA2022-080</u>	Benjamin Zdeba	<u>MORE INFO</u>	Citywide

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 - 11/17/2025 to 02/20/2026

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
November 26, 2025 - Zoning Administrator Meeting						
1 Hale Residence CDP	Public Hearing	1402 OCEAN FRONT W	PA2024-0238	Daniel Kopshever	MORE INFO	District 1
2 Sjodin Residence Mod. Permit	Public Hearing	1977 PORT SEABOURNE WA\	PA2025-0137	Laura Rodriguez	MORE INFO	
3 VIVE SPA	Public Hearing	410 COAST HWY W	PA2025-0167	Laura Rodriguez	MORE INFO	District 2
December 04, 2025 - Planning Commission Meeting						
December 09, 2025 - City Council Meeting						
1 MacArthur Court Apartments	Second Reading (Tentative)	4665 MACARTHUR CT	PA2025-0090	Jenny Hannsun	MORE INFO	District 3
December 11, 2025 - Zoning Administrator Meeting						
1 Brighton Road Investments LLC CDP & Mod	Public Hearing	1530 GALAXY DR	PA2025-0048	Oscar Orozco	MORE INFO	District 3
2 Fletcher Jones Parking Lot	Public Hearing	20052 BIRCH ST	PA2025-0141	Jerry Arregui	MORE INFO	District 3
3 The Place Limited Term Permit	Public Hearing	2920 COAST HWY E	PA2025-0139	Melinda Whelan	MORE INFO	District 6

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Tentative Agenda Report - 11/17/2025 to 02/20/2026

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
December 18, 2025 - Planning Commission Meeting						
January 08, 2026 - Planning Commission Meeting						
1 300 Newport Center Drive Condominiums	Tentative - Public Hearing	<u>300 NEWPORT CENTER DR</u>	<u>PA2025-0102</u>	Liz Westmoreland	<u>MORE INFO</u>	District 5
January 13, 2026 - City Council Meeting						
1 Airport Area Specific Plan	Consent	<u>1 CITYWIDE PROJECT</u>	<u>PA2025-0035</u>	Jenny Hannsun	<u>MORE INFO</u>	District 5
January 15, 2026 - Zoning Administrator Meeting						
January 22, 2026 - Planning Commission Meeting						
January 27, 2026 - City Council Meeting						
January 29, 2026 - Zoning Administrator Meeting						
February 05, 2026 - Planning Commission Meeting						

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Tentative Agenda Report - 11/17/2025 to 02/20/2026

Project title	Activity	Address	Plan #	Staff Assigned	Status	District
February 10, 2026 - City Council Meeting						

February 12, 2026 - Zoning Administrator Meeting						
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February 19, 2026 - Planning Commission Meeting						
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Hearing Date to be Determined

1	Hogan Residence CDP Variance	Public Hearing	<u>1529 DOLPHIN TER</u>	<u>PA2025-0143</u>	Melinda Whelan	<u>MORE INFO</u>	District 5
2	Palmilla Use Permit Amendment	Public Hearing (Tentative)	<u>3110 NEWPORT BLVD</u>	<u>PA2025-0108</u>	Melinda Whelan	<u>MORE INFO</u>	District 1
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
6	ZC & LCP Amendment for Smoke Related Businesses	Public Hearing (Tentative)	<u>100 CIVIC CENTER DR</u>	<u>PA2025-0171</u>	Oscar Orozco	<u>MORE INFO</u>	District 5

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Tentative Agenda Report - 11/17/2025 to 02/20/2026

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 - 11/17/2025 to 02/20/2026

Planner Contact Information

Name & Title	Phone	Email
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Melinda Whelan, Assistant Planner	949-644-3221	mwhelan@newportbeachca.gov
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Tonee Thai, Deputy CDD Director & Building Official	949-718-1867	tthai@newportbeachca.gov

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