



NEWPORT BEACH

City Council Staff Report

April 28, 2026
Agenda Item No. 13

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Planning Commission Agenda Report for April 23, 2026

CONSENT ITEMS:

ITEM NO. 1 MINUTES OF APRIL 2, 2026

SUMMARY: Draft minutes from April 2, 2026, meeting of the Planning Commission.

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

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

ACTION: Approved as Amended

PUBLIC HEARING ITEMS:

ITEM NO. 2 ROGUE COLLECTIVE CONDITIONAL USE PERMIT (PA2023-0103)
Site Location: 828, 852, 858 Production Place

SUMMARY: A request for a Conditional Use Permit to establish a 750-square-foot commercial event facility (assembly use) within an existing professional office building. The proposed assembly use will host small to mid-sized events including workshops, classes, networking functions, nonprofit fundraisers, corporate gatherings, and similar community-oriented activities that may include live entertainment and alcohol sales. The hours of operation for the Project are between 5 p.m. to 11 p.m., Monday through Thursday, 5 p.m. to 12 a.m., on Friday and 8 a.m. to 12 a.m., Saturday through Sunday. The Project includes the establishment of five off-site parking spaces at 828 Production Place. These spaces will supplement the 17 on-site spaces

available to event attendees and employees, ensuring adequate parking supply for the proposed assembly use.

The Planning Commission conducted a public hearing, considered public input, and unanimously approved the applicant's request by the following vote:

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

ACTION: Approved

ITEM NO. 3 POITEVIN RESIDENCE (PA2025-0179)
Site Location: 2441 Crestview Drive

SUMMARY: A request for a coastal development permit (CDP) to demolish an existing single-unit dwelling and construct new, three-story, 3,160.9-square-foot single-unit dwelling with an attached 602-square-foot two-car garage, and a 782.2-square-foot accessory dwelling unit (ADU). While the existing single-unit dwelling has already been demolished, the CDP would formally authorize the demolition. A variance from Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) is requested to allow the first and second floors to encroach 5 feet into the required 10-foot setback abutting a private alley.

The Planning Commission conducted a public hearing, considered public input, and unanimously approved the applicant's request by the following vote:

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

ACTION: Approved

ITEM NO. 4 COMPREHENSIVE GENERAL PLAN UPDATE (NEWPORT BEACH 2050 GENERAL PLAN) (PA2022-080)
Site Location: Citywide

SUMMARY: A General Plan Amendment that would comprehensively update the 2006 Newport Beach General Plan, including the following primary components: Introduction, Vision Statement, Arts & Culture Element, Harbor, Bay, and Beaches Element, Historical Resources Element, Land Use Element, Natural Resources Element, Noise Element, Recreation Element, Safety Element, Glossary, and Implementation Program. The proposed Amendment does not include changes to the adopted Circulation Element nor to the adopted and certified Housing Element and further makes no changes to allowable

development limits or land use designations. For information on the update efforts, visit www.newportbeachca.gov/gpupdate.

The Planning Commission conducted a public hearing, considered public input, and unanimously recommended the City Council's approval of the draft, including additional refinements made by City staff, by the following vote:

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

ACTION: Approved