

NEWPORT BEACH PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE
THURSDAY, APRIL 02, 2026
SPECIAL 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 MARCH 19, 2026

Recommended Action: Approve and file

VII. **PUBLIC HEARING ITEMS**

ITEM NO. 2 KONPA NIKKEI RESTAURANT (PA2025-0152)

Site Location: 3333 East Coast Highway

Summary:

A request to convert an existing 700-square-foot take-out service – fast casual eating and drinking establishment to a full-service restaurant with a Type 41 (On Sale Beer and Wine – Eating Place) Alcoholic Beverage Control (ABC) license. There is no outdoor dining area and no changes are proposed to the existing floor plan. The proposed hours of operation are 11 a.m. to 10 p.m., daily. The applicant is not proposing late hours (after 11 p.m.), live entertainment, or dancing. Also included is a request to waive the required parking related to upgrading the restaurant from take-out service to full service. Since the property is within the Coastal Zone and the applicant is proposing adjustments to the required off-street parking, a coastal development permit is also required. If approved, Use Permit No. UP2008-006 (PA2008-048) would be superseded.

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, California

Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and

3. Adopt Resolution No. PC2026-011 approving the Conditional Use Permit and Coastal Development Permit filed as PA2025-0152 (Attachment No. PC 1).

ITEM NO. 3 RESIDENCES AT 1500 QUAIL (PA2025-0163)
Site Location: 1500 Quail Street

Summary:

A request to authorize the development of a 100-unit, for-sale residential townhome community on an existing office site at 1500 Quail Street. The proposed development includes the demolition of the existing office building and construction of three- and four-bedroom townhomes ranging from 1,591 to 1,876 square feet. The development includes a two-car garage for each unit and 31 uncovered guest parking spaces for a total of 231 on-site parking spaces. The 100 units will be distributed within 24 buildings, with units arranged in three-, four-, five-, and six-unit buildings. The buildings have a maximum structure height of approximately 39 feet above established grade. The development will include resident-serving amenities including outdoor seating, picnic tables, barbeques, pizza ovens, and game lawn. Additionally, a publicly accessible pedestrian strada improved with landscaping and seating areas is provided along the Quail Street and Westerly Place frontages. Onsite and offsite public improvements, such as upgrading the storm drain, sidewalks, and driveways are included in project implementation. The project as proposed requires the following approvals:

- Major Site Development Review (SDR): Required for any project proposing five or more residential units with a tract map. The SDR also allows for deviations from four objective design standards pursuant to Section 20.48.185 (Multi-Unit Objective Design Standards) of the Newport Beach Municipal Code (NBMC); and
- Vesting Tentative Tract Map (VTTM): To allow for an airspace subdivision of the individual residential units on a 4.77-acre parcel, pursuant to Chapter 19.12 (Tentative Map Review) of the NBMC.

Recommended Actions:

1. Conduct a public hearing;
2. Find this project statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21080.66 (enacted through Assembly Bill 130) because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2026-012 approving the Major Site Development Review and Vesting Tentative Tract Map, filed as PA2025-0163 (Attachment No. PC 1).

VIII. STUDY SESSION

ITEM NO. 4 DISCUSSION OF HOA AUTHORITY (PA2026-0054)
Site Location: Citywide

Summary:

Based on the March 5 request of Secretary Langford, City staff will provide an overview of recent state laws that restrict HOA authority. They will also explain how this new legislation limits the ability of the Planning Commission and Community Development Department to impose conditions on HOA-related projects.

Recommended Actions:

1. Discuss and provide input or direction to staff.

IX. STAFF AND COMMISSIONER ITEMS

ITEM NO. 5 MOTION FOR RECONSIDERATION

ITEM NO. 6 REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA

ITEM NO. 7 REQUESTS FOR EXCUSED ABSENCES

X. ADJOURNMENT