



CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

Council Chambers - 100 Civic Center Drive

Thursday, May 21, 2026 - 6:00 PM

Planning Commission Members:

Tristan Harris, Chair
David Salene, Vice Chair
Jonathan Langford, Secretary
Curtis Ellmore, Commissioner
Michael Gazzano, Commissioner
Greg Reed, Commissioner
Mark Rosene, Commissioner

Staff Members:

Jaime Murillo, Community Development Director
Ben Zdeba, Deputy City Manager
Kevin Riley, City Traffic Engineer
Yolanda Summerhill, Assistant City Attorney
Clarivel Rodriguez, Administrative Assistant

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 five hundred dollars (\$500) 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. 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).

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. **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**

1. **MINUTES OF APRIL 23, 2026**

Recommended Actions: Approve and file.

[Draft Minutes of April 23, 2026](#)

VII. **PUBLIC HEARING ITEM(S)**

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. **SOL COCINA PATIO EXPANSION (PA2025-0199)**

Site Location: 251 East Coast Highway (restaurant) and offsite parking at 151 and 201 East Coast Highway and APNs 050-451-03 and 050-451-57

Summary:

A request for a conditional use permit and coastal development permit to permanently retain a 641-square-foot outdoor dining patio (Detached Patio) at SOL Mexican Cocina (Restaurant), to expand the existing Type 47 (On-Sale General - Eating Place) Alcohol Beverage Control (ABC) License to include the Detached Patio, and to reauthorize off-site parking on the waterfront of Balboa Marina, identified as 151 and 201 East Coast Highway and Assessor Parcel Numbers 050-451-03 and 050-451-57. As proposed, hours of operation for the Restaurant and existing attached patio will remain as currently operating, from 10 a.m. to 12 a.m., daily (i.e., late hours), with live entertainment authorized until 11 p.m. in the interior of the Restaurant. The hours of operation for the proposed Detached Patio will be from 10 a.m. to 10 p.m., daily. No dancing is proposed. If approved, the operator will be required to obtain an operator license from the Newport Beach Police Department as the project includes alcohol service with live entertainment and

late hours. Approval of the project will supersede Use Permit Nos. UP621 and UP651 and Accessory Outdoor Dining Permit Nos. OD49 and OD49A.

Recommended Actions:

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 under Class 1 (Existing Facilities) and 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2026-016 approving the Conditional Use Permit and Coastal Development Permit filed as PA2025-0199 (Attachment No. PC 1).

[Item No. 2 Staff Report](#)

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

[Attachment 2 - Resolution PC2025-019 for Withdrawn Project](#)

[Attachment 3 - September 18, 2025 Planning Commission Staff Report](#)

[Attachment 4 - Police Department Memorandum](#)

[Attachment 5 - Project Plans](#)

[2a Additional Materials Received Benvenuti PA2025-0199](#)

3. NEWPORT BIRCH MEDICAL PLAZA (PA2025-0220)

Site Location: 20071 Birch Street

Summary:

A request to construct a new 19,156-square-foot medical building on a vacant lot. The building will feature a small lobby and parking on the ground level, with two levels of medical office space above. The interior of the building is proposed as a shell design to accommodate future medical office tenants. The project also includes uncovered surface parking spaces, circulation improvements, and landscaping along the street frontage and throughout the parking lot. The project will provide a total of 89 parking spaces. The following approvals are required to implement the project as proposed:

- Minor Site Development Review: To allow the construction of a nonresidential building between 10,000 and 19,999 square feet of floor area, pursuant to Section 20.52.080 (Site Development Reviews) of the Newport Beach Municipal Code (NBMC).

- Minor Use Permit: To authorize the medical office use, pursuant to Section 20.90.120 (Business Park District: SP-7) [BP] of the NBMC;

- Staff Approval: To waive 7 of the 96 required parking spaces, or 7.3 % of the

parking requirement, pursuant to Section 20.40.110(D) (Adjustments to Off-Street Parking Requirements - Reduction of Required Off-Street Parking by Director) of the NBMC; and

- Traffic Study: To consider the projected 643 net increase in average daily trips (ADTs), pursuant to Chapter 15.40 (Traffic Phasing Ordinance) of the NBMC.

If approved, this project will supersede the Use Permit Filed as PA2023-0172.

Recommended Actions:

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to 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
3. Adopt Resolution No. PC2026-017, approving the Site Development Review, Minor Use Permit, Staff Approval, and Traffic Study collectively filed as PA2025-0220 (Attachment No. PC 1).

[Item No. 3 Staff Report](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - Project Description](#)

[Attachment 3 - Project Plans](#)

4. RESULTS OF THE REAP 2.0 MIXED-USE STUDY (PA2025-0257)

Site Location: Citywide

Summary:

On January 13, 2026, the City Council authorized participation in the Regional Early Action Planning (REAP) 2.0 Program in partnership with the Orange County Council of Governments (OCCOG). The REAP 2.0 Program provided the City with grant-funded consultant assistance to complete Housing Element Policy Action 4H (Review Mixed-Use Zones), primarily intended to identify and reduce regulatory barriers to housing development in the City's existing mixed-use zoning districts (Study). Staff has been working with OCCOG's selected consultant, Houseal Lavigne, to prepare the Study including recommendations for potential changes to the Newport Beach Municipal Code, Local Coastal Program, and General Plan that would reduce barriers and incentivize mixed-use development. The City is not obligated to make any amendments based on the findings of the Study. Staff will share a presentation on the findings of the Study for Planning Commission review and discussion.

Recommended Actions:

1. Receive the presentation and provide direction regarding the recommendations of the Study.

[Item No. 4 Staff Report](#)

[Attachment 1 - Consultant Memorandum](#)

[Attachment 2 - Conceptual Test Plans](#)

[Attachment 3 - Economic Feasibility Analysis](#)

VIII. DISCUSSION ITEM

5. CITY TRAFFIC ENGINEER (PA2026-0085)

Site Location: Citywide

In response to previous Planning Commission inquiries, City Traffic Engineer Kevin Riley will present updates on the warrant study for a stop sign at Cliff Drive and Kings Place and the potential for on-street parking on the southside of Ridge Park Road near the Ziani Community.

IX. STAFF AND COMMISSIONER ITEMS

6. MOTION FOR RECONSIDERATION

7. REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA

[Tentative Agenda](#)

8. REQUESTS FOR EXCUSED ABSENCES

X. ADJOURNMENT