

**NEWPORT BEACH PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE  
THURSDAY, MAY 21, 2026  
REGULAR 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 APRIL 23, 2026**

**Recommended Action:** Approve and file

**VII. PUBLIC HEARING ITEMS**

**ITEM NO. 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. 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).

**VIII. STUDY SESSION**

**ITEM NO. 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.

**IX. DISCUSSION ITEM**

**ITEM NO. 5 CITY TRAFFIC ENGINEER UPDATES (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.

**X. STAFF AND COMMISSIONER ITEMS**

**ITEM NO. 6 MOTION FOR RECONSIDERATION**

**ITEM NO. 7 REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA**

**ITEM NO. 8 REQUESTS FOR EXCUSED ABSENCES**

**XI. ADJOURNMENT**