



# CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

Council Chambers - 100 Civic Center Drive

Thursday, March 6, 2025 - 6:00 PM

***Planning Commission Members:***

**Mark Rosene, Chair**  
**Tristan Harris, Vice Chair**  
**David Salene, Secretary**  
**Curtis Ellmore, Commissioner**  
**Jonathan Langford, Commissioner**  
**Lee Lowrey, Commissioner**  
**Greg Reed, Commissioner**

**Staff Members:**

**Seimone Jurjis, Assistant City Manager / Community Development  
Director**  
**Jaime Murillo, Deputy Community Development Director**  
**Brad Sommers, City Traffic Engineer**  
**Yolanda Summerhill, Assistant City Attorney**  
**Clarivel Rodriguez, Administrative Assistant**

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**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 two hundred fifty dollars (\$250) 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](mailto: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](mailto: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 JANUARY 23, 2025**

**Recommended Action:** Approve and file.

[Draft Minutes of January 23, 2025](#)

VII. **PUBLIC HEARING ITEMS**

*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. **POM & OLIVE RESTAURANT (PA2024-0088)**

**Site Location: 325 Old Newport Boulevard, Suite 1**

**Summary:**

A conditional use permit to obtain a Type 41 (On-Sale Beer and Wine - Eating Place) Alcoholic Beverage Control (ABC) License for an existing food service, eating and drinking establishment (restaurant) known as "Pom & Olive". Additionally, the Applicant requests the continuation of a parking waiver of 18 spaces (based on current code standards). No late hours (after 11 p.m.), live entertainment, or dancing is proposed as part of the project. Additionally, no physical changes to the suite or other changes to the existing operational characteristics are proposed.

**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, because it has no potential to have a significant effect on the environment; and

3. Adopt Resolution No. PC2025-005 approving a Conditional Use Permit pursuant to PA2024-0088.

[Item No. 2 Staff Report](#)

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

[Attachment 2 - PD Memo](#)

[Attachment 3 - Applicant's Project Description Letter](#)

[Attachment 4 - Existing Plans](#)

**3. NORTH NEWPORT CENTER PLANNED COMMUNITY (PC-56) AMENDMENTS (PA2024-0173)**

**Site Location: Various locations in the North Newport Center Planned Community (PC-56) and 100 and 190 Newport Center Drive**

**Summary:**

A request to amend the PC-56 Development Plan primarily to allow for the development of additional housing opportunities in alignment with the housing strategy identified by the City's 6th Cycle Housing Element. The Applicant also requests other changes, including increased building height limits for Fashion Island, Block 100, and San Joaquin Plaza, modified open space requirements, additional objective design standards, modified parking standards for residential, updated sign standards, and other minor text changes. The amendments include changing the zoning of 100 and 190 Newport Center Drive from OR (Office-Regional) to PC-56. No construction is currently proposed. Additionally, the Applicant requests approval of a development agreement to vest the development rights in exchange for public benefits including an affordable housing implementation plan (AHIP) that describes the affordable housing obligations. As required by State Law, the project includes a water supply assessment (WSA) to evaluate the City's ability to meet the water needs of future residents of the housing projects. The WSA is required as the project includes more than 500 dwelling units.

**Recommended Actions:**

1. Conduct a public hearing;

2. Find this project is not subject to further environmental review pursuant to Section 21083.3 of the California Public Resources Code (PRC) and Section 15183 of the CEQA Guidelines because the Project is consistent with the previously certified Program Environmental Impact Report (SCH No. 2023060699); and

3. Adopt Resolution No. PC2025-006 recommending City Council approval of the Planned Community Development Plan (PC-56) Amendment, Development Agreement, Affordable Housing Implementation Plan, and Water Supply

Assessment for various properties within the PC-56 Zoning District and 100 and 190 Newport Center Drive (PA2024-0173).

[ITEM NO. 3 Staff Report](#)

[Attachment 1 - Draft Resolution](#)

[3a Additional Materials Received Larsen PA2024-0173](#)

[3b Additional Materials Received Bloore PA2024-0173](#)

[3c Additional Materials Received Staff Memo PA2024-0173](#)

## VIII. **NEW BUSINESS**

### 4. **GENERAL PLAN ANNUAL PROGRESS REPORT (PA2025-0008)**

**Site Location: Citywide**

#### **Summary:**

Annual progress report on the status and implementation of the General Plan and Housing Element as required by State law and General Plan Implementation Program 1.3.

#### **Recommended Actions:**

1. Find the preparation, review and submission of the 2024 General Plan Annual Progress Report and Housing Element Report not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(b)(2) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly;
2. Review and comment on the 2024 General Plan Progress Report, including the Housing Element Annual Progress Report; and
3. Recommend the City Council review and authorize the submittal of the 2024 General Plan Progress Report to the California Office of Land Use and Climate Innovation (LCI) and the submittal of the Housing Element portion of the Annual Progress Report to the State Department of Housing and Community Development (HCD).

[Item No. 4 Staff Report](#)

[Attachment 1 - General Plan Annual Progress Report 2024](#)

[4a Additional Materials Staff Memo PA2025-0008](#)

## IX. **STAFF AND COMMISSIONER ITEMS**

### 5. **MOTION FOR RECONSIDERATION**

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

[6.0 Tentative Agenda](#)

### 7. **REQUESTS FOR EXCUSED ABSENCES**

## X. **ADJOURNMENT**

