



# CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

City Council Chambers - 100 Civic Center Drive

Thursday, June 18, 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**  
**Liz Westmoreland, Deputy Community Development Director**  
**Joshua McDonald, Principal Civil 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 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](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 JUNE 4, 2026**

**Recommended Action:** Approve and file

[Draft Minutes of June 4, 2026](#)

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. **WESTCLIFF AT DOVER RESIDENTIAL DEVELOPMENT (PA2025-0254)**

**Site Location:** 1501 16th Street

**Summary:**

A request to authorize the development of a 30-unit, for-sale residential townhome community on an existing office site at 1501 16th Street (Project site). The proposed development includes the demolition of the former Newport Bay Hospital and construction of three-bedroom townhomes ranging from 2,088 to 2,401 square feet. The development will include a two-car garage for each unit and nine uncovered guest parking spaces for a total of 69 on-site parking spaces. The 30 units will be distributed within five buildings, with units arranged in five, six, and seven-unit buildings. The buildings have a maximum structure height of approximately 44 feet above established grade. The development will include resident-serving amenities including outdoor seating, barbeque, firepit, walking paths, and a passive turf area. Vehicular access to the Property is provided via a driveway on 16th Street. The following approvals are required to implement the project:

- **Major Site Development Review (SDR):** An SDR in accordance with Section 20.52.080 (Site Development Reviews) of the Newport Beach Municipal Code

(NBMC) for five or more units with a tentative tract map. An SDR also allows for deviations from five objective design standards pursuant to Section 20.48.185 (Multi-Unit Objective Design Standards) of the NBMC; and

- **Vesting Tentative Tract Map (VTTM):** A VTTM to allow for an airspace subdivision of the individual residential units on a 1.53-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. PC2026-019 approving the Major Site Development Review and Vesting Tentative Tract Map, filed as PA2025-0254.

[Item No. 2 Staff Report](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - General Plan Consistency Analysis](#)

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

[Attachment 4 - Environmental Nature Center Letter](#)

[Attachment 5 - Public Correspondence in Opposition](#)

[Attachment 6 - Applicant's Response Letter](#)

[Attachment 7 - Letters of Support](#)

[Attachment 8 - Project Plans](#)

[2a Additional Materials Received Various PA2025-0254](#)

[2b Additional Materials Received Various PA2025-0254](#)

[2c Additional Materials Received Various PA2025-0254](#)

[2d Additional Materials Received Various PA2025-0254](#)

[2e Additional Materials Received Various PA2025-0254](#)

**VIII. STAFF AND COMMISSIONER ITEMS**

**3. MOTION FOR RECONSIDERATION**

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

[Tentative Agenda](#)

**5. REQUESTS FOR EXCUSED ABSENCES**

IX. ADJOURNMENT