



CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

Council Chambers - 100 Civic Center Drive

Thursday, July 9, 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

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. **ELECTION OF OFFICERS**

1. **ELECTION OF OFFICERS**

Summary:

The Planning Commission's adopted rules require the election of officers at its annual meeting, which occurs at the first meeting of July each year. Officers include the Chair, Vice Chair, and Secretary and they would serve for a one-year term.

Recommended Action:

1. Find this action not subject to the California Environmental Quality Act ("CEQA") pursuant to 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3;
2. Nominate Planning Commission officers consisting of Chair, Vice Chair, and Secretary; and
3. Appoint the officers by majority approval of a motion either individually or as one motion for all positions.

V. **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.

VI. **REQUEST FOR CONTINUANCES**

VII. **CONSENT ITEMS**

2. **MINUTES OF JUNE 18, 2026**

Recommended Action: Approve and file

[Draft Minutes of June 18, 2026](#)

VIII. 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

3. 1301 DOVE STREET RESIDENTIAL DEVELOPMENT (PA2026-0046)

Site Location: 1301 Dove Street

Summary:

A request to authorize the development of a 139-unit, for-sale residential townhome community on an existing professional office site. The dwelling units, which consist of two to four-bedroom townhomes ranging from approximately 1,425 to 2,362 square feet, would be distributed across 50 buildings with each building ranging from one to eight units. The buildings would have a maximum height ranging from approximately 33.5 feet to 39 feet above established grade. The proposal includes a two-car garage for each unit, 10 driveway parking spaces, and 42 uncovered guest parking spaces for a total of 330 on-site parking spaces. The development will also include resident-serving amenities including activity areas, outdoor gardens, and seating and walking paths throughout the site. Additionally, a publicly accessible pedestrian strada improved with landscaping and seating areas are provided along the Dove Street frontage. Vehicular access is provided by a single driveway on Dove Street. If approved, the development may occur in two phases. The first phase would include the demolition of the existing parking structure and construction of approximately 76 dwelling units on the rear half of the site. The second phase would include demolition of the existing approximately 218,000-square-foot ten-story office building and construction of the remaining approximately 63 dwelling units in the front half of the site. The following approvals are required to implement the project:

- *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 three 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 the subdivision of the existing 6.46-acre site into four parcels and to allow the airspace subdivision of the individual residential units upon two of those parcels, 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. PC2026-020 approving the Major Site Development Review and Vesting Tentative Tract Map, filed as PA2026-0046.

[Item No. 3 Staff Report](#)

[Attachment No. 1 - Draft Resolution](#)

[Attachment No. 2 - General Plan Consistency Analysis](#)

[Attachment No. 3 - FAA Letter - Finding of No Hazard](#)

[Attachment No. 4 - Public Correspondence in Opposition](#)

[Attachment No. 5 - Applicants Project Description Letter](#)

[Attachment No. 6 - Project Plans](#)

4. CDM INVESTORS RESIDENCE (PA2022-0148)

Site Location: 2516 and 2518 Bayside Drive

Summary:

A request for a coastal development permit (CDP) to demolish an existing duplex and construct a new three-story, 3,037-square-foot single-unit dwelling with an attached 479-square-foot two-car garage and a 285-square-foot Junior Accessory Dwelling Unit (JADU). The applicant also requests a variance from Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to:

1. Allow a second-floor balcony to encroach 2 feet, 6 inches into the required 5-foot rear setback abutting an undeveloped alley;

2. Allow the construction of walls, planters, and a retaining wall over 8 feet in height within the 5-foot rear alley setback;

The project also includes the removal of landscaping within the adjacent City-owned Bayside Park.

Recommended Actions:

1. Conduct a public hearing;

2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) 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. PC2026-0021, approving the Coastal Development

Permit and Variance filed as PA2022-0148.

[Item No. 4 Staff Report](#)

[Attachment No. 1 - Draft Resolution with Findings and Conditions](#)

[Attachment No. 2 - Visual Simulations](#)

[Attachment No. 3 - Applicant Project Description](#)

[Attachment No. 4 - Public Comments](#)

[Attachment No. 5 - Project Plans](#)

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

7. REQUESTS FOR EXCUSED ABSENCES

X. ADJOURNMENT