



# CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

**Council Chambers - 100 Civic Center Drive**

**Thursday, April 18, 2024 - 6:00 PM**

***Planning Commission Members:***

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

**Staff Members:**

**Seimone Jurjis, Assistant City Manager / Community Development Director**  
**Jaime Murillo, Acting 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 MARCH 7, 2024**

**Recommended Action:** Approve and file

[Draft Minutes of March 7, 2024](#)

[1a Additional Materials Received Draft Minutes of March 7, 2024](#)

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. **THE RESIDENCES AT AIRPORT VILLAGE (PA2023-0223)**

**Site Location: 4540, 4570, 4600, and 4630 Campus Drive, and 4525, 4533, and 4647 MacArthur Boulevard**

**Summary:**

The applicant is requesting approval for the demolition of seven commercial buildings and surface parking and the construction of 444 for-rent residential units atop an 806-space parking structure (Project). The following approvals are requested to implement the project as proposed:

- Major Site Development Review (SDR): An SDR in accordance with the Newport Airport Village Planned Community (PC-60) and Section 20.52.80 (Site Development Reviews) of the Newport Beach Municipal Code (NBMC), for the construction of the Project;

- Affordable Housing Implementation Plan (AHIP): A plan specifying how the Project would meet the City's affordable housing requirements, in exchange for a request of 35% increase in density. The applicant seeks two development

standard waivers related to the overall residential project density range and private open space for each residential unit, and a development concession related to the mix of affordable units pursuant to Chapter 20.32 (Density Bonus) of the NBMC and Government Code Section 65915 (Density Bonus Law); and

- Tentative Parcel Map: A tentative parcel map to consolidate five lots into one 6.44- gross acre (6.16-net acre) parcel, pursuant to Chapter 19.12 (Tentative Map Review) of the NBMC.

**Recommended Actions:**

1. Conduct a public hearing;
2. Find that all potential environmental effects for the Project have been adequately addressed in the previously adopted Newport Airport Village Environmental Impact Report Addendum No. 3, and the City of Newport Beach intends to use said document for the approval of the Project; and
3. Adopt Resolution No. PC2024-005 approving Major Site Development Review, Affordable Housing Implementation Plan, and Tentative Parcel Map for the Residences at Airport Village Project located at 4540, 4570, 4600, and 4630 Campus Drive, and 4525, 4533, and 4647 MacArthur Boulevard (PA2023-0223).

[Item No. 2 Staff Report](#)

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

[Attachment 2 - Project Description](#)

[Attachment 3 - Construction Management Plan](#)

[Attachment 4 - Affordable Housing Implementation Plan](#)

[Attachment 5 - Project Plans](#)

[2a Additional Materials Received Various PA2023-0223](#)

**3. HOUSING ELEMENT IMPLEMENTATION PROGRAM AMENDMENTS (PA2022-0245)**

**Site Location: Citywide**

**Summary:**

As required by state law, the City adopted the 6th Cycle Housing Element for the 2021-2029 planning period (Housing Element) on September 13, 2022, which was certified by the California Department of Housing and Community Development on October 5, 2022.

To implement the Housing Element, the Planning Commission will consider a recommendation to the City Council of the amendments and actions described below which must take effect by the statutory deadline of February 2025:

- **General Plan Amendment.** Amend the General Plan Land Use Element to support housing production in the focus areas identified by the Housing Element;

- **Zoning Code Amendment.** Amend Title 20 (Planning and Zoning) of the Newport Beach Municipal Code (NBMC) to implement the Land Use Element's policy changes by allowing housing development through new Housing Opportunity (HO) Overlay Zoning Districts, establish appropriate development standards, and create objective design and development standards for multi-unit residential and mixed-use development projects; and

- **Local Coastal Program Amendment.** Amend the Newport Beach Coastal Land Use Plan and Title 21 (Local Coastal Program Implementation Plan) of the NBMC to include new Housing Opportunity (HO) Overlay Coastal Zoning Districts to support housing production in the focus areas identified by the Housing Element within the Coastal Zone.

**Recommended Action:**

1. Conduct a public hearing; and
2. Adopt Resolution No. PC2024-006 recommending City Council certify the Program Environmental Impact Report (EIR) identified by State Clearinghouse Number (SCH No.) 2023060699, including the Mitigation Monitoring and Reporting Program (MMRP), and approve the Housing Element Implementation Program Amendments all collectively referred to as "PA2022-0245".

[Item No. 3 Staff Report](#)

[Attachment 1 - Draft Resolutions With Findings and Exhibits](#)

[Attachment 2 - State Housing Law Synopsis](#)

[Attachment 3 - Planning Commission Study Session Meeting Minutes](#)

[Attachment 4 - City Council Study Session Meeting Minutes](#)

[3a Additional Materials Received Staff Memo PA2022-0245](#)

[3b Additional Materials Received Staff Memo PA2022-0245](#)

[3c Additional Materials Received Mosher PA2022-0245](#)

**VIII. STAFF AND COMMISSIONER ITEMS**

**4. MOTION FOR RECONSIDERATION**

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

[5.0 PC AGENDA](#)

**6. REQUESTS FOR EXCUSED ABSENCES**

**IX. ADJOURNMENT**