



## **CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION ACTION REPORT**

**TO:** CITY COUNCIL, CITY MANAGER, AND PLANNING COMMISSION

**FROM:** Jaime Murillo, Acting Community Development Director

**SUBJECT:** Report of actions taken by the Community Development Director for the week ending November 7, 2025.

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### **COMMUNITY DEVELOPMENT DIRECTOR OR ZONING ADMINISTRATOR ACTIONS** (Non-Hearing Items)

**Item 1:** 800 San Clemente Drive Residential Project (PA2025-0131)  
Site Address: 800 San Clemente Drive

Action: Approved

Council District 5

**APPEAL PERIOD:** An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.



**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

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**COMMUNITY DEVELOPMENT DIRECTOR ACTION  
LETTER**

**Subject: 800 San Clemente Drive Residential Project (PA2025-0131)**

**Site Location 800 San Clemente Drive**

**Applicant CAA Planning**

**Legal Description Parcel 2 of Parcel Map No. 2016-105**

On **November 7, 2025**, the Community Development Director approved the Plan Review filed as PA2025-0131. Pursuant to Section IV. (Planned Community Development Plan Administration) of the North Newport Center Planned Community (PC-56), new structures within PC-56 shall be subject to a Plan Review by the Community Development Director to determine compliance with PC-56 and its design regulations. Additionally, if a project requires the preparation of a Traffic Study pursuant to Chapter 15.40 (Traffic Phasing Ordinance) of the Newport Beach Municipal Code (NBMC), the review authority shall be the Community Development Director and said traffic study shall be included in the Plan Review Submittal. This approval is based on the following findings identified in Section IV(A)(3) (Review and Action) and IV(A)(4) (Traffic Study) of PC-56 and subject to the following conditions.

**LAND USE AND ZONING**

- **General Plan Land Use Plan Category:** Mixed-Use Horizontal (MU-H3)
- **Zoning District:** North Newport Center Planned Community (PC56)

**PROJECT SUMMARY**

The applicant, CAA Planning, on behalf of Irvine Company, is requesting a Staff Approval for the development of a five-story, 184-unit residential apartment building with two levels of underground parking consisting of 287 parking spaces. The building comprises approximately 225,000 square feet of residential space and approximately 121,000 square feet of parking garage area.

**I. PROJECT DESCRIPTION**

The Project site is located on an approximately 2.2-acre parcel at 800 San Clemente Drive. An existing four-story parking garage with approximately 842 spaces is located on the Project site but does not serve a specific use. Surrounding uses include Vivante Assisted Living/Memory Care facility to the west, the existing Villas Fashion Island to the

north, offices and a parking lot to the south and east (across Santa Cruz Drive and San Clemente Drive).

The proposed Project would involve the demolition of the existing parking structure and redevelopment of the site with an 184-unit for-rent residential apartment building. The project represents an expansion of the existing Villas Fashion Island residential community, which currently includes 524 units. Once complete, the overall residential community would include 708 units at a density of 38.8 units per acre over 18.8 acres in aggregate. The proposed residential building would be five stories tall (approximately 68 feet in height) with two levels of underground parking below. The building consists of approximately 225,000 square feet of residential space and approximately 121,000 square feet of parking garage area with residential units wrapping around and above the garage.

The Project serves as an extension of the existing Villas Fashion Island apartment complex and would have access to the existing 5 swimming pools, leasing office, resident's service office and various types of activity spaces, such as a clubhouse, yoga studio, fitness center, lounge, dining club and retreat. In addition, the Project would include a new pool, sauna, fitness center, outdoor courtyard, co-working spaces and two lobbies. A rendering of the proposed building at 800 San Clemente is provided as Figure 1, below.



*Figure 1: Rendering of Project from Santa Cruz Drive*

The Project includes approximately 17,700 square feet of common open space located on the ground floor. This is comprised of an outdoor garden with a seating area that includes tables and chairs as well as a turf area intended for use by the residents. In addition, 46 units (25% of the total units) include a private deck totaling 3,915 square feet

of private open space. The Project is designed with one vehicular access point via Civic Plaza, an existing private drive taken off Santa Cruz Drive.

## II. **FINDINGS**

A. *The proposed use and/or development is consistent with the General Plan.*

### Facts in Support of Finding:

1. The Property is categorized as Mixed-Use Horizontal (MU-H3) by the General Plan Land Use Element. It is intended to provide for the development of areas for a horizontally distributed mix of uses, which may include general or neighborhood commercial, commercial offices, multi-family residential, visitor-serving and marine-related uses, and/or buildings that vertically integrate residential with commercial uses. The Project is an apartment building which provides for multi-family residential in an area categorized for it.
2. The Project is consistent with the following General Plan Housing Element, Land Use Element, and Circulation Element policies that establish fundamental criteria for the formation and implementation of new residential development, including, but not limited to the following:
  - a. **Housing Element Policy 3.2.** *Encourage housing developments to offer a wide spectrum of housing choices, designs, and configurations.*

See finding LU 2.3 *Range of Residential Choices* below.

- b. **Land Use Element Policy LU 2.3 (Range of Residential Choices).** *Provide opportunities for the development of residential units that respond to community and regional needs in terms of density, size, location, and cost. Implement goals, policies, programs, and objectives identified within the City's Housing Element.*

The Project proposes a 184-unit residential apartment building providing additional rental units in the area. This Project would diversify the City's housing stock, accommodate a variety of household sizes, respond to market demand, and support the City's efforts to increase the supply of housing throughout the City.

- c. **Land Use Element Policy LU3.2 (Growth and Change).** *Enhance existing neighborhoods, districts, and corridors, allowing for re-use and infill with uses that are complementary in type, form, scale, and character. Changes in use and/or density/intensity should be considered only in those areas that are economically underperforming, are necessary to accommodate Newport Beach's share of projected regional population growth, improve the relationship and reduce commuting distance between home and jobs, or enhance the values that distinguish Newport Beach as a special place to live for its residents. The scale of growth and new development shall be coordinated with*

*the provision of adequate infrastructure and public services, including standards for acceptable traffic level of service.*

The Project is proposed on a parcel with an existing parking structure that does not currently serve or provide required parking for any uses or buildings in the area. The underutilized property is located within an area of the City that is considerably developed. The Project will add 184 rental apartment units to the City's housing stock which furthers the City's efforts of increasing and diversifying the housing stock. Pursuant to Chapter 15.40 (Traffic Phasing Ordinance) of the NBMC, the Public Works Department reviewed the Project's projected traffic generation analysis and found that the project would produce approximately 835 daily trips, which requires the preparation of a traffic study. A traffic impact analysis was prepared for the project and the analysis concluded that the proposed project is forecast to result in no impacts to level of service at the study intersection for the year 2029 with project conditions and no improvements are required. (See Finding C below). Additionally, the Public Works Department reviewed the submitted sewer and water demand study and found that no additional sewer system or water line improvements are required to accommodate the Project, as the existing infrastructure is adequate and has sufficient capacity.

- d. Land Use Element Policy LU 4.5 (Residential Uses and Residential Densities).** *Residential use of any property included within an established housing opportunity overlay zoning district is allowed regardless of and in addition to the underlying land use category or density limit established through Policy LU 4.1, Table LU 1 and Table LU 2, or any other conflict in the Land Use Element. A general plan amendment is not required to develop a residential use within an established housing opportunity zoning overlay district. The maximum density specified for the various overlay districts specified in Policy LU 4.4 is an average over the entire property or project site. For example, a portion of a development site may be developed at a higher density than specified by Policy 4.4 provided other portions of the site are developed at lower densities such that the average does not exceed the maximum. Density calculations and total units identified in LU 4.4 do not include units identified as pipeline units or units permitted pursuant to State density bonus law.*

The Project is located within the San Joaquin Plaza Sub-Area of the North Newport Center Planned Community (PC56). The Project includes the construction of 184 additional residential apartments as part of the existing Villas Fashion Island complex, which is 18.8 acres in aggregate. Once complete, the overall Villas Fashion Island community would include 708 units at a density of 38.8 units per acre, consistent with the allowed density of the San Joaquin Plaza Sub-Area. Additionally, the project site is identified as a Housing Opportunity Site pursuant to Section 20.28.050 (Housing Opportunity Overlay Zoning Districts) and Section 20.80.025 (Housing Opportunity Overlay Zoning Districts maps)

of the NBMC, in the HO-4 (Newport Center Area) Subarea where housing is a permitted use.

- e. **Land Use Element Policy LU 5.1.9 (Character and Quality of Multi-Family Residential)** *Require that multi-family dwellings be designed to convey a high-quality architectural character in accordance with the following principles:*

*Building Elevations*

*Treatment of the elevations of buildings facing public streets and pedestrian ways as the principal façades with respect to architectural treatment to achieve the highest level of urban design and neighborhood quality.*

*Architectural treatment of building elevations and modulation of mass to convey the character of separate living units or clusters of living units, avoiding the appearance of a singular building volume*

*Provide street- and path-facing elevations with high-quality doors, windows, moldings, metalwork, and finishes.*

*Ground Floor Treatment*

*Set ground-floor residential uses back from the sidewalk or from the right-of-way, whichever yields the greater setback to provide privacy and a sense of security and to leave room for stoops, porches and landscaping.*

*Raise ground-floor residential uses above the sidewalk for privacy and security but not so much that pedestrians face blank walls or look into utility or parking space.*

*Encourage stoops and porches for ground-floor residential units facing public streets and pedestrian ways.*

*Roof Design*

*Modulate roof profiles to reduce the apparent scale of large structures and to provide visual interest and variety.*

*Parking*

*Design covered and enclosed parking areas to be integral with the architecture of the residential units' architecture.*

*Open Space and Amenity*

*Incorporate usable and functional private open space for each unit.*

*Incorporate common open space that creates a pleasant living environment with opportunities for recreation.*

As detailed in the North Newport Center Design Regulations Compliance Worksheet, which is attached hereto as Attachment CD 2 and incorporated by reference, the Project complies with all of the applicable design standards of the North Newport Center Planned Community and, in some cases, exceeds the intent of the standards. The Design Standards of the North Newport Center Planned Community were in part developed to implement Land Use Policy LU 5.1.9, therefore compliance with these standards ensures that the Project is consistent with Land Use Policy LU 5.1.9.

- f. Land Use Element Policy LU 5.6.1 (Compatible Development).** *Require that buildings and properties be designed to ensure compatibility within and as interfaces between neighborhoods, districts, and corridors*

The Project design compactly arranges the apartment building to maximize site efficiency and preserve larger than required setbacks. The San Joaquin Plaza Sub-Area requires setbacks along Santa Cruz Drive and San Clemente Drive of 15 feet, the Project provides varying setbacks along San Clemente Drive between 15 feet and 25 feet. Along Santa Cruz Drive the Project provides varying setbacks between 30 feet to 60 feet. The Project site design includes resident amenity areas which are screened from public view. The Project's large setbacks, landscaped edge conditions, and location of residential amenities reduce the visual impact of the Project and ensures compatibility with the surrounding neighborhood.

- g. Land Use Element Policy LU 5.6.2 (Form and Environment).** *Require that new and renovated buildings be designed to avoid the use of styles, colors, and materials that unusually impact the design character and quality of their location such as abrupt changes in scale, building form, architectural style, and the use of surface materials that raise local temperatures, result in glare and excessive illumination of adjoining properties and open spaces, or adversely modify wind patterns.*

The Project design will be a direct compliment to the existing Villas Fashion Island and incorporate traditional architectural elements with sloping roofs, cornices and trims which express floor levels and structure. Windows, balconies, decorative accent panels and trims will be placed to break down the solid exterior walls to bring down the five-story building to a more intimate pedestrian scale. Roof-mounted equipment will be screened behind the mansard roof. Ground level and above ground equipment will be located to minimize views from the public right-of-way and be screened by landscaping. Additionally, the proposed paint colors are a pallet previously used at the existing Villas Fashion Island so that the new building seamlessly compliments the existing buildings. The matching-colored terracotta tile roof will be used for the sloping roof. Foam trim, glass and metal railings will be utilized to enhance the traditional character of the building.

- h. Land Use Element Policy LU 5.6.3 (Ambient Lighting).** *Require that outdoor lighting be located and designed to prevent spillover onto adjoining properties or significantly increase the overall ambient illumination of their location.*

The Project has been conditioned to require the Applicant to prepare a photometric study in conjunction with a final lighting plan which shows that lighting values are “1” foot-candle or less at all property lines. The Project has also been conditioned to allow the Community Development Director to order the dimming of light sources or other remediation upon finding that the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources.

- i. Land Use Policy LU 6.15.23 (Sustainable Development Practices).** *Require that development achieves a high level of environmental sustainability that reduces pollution and consumption of energy, water, and natural resources. This may be accomplished through the mix and density of uses, building location and design, transportation modes, and other techniques. Among the strategies that should be considered are the integration of residential with job-generating uses, use of alternative transportation modes, maximized walkability, use of recycled materials, capture and re-use of storm water on-site, water conserving fixtures and landscapes, and architectural elements that reduce heat gain and loss.*

The Project is required to comply with the provisions of the Building and Energy Efficiency Standards (CCR, Title 24, Parts 6 – California Energy Code) and the Green Building Standards Code (CCR, Title 24, Part 11 - CALGreen). Additionally, the Project would implement water-efficient landscaping, water quality best management practices and low impact development practices. The Project is within the Newport Center area of the City, which includes commercial and office developments that would provide employment opportunities to the residents. The Project includes pedestrian linkage to the Santa Cruz Drive and San Clemente Drive public sidewalk which offer provide pedestrian and bicyclist connections to nearby destinations within Newport Center. The Project is also located in close proximity to the existing Orange County Transportation Authority (OCTA) bus routes provided along Newport Center Drive and San Joaquin Hills Drive.

- j. Circulation Element Policy CE 2.3.3 (New Development Maintained Responsibility).** *Ensure minimization of traffic congestion impacts and parking impacts and ensure proper roadway maintenance through review and approval of Construction Management Plans associated with new development proposals in residential neighborhoods.*

The Project has been conditioned to require the Applicant to prepare a construction management plan (CMP) to be reviewed and approved by the Community Development, Fire, and Public Works Departments. The



CMP ensures that any traffic congestion impacts associated with the construction process are minimized to the greatest extent possible.

- k. **Circulation Element Policy CE 7.1.7 (Project Site Design Supporting Alternate Modes).** *Encourage increased use of public transportation by requiring project site designs that facilitate the use of public transportation and walking.*

See finding *LU 6.15.23 Sustainable Development Practices* above.

3. The Project will utilize an existing private road for vehicular access from Santa Cruz Road. The existing private road currently provides ingress and egress to the existing parking structure at the site along with additional access ways to the Villas Fashion Island apartment community.
4. Pursuant to Section 20.30.100 (Public View Protection) of the NBMC, projects shall preserve significant visual resources from public views and corridors including identified in Figure NR 3 (Coastal Views) of the Natural Resources Element of the General Plan. The Project Site is not within the vicinity of any Public Viewpoints, nor any Coastal View Roads as identified in Figure NR3. The nearest designated public viewpoint is located at intersection of Back Bay Drive and San Joaquin Hills Road, approximately half a mile west of the Project Site. The nearest designated coastal view road is along a stretch of Jamboree Road (approximately 1,200 feet in length) located approximately 2,000 feet north of Coast Highway and approximately 2,000 feet west of the Project Site. Due to the distance, intervening buildings, and urbanized nature of the Project area, the Project is not anticipated to impact any public views.

Finding:

- B. The proposed use and/or development is consistent with the North Newport Center PC Development Plan and Design Regulations.*

Facts in Support of Finding:

1. The Project Site is located within the North Newport Center (PC56) within the San Joaquin Plaza Sub Area. The San Joaquin Plaza Sub Area is intended to provide for offices, light general commercial, hotel, residential and other mixed uses. Residential development is a permitted use within the San Joaquin Sub Area.
2. Pursuant to Table 2 (Development Limits) of PC-56, a total of 1,500 units are permitted within the Housing Overlay sites in PC-56 including the San Joaquin Plaza Subarea with an aggregate density not to exceed 50 dwelling units per acre. The project proposes a total of 184 units which are an addition to the existing 524 units at the Villas Fashion Island, which consists of 18.8 acres in aggregate. Once complete, the overall Villas Fashion Island community would include 708 units at a density of 38.8 units per acre, consistent with the allowed density of the San Joaquin Plaza Sub-Area.

3. The San Joaquin Plaza Subarea requires a 15-foot setback along Santa Cruz Drive and San Clemente Drive. The Project provides varying streetside setbacks of a minimum 15 to 56 feet along both Santa Cruz Drive and San Clemente Drive. The Project also provides a 15-foot setback from the west property line where none is required. Therefore, the Project complies with setback requirements.
4. The San Joaquin Plaza subarea within PC56 limits the maximum height of all structures in San Joaquin Plaza to 65 feet as measured from finished grade with the exception of 800 San Clemente Drive, which is limited to 85 feet as measured from finished grade. The Project's proposed height is approximately 68 feet as measured from finished grade, which is consistent with the height limit.
5. Table 4 (North Newport Center Parking Requirements) of PC-56 requires 1.1 parking spaces per bedroom, inclusive of guest parking, including 1 covered space per unit. Studio units are counted as one bedroom. The Project proposes a total of 184 units, 141 of those units are comprised of one bedroom, and 43 units with 2 bedrooms resulting in a total parking requirement of 250 spaces. The Project provides a total of 287 onsite parking spaces located within a subterranean parking garage, which is consistent with the minimum requirement.
6. Pursuant to Section II (Design Regulations) of PC-56, residential design standards are applicable to any residential project within the Housing Opportunity Sites as identified in NBMC Sections 20.80.025 (Housing Opportunity Overlay Zoning Districts maps) and 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) including within Fashion Island, Block 100, Block 400, Block 600 and San Joaquin Plaza. These standards ensure the highest possible design quality and provide a baseline standard for new multi-unit developments. The following identifies the applicable standards and how the Project complies:
  - a. Residential Design Requirements. Primary Building entries shall face the primary public street with direct pedestrian connections to the public sidewalks. Pedestrian connections to the public sidewalks shall also be provided to parking areas and publicly accessible open space. Parking areas, covered and uncovered, shall be screened from public street frontages. The Project proposes a primary building entrance along San Clemente Drive and provides pedestrian connections to the public sidewalk from the parking area via a new crosswalk connection to the existing private road north of the site which connects to the sidewalk along Santa Cruz Drive via an existing 5-foot-wide sidewalk adjacent to the private road.
  - b. Parking lots and structures. Parking lots and structures shall be placed to the side or rear of buildings and be connected to the building entrances by means of internal pedestrian walkways. Parked vehicles at each level within a parking structure shall be shielded from view from adjoining streets. The exterior elevations of parking structures shall be designed to minimize the use of blank concrete facades. Lastly, except for the structure's entrance, structured parking shall not be visible from the primary streets or any public open space. The Project proposes subterranean parking that is not visible from the adjoining

streets. In addition, along the north of the site, the Project proposes residential units wrapping the parking structure and shielding it from view from the adjoining private drive. The Project also provides pedestrian connections to the public sidewalk from the parking area via a new crosswalk connection to the existing private road north of the site which connects to the sidewalk along Santa Cruz Drive via an existing 5-foot-wide sidewalk adjacent to the private road.

- c. **Landscaping.** The Project shall provide a minimum of 8% of the total site to be landscaped; any turf areas shall be placed in areas for recreational use only and have a minimum 10-foot dimension. In addition, all landscaping shall comply with all standards as specified in NBMC chapter 20.36. The Project proposes exceeding the minimum 8% (9,730 square feet required) of the total site by proposing approximately 19,000 square feet of landscape area on the site. In addition, the Project landscaping complies with Chapter 14.17 (Water-Efficient Landscaping) and Chapter 20.36 (Landscaping Standards) of the NBMC. Additionally, the Project complies with the City's Water Efficient Landscape Ordinance ("WELO") which requires the installation and maintenance of drought tolerant and noninvasive plant species.
- d. **Common Outdoor Open Space.** Each residential project must provide common outdoor open space (at grade, podium, or roof level) equal to at least 5% of the lot area, with a minimum dimension of 30 feet. These spaces must be accessible to all residents, must include seating and lighting, and feature at least 10% landscaping. Open space must be within a quarter mile of unit entries, connected by pedestrian walkways to public rights-of-way or building entrances, and shielded from noise and traffic via location or dense landscaping. Slopes must not exceed an average 10% grade, and spaces may include recreational features, hardscape, and decorative elements. The Project provides approximately 17,786 square feet of common outdoor open space where the minimum requirement is 4,792 square feet (5%). The Project includes an at-grade large plaza area and a pool area located less than a quarter mile distance from all units which provides for common outdoor open space.
- e. **Recreation Amenities.** Each project must provide at least one recreational amenity for every 50 residential units or fraction thereof. Those amenities should be adjacent to and accessible from the common outdoor open space via a common corridor. The Project requires a total of 3.68 recreational amenities. The Project proposes a total of 5 recreational amenities including a swimming pool that meets the minimum 15 feet x 30 feet dimensions, sauna, fitness area/gym, co-working spaces and outdoor lounge courtyard.
- f. **Utilities.** All utility equipment must be located outside pedestrian pathways and purposefully placed in areas such as alleyways, parking areas, rear or side yards, or building recesses, with screening to ensure it's not visible from public view. If mechanical equipment cannot be placed in rear or side yards, it must be either ground-mounted with landscape screening or roof-mounted with

architectural screening consistent with the building's design. Electrical equipment, meters, and junction boxes must be housed in a utility room; if that's not feasible, they must be integrated into the building design and similarly screened. The Project proposes to screen all utility equipment through purposeful project design and screening methods.

- g. **Private Streets.** Private streets in multi-unit developments must support low-speed, multi-modal circulation and serve as site amenities with quality surface treatments and landscaping. They must include limited curbside parking for visitors, loading, service, and ADA access. Right-of-way widths must be at least 41 feet without on-street parking, or 50 feet with parallel parking. Street widths must range from 26 to 35 feet curb-to-curb and meet emergency vehicle access standards. Angled or head-in parking is prohibited. At least one 5-foot-wide sidewalk is required, located on the parking side if applicable, and must remain free of shrubs, ground cover, or trees. A minimum 5-foot landscaped/paved buffer must separate streets from residences, with at least 20% of building frontage landscaped and planting beds at least 3 feet wide. The Project includes one existing private street labeled as Civic Plaza in the project plans that conforms to the minimum requirements. The existing private road provides access for bicycle and motor vehicles as required.
- h. **Private Open Space.** At least 25% of all dwelling units shall provide private open space on a balcony, patio, or roof terrace, with a minimum area of 30 square feet each and an average horizontal dimension of 6 feet. Balconies should be proportionately distributed throughout the project in relationship to floor levels and sizes of units. The Project provides a total of 3,915 square feet of private open space for a total of 46 units (25% of total units) proportionately distributed throughout the project in the form of private decks.
- i. **Buildings in 30+ Dwelling Unit Per Acre Minimum Based Density.** Buildings must be designed to support passive "eyes on the street" surveillance by providing clear sightlines from first-floor residential units to adjacent sidewalks and common areas, while maintaining privacy and livability. For commercial ground floors, visibility of goods and services is emphasized. These standards apply to conditioned first-floor areas fronting streets or open spaces. Residential units facing streets or paseos must include at least 25% transparent glazing in doors and windows. Entrances must connect to public sidewalks via walkways, ramps, or stairs at least 5 feet wide, with terraces of at least 40 square feet and optional stoops of at least 20 square feet. Lobby entries must be at-grade, directly accessible from the public realm, and located along street frontages to encourage pedestrian activity. The Project provides the minimum 25% transparent glazing in doors and windows for all conditioned first floor areas fronting streets such as the private drive to the north as well as the internal open spaces of the Project. As previously stated, the Project is designed to provide connections to the public sidewalks through walkways from both lobby entrances.

7. Pursuant to Appendix A (Design Regulations) of PC56, additional design standards are applicable to any project within PC56 including within Fashion Island, Block 100, Block 400, Block 600 and San Joaquin Plaza. As detailed in the applicants' North Newport Center Design Regulations Compliance Worksheet, which is attached hereto as Attachment CD 2 and incorporated by reference, the Project complies with the design standards and, in some cases, exceeds the intent of the standards.

Finding:

- C. *That a traffic study for the project has been prepared in compliance with this NBMC Chapter 15.40 and Appendix A.*

Facts in Support of Finding:

1. The project is anticipated to generate a net increase of approximately 835 average daily trips; therefore, a Traffic Study, titled "800 San Clemente Drive Residential Project Traffic Impact Analysis" dated August 26, 2025, was prepared by Ganddini Group, Inc. under the supervision of the City Traffic Engineer for the Project in compliance with Chapter 15.40 (Traffic Phasing Ordinance) of the NBMC and Appendix A.
2. The Traffic Study did not identify any significant impacts related to traffic, as no study intersection is forecasted to operate deficiently, and on-site circulation is adequate as proposed.

- D. *That, based on the weight of the evidence in the administrative record, including the traffic study, one of the findings for approval in subsection 15.40.030 (B) can be made:*

*Construction of the project will be completed within 60 months of project approval; NBMC Section 15.40.030(B)(1) or*

*The project will neither cause nor make worse an unsatisfactory level of traffic service at any impacted intersection. NBMC Section 15.40.030(B)(1)(a).*

Facts in Support of Finding:

1. The Project is anticipated to be completed in 2028. If the Project is not completed within 60 months of this approval, preparation of a new traffic study may be required.
2. The Traffic Study included 11 study intersections that were analyzed for potential impacts based on the City's Intersection Capacity Utilization methodology. Utilizing this methodology, the Traffic Impact Analysis determined that the 11 primary intersections identified will continue to operate at satisfactory levels of service as defined by the Traffic Phasing Ordinance.

**ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA) as set forth in California Public Resources Code Section 21000 *et seq.* and its implementing guidelines set forth in California Code of Regulations, Title 14, Division 6, Chapter 3 (CEQA Guidelines), the City Council adopted Resolution No. 2024-50 on July 23, 2024, certifying Final Program Environmental Impact Report SCH No. 2023060699 (PEIR), approving a Mitigation Monitoring and Reporting Program (MMRP), and adopting Findings and a Statement of Overriding Considerations related to the implementation of the Housing Element involving amendments to the General Plan, Coastal Land Use Plan, and Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the NBMC which are available at: [Housing Implementation Program EIR](#).

Additionally on March 6<sup>th</sup>, 2025, the City Council approved an amendment to the North Newport Center Planned Community (PC-56) Development Plan to allocate 1,500 of the 2,439 dwelling units from the development limit identified in Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) of the NBMC for the HO-4 Subarea to the Properties within the PC-56 Development Plan. As part of that amendment, the project included a Section 15183 Consistency Analysis prepared by T & B Planning, Inc. to evaluate potential impacts at the programmatic level. Additional details regarding Section 15183 analysis is provided below.

As part of its decision-making process, the City is required to review and consider whether the Project would create new significant impacts or significant impacts that would be substantially more severe than those disclosed in the PEIR. Additional CEQA review is only triggered if the Project's new significant impacts or impacts that are more severe than those disclosed in PEIR such that major revisions to the PEIR would be required. A detailed consistency analysis has been prepared by T & B Planning Inc., dated November 6, 2025, and peer reviewed by Kimley-Horn & Associates, Inc., is attached hereto as Attachment CD 3 and incorporated herein by reference. This consistency analysis evaluates the potential impacts at the project level.

The 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, inasmuch as the property involved is within the HO-4 Subarea, the project does not change the underlying land use or zoning designations; and would not result in new significant impacts or a substantial more adverse impact than addressed in the PEIR.

Section 15183 of the CEQA Guidelines provides, in relevant part:

- a. Projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an environmental impact report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

- b. In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:
  - i. Are peculiar to the project or the parcel on which the project would be located;
  - ii. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
  - iii. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
  - iv. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.
- c. If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e) below, then an additional EIR need not be prepared for the project solely on the basis of that impact.
- d. This section shall apply only to projects which meet the following conditions:
  - i. The project is consistent with:
    - A. A community plan adopted as part of a general plan;
    - B. A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development; or
    - C. A general plan of a local agency; and
  - ii. An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

As previously stated, a detailed consistency analysis has been prepared by T & B Planning Inc., dated November 6, 2025, which was peer reviewed and accepted by Kimley-Horn & Associates, Inc., is provided as attachment CD3 and hereby incorporated by reference. Both the consistency analysis and peer review conclude that the project would not create any new significant impacts or significant impacts that are substantially more severe than those disclosed in the PEIR and therefore no further environmental review is required.

### III. CONDITIONS

#### Planning Division

1. The Project shall be in substantial conformance with the approved site plan, floor plans, landscape plan, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval). Minor changes to the approved development may be approved by the Community Development Director, pursuant to Newport Beach Municipal Code Section 20.54.070 (Changes to an Approved Project).
2. The Project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
3. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused the revocation of this approval.
4. Entitlements granted under PA2025-0131 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060(A) (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
5. A copy of the Staff Approval, including conditions of approval shall be incorporated into the Building Division and field sets of plans before issuance of the building permits.
6. *The proposed residential development shall consist of 184 for rent apartment units. The number of rental apartment units may be reduced by the Applicant provided the total number of units meets the density requirement identified in PC-56.*
7. *The on-site residential amenities, including the swimming pool (15' x 30' or equal surface area), sauna, indoor fitness area/gym, co-working spaces and outdoor lounge courtyard as illustrated on the approved plans shall be provided and maintained for the duration of the Project. The exact mix of amenities may be modified from the original approved plans subject to the approval by the Community Development Director. The Project shall maintain at least 4,792 square feet of common open space on the Project Site as required by PC56. The square footage of on-site resident-serving amenities shall not be reduced so that the development no longer provides 4,792 square feet of common open space.*
8. *The residential structure shall be attenuated to provide an interior noise level of 45 dBA CNEL or less pursuant to Section 10.26.030 (Interior Noise Standards) of the NBMC. Use of walls, berms, interior noise insulation, double paned windows, advance insulation systems, or other noise mitigation measures, as deemed appropriate by the City shall be incorporated in the design of the new residential structure to provide adequate noise attenuation.*



9. *The Applicant shall comply with all applicable provisions of NBMC Chapter 15.38, Fair Share Traffic Contribution Ordinance, and Chapter 15.42, Major Thoroughfare and Bridge Fee Program. Prior to the issuance of a building permit, Fair Share Traffic Fees and Transportation Corridor Agency fees shall be paid for the Project at the fee assessed at the time of payment.*
10. *Prior to the issuance of a building permit, the Applicant shall pay applicable school fees for the Project.*  
  
*Prior to the issuance of a building permit, the Applicant shall pay applicable property development tax as required pursuant to NBMC Chapter 3.12 (Property Development Tax) for the Project.*
11. *The project shall comply with all provisions of the applicable Development Agreement (amendment to Development Agreement No. 2007-002 public benefits section titled, "Second Amendment to Zoning Implementation and Public Benefit Agreement" approved by the City Council as Ordinance 2025-8) including payment of any applicable Public Benefit Fees or Development Impact Fees, and Master Landscape Plan and Improvements.*
12. *Prior to the issuance of a building permit, the Applicant shall submit a landscape and irrigation plan prepared by a licensed landscape architect. These plans shall incorporate drought-tolerant planting and water-efficient irrigation practices, and the plans shall be approved by the Planning Division.*
13. *The Project shall include landscaping around the perimeter of the Project Site to adequately screen all mechanical equipment and to create a visual buffer between the public right-of-way and the Project. These plans shall be approved by the Planning Division.*
14. *All landscape materials and irrigation systems shall be maintained by the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.*
15. *The site shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, in the opinion of the Director of Community Development, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.*
16. *Prior to the issuance of a building permit, the Applicant shall prepare a photometric study in conjunction with a final lighting plan for approval by the Planning Division.*

*The survey shall show that lighting values are "1" foot-candle or less at all property lines.*

17. *Prior to the issuance of Final Certificate of Occupancy, the Applicant shall schedule an evening inspection by the Code Enforcement Division to confirm control of light and glare specified in conditions of approval.*
18. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control), under Sections 10.26.025 (Exterior Noise Standards) and 10.26.030 (Interior Noise Standards), and other applicable noise control requirements of the NBMC.
19. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday, and 8:00 a.m. and 6:00 p.m. on Saturday.
20. *Prior to the issuance of a building permit, the Applicant shall submit a construction management plan to be reviewed and approved by the Community Development, Fire and Public Works Departments. Upon approval of the plan, the Applicant shall be responsible for implementing and complying with the stipulations set forth in the approved plan.*
21. The exterior of the development shall be always maintained free of litter and graffiti. The owner or operator shall provide for daily removal of trash, litter debris, and graffiti from the premises and on all abutting sidewalks within 20 feet of the premises.
22. The applicant shall ensure that the trash dumpsters and/or receptacles are maintained to control odors. This may include the provision of either fully self-contained dumpsters or periodic steam cleaning of the dumpsters, if deemed necessary by the Planning Division. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of Title 14, including all future amendments (including Water Quality related requirements).
23. All trash shall be stored within the building or within dumpsters stored in the trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a decorative solid roof for aesthetic and screening purposes. The Project shall comply with NBMC section 20.30.120 (Solid Waste and Recyclable Materials Storage) and State Law.
24. *Prior to the issuance of a building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.*
25. *The Project shall comply with all applicable mitigation measures within the General Plan Housing Implementation Program ("GPHIP") Program Environmental Impact Report ("PEIR") Mitigation Monitoring and Reporting Program ("MMRP") as*

*specified within Attachment CD 3 of the CEQA Consistency Memorandum prepared by T&B Planning, Inc., dated November 6, 2025.*

26. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current property owner or leasing agent.
27. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **800 San Clemente Residential Development** including, but not limited to **PA2025-0171**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing the such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages that which City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

#### Building Division

28. Building analysis, show allowable area, height and number of stories per chapter 5 of California Building Code. Show location of all fire walls separating the building.
29. Exterior wall and opening protection to property line and imaginary property line shall comply with Table 705.5 & Table 705.8 of California Building Code.
30. Required number of exits, exit travel distance and exit separation shall comply with Chapter 10 of California Building Code.
31. Gate/barrier to prevent exiting below exit discharge on stair enclosure is required. Gate/barrier shall have its own landing.
32. Accessible means of egress shall comply with chapter 1009 of California Building Code.
33. Limit occupant load for common use area to 49 or provide two exits.
34. Exit shall discharge directly to the exterior of the building (1028.2 of California Building Code).

35. Required number of EV parking for residential (Residents and Guest of residents) shall comply with per chapter 4 of California Green Code.
36. Accessibility of the residential portion shall comply with 11A of California Building Code.
37. Separate circulation path to the vehicular way or detectable warnings at vehicular areas pursuant to Section 1116A.5 of California Building Code.
38. Required number of regular accessible and EV accessible parking for both residential and commercial use shall be provided pursuant to Chapter 4 of California Green Code and Chapter 11A of California Building Code.
39. Basement and sleeping rooms shall comply with emergency escape and rescue per 1031 of California Building Code.
40. Elevator shall comply with Chapter 30 of California Building Code.
41. OC health approval is required for public pools.

Public Works Department

42. The applicant shall reconstruct all damaged, broken or substandard curb, gutter, and sidewalk per City Standard along the San Clemente Drive and Santa Cruz Drive frontages. Extent of the reconstruction shall be at the discretion of the Public Works inspection staff.
43. Proposed Southern California Edison transformer and pad shall be located entirely outside the public right of way and the 3-foot-wide sidewalk easement along Santa Cruz Drive.
44. Final design of the proposed turn out along San Clemente Drive shall be reviewed and approved by Public Works prior to building permit issuance, including but not limited to streetlight relocation, curb markings, signage and use.
45. A sidewalk easement around the proposed turnout shall be granted to the City prior to building permit final. The sidewalk easement shall accommodate a continuous 8-foot-wide sidewalk around the turnout area.
46. Final design of the new water services, proposed fire hydrant relocation, and abandonment of water service shall be reviewed and approved by Public Works prior to building permit issuance.
47. The pool and jacuzzi shall have a dedicated water meter and service.
48. All sewer laterals shall be privately owned and maintained by the property owner.

49. Final design of the sewer connections for the City's sewer shall be reviewed and approved by the Public Works Department prior to building permit issuance.
50. Storm drain systems serving the site shall be privately owned and maintained by the property owner.
51. All public improvements shall be constructed per applicable City standards.
52. Driveways and intersections shall be compliant with the City's sight distance standard STD-105.
53. Parking layout shall comply with the City's parking lot standard STD-805.
54. Applicant shall obtain approval for the proposed street tree removals and new street trees from the City Arborist. Documentation of approval shall be obtained prior to building permit issuance.

#### Fire Prevention Division

55. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area (903.2.8 Group R).
56. Fire alarm systems and smoke alarms shall be installed in Group R-2 and R-2.1 occupancies as required in Sections 907.2.9.1 through 907.2.10.2.1.1. Group R-2.2 shall be equipped throughout with an automatic fire alarm system and shall have a manual fire alarm pull station at the 24-hour staff watch office (907.2.9 Group R-2, R-2.1 and R-2.2.).
57. In Group R-2 occupancies required by Section 907 to have a fire alarm system, each story that contains dwelling units and sleeping units shall be provided with the future capability to support visible alarm notification appliances in accordance with NFPA 72. Such capability shall accommodate wired or wireless equipment (907.5.2.3.3). The future capability shall include one of the following:
58. In other than Group R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout at each floor where any of the following occur (905.3.1):
  - a. Buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access.
  - b. Buildings that are four or more stories in height.
  - c. Buildings where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.
  - d. Buildings that are two or more stories below the highest level of fire department vehicle access.

59. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction (503.1.1). The fire apparatus access road shall comply with the requirements of the CFC and NBFD guidelines.
60. Fire department access roads shall comply with Newport Beach Fire Guidelines C.01 and C.02
61. Any fire department access roads that exceed 150 feet will require an approved turn around for fire apparatus.
62. Addressing shall meet the requirements of Newport Beach Municipal Code 9.04.170.
63. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building (510.1 Emergency responder radio coverage in new buildings). This section shall not require improvement of the existing public safety communication systems. See Newport Beach Fire Guideline D.05.
64. Standby power shall be provided for emergency responder radio coverage systems as required in Section 510.4.2.3 (1203.2.3 Emergency responder radio coverage systems). The standby power supply shall be capable of operating the emergency responder radio coverage system for a duration of not less than 24 hours.
65. A two-way communication system complying with Sections 1009.8.1 and 1009.8.2 shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level of exit discharge (1009.8 Two-way Communication).
66. Directions for the use of the two-way communication system, instructions for summoning assistance via the two-way communication system and written identification of the location shall be posted adjacent to the two-way communication system (1009.8.2 Directions). Signage shall comply with Chapter 11A, Section 1143A of the California Building Code requirements for visual characters.
67. Directional signage complying with Chapter 11B, Section 11B-703.5, indicating the location of all other means of egress and which of those are accessible means of egress shall be provided at the following (1009.10 Directional signage):
  - a. At exits serving a required accessible space but not providing an approved accessible means of egress.
  - b. At elevator landings.
  - c. Within areas of refuge.

68. Standby power shall be provided for elevators and platform lifts as required in Sections 606.2, 1009.4.1, and 1009.5 (1203.2.2 Elevators and platform lifts).
69. Emergency power shall be provided for exit signs as required in Section 1013.6.3 (1203.2.5 Exit signs). The system shall be capable of powering the required load for a duration of not less than 90 minutes.
70. In buildings and structures where standby power is required or furnished to operate an elevator, the operation shall be in accordance with Section 1203 of the California Fire Code and Sections 3003.1.1 through 3003.1.5 of this code (3003.1 Standby power).
71. Elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with California Code of Regulations, Title 8, Division 1, Chapter 4, Subchapter 6, Elevator Safety Orders (3003.2 Fire fighters' emergency operation).
72. Elevator hoistways shall have a floor number not less than 4 inches (102 mm) in height, placed on the walls and/or doors of the hoistway at intervals such that a person in a stalled elevator, upon opening the car door, can determine the floor position.
73. All automatic elevators shall have not less than one sign (3003.2.1.1 Fire signs) at each landing printed on a contrasting background in letters not less than 1/2 inch (12.7 mm) high to read: IN CASE OF FIRE USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR.
74. Automatic passenger elevators shall have call and car operation buttons within 60 inches (1524 mm) of the floor (3003.2.1.2 Call and car operation buttons). Emergency telephones shall also be within 60 inches (1524 mm) of the floor.
75. All elevators shall be equipped to operate with a standardized fire service elevator key in accordance with the California Fire Code (3003.3 Standardized fire service elevator keys).
76. Where elevators are provided in buildings four or more stories above, or four or more stories below, grade plane, not fewer than one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoist-way door frame.
77. The elevator(s) designated the medical emergency elevator shall be equipped with a key switch to recall the elevator nonstop to the main floor. For the purpose of this

section, elevators in compliance with Section 3003.2 shall be acceptable (3002.4.3a Elevator recall).

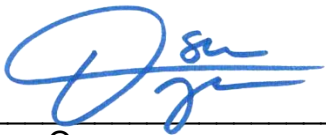
78. Medical emergency elevators shall be identified by the international symbol (Star of Life) for emergency medical services (3002.4.4a Designation).
79. The symbol shall not be less than 3 inches (76 mm) in size (3002.4.5a Symbol size).
80. A symbol shall be permanently attached to each side of the hoistway door frame on the portion of the frame at right angles to the hallway or landing area. Each symbol shall be not less than 78 inches (1981 mm) and not more than 84 inches (2134 mm) above the floor level at the threshold (3002.4.6a Symbol location).
81. Fire Master Plan shall be submitted to the Fire Prevention Division for approval. The plan shall include information on the following (but not limited to) subjects: fire department vehicle access to the project site, secondary emergency vehicle access, firefighter access (hose pull) around structures, fire lane identification, location of fire hydrants and other fire department appliances, and the location and type of gates or barriers that restrict ingress/egress.
82. All portions of the perimeter of all structures shall be located within 150' of a fire lane as measured along an approved route. A portion of the proposed structure exceeding this distance is considered "out of access" and shall be corrected during plan review by one of the following methods:
  - a. Provide additional fire lanes to bring the entire structure "in access".
  - b. Propose an alternate form of mitigation via the Alternate Methods and Materials provisions of the fire code for the Fire Marshal's review. There is no guarantee that the Alternate Methods and Materials proposal will be approved as proposed.
83. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises (507.1). Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by Appendix B of the 2022 California Fire Code.
84. Fire hydrants shall be spaced along fire department access roads in compliance with the 2022 California Fire Code Appendix C.
85. *Prior to issuance of any Certificate of Occupancy, Applicant shall provide a disclosure statement at the time of lease, in form and content acceptable to the City Attorney in consultation with the Fire Chief or his appointed deputy, which shall be provided to each prospective tenant of one of the residential units on the site advising of the State and local fire codes which require that all fire and life safety systems be regularly inspected, tested, and maintained to ensure they function properly at all times.*



*To comply with these laws, the Property Management is responsible for making sure that all fire protection systems in the community are routinely serviced by licensed professionals. Tenants and other responsible parties must cooperate with the Property Management and its contractors by allowing access to units, common areas, or building systems whenever inspection, testing, or maintenance is scheduled. Some fire protection components are located within private residential units, so entry may be necessary to complete the required work. The Property Management will always provide reasonable notice—typically a minimum of thirty (30) days—before any scheduled inspection, testing, or maintenance activity. Notice will be delivered through appropriate methods, such as mail, email, or on-site postings. It is essential that all residents cooperate with these requests. Failure to grant access or delayed responses can lead to code violations, increased liability, and potential safety risks to the entire community. If access is denied or if cooperation is not provided when requested, the Property Management may impose fines, penalties, or take other enforcement action as permitted by the governing documents.*

**APPEAL PERIOD:** An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Oscar Orozco  
Associate Planner

Approved by:



Jaime Murillo, AICP  
Acting Community Development Director

LAW/oo

- Attachments:
- CD 1 Vicinity Map
  - CD 2 Applicant's North Newport Center Design Regulations Compliance Worksheet
  - CD 3 800 San Clemente Project-Specific Environmental Review and Technical Analysis prepared by T and B Planning, dated November 6, 2025.
  - CD 4 800 San Clemente Drive Residential Project Traffic Impact Analysis, prepared by Ganddini, dated August 26, 2025
  - CD 5 Project Plans

# **Attachment No. CD 1**

Vicinity Map

# VICINITY MAP



PA2025-0131

**800 San Clemente Drive**

## **Attachment No. CD 2**

Applicant's North Newport Center Design  
Regulations Compliance Worksheet

Available via link due to size:

<https://ecms.newportbeachca.gov/WEB/DocView.aspx?id=3193312&dbid=0&repo=CNB>

# Attachment No. CD 3

800 San Clemente Project-Specific  
Environmental Review and Technical  
Analysis

Available via link due to size:

## *Memorandum*

<https://ecms.newportbeachca.gov/STAFF/DocView.aspx?dbid=0&repo=CNB&id=3193386>

## *Technical Reports*

[https://lms.newportbeachca.gov/energov\\_prod/energovwebapi/api/chunk/fileview/bf6962f4-8e55-4b25-b526-88a964d1edfc/ljleZe0r9guRUzFVhxvoYodLqFTdRNnGvEfYi-nXVUUnDVQ7W3XhthG7gGmj-ch7ZlhhlfWXva3H0GWn4yisTA](https://lms.newportbeachca.gov/energov_prod/energovwebapi/api/chunk/fileview/bf6962f4-8e55-4b25-b526-88a964d1edfc/ljleZe0r9guRUzFVhxvoYodLqFTdRNnGvEfYi-nXVUUnDVQ7W3XhthG7gGmj-ch7ZlhhlfWXva3H0GWn4yisTA)

*GPHIP PEIR Mitigation Monitoring and Reporting Program (MMRP) Applicability Matrix*

<https://ecms.newportbeachca.gov/STAFF/DocView.aspx?id=3193387&repo=CNB&dbid=0>

## **Attachment No. CD 4**

800 San Clemente Drive Residential  
Project Traffic Impact Analysis, prepared  
by Ganddini, dated August 26, 2025

Available via link due to size:

<https://ecms.newportbeachca.gov/WEB/DocView.aspx?id=3193307&dbid=0&repo=CNB>

# **Attachment No. CD 5**

Project Plans

Available via link due to size:

<https://ecms.newportbeachca.gov/WEB/DocView.aspx?id=3193330&dbid=0&repo=CNB>