



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, February 05, 2026**, at **6:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

Dover Townhomes – A request to authorize the development of a 33-unit, for-sale, residential townhome community on an existing medical office site at 601 Dover Drive (Project Site). The proposed development includes the demolition of the existing office structure and construction of two-, three-, and four-bedroom units ranging from 1,355 to 2,247 square feet. The development will include a two-car garage for each unit and 10 uncovered guest parking spaces for a total of 76 on-site parking spaces. The 33 units will be distributed within seven detached, three-story buildings with a maximum structure height of 38 feet above the established grade. The development will include resident-serving amenities including outdoor seating, picnic tables, barbeques, and a firepit area. Vehicular access to the Project Site is provided via a driveway on Cliff Drive. Pedestrian access to the site and a public plaza is provided on the corner of the site adjacent to Dover Drive. The following approvals are required to implement the project:

- **A Major Site Development Review** authorizing construction of residential development including deviations from specific multi-unit objective design standards.
- **A Variance** authorizing encroachments into the required street setbacks along Cliff Drive and Dover Drive.
- **A Vesting Tentative Tract Map** to remove an existing underlying lot line and authorize the airspace subdivision of the individual residential units for individual sale (i.e., for condominium purposes).

The project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21080.66 (enacted through Assembly Bill 130).

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals) and Section 19.12 (Subdivision Code). The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/planningcommission. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Melinda Whelan, Assistant Planner, at 949-644-3221 or mwhelan@newportbeachca.gov at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0135

Activities: Major Site Development Review, Variance, Vesting Tentative Tract Map

Zone: Office-General (OG)

General Plan: General Commercial Office (CO-G)

Overlay Zoning District: Housing Opportunity (HO) Overlay, Dover Westcliff Area (HO-3)

Location: 601 Dover Drive

Applicant: Emilie Simard, Shea Homes

Jon Langford, Secretary, Planning Commission, City of Newport Beach