



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 21, 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:

Newport Birch Medical Plaza – A request to authorize the construction of a new 19,156-square-foot medical building on an undeveloped lot. The building will feature a small lobby on the ground level and two levels of medical office space above. The interior of the building is proposed as a shell design to accommodate future medical office users, with up to 5,000 square feet designated for outpatient surgery. The project also includes 89 parking spaces, circulation improvements, drainage, site walls, and landscaping along the street frontage and throughout the parking areas. The following approvals are required to implement the project:

- **Minor Site Development Review:** To allow the construction of a nonresidential building proposing between 10,000 and 19,999 square feet of floor area pursuant to Section 20.52.080 (Site Development Reviews) of the Newport Beach Municipal Code (NBMC);
- **Minor Use Permit:** To allow a medical office pursuant to Section 20.90.120 (Business Park District: SP-7) [BP] of the NBMC;
- **Staff Approval:** To waive 7 of the 96 required parking spaces, or 7.2 % of the parking requirement, pursuant to Section 20.40.110(D) (Adjustments to Off-Street Parking Requirements – Reduction of Required Off-Street Parking by Director) of the NBMC; and
- **Traffic Study:** To consider the projected 643 net increase in average daily trips, pursuant to Chapter 15.40 (Traffic Phasing Ordinance) of the NBMC.

The project is categorically exempt pursuant to Section 15332 under Class 32 (In-Fill Development Projects) of the State CEQA (California Environmental Quality Act) Guidelines.

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 or before the public hearing. 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. Administrative procedures for appeals are provided Chapter 20.64 (Appeals) of the NBMC.

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 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 Jerry Arregui, Assistant Planner, at jarregui@newportbeachca.gov, 949-644-3249 or at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0220

Activity: Minor Site Development Review, Minor Use Permit, Staff Approval, Traffic Study

Zone: Santa Ana Height Specific Plan, Business Park (SP-7 BP)

General Plan: General Commercial Office (CO-G)

Location: 20071 Birch Street

Applicant: ACS Development Group, Inc

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