



**CITY OF NEWPORT BEACH  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Tuesday, August 26, 2025**, at **4:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

**Ford Road Townhomes Appeal** – A an appeal of the Planning Commission’s July 3, 2025, approval of a major site development review for a 27-unit townhome project on an undeveloped and unaddressed property located near the southeast corner of the MacArthur Boulevard and Bonita Canyon Drive intersection. The proposed development includes two-, three-, and four-bedroom units ranging from 1,916 to 2,989 square feet, each, with an attached garage. Units would be distributed within four detached, four-story buildings with a maximum structure height of 47 feet and 11 inches above the established grade. The project will provide two garage parking spaces per unit, 10 uncovered guest parking spaces, and two uncovered delivery spaces for a total of 66 onsite parking spaces. Offsite improvements include the installation of a gate restricting access to the neighboring AT&T property and the relocation of an existing wireless telecommunications monopole onto the neighboring AT&T property.

The project is consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15183, which provides an exemption for projects that 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. The City’s Housing Implementation Program Final Program EIR (State Clearinghouse SCH Number 2023060699) was certified by the City Council on July 23, 2024. Copies of the previously prepared environmental document are available for public review and inspection at the Planning Division or the City of Newport Beach website at [www.newportbeachca.gov/ceqa](http://www.newportbeachca.gov/ceqa)

All interested parties may appear and present testimony in regard to 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 prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals). The application may be continued to a specific future meeting date, and if such an action occurs additional public notice of the continuance will not be provided.

Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk’s Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at [www.newportbeachca.gov](http://www.newportbeachca.gov). 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.

For questions regarding details of the project please contact Jerry Arregui, Assistant Planner, at [jarregui@newportbeachca.gov](mailto:jarregui@newportbeachca.gov), 949-644-3249, or at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2025-0049

**Activity:** Major Site Development Review

**Zone:** Public Facilities (PF)

**Overlay Zoning District:** Housing Opportunity (HO) Overlay, Newport Center Subarea (HO-4)

**General Plan:** Public Facilities (PF)

**Location:** The unaddressed property (APN 458-361-10) identified as Site ID No. 141 in the Housing Element Sites Inventory and 1650 Ford Road (APN 458-361-02)

**Applicant:** Ford Road Ventures LLC

/s/ Molly Perry, Interim City Clerk, City of Newport Beach