



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, July 09, 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:

**1301 Dove Street Residential Development** – A request to authorize the development of a 139-unit, for-sale residential townhome community on an existing professional office site at 1301 Dove Street. The development may occur in two phases. The first phase will include the demolition of the existing parking structure and construction of approximately 76 dwelling units on the rear half of the site. The second phase would include demolition of the existing approximately 218,000-square-foot ten-story office building and construction of the remaining approximately 63 dwelling units in the front half of the site. The 139 dwelling units would consist of two to four-bedroom townhomes ranging from approximately 1,425 to 2,362 square feet. The development includes a two-car garage for each unit, 10 driveway parking spaces, and 42 uncovered guest parking spaces for a total of 330 on-site parking spaces. The 139 units will be distributed within 50 buildings, with each building ranging from one to eight units. The buildings have a maximum structure height ranging from approximately 33.5 feet to 39 feet above established grade. The development will include resident-serving amenities including activity areas, outdoor gardens, and seating and walking paths throughout the site. Additionally, a publicly accessible pedestrian strada improved with landscaping and seating areas is provided along the Dove Street frontage. Vehicular access to the Property is provided via a single driveway on Dove Street. The following approvals are required to implement the project

- *Major Site Development Review (SDR)*: An SDR in accordance with Section 20.52.080 (Site Development Reviews) of the Newport Beach Municipal Code (NBMC) for five or more units with a tentative tract map. An SDR also allows for deviations from three objective design standards pursuant to Section 20.48.185 (Multi-Unit Objective Design Standards) of the NBMC; and
- *Vesting Tentative Tract Map (VTTM)*: A VTTM to allow for an airspace subdivision of the individual residential units on a 6.46-acre parcel, pursuant to Chapter 19.12 (Tentative Map Review) of the NBMC.

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 19.12.050 (Review of Tentative Tract Maps). 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](http://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 Oscar Orozco, Associate Planner, at 949-644-3219, [oorozco@newportbeachca.gov](mailto:oorozco@newportbeachca.gov) at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2026-0046

**Activity:** Major Site Development Review, Vesting Tentative Tract Map

**Zone:** Newport Place Planned Community (PC-11)

**General Plan:** Mixed-Use Horizontal (MU-H2)

**Overlay Zoning District:** Airport Area Environs Area Subarea (HO-1)

**Location:** 1301 Dove Street

**Applicant:** Brian Rupp with Qtative

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