



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, July 03, 2025**, 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:

Ford Road Townhomes – A request to authorize the development of a for-sale residential townhome community with 27 units on an undeveloped and unaddressed property near the southeast corner of the MacArthur Boulevard and Bonita Canyon Drive intersection, northeast of the parking lot for the Bonita Canyon Sports Park and west of the AT&T facility. The proposed development includes two-bedroom, three-bedroom, and four-bedroom units ranging from 1,916 to 2,989 square feet, each with an attached two-car 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 development will provide 13 visitor parking spaces and a variety of private resident-serving amenities, including an outdoor picnic area and an outdoor firepit lounge area. Vehicular access would be provided from Ford Road, through a shared driveway with the adjacent AT&T facility located at 1650 Ford Road. Pedestrian access will be provided from the adjacent Bonita Canyon Sports Park Trail. 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. Lastly, the project includes subdividing the project site and reconfiguring the lot line between the project site and the AT&T property. The following approvals are required:

- **Major Site Development Review:** Required for any project proposing five or more residential units with a tract map. The Major Site Development Review additionally allows for an increase in maximum structure height pursuant to Section 20.30.060 (Height Limits and Exceptions) of the Newport Beach Municipal Code (NBMC) and deviations from specific multi-unit objective design standards pursuant to Section 20.48.185 (Multi-Unit Objective Design Standards) of the NBMC.
- **Vesting Tentative Tract Map:** Requested to adjust the easterly property line between the project site and the AT&T property, to create individual parcels for conveyance purposes, and to allow for an airspace subdivision of the individual residential units for individual sale (i.e., for condominium purposes).

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.

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 NBMC Chapter 20.64 (Appeals). 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 Jerry Arregui, Assistant Planner, at 949-644-3249, jarregui@newportbeachca.gov, or at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0049

Activities: Major Site Development Review, Vesting Tentative Tract Map

Zone: Public Facilities (PF)

General Plan: Public Facilities (PF)

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

Applicant: Ford Road Ventures LLC

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

David Salene, Secretary, Planning Commission, City of Newport Beach