



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

**NOTICE IS HEREBY GIVEN** that on **May 12, 2026**, 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:

**Newport Place Planned Community Development Plan Amendment - Notice of Intent to Override the Airport Land Use Commission Determination of Inconsistency** - Pursuant to Public Utilities Code Section 21676(b), the City Council will consider the adoption of a resolution notifying the Orange County Airport Land Use Commission and the State Department of Transportation, Aeronautics Program of their intention to override a determination of inconsistency with the 2008 John Wayne Airport Environs Land Use Plan made by the Airport Land Use Commission with respect to the proposed amendment to Newport Place Plan Community Development Plan (PC-11) to revise the minimum inclusionary for-sale housing percentage required within the Residential Overlay.

**NOTICE IS HEREBY FURTHER GIVEN** that this resolution is not subject to California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly.

**NOTICE IS HEREBY FURTHER GIVEN** that on March 19, 2026, by a vote of 4 ayes with 1 recusal, and 2 absent, the Planning Commission of the City of Newport Beach recommended that the City Council approve Newport Place Planned Community Development Plan Amendment.

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. 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 Rosalinh Ung, Principal Planner, at 949-644-3208, [rung@newportbeachca.gov](mailto:rung@newportbeachca.gov).

**Project File No.:** PA2025-0196

**Activity No.:** Planned Community Development Plan Amendment

**Location:** Generally bounded by MacArthur Boulevard, Jamboree Road, Birch Street and Bristol Street North

**Applicant:** City of Newport Beach

/s/ Lena Shumway, City Clerk, City of Newport Beach