

**NEWPORT BEACH PLANNING COMMISSION MINUTES
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE
THURSDAY, JUNE 4, 2026
REGULAR MEETING – 6:00 P.M.**

I. CALL TO ORDER - 6:00 p.m.

Chair Tristan Harris called the June 4, 2026 Planning Commission Regular Meeting to order.

II. PLEDGE OF ALLEGIANCE – Commissioner Rosene

III. ROLL CALL

PRESENT: Chair Tristan Harris, Vice Chair David Salene, Secretary Jonathan Langford, Commissioner Michael Gazzano, Commissioner Greg Reed, Commissioner Mark Rosene

ABSENT: Commissioner Curtis Ellmore

Staff Present: Community Development Director Jaime Murillo, Deputy Community Development Director Liz Westmoreland, City Traffic Engineer Kevin Riley, Assistant City Attorney Yolanda Summerhill, Associate Planner Oscar Orozco, Administrative Assistant Clarivel Rodriguez, Department Assistant Beatriz Avila

IV. PUBLIC COMMENTS – None

V. REQUEST FOR CONTINUANCES

Community Development Director Murillo reported no requests for continuances.

VI. CONSENT ITEMS

ITEM NO. 1 MINUTES OF APRIL 23, 2026

Recommended Action: Approve and file

Jim Mosher commended staff on the careful proofreading of the April 23, 2026 minutes, stating he found no corrections.

Motion to approve the Minutes of April 23, 2026 was made by Chair Harris and seconded by Commissioner Reed.

AYES: Harris, Reed, Langford and Gazzano
NOES: None
ABSTAIN: Rosene, and Salene
ABSENT: Ellmore

ITEM NO. 2 MINUTES OF MAY 21, 2026

Recommended Action: Approve and file

Motion to approve the Minutes of May 21, 2026 was made by Vice Chair Salene and seconded by Commissioner Reed.

AYES: Salene, Reed, Rosene, Langford and Gazzano
NOES: None
ABSTAIN: Harris
ABSENT: Ellmore

VII. PUBLIC HEARING ITEMS

ITEM NO. 3 1300 DOVE TOWNHOMES (PA2025-0170)

Site Location: 1200 and 1300 Dove Street and 4041 MacArthur Boulevard

Summary:

A request to authorize the development of a 132-unit, for-sale, residential townhome community including 7 units affordable to very low-income households on an existing office site. The proposed development includes the demolition of two existing office buildings and an existing parking structure and the construction of two-, three- and four-bedroom townhomes ranging from 1,251 to 2,562 square feet. The development includes a two-car garage for each unit and 40 uncovered guest parking spaces for a total of 304 on-site parking spaces. The 132 units will be distributed within 36 buildings, with units arranged in two- and eight-unit buildings. The buildings have a maximum structure height ranging from approximately 37 to 47 feet above established grade. The development will provide resident-serving amenities, including outdoor courtyards with barbeque, a pizza oven, covered seating, a fire pit, and a game lawn. Additionally, a publicly accessible pedestrian "strada" improved with landscaping and seating areas is proposed along the MacArthur Boulevard frontage. Onsite and offsite public improvements such as updating the storm drain, sidewalks, and driveways are included in project implementation (Project). To implement the Project, the request requires the following approvals from the City:

- **Zoning Code Amendment** - An amendment to Section 20.80.025 (Housing Opportunity Overlay Zoning Districts Maps) of the Newport Beach Municipal Code (NBMC) to include the Project Site in the Housing Opportunity Sites Overlay in the HO-1- Airport Area Environs Map;
- **Major Site Development Review (SDR)** - A major site development review in accordance with Section 20.52.080 (Site Development Reviews) of the NBMC for five or more units with a tentative tract map;
- **Vesting Tentative Tract Map (VTTM)** - A vesting tentative tract map to allow for an airspace subdivision of the individual residential units on a 6.5-acre parcel, pursuant to Chapter 19.12 (Tentative Map Review) of the NBMC;
- **Affordable Housing Implementation Plan (AHIP)** - A plan specifying how the Project would meet the City's affordable housing requirements pursuant to Chapter 20.32 (Density Bonus) of the NBMC and Government Code Section 65915 (Density Bonus Law);
- **Development Agreement (DA)** - A Development Agreement between the Applicant and the City, pursuant to Section 15.45.020 (Development Agreement Required) of the NBMC, which would provide the Applicant with the vested right to develop the Project for a term of 10 years and to provide negotiated public benefits to the City; and
- **Addendum to the Newport Beach General Plan Housing Implementation Program EIR (Addendum No. 1)** - Pursuant to the California Environmental Quality Act (CEQA), the Addendum addresses reasonably foreseeable environmental impacts resulting from the Project.

Recommended Actions:

- 1) Conduct a public hearing;
- 2) Adopt Resolution No. PC2026-018 (Attachment No. PC 1) recommending City Council approval of the Addendum No. 1 to the Certified Final Programmatic Environmental Impact Report for the City of Newport Beach Housing Implementation Program (SCH No. 2023060699), Zoning Code Amendment, Major Site Development Review, Vesting Tentative Tract Map, Affordable Housing Implementation Plan, and Development Agreement for the 1300 Dove Townhomes Project located at 1200 and 1300 Dove Street and 4041 MacArthur Boulevard (PA2025-0170).

Associate Planner Oscar Orozco presented the project, describing the proposal to demolish two existing office buildings (approximately 173,000 square feet) and construct 132 for-sale residential townhomes across 36 detached buildings, including 7 very low-income affordable units. He outlined the required approvals — Zoning Code Amendment, Major Site Development Review, Vesting Tentative Tract Map, Affordable Housing Implementation Plan, Development Agreement, and an Addendum to the General Plan Housing Implementation Program EIR — and noted the project complies with all zoning standards, exceeds minimum private open space requirements, and will provide a publicly accessible pedestrian "strada" along MacArthur Boulevard. The Development Agreement includes a 10-year term, a \$3,000,000 general public benefit fee subject to CPI, a reduced park in-lieu fee of approximately \$7,600 per unit (versus the code-required \$48,000) pursuant to Density Bonus Law, and waivers of 3 of 52 objective design standards. The project is scheduled for an Airport Land Use Commission hearing on June 18th.

Vice Chair Salene asked staff why the site was not originally identified as a housing opportunity site. Community Development Director Murillo explained that during the housing element update, the committee assessed the site's buildings as being in good condition and did not receive a letter of interest from the property owner at that time.

Commissioner Michael Gazzano asked whether the programmatic EIR covered other projects in the airport area, including an upcoming project on Dove Street. Associate Planner Orozco confirmed the addendum analyzed all previously identified topics under the program EIR and that the program EIR covered all sites within the housing overlay.

Secretary Langford inquired about the details of the strada seating areas and whether the Director would need to sign off on final design. Associate Planner Orozco confirmed there are approximately five to six seating locations throughout the strada and that conditions of approval require compliance with the site plan and the minimum publicly accessible open space standard.

Secretary Langford also asked how the reduced park in-lieu fee was calculated. Deputy Community Development Director Westmoreland explained it was negotiated through the Development Agreement, consistent with prior development agreements in the airport area.

Secretary Langford asked whether the general public benefit fee was above and beyond code requirements and applicable specifically to this project due to the required zoning amendment. Deputy Community Development Director Westmoreland confirmed that because the site was not within the existing overlay, the zoning amendment triggered the development agreement, which in turn enabled the City to negotiate the general public benefit fee.

Commissioner Reed asked whether the reduced park fee was negotiated primarily due to the affordability set-aside, and whether the Planning Commission's action would constitute a recommendation to City Council. Deputy Community Development Director Westmoreland and

Associate Planner Orozco both confirmed affirmatively and confirmed that the provision of affordable housing was a key component of the agreement.

Regarding ex parte communications, Chair Harris reported email communications with the applicant's representative. Vice Chair Salene spoke with the applicant's representative. Secretary Langford and Commissioner Rosene each reported email communications with the applicant's representative. Commissioners Reed and Gazzano reported none.

Chair Harris opened the public hearing.

Parke Miller, representing Lincoln Property Company, briefly thanked the Commission and staff for their collaboration, expressed pride in the project's affordable housing component, and confirmed agreement with all conditions of approval.

Mr. Mosher offered three comments: first, a technical observation that the Affordable Housing Implementation Plan exhibit was out of sequence in the draft resolution; second, a concern that approving projects with only 5–6% affordable units falls short of the City's RHNA commitment, which anticipated 33–40% affordability across approximately 8,000 units, placing an increasing burden on remaining projects; and third, a concern regarding roadway noise from MacArthur Boulevard, noting that the staff analysis addressed only airport noise, that units along MacArthur appear to fall within the 65-decibel contour per the program EIR (extending approximately 139 feet), and that the applicant's own noise projections appeared significantly lower without adequate explanation or measurement near the noise source.

Chair Harris closed the public hearing.

In response, Deputy Community Development Director Westmoreland acknowledged that the AHIP cover sheet was misplaced in the draft resolution and confirmed it would be corrected. She stated that the City monitors its no-net-loss obligations annually through its report to the State Housing and Community Development Department, which has accepted the City's submissions to date. She further clarified that standard conditions of approval require the applicant to prepare an acoustic report during plan check that will require attenuation of noise from all sources, not only the airport.

Chair Harris expressed support for the project, commending staff and the applicant for securing very low-income affordable units, which he noted are rare in Newport Beach. Secretary Langford requested a minor amendment to conditions of approval referencing the development agreement term, changing references from 7 years to 10 years to eliminate ambiguity, and expressed strong support for Lincoln Property Company's work in the airport area.

Motion was made by Chair Harris and seconded by Commissioner Rosene to adopt Resolution No. PC2026-018, recommending City Council approval of the Addendum No. 1 to the Certified Final Programmatic Environmental Impact Report, Zoning Code Amendment, Major Site Development Review, Vesting Tentative Tract Map, Affordable Housing Implementation Plan, and Development Agreement for the 1300 Dove Townhomes Project (PA2025-0170), as amended to reflect a 10-year development agreement term in the applicable conditions of approval.

AYES: Harris, Salene, Reed, Rosene, Langford and Gazzano
 NOES: None
 ABSTAIN: None
 ABSENT: Ellmore

VIII. STAFF AND COMMISSIONER ITEMS

ITEM NO. 6 MOTION FOR RECONSIDERATION - None

ITEM NO. 7 REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA

Community Development Director Murillo introduced Joshua McDonald as the new Principal Engineer for the Transportation and Development Services team within Public Works, who will attend future Planning Commission meetings in place of Kevin Riley.

Deputy Community Development Director Westmoreland provided the upcoming meeting schedule: the June 18th meeting will include the Westcliff at Dover residential development at 1501 16th Street; the July 9th meeting will include the 1301 Dove Street residential townhomes (a 139-unit project) and a variance for a setback encroachment in Corona del Mar; and the July 23rd meeting may be cancelled if no items are pending.

Vice Chair Salene requested that staff research whether tandem parking garages have meaningfully lower utilization rates than standard two-car garages, and suggested the Commission consider adjusting parking standards for projects with significant tandem parking components. Community Development Director Murillo indicated the matter would be brought back to the Commission for thoughtful consideration of the relevant code provisions.

Commissioner Gazzano requested a future agenda item providing a comprehensive overview of the airport area, including projects already approved, applications in process, and a status update on the anticipated specific plan for the area.

Chair Harris extended congratulations to Deputy Community Development Director Liz Westmoreland on her new appointment, and to Ben Zdeba on his appointment as Deputy City Manager.

ITEM NO. 8 REQUESTS FOR EXCUSED ABSENCES

Commissioner Gazzano requested an excused absence for the July 23, 2026 meeting, noting he would be out of town and that the meeting may be cancelled in any event.

IX. ADJOURNMENT – The meeting was adjourned by Chair Harris at 6:36 p.m.

The agenda for the June 4, 2026, Planning Commission meeting was posted on Friday, May 29, 2026, at 2:45 p.m. in the Chambers binder, on the digital display board located inside the vestibule of the Council Chambers at 100 Civic Center Drive, and on the City’s website on Friday, May 29, 2026, at 2:33 p.m.

Tristan Harris, Chair

Jonathan Langford, Secretary