



CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **July 14, 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 – An 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 pursuant to California Public Utilities Code Section 21676(b), the City Council will consider overriding the Orange County Airport Land Use Commission's (ALUC) April 16, 2026, determination that the Amendment is inconsistent with the 2008 John Wayne Airport Environs Land Use Plan. On May 13, 2026, the City provided ALUC, and State Department of Transportation Aeronautics Program a copy of the proposed decision and findings.

NOTICE IS HEREBY FURTHER GIVEN that the City Council finds that the project 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, 1 recused, and 2 absent, the Planning Commission of the City of Newport Beach recommended that the City Council adopt Newport Place Planned Community Development Plan Amendment (PC-11).

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 request 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. 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 David Lee, Principal Planner, at 949-644-3225 or dlee@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