



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, March 19, 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:

**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 the Planning Commission 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.

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). 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 Rosalinh Ung, Principal Planner, at 949-644-3208 or [rung@newportbeachca.gov](mailto:rung@newportbeachca.gov), at 100 Civic Center Drive, Newport Beach, CA 92660.

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

**Activity:** Planned Community Development Plan Amendment

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

**Applicant:** City of Newport Beach

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