



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, November 20, 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:

Acacia Atrium Medical Office Condominiums - Conversion of an existing professional office building into 100% medical office use. The Applicant also proposes a condominium conversion in conjunction with a tentative parcel map to convert the existing three-story office building to commercial condominiums, creating 12 ownership units. The Project requires the following approvals:

- Condominium Conversion authorizing the conversion of 100% of existing professional office units into 12 medical office condominiums;
- Tentative Parcel Map authorizing the subdivision of 12 condominiums as defined in Section 783 of the California Civil Code;
- Conditional Use Permit authorizing the medical office conversion and reduction of required off-street parking;
- Traffic Study ensuring compliance with the Traffic Phasing Ordinance of Newport Beach Municipal Code Chapter 15.40.

The project is categorically exempt under Section 15301 – Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.

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 (Public Hearings) Section 19.12 (Tentative Map Review). 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 Oscar Orozco, Associate Planner, at 949-644-3219, oorozco@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2024-0236

Activity No.: PA2024-0236

Zone: Santa Ana Heights Specific Plan (SP-7) within the Business Park (BP) subarea

General Plan: General Commercial Office (CO-G)

Location: 20280 and 20312 Acacia Street

Applicant: CGM Development

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