



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, June 18, 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:

Westcliff at Dover Residential Development – A request to authorize the development of a 30-unit, for-sale residential townhome community on an existing office site at 1501 16th Street (Project site). The proposed development includes the demolition of the now vacated former Newport Bay Hospital and construction of three-bedroom townhomes ranging from 2,088 to 2,401 square feet. The development will include a two-car garage for each unit and nine uncovered guest parking spaces for a total of 69 on-site parking spaces. The 30 units will be distributed within five buildings, with units arranged in five-, six, and seven-unit buildings. The buildings have a maximum structure height of approximately 44 feet above established grade. The development will include resident-serving amenities including outdoor seating, barbeque, firepit, walking paths, and a passive turf area. Vehicular access to the Property is provided via a driveway on 16th Street. The following approvals are required to implement the project:

- *Major Site Development Review (SDR)*: An SDR in accordance with Section 20.52.080 (Site Development Reviews) of the Newport Beach Municipal Code (NBMC) for five or more units with a tentative tract map. An SDR also allows for deviations from four objective design standards pursuant to Section 20.48.185 (Multi-Unit Objective Design Standards) of the NBMC; and
- *Vesting Tentative Tract Map (VTTM)*: A VTTM 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.

The project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21080.66 (enacted through Assembly Bill 130).

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) and Section 19.12.050 (Review of Tentative Tract Maps). 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 at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0254

Activity: Major Site Development Review, Vesting Tentative Tract Map

Zone: Office-General (OG)

General Plan: General Commercial Office (CO-G)

Overlay Zoning District: Housing Opportunity (HO) Overlay, Dover-Westcliff Area (HO-3)

Location: 1501 16th Street

Applicant: Dean Pernicone, D.R. Horton

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