



CITY OF NEWPORT BEACH PLANNING COMMISSION AGENDA

City Council Chambers - 100 Civic Center Drive

Thursday, June 18, 2026 - 6:00 PM

Planning Commission Members:

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

Staff Members:

Jaime Murillo, Community Development Director
Liz Westmoreland, Deputy Community Development Director
Kevin Riley, City Traffic Engineer
Yolanda Summerhill, Assistant City Attorney
Clarivel Rodriguez, Administrative Assistant

NOTICE TO THE PUBLIC

Regular meetings of the Planning Commission are held on the Thursdays preceding second and fourth Tuesdays of each month at 6:30 p.m. The agendas, minutes, and staff reports are available on the City's website at: <http://www.newportbeachca.gov> and for public inspection in the Community Development Department, Planning Division located at 100 Civic Center Drive, during normal business hours.. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at 949-644-3200.

This Commission is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Commission's agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the Commission and items not on the agenda but are within the subject matter jurisdiction of the Commission. The Commission may limit public comments to a reasonable amount of time, generally three (3) minutes per person. All testimony given before the Planning Commission is recorded.

Under the Levine Act, Section 84308 of the Government Code, a party to a proceeding before the City involving a license, permit, or other entitlement for use is required to disclose on the record of the proceeding any contribution in an amount of more than five hundred dollars (\$500) made within the preceding 12 months by the party or the party's agent to any elected or appointed officer of the City. If you have made a qualifying contribution, please ensure to make this disclosure on the record.

Please Note: You can submit your questions and comments in writing for the Planning Commission to consider by mailing or delivering them to the City of Newport Beach Planning Commission at 100 Civic Center Drive, Newport Beach CA, 92660. Alternatively, you can send them by electronic mail directly to Commissioners at planningcommission@newportbeachca.gov. Each Commissioner and staff will receive your message directly. Pursuant to Planning Commission procedures, please submit your written comments no later than 5:00 p.m. on Wednesday the day before the meeting in order to give Commissioners adequate time to review your submission.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant of this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact Clarivel Rodriguez in the Community Development Department prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible (949-644-3232 or crodriguez@newportbeachca.gov).

APPEAL PERIOD: Use Permit, Variance, Site Plan Review, and Modification Permit applications do not become effective until 14 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. Tentative Tract Map, Tentative Parcel Map, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. General Plan, Zoning, and Local Coastal Program Amendments are automatically forwarded to the City Council for final action.

I. **CALL TO ORDER**

II. **PLEDGE OF ALLEGIANCE**

III. **ROLL CALL**

IV. **PUBLIC COMMENTS**

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Planning Commission. Speakers must limit comments to three (3) minutes. Before speaking, please state your name for the record and print your name on the blue forms provided at the podium.

V. **REQUEST FOR CONTINUANCES**

VI. **CONSENT ITEMS**

1. **MINUTES OF JUNE 4, 2026**

Recommended Action: Approve and file

[Draft Minutes of June 4, 2026](#)

VII. **PUBLIC HEARING ITEMS**

Speakers must limit comments to three (3) minutes on all items. Before speaking, please state your name for the record and print your name on the blue forms provided at the podium.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues, which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing

2. **WESTCLIFF AT DOVER RESIDENTIAL DEVELOPMENT (PA2025-0254)**

Site Location: 1501 16th Street

Summary:

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 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 five 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 1.53-acre parcel, pursuant to Chapter 19.12 (Tentative Map Review) of the NBMC.

Recommended Actions:

1. Conduct a public hearing;
2. Find this project statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21080.66 (enacted through Assembly Bill 130) because it has no potential to have a significant effect on the environment; and
3. Adopt Resolution No. PC2026-019 approving the Major Site Development Review and Vesting Tentative Tract Map, filed as PA2025-0254.

[Item No. 2 Staff Report](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 2 - General Plan Consistency Analysis](#)

[Attachment 3 - Applicant's Project Description Letter](#)

[Attachment 4 - Environmental Nature Center Letter](#)

[Attachment 5 - Public Correspondence in Opposition](#)

[Attachment 6 - Applicant's Response Letter](#)

[Attachment 7 - Letters of Support](#)

[Attachment 8 - Project Plans](#)

[2a. Additional Materials Received PA2025-0254](#)

VIII. STAFF AND COMMISSIONER ITEMS

3. MOTION FOR RECONSIDERATION

4. REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA

5. REQUESTS FOR EXCUSED ABSENCES

IX. ADJOURNMENT

**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



CITY OF NEWPORT BEACH PLANNING COMMISSION STAFF REPORT

June 18, 2026
Agenda Item No. 2

SUBJECT: Westcliff at Dover (PA2025-0254)
▪ Major Site Development Review
▪ Vesting Tentative Tract Map

SITE LOCATION: 1501 16th Street

APPLICANT: Dean Pernicone with D.R. Horton

OWNER: Gallant Family LLC

PLANNER: Oscar Orozco, Associate Planner
949-644-3918, oorozco@newportbeachca.gov

David Blumenthal, AICP, Planning Consultant
dblumenthal@newportbeachca.gov

PROJECT SUMMARY

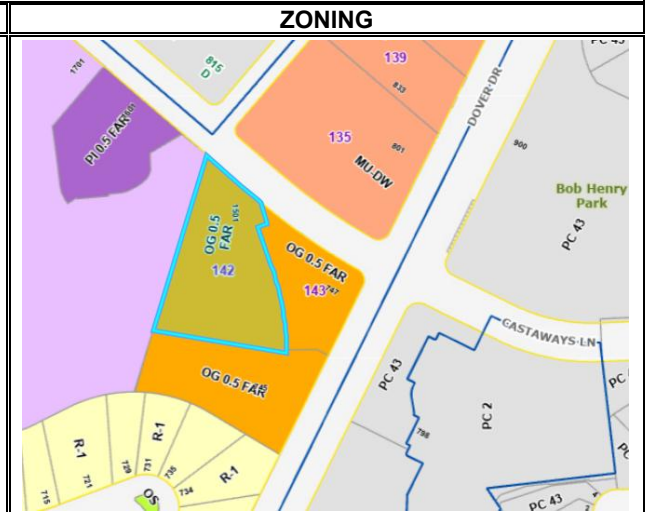
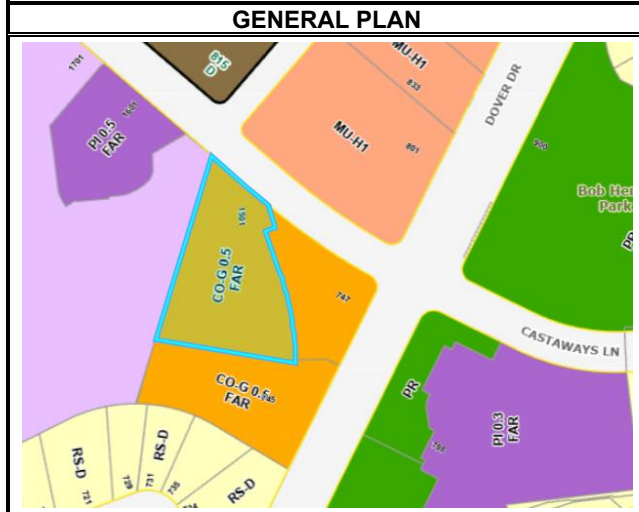
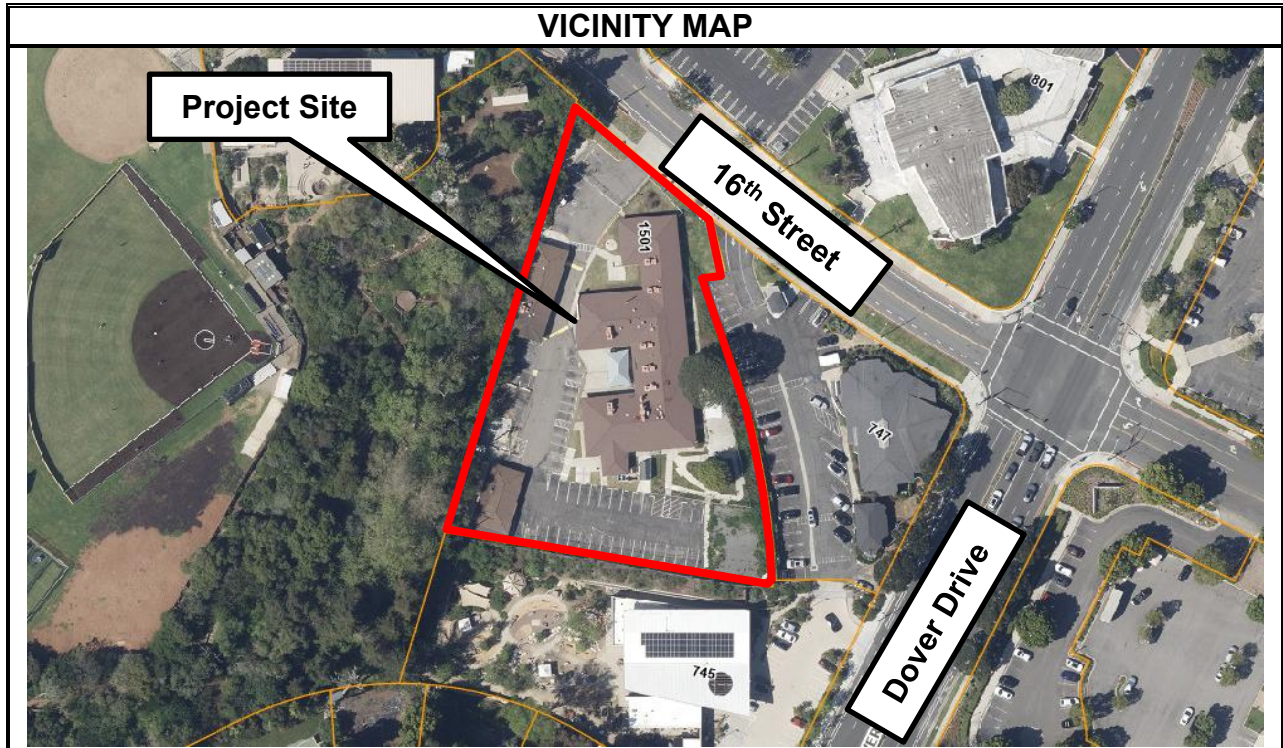
A request to authorize the development of a 30-unit, for-sale residential townhome community on an existing medical office site at 1501 16th Street (Project Site). The proposed development includes the demolition of all current improvements and construction of three-bedroom townhomes ranging from 2,088 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 across five buildings composed of five, six, and seven units. The buildings are three stories tall with rooftop decks above and have a maximum structure height of approximately 44 feet above established grade. The development proposes resident-serving amenities including outdoor seating, barbeque, firepit, walking paths, and a passive turf area. Vehicular access to the Project Site is provided by a single driveway on 16th Street. The following approvals are required to implement the project:

- *Major Site Development Review (SDR)*: A Major 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 five 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 1.53-acre parcel, pursuant to Chapter 19.12 (Tentative Map Review) of the NBMC.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21080.66 (enacted through Assembly Bill 130) because it has no potential to have a significant effect on the environment; and
- 3) Adopt Resolution No. PC2026-019 approving the Major Site Development Review and Vesting Tentative Tract Map, filed as PA2025-0254 (Attachment No. PC 1).

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LOCATION	GENERAL PLAN	ZONING	CURRENT USE
ON-SITE	General Commercial Office (CO-G)	Office-General (OG) and Housing Opportunity Overlay, Dover-Westcliff Subarea (HO-3)	Medical Office
NORTH	Mixed-Use Horizontal 1 (MU-H1) and Multiple Residential (RM)	Mixed-Use Dover/Westcliff/HO-3 and Oakwood Apartments (PC4)	Church and Apartments
SOUTH	CO-G	OG	Preschool
EAST	CO-G	OG and HO-3	Church and Park
WEST	Public Facilities (PF)	Public Facilities (PF)	School and Nature Center

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INTRODUCTION

Background

Housing Opportunity (HO) Overlay Zoning District and Amendment

On September 13, 2022, the City Council adopted the City's 6th Cycle Housing Element for the 2021-2029 planning period (Housing Element). The Housing Element was later certified as statutorily compliant with state law by the California Department of Housing and Community Development (HCD) on October 5, 2022.

On September 24, 2024, the City Council adopted Ordinance Nos. 2024-16 and 2024-17, approving amendments to Title 20 (Planning and Zoning) of the Newport Beach Municipal Code (NBMC) to establish the Housing Opportunity (HO) Overlay Zoning Districts (Housing Overlay) in Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) of the NBMC and to create multi-unit objective design standards (ODS) in Section 20.48.185 (Multi-Unit Objective Design Standards) of the NBMC, respectively. The new sections serve to implement Policy Actions 1A through 1G and 3A in the Housing Element.

The adoption of these ordinances provided new housing opportunities within five subareas to ensure the City can meet its 6th Cycle Regional Housing Needs Assessment (RHNA) allocation: Airport Area Environs Area (HO-1), West Newport Mesa Area (HO-2), Dover-Westcliff Area (HO-3), Newport Center Area (HO-4), and Coyote Canyon Area (HO-5). These subareas correspond directly to the Focus Areas identified in Appendix B (Adequate Sites Analysis) of the Housing Element.

Properties identified as a "Housing Opportunity Site" have specific development standards conducive to residential development at the prescribed average density of 20 to 60 dwelling units per acre. The standards include but are not limited to minimum lot area, setbacks, height, open space, landscaping, and parking. The ODS are applicable to any residential project with a minimum density of 20 dwelling units per acre to ensure the high-quality design and to provide a baseline standard for new multi-unit developments throughout the City.

As shown in Figure 1 on the following page, the property was initially identified by the Housing Element Update Advisory Committee (HEUAC)¹ as being potentially feasible for residential redevelopment, was subsequently included in the Housing Opportunity Sites Inventory as Map Identification No. 142, and is within the HO-3 (Dover-Westcliff Area) Subarea of the Housing Overlay.

¹ The Housing Element Update Advisory Committee (HEUAC) was a City Council-established Brown Act advisory body formed to guide staff and provide community input on the 6th Cycle Housing Element update in response to the City's Regional Housing Needs Assessment (RHNA) allocation. Over the course of many public meetings, the HEUAC and its subcommittees identified sites appropriate for potential residential redevelopment. Ultimately, these efforts contributed to the City Council's adoption of a state-certified Housing Element in September 2022.



Figure 1, Excerpt of the HO-3 (Dover-Westcliff Area) Subarea.

Project Setting

The subject property is 1.53 acres and located at 1501 16th Street, which is on the south side of 16th Street, as shown in Figure 2 on the following page (Project Site). It is currently improved with the vacant Newport Bay Hospital, a 36-bed psychiatric hospital. The existing buildings on the Project Site include a 13,600-square-foot hospital building, a 2,270-square-foot reception building, and a 1,514-square-foot office building. The initial hospital was built in 1958 and has expanded throughout the years. Access is taken from a single driveway on 16th Street, which leads to a 50-space parking lot. The remainder is improved with walkways and landscaping. The hospital ceased operations in 2023 and remained vacant.

The surrounding area includes a mix of educational, recreational, and commercial land uses. The Environmental Nature Center (ENC), a nature-based educational facility characterized by native landscaping and outdoor programming areas, is located immediately west of the Project Site. A preschool occupies the property to the south, and an existing commercial office building is situated to the east.

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Figure 2, Birds-eye aerial photograph of current development on the Project Site.

Project Description

The applicant proposes the demolition of all existing improvements on the site and the construction of 30 residential dwelling units (Project).

The units will be distributed across five buildings that are comprised of five, six, or seven units. The buildings are four stories and will have a maximum structure height of approximately 44 feet above the established grade. The total square footage of all the buildings is 93,334 square feet. A breakdown of the buildings, heights, and associated gross floor area is provided in Table 1. Walkways connect all the units to the residential amenity areas and the public right-of-way.

Nine different floor plans are proposed. Table 2 provides the breakdown of the individual units ranging from 2,088 to 2,401 square feet. All homes feature three bedrooms, two to three full bathrooms, zero to two half-bathrooms, and enclosed two-car garages. Although there is a slight difference between the various floor plans, all units follow a similar layout. The first floor of each unit would include the enclosed two-car garage and either a bedroom or flex space. The second floor includes the general living area (e.g., great room, dining area, kitchen), bathroom, and a covered balcony. The third floor contains bedrooms, bathrooms, and laundry. Additionally, each unit has a roof deck that is accessed from a

small, enclosed stairway (i.e. a “doghouse”). Various aspects of the Project are detailed in the subsequent sections.

Table 1 – Building Size Summary

Building Number	100	200	300	400	500
Building Size (Sq. Ft.)	15,477	15,425	18,593	21,592	22,254
Number of Units	5	5	6	7	7
Building Height	44'-1"	44'-7"	44'-5"	44'-4"	44'-1"

Table 2 – Unit Size Summary

Floor Plan Number	1A	1A.1	1B	1C		
Number of Units	13	5	2	1		
Garage Parking	2	2	2	2		
Unit Size (sq. ft.)	2,088	2,174	2,325	2,182		
Bedrooms	3	3	3	3		
Bathrooms (full/half)	3/1	3/1	3/1	3/1		
Covered Deck Size (sq. ft.)	86	n/a*	91	86		
Roof Deck Size (sq. ft.)	249	272	290	245		
Floor Plan Number	2A	2B	2C	2X	2Y	2W
Number of Units	4	2	1	1	1	2
Garage Parking	2	2	2	2	2	2
Unit Size	2,343	2,343	2,401	2,189	2,334	2,393
Bedrooms	3	3	3	3	3	3
Bathrooms (full/half)	2/2	2/2	3/0	3/1	2/2	3/1
Covered Deck Size	97	97	97	119	97	56
Roof Deck Size (sq. ft.)	229	249	320	206	299	228
* The applicant has not included covered decks in Floor Plan “1A.1” to enhance the privacy of the adjoining ENC west of the site.						

Aesthetic Design and Architecture

As depicted in Figures 3, 4, and 7 on the following pages, the Project features a “Cape Cod” architectural style characterized by symmetrical massing, side-gable roof forms, horizontal lap siding and board-and-batten detailing, vertically proportioned divided-light windows, wrought-iron guardrails, and concrete shake tile roofing.

To help provide visual interest, two complementary coastal-inspired color schemes are proposed. Color Scheme 1 (Figure 5), applied to Buildings 200 and 300, blends crisp whites, warm beiges, and soft greys, with grey roofing integrated into grey lap siding and beige stucco, unified by white trim and accented by charcoal-grey entry doors. Color Scheme 2 (Figure 6) introduces a cooler palette with a charcoal-toned roof, a crisp white stucco body with subtle grey undertones, and blue-grey lap siding, maintaining true-white trim throughout and echoing the same charcoal-grey accent at the entry doors.



Figure 3, Five-Unit Building with Color Scheme 1



Figure 4, Five-Unit Building with Color Scheme 2

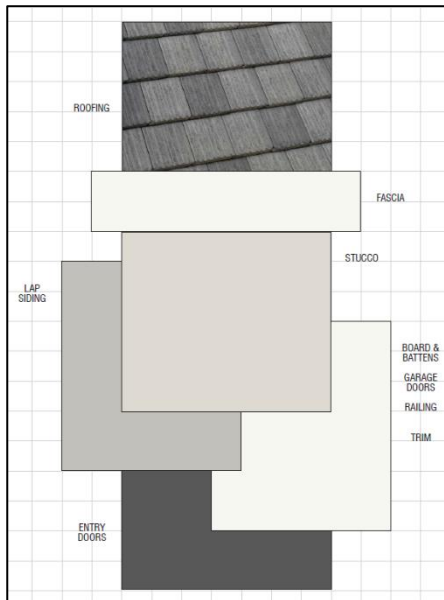


Figure 5, Color Scheme 1

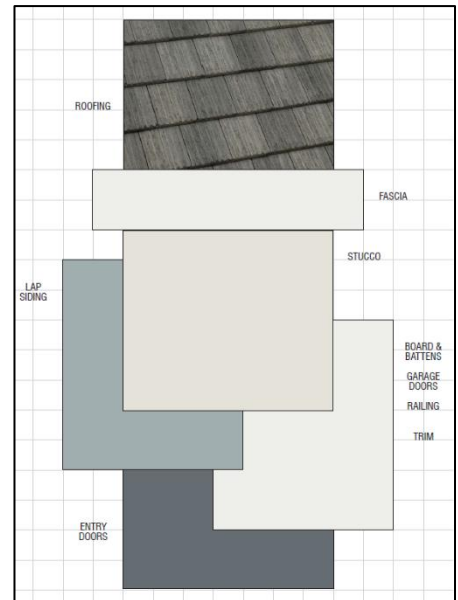


Figure 6, Color Scheme 2



Figure 7, Rendering of Buildings 200 and 400 from 16th Street

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Access and Parking

Vehicular access to the Project Site is provided by a single driveway on 16th Street. The accessway will split into two private 26-foot-wide driveways, creating a “y”-shape configuration that provides vehicle access to all garages. Each unit will have a 20-foot-wide by 20-foot-deep two-car garage, allowing space for solid waste and recycling storage. In addition to the private garage parking, nine guest/visitor parking spaces would be provided near the northeast corner of the site, resulting in a total of 69 parking spaces. Figure 8 below depicts the on-site circulation and the guest parking locations.



Figure 8, Private Street, Private Driveways and Parking Areas

Residential Amenities

The Project provides private open space through a combination of private balconies on the second floor and roof decks for each unit. However, balconies are not provided for five of the units in Building 400, providing additional privacy to the adjacent Environmental Nature Center.

Second floor balconies range from 86 square feet to 119 square feet and roof decks range from 206 square feet to 320 square feet. This results in the total private open space for

each unit ranging from 272 square feet to 417 square feet (refer to Table 2 above for a breakdown by floor plan).

A total of 16,318 square feet of common open space is provided throughout the site (Figure 9), mainly consisting of lawns and walking paths. Two turf areas with pet waste stations are provided, one near the southeast corner and the other near the southwest corner of the site. A picnic courtyard is provided between Buildings 200 and 500, which includes a firepit, seating, and two barbeque areas.

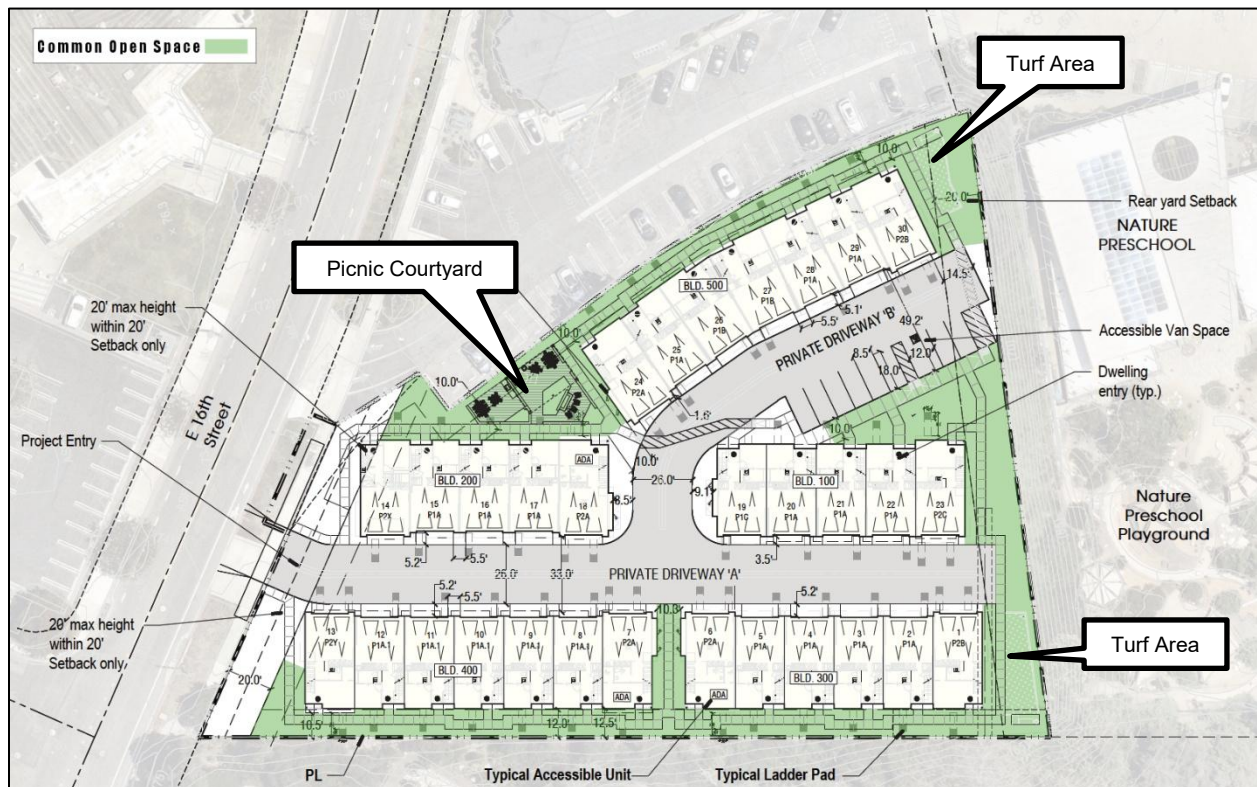


Figure 9, Common Open Space

Solid Waste and Recycling

The private garages are adequately sized to accommodate individual containers for trash, recycling, and organics while maintaining the appropriate dimensions for residential parking spaces. Due to the configuration of dwelling units proposed, the Homeowners Association (HOA) will be responsible for securing waste pickup for its residents.

Subdivision and Establishment of Grade

The Project includes a Vesting Tentative Tract Map (VTTM) to allow for an airspace subdivision of the units (i.e., for condominiums purposes). The underlying parcel would remain under single ownership by the HOA, with the space within the unit envelope being

owned by the individual owners. As part of the VTTM, the applicant would dedicate a 12-foot-wide section of public right-of-way across the eastern third of the property frontage to the City, as depicted in Figure 10.



Figure 10, Site Plan Identifying Land Dedication Location

The grade establishment for the buildings is pursuant to Section 20.30.050(B) (Establishment of Grade) of the NBMC, which allows the average of the elevation from each corner of the building to establish the grade. All individual building heights would be measured based on the established grade plane elevation for that building.

Required City Approvals

The following approvals are required to implement the proposed Project:

- **Major Site Development Review (SDR):** Required for a project proposing five or more residential units with a tract map. The SDR also allows deviations from ODS per Section 20.48.185 (Multi-Unit Objective Design Standards) of the NBMC; and

- **Vesting Tentative Tract Map (VTTM):** Requested to authorize the airspace subdivision of the individual residential units for individual sale (i.e., for condominium purposes).

DISCUSSION

Analysis

General Plan Consistency

The Project Site is categorized by the General Plan Land Use Element as General Commercial Office (CO-G), which is intended to provide for administrative, professional, and medical offices with limited accessory retail and service uses.

The Project Site was included as Map Identification No. 142 within Appendix B (Adequate Sites Analysis) of the adopted and certified 6th Cycle Housing Element (Housing Element) deeming it potentially appropriate for multi-unit residential development in furtherance of the City's housing goals. As detailed above in the "Background" section, the City Council adopted Ordinance No. 2024-16, which implemented the Housing Element, in part, and established the Housing Overlay, applying the HO-3 (Dover-Westcliff Area) Subarea to the Project Site. The HO-3 Subarea allows residential development in addition to the uses allowed in the underlying CO-G land use category. Its rezoning is supported by Land Use Element Policy LU 4.4 (Rezoning to Accommodate Housing Opportunities), which states that the City would provide housing opportunities using an overlay or another regulatory mechanism.

In addition to the above, the Project is consistent with several other Housing, Land Use, and Circulation Element policies that establish fundamental criteria for the formation and implementation of new residential development. A consistency analysis was completed and is detailed in the attached draft resolution (Attachment No. PC 1), as well as the attached General Plan Consistency Analysis (Attachment No. PC 2).

Zoning Code

The Project Site is zoned Office-General (OG) and is located within the HO-3 Subarea. As previously discussed, Section 20.28.050 (B) (Housing Opportunity (HO) Overlay Zoning Districts – Uses Allowed) of the NBMC allows for multi-unit residential development on housing overlay sites if the project meets the 20 to 50 dwelling units per acre density requirement. The minimum density is 20 dwelling units per acre (du/acre) and the site is approximately 1.53 acres (66,500 square feet), resulting in a minimum required density of at least 30 dwelling units for the Project Site. Table 3 demonstrates the Project's compliance with the development standards of the HO-3 Subarea.

Table 3 – Development Standards

Development Standard	Standard	Proposed
Density ¹	20-50 du/acre	20 du/acre
Setbacks		
Front	10 feet (ft) ²	13 ft
Rear	20 ft	20 ft
Side	0 ft	12 ft west side 11 ft east side
Height	65 ft	44 ft-1in to 44ft-7in
Building Separation	10 ft	10 ft
Floor Area Limit	No restriction	93,334 sq ft
Common Open Space (75 sq ft/unit)	2,250 sq ft	3,238 sq ft
Private Open Space (5% gross floor area/unit)	4,666 sq ft	10,938 sq ft
Parking		
Resident (2.0 spaces/unit)	60 spaces	60 spaces
Visitor/Guest (0.3 space/unit)	9 spaces	9 spaces
<small>1. Pursuant to Section 20.12.020 (C)(1) (Rules of Interpretation – Residential Density) fractional dwelling units are rounded down. 2. Any portion of the structure that is twenty (20) feet in height shall be set back a minimum twenty (20) feet from the street right-of-way.</small>		

The Project is also subject to the ODS provided in Section 20.48.185 (Multi-Unit Objective Design Standards) of the NBMC. As indicated in the Objective Design Standards Checklist (Exhibit “B” of Attachment No. PC 1), the Project conforms to 47 of the 52 applicable standards. Subsection 20.48.185(C) (Multi-Unit Objective Design Standards – Applicability) of the NBMC allows for deviations from any objective design standards through the approval of an SDR by the Planning Commission, with additional findings. As described in the applicant’s project description letter (Attachment No. PC 3). The applicant requests minor deviations from five standards as described in the *Major Site Development Review - Multi-Unit Objective Design Standard Deviation* section below.

Major Site Development Review

Section 20.52.080(F) (Site Development Reviews – Findings and Decision) of the NBMC requires the Planning Commission to make the following findings before approving the SDR:

- A. *The proposed development is allowed within the subject zoning district;*
- B. *The proposed development is in compliance with all of the following applicable criteria:*
 - i. *Compliance with this section, the General Plan, this Zoning Code, any applicable specific plan, and other applicable criteria and policies related to the use or structure;*

- ii. *The efficient arrangement of structures on the site and the harmonious relationship of the structures to one another and to other adjacent developments; and whether the relationship is based on standards of good design;*
- iii. *The compatibility in terms of bulk, scale, and aesthetic treatment of structures on the site and adjacent developments and public areas;*
- iv. *The adequacy, efficiency, and safety of pedestrian and vehicular access, including drive aisles, driveways, and parking and loading spaces;*
- v. *The adequacy and efficiency of landscaping and open space areas and the use of water efficient plant and irrigation materials; and*
- vi. *The protection of significant views from public right(s)-of-way and compliance with NBMC Section 20.30.100 (Public View Protection); and*

C. *Not detrimental to the harmonious and orderly growth of the City, nor endangers, jeopardizes, or otherwise constitutes a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed development.*

Staff believes there are adequate facts to approve the Major SDR. These facts are discussed in detail in the attached draft resolution (Attachment No. PC 1). The key facts in support of findings are summarized in the following paragraphs.

Development Compliance

As described in Table 3 above and illustrated in the Project Plans (Attachment No. PC 8), the Project is fully consistent with the HO-3 Subarea of the Housing Opportunity (HO) Overlay Zoning District. While the Project does not include the construction of affordable housing, the Housing Element contains adequate alternate sites suitable for affordable housing opportunities. Therefore, this approval is consistent with the State's "no net loss" provisions.

A detailed analysis of the Project's consistency with the General Plan is included as Attachment No. PC 2. For example, it is consistent with Land Use Element Policy LU3.2 (Growth and Change). The underutilized property is improved with a hospital that has remained vacant since 2023 and a surface parking lot. The Project would replace the underperforming use with 30 dwelling units that assist the City in meeting its share of RHNA and accommodating additional growth in the community. These new units are in a job-rich area, supporting reduced commute times.

Design and Open Space

Although the Project Site has an irregular shape, the Project design compactly arranges the five separate buildings to maximize efficiency and preserve larger-than-required open space areas. The Project design includes interior drive aisles and resident amenity areas, which are screened from public view. The Project's larger common open space areas,

landscaped edge conditions, location of drive aisles and residential amenities reduce any potential visual impact and ensure compatibility with the surrounding neighborhood. Throughout the Project Site, areas of passive green space are integrated alongside pedestrian walkways, including seating area elements that provide space for informal use, rest, and neighborhood interaction.

As noted in Table 3 above, the Project exceeds the minimum common open space standards. A total of 3,238 square feet of common open area is provided throughout the site. This includes a picnic area courtyard that has multiple barbeque pits, seating, and a fire pit (Figure 11).

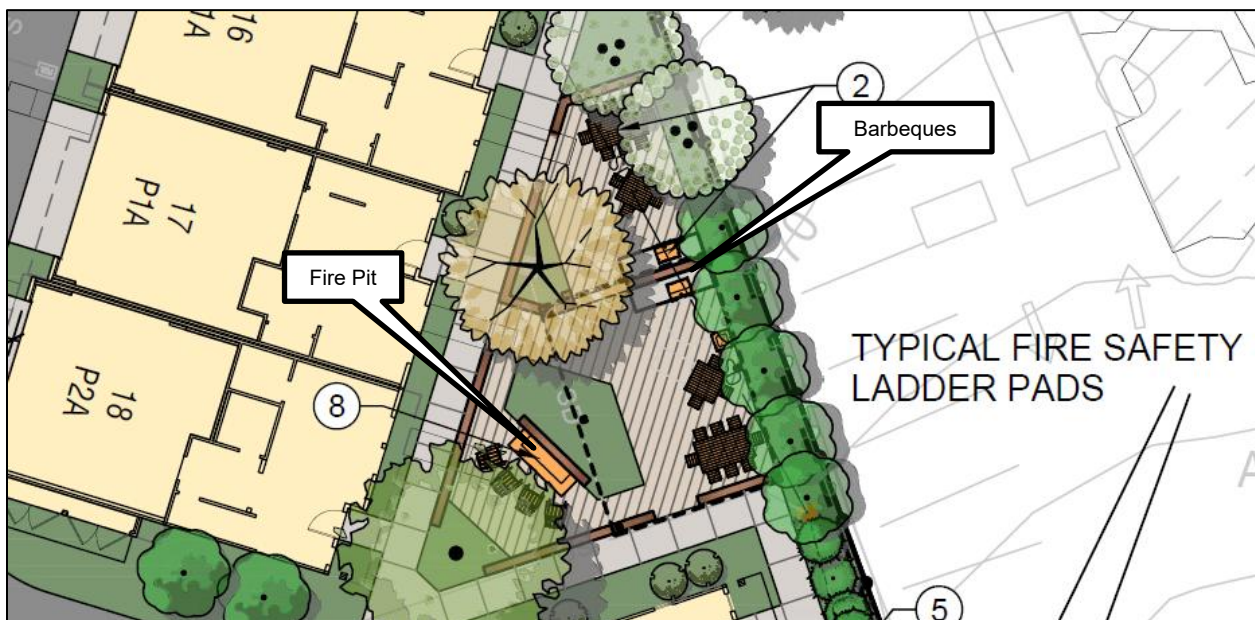


Figure 11, Picnic Area Courtyard

Traffic, Compatibility, and Scale

The Project will add 30 attached single-unit dwellings to the City's housing stock, which furthers the City's efforts to increase and diversify available housing. When comparing the existing development on the Project Site, the proposed residential use would generate 134 average daily trips (ADTs), while the existing medical use would generate 101 ADTs². Because the Project's net ADT total remains below the 300-ADT threshold, no traffic study is required pursuant to Chapter 15.40 (Traffic Phasing Ordinance) of the NBMC.

For additional context, if a new medical office building of approximately 20,000 square feet were constructed on the site consistent with existing zoning allowances, it is

² The existing medical use onsite has been vacant since 2023, therefore, no ADT credit was provided. This comparison is provided for informational purposes.

estimated that such a use would generate approximately 680 ADTs, which is significantly higher than the traffic expected from the proposed 30-unit residential development.

All internal driveways to garages are behind the residential buildings. Individual trash containers are kept within each private garage and will not be visible from the public street. There is adequate space within the garage, outside of the minimum required dimensions, to accommodate the minimum clear parking space as well as the storage of trash, recycling, and organics.

The Project proposes a maximum height of approximately 44 feet above the established grade, at least 20 feet below the maximum allowed height limit of 65 feet. The height of the residential buildings will be compatible with the surrounding neighborhood including the church and a four-story apartment building on the north side of 16th Street. In addition, the Project provides increased side setbacks where a 0-foot setback is otherwise permitted (see figure 12 below). Along the ENC frontage (west side property line), the Project proposes a voluntary 12-foot setback, and along the east side property line, a 10-foot setback is proposed. Both setback areas will be landscaped to create an additional buffer and enhance compatibility with adjacent uses.



Figure 12, Site Plan

Major Site Development Review – Multi-Unit Objective Design Standard Deviation

Pursuant to Section 20.48.185(A) (Multi-Unit Objective Design Standards – Purpose) of the NBMC, the Project is seeking deviation from five of the 52 applicable ODS as shown

in the Objective Design Standards Checklist (Exhibit “B” of Attachment No. PC 1). The purpose of the ODS is to ensure high quality design and provide a baseline standard for all new multi-unit development in the City including by-right approvals. The intent of the standards is to promote quality design that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces. However, in recognition that all the objective standards may not be appropriate for all developments and that flexibility should be provided to allow for design creativity and diversity, the Planning Commission may approve an SDR to allow deviation from the ODS. The Project complies with 47 out of 52 standards, demonstrating that it provides the high-quality design that was anticipated.

To allow deviations from the ODS, the Planning Commission must make all the following findings:

- A. *The strict compliance with the standards is not necessary to achieve the purpose and intent of this section.*
- B. *The project possesses compensating design and development features that offset impacts associated with the modification or waiver of standards.*

Staff believes facts to support the findings exist to approve the five requested deviations from the ODS. These facts are discussed in detail in the attached draft resolution (Attachment No. PC 1). The key facts in support of findings needed for the deviations are summarized below:

Residential Frontages

1. 20.48.185(J)(3)(a)(iv) (Residential Fronts – Ground Floor Elevation); requires at least twenty (20) percent of the surface area of the ground and upper floor facade shall be occupied by windows.

Four of the buildings do not meet the 20% glazing requirements, including Building 100 (19.97%), Building 300 (19.97%), Building 400 (19.98%) and Building 500 (17.92%). However, three of these buildings are only a fraction of a percent below the minimum requirement, with only Building 500 having a 2.08% deficit. Adding additional glazing to the building to meet the requirement will impact the structural integrity of the design and reduce energy efficiency within the dwellings.

Driveway

2. 20.48.185 (M)(2)(c) (Private Driveway Standards – Driveway Zones); requires a minimum five-foot landscaping and paving zone along the driveway.

All of the units within the Project comply with the requirement except for one unit in Building 500, which is reduced to 1 foot, 8 inches instead of 4 feet. This deviation is

needed because at this location a building “pinch” point occurs due to a Fire Department turning radius on the back side. The building is locked for fire safety reasons on both sides, with a ladder pad area in front of the building and fire turning radius minimum on the rear of the building. This “one” area will be planted with shrub suitable for its size.

Horizontal Modulation

3. Section 20.48.185 (R)(1)(a) (Horizontal Modulation – Maximum Number); requires that no building shall have a length greater than 150 feet.

Building 400 measures approximately 156 feet and Building 500 measures 164 feet, exceeding the 150-foot maximum standard. Meeting the 150-foot length would require splitting both buildings, triggering the need for a 10-foot building separation. Doing so would decrease the total lot area available for units, which would prevent the Project Site from meeting the minimum density of 20 du/acre. Furthermore, Building 500 is situated along a curvilinear angle rather than a straight line. This curvature results in a 10-degree break which helps to diminish the massing of the building.

4. Section 20.48.185 (R)(1)(d) (Horizontal Modulation – Maximum Number); requires a maximum of two recesses or projections per façade.

The Project includes more than two recesses and projections for the two largest buildings. The design breaks up mass through modulation of the buildings to provide a more traditional townhome appearance. The additional modulation creates an accent dimension and strengthens the overall design. Limiting the design to only two recesses or projections would result in less modulation, less visual interest, and a building less reminiscent of townhomes. The Project furthers the intent of this requirement by sufficiently modulating the buildings, which results in a less visually obtrusive building length.

Open Space

5. 20.48.185 (G)(4) (Open Space Areas – Common Open Space); requires that common open space not be directly adjacent to commercial development.

The proposal includes common open space that will provide passive recreation for the residents. This open space area faces the existing commercial uses located to the east at 747 Dover Drive. The commercial use is an existing private gym with parking between the gym and the proposed development. There is a grade break between the Project Site and the adjacent parcel and the open space areas include substantial landscaping along the property line, which would ensure usability of the open space and privacy of residents using the open space area.

Vesting Tentative Tract Map

Section 19.12.070 (Required Findings for Action on Tentative Maps) of the NBMC requires the Planning Commission to make the following findings before approving a Vesting Tentative Tract Map:

- A. *That the proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code;*
- B. *That the site is physically suitable for the type and density of development;*
- C. *That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;*
- D. *That the design of the subdivision or the type of improvements is not likely to cause serious public health problems;*
- E. *That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the decision-making body may approve a map if it finds that alternate easements, for access or for use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision;*
- F. *That, subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land;*
- G. *That, in the case of a “land project” as defined in California Business and Professions Code Section [11000.5](#), (1) there is an adopted specific plan for the*

area to be included within the land project; and (2) the decision making body finds that the proposed land project is consistent with the specific plan for the area;

- H. That solar access and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act;*
- I. That the subdivision is consistent with California Government Code Sections [66412.3](#) and [65584](#) regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources;*
- J. That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board; and*
- K. For subdivisions lying partly or wholly within the Coastal Zone, that the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter Three of the Coastal Act.*

Staff believes there are adequate facts to justify the findings and approve the VTTM. These facts are discussed in detail in the attached draft resolution (Attachment No. PC 1). The key facts are summarized in the following paragraphs.

Because the Project includes for-sale residential units, the applicant is required to pay in-lieu park dedication fees pursuant to Chapter 19.52 (Park Dedications and Fees) of the NBMC, for park and recreational purposes. The existing parcel does not include residential development. As such, an in-lieu park fee will be required for each of the 30 new dwelling units at a rate of \$59,575 per dwelling unit³. In addition, new housing projects on any site identified in Section 20.80.025 (Housing Opportunity Overlay Zoning Districts maps), pursuant to Sections 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts), or pursuant to General Plan Policy LU 4.4 are required to pay Development Impact Fees (DIFs). Therefore, the Project will be required to pay a DIF of \$9.25 per square foot (approximately \$863,339) paid prior to issuance of any certificate of occupancy with the total amount owed adjusted for inflation as provided by state law.

The Public Works Department has reviewed the Project and has determined the Project Site is suitable for the type and density of the development in that the infrastructure serving the site has been designed to accommodate the Project. Final design of the

³A preliminary application for residential development, filed as PA2025-0231, was deemed submitted on November 13, 2025. The preliminary application prevents the Project from being subject to any City ordinances, policies, and standards adopted after the date of submission, except as specified in Government Code Section 65589.5(o). Therefore, the Project will be subject to an in-lieu park fee of \$59,575 per unit, which is the fee that was in effect at the time the preliminary application was deemed submitted.

improvements will be determined by the Public Works Department. Any additional required improvements to downstream City infrastructure to accommodate the proposed Project will be designed and constructed by the proposed Project. Final design will be reviewed and approved by the Public Works Department.

The Project Site does not contain riparian habitat, other sensitive natural communities, or wetlands. Furthermore, the Project is not expected to result in any public health or safety concern to residents in this area or throughout the City. All improvements associated with the Project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer per Section 19.28.010 (General Improvement Requirements) of the NBMC.

The required dedication of a 12-foot-wide portion of the 16th Street frontage will allow the City to improve the public sidewalk, enhance pedestrian accessibility, and ensure adequate separation between pedestrians and vehicles. These improvements also maintain appropriate sight-distance at the Project driveway, which enhances vehicle ingress and egress safety along 16th Street. Public Works has reviewed the preliminary grading and access configuration and determined that the driveway meets current sight-line visibility requirements.

The Project is also conditioned with numerous requirements that collectively avoid or reduce potential concerns. Conditions of approval require conformance with all City standard specifications for utilities and drainage, compliance with fire access and emergency response requirements, installation of street lighting as needed for nighttime visibility, construction-period stormwater and erosion-control measures, and implementation of tribal monitoring protocols. These conditions ensure the Project is adequately served by infrastructure and that construction and operation will not create hazards to the public. As conditioned, the Project will not create any significant public health or safety impacts, and the subdivision is adequately regulated to protect future residents as well as the surrounding community.

Environmental Review

This 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) because it has no potential to have a significant effect on the environment and meets the eligibility criteria to qualify for AB 130 as described in more detail in Section 2 of the attached draft resolution (Attachment No. PC 1). AB 130 took effect June 30, 2025, and created a new CEQA exemption designed to further the development of in-fill housing projects.

Pursuant to AB 130, consultation with Native American Tribes is required in addition to meeting the eligibility criteria. Therefore, the City initiated consultation on January 20, 2026, with the two tribes that requested consultation, Gabrieleño Band of Mission Indians – Kizh Nation and Juaneño Band of Mission Indians – Acjachemen Nation, which

concluded on March 21, 2026. Tribal monitoring conditions are included in Exhibit “C” (Conditions of Approval) of Attachment No. PC 1.

AB 130 includes a list of criteria for a project site to qualify for the exemption. In summary and as provided in detail in the resolution, the criteria includes considerations related to zoning, land use (including minimum density), and environmental topics such as confirmation of no wetlands, natural resources, or hazards on the property.

Community Interest

Community interest in the Project began early in 2025, when several residents provided comments during non-agenda public comments at the April 15, 2025, City Council meeting expressing concerns related to compatibility, the environmental interface with the Environmental Nature Center (ENC), and anticipated neighborhood impacts. Since that time, the City has continued to receive periodic written correspondence from nearby residents and stakeholders. The application for the proposed Project was formally submitted on December 10, 2025.

In May 2026, a representative of the ENC submitted a detailed comment letter outlining concerns regarding building mass adjacent to the ENC, privacy, lighting, noise, and potential ecological effects (Attachment No. PC4). Additional emails and letters from residents raised questions about traffic, parking, and construction impacts. All correspondence received in opposition of the Project (prior to publishing of the report) is included as an attachment to this staff report (Attachment No. PC 5). The Applicant provided a letter in response to the ENC Letter and other correspondence received (Attachment No. PC 6). In addition, the Applicant has provided 44 letters of support for the Project (Attachment No. PC 7).

In response to concerns raised by the public, the Applicant has also revised the Project over time to improve the interface with surrounding uses by including enhanced buffering along the ENC boundary, adjusting building placement and materials, and changing the orientation of open space areas.

Summary

Staff believes the findings for approval of the Project can be made, as demonstrated by Attachment No. PC 1 to this report. It is consistent with the intent of the HO-3 Subarea and is consistent with several policies of the General Plan Housing, Land Use, and Circulation Elements. In addition, with the exception of the five ODS deviations, the Project complies with all development standards in the Housing Overlay. If approved, the Project will provide a net increase of 30 for-sale attached single-unit dwellings, which further diversifies the City’s housing stock and increases the supply of housing in Newport Beach.

Alternatives and Housing Accountability Act Compliance

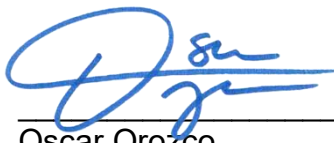
Should the Planning Commission's review and evaluation of this Project not coincide with City staff's recommendation, then the following alternative options are available to the Planning Commission:

1. For projects that are fully consistent with objective general plan, zoning (including objective design standards), and subdivision standards, Housing Accountability Act (Government Code Section 65589.5), restricts the City's ability to deny, reduce density of, or make infeasible housing developments, unless specific findings can be made. In this case, the Project does not meet all objective design standards and requires five waivers. Therefore, should the Planning Commission determine that there are insufficient facts to support one or more of the findings for approval for the requested waivers, the Planning Commission may propose modifications to the Project or deny the application and provide facts in support of denial of the waivers subject to the limitations described below.
2. The Planning Commission may propose modifications that are necessary to eliminate the deviations from the ODS. If the proposed modifications are substantial, the item could be continued to the July 9, 2026, Planning Commission meeting or a Special Meeting. However, the Planning Commission is required to approve or deny the Project no later than July 9, 2026, pursuant to the Permit Streamlining Act. Should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.
3. In the case of denial or imposing a condition that the Project be developed at a lower density or with any other conditions that would adversely impact feasibility of the proposed Project, the Planning Commission must articulate the factual basis (burden of proof on the City) to justify denial or reduction in density for making the following findings and direct staff to return with a revised resolution incorporating the articulated findings and factual basis for the decision:
 - a. The Project would have a specific, adverse impact upon the public health or safety unless the Project is disapproved or approved upon the condition that the Project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
 - b. There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified, other than the disapproval of the housing development Project or the approval of the Project upon the condition that it be developed at a lower density.

Public Notice

Notice of this hearing was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant, and posted on the subject property at least 10 days before the scheduled meeting, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

Prepared by:



Oscar Orozco
Associate Planner



David Blumenthal, AICP
Planning Consultant

Submitted by:



Liz Westmoreland, AICP
Deputy Community Development Director

LAW/oo

ATTACHMENTS

- PC 1 Draft Resolution
- PC 2 General Plan Consistency Analysis
- PC 3 Applicant's Project Description Letter
- PC 4 Environmental Nature Center Letter
- PC 5 Public Correspondence in Opposition
- PC 6 Applicant's Response Letter
- PC 7 Letters of Support
- PC 8 Project Plans

Attachment PC 1

Draft Resolution

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RESOLUTION NO. PC2026-019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A MAJOR SITE DEVELOPMENT REVIEW AND VESTING TENTATIVE TRACT MAP FOR A 30-UNIT RESIDENTIAL TOWNHOME PROJECT LOCATED AT 1501 16TH STREET (PA2025-0254)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Dean Pernicone with D. R. Horton (“Applicant”), concerning property located at 1501 16th Street (APN 117-811-18), and legally described in “Exhibit A,” which is attached hereto and incorporated herein by reference (“Property”).
2. The Applicant requests to develop a 30-unit, for-sale residential townhome community on an existing medical office site at 1501 16th Street (“Project”). The proposed Project includes the demolition of all current improvements 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 across five buildings composed of five, six, and seven units. The buildings are three-stories tall with rooftop decks above and have a maximum structure height of approximately 44 feet above established grade. The Project proposes resident-serving amenities including outdoor seating, barbeque, firepit, walking paths, and a passive turf area. Vehicular access to the Property is provided by a single driveway on 16th Street.
3. The following approvals are required from the City of Newport Beach (“City”) to implement the Project:
 - a. **Major Site Development Review (“SDR”)**: An SDR is required for projects proposing five or more units with a tract map. An SDR is also requested to allow deviations from five multi-unit objective design standards pursuant to Section 20.48.185 (Multi-Unit Objective Design Standards) of the Newport Beach Municipal Code (“NBMC”).
 - b. **Vesting Tentative Tract Map (“VTTM”)**: A VTTM is requested to allow for an airspace subdivision of the individual residential units for condominium purposes.
4. On September 24, 2024, the City Council adopted Ordinance Nos. 2024-16 and 2024-17, approving amendments to Title 20 (Planning and Zoning) of the NBMC to establish the Housing Opportunity (HO) Overlay Zoning Districts in Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) (“Housing Overlay”) and to create multi-unit objective design standards in Section 20.48.185 (Multi-Unit Objective Design Standards) of the NBMC. The new sections serve to implement Policy Actions 1A through 1G and 3A in the 6th Cycle Housing Element (“Housing Element”) of the General Plan. The Property was identified as Housing Opportunity Site Map Identification No. 86.

5. The Property was initially identified by the Housing Element Update Advisory Committee (HEAUC) as being potentially feasible for residential redevelopment, was subsequently included in the Housing Opportunity Sites Inventory as Map Identification No. 142 and is within the HO-3 (Dover-Westcliff Area) Subarea of the Housing Overlay.
6. The Property is designated as General Commercial Office (CO-G) by the General Plan Land Use Element and is located within the Office-General (OG) zoning district in the HO-3 (Dover-Westcliff Area) Subarea of the Housing Opportunity (HO) Overlay Zoning District.
7. The Property is not located within the coastal zone; therefore, a coastal development permit is not required.
8. The Project does not include the construction of affordable housing. However, the City's Sites Inventory within the City's 6th Cycle Housing Element contains other adequate sites suitable for affordable housing opportunities and therefore is consistent with the State's no net loss provisions.
9. A public hearing was held on June 18, 2026, in the Council Chambers at 100 Civic Center Drive, Newport Beach. A notice of the time, place, and purpose of the hearing was given in accordance with Government Code Section 54950 *et seq.* ("Ralph M. Brown Act") and Chapter 20.62 (Public Hearings) of the NBMC. Evidence, both written and oral, was presented to and considered by the Planning Commission at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This 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) because it has no potential to have a significant effect on the environment.
2. Pursuant to Section 21080.66 of the PRC, the Project is statutorily exempt because it meets the following criteria:
 - a. The Project is entirely residential and therefore meets the definition of a "housing development project."
 - b. The Property is less than 20 acres (1.53 acres).
 - c. The Property is within the City of Newport Beach, an incorporated municipality.
 - d. The Property is currently developed with urban uses (medical office development).
 - e. The General Plan land use designation is General Commercial Office (CO-G), and the zoning is Office-General (OG), but the site is located within the HO-3 (Dover-Westcliff Area) Subarea of the Housing Overlay and is designated as a Housing Opportunity Site in the City's General Plan Housing Element. HO-3 (Dover-Westcliff Area) allows residential development with a minimum of one unit per 2,178 square feet of lot area

(20 dwelling units per acre) and a maximum of one unit per 871 square feet of lot area (50 dwelling units per acre).

- f. Based on the lot size of 66,501.5 square feet (1.53 acres), application of NBMC Section 20.12.020(C)(1) (Rules of Interpretation – Residential Density) results in a calculated minimum density of 30.6 dwelling units ($66,501.5 \div 2,178 = 30.6$). Pursuant to Section 20.12.020(C)(1), fractional dwelling units are rounded down; therefore, the Project complies with the Housing Overlay District minimum requirement of 30 dwelling units for the site.
- g. The Project proposes to develop 30 townhomes (approximately 20 du/acre) which exceeds the applicable minimum density requirement under state law (minimum 15 dwelling units per acre).
- h. The Property is not located in the Coastal Zone.
- i. The Property is designated as “urban and built-up land” and not as prime farmland or farmland of statewide importance.
- j. The Property is not designated as wetlands and does not contain wetlands.
- k. The Property is not located in a Very High Fire Hazard Severity Zone (“VHFHSZ”) zone.
- l. The Property is not located on hazardous waste site that is listed on the Cortese List or a site designated by the Department of Toxic Substances (“DTSC”) pursuant to California Health and Safety Code (“H&S”) Section 25356.
- m. The Property is not located in an earthquake fault zone.
- n. The Property is not located within a special flood hazard area.
- o. The Property is not located in a regulatory floodway.
- p. The Property is not identified for conservation in an adopted natural resource protection plan.
- q. The Property is developed and does not contain habitat for protected species.
- r. The Property is not subject to a conservation easement.
- s. The Project does not require the demolition of any historic structures. The buildings that exist on the Property are not listed on a national, state, or local historic register.
- t. No portion of the Project would be a hotel, motel, bed and breakfast, or other transient lodging.
- u. The Project is not within 500 feet of a freeway.

Additionally, the City completed tribal consultation with Native American Tribes that are traditionally and culturally affiliated with the geographic area of the Project as required. The City initiated consultation on January 20, 2026, with the two tribes that requested consultation, Gabrieleño Band of Mission Indians – Kizh Nation and Juaneño Band of Mission Indians – Acjachemen Nation, which concluded on March 21, 2026. Mitigation measures, which have been agreed upon by the tribal representatives and the City are included in conditions of approval attached hereto as set Exhibit “C,” requiring monitors and protecting tribal cultural resources.

SECTION 3. REQUIRED FINDINGS.

Major Site Development Review

In accordance with Section 20.52.080(F) (Site Development Reviews – Findings and Decision) of the NBMC, the following findings and facts in support of such findings are set forth:

Finding:

A. *The proposed development is allowed within the subject Zoning District.*

Facts in Support of Finding:

1. The Property is located within the HO-3 (Dover-Westcliff Area) Subarea and is identified as Housing Opportunity Site Map Identification No. 142. Pursuant to Section 20.28.050 (B) (Housing Opportunity (HO) Overlay Zoning Districts – Uses Allowed), in addition to the uses that are permitted or conditionally permitted in the base zoning district, multi-unit residential development that meets the 20 to 50 dwelling units per acre density requirement shall be permitted within the HO-3 Subarea.
2. Pursuant to Table 2-16 (Development Standards for Housing Opportunity Overlay Zones) of Section 20.28.050 of the NBMC (“Table 2-16”), the HO-3 Subarea requires a density of 20 to 50 dwelling units per acre. Based on the proposed 1.53-acre lot, the Project results in a density of approximately 20 units per acre and meets the density requirement of the HO-3 Subarea.
3. The HO-3 Subarea requires a minimum front and street side setback of 10 feet and a minimum rear setback of 20 feet; the Project complies with the required setbacks.
4. Table 2-16 requires a maximum height for the HO-3 Subarea of 65 feet. The Project proposes a maximum height of 44 feet 7 inches to the highest ridge as measured from the established grade indicated on the VTTM, consistent with Section 20.30.050 (B)(1) (Grade Establishment – Subdivisions) of the NBMC.
5. Table 2-17 (Residential Off-Street Parking Requirements for Housing Opportunity Overlay Zones) of Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) of the NBMC requires 2.0 parking spaces per unit that includes three or more bedrooms, and 0.3 spaces per unit for visitor parking. The Project proposes 30 three-

bedroom units, resulting in a requirement of 69 parking spaces overall. The Project provides a two-car garage for each unit and nine guest parking spaces for a total of 69 onsite parking spaces. The Project therefore complies with the minimum parking requirement.

6. Pursuant to Section 20.30.130 (Traffic Safety Visibility Area) of the NBMC, the Project complies with sight-distance requirements.
7. Pursuant to Section 20.30.120 (Solid Waste and Recyclable Materials Storage) of the NBMC, the Project provides the minimum common storage areas for refuse and recycling.
8. Pursuant to Section 20.48.185 (Multi-Unit Objective Design Standards) of the NBMC, multi-unit objective design standards are applicable to any residential project with a minimum density of 20 dwelling units per acre. These standards ensure the highest possible design quality and provide a baseline standard for new multi-unit developments throughout the City. As detailed in the Objective Design Standards Checklist, which is attached hereto as Exhibit “B” and incorporated by reference, the Project deviates from the following four objective design standards:

- (1) 20.48.185(J)(3)(a)(iv) (Residential Fronts – Ground Floor Elevation);
- (2) 20.48.185 (M)(2)(b) (Private Street Standards – Private Street Zones);
- (3) 20.48.185 (R)(1)(a) (Horizontal Modulation – Maximum Building Length);
- (4) 20.48.185(R)(1)(d) (Horizontal Modulation – Maximum Number); and
- (5) 20.48.185(G)(4)(Open Space Areas – Common Open Space) of the NBMC.

The Project otherwise complies with the design standards and, in come some cases, exceeds the intent of the standards. Section 20.48.185(C) (Multi-Unit Objective Design Standards – Applicability) of the NBMC allows for deviations from any objective design standards through the approval of an SDR by the Planning Commission if the Applicant can demonstrate that strict compliance with the standards is not necessary to achieve the purpose of the objective design standards and that the project possesses compensating design and development features that meets or exceeds the intent of the objective design standards. The facts in support of the required findings are included in Findings D through E.

9. The HO-3 Subarea requires a minimum building separation of 10 feet. The Project proposes varying building separations with a minimum distance of 10 feet. The Project therefore complies with the minimum building separation requirement.
10. The HO-3 Subarea requires that at least 75 square feet of common space be provided per dwelling unit throughout the Property with a minimum length and width of 15 feet. The Project is therefore required to provide a minimum of 2,250 square feet of common open space. Section 20.70 (Definitions) of the NBMC defines common open space as the land area within a residential development that is not individually owned or dedicated for public use and that is designed, intended, and reserved exclusively for the shared enjoyment or use by all the residents and their guests including but not limited to areas

of scenic or natural beauty, barbecue areas, landscaped areas, turf areas, and habitat areas. The Project provides a total of 16,318 square feet of common open area throughout the site, which includes walking paths, passive use turf area, firepit, and seating. The Project therefore complies with the minimum common open space requirement.

11. The HO-3 Subarea requires that at least 5% of the proposed gross floor area per unit be dedicated to private open space. Qualifying areas of private open space shall have a dimension of at least 6 feet in length and width. Section 20.70 (Definitions) of the NBMC defines private open spaces as outdoor or unenclosed areas directly adjoining and accessible to a dwelling unit, reserved for the exclusive private enjoyment and use of residents of the dwelling unit and their guests including but not limited to a balcony, deck, porch or terrace. Private open space required is 4,666 square feet, whereas 10,938 square feet would be provided. All units would have a rooftop deck that ranges from 258 to 318 square feet in size. Additionally, most units will have a balcony on the second floor, which ranges from 56 to 119 square feet.

Finding:

- B. *The proposed development is in compliance with all of the following applicable criteria:*
 - i. *Compliance with this section, the General Plan, this Zoning Code, any applicable specific plan, and other applicable criteria and policies related to the use or structure;*
 - ii. *The efficient arrangement of structures on the site and the harmonious relationship of the structures to one another and to other adjacent developments; and whether the relationship is based on standards of good design;*
 - iii. *The compatibility in terms of bulk, scale, and aesthetic treatment of structures on the site and adjacent developments and public areas;*
 - iv. *The adequacy, efficiency, and safety of pedestrian and vehicular access, including drive aisles, driveways, and parking and loading spaces;*
 - v. *The adequacy and efficiency of landscaping and open space areas and the use of water efficient plant and irrigation materials; and*
 - vi. *The protection of significant views from public right(s)-of-way and compliance with NBMC Section 20.30.100 (Public View Protection).*

Facts in Support of Finding:

1. The Property is categorized as General Commercial Office (CO-G) by the Land Use Element of the General Plan. However, as indicated in Land Use Policy LU 4.5 (Residential Uses and Residential Densities), residential use of any property included within an established housing opportunity overlay zoning district is allowed regardless of and in addition to the underlying land use category. In this case, the HO-1 subarea

allows residential development on the Property in addition to the uses allowed in the underlying CO-G land use category and zoning district.

2. The Project is consistent with the following General Plan Housing Element, Land Use Element, and Circulation Element policies that establish fundamental criteria for the formation and implementation of new residential development, including, but not limited to the following:

- a. **Housing Element Policy 3.2.** *Encourage housing developments to offer a wide spectrum of housing choices, designs, and configurations.*

See LU 2.3 Range of Residential Choices below.

- b. **Land Use Element Policy LU 2.3 (Range of Residential Choices).** *Provide opportunities for the development of residential units that respond to community and regional needs in terms of density, size, location, and cost. Implement goals, policies, programs, and objectives identified within the City’s Housing Element.*

The Project proposes a 30-unit residential townhome complex consisting of for-sale, attached single-unit dwellings offered in two distinct floor plan configurations ranging from three to four bedrooms and 2,088 to 2,401 square feet. This Project would diversify the City’s housing stock, accommodate a variety of household sizes, respond to market demand, and support the City’s efforts to increase the supply of housing throughout the City.

- c. **Land Use Element Policy LU 3.2 (Growth and Change).** *Enhance existing neighborhoods, districts, and corridors, allowing for re-use and infill with uses that are complementary in type, form, scale, and character. Changes in use and/or density/intensity should be considered only in those areas that are economically underperforming, are necessary to accommodate Newport Beach’s share of projected regional population growth, improve the relationship and reduce commuting distance between home and jobs, or enhance the values that distinguish Newport Beach as a special place to live for its residents. The scale of growth and new development shall be coordinated with the provision of adequate infrastructure and public services, including standards for acceptable traffic level of service.*

The Project is proposed on an existing property with an older hospital facility development that is no longer in operation. The Project will add 30 attached single-unit dwellings to the City’s housing stock which furthers the City’s efforts of increasing and diversifying the housing stock. Additionally, the Public Works Department reviewed the sewer and water demand study prepared for the Project. There are conditions that require final design of the water and sewer system, including water meter locations, to be reviewed and approved by the Public Works and Utilities Departments.

- d. **Land Use Element Policy LU 4.5 (Residential Uses and Residential Densities).** *Residential use of any property included within an established housing opportunity*

overlay zoning district is allowed regardless of and in addition to the underlying land use category or density limit established through Policy LU 4.1, Table LU 1 and Table LU 2, or any other conflict in the Land Use Element. A general plan amendment is not required to develop a residential use within an established housing opportunity zoning overlay district. The maximum density specified for the various overlay districts specified in Policy LU 4.4 is an average over the entire property or project site. For example, a portion of a development site may be developed at a higher density than specified by Policy 4.4 provided other portions of the site are developed at lower densities such that the average does not exceed the maximum. Density calculations and total units identified in LU 4.4 do not include units identified as pipeline units or units permitted pursuant to State density bonus law.

The Project is located within Housing Opportunity Site No. 142 and the HO-3 (Dover-Westcliff Area) Subarea. The Project proposes 30 residential condominiums on a 1.53-acre property which yields a density of approximately 20 dwelling units per acre, consistent with the allowed density of the HO-3 (Dover-Westcliff Area) Subarea.

- e. **Land Use Element Policy LU 5.1.9 (Character and Quality of Multi-Family Residential)** *Require that multi-family dwellings be designed to convey a high-quality architectural character in accordance with the following principles:*

Building Elevations

Treatment of the elevations of buildings facing public streets and pedestrian ways as the principal façades with respect to architectural treatment to achieve the highest level of urban design and neighborhood quality.

Architectural treatment of building elevations and modulation of mass to convey the character of separate living units or clusters of living units, avoiding the appearance of a singular building volume.

Provide street- and path-facing elevations with high-quality doors, windows, moldings, metalwork, and finishes.

Ground Floor Treatment

Set ground-floor residential uses back from the sidewalk or from the right-of-way, whichever yields the greater setback to provide privacy and a sense of security and to leave room for stoops, porches and landscaping.

Raise ground-floor residential uses above the sidewalk for privacy and security but not so much that pedestrians face blank walls or look into utility or parking space.

Encourage stoops and porches for ground-floor residential units facing public streets and pedestrian ways.

Roof Design

Modulate roof profiles to reduce the apparent scale of large structures and to provide visual interest and variety.

Parking

Design covered and enclosed parking areas to be integral with the architecture of the residential units' architecture.

Open Space and Amenity

Incorporate usable and functional private open space for each unit.

Incorporate common open space that creates a pleasant living environment with opportunities for recreation.

The principles of this policy are implemented through Section 20.48.185 (Multi-Unit Objective Design Standards) of the NBMC. As detailed in the Objective Design Standards Checklist, which is attached hereto as Exhibit "B" and incorporated by reference, the Project complies with the majority (48 of 52) of the applicable objective design standards and in some cases exceeds the intent of the standards. However, the Applicant requests minor deviations of three objective design standards. The Objective Design Standards were developed to implement Land Use Policy LU 5.1.9, therefore compliance with these standards with negligible deviation ensures that the Project is consistent with Land Use Policy LU5.1.9.

Additionally, the Project includes buffer landscaped areas and common open space that are thoroughly landscaped with drought tolerant and noninvasive plant species. Additionally, all internal driveways to garages are behind the residential buildings and individual trash containers are kept within each private garage space not visible from the public street.

- f. **Land Use Element Policy LU 5.6.1 (Compatible Development).** *Require that buildings and properties be designed to ensure compatibility within and as interfaces between neighborhoods, districts, and corridors.*

Although the Property has an irregular shape, the Project design compactly arranges the five separate buildings to maximize site efficiency and preserve the required setbacks and building separations. The Project site design includes interior drive aisles and resident amenity areas which are screened from public view. The Project's landscaped edge conditions, location of drive aisles and residential amenities reduce the visual impact of the Project and ensures compatibility with the surrounding neighborhood.

- g. **Land Use Element Policy LU 5.6.2 (Form and Environment).** *Require that new and renovated buildings be designed to avoid the use of styles, colors, and materials that unusually impact the design character and quality of their location such as abrupt changes in scale, building form, architectural style, and the use of surface materials that raise local temperatures, result in glare and excessive illumination of adjoining properties and open spaces, or adversely modify wind patterns.*

The architectural design of the Project is a Cape Cod style, characterized by symmetrical massing, side-gable roof forms, horizontal lap siding and board-and-batten detailing, vertically proportioned windows with divided lights, and soft coastal color palettes. The light, neutral tones used in the color palette enhance architectural articulation and reflect the local environment.

- h. **Land Use Element Policy LU 5.6.3 (Ambient Lighting).** *Require that outdoor lighting be located and designed to prevent spillover onto adjoining properties or significantly increase the overall ambient illumination of their location.*

The Project has been conditioned to require the Applicant to update the photometric study in conjunction with a final lighting plan which shows that lighting values are “1” foot-candle or less at all property lines. The Project has also been conditioned to allow the Community Development Director to order the dimming of light sources or other remediation upon finding that the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources.

- i. **Land Use Policy LU 6.15.23 (Sustainable Development Practices).** *Require that development achieves a high level of environmental sustainability that reduces pollution and consumption of energy, water, and natural resources. This may be accomplished through the mix and density of uses, building location and design, transportation modes, and other techniques. Among the strategies that should be considered are the integration of residential with job-generating uses, use of alternative transportation modes, maximized walkability, use of recycled materials, capture and re-use of storm water on-site, water conserving fixtures and landscapes, and architectural elements that reduce heat gain and loss.*

The Project is required to comply with the provisions of the Building and Energy Efficiency Standards California Code of Regulations (“CCR”), Title 24, Parts 6 – California Energy Code) and the Green Building Standards Code (CCR, Title 24, Part 11 - CALGreen). Additionally, the Project would generally implement water-efficient landscaping, water quality best management practices and low impact development practices.

- j. **Circulation Element Policy CE 2.3.3 (New Development Maintained Responsibility).** *Ensure minimization of traffic congestion impacts and parking impacts and ensure proper roadway maintenance through review and approval of Construction Management Plans associated with new development proposals in residential neighborhoods.*

Although the Project is not located within an established residential neighborhood, a draft construction management plan (“CMP”) has been reviewed and approved by the Community Development, Fire, and Public Works Departments. This ensures that any traffic congestion impacts associated with the construction process are minimized to the greatest extent possible. The Project has been conditioned to require the Applicant to provide a final CMP to be reviewed and approved by Community Development, Fire, and Public Works Departments.

- k. **Circulation Element Policy CE 7.1.7 (Project Site Design Supporting Alternative Modes).** *Encourage increased use of public transportation by requiring project site designs that facilitate the use of public transportation and walking.*

See finding *LU 6.15.23 Sustainable Development Practices* above.

- 3. Facts 1 through 11 in support of Finding A are hereby incorporated by reference.
- 4. The Property is not located within a specific plan area.
- 5. The Project includes various intentional architectural design features including recessed balconies, varied rooflines, and material changes with a neutral color palette. These design features result in well-articulated facades which reduce the visual bulk of the Project.
- 6. The Project landscaping complies with Chapter 14.17 (Water-Efficient Landscaping) and Chapter 20.36 (Landscaping Standards) of the NBMC. Additionally, the Project complies with the City’s Water Efficient Landscape Ordinance (“WELO”) which requires the installation and maintenance of drought tolerant and noninvasive plant species. The Project includes common landscaped open space and landscape buffer zones along street frontages. Additionally, landscaping is integrated throughout the Property, including the common open-space areas to enhance the residential experience.
- 7. Pursuant to Section 20.30.100 (Public View Protection) of the NBMC, projects shall preserve significant visual resources from public views and corridors including identified in Figure NR 3 (Coastal Views) of the Natural Resources Element of the General Plan. The Property is not within the vicinity of any Public Viewpoints, nor any Coastal View Roads as identified in Figure NR3. The nearest designated public viewpoint is located approximately 900 feet to the southeast of the site, looking over Newport Bay. The nearest designated coastal view road is Pacific Coast Highway, south approximately 1,900 feet of the Property. Due to the distance, intervening structures, and urbanized nature of the Project area, the Project is not anticipated to impact any public views.

Finding:

- C. *Not detrimental to the harmonious and orderly growth of the City, nor will it endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of a person residing or working in the neighborhood of the proposed development.*

Facts in Support of Finding:

- 1. The Project has been designed to minimize aesthetic impacts to the surrounding neighborhood to the greatest extent possible by providing an architecturally pleasing coastal inspired modern architectural style design with articulation and high-quality materials.

2. The Project has been designed to have adequate, efficient, and safe pedestrian and vehicular access to and from the Property within driveways, parking, and loading areas. The Project includes the drive aisles that are located within the Property, behind the proposed buildings. The Project is also designed to accommodate and provide sufficient access for emergency vehicles and refuse collection vehicles through the 16th Street access points.
3. The Project meets the required 69 on-site parking spaces including a two-car garage for each unit and nine guest parking spaces. The individual unit garage parking and guest parking will mitigate use of street parking on the surrounding streets that are adjacent to the Property.
4. The Project has been conditioned to require the Applicant to update the photometric study in conjunction with a final lighting plan which shows that lighting values are “1” or less at all property lines. The Project has also been conditioned to allow the Community Development Director to order the dimming of light sources or other remediation upon finding that the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources.
5. The Project will comply with all Building, Public Works, and Fire Codes, along with all City ordinances and all conditions of approval which are attached hereto as Exhibit “C”.

Multi-Unit Objective Design Standards Deviations

In accordance with Section 20.48.185(A) (Multi-Unit Objective Design Standards – Purpose) of the NBMC, the Project is seeking deviation from the following Multi-Unit Objective Design Standards:

- (1) 20.48.185(J)(3)(a)(iv) (Residential Fronts – Ground Floor Elevation);
- (2) 20.48.185 (N)(2)(b) (Private Driveway Standards – Driveway Zones);
- (3) 20.48.185 (R)(1)(a) (Horizontal Modulation – Maximum Building Length);
- (4) 20.48.185 (D)(2) (Open Space Areas – Common Open Space); and
- (4) 20.48.185(R)(1)(d) (Horizontal Modulation – Maximum Number) of the NBMC.

The Planning Commission may approve an SDR to allow deviation of multi-unit objective design standards only after making all the following findings:

Finding:

- D. *The strict compliance with the standards is not necessary to achieve the purpose and intent of this section.*

Facts in Support of Finding:

1. 20.48.185(J)(3)(a)(iv) (Residential Fronts – Ground Floor Elevation); requires at least twenty (20) percent of the surface area of the ground and upper floor facade shall be

occupied by windows. Four of the buildings do not meet the 20% glazing requirements, including Building 100 (19.97%), Building 300 (19.97%), Building 400 (19.98%) and Building 500 (17.92%). However, three of these buildings are only a fraction of a percent below the minimum requirement, with only Building 500 having a 2.08% deficit. Adding additional glazing to the building to meet the requirement will impact the structural integrity of the design and reduce energy efficiency within the dwellings.

2. 20.48.185(N)(2)(b) (Private Driveway Standards – Driveway Zones); requires a minimum 4-foot landscaping and paving zone along the driveway. All of the units within the Project comply with the requirement except for one unit in Building 500, which is reduced to 1 foot, 8 inches instead of 4 feet. This deviation is needed because at this location a building “pinch” point occurs due to Fire Department turning radius on the back side. The building is locked for fire safety reasons on both sides, with a ladder pad area in front of the building and fire turning radius minimum on the rear of the building. This “one” area will be planted with shrub suitable for its size.
3. Section 20.48.185(R)(1)(a) (Horizontal Modulation – Maximum Number); requires that no building shall have a length greater than 150 feet. Building 400 measures approximately 156 feet and Building 500 measures 164 feet, exceeding the 150-foot maximum standard. Meeting the 150-foot length would require splitting both buildings, triggering the need for a 10-foot building separation. Doing so would decrease the total lot area available for units, which would prevent the Project Site from meeting the minimum density of 20 du/acre. Furthermore, Building 500 is situated along a curvilinear angle rather than a straight line. This curvature results in a ten-degree break which helps to diminish the massing of the building.
4. Section 20.48.185(R)(1)(d) (Horizontal Modulation – Maximum Number); requires a maximum of two recesses or projections per façade. The Project includes more than two recesses and projections for the two largest buildings. The design breaks up mass through modulation of the buildings to provide a more traditional townhome appearance. The additional modulation creates an accent dimension and strengthens the overall design. Limiting the design to only two recesses or projections would result in less modulation, less visual interest, and a building less reminiscent of townhomes. The Project furthers the intent of this requirement by sufficiently modulating the buildings, which results in a less visually obtrusive building length.
5. 20.48.185(G)(4) (Open Space Areas – Common Open Space); requires that common open space not be directly adjacent to commercial development. The proposal includes common open space that will provide passive recreation for the residents. This open space area faces the existing commercial uses located to the east at 747 Dover Drive. The commercial use is an existing private gym with parking between the gym and the proposed development. There is a grade break between the Project site and the adjacent parcel and the open space areas include substantial landscaping along the property line, which would ensure usability of the open space and privacy of residents using the open space area.

Finding:

E. The project possesses compensating design and development features that offset impacts associated with the modification or waiver of standards.

Facts in Support of Finding:

1. All facts in support of Finding D are hereby incorporated by reference.
2. Facts 3 and 8 in support of Finding A are hereby incorporated by reference.
3. The Project includes a variety of building sizes, including five-, six-, and seven-unit buildings, which creates additional visual interest and relief. The modifications to the design standards allow each of the buildings to maintain a consistent appearance, thereby avoiding a disjointed design that negatively impacts the area. Landscaped paseos are provided between the buildings and the right-of-way to further soften the appearance of the Project.

Vesting Tentative Tract Map

In accordance with Section 19.12.070 (Required Findings for Action on Tentative Maps) of the NBMC, the following findings, and facts in support of such findings are set forth:

Finding:

F. That the proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.

Facts in Support of Finding:

1. The Vesting Tentative Tract Map (“VTTM”) is for 30-unit residential air-space condominiums (attached townhomes).
2. Facts 1, 2, and 4 in support of Finding B are hereby incorporated by reference.
3. The Public Works Department has reviewed the proposed VTTM and found it consistent with Title 19 (Subdivisions) of the NBMC and applicable requirements of the Subdivision Map Act.
4. The Applicant will provide an in-lieu park dedication fee pursuant to Chapter 19.52 (Park Dedication and Fees), as required for park and recreational purposes in conjunction with the approval of this VTTM. The existing parcel is a medical office development; therefore, the in-lieu park fee will be required for the 30 new dwelling units.
5. A preliminary application for residential development, filed as PA2025-0231, was deemed submitted on November 13, 2025 for this Project. The Preliminary Application prevents the Project from being subject to any City ordinances, policies, and standards adopted after the date of submission, except as specified in Government Code Section

65589.5(o). Therefore, the Project will be subject to the in-lieu park fee in the amount of \$59,575 per unit, which was the fee in effect at the time it was deemed submitted.

Finding:

G. *The site is physically suitable for the type and density of development.*

Facts in Support of Finding:

1. The proposed 1.53-acre Property is irregular in shape, slopes slightly towards the northwest, and is not within a zone subject to seismically induced liquefaction potential. The Property is adequately sized to accommodate the proposed density in compliance with all applicable requirements of the HO-3 (Dover-Westcliff Area) subarea.
2. The Property is suitable for the type and density of the development in that the infrastructure serving the site has been designed to accommodate the Property. Sewer and water demand studies were prepared by Fuscoe Engineering, both dated May 2026. The water study concluded that the proposed onsite water system is adequately designed to provide domestic water service and fire flow for the proposed onsite fire hydrants and building's domestic demand. The Project does not result in more than 500 dwelling units; therefore, a Water Supply Assessment ("WSA") is not required for the Project.
3. The Public Works Department has reviewed and accepted these studies. The Project is also conditioned so that any additional required improvements to downstream City infrastructure to accommodate the Project will be designed and constructed as part of the Project. Final design will be reviewed and approved by the Public Works Department.
4. The Project has been reviewed by the Building, Fire, and Public Works Department and must comply with all Building, Fire, and Public Works Codes and City ordinances.

Finding:

H. *That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision-making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report*

Fact in Support of Finding:

1. As detailed in the CEQA determination in Section 2 of this resolution, pursuant to Section 21080.66 (enacted through Assembly Bill 130) the Property qualifies for the statutory

exemption. The Property is developed and not designated as wetlands, is not identified for conservation in an adopted natural resource protection plan and does not contain habitat for protected species and is not subject to a conservation easement. Therefore, as detailed in Section 2 of the resolution, no substantial environmental damage is anticipated as part of the Project.

Finding:

- I. *That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Facts in Support of Finding:

- 1. The proposed VTTM is for a 30-unit residential development. All improvements associated with the Project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer per Section 19.28.010 (General Improvement Requirements) of the NBMC and Section 66411 (Local agencies to regulate and control design of subdivisions) of the Subdivision Map Act. The Project will conform to all City ordinances and Conditions of Approval.
- 2. No evidence is known to exist that would indicate that the proposed subdivision will generate any serious health problems.

Finding:

- J. *That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the decision-making body may approve a map if it finds that alternate easements, for access or use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record or to easements established by the judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.*

Facts in Support of Finding:

- 1. The Public Works Department has reviewed the proposed VTTM and determined that the design of the development will not conflict with easements acquired by the public at large, for access through, or use of the Property within the proposed development. As conditioned, an emergency access easement will be recorded over the drive aisles and a blanket easement throughout the property will be provided for water meters, and water and sewer infrastructure as determined by the Public Works Department.
- K. *That, subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land*

Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.

Facts in Support of Finding:

1. The Property is not subject to the Williamson Act. The Property is not designated as an agricultural preserve and is less than 100 acres in area.
2. The Property is within the HO-3 (Dover-Westcliff Area) Subarea which is intended for development of a multi-story residential project. The intended use is not for residential development that is incidental to a commercial agricultural use.

Finding:

- L. *That, in the case of a “land project” as defined in Section 11000.5 of the California Business and Professions Code: (1) there is an adopted specific plan for the area to be included within the land project, and (2) the decision-making body finds that the proposed land project is consistent with the specific plan for the area.*

Facts in Support of Finding:

1. California Business and Professions Code Section 11000.5 has been repealed by the Legislature. However, this Property is not considered a “land project” as previously defined in Section 11000.5 of the California Business and Professions Code because the Project site does not contain 50 or more parcels of land.
2. The Project is not located within a specific plan area.

Finding:

- M. *That, solar access, and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.*

Facts in Support of Finding:

1. The VTTM includes attached dwelling units with open space, private driveways, and walkways which separate the individual buildings.
2. The Project and any future improvements are subject to Title 24 of the California Building Code, which requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The City’s Building Division enforces Title 24 compliance through the plan check and inspection process.

Finding:

N. *That the subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing needs and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.*

Fact in Support of Finding:

1. The proposed 30 dwelling unit Project yields an approximate density of 20 dwelling units per acre, consistent with the HO-3 (Dover-Westcliff Area) Subarea. The Project is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code as the Project results in a net increase in 30, for-sale, residential dwelling units which contributes to the City's assigned 6th Cycle RHNA. By developing underutilized office site with medium-density ownership housing, the Project helps meet the City's housing goals while utilizing existing infrastructure and public services.

Finding:

O. *That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.*

Facts in Support of Finding:

1. Wastewater discharge from the Project into the existing sewer system has been designed to comply with the Regional Water Quality Control Board ("RWQCB") requirements.
2. A Water Quality Management Plan ("WQMP") has been prepared for the Project.
3. Fact 2, 3 and 4 in support of Finding G is hereby incorporated by reference.

Finding:

P. *For subdivisions lying partly or wholly within the Coastal Zone, the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter 3 of the Coastal Act.*

Fact in Support of Finding:

1. The Property is not located in the Coastal Zone; therefore, compliance with the Local Coastal Program (LCP) and the Coastal Act is not applicable.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Planning Commission of the City of Newport Beach hereby finds this Project is statutorily exempt from CEQA under Public Resources Code Section 21080.66 (Assembly Bill 130) because it meets the eligibility criteria and has no potential to have a significant effect on the environment.
2. The Planning Commission of the City of Newport Beach hereby approves Major Site Development Review and Vesting Tentative Tract Map filed as PA2025-0254 subject to the conditions outlined in Exhibit "C," which is attached hereto and incorporated by reference.
3. This action on the Major Site Development Review shall become final and effective 14 days following the date of this Resolution was adopted unless within such time an appeal is filed with the City Clerk in accordance with the provisions of Title 20 (Planning and Zoning) of the NBMC.
4. This action on the Vesting Tentative Tract Map shall become final and effective 10 days following the date this Resolution was adopted unless within such time an appeal is filed with the City Council in accordance with the provision of Title 19 (Subdivisions) of the NBMC.

PASSED, APPROVED, AND ADOPTED THIS 18TH DAY OF JUNE 2026.

AYES:

NOES:

ABSTAIN:

ABSENT:

BY: _____
Tristan Harris, Chair

BY: _____
Jonathan Langford, Secretary

Exhibits:

- Exhibit A – Legal Description
- Exhibit B – ODS Checklist
- Exhibit C – Conditions of Approval

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EXHIBIT "A"**Legal Description**

Real property in the City of Newport Beach, County of Orange, State of California, described as follows:

Lot 1 as shown on Lot Line Adjustment No. LA 2009-010, as evidenced by document recorded September 27, 2012, as Instrument No. 2012000566731 of Official Records, being more particularly described as follows:

Being a subdivision of portions of Parcel 2 and Parcel 3 of Parcel Map 80-706, filed in Book 160, Pages 3 through 5 of Parcel Maps, and a portion of Tract No. 1125, filed in Book 39, Pages 7 and 8 of Miscellaneous Maps, both in the City of Newport Beach, County of Orange, State of California, both recorded in the Office of the County Recorder of said County, described as follows:

Beginning at the Southwest corner of said Parcel 3; thence Northeasterly along the common line of said Parcel 3 and Lot 4 of said Tract No. 1125, North 16° 04' 40" East, 23.60 feet to the true Point of Beginning; thence continuing along said line North 16° 04' 40" East, 371.53 feet to a point in the Southwesterly right-of-way of 16th street as shown on said PARCEL MAP NO. 80-706; thence Southeasterly along said right-of-way South 50° 16' 30" East, 97.05 feet; thence leaving said line on a perpendicular tangent to a point in the Southwesterly right-of-way of 16th street as shown on said Tract Map No. 1125, North 39° 43' 30" East, 12.00 feet; thence Southeasterly along said right-of-way South 50° 16' 30" East, 42.93 feet to the beginning of a tangent curve, concave Northeasterly, having a radius of 1230.00 feet; thence Southeasterly along said curve an arc distance of 8.93 feet, through a central angle of 00° 24' 57", a radial bearing to said point bears South 39° 18' 33" West; thence Southwesterly along a radial line to said curve South 39° 18' 33" West, 12.00 feet; thence South 15° 57' 11" East, 40.82 feet to the beginning of a tangent curve, concave, Northwesterly, having a radius of 2.50 feet; thence Southeasterly and Southwesterly along said curve an arc distance of 3.72 feet, through a central angle of 85° 12' 13"; thence South 69° 15' 02" West, 18.21 feet; thence South 20° 57' 11" East, 77.63 feet to the beginning of a tangent curve, concave Westerly, having a radius of 541.00 feet; thence Southerly along said curve and arc distance of 181.19 feet, through a central angle of 19° 11' 21"; A radial bearing to said point bears North 88° 14' 10" East; thence Southwesterly along a radial line to said curve, South 88° 14' 10" West, 1.00 feet to the beginning of a non-tangent curve, concave to the West, having a radius of 540.00 feet, a radial bearing to said point bears North 88° 14' 10" East; thence Southerly along said curve an arc distance of 5.21 feet, through a central angle of 00° 33' 09"; thence North 81° 20' 59" West, 275.73 feet to the true Point of Beginning.

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EXHIBIT "B"

Objective Design Standards Checklist

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Objective Design Standards Checklist

Community Development Department
 Planning Division
 100 Civic Center Drive / P.O. Box 1768 / Newport Beach, CA 92658-8915
 (949) 644-3204
www.newportbeachca.gov

Disclaimer: This checklist is intended to help ensure compliance with Section 20.48.185 (Multi-Unit Objective Design Standards) of the Newport Beach Municipal Code (NBMC). It does not include all design and development standards from other sections of the NBMC, planned community development plans, or any overlay zoning district; however, compliance with all applicable standards is still required. If you have questions on which standards apply to your project, please contact a planner at 949-644-3204.

Name of applicant: _____

Date: _____

Project Address: _____

Project Application # (City staff to fill out) _____

Development Type:

Multi Family Unit Residential

Mixed Use Development

Project Site Context (check all that apply)

Situated adjacent to existing residential development

Situated next to existing commercial development

Situated adjacent to designated historical structure

Other _____

20.48.185 Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation			Drawing Reference
	Yes	No	N/A	Yes	No	N/A	
A. General Standards							
1: Multi-unit development orientation							
a. Development color scheme (8+ buildings)							
b. Development color scheme (30+ buildings)							
c. Pedestrian walkways and linkages							
d. Architectural variety and features							
e. Structured parking visibility							
f. Corner lot loading docks/service areas							
g. Parking facility entrances							

20.48.185 Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
2: Mixed-use buildings orientation							
a. Commercial unit entrances							
b. Residential unit entrances							
B. Orientation							
1. Orientation to primary public street							
2: Screening of parking areas							
3: Multi-unit projects across from single-family							
4: Building arrangement for outdoor space							
C. Parking Standards							
1: Parking compliance with NBMC 20.40.070							
a. Parking lot placement							
b. Landscaped area							
2: Residential garages							
a. Street facing garage door							
i. Consistent garage and building architecture							
ii. Arbor or other similar feature							
3. Parking structures and loading bays							
a. Shielding of parked vehicles							
b. Minimize blank concrete facades							
D. Common Open Space (C.O.S)							
1: Common recreation area requirement							
2: Residential entry distance from C.O.S.							
3: Pedestrian walkway connection points							
4: Open space location							
5: Usable open space grade							
6: Seating and lighting							
E. Recreation Activities							
1: Play area location and visibility							
2: Senior housing areas of congregation							
3: Recreational amenities per unit count							

20.48.185 Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
F. Landscaping							
1: Min. 8% of total site landscaped							
2: Landscaping materials							
a. Ground cover							
b. Nonliving decorative landscaping							
c. Turf areas for recreation							
3: Landscaping and irrigation							
G. Frontage Types and standards							
1: Storefronts							
a. Ground floor elevation location							
b. Entrance using one of given methods							
c. Windows and/or glass doors coverage							
d. Upper floor facade window coverage							
e. Floor to floor height (15 ft)							
f. Awnings or marquees min/max height							
2: Live work/office fronts							
a. Ground floor elevation location							
b. Entrance for ground floor tenant							
c. Entrance for upper floor tenants							
d. Ground floor facade coverage							
e. Upper-level facade coverage							
f. Ground floor to ceiling height							
g. Awnings or marquees min/max height							
h. Setbacks							
3: Residential fronts							
a. Ground floor elevation							
i. Garage length of building facade							
ii. Entrance for ground floor tenants							
iii. Entrance for upper-floor tenants							
iv. Ground and upper floor facade coverage							
v. Setbacks							

20.48.185 Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
H. Walls and Fences							
1: Community perimeter and theme walls							
2: Wall materials							
3. Wall style conformance with architecture							
4. Exterior perimeter wall depth							
I. Utilities							
1: Utility locations and placement							
2: Mechanical equipment screening (if needed)							
3: Utility rooms (if feasible) for certain equipment							
a. If not feasible, incorporated into design							
J. Private Street Standards							
1: Private street right-of-way width							
a. Without on-street parallel parking (41 ft)							
b. With on-street parallel parking (50 ft)							
2: Private street zones							
a. Street zone (SZ) design standards							
b. Sidewalk zone(SWZ) design standards							
c. Landscaping and paving zone (LPZ) design standards							
K. Private Driveway Zones							
1: Private driveway right-of-way (dimensions)							
2: Driveway zones							
a. Driveway zone (DZ)							
b. Landscape and paving zone (LPZ)							
L. Publicly Accessible Open Space (PAOS) Standards							
1: Required PAOS							
2: Site area calculations							
3. PAOS Design Standards							
a. PAOS minimum width							
b. PAOS access							
M. Façade Modulation Standards							
1: Density and building typology							

20.48.185 Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
N. Vertical Modulation							
1: Components							
a. Base							
b. Middle							
c. Top							
2: Changes in facade material and/or color							
a. Banding							
b. Floor heights							
c. Fenestration							
d. Cladding material							
3. Additional vertical modulation standards							
a. First floor height							
i. Density less than 30 units/acre							
ii. Density greater than 30 units/acre (residential only)							
iii. Density greater than 30 units/acre (commercial units on ground floor)							
b. Vertical variation							
i. Density less than 30 units/acre							
ii. Density greater than 30 units/acre							
O. Horizontal Modulation							
1: Building standards for developments with density of less than 30 units/acre							
a. Maximum building length							
b. Required minimum modulation area							
c. Minimum depth							
d. Maximum number							
2: Building standards for developments with density of 30 units/acre or greater							
a. Maximum facade length							
b. Required minimum modulation area							
c. Minimum depth							
d. Minimum width							
e. Maximum number							

20.48.185 Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
P. First Floor Opening and Transparency Standards							
1: Building standards for development with density less than 30 units/acre							
a. Minimum opening standard							
2: Building standards for development with density of 30 units/acre or more							
a. Minimum opening standard							
i. For any at-grade or above-grade first floor unit fronting a street or paseo							
ii. For any mixed-use multi-unit building with a first-floor commercial use fronting a street, courtyard, or paseo							
Q. First Floor Entry Standards							
1: Individual residential unit entrances							
a. Residential front door standards							
i. Minimum entry sidewalk width							
ii. Entry stoop, terrace and patio area							
2: Lobby Entrances							
a. Location standards and accessibility							
i. Sidewalk entry width							
ii. Entry landing area							
iii. Prohibited primary entries							

EXHIBIT “C”

CONDITIONS OF APPROVAL

(Project-specific conditions are in italics)

Planning Division

1. The Project shall be in substantial conformance with the approved site plan, floor plans, landscape plan, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval). Minor changes to the approved development may be approved by the Community Development Director, pursuant to Section 20.54.070 (Changes to an Approved Project) of the NBMC. By way of example, a change to the number of stories of a unit, floor plan redesign, and change to square footage ranges would be considered minor changes provided the project was within the allowed height limit, and in compliance with the Objective Design Standards and density range under the Housing Opportunity (HO) Overlay Zoning District.
2. Any substantial modification to the approved Site Development Review plans, as determined by the Community Development Director, shall require an amendment to this Site Development Review application or the processing of a new application.
3. The Project is subject to compliance with all applicable submittals approved by the City of Newport Beach (“City”) and all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval
4. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may cause the revocation of this approval.
5. *This Major Site Development Review shall expire and become void unless exercised seven years from the date of approval of Resolution No. PC2026-019 to coincide with the expiration of Vesting Tentative Tract Map No. 19479 as provided in Condition of Approval No. 15.*
6. A copy of the Resolution, including conditions of approval Exhibit “C” shall be incorporated into the Building Division and field sets of plans before issuance of the building permits.
7. *The proposed residential development shall consist of 30 townhome, condominium units. The number of condominium units may be reduced by the Applicant without an amendment to the Site Development Review or Vesting Tentative Tract Map No. 19479 provided the total number of units meets the 20 to 50 dwelling units per acre density requirement under the HO Overlay Zoning District.*

8. *The maximum height of the residential structures shall be substantially similar to the approved plans. In no case shall the building or any portion of structure, architectural feature or mechanical equipment exceed the height limit of 65 feet.*
9. *The on-site residential amenities such as outdoor seating, firepit, passive turf area, and walking paths, as illustrated on the approved plans shall be provided and maintained for the duration of the Project. The exact mix of amenities may be modified from the original approved plans subject to the approval by the Community Development Director. The Project shall maintain at least 75 square feet of common open space per dwelling unit on the Property as required by the HO-3 subarea.*
10. *The residential structure shall be attenuated to provide an interior noise level of 45 dBA CNEL or less pursuant to Section 10.26.030 (Interior Noise Standards) of the NBMC. Use of walls, berms, interior noise insulation, double paned windows, advance insulation systems, or other noise mitigation measures, as deemed appropriate by the City shall be incorporated in the design of the new residential structure to provide adequate noise attenuation.*
11. *Prior to the issuance of a building permit, the Applicant shall pay applicable school fees for the Project.*
12. *Prior to the issuance of a building permit, the Applicant shall pay applicable property development tax as required pursuant to NBMC Chapter 3.12 (Property Development Tax) for the Project.*
13. *A preliminary application for residential development, filed as PA2025-0231, was deemed submitted on November 13, 2025, for this Project. The Preliminary Application prevents the Project from being subject to any City ordinances, policies, and standards adopted after the date of submission, except as specified in Government Code Section 65589.5(o). The Applicant shall provide an in-lieu park dedication fee pursuant to Chapter 19.52 (Park Dedication and Fees), as required for park and recreational purposes in conjunction with the approval of this VTTM. Therefore, the Project will be subject to an in-lieu park fee of \$59,575 per unit which is the fee that was in effect at the time the preliminary application was deemed submitted.*
14. *Prior to the issuance of any certificate of occupancy, the developer shall pay all applicable Development Impact Fees (DIFs) in accordance with the adopted fee schedule.*
15. *Vesting Tentative Tract Map No. 19479 shall expire seven years from the date of approval of Resolution No. PC2026-019. Pursuant to Section 19.16.010(A) (Expiration of Tentative Maps (California Government Code Sections 66452.6, 66463.5)) of the NBMC, an approved tentative tract map expires 24 months after the date of its approval or conditional approval. Under Section 19.16.020(A) (Extension of Tentative Maps (California Government Code Sections 66452.6, 66463.5)) of the NBMC, the subdivider shall have the right to request an extension of the map for up to an additional five years.*

16. *Prior to the issuance of a building permit, the Applicant shall submit a final landscape and irrigation plan prepared by a licensed landscape architect. These plans shall incorporate drought-tolerant planting and water-efficient irrigation practices, and the plans shall be approved by the Planning Division.*
17. *The covenants, conditions and restrictions (CC&Rs) shall require that garages be used for vehicles and shall prohibit storage of personal items that would otherwise impede parking of two vehicles within the required garage spaces. The CC&Rs shall prohibit residents from parking in guest parking spaces within the development. Residents and guests shall not park on adjacent private property and signs shall indicate that violators are subject to towing at their own expense. The HOA shall enforce this condition.*
18. All landscape materials and irrigation systems shall be maintained by the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
19. The site shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, in the opinion of the Director of Community Development, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
20. *Prior to the issuance of a building permit, the Applicant shall prepare a photometric study in conjunction with a final lighting plan for approval by the Planning Division. The survey shall show that lighting values are "1" or less at all property lines.*
21. *Prior to the issuance of the final Certificate of Occupancy, the Applicant shall schedule an evening inspection by the Code Enforcement Division to confirm control of light and glare specified in conditions of approval.*
22. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control), under Sections 10.26.025 (Exterior Noise Standards) and 10.26.030 (Interior Noise Standards), and other applicable noise control requirements of the NBMC.
23. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7 a.m. and 6:30 p.m., Monday through Friday, and 8 a.m. and 6 p.m. on Saturday.
24. *Prior to the issuance of a building permit, the Applicant shall submit a final construction management plan to be reviewed and approved by the Community Development, Fire and Public Works Departments. Upon approval of the plan, the Applicant shall be*

responsible for implementing and complying with the stipulations set forth in the approved plan.

25. The exterior of the development shall be always maintained free of litter and graffiti. The owner or operator shall provide for daily removal of trash, litter debris, and graffiti from the premises and on all abutting sidewalks within 20 feet of the premises.
26. All trash bins shall be stored within the garage of each residential unit and screened from the view of neighboring properties, except when placed for pick-up by refuse collection agencies. The Applicant shall ensure that the trash receptacles are maintained to control odors. The Applicant shall ensure that the trash bins are maintained to control odors. This may include the provision of periodic steam cleaning of the trash bin, if deemed necessary by the Planning Division. Cleaning and maintenance of trash bins shall be done in compliance with the provisions of Title 14, including all future amendments (including Water Quality related requirements).
27. Prior to the issuance of a building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
28. *A qualified monitor, one from each consulting tribe (the Juaneño Band of Mission Indians, Acjachemen Nation- Belardes and the Gabrieleno Band of Mission Indians - Kizh Nation), shall be retained and compensated as Native American Monitors for the project site prior to the commencement of any ground-disturbing activity to the completion of ground disturbing activities to monitor grading and excavation activities.*
29. *The monitors, one from each consulting tribe, shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, including as public improvement work undertaken by the applicant). “Ground-disturbing activity” shall include, but is not limited to, any demolition that includes subterranean impacts, potholing, auguring, boring, grading, excavation, drilling, and trenching.*
30. *A copy of the executed monitoring agreements shall be submitted to the City prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.*
31. *Both monitors shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs shall*

be shared between the two monitors and provided to the project applicant/lead agency upon written request to the monitors.

32. *On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the consulting tribes from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the consulting tribes to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact TCRs of the consulting tribes.*
33. *Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., within the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the monitor and/or archaeologist. The monitors will recover and retain all discovered TCRs in the form and/or manner the tribes deem appropriate, in the tribes' sole discretion in coordination with the applicant, and for any purpose the tribes deem appropriate, including for educational, cultural and/or historic purposes.*
34. *Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.*
35. *If Native American human remains and/or grave goods are discovered or recognized on the project site, then California PRC 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.*
36. *Human remains and grave/burial goods shall be treated alike per California PRC Section 5097.98(d)(1) and (2).*
37. *Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.*
38. *Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.*
39. *Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current property owner or leasing agent.*
40. *To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs)*

of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City’s approval of the **Westcliff at Dover Residential Development including, but not limited to, Major Site Development Review and Vesting Tentative Tract Map (PA2025-0254)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney’s fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing the such proceeding. The applicant shall indemnify the City for all the City’s costs, attorneys’ fees, and damages that which City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Building Division

- 41. The Applicant is required to obtain all applicable permits from the City’s Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code (CBC). The construction plans must meet all applicable State Disabilities Access requirements. Approval from the Orange County Health Department is required before the issuance of a building permit.
- 42. *Townhouses that do not meet the definition below shall be reviewed under the CBC and shall be equipped with NFPA 13R. “A single-family dwelling unit in a townhouse that extends from foundation to roof and that has a yard or public way on not less than two sides.”*
- 43. *Slope setbacks to any building shall comply with 1808.7.1 of the CBC. Prior to issuance of building permits, the applicant shall demonstrate to the satisfaction of the Building Official that each building next to a slope complies with this requirement by showing the slope and dimension the distance from the slope to the building on the sections.*
- 44. The applicant shall employ the following best available control measures (“BACMs”) to reduce construction-related air quality impacts:

Dust Control

- Water all active construction areas at least twice daily.
- Cover all haul trucks or maintain at least two feet of freeboard.
- Pave or apply water four times daily to all unpaved parking or staging areas.
- Sweep or wash any site access points within two hours of any visible dirt deposits on any public roadway.
- Cover or water twice daily any on-site stockpiles of debris, dirt, or other dusty material.
- Suspend all operations on any unpaved surface if winds exceed 25 mph.

Emissions

- Require 90-day low-NOx tune-ups for off-road equipment.
- Limit allowable idling to 30 minutes for trucks and heavy equipment

Off-Site Impacts

- Encourage carpooling for construction workers.
- Limit lane closures to off-peak travel periods.
- Park construction vehicles off traveled roadways.
- Wet down or cover dirt hauled off-site.
- Sweep access points daily.
- Encourage receipt of materials during non-peak traffic hours.
- Sandbag construction sites for erosion control.

Fill Placement

- The number and type of equipment for dirt pushing will be limited on any day to ensure that SCAQMD significance thresholds are not exceeded.
 - Maintain and utilize a continuous water application system during earth placement and compaction to achieve a 10% soil moisture content in the top 6-inch surface layer, subject to review/discretion of the geotechnical engineer.
45. *Buildings with three or more dwelling units shall comply with Chapter 11A of California Building Code. Accessible path of travel from parking and public right of way is required. Locate accessible parking such that disabled persons do not have to travel behind a parking/car.*
 46. *A separate circulation path to vehicular ways shall be provided with a curb or detectable warning/truncated dome (1116A.5 of California Building Code).*
 47. *Exterior wall and opening protection between buildings/imaginary property line and to property line shall comply to Table R302.1(1) and (2) (California Residential code) and Chapter 705 (CBC). Applicant shall provide exhibit showing how exterior walls of building comply.*
 48. *If any of the buildings falls outside of the definition of a townhouse and is under the R2 occupancy classification, the guest parking spaces shall comply with 1109A of the CBC including the minimum required accessible parking and accessible guest parking.*
 49. *Electric Vehicle charging for new construction shall comply with Section 4.106.4 of California Green Code.*
 50. *One-hour fire and 50 sound transmittal classification (stc) sound rating is required between dwelling units.*
 51. *Living areas with one exit shall comply with Table 1006.2.1, Table 1006.3.4(1), and Table 1006.3.4(2) of the CBC.*
 52. *The minimum emergency escape and rescue opening is required per R310 of the California Residential Code or 1031 of CBC.*
 53. *Cross lot drainage shall not be permitted.*

54. Prior to the issuance of a grading permit, a Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) to comply with the General Permit for Construction Activities shall be prepared, submitted to the State Water Quality Control Board for approval and made part of the construction program. The project applicant will provide the city with a copy of the NOI and their application check as proof of filing with the State Water Quality Control Board. This plan will detail measures and practices that will be in effect during construction to minimize the project's impact on water quality.
55. Before the issuance of a grading permit, the applicant shall prepare and submit a Water Quality Management Plan ("WQMP") for the proposed project, subject to the approval of the Building Division and Code and Water Quality Enforcement Division. The WQMP shall provide appropriate Best Management Practices (BMPs) to ensure that no violations of water quality standards or waste discharge requirements occur.
56. A list of "good housekeeping" practices will be incorporated into the long-term post-construction operation of the site to minimize the likelihood that pollutants will be used, stored, or spilled on the site that could impair water quality. These may include frequent parking area vacuum truck sweeping, removal of waste or spills, limited use of harmful fertilizers or pesticides, and the diversion of stormwater away from potential sources of pollution (e.g., trash receptacles and parking structures). The Stage 2 WQMP shall list and describe all structural and non-structural BMPs. In addition, the WQMP must also identify the entity responsible for the long-term inspection, maintenance, and funding for all structural (and if applicable Treatment Control) BMPs.

Public Works and Utilities Department

57. Prior to the issuance of a building permit, a Tract Map shall be recorded. The map shall be prepared on the California coordinate system (NAD83). Prior to recordation of the Map, the surveyor/engineer preparing the Map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub Article 18. The Map to be submitted to the City of Newport Beach shall comply with the City's CADD standards. Scanned images will not be accepted.
58. Prior to the recordation of the Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub Article 18. Monuments (one-inch iron pipe with tag) shall be set On Each Lot Corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
59. Prior to the recordation of the Tract Map, a Subdivision Agreement shall be obtained and approved by the City Council consistent with Section 19.36.010 (Improvement

Agreements (California Government Code Section 66462)) of the Newport Beach Municipal Code

60. Prior to Final Map approval, the applicant shall provide a Faithful Performance Bond and Labor and Materials Bond, each for 100% of the estimated improvement costs for the improvements in the public right-of-way and public facilities, as prepared by a Registered Civil Engineer and approved by the Public Works Director, for each of the following, but not limited to, public and private improvements, street improvements, monumentation, sidewalks, striping, signage, street lights, sewer systems, water systems, storm drain systems, water quality management systems, erosion control, landscaping and irrigation within the public right-of-way, common open spaces areas accessible by the public, fire access and off-site improvements required as part of the project. A monumentation bond in an amount determined by the Public Works Department based on the estimated cost of installing, referencing, or replacing the required survey monuments.
61. Warranty Bond for a minimum of ten percent of the engineer's cost estimate (final percentage to be determined by the Public Works Director) to be released 1 year after the improvements have been completed and accepted.
62. *Prior to the recordation of the final map, the applicant shall dedicate a 12-foot-wide section along the easterly portion of the property along the 16th Street frontage as shown on the tentative tract map shall be dedicated to the City for street and public utility purposes and recorded as a part of the tract map.*
63. *Prior to the final of building permits or granting of any occupancy to the units, the applicant shall grant a Public Utilities Easement shall to the City over the proposed private streets and recorded as a part of the tract map.*
64. All improvements shall be constructed per City Standards as required by Ordinance, and the Public Works Department.
65. An encroachment permit shall be required for all work activities within the public right-of-way.
66. The final construction management plan (CMP) shall be reviewed and approved by the Community Development Director and the City Traffic Engineer prior to building permit issuance.
67. *The on-site parking layout shall comply with the City Parking Lot Standard 805. Final parking layout shall be reviewed and approved by the City Traffic Engineer.*
68. *All improvements shall comply with the City's sight distance requirement per City Standard 105.*

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69. *In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way could be required at the discretion of the Public Works Inspector*
 70. The applicant shall reconstruct all damaged or broken curb, gutter and sidewalk along the 16th Street frontages per City Standards.
 71. The proposed new driveways along the 16th Street property frontage shall be constructed per City standard 160.
 72. All deliveries and move-ins/move-outs shall be accommodated on-site and prohibited from parking or stopping within the public right of way.
 73. *The applicant shall submit a water demand study and a sewer demand study for the project to be reviewed and approved by the Public Works Department and/or Utilities Department prior to building permit issuance.*
 74. *New City street trees shall be installed in the parkway along 16th Street. Privately maintained landscaping shall also be installed in the parkway along 16th Street.*
 75. The on-site sewer mains and water system shall be City owned and maintained and constructed per city standards. Any required improvements to the existing water system to accommodate the proposed project shall be designed and constructed as a part of the proposed project and approved by the Public Works Department.
 76. *All existing water services serving the property that will not be used as a part of this project shall be abandoned at the water main.*
 77. *A water demand study for the project shall be reviewed and approved by the Public Works Department and/or Utilities Department prior to building permit issuance.*
 78. *A sewer demand study for the project shall be review and approved by the Public Works Department and/or Utilities Department prior to building permit issuance.*
 79. *The on-site sewer mains shall be City owned and maintained and constructed per City Standards. The sewer laterals serving each unit shall be privately owned and maintained and constructed per City Standards. Any required improvements to the existing sewer system to accommodate the proposed project shall be designed and constructed as a part of the proposed project and approved by the Public Works Department.*
 80. *All existing sewer laterals serving the property that will not be used as a part of the project shall be capped at the property line.*
 81. *The on-site storm drain system shall be privately owned and maintained. A final hydrology and hydraulic report shall be reviewed and approved prior to building permit issuance. Any required improvements to the existing storm drain system to*

accommodate the proposed project shall be designed and constructed as a part of the proposed project and approved by the Public Works Department.

- 82. *All on-site drainage shall comply with the latest City water quality requirements.*
- 83. *New City street trees shall be installed in the parkway along 16th Street. Privately maintained landscaping shall also be installed in the parkway along 16th Street.*
- 84. *A final Construction Management Plan (CMP) shall be reviewed and approved by the Community Development Director and City Traffic Engineer prior to building permit issuance. Any proposed changes to the final CMP after permit issuance shall be approved by the Community Development Director and City Traffic Engineer prior to implementation.*

Fire Department

- 85. Demolition of the existing structure and active construction shall comply with CFC Chapter 33 for Safety during construction. A safety plan shall be prepared and submitted to the Fire Department for review and approval prior to issuance of demolition permits.
- 86. A residential fire sprinkler system shall be installed per NFPA13D for each unit.
- 87. A separate water meter shall serve each fire sprinkler system.
- 88. An onsite fire hydrant shall be required.
- 89. All Fire Department access roads shall comply with Newport Beach Fire Guidelines C.01 and C.02. Any fire department access roads that exceed 150 feet will require an approved turn around for fire apparatus.
- 90. *All Fire Department access lanes throughout the site shall be a minimum of 26 feet wide.*
- 91. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by Appendix B of the California Fire Code.
- 92. *A fire master plan for FD access shall be required to show required lane markings, fire hydrant and turn arounds per NBFD guideline C.01*

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Attachment PC 2

General Plan Consistency Analysis

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General Plan Policy Consistency

General Plan Goal or Policy	Consistency
<p>Housing Element Policy 3.2. <i>Encourage housing developments to offer a wide spectrum of housing choices, designs, and configurations.</i></p> <p>Land Use Element Policy LU 2.3 (Range of Residential Choices). <i>Provide opportunities for the development of residential units that respond to community and regional needs in terms of density, size, location, and cost. Implement goals, policies, programs, and objectives identified within the City's Housing Element.</i></p>	<p>The Project proposes a 30-unit residential condominium complex consisting of for-sale, attached single-unit dwellings offered in nine distinct floor plan configurations, all of which are three bedrooms ranging from 2,088 to 2,401 square feet. This Project would diversify the City's housing stock, accommodate a variety of household sizes, respond to market demand, and support the City's efforts to increase the supply of housing throughout the City.</p>
<p>Land Use Element Policy LU3.2 (Growth and Change). <i>Enhance existing neighborhoods, districts, and corridors, allowing for re-use and infill with uses that are complementary in type, form, scale, and character. Changes in use and/or density/intensity should be considered only in those areas that are economically underperforming, are necessary to accommodate Newport Beach's share of projected regional population growth, improve the relationship and reduce commuting distance between home and jobs, or enhance the values that distinguish Newport Beach as a special place to live for its residents. The scale of growth and new development shall be coordinated with the provision of adequate infrastructure and public services, including standards for acceptable traffic level of service.</i></p>	<p>The Project is proposed on an existing property with an older office development that is underutilized, within an area of the City that is considerably developed. The Project will add 30 attached single-unit dwellings to the City's housing stock which furthers the City's efforts of increasing and diversifying the housing stock. The project was reviewed and approved by the Public Works Department, who determined the existing sewer and water systems would accommodate the demand generated by the Project. There are conditions that require final design of the water and sewer system, including water meter locations, to be reviewed and approved by the Public Works and Utilities Departments.</p>
<p>Land Use Element Policy LU 4.5 (Residential Uses and Residential Densities). <i>Residential use of any property included within an established housing opportunity overlay zoning district is allowed regardless of and in addition to the underlying land use category or density limit established through Policy LU 4.1, Table LU 1 and Table LU 2, or any other conflict in the Land Use Element. A general plan amendment is not required to develop a residential use within an established housing opportunity zoning overlay district. The maximum density specified for the various overlay districts specified in Policy LU 4.4 is an average over the entire property or project site.</i></p>	<p>The Project is located within Housing Opportunity Site No. 142 and is located within the HO-3 Subarea. The Project proposes 30 residential condominiums on a 1.53-acre property which yields a density of 20 dwelling units per acre, consistent with the allowed density of the HO-3 Subarea.</p>

General Plan Goal or Policy	Consistency
<p>Land Use Element Policy LU 5.1.9 (Character and Quality of Multi-Family Residential) <i>Require that multi-family dwellings be designed to convey a high-quality architectural character in accordance with the following principles: Building Elevations, Ground Floor Treatments, Roof Design, Parking, Open Space and Amenity</i></p>	<p>As detailed in the Objective Design Standards Checklist, which is attached hereto as Exhibit “B” and incorporated by reference, the project complies with the majority (47 of 52) of the applicable objective design standards and in some cases exceeds the intent of the standards. However, the Applicant requests minor deviations of five objective design standards. The Objective Design Standards were developed to implement Land Use Policy LU 5.1.9, therefore compliance with these standards with negligible deviation ensures that the Project is consistent with Land Use Policy LU5.1.9. Additionally, the Project includes buffer landscaped areas and common open space that are thoroughly landscaped with drought tolerant and noninvasive plant species. Additionally, all internal driveways to garages are behind the residential buildings and individual trash containers are kept within each private garage space not visible from the public street</p>
<p>Land Use Element Policy LU 5.6.1 (Compatible Development). <i>Require that buildings and properties be designed to ensure compatibility within and as interfaces between neighborhoods, districts, and corridors</i></p>	<p>Although the Property has an irregular shape, the Project design compactly arranges the five separate buildings to maximize site efficiency and preserve the required setbacks and building separations. The Project site design includes interior drive aisles and resident amenity areas which are screened from public view. The Project’s landscaped edge conditions, location of drive aisles and residential amenities reduce the visual impact of the Project and ensures compatibility with the surrounding neighborhood.</p>
<p>Land Use Element Policy LU 5.6.2 (Form and Environment). <i>Require that new and renovated buildings be designed to avoid the use of styles, colors, and materials that unusually impact the design character and quality of their location such as abrupt changes in scale, building form, architectural style, and the use of surface materials that raise local temperatures, result in glare and excessive illumination of adjoining properties and open spaces, or adversely modify wind patterns.</i></p>	<p>The architectural design of the Project is a Cape Code inspired modern design with symmetrical massing, side-gable roof forms, horizontal lap siding and board-and-batten detailing, vertically proportioned windows with divided lights, and soft coastal color palettes</p>
<p>Land Use Element Policy LU 5.6.3 (Ambient Lighting). <i>Require that outdoor lighting be located and designed to prevent spillover onto adjoining properties or significantly increase the overall ambient illumination of their location.</i></p>	<p>The Project has been conditioned to require the Applicant to prepare a photometric study in conjunction with a final lighting plan which shows that lighting values are “1” foot-candle or less at all property lines. The Project has also been conditioned to allow the Community Development Director to order the dimming of light sources or other remediation upon finding that the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources.</p>
<p>Land Use Policy LU 6.15.23 (Sustainability Development Practices). <i>Require that development achieves a high level of environmental sustainability that reduces pollution and consumption of energy, water,</i></p>	<p>The Project is required to comply with the provisions of the Building and Energy Efficiency Standards California Code of Regulations (CCR), Title 24, Parts 6 – California Energy Code) and the Green Building Standards Code (CCR, Title 24, Part 11 - CALGreen). Additionally, the Project would</p>

General Plan Goal or Policy	Consistency
<p><i>and natural resources. This may be accomplished through the mix and density of uses, building location and design, transportation modes, and other techniques. Among the strategies that should be considered are the integration of residential with jobs-generating uses, use of alternative transportation modes, maximized walkability, use of recycled materials, capture and re-use of storm water on-site, water conserving fixtures and landscapes, and architectural elements that reduce heat gain and loss</i></p> <p>Circulation Element Policy CE 7.1.7 (Project Site Design Supporting Alternate Modes). <i>Encourage increased use of public transportation by requiring project site designs that facilitate the use of public transportation and walking.</i></p>	<p>implement water-efficient landscaping, water quality best management practices and low impact development practices. The Project would generally mimic the existing flow patterns. The Project is conditioned so that the extent of the work will be determined by the Public Works Department. Any additional required improvements to downstream City infrastructure to accommodate the proposed project shall be designed and constructed by the proposed Project.</p> <p>Throughout the site, areas of passive green space are integrated alongside pedestrian walkways, including A total of 3,238 square feet of common open area is provided though out the site.</p>
<p>Circulation Element Policy CE 2.3.3 (New Development Maintained Responsibility). <i>Ensure minimization of traffic congestion impacts and parking impacts and ensure proper roadway maintenance through review and approval of Construction Management Plans associated with new development proposals in residential neighborhoods.</i></p>	<p>Although the projects is not located within an established residential neighborhood, a draft construction management plan (“CMP”) has been reviewed and approved by the Community Development, Fire, and Public Works Departments. This ensures that any traffic congestion impacts associated with the construction process is minimized to the greatest extent possible. The Project has been conditioned to require the applicant to provide a final CMP to be reviewed and approved by Community Development, Fire, and Public Works Departments.</p>

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Attachment PC 3

Applicant's Project Description Letter

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Westcliff (Chatham Place) Residential Community
1501 East 16th Street
Newport Beach, California (APN 117-811-18)

On behalf of DR Horton, we respectfully submit this project description for the proposed residential community located at 1501 East 16th Street within the City of Newport Beach, California.

Project Location and Existing Conditions

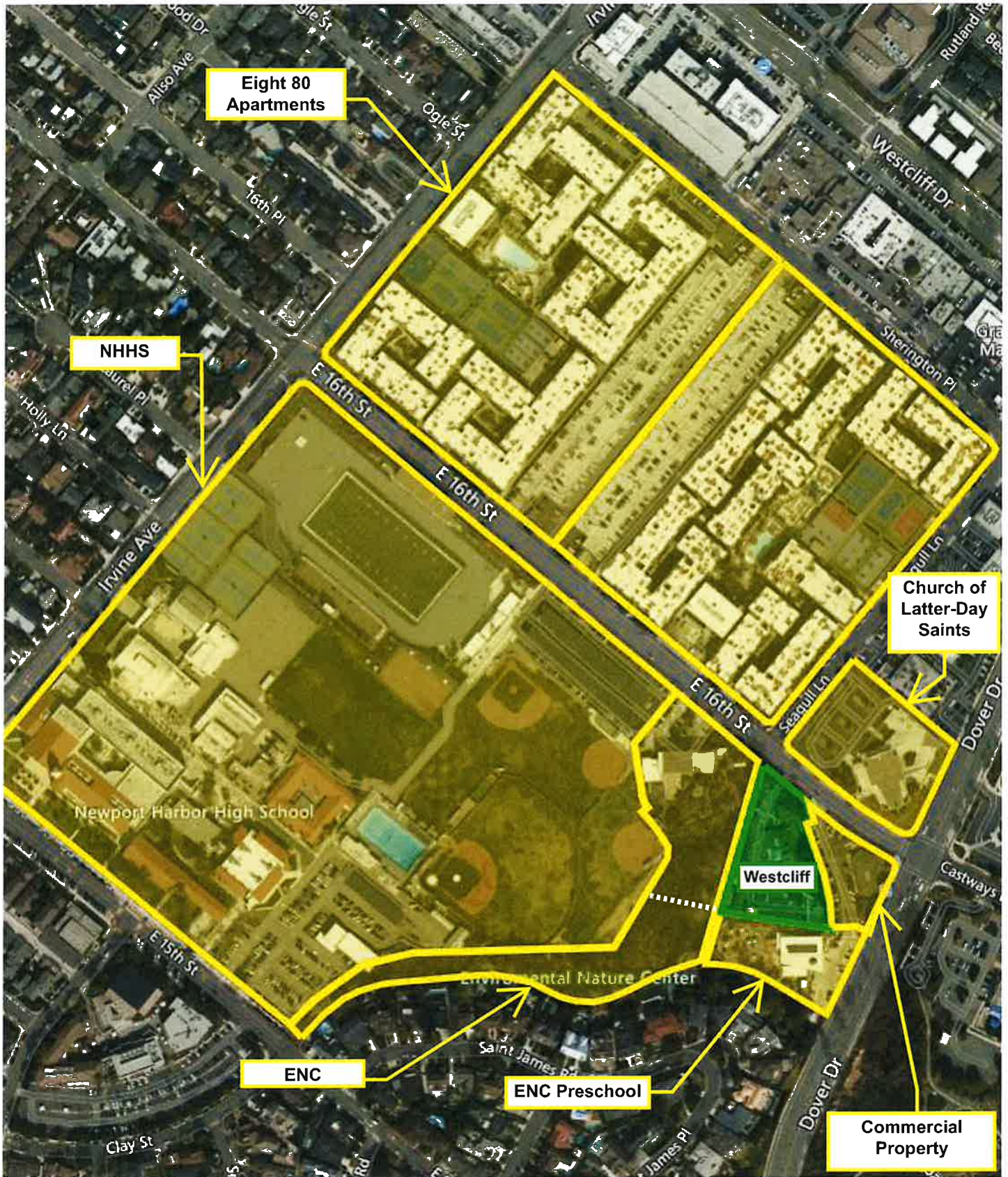
The subject property is located within a highly urbanized area of Newport Beach and is currently developed with three buildings constructed in 1958. The site has historically operated as a medical rehabilitation facility, which is no longer in service. The buildings are presently vacant. The property is secured, gated, and maintained by the owner.

The site is bordered by the Environmental Nature Center (ENC) to the west, 16th Street to the north, the ENC Preschool to the south, and an existing commercial property to the east. Within approximately 300 feet of the site are Newport Harbor High School, an existing apartment community, surrounding residential homes, and a church facility. The project site is part of the City’s Housing Overlay District and is designated General Commercial Office (CO-G) with Office-General zoning.

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Proposed Project

The proposed project involves demolition of the existing commercial buildings and associated parking areas to facilitate construction of a 30-unit, for-sale, market-rate townhouse community. The development will consist of five three-story residential buildings organized around pedestrian pathways and shared open space areas designed with passive amenities.

The project complies with the City's Housing Overlay and Objective Design Standards (ODS). The required minimum density of 20 dwelling units per acre is satisfied, with the project proposing 30.24 dwelling units. This calculation is based on the revised NET acreage of 1.512 acres. The permitted maximum density under the Overlay is 50 units per acre, and the maximum building height is 65-feet.

The proposed maximum height to rooftop deck floor is approximately 33' 6", with stairwell enclosures (roof peak) extending to approximately 43'-6" feet. Ceiling heights on each floor are approximately 9 feet 1 inch. Each unit includes a private rooftop deck and second-floor recessed balcony, except for specified units in Building 400, Units 8-12 adjacent to the ENC, where balconies have been removed to enhance privacy.

Architecture

The project architecture is inspired by the Cape Cod style, characterized by symmetrical massing, side-gable roof forms, horizontal lap siding and board-and-batten detailing, vertically proportioned windows with divided lights, and soft coastal color palettes.

Product Mix and Technical Information

The community includes two five-plex buildings, one six-plex building, and two seven-plex buildings.

Nine distinct floor plans range from approximately 2,088 to 2,401 square feet. All homes feature three bedrooms, two to three full bathrooms, additional powder rooms in some units, and enclosed two-car garages. Individual trash service will be provided; no common dumpsters are proposed.

The ceiling heights of each floor are: First floor = 9'-1", Second floor = 9'-1" and Third floor = 9'-1" Finish floor of roof deck is approximately 33'-6" above the ground level finish floor. Top of doghouses are +/- 10' above the roof deck level finish floor, and approximately 43'-4" and 43'-6" above the ground floor level finish floor (depending on the building).

Dog houses (Roof deck stairwell enclosure) range from 138 to 276 square feet. Roof re-designed to reduce height to accommodate ENC. The re-design lowered the overall height at the peak by about 1.5 feet and created a steeper roof slope lowering the clerestory windows by about 2 feet. This resulted in less massing on the doghouses overall.

Roof top decks for Building 300 and 400 have been re-oriented to the east side of roof from the west side to accommodate ENC.

Private and Public Open Space

Private Open Space Required: 4,666 square feet. Provided: 10,938 square feet. 5% of gross floor area, Min. 6' (Rooftop decks and balconies)

Public/Common Open Space Required: 2,250 square feet. Provided: 3,238 square feet. 75 SF/unit (min. 10').

Second-floor balconies range from 86 to 119 square feet. Rooftop decks range from approximately 258 to 318 square feet. Balconies for Units 8-12 (Building 400) have been removed to further address potential noise concerns raised by ENC.

Window size of Lots 1,23,30 side elevations facing ENC Pre-School are 2'x2' with sill heights of 6-foot above finish floor or in stairwells to address privacy concerns by the ENC's Pre-School.

Site Planning and Infrastructure

Overall Drainage and Utility Connections:

With the introduction of a water quality component, low flows are infiltrated in the northwest corner of the site, where the infiltration rates are highest. The onsite drainage system for higher flows will match existing flow paths. Flows up to the 25-year design storm event are directed through an existing private storm-drain connection to the southeast corner of the site. Flows over the 25-year design storm event are run overland to the south, matching the current drainage path.

Points of connection for water and sewer will connect to 16th Street. This system will be a public system.

Access to the community will be from the existing driveway approach from 16th Street. The site includes two (2) private streets meeting the City standard 26-foot curb-to-curb clearance. Required vehicle turn-around areas are included. In consideration of the south property line abutting the pre-school an enhanced 8-foot fence/wall is proposed. To the

west (ENC) will also include an enhanced 10-foot wall/fence to promote privacy between the development and ENC's operations.

Enhanced landscaping, product, and site planning modifications are being implemented addressing visual and noise concerns shared by ENC.

To address noise and visual concerns raised by ENC, the following measures are to be implemented:

1. Planting several 48" box trees along Horton's westerly boundary to strategically provide screening in locations where enhanced landscaping is needed between ENC and Horton's new residents. The trees will be approximately 20-feet in height at planting and projected to grow to 30-foot in height within 10 years.
2. To address concerns raised by ENC. Horton redesigned the roof-top stairwell enclosure reducing the total building height to approximately 43'-6" from 45'-0" In addition the roof pitch of the roof enclosure was re-designed to reduce the massing towards ENC. This modification was carried through all the buildings to remain consistent.
3. To address concerns raised by ENC Horton re-designed the roof top decks overlooking ENC, "flipping" the roof top decks oriented to the east away from ENC This modification will apply to all units facing ENC. In addition, a 6-foot wall is designed to preclude any view intrusion upon ENC from the re-located decks.
4. To address concerns raised by ENC, Horton eliminated the recessed balconies from units 8-12 (Building 400) that directly overlooks ENC's "gathering area" used by ENC for their forums, social functions, and other activities.
5. Horton's westerly boundary facing ENC includes a 10.5 to 12.5 foot setback from Horton's property line that will allow Horton to plant landscaping to further shield ENC from the residential buildings. The city does not have side yard setback requirement.
6. To address concerns raised by ENC, Horton agreed to install a new ten 10-foot fence/wall on top of a retaining wall ranging from 0 to 4-feet that will result in an overall fence/wall height (between ENC and the new residents) from 10 to 14 feet. The fence/wall will replace a chain link fence that offered no privacy to ENC. ENC had requested a 20-foot wall which would have blocked any view from the residences and was too tall for the provided setbacks of only 10.5 to 12.5 feet.

7. Horton's southerly rear setback facing ENC pre-school complies with the City's twenty 20-foot building setback in addition to ENC's property line setback results in a 40-foot "building to building" separation (ENC school to closest Residential unit).

Additionally, Horton's site plan design includes only three "side" elevations facing ENC (one which partially overlooks ENC's parking lot).

8. To address concerns raised by ENC Horton is planting large 48" box trees along Horton's southerly property line to further screen the Pre-School from the residences. This enhanced planting plan will augment the pre-school's existing mature landscaping, including ENC has recently planted several new oak trees that can mature to 100-feet in height.

9. To address concerns raised by ENC, Horton will install a 8-foot fence/wall at Horton's PL which is located at the top of an existing slope replacing an existing 6-foot chain link fence that provided no privacy between the Pre-School and the existing medical buildings.

10. To address concerns raised by ENC, Horton has agreed to modify the placement and sizes of the windows at a sill height sufficient to prevent viewshed towards the pre-school. (only on the "side" elevations facing ENC Pre-School).

The project complies with the required on-site guest parking providing nine (9) parking spaces at the terminus of Private Driveway 'B' that accesses the perimeter walkways leading to the front doors to the buildings.

Each residence will include a 2-car enclosed garage. The adjacent 16th Street has public parking on both sides of the street project anticipates a full ingress/egress access onto 16th Street subject to the City's approval.

Preliminary Wall & Fence

Within the rear yard setback on the south side (facing the pre-school) Horton is proposing an 8-foot wall/ fence that will provide additional privacy between the residents and the pre-school. At Horton's westerly boundary (adjacent to ENC) a 10-foot wall/fence is proposed that will be placed on top of retaining wall on roughly half of the property line. The remaining half of the property line will have just a 10 foot wall/fence (no retaining wall).

The existing retaining walls located on Horton's easterly boundary adjacent to the existing commercial property will be replaced with a new (singular) retaining wall to support the development. This retaining wall will range between 2 and 12 feet and will have a tube steel fence on top to secure the residential community above. It is our intent to install new

landscaping in front of the retaining wall as permitted. The retaining wall will be installed on Horton's property line that (in place of the current wall that presently meanders between Horton's and the adjacent commercial property owner). The City requires the new wall to be located on D.R. Horton's property line as the owner of this wall. There is one section that will not have tube steel fence along the commercial property border and that is the area adjacent to the proposed open space for the Westcliff project. This area will have a solid block wall to mitigate sound and also views to the commercial parking area (as defined in Waiver #4 on page 8).

This retaining wall will be shielded from the Dover Drive public street scene and planted with vines to soften the exposure. These vines will utilize the existing irrigation of the plants between the existing retaining walls today. The existing commercial buildings and City Street trees block the majority of Horton's west facing elevations.

Dover Drive Scene

Horton's easterly facing buildings (200 & 500) are situated to the rear of the commercial building(s) parking lot. The existing buildings will substantially screen the new community from Dover Drive. Dover's existing street scene includes a city sidewalk, mature street trees that range in eight between 30 to 40 feet in height. Except for the southeast corner of the community (portion of Building 500) is exposed to Dover Drive given the existing driveway approach.

16th Street Scene

The community's access is from an existing driveway on 16th Street. The existing driveway access will be modified to accommodate the community site plan. Only two (2) side elevations will be visible from the 16th Street entry. The entry will include landscaping and monumentation. There is a required 20 foot setback on this front elevation.

Privacy and Adjacency Considerations

Substantial design refinements have been incorporated in response to coordination with the ENC and neighboring stakeholders, including reorientation of rooftop decks away from ENC, removal of certain balconies overlooking ENC gathering areas, installation of enhanced perimeter walls, use of 48-inch box trees and enhanced landscaping, and modification of window placement and sill heights to prevent direct views into the pre-school. These measures are intended to promote long-term compatibility between the new residential community and adjacent nature and educational uses.

Variations Requested

None.

Waivers Requested (Under Site Development Permit)

Waiver Request No. 1 (Exceeding total building length Ord. 20.30.040 -Buildings 400 & 500

Building length is limited to 150-feet. Building 400 measures 155'-10" and Building 500 164-feet respectfully. Thereby, exceeding the standard from 5'-10" to 14'-0 feet. To abide by the standard would require to "split" both buildings which then would require a ten foot (10-foot) building separation. In doing so would decrease the total lot area that would defeat the ODS by meeting the required 20 units per acre minimum. Building 400 is situated along the western boundary that is secluded from public right of way with exception of the side elevation facing 16th Street. Building 400 side elevations include utility cabinets and second floor cantilevers that provide modulation and massing relief. Building 500 is situated along a curvilinear angle rather than a straight line. This curvature results in a 10-degree break which helps to diminish the massing of the building. Further, a 10-foot building separation is required between Building 200 which splitting Building 500 would again prohibit compliance with minimum density requirements (20/du/ac). However, the additional 14-feet will not create an unsightly massing impact Dover Drive Street scene: Building 500 includes a 10-percent angle and is not adjacent to Dover Drive. Furthermore, Building 500 is substantially shielded by the existing commercial buildings and mature (30 to 40 foot) street trees within Dover Drive between the building and Dover Drive street scene.

Waiver Request No 2 (Landscape and Paving Zone "LPZ")

The LPZ which is placed between the driveway and the building requires a landscaping area 3-foot in depth referred as the "LPZ" (without trees). The project complies with this requirement except for Lot. 24 (Building 500) which provides 1'-8" because at this location a building "pinch" point occurs due to Fire turn radius on the back side. The building is locked for fire safety reasons on both sides. Ladder pad area in front of the building and fire turn radius minimum on the rear of the building. This "one" area will be planted with shrub suitable for its size.

Waiver Request No 3 (Horizontal Modulation)

The project includes more than two recesses and projections of all building types. One recess is to allow for a second-floor covered deck. This provides the future home buyer with much desired personal open space and breaks up the horizontal flat wall plane at the second floor (use of covered balconies). The design also includes City requested 6" projections along the third floor to allow for a more visual interest while furthering the intent of this requirement to modulate the overall building length.

Waiver Request No 4 (Sub-Section G – Common Open)

The proposal includes common open space that will provide passive recreation for the residents. This open space faces the existing commercial uses located to the east. The commercial use is an existing private gym with parking between the gym and the proposed development. Adhering would otherwise decrease the open space by 10-feet detrimental to the purpose of the common open space. Alternatively, to shield the subject open space from noise, we propose a solid 6-foot wall panel in this location including landscaping that will be provided along the edge. This will mitigate noise and visual intrusion without the need for a dense landscape buffer.

Waiver Request No. 5 (Residential Fronts J.3.iv)

Not all buildings meet the 20% glazing requirement for the ground and upper floor facades. The glazing percentages and total number of windows provided for each building type are as follows:

Building Type 100 = 19.97% (56 total windows at front elevation)

Building Type 200 = 21.50% (56 total windows at front elevation)

Building Type 300 = 19.97% (67 total windows at front elevation)

Building Type 400 = 19.98% (67 total windows at front elevation)

Building Type 500 = 17.92% (79 total windows at front elevation)

Of the four buildings that do not meet the requirement, three of four are "a fraction" of a percent from compliance, and the fourth (Building Type 500 -2.08% off) provides the greatest number of windows (79). Adding additional glazing to the building to meet the 20% requirement will have an impact to the structural shear wall capacity and reduce energy efficiency within the dwellings. The architect also feels there is more than enough light coming into each of these units based on the current design.

Community Outreach

DR Horton has actively engaged with the Environmental Nature Center, the ENC Preschool, adjacent commercial property owners and tenants, and the Newport-Mesa Unified School District. Additionally, written communications have been sent to seven (7) residents within a 300-foot radius that have (to date) resulted with no responses. Outreach efforts will continue prior to Planning Commission review.

DR Horton extended to both ENC and GLOW to participate in community meetings to discuss and collect comments and concerns. ENC declined Horton's invitation citing there remained issues and premature to accept Horton's invitation. GLOW also declined citing they are adequately informed and prefer only to participate in public hearings.

Horton has organized a public meeting to be held at Newport Lutheran Church on May 12, 2026. In addition to the seven (7) residences located within a 300-foot radius, Horton hand delivered over 60 additional invitations in the St James neighborhood. At this community meeting Horton will present the proposal, answer questions and collect input,

Conclusion

The proposed 30-unit residential community replaces an obsolete, vacant commercial facility with thoughtfully designed housing consistent with the City's Housing Overlay District and Objective Design Standards. The project delivers homeownership opportunities in a well-located urban setting while incorporating meaningful design refinements to promote compatibility with adjacent educational and community uses.

We respectfully request Staff's consideration and support of this proposal.

Sincerely,

Dan Boyd

Vice President - Entitlements
DR Horton

Attachment PC 4

Environmental Nature Center Letter

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May 6, 2026

City of Newport Beach City Council
100 Civic Center Drive
Newport Beach, CA 92660

Dear Mayor and Members of the City Council,

We are writing to provide an update regarding the proposed residential development at 1501 E. 16th Street, adjacent to the Environmental Nature Center (ENC) and the ENC Nature Preschool. Since our previous correspondence with the City, representatives of the ENC have participated in four meetings with the proposed developer, DR Horton, in an effort to discuss potential mitigation measures and better understand the project and its potential impacts. These meetings took place on May 29, 2025, August 14, 2025, December 4, 2025, and March 18, 2026.

We appreciate the opportunity for dialogue. However, despite these discussions, many of our core concerns remain unresolved. While recent meetings have included discussion of potential adjustments to the project, it is important to clarify that the ENC has not reached agreement with the developer and does not currently support the project as proposed. We remain open to continued dialogue, but the project in its current form continues to present significant concerns for our organization, our programs, and the thousands of children and families we serve each year.

The ENC's concerns fall into three primary categories:

- **Safety and security of the children, families, and visitors who use our campus**
- **Protection of the environmental integrity of our site and educational mission**
- **Compatibility with the surrounding neighborhood and the long-standing community institution that the ENC represents**

The following issues summarize the ENC's concerns and the status of discussions to date.

1. **Building Height and Massing:** Three-story buildings with rooftop decks directly adjacent to the ENC campus would fundamentally and adversely alter the area's visual and environmental character, undermining the proven educational and human health benefits of an immersive natural setting, reducing program effectiveness and revenue, and creating shading and privacy impacts for ENC habitat and educational spaces. While the ENC recognizes that the required density under the state housing element is 20 units per acre, there is no mandate specifying building height. The developer has proposed a building height of 43.4 feet, which would have a substantial and detrimental effect on the ENC, eroding the sense of openness, affecting established programming, and intruding upon the integrity of the outdoor educational environment cultivated over the past 54 years. To date, the developer has provided no evidence that three-story construction would avoid material impacts to the center or preschool, and has refused to install story poles or meaningfully implement measures that would allow for proper evaluation or mitigation of these impacts. To protect the ENC's character and function, any development bordering the ENC campus should be limited to a maximum of two stories, designed to preserve sightlines into and from the ENC, and must exclude rooftop decks entirely.

Update: During the March 18, 2026 meeting, the developer indicated that the proposed building height has been reduced from 45.1 feet to 43.4 feet. While we acknowledge this adjustment, the overall massing and proximity of the buildings remain our most prominent concern. The ENC also requested that story poles be installed on the property so that the community and decision-makers could better understand the visual impact of the proposed building height and massing. DR Horton refused to place story poles on the property. Notification of this decision was received via email from Cora Newman on January 21, 2026.

encenter.org | 1601 E. 16th Street, Newport Beach, CA 92663 | (949) 645-8489



2. Setbacks: The ENC requested a 30-foot setback along the entirety of the ENC’s properties, including both the ENC campus and the ENC Nature Preschool. Adequate setbacks are necessary to provide space for vegetation buffers, protect program areas, and minimize long-term operational impacts.

Update: The developer has not honored this request. Current plans indicate a 10.5-foot setback along the ENC property line and 20 feet along the preschool property line, with portions of the parking lot and hammerhead turnaround intruding into the setback area.

3. Landscaping and Ecological Buffer: A comprehensive landscaping and reforestation plan featuring California native species should be developed in partnership with the ENC. This plan should prioritize ecological compatibility with the restored habitat areas on the ENC campus.

Update: We have concerns regarding certain proposed plant and tree species, although we appreciate that several of the species currently identified are native and appropriate. During recent discussions, the developer indicated that they are willing to look at drafting HOA language requiring any dead trees to be replaced with the same species and size to maintain the landscape along the property boundary. While we appreciate this concept, additional discussion is needed regarding species selection and long-term maintenance responsibilities.

4. Visual Privacy and Line of Sight: A line-of-sight study should be conducted to ensure that no direct sightlines exist into ENC educational spaces or preschool areas. The ENC strongly opposes rooftop decks or other elevated viewing areas that would overlook our campus.

Update: During the December 4, 2025 meeting, the ENC learned for the first time that second-floor balconies were proposed for the units facing ENC property, raising significant concerns regarding privacy and noise impacts. During the March 18 meeting, the developer indicated that balconies had been removed from five units facing the ENC log area, but not from the first unit closest to the ENC’s Gateway Area, and not from the other units facing the ENC. They stated they may consider removing balconies from all units facing the ENC.

The developer has also indicated that rooftop decks will not be removed but have been moved to the opposite (east-facing) side of the units rather than facing the ENC; however, this does not address the overall height concerns, as the rooftop stair enclosures (“doghouses”) would still reach approximately 43.4 feet in height. The ENC continues to believe that balconies, patios, rooftop decks, and other exposed or elevated outdoor spaces on units along the ENC property line should be eliminated entirely to reduce privacy, noise, and visual impacts on our educational programs and natural setting.

5. Utilities and Lighting: Utility placement, HVAC equipment, and lighting must be designed to prevent noise and light intrusion into ENC program areas and wildlife habitat.

Update: The developer has not indicated any planned modifications to the proposed utility placement, HVAC equipment, or lighting design addressing these concerns at this time.

6. Drainage: Stormwater drainage must be directed away from ENC property, preschool areas, and restored habitat zones.

Update: The developer has indicated that drainage will be directed toward 16th Street and away from ENC property.

7. Boundary Wall Height and Design: The fence or wall separating the ENC from the development should be the maximum allowable height to provide adequate screening, safety, and visual buffering. In addition, wall materials should be aesthetically compatible with the natural character of the ENC campus.

Update: The ENC has requested that the perimeter barrier be constructed of aesthetically compatible opaque materials—such as faux rock or wood similar to the fencing installed along the ENC’s boundary with the Newport Harbor High School softball field—to better reflect the natural character of the ENC campus. The developer has indicated that they intend to install a metal fence that appears more institutional in nature. They have also stated that the wall along the preschool property line cannot exceed 8 feet due to City requirements and that they do not wish to exceed 10 feet along the ENC property line because they believe taller barriers may make residents feel imprisoned. Given the unique circumstances of being directly adjacent to a preschool and environmental education campus, the ENC continues to believe that a taller perimeter barrier and more appropriate materials are necessary to provide adequate screening, safety,

and visual buffering. It is unclear whether the HOA will be required to maintain the boundary wall height and opaque materials.

8. Parking Impacts: The proposed development includes only nine visitor parking spaces, which is the minimum allowed. The ENC is concerned that insufficient visitor parking may result in overflow parking within ENC properties and neighborhood lots.

Update: The developer has indicated that they do not plan to modify the current proposal in response to this concern.

9. Construction Mitigation: A detailed construction mitigation plan must address noise, air quality, asbestos removal, and program disruption. Because the majority of ENC educational programming occurs outdoors, construction impacts could significantly affect our ability to operate safely.

Update: The developer has not indicated any planned modifications or mitigation measures addressing these concerns.

10. Traffic Safety: Traffic along 16th Street has increased significantly over time. Additional vehicle trips associated with construction and future residents could further strain this corridor and impact pedestrian safety.

Update: The developer has not indicated any proposed changes or mitigation measures related to traffic impacts.

11. Environmental Impact: The proposed development sits adjacent to restored native habitat that has taken decades to establish. Potential shading, root intrusion, and habitat disruption must be evaluated through a full environmental assessment.

Update: The developer has not indicated any planned modifications or environmental mitigation measures addressing these concerns at this time.

12. Gateway Area Protection: Buildings proposed directly adjacent to the ENC's Gateway Area—which includes outdoor classrooms, teaching stations, and an amphitheater—present significant operational concerns. A revised site plan could relocate several residential units currently proposed near the Gateway Area to reduce impacts on this important educational space.

Update: The developer has not indicated any planned modifications to the site plan addressing these concerns at this time.

13. Construction Timeline and Operational Planning: The ENC has requested a clearer understanding of the construction timeline and major phases so we can plan programs, camps, and events accordingly.

Update: The developer has not provided additional information regarding the construction timeline or phasing.

14. Monetary Donation & Mission Impact: A contribution of \$2.5 million to the ENC endowment upon the issuance of the building permit to help mitigate the short- and long-term impacts on our educational and conservation programs.

Update: Rather than engaging in meaningful discussion about how to mitigate the very real impacts on our work—including reduced foot traffic, decreased program participation, lower event attendance, and loss of revenue—the developer, specifically Dan Boyd, dismissed our request and labeled it “extortion.” They have also threatened legal action, publicly disparaged our organization, attempted to intimidate us, and have barely stepped foot into our facility. This is deeply troubling. Our only goal is to protect the long-term viability of our educational mission and continue being good neighbors—for the benefit of the Newport Beach community as a whole.

The \$2.5 million we requested is not arbitrary. The construction phase alone, projected to last 18–24 months, will severely limit our ability to offer camps, community programs, field trips, and facility rentals—key revenue sources that fund our staff salaries and operations. The concern of preschool families regarding the safety of their children both during construction and after occupancy is justifiable and the potential of enrollment withdrawal is real. The requested funds would allow us to retain our team and continue our efforts to provide educational opportunities to underserved student groups during this challenging period. Additionally, the ENC has already planted mature trees with irrigation on our preschool slope and gaps within the nature center property line to provide additional visual privacy and to mitigate the

lasting impact of the development's presence. These efforts are costly but essential. DR Horton has indicated they are willing to provide funding for additional ENC landscape but at an amount far below the estimated losses projected.

Concerns Regarding Negotiation Pressure

We also believe it is important to document the tone of portions of our recent discussions. During recent meetings, representatives of the developer indicated that the concessions currently under discussion could be withdrawn if the ENC does not take a neutral or supportive position regarding the project in the near future. Additionally, they referenced having received multiple offers from other potential developers and suggested that alternative development scenarios could be less favorable to the ENC. In this context, the developer also raised the possibility that if the current project does not proceed, the property could potentially be redeveloped as apartments, which could present a different development scenario.

We want to be clear that the ENC's position is not driven by negotiation pressure or hypothetical alternatives, but rather by our responsibility to protect the safety of the children we serve, the environmental integrity of our campus, and the long-term viability of our educational mission.

The Environmental Nature Center has served the Newport Beach community for more than five decades, providing environmental education, habitat restoration, and meaningful connections to nature for tens of thousands of children and families each year. Given the proximity of this project to an environmental education facility serving thousands of children annually, we believe the issues outlined above warrant careful review during the City's environmental and entitlement processes. Projects of this scale and intensity immediately adjacent to a long-standing environmental education campus raise serious concerns regarding compatibility with existing community uses.

While we remain open to continued dialogue, it is important for the City Council to understand that the ENC has not reached agreement with the developer and that substantial concerns remain unresolved after four meetings.

We appreciate your continued attention to this matter and your consideration of the long-term impacts this development may have on one of Newport Beach's most valued educational and environmental resources.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bo Glover', written in a cursive style.

Bo Glover, President & CEO
1601 E. 16th Street
Newport Beach, CA 92663
(949) 645-8489 ext. 101

Attachment PC 5

Public Correspondence in Opposition

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From: Leslie Dethloff <lrosed@sbcglobal.net>
Sent: June 06, 2026 11:52 AM
To: Planning Commission
Subject: 1501 E. 16th Street Housing project

Follow Up Flag: Follow up
Flag Status: Flagged

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NB Planning Commission

I'm writing today to voice significant concern and urging that the commission to deny the progress of the proposed residential housing development at 1501 E. 16th Street.

As a resident of Newport Beach Baycrest neighborhood for over 23 years, we are highly concerned with the negative impacts a development like this will bring. Not only increase traffic, congestion, pedestrian safety, and quality of life, but also impact on the neighboring ENC natural space. Open natural spaces are being encroached upon and disappearing at a concerning rate and the ENC is a jewel in Newport. Our children attended summer sessions there for many years and we consistently enjoy all the seasonal events as well as a beautiful walk through the woods on any given weekend. We've already lost other parks, such as the space by city hall, let's not damage this peaceful, safe, natural, and educationally significant space by overcrowding, pollution, noise, increased traffic, and loss of nature due to change in habitat, sunlight, runoff, and exposure from the proposed surrounding buildings.

We hope the commission will stop the progress of this project and consider other location options that are not as highly sensitive to one of the last most unique natural urban spaces we have left in Newport Beach.

In addition, we understand the developers have declined requests related to structure heights, setbacks to ENC, and demonstrating the scale of the project. This is a concerning warning sign for the commission and community at large as these responses signal the developers are not a friendly, nor considerate addition to the community. A developer who is not willing to listen to the community and work out compromises that benefit the area as a whole will continue to ignore other concerns if the project were allowed to progress. It's a very concerning red flag.

We strongly urge the commission to deny this project and preserve quality of life in this beautiful area.

Leslie Dethloff

From: Kristen Fewel <kristenfewel@gmail.com>
Sent: June 05, 2026 2:44 PM
To: Planning Commission; Dept - City Council
Subject: Why the ENC matters to me

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I'm writing to share that the Environmental Nature Center is precious to our family. My children received outdoor education there, and even as they are teenagers and adults now, can still recall looking through microscopes, the hawk that flew overhead, and the native plants I purchased from them and planted in my own yard.

I understand the ENC is threatened due to a proposed nearby development, which will displace wildlife that makes the ENC their home. The dust, machinery, and structures will halt breeding, endangering future generations of wildlife, and discourage schools from scheduling field trips there, perhaps for years. Imagine the hundreds of K-5 schools, equalling thousands of children, missing out on ENC field trips.

I want the Environmental Nature Center to continue unharmed. I urge you to please protect it to the furthest extent of the law from harmful developments.

Thank you.

Kindly,

Kristen Fewel

Yoga teacher | Healer | Energyworker
Owner [Full Circle Yoga & Healing Arts](#)
Author [The Gift of Awakening](#)
714-404-2576

From: anne earhart <nianui@icloud.com>
Sent: June 08, 2026 11:56 AM
To: Dept - City Council; Planning Commission
Subject: Regarding proposed development at 1501 E 16th

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Dear City Council and Planning Commission members,

I write to comment on this proposed development which would loom over the ENC. It would shadow the ENC in the afternoon as well as affect the privacy and safety of ENC. The development would affect the environmental integrity and educational mission of ENC. Thousands and thousands of children, including my grandson who has enjoyed going there over the years, would loose the sense of being in a wild area if there is a building with balconies overlooking ENC.. A large development next door would be an anathema to this carefully created area.

I would also note, that residents with cats who are allowed to roam would no doubt use this as a killing field since the site is one of the few natural areas in the surrounding residential neighborhood.

At the very least, if approved, the building should be two stories. Three stories is too high there next to the ENC. Traffic in the area would also be an issue and affect safety of the comings and goings at ENC.

I urge you to send this project back for at the least, a modification to two stories.

Thank you,
Anne Earhart

From: Kasey Suryan <Kasey@lyonliving.com>
Sent: June 08, 2026 2:37 PM
To: Planning Commission
Subject: Planning Commission Hearing — 1501 E. 16th Street Project (behind ENC)

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Dear Planning Commissioners (several of whom are friends!),

As you may know, I live behind the ENC and want to share my concern about the proposed development at 1501 E. 16th Street.

I am not against housing, obviously (ha!). But this particular project, as proposed, is not good for the community and is not compatible with the ENC or the ENC Nature Preschool.

The ENC is a long-standing local treasure. This gem has been serving Newport Beach families and children for decades (including many of your kids!), and much of what makes it special is the outdoor, natural setting. Placing a three-story project with rooftop structures over 43 feet tall right next to it creates obvious concerns with privacy, noise, shade, traffic, construction disruption, and the overall character of the area.

The City has approved a lot of housing recently, and I recognize why. But that does not mean every project should be approved as presented. This is exactly the kind of situation where the City needs to slow down, look carefully at the impacts, and require a better plan.

Please do not approve this project as currently proposed. It needs to be revised in a way that respects the ENC, the preschool, and the surrounding neighborhood.

Thank you for hearing me out!

Kasey
Kasey Suryan | Managing Partner



4901 Birch St. | Newport Beach CA 92660

W www.lyonliving.com

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From: John Petry <johncpetry@hotmail.com>
Sent: June 09, 2026 11:10 AM
To: Planning Commission
Subject: ENC

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Two of my grandchildren were fortunate enough to be able to attend the ENC School. ENC's concerns about the proposed development are very valid, and I hope the Planning Commission will take them into real consideration and modify the project accordingly. Thank you.

John Petry

From: JULIE WILSON <wilsonbay@me.com>
Sent: June 09, 2026 11:24 AM
To: Planning Commission
Subject: ENC Ajaent

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Commissioners,
We are longtime Newport residents. 65 years in Newport and 32 in Bayshores a stone's throw from proposed high density projects.
Our children attended camps at ENC and now our granddaughter.
This project's proposed building height and density, severely impacts the ENC's natural setting and habitat. We are extremely concerned about traffic around ENC with children and their families present. Their privacy and the importance of preserving quality outdoor learning environments for children here in Newport needs to be at the forefront of any recommendations.
Please take this into consideration and mitigate these issues.
Ideally, we would love the City of Newport to purchase the property.
Thank you,
Julie and Justin Wilson

Sent from Julie's iPhone

From: Bonni Dorr <bonni4jewelry@aol.com>
Sent: June 09, 2026 11:39 AM
To: Planning Commission; Dept - City Council
Subject: ENC

Follow Up Flag: Follow up
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Hello,

I wanted to reach out as I just heard of the development that might happen right next to ENC. I found this place about 15 years ago as a Girl Scout leader. It was nice to take the girls there as you felt like you were not in the City and connect with nature. It is hard to find places like this in Southern California without having to drive over an hour. I was a leader for over 10 years and we visited the ENC many times a year and used many of their programs for earning patches, discovering nature and open house events. Some of the girls even volunteered at a few events learning leadership.

I would hate for a development right next door to disrupt this nature center just so someone can make some money building huge townhouses/apartments so close by.

Sincerely,
Bonni Dorr
714-305-7453
Garden Grove, CA

From: Sara Lowell <smarisla@mac.com>
Sent: June 09, 2026 11:47 AM
To: Planning Commission; Dept - City Council
Subject: Comment on 1501 E. 16th Street Development

Follow Up Flag: Follow up
Flag Status: Flagged

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To the Newport Beach City Council and Planning Commission,

I am writing regarding the proposed multi-story residential development planned at 1501 E. 16th Street. As a parent of a child who has made countless visits and spends every summer at camps at ENC, I have significant concerns about the compatibility of the project for the current neighborhood feel.

The Environmental Nature Center and their associated preschool will be greatly impacted by this project. Specifically, the mass and light impacts of the development will impede on the ENC. In addition, there are issues of privacy and encroachment from the higher stories of the building. It will be easy for people to look into the preschool and Center where young children are present.

The ENC is a jewel within Newport and should continue being a peaceful natural refuge for the City.

Sara Lowell

From: Kelly Roschewski <roschlynn@gmail.com>
Sent: June 09, 2026 12:49 PM
To: Planning Commission
Subject: Building Proposal near ENC

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Planning Commission,

I have been following the proposal building adjacent to the ENC Nature Center since the sale of the property.

I am writing in hopes you can accept a different proposal or at least a comprise with the ENC.

Since I was pregnant with my now 2.5 year old I have had interest in sending him to the preschool. We have been on the waiting list for a year. Now, with this development I am having second thoughts. And I'm sure I'm not the only family.

We have been ENC members and partipate in monthly Nature classes for over a year with my toddler. It's truly a magical place to escape without planning an entire trip to the forest.

I have seen the large turnout for the pumpkin patch festival and have talked with so many parents who cherish this community and services the ENC provides.

There is truly nothing else like it in Orange County, I have researched many schools. There is no other preschool that offers such an experience. I invite you to tour the facility if you haven't already.

I looked at a different school closer to my house and it had 4 story housing across the street and that was enough for me to say no way, not having random people looking into the school yard where my child is.

So we are still focused on ENC Preschool, but if this proposal moves forward, I will look for alternatives, and it breaks my heart ,because the current school as it is now is the experience I want for my child.

The thought of extreme disruption during construction giving way to buildings towering over the center and encroaching on the natural environment. Not to mention, access to watching the children from someone's home.

That area already has traffic and parking challenges which could also pour over into Castaways park parking.

I believe this project would essentially put the ENC Preschool out of business and basically ruin the Nature Center and the habitat within it.

I strongly urge you to really reconsider this plan.

Thank you,

Kelly Roschewski

760.296.0224

kllrevents.com



From: Ellie <elica.perkins@gmail.com>
Sent: June 09, 2026 12:57 PM
To: Planning Commission
Cc: Dept - City Council
Subject: Development adjacent to ENC

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Hi,

As a Newport Heights resident for the last 13 years, I would like to express my concerns with the proposed development immediately adjacent to the ENC. The ENC is an absolute gem in our community - it's a sanctuary to escape and connect with nature that has positively contributed to my family's wellbeing for years. As a mother of two young kids under 10 years old I have seen the immense positive impact nature has on my kids. We have done countless school field trips, nature story times and trips to reset, explore and connect with nature at the ENC. Best of all - it is all here in our neighborhood.

Surrounding the ENC with a 3 story building that towers over it, shades the area, creates more noise pollution, and impacts privacy on the ENC and the preschool would be a complete disappointment. Apart from this being a home for native plants and animals, it's a sanctuary for people to immerse themselves in nature and escape the stress of busy lives.

We have so very few spaces left like this where we can truly immerse in nature without feeling surrounded by towering building - it would be very disappointing to take this away from our community. We should be doing everything we can to preserve and protect these precious areas that contribute so much to our wellbeing.

I am kindly asking you to take this into consideration when you are reviewing the proposed project and making adjustments to the proposed structure to ensure the project respects and protects the natural haven the ENC provides to wildlife and our community.

Thank you,
Ellie Perkins

From: DION GRAY <diongray@cox.net>
Sent: June 09, 2026 1:38 PM
To: Planning Commission
Subject: SAVE the serenity of the ENC!

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear NB Planning Commission,
I implore you to save the peace and qualities of being in nature that the ENC provides to thousands of children (and adults) each year!
I am an elementary teacher from the Irvine Unified School District who brought one hundred 3rd graders each year (for many years) to the ENC to learn about the Native Americans who once roamed the Orange County area. The ENC staff provides HANDS ON experiences in a natural environment to teach about the Native Americans and the environment, in an incredible environment!
The proposed housing that would be in the backyard of the ENC will destroy what the ENC was created to preserve! There are extremely few places that children can experience nature right in the middle of their city/county. The ENC is it! Please preserve this amazing oasis in its current state, without the noise, obstruction, and lack of safety (traffic, privacy) that a housing unit would introduce.

Dion Gray
IUSD Elementary teacher, retired

From: Beau Weaver <weaverb2002@gmail.com>
Sent: June 09, 2026 11:40 AM
To: Planning Commission; Dept - City Council
Subject: Protecting the Safety and Privacy of Children in Newport Beach

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Newport Beach Planning Commissioners,

I am writing as a parent of two children who attend ENC Nature Preschool regarding the proposed residential development adjacent to the Environmental Nature Center campus.

This issue is fundamentally about protecting young children.

I respectfully ask that the Planning Commission carefully consider the unique nature of this site and the potential impacts that a high-density residential development may have on the safety, privacy, and wellbeing of the children who learn there every day.

Throughout California and the nation, schools regularly implement security measures specifically designed to reduce opportunities for child endangerment, including unauthorized access, trespassing, child luring incidents, stalking, surveillance of children, indecent exposure, and other inappropriate interactions involving minors. The purpose of these measures is not to assume bad intent from any individual, but to recognize that reducing opportunity is a fundamental principle of child safety.

Unlike a traditional preschool located within a fully enclosed building, ENC Nature Preschool is centered around outdoor, nature-based learning. Children spend significant portions of their day in outdoor classrooms, gardens, trails, and natural habitat areas. This educational model is one of the reasons many families choose the program, but it also makes the school particularly sensitive to changes occurring immediately adjacent to the property.

My concerns are not based on opposition to housing in general. Rather, they are based on the importance of maintaining an appropriate buffer between intensive residential development and a preschool serving young children. The proposed development would place a significant residential population immediately adjacent to areas where preschool children learn, play, and explore outdoors every day. This substantially changes the environment surrounding the school and increases the number of individuals with direct and ongoing proximity to children.

Numerous schools across California have experienced incidents involving trespassers, attempted child luring, indecent exposure, and registered sex offenders living nearby. These incidents are not

caused by housing projects, but they are often cited by parents when discussing school security and site design. We would never want Newport Beach schools to be included in that list.

Specifically, I ask the Commission to consider:

- **Child Safety** – Increased residential density directly adjacent to a preschool results in more daily activity, pedestrian traffic, deliveries, visitors, service providers, and other movement occurring near areas where young children are present. While most residents will undoubtedly be responsible neighbors, the reality is that schools and preschools require heightened attention to security and supervision because they serve a vulnerable population.
- **Privacy of Children** – The ENC campus is designed around outdoor exploration and learning. Residential units **OVERLOOKING** playgrounds, trails, or educational areas could and will substantially reduce the privacy currently enjoyed by children, families, and staff. Parents should be able to feel confident that their children can participate in outdoor educational activities without being subjected to unnecessary observation from adjacent residences.
- **Security of the Campus** – Schools throughout California continually invest in fencing, controlled access points, and security measures to limit unauthorized access and protect children. Development immediately adjacent to a preschool can create additional challenges related to visibility, access, and overall campus security.
- **Noise and Educational Impacts** – The ENC provides a unique environment focused on nature, environmental education, and outdoor discovery. Increased residential activity, construction impacts, and long-term noise generation have the potential to diminish the quiet and immersive setting that makes the program successful.
- **Compatibility with Existing Community Assets** – The Environmental Nature Center is one of Newport Beach's most valuable educational and environmental resources. Any development located directly adjacent to the campus should be designed with extraordinary care to ensure that it does not compromise the mission, character, or long-term viability of the ENC and its preschool.

As parents, we are asked to trust that schools maintain secure perimeters, controlled access, and protected environments for our children. Approving dense residential development directly against preschool property works against those same objectives by reducing the physical separation that currently exists between young children and the surrounding public environment.

The Environmental Nature Center is not simply another parcel of land. It is a unique educational sanctuary where children learn through direct interaction with nature. Once the buffer between the preschool and surrounding development is lost, it can never be restored.

I respectfully request that the Planning Commission require substantial setbacks, privacy protections (not simply “some trees” that will take 10+ years to mature and undoubtedly be trimmed, manicured or removed as to the new owners likings), security measures, landscaping buffers, and any other design modifications necessary to protect the children and educational programs at the Environmental Nature Center.

The interests of young children should receive the highest level of consideration in any decision affecting property immediately adjacent to a preschool.

Thank you for your consideration and service to the Newport Beach community.

Sincerely,

Beau Weaver

[Costa Mesa Resident / Parent of ENC Nature Preschool Student]

From: Jesse Bablove <jbablove@kbtriallawyers.com>
Sent: June 09, 2026 3:59 PM
To: Planning Commission; Dept - City Council
Subject: Destruction of EMC for development and money

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Planning Commission & City Council,

No matter what side you lean towards, I think we can all agree nature is beautiful and it shows us amazing things every day. Look at this badass owl I caught sleeping in my tree

above the garage 2 days ago...



How freaking cool is that? My kids, 5 and 4, went nuts seeing the buho (owl in Spanish). Do you want those moments to disappear for your kids and their kids?? I hope not.

We need more of that in this world not less. The animals, the plants, how they all live together and how they exist despite the humans clawing to destroy them. Its magical, its healing it is everything that concrete and steel buildings aren't. Don't let the greedy developers people win, if you bounce them here, they will just move to the next city that is too weak or too poor to say no thank you. In Japan, depressed people are prescribed a couple days in an old growth forest. They have proven that nature heals the heart, and it

brings us back to our roots. Living off the land and feeding our families from what the almighty gave us. That is not going to happen in Newport, but we need to stay as close as possible, not get farther away.

To put this nicely, we do not need more development in Orange County and certainly not in Newport Beach. We need nature. We need trees. We need cool animals. We need the real world to teach our children that life is not about money, houses, cars, what college you went to and other material stuff. It is about beauty, learning, growth and family. The natural beauty in this world and what makes our planet so special is being lost at a rapid rate. The loss of our environment is always due to money and profits. Do not let developers take from our kids what they truly need, a place that drops their jaws in awe, a place with diverse nature where they can learn cool things and grow.

Do the right thing, keep the EMC and the area in its current state. It is an easy no for anyone paying attention to what is important in this life and the next.

Best,
Jesse

Jesse M. Bablove
KOHAN & BABLOVE LLP
20371 Irvine Ave, Suite 110
Newport Beach, CA 92660
949-629-4485 (direct)
949-535-1449 (fax)
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From: [greer wylder](#)
To: [Planning Commission](#)
Subject: Concerns About Development Adjacent to the ENC
Date: June 09, 2026 7:05:23 PM

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Dear Planning Commission Members,

I grew up in Newport Beach and went to Newport Harbor High School in the 1980s. The ENC was one of my favorite places then, and it still is.

I raised four boys here and they all went through ENC camps. Watching them discover nature the same way I did was one of the best parts of raising kids in this community. Just like Junior Guards taught them to respect the ocean, the ENC taught them to care about the natural world. Those lessons stuck.

I am writing because I am genuinely concerned about the proposed development adjacent to the ENC. As you review this project, I hope you will seriously consider the building height, shading, habitat impacts, traffic, and privacy concerns. Three-story buildings right up against the ENC and its Nature Preschool would permanently change what makes that place work. It is not just about greenery. It is about children feeling surrounded by nature rather than by a built environment. That distinction is everything.

Once that is gone, it is gone. The ENC has been part of this community since 1972 and generations of Newport Beach kids have grown up there, including mine. I hope future generations get that same experience.

Thank you for your careful consideration of this.

Sincerely,
Greer Wylder
Greer's OC

greer wylder | editor and founder, greer's oc
T: 949.300.8713 |
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linkedin.com/in/greerwylder
youtube.com/user/GreersOCTV

From: [Janae Muzzy](#)
To: [Planning Commission](#)
Subject: ENC neighboring property proposed design - community feedback
Date: June 10, 2026 9:59:51 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello, I'm writing as a member of the community to respectfully request that you deny the currently proposed plan for the neighboring property to the ENC. The ENC is an amazingly rare sanctuary in our community where children can still safely run free in nature, away from technology and development. Every time I bring my children there for a 'hike' or camp, it's an amazing escape for them - and so valuable for mental, emotional, and physical well-being in this day and age. The proposed plan will significantly and negatively affect the experience for so many who currently benefit from this.

It is unnecessary for the proposed project to be so tall and overlook the center. It is an evasion of privacy for the children enjoying the area. There are many creative ways to proceed with a design that doesn't affect the ENC experience. Please please please reconsider. Thank you!

Best,
Janae Muzzy
Community member
714.715.2225

From: Laura Curran <lauracurran@me.com>
Sent: June 10, 2026 1:42 PM
To: Planning Commission
Cc: Dept - City Council; Murillo, Jaime; Zdeba, Benjamin
Subject: ENC Project - DR Horton benefits from Zoning Change/ Kids & Community lose out

Follow Up Flag: Follow up
Flag Status: Flagged

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The City needs to reconsider the current zoning approval and project plan for the proposed DR Horton project adjacent to the Environmental Nature Center (ENC). The ENC is of our outstanding community resources in City of Newport Beach. Originally conceived and created by Newport Harbor HS teachers and students, it has grown into a valuable community asset.

1. Rezoning from Commercial to Residential adjacent to Community Resources: The City of NB needs to address Housing issues, to comply with Regional Housing Needs Allocation. However, the City is oversubscribed in its RHNA allocation. The City's State allocation is for 4,845 new housing units, and the current plan allows for 8,174 new housing units. While there are some restrictions to meet the allocation for affordable units, the City should not rezone commercial locations for residential, when it will negatively impact or eliminate our our open space and recreational areas.

We are seeing a worrying trend, where developers are getting up zoned from commercial of recreational uses to residential, even though it eliminates community assets. For example, on June 9, 2026, the Council adopted the **Ordinance No. 2026-05: Amending Title 21 of the Newport Beach Municipal Code to Implement the Housing Element and Establish the Housing Opportunity (HO) Overlay Coastal Zoning Districts (PA2022-0245 & PA2024-0205)**. This will rezone properties adjacent to the Back Bay Estuary and other sensitive habitats to residential uses, including:

- Newport Beach Golf Course
- Newport Beach Tennis Club
- Park Newport
- Bayview Marriott

Rezoning properties next to open space, natural habitats, and recreational resources will eliminate these critical resources. It is especially disappointing to see the City take this

approach in Back Bay, as we near the completion of the Buck Gully restoration, where the City has been a critical partner.

2. DR Horton - DR Horton is receiving a Zoning change to facilitate the project, and benefiting significantly from this proposed Zoning change. However, zoning changes do not give a developer rights to build a project without constraints. The City has a responsibility to encourage the developer to collaborate closely with ENC to formulate a project suitable to the existing neighborhood and community character.

For example, ENC has said that they asked DR Horton to install **story poles** to help people understand the project, and that this request has been turned down. The City could facilitate this process and other visioning elements for DR Horton & ENC.

In closing, the proposed project as currently formulated is contrary to Newport Beach's outstanding record of maintaining and facilitating natural habitats & recreational areas for public enjoyment and education. Newport Beach residents have always strongly supported open space and Council is undoing years of efforts by the public with these zoning changes.

Thank you
Laura Curran
Newport Beach, CA

Orozco, Oscar

From: Murillo, Jaime
Sent: June 01, 2026 7:55 AM
To: Orozco, Oscar; Westmoreland, Liz
Subject: FW: No dense tall construction next to ENC

-----Original Message-----

From: Natalia Biron <natalia.biron@gmail.com>
Sent: May 30, 2026 2:32 PM
To: Planning Commission <planningcommission@newportbeachca.gov>
Subject: No dense tall construction next to ENC

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

The traffic in the area of Newport Harbor is already crazy , too many cars driving too fast. If you add a dense new residential building it will only turn much worse. The Environmental Nature Center is a magic place for children and teenagers to learn about nature in a quiet location, please don't destroy that with noisy neighbors. Don't project shadows on their beautiful outdoor areas that teach thousands of kids about the different geographic regions. Not everything in life is making money!!!!

Sent from my iPhone

Orozco, Oscar

From: Rodriguez, Clarivel
Sent: June 02, 2026 10:44 AM
To: Orozco, Oscar
Subject: FW: Please Protect the Environmental Nature Center

Hi Oscar,

I don't remember if I sent you this comment already but here it is. Sorry if it is a duplicate.

Thank you,



Clarivel Rodriguez
Assistant to the Community Development Director
Community Development Department
Office: 949-644-3232
100 Civic Center Drive
Newport Beach, CA 92660



From: Debby Koken <deborah.koken@gmail.com>
Sent: May 27, 2026 7:28 PM
To: Planning Commission <planningcommission@newportbeachca.gov>
Subject: Please Protect the Environmental Nature Center

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

The Environmental Nature Center is a treasure for all of Orange County. This five-acre open space provides the residents of Newport Beach and surrounding areas with access to clean air, open space, and environmental education.

The proposed high-density development at 1501 E. 16th Street would disrupt the calm character of the area that is essential to the Environmental Nature Center and its preschool.

Please preserve the unique recreational and environmental resource that is the Environmental Nature Center. Thank you for the opportunity to submit my comments for your consideration.

Deborah Koken
Costa Mesa, CA
deborah.koken@gmail.com

From: Kianna Parviz <kiannaparviz@gmail.com>
Sent: June 10, 2026 12:57 PM
To: Planning Commission; Dept - City Council
Subject: Objection to Proposed Development Impacting Environmental Nature Center (ENC)

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Planning Commission Members and City Staff,

I am writing to express my strong concern and objection regarding the proposed development project near the Environmental Nature Center (ENC).

The ENC is a rare and irreplaceable community resource that provides direct access to nature in an increasingly built-out environment. It is one of the few places where children and families can experience nature up close, learn about native habitats, and develop a lifelong appreciation for the environment.

My concern is that this development will significantly diminish the natural feel and character of the ENC. Even incremental changes to surrounding density, noise, traffic, or visual environment can meaningfully impact the experience of being in nature—especially for children, who are highly sensitive to these surroundings. The value of the ENC is not only in its programs, but in the immersive feeling of being in a natural setting that feels separate from the city.

Places like the ENC are increasingly rare, and once their natural character is compromised, it cannot be restored. The benefits of access to nature—especially for children’s development, mental health, and environmental awareness—are well documented and deeply important to the community.

I respectfully urge the Planning Commission and City to carefully consider these impacts and to prioritize the preservation of the ENC’s natural environment and visitor experience when evaluating this project.

Thank you for your time and consideration.

--

Kianna Parviz Bauman, Esq.

Attachment PC 6

Applicant's Response Letter

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June 10, 2026

City of Newport Beach
Planning Commission
100 Civic Center Drive
Newport Beach, CA 92660

Attn: City Clerk- (PA2025-0254- Administrative Record)
Mr. Jamie Murillo – Community Development Director

**Re: Site Development Review (PA2025-0254)
Proposed Residential Community (“Community”)
1501 E. 16th Street**

Mr. Chair and Members of the Planning Commission:

The Environmental Nature Center (“ENC”) sent a letter dated May 6, 2026, to Mr. Seimone Jurjis, City Manager, which was then subsequently transmitted to D.R. Horton (“DRH”) for its review and comment. The following represents DRH’s formal response to this letter.

Please note that ENC sent two (2) letters to the City of Newport Beach: the first dated May 13, 2025 (“First Letter”), and a subsequent letter dated May 6, 2026 (“Second Letter”).

First Letter

For the record, DRH issued the following responses to ENC regarding the requests made by ENC in the First Letter:

Item #1: DRH stated all setbacks “as required” by the City of Newport Beach will be incorporated.

Item #2: DRH agreed to reasonably cooperate with ENC to prepare an appropriate design to address ENC’s visual and noise concerns.

Item #3: DRH agreed to prepare “Line of Sight” analysis demonstrating views from the buildings onto ENC (including preschool) and from ENC (including preschool) to the



buildings. DRH did not agree for this analysis to be tied to either issuance of building or occupancy permits, given this analysis is not a requirement of the City of Newport Beach.

Item #4: DRH agreed to locate HVAC and other utilities to face away from ENC and the preschool.

Item #5: DRH agreed to prepare a photometric study if the City of Newport Beach conditions the Project to complete a photometric study to confirm no direct light impacts ENC's operations (including preschool).

Item #6: DRH agreed to design the site to direct all drainage away from the ENC and preschool.

Item #7: DRH declined ENC's requested contribution of \$2,500,000 to "help mitigate the short/long-term impacts." Rather, DRH committed to reasonably cooperating with ENC to identify the extent of modifications and compromises needed to address actual impacts to the ENC campus, including the preschool.

Over a period of ten (10) months following the initial ENC Board Meeting held on May 29, 2025, DRH attended three (3) additional ENC Board meetings, and hosted numerous site visits and consultant site visits, the most recent of which occurred on April 23, 2026, between Mr. Bo Glover ("Mr. Glover"), DRH's landscape architect, and ENC staff.

Second Letter

The Second Letter is generally a continuation of ENC's prior concerns outlined in the First Letter.

DRH's formal response to ENC's concerns listed in their Second Letter are as follows:

Building Height and Massing:

- (1) DRH agreed to relocate the roof-top decks adjacent to ENC's campus and redesigned the decks to face the opposite side of the roof thus facing east and away from overlooking ENC's campus.
- (2) DRH redesigned the roof-top stairwell enclosure ("dog houses"), reducing the height from forty-five to forty-three feet, substantially below the maximum permitted height of sixty-five feet (65').

- (3) ENC wants all roof-top decks facing ENC removed. However, DRH is not in agreement with this request as it would result in the proposed development failing to comply with the City of Newport Beach private open space requirement.
- (4) DRH shall comply with all City requirements which does not require the use of story poles as part of the City's review.
- (5) DRH prepared exhibits, site-line analysis, and landscape profiles including three-dimensional (3D) illustrations that incorporate ENC's existing and DRH's proposed landscaping. Sensitive locations, including ENC's Gateway Area, were included. These exhibits include silhouettes of the actual residences in relationship to DRH's proposed landscaping. This analysis contemplates new trees at planting to be twenty feet (20') tall, reaching thirty feet (30') over a ten (10) year period. It should be noted that ENC's landscaping has matured over a twenty-five (25) year period, resulting in some trees reaching over sixty- five feet (65') in height.

Setbacks

DRH is required to comply with the City of Newport Beach's setback requirements. The City requires a twenty-foot (20') setback for front and rear property lines, with no setback requirement for side property lines. The proposed site plan includes a side yard setback adjacent to the ENC campus ranging between ten and a half (10.5) and twelve (12) feet. ENC's request for a thirty-foot (30') setback adjacent to ENC and the preschool would preclude the project from complying with the minimum density requirement of twenty (20) dwelling units per acre enforced by the City of Newport Beach.

Landscaping and Ecological Buffer

DRH and ENC have worked closely to promote compatibility between ENC's planting environment and DRH's landscaping plan. Numerous on-site meetings and consultations have occurred between DRH's landscape consultant and ENC's team to continue to finalize a plan. DRH acknowledges ENC's request to include provisions within the HOA documents to ensure long-term landscape maintenance and compatibility.

Visual Privacy and Line of Sight

- (1) Line of sight studies have been completed and shared with ENC's Board: This analysis reflects line of sight from both directions between the new residences, ENC and the preschool.
- (2) DRH agreed to "flip" the roof-top decks adjacent to the ENC campus to eliminate visual and noise impacts facing toward ENC. DRH further agreed to remove five (5)

adjacent second (2nd) floor balconies facing ENC's Gateway Area (an area used for events) to address both visual and noise concerns.

- (3) Despite DRH's modifications as noted above ENC's position is for DRH to remove all decks and balconies adjacent to ENC campus: DRH disagrees given that during the work week, residents are typically away from home. During the evening hours, ENC's campus and preschool are closed, so noise intrusion is not an issue. On weekends when ENC is open during the day, the preschool is closed. The entire area, including ENC and its surroundings, is subject to commercial air traffic, street vehicle noise, Newport Harbor High School athletic activities, major park and sports activities at Bob Henry Park, and several hundred apartments at the "Eight 80" apartment complex. Taking all of this into consideration, ENC is in a highly urbanized area with a wide variety of existing uses in the immediate neighborhood.
- (4) Utilities and lighting concerns raised by ENC: Horton has agreed utility placement, locating of HVAC equipment, and lighting will be designed to consider the prevention of viewshed intrusion onto the ENC campus.
- (5) ENC has requested that all drainage be designed to flow "away" from ENC and preschool. DRH has agreed to comply with all required City of Newport Beach drainage rules and regulations.

Boundary Wall and Height

ENC has expressed concerns relative to the proposed wall heights, types, and color. ENC requested a twenty-foot (20') wall be erected between ENC campus and the new residences. DRH did not agree to this request, as it would block the new residences' entire second (2nd) floor living spaces and windows. Given ENC's existing landscaping and DRH's proposed landscaping and boundary wall, it was demonstrated that at the time of planting the entire first and second floors will be screened. We estimate that within ten (10) years the third (3rd) floor will also be screened, except for portions of the stairwell enclosures. DRH is instead proposing the following, as shared with ENC:

- (1) Along the southern boundary between the Community and ENC's preschool, DRH is proposing an 8-foot wall in lieu of the required 6-foot wall. In addition, DRH is proposing trees to be twenty feet (20') tall at planting and are projected to grow to thirty feet (30') after ten (10) years. Recently, ENC has also planted sixteen (16) oak trees on their property line to further augment ENC's landscaping.
- (2) At this location, DRH is required to provide a twenty-foot (20') setback from the rear property line (southerly boundary), which DRH's site plan reflects. In addition, the

preschool is situated twenty feet (20') from ENC's property line, resulting in an approximate forty-foot (40') building-to-building separation, including an eight-foot (8') wall and substantial boundary landscaping and trees.

- (3) DRH's site plan includes only three (3) units plotted with side elevations facing the preschool (i.e., not front or rear elevations). As such, DRH has further agreed to design the side elevation windows with a raised sill height to avoid viewshed intrusion toward the preschool. The roof-top decks face easterly, not southerly toward the preschool.
- (4) DRH is proposing a ten-foot (10') wall to be constructed on top of a retaining wall measuring between zero (0) and four (4) feet. The total height of the combined wall will therefore range between ten (10) and fourteen (14) feet. This wall will be situated on DRH's westerly property line, between ENC's existing landscaping and DRH's proposed new landscaping, which will be planted with twenty-foot (20') trees projected to mature to thirty feet (30') in height. Landscape profiles have been prepared to illustrate the wall, existing landscaping, and new landscaping.
- (5) Both ENC and Horton's Landscape architect met to review plant species, planting locations and exchanged comments and suggestions. In addition, Horton and ENC have met at ENC to walk and tour the ENC campus to better understand ENC's concerns. The cooperative exchange of information was incorporated into the current designs.

Parking and Traffic Concerns

ENC expressed concerns regarding parking and traffic impacts to 16th Street. ENC also asserts the project should include more guest parking. In response to ENC's concerns, DRH responds as follows:

- (1) Each residential unit includes a full two (2) car garage (side-by-side) that complies with City's standards.
- (2) The project is required to provide a minimum of nine (9) guest spaces. The project complies with City standards.
- (3) The project is adjacent to 16th Street which provides public parking within proximity to the proposed Community driveway access from 16th Street. DRH recognizes public street parking between 16th Street, Irvine Avenue, and Seagull Avenue is

heavily used. However, additional public parking is available within a very reasonable walking distance from the Community.

- (4) ENC is concerned that their private parking lot may be impacted. ENC's parking lot is subject to parking control enforcement by the City as with any private parking lot.
- (5) ENC's parking lot is located across the street from 1,500 apartment units and the adjacent Newport Harbor High School. DRH does not believe that thirty (30) additional residences with ample on-site parking will meaningfully impact ENC's parking lot.
- (6) The existing commercial designation accounts for higher traffic counts, referred to as "Average Daily Trips" (ADTs), rather than residential ADTs. The Community is expected to generate no more than 100 vehicle trips per day, which does not impact the traffic design capacity of the City of Newport Beach. Therefore, no traffic impacts have been identified per the City's formal review and determination. Commercial uses (including medical uses) generate a higher traffic generation than residential.

Construction Mitigation

ENC has expressed concerns related to noise, air quality, and asbestos removal. The City of Newport Beach requires a "Construction Management Plan" that includes a detailed description of all aspects of construction. Prior to demolition, the City requires approval of a certified asbestos removal plan to ensure compliance with all applicable state and federal guidelines.

DRH will provide ENC reasonable notice in advance of all construction activities, utility coordination, and placement of fencing and screens to minimize dust, temporary noise, and visual impacts in accordance with City Requirements. Construction hours and days are governed by City Ordinance.

Environmental Concerns

ENC has expressed environmental concerns such as potential shading, root intrusion, and habitat disruption. Regarding "potential shading," ENC has established mature landscaping over decades, including very tall trees reaching forty-five feet (45') to fifty feet (50') and, in some instances, sixty-five feet (65'). ENC has focused on California native plants that thrive in the coastal region. Any partial shading in the morning hours will not be detrimental to the continued health of the existing landscaping. Moreover, the established growth has already created significant shading, and the proposed buildings will not

meaningfully add to it. Please note that any root intrusion along either the boundaries between the ENC campus or along the preschool can be addressed with root barriers, if required.

Furthermore, the project will remain compliant with all applicable guidelines including AB 130.

Gateway Area Protection

ENC denotes a specific area within their campus as the “Gateway Area.” It is an area used for social events, forums, and other gatherings. DRH has fully acknowledged the inherent sensitivity of this area and has worked closely with ENC to develop an appropriate plan to offset, to the degree possible, visual and noise intrusion.

- a) This area lacks tall trees and a portion of the proposed project is visible. Accordingly, the installation of a ten-foot (10’) wall will immediately screen the first (1st) floor residences.
- b) At planting, DRH’s landscape design will include trees approximately twenty feet (20’) in height that will screen the majority of the second floor. The selected species are fast-growing and projected to reach thirty feet (30’) in height screening the majority of the third (3rd) floor while portions of some deck stairwell enclosures do remain visible.
- c) DRH’s landscaping and walls are in addition to ENC’s existing landscaping; the combined elements will screen the wall from ENC’s interior side.
- d) In addition, DRH agreed to remove five (5) recessed balconies that would otherwise face ENC, and to relocate all roof-top decks to the easterly side, addressing ENC’s visual and noise concerns.

Construction Timeline and Operational Planning

In addition to the “*Construction Mitigation*” discussion noted above, ENC has requested a “clearer understanding” of the construction timeline and major phases so ENC can plan their activities appropriately. Once construction plans are approved and construction permits have been issued by the City, DRH is committed to updating ENC on the timing of key development and construction events.

Requested Monetary Donation

In the First Letter, which pre-dates the first ENC Board Meeting of May 29, 2025, ENC requested a monetary donation of \$2,500,000. At that meeting, DRH declined, choosing instead to prioritize better understanding ENC's visual and noise concerns and to allow for designs and concepts that more directly addressed those concerns. At the time, DRH did not recognize a nexus between the purpose of the requested donation and the site plan and building modifications that could be explored.

Following ten (10) months of coordination between ENC and DRH, during which DRH developed and proposed several substantive modifications to the site plan, building design, and—importantly—landscape designs focused on ENC's "noise and visual" concerns, which in turn serve to "mitigate the short-term impact on their educational and conservation programs," we remain confident that a residential community can co-exist with ENC's programs, education, and environmental objectives, all within a long-established urbanized area.

Good Faith Coordination and Efforts

From the very inception of the DRH and ENC coordination, we consistently worked closely with Mr. Glover, the ENC Board, and DRH's professional team to understand ENC's years of environmental successes and deeply appreciate the long-standing community support.

Please note that all of DRH's efforts to date have centered on: 1) reaching meaningful compromises, 2) architectural modifications, 3) changes to the site plan, 4) preparation of critical landscape designs and concepts, 5) preparation of technical exhibits including line-of-sight analysis, 6) landscape boundary buffer designs, and 7) preparing landscape profiles of existing ENC landscaping and DRH's proposed landscaping, along with view perspectives from strategic and sensitive locations shared by ENC.

Conclusion

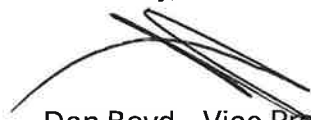
DRH is excited to respond to the City's need for new housing opportunities and is especially pleased to provide well-designed, thoughtful housing within walking distance to schools, churches, major public parks, shopping, retail services, and restaurants—and just minutes from the bay and beach, Balboa Island, and Fashion Island.

While ENC may wish for the status quo and has expressed concerns about DRH's proposal—or any development proposal, DRH has strived to present the least impactful proposal that meets the City's requirements and provides a quality living environment for future residents. If any of these discussions were received in a “threatening” manner, that was clearly not the intent; DRH desires to repurpose this unsightly and long-abandoned property into a new for-sale residential community.

Mr. Glover incorrectly asserts that DRH threatened legal action. The written communications in question were provided by the current property owner (not DRH) to preserve and protect his transaction with DRH.

DRH appreciates the opportunity to collaborate with the ENC; we are sensitive to and receptive to understanding their concerns. As a result, we have substantially modified the proposed project to mitigate the concerns. DRH's primary goal is to create a well-integrated and beautifully designed community, which successfully addresses market demand and homebuyer expectations all while providing new households in the neighborhood who will likely patronize local business and organizations including ENC and the preschool.

Sincerely,



Dan Boyd – Vice President of Entitlements
D.R. Horton, Inc.

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Attachment PC 7

Letters of Support

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BUILDING INDUSTRY OF SOUTHERN CALIFORNIA, ORANGE COUNTY CHAPTER

May 28, 2026

Planning Commission
City of Newport Beach
100 Civic Center Dr.
Newport Beach, CA 92660

RE: Support of Housing in Newport Beach – Townhomes at 1501 East 16th Street

Dear Chair Harris, Vice Chair Salene, and Members of the Planning Commission,

On behalf of the Orange County Chapter of the Building Industry Association of Southern California (BIAOC), representing thousands of home builders, trade partners, and suppliers throughout the region, we write to express our strong support for additional housing in the City of Newport Beach – specifically the proposed project at 1501 East 16th Street.

The application before you is an important step toward addressing the City’s housing needs by helping combat the ongoing housing shortage and providing much-needed homes for the community. This thoughtfully designed project would deliver 30 townhomes within five three-story residential buildings, featuring nine distinct floor plans range from approximately 2,088 to 2,401 square feet. All homes feature three bedrooms, two to three full bathrooms, additional powder rooms, and enclosed two-car garages. The community is organized around pedestrian pathways and shared open space areas designed with passive amenities.

This location is the perfect example of redevelopment and revitalization of neighborhoods by replacing aging commercial infrastructure with much needed housing. The proposed development reflects a context-sensitive approach to housing delivery that is compatible with surrounding neighborhoods. The project architecture is inspired by the Cape Cod style, characterized by symmetrical massing, side-gable roof forms, horizontal lap siding and board-and-batten detailing, vertically proportioned windows with divided lights, and soft coastal color palettes. In addition, the landscape design has been curated to create a beautiful, natural environment with a conscious consideration for placement and privacy.

The project complies with the City’s Housing Overlay and Objective Design Standards, and compliments the city’s housing policies and goals. Importantly, these homes will provide a meaningful opportunity for younger families and working residents to attain homeownership in the City of Newport Beach, helping to sustain a diverse and vibrant community.

For these reasons, we respectfully request your support of the proposed application and allow this project to move forward. At a critical time of limited housing supply, approving this development

will help bring much-needed homes to the market while remaining consistent with the City's adopted plans and policies.

Thank you for your time and thoughtful consideration. Should you have any questions regarding this letter, please do not hesitate to contact me at agromis@biasc.org or (949) 777-3856.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ana Gromis', with a stylized flourish at the end.

Ana Gromis
Vice President of Government Affairs
Building Industry Association of Southern California

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Re: D.R. HORTON'S PROPOSED NEW RESIDENTIAL COMMUNITY LOCATED AT 1501
W. 16th STREET NEWPORT BEACH, CA (FORMER NEWPORT BAY HOSPITAL)

To the City of Newport Beach,

I, the undersigned resident of Orange County, write in support of the proposed townhome development currently under the City's consideration and request that this letter be entered into the official administrative record.

Lack of housing has placed homeownership out of reach for many working families, young professionals, and long-time community members. This development would provide much-needed new housing options for those who have been priced out of our local market.

I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Stone Herrera

Address: 1069 Buckingham Ln Newport Beach

Signature: Stone

Date: 5/4/26

Phone Number (Optional): 415-261-8639

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Jacob Laudenslager

Address: 1069 Buckingham Ln. unit 3 Newport Be

Signature: 

Date: 8/4/26

Phone Number (Optional): 415-948-1705

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: MELISSA BARNES

Address: 507 RIVERSIDE AVENUE, NEWPORT BEACH

Signature: 

Date: 6/5/2026

Phone Number (Optional): 949-633-1896

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: F. Y. KLIPPERT

Address: 531 RIVERSIDE

Signature: F. Y. Klippert

Date: 5 JUNE 2026

Phone Number (Optional): _____

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Billie Blodau

Address: 1579 SUMMITA, OLY

Signature: Billie Blodau

Date: JUNE 10, 2024

Phone Number (Optional): _____

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: JUDITH S. ROWLES

Address: 572 SANTIAGO NB

Signature: Judith S. Rowles

Date: May 6, 2026

Phone Number (Optional): _____

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: ROBERT ADAMS JR

Address: 1542 SUTTER RD NB

Signature: [Handwritten Signature]

Date: APR 26 2024

Phone Number (Optional): _____

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Lenny Babel

Address: 527 RIVERSIDE

Signature: Lenny Babel

Date: 2 June 2025

Phone Number (Optional): _____

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: BRENT JACOBSEN

Address: 528 Redlands Ave. NB CA 92663

Signature: Brent Jacobsen

Date: 6-2-2026

Phone Number (Optional): _____

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Re: **D.R. HORTON'S PROPOSED NEW RESIDENTIAL COMMUNITY LOCATED AT 1501
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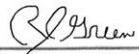
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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Richard RJ Green

Address: 28 Starfish Court, Newport Beach, CA. 92663

Signature: 

Date: 06/02/2026

Phone Number (Optional): 949-939-2289

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

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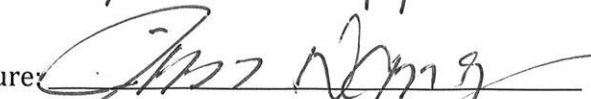
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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: JIM WANG

Address: 2953 Cliff DR.

Signature: 

Date: 6/2/26

Phone Number (Optional): 818-679-7722

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

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Name: _____

Address: _____

Signature: _____

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Phone Number (Optional): _____

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Lauren Dean

Address: 2010 2 SW Birch St. Newport Beach, CA 92660
Apt. 1

Signature: 

Date: 6/2/26

Phone Number (Optional): _____

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Blue Millan

Address: 1880 Irvine Ave Newport Beach.

Signature: 

Date: 5/16/26

Phone Number (Optional): _____

May 01, 2026

City of Newport Beach
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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Jason Brandman

Address: 14 Transport, Tustin

Signature: [Handwritten Signature]

Date: 5/16/26

Phone Number (Optional): 951.200.1656

May 01, 2026

City of Newport Beach
100 Civic Center Drive
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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Quinn Turkey

Address: 2183 Rural Lane, Costa Mesa 92627

Signature: 

Date: 05/16/2026

Phone Number (Optional): _____

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

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Respectfully,

Name: 

Address: _____

Signature: 

Date: 5.16.2024

Phone Number (Optional): _____

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Siamak Jafroudi

Address: 39 Golf Drive, Aliso Viejo

Signature: 

Date: 5/16/2026

Phone Number (Optional): _____

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: J D Vickers

Address: 414 Old Newport Blvd FL 3
Newport Beach CA 92663

Signature: 

Date: 05/16/26

Phone Number (Optional): 949677-7873

May 01, 2026

City of Newport Beach
100 Civic Center Drive
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Respectfully,

Name: Natalie Adams

Address: _____

Signature: Natalie Adams

Date: 5/14/2024

Phone Number (Optional): 909-510-9970

May 01, 2026

City of Newport Beach
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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Stefanie Griffin

Address: _____

Signature: 

Date: 5/16/26

Phone Number (Optional): 209-608-0028

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

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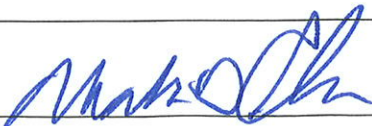
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Respectfully,

Name: MARK ELKS

Address: _____

Signature: 

Date: 5/16/26

Phone Number (Optional): _____

May 01, 2026

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Respectfully,

Name: William Brinckloe, Jr.

Address: _____

Signature: William B. Brinckloe, Jr.

Date: 5/16/26

Phone Number (Optional): _____

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Re: D.R. HORTON'S PROPOSED NEW RESIDENTIAL COMMUNITY LOCATED AT 1501
W. 16th STREET NEWPORT BEACH, CA (FORMER NEWPORT BAY HOSPITAL)

To the City of Newport Beach,

I, the undersigned resident of Orange County, write in support of the proposed townhome development currently under the City's consideration and request that this letter be entered into the official administrative record.

Lack of housing has placed homeownership out of reach for many working families, young professionals, and long-time community members. This development would provide much-needed new housing options for those who have been priced out of our local market.

I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Diane Pataray

Address: _____

Signature: Diane Pataray

Date: 5-16-26

Phone Number (Optional): _____

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Jay Rutter

Address: 501 San Bernardino

Signature: 

Date: 5/16/26

Phone Number (Optional): _____

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: John Kraus

Address: 518 Riverside Ave NB 92663

Signature: 

Date: 5/10/2026

Phone Number (Optional): _____

May 01, 2026

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Respectfully,

Name: Barbara Kraus

Address: 518 Riverside Ave

Signature: Barbara Kraus

Date: 5/10/2026

Phone Number (Optional): _____

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Deborah Fain Phillips

Address: 402 16th Place, NPB

Signature: Deborah Fain Phillips

Date: May 8, 2026

Phone Number (Optional): (949) 650-2776

May 01, 2026

City of Newport Beach
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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Theodore Stollman

Address: 117 34th St. N.B. 92663

Signature: 

Date: 5/8/26

Phone Number (Optional): _____

May 01, 2026

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100 Civic Center Drive
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Helena Hawkins-Stollman

Address: 117 36th St. N.B. 92663

Signature: 

Date: 5/8/26

Phone Number (Optional): _____

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: James Bluylock

Address: 1525 Placentia Ln, NR 92663

Signature: 

Date: 5/8/26

Phone Number (Optional): 949-688-3732

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Kristen Bernitsen

Address: 8220 Residencia, Newport Beach

Signature: KB

Date: 5/8/2026

Phone Number (Optional): _____

May 01, 2026

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Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Devin Urgo

Address: 8220 Residencia, Newport Beach, CA

Signature: 

Date: 5/3/2026

Phone Number (Optional): _____

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: *Mike Horton*

Address: *208 Amyth*

Signature: *[Handwritten Signature]*

Date: *5-6-25*

Phone Number (Optional): *1234567890@gmail.com*

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: JAMES JACOBS

Address: 507 35TH ST. NB CA 92663

Signature: 

Date: 5-6-2026

Jim@JACOBSNB.COM

Phone Number (Optional): 949-689-4200

May 01, 2026

City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Thomas A. Anderson

Address: 523 Santa Ana Ave

Signature: 

Date: May 5, 2026

Phone Number (Optional): 949-491-1111

May 01, 2026

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Newport Beach, CA 92660

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Anita Gillett

Address: 104 Via Quito

Signature: Anita Gillett

Date: 5/6/2026

anita.gillett104@gmail.com

Phone Number (Optional): _____

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: STEVEN VICKENS

Address: 414 OLD Newport Blvd #3 NB CA 92662

Signature: 

Date: 5/0/2026

Phone Number (Optional): 949 610 7014

May 01, 2026

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100 Civic Center Drive
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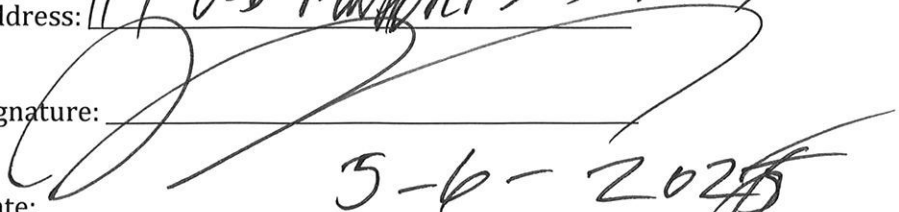
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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Marci Vickers
Address: 414 Old Newport Blvd FL 3 Newport CA 92663
Signature: 
Date: 5-6-2025
Phone Number (Optional): 949 610 7514

May 01, 2026

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I urge the Planning Commission and City Council to approve this project.

Respectfully,

Name: Aidan Pezold

Address: 1655 Sherington Place

Signature: 

Date: 5/7/2026

Phone Number (Optional): 405-757-8331

May 01, 2026

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100 Civic Center Drive
Newport Beach, CA 92660

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Respectfully,

Name:

JD VICKENS

Address:

414 OLD NEWPORT BLVD FL 3 NEWPORT CA 92663

Signature:

Date:

5-6-2026

Phone Number (Optional):

949 677 7873

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Attachment PC 8

Project Plans

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VIEW FROM 16TH STREET AND DOVER

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

R1



COMMUNITY ENTRY FROM 16TH STREET

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

R2



MAJOR SITE DEVELOPMENT REVIEW

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

2025076 | 06.08.2026





COMMUNITY VIEW FROM DOVER

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

R3



MAJOR SITE DEVELOPMENT REVIEW

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

2025076 | 06.08.2026 |





OUR TEAM

D.R. HORTON
 Contact: Dean Pernicone, Project Manager
 980 Montecito Drive, Suite 300,
 Corona, CA 92879
 951.739.5483 | www.drhorton.com

WHA. Architects . Planners . Designers .
 Contact: Gary Cunningham
 200 Commerce, Suite 200 Irvine, CA 92602
 949.250.0607 | www.WHAinc.com

Civil
FUSCOE ENGINEERING
 Contact: Kyle Sherman, P.E.
 15535 Sand Canyon Ave, Suite 100
 Irvine, California 92618
 949.474.1960 | fuscoe.com

Landscape Architect
BMLA Landscape Architecture
 Jeff Trojanowski, ASLA, ISA, LLA 5785,
 ISA WE-9665A
 310 North Joy Street, Corona, CA 92879
 949.528.3257

Visual Lighting Concepts
 Contact: Edna Hoffman
 4858 Mercury Street, Suite 210
 San Diego, CA 92111
 858.278.4503 | https://www.vcl-inc.com

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Note: Artist's Conception; Colors, Materials And Application May Vary.



MAJOR SITE DEVELOPMENT REVIEW

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

TOC



ORANGE COUNTY . LOS ANGELES . BAY AREA

2025076 | 06.08.2026



Project Summary

- Total Units:** 30 Townhomes (9 Total Unit Plans)
- (30) 3-Story Attached Dwellings
 - (13) Plan 1A: ± 2,088 SF | 3 BD | 3 BA | 1 Powder
 - (05) Plan 1A.1: ± 2,174 SF | 3 BD | 3 BA | 1 Powder
 - (02) Plan 1B: ± 2,325 SF | 3 BD | 3 BA | 1 Powder
 - (01) Plan 1C: ± 2,182 SF | 3 BD | 3 BA | 1 Powder
 - (03) Plan 2A: ± 2,343 SF | 3 BD | 2 BA | 2 Powder
 - (01) Plan 2B: ± 2,343 SF | 3 BD | 2 BA | 2 Powder
 - (01) Plan 2C: ± 2,401 SF | 3 BD | 3 BA
 - (01) Plan 2X: ± 2,189 SF | 3 BD | 3 BA | 1 Powder
 - (01) Plan 2Y: ± 2,334 SF | 3 BD | 2 BA | 2 Powder
 - (02) Plan 2W: ± 2,393 SF | 3 BD | 3.5 BA | Flex

- Parking:**
- Required: 69 Spaces (2.3 spaces per home)
- (30) Homes x 2.0 Spaces = 60 Spaces
 - (30) Guest x 0.3 Spaces = 9 Spaces
- Provided: 69 Spaces (2.3 spaces per home)
- Garage (20' x 20'): 60 Spaces
 - Head-in (8.5' x 18'): 9 Spaces

- Open Space:**
- Required: Common: 2,250 SF (75 SF/un. Min. 10')
Private: 4,666 SF (5% of Gross floor area, Min. 6')
- Provided: Common: + 3,238 SF (min. 10')
Private: + 10,938 SF (Roof Deck / 2nd level deck)

- Attached Dwelling Units Gross Buildable S.F. Summary: 5 Building Types (Condition+Deck+Garages):**
- (1) Building type '100' (5 plex): 3-story | 5 units | 15,477 s.f.
 - (1) Building type '200' (5 plex): 3-story | 5 units | 15,425 s.f.
 - (1) Building type '300' (6 plex): 3-story | 6 units | 18,593 s.f.
 - (1) Building type '400' (7 plex): 3-story | 7 units | 21,592 s.f.
 - (1) Building type '500' (7 plex): 3-story | 7 units | 22,254 s.f.

- Total Attached Dwelling Units Gross Square Footage = 93,341 SF**
- Buildings Data:**
- R-3/U - Townhouse / Private Garages
 - Type VB - Non-rated Construction
 - 3-Story Building with uncovered Roof Deck and Penthouses | 45'-0" Building Height
 - NFPA 13D - Fire Sprinklers

- Zoning Summary**
- Zoning: OG (Office General) with HO-3 (Housing Opportunity Overlay)
- Density: Minimum Density of 20 units/acre; Maximum Density of 50 units/acre

- Building Setbacks:**
- Front Yard: 10' (20' for any portion over 20' high)
 - Side Yard: 0'
 - Street Side Yard: 10' (20' for any portion over 20' high)
 - Rear Yard: 20'
- Building Separation:** 10' Minimum

- Max. Building Height:** 65'
- Open Space:** Common 75 SF per Dwelling Unit; 15' Minimum Dimension
Private 5% of Gross Floor Area (6' Minimum Dimension)
Front Yards Excluded from Common Open Space

- Design Notes:**
- Ocean view to the South / Southeast with 20' buffer.
 - Nature Center to the West with 10.5' - 12.5' buffer.
 - Slope and retaining walls along the easterly edge to the southeast corner to be removed and rebuilt to up to 12' high retaining at the highest point.
 - All drive aisles to be private driveways.
 - Elevations are approximated and require land survey and civil engineer to confirm.
 - Roof decks will satisfy the private OS requirement.
 - A/C Condenser on roof deck.

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.





WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



UNIT PLAN NO.	GROSS FLOOR AREA (S.F.) - DWELLING UNIT (R-3)				TOTAL UNITS ON SITE	GROSS FLOOR AREA (S.F.) - EXTERIOR SPACES/COVERED				TOTAL GROSS FLOOR AREA (S.F.) DWELLING UNIT PLUS COVERED DECK (R-3)	GROSS GARAGE (U)	GROSS TOTAL UNIT	TOTAL BLDG. AREA	AREA BY BLDG. TYPE		TOTAL BLDGS ON SITE	TOTAL BLDG. AREA
	1ST	2ND	3RD	TOTAL		1ST	2ND	3RD	TOTAL								
1A	373	814	901	2088	13	53	86	267	406	2494	490	2984	38792	100		1	15477
1A.1	373	900	901	2174	5	53		276	329	2503	490	2993	14965	200		1	15425
1B	422	906	997	2325	2	58	91	318	467	2792	527	3319	6638	300		1	18593
1C	373	866	943	2182	1	71	86	263	420	2602	490	3092	3092	400		1	21592
2A	418	914	1011	2343	3	88	97	299	484	2827	484	3311	9933	500		1	22254
2B	418	914	1011	2343	1	123	97	299	519	2862	484	3346	3346				
2C	418	943	1040	2401	1	152	97	299	548	2949	484	3433	3433				
2W	434	951	1008	2393	2	122	57	247	426	2819	513	3332	6664				
2X	436	878	875	2189	1	109	119	258	486	2675	487	3162	3162				
2Y	418	914	1002	2334	1	88	97	313	498	2832	484	3316	3316				
					30												
													TOTAL BLDGS. AREA			93341	

AREA SUMMARY - DWELLING UNITS AND BUILDINGS

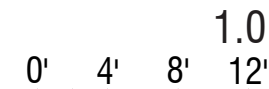
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



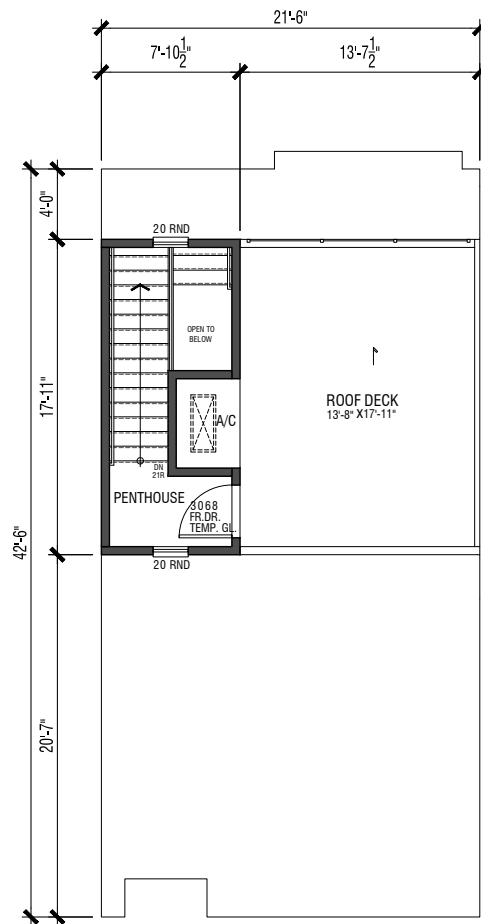
MAJOR SITE DEVELOPMENT REVIEW

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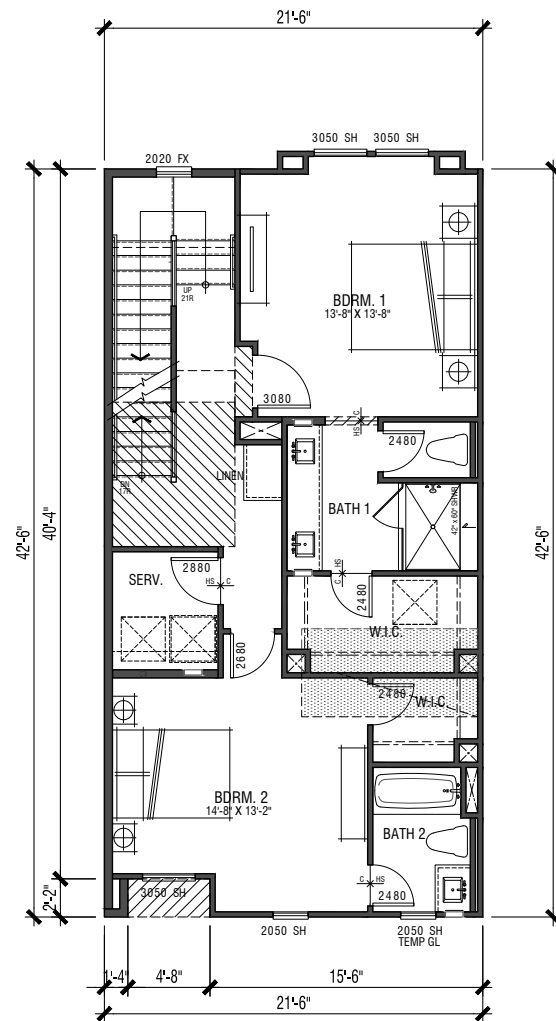


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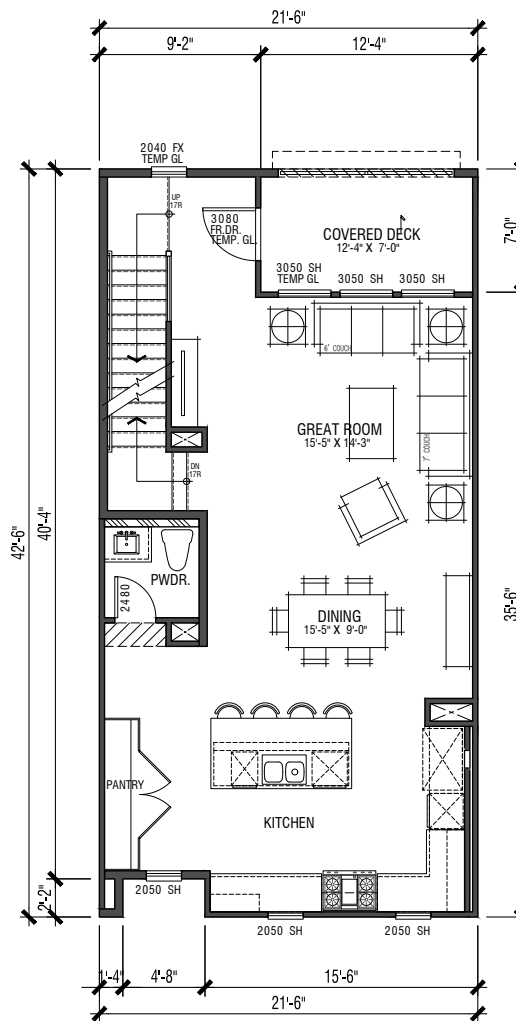




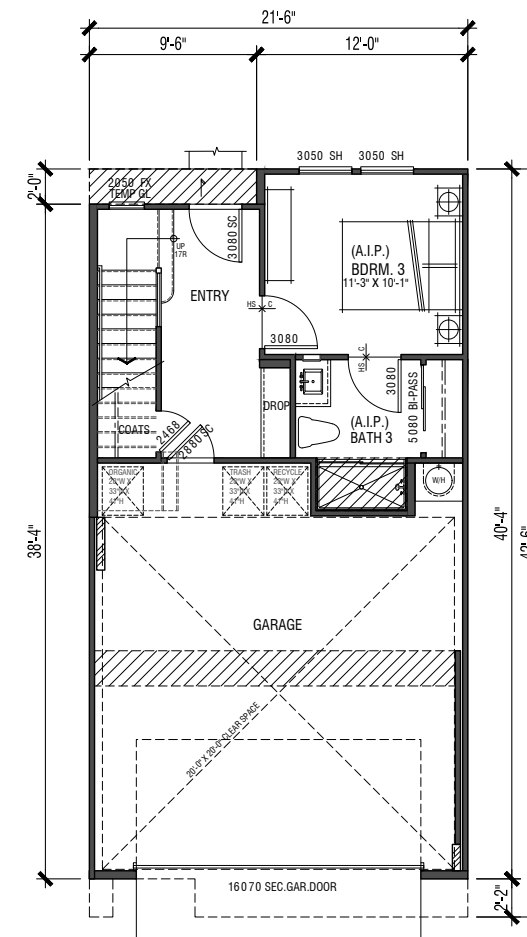
**Roof Deck - Forward
(267 S.F.)**



**Third Floor
(901 S.F.)**



**Second Floor
(814 S.F.)**



**First Floor
(373 S.F.)**

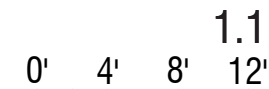
PLAN 1A
2,088 SF
3 BEDROOMS / 3.5 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



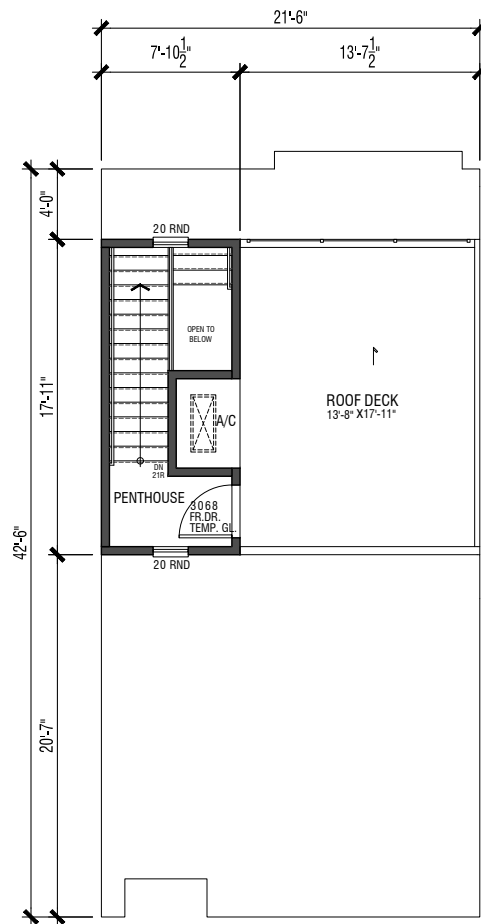
MAJOR SITE DEVELOPMENT REVIEW

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

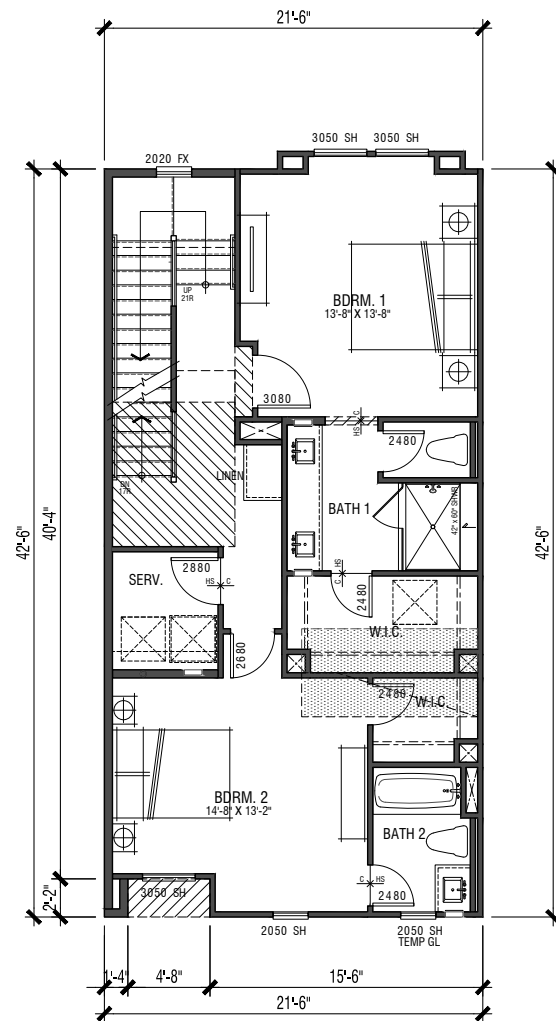


2025076 | 06.08.2026

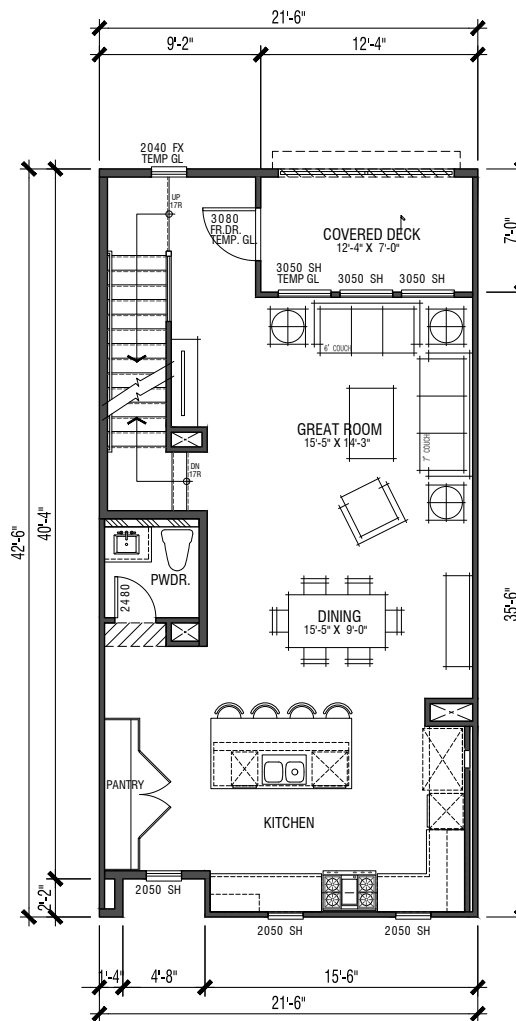




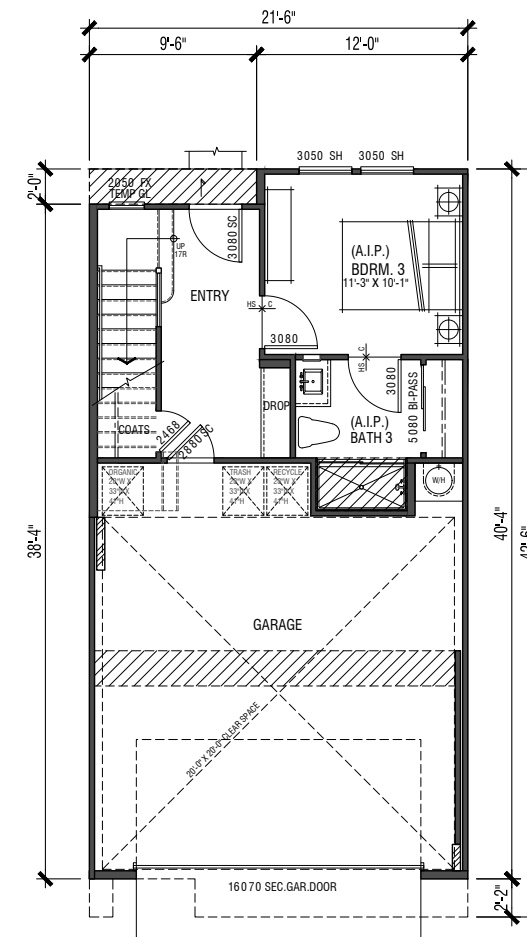
**Roof Deck - Forward
(267 S.F.)**



**Third Floor
(901 S.F.)**



**Second Floor
(814 S.F.)**



**First Floor
(373 S.F.)**

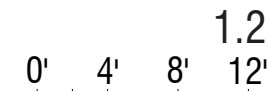
PLAN 1A
2,088 SF
3 BEDROOMS / 3.5 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



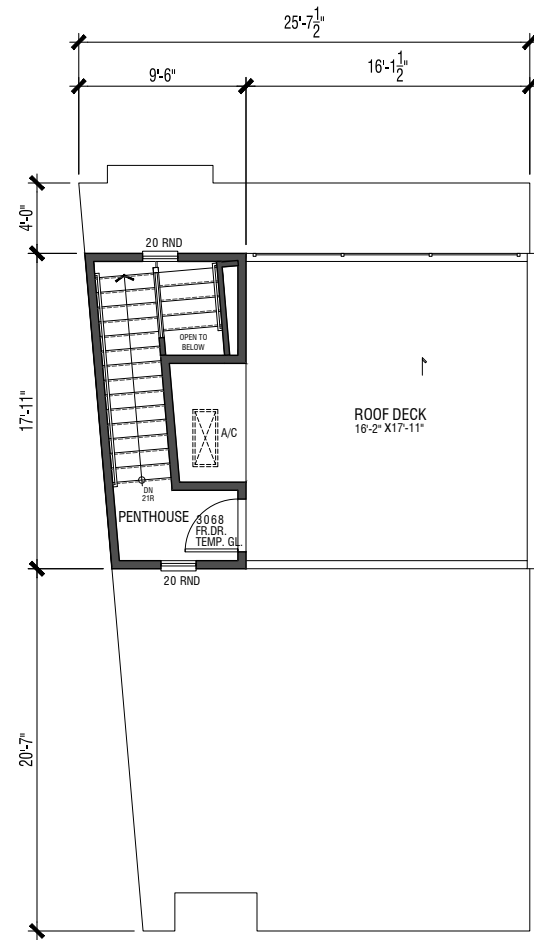
MAJOR SITE DEVELOPMENT REVIEW

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

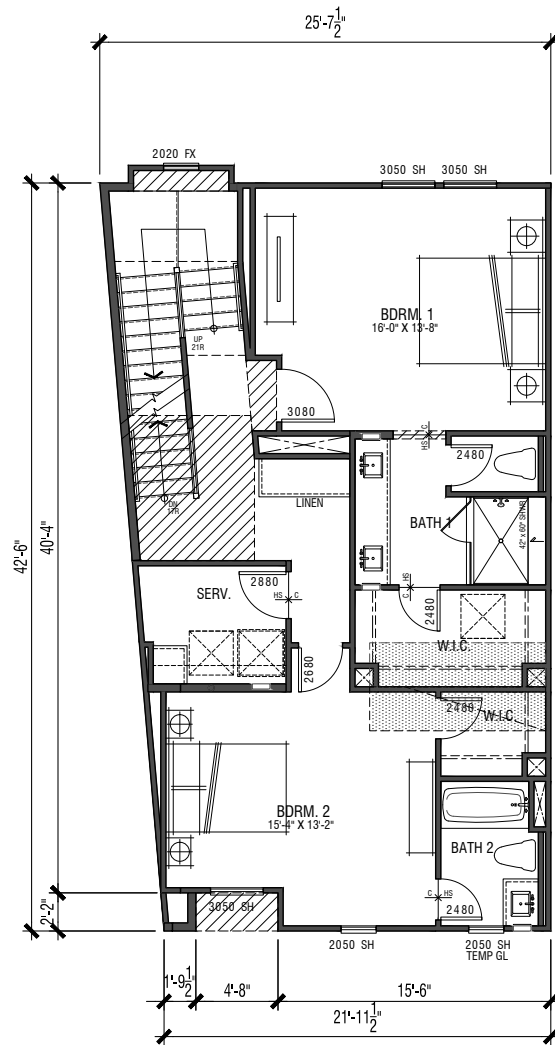


2025076 | 06.08.2026

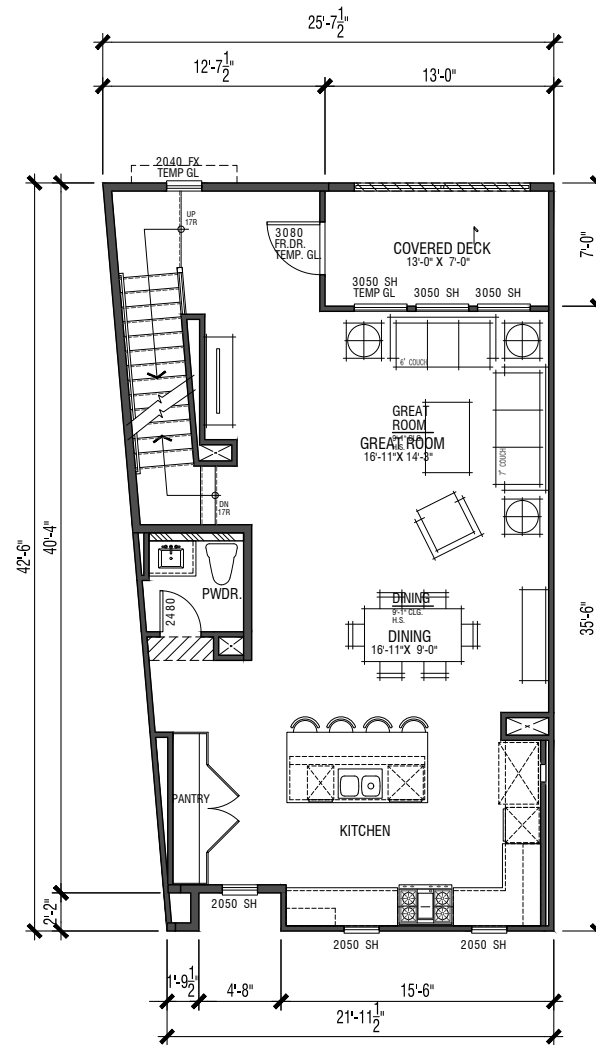




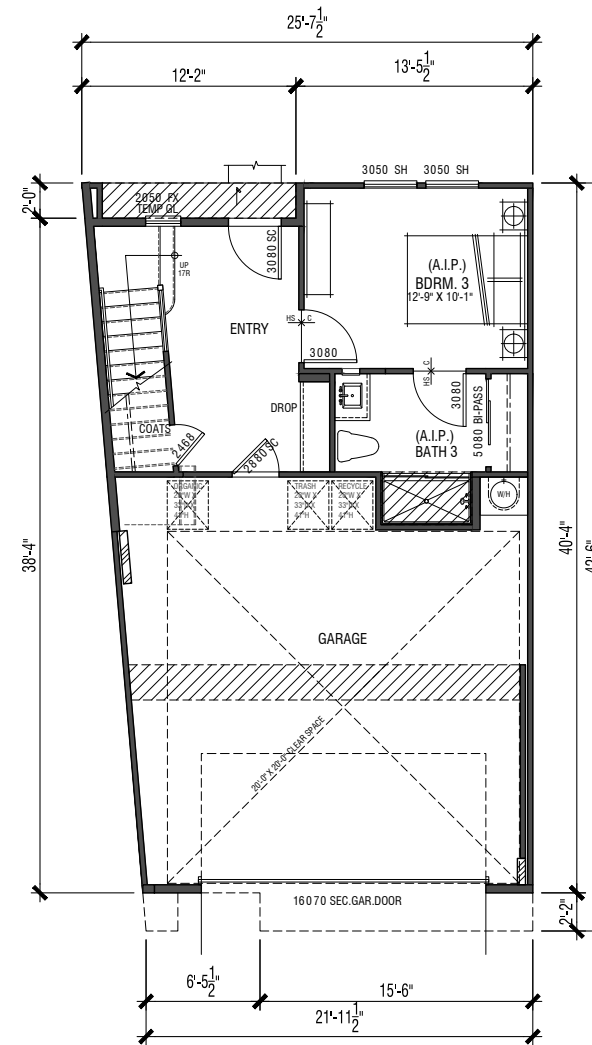
**Roof Deck - Forward
(318 S.F.)**



**Third Floor
(997 S.F.)**



**Second Floor
(906 S.F.)**



**First Floor
(422 S.F.)**

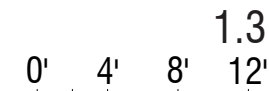
PLAN 1B
2,325 SF
3 BEDROOMS / 3.5 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



MAJOR SITE DEVELOPMENT REVIEW

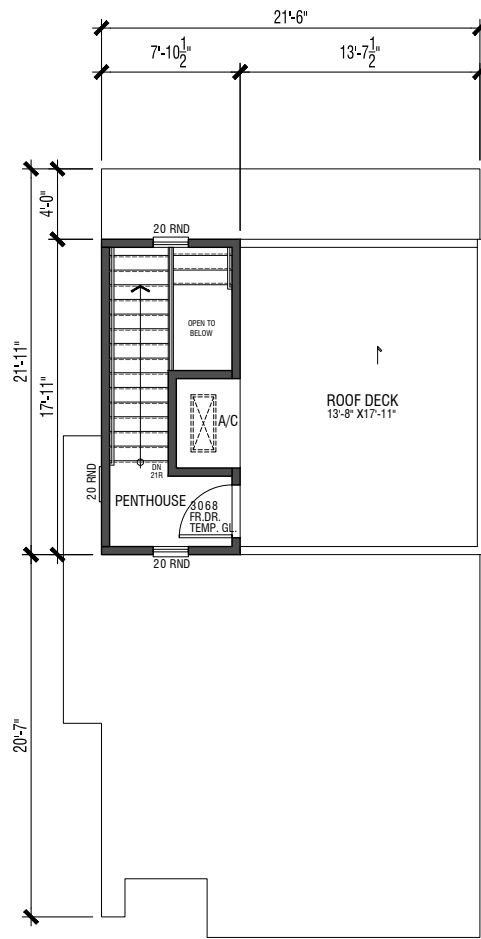
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.



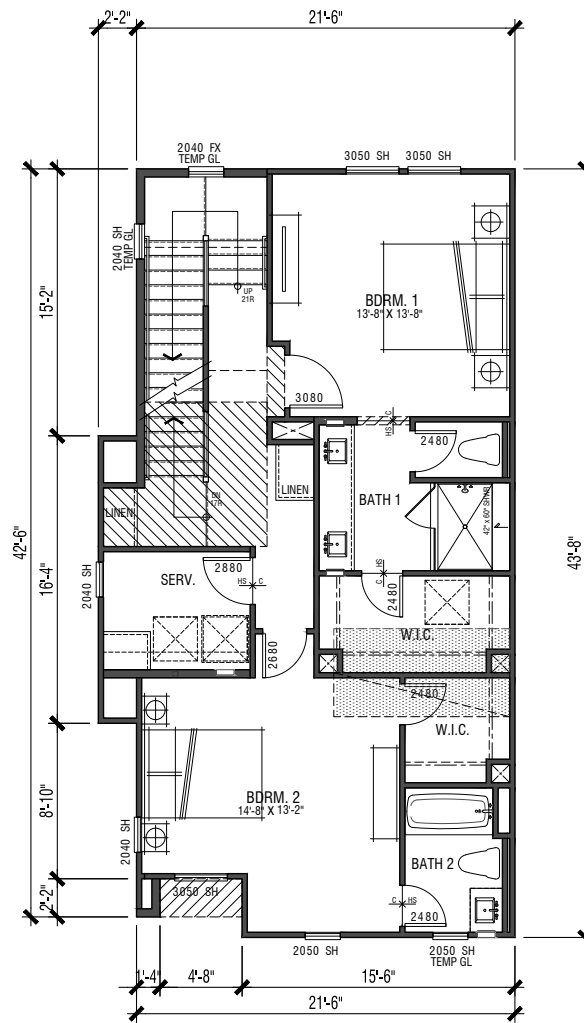
2025076 | 06.08.2026



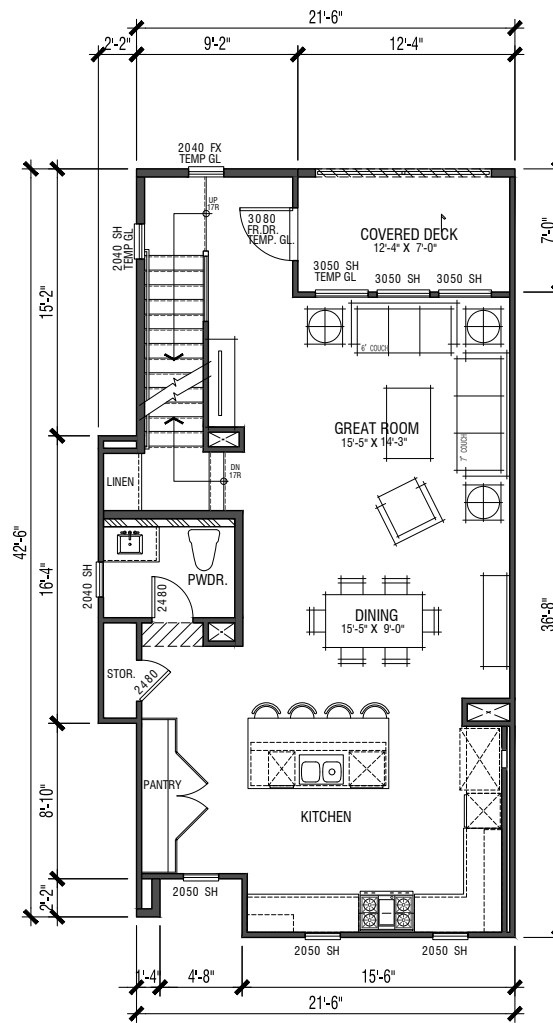
ORANGE COUNTY, LOS ANGELES, BAY AREA



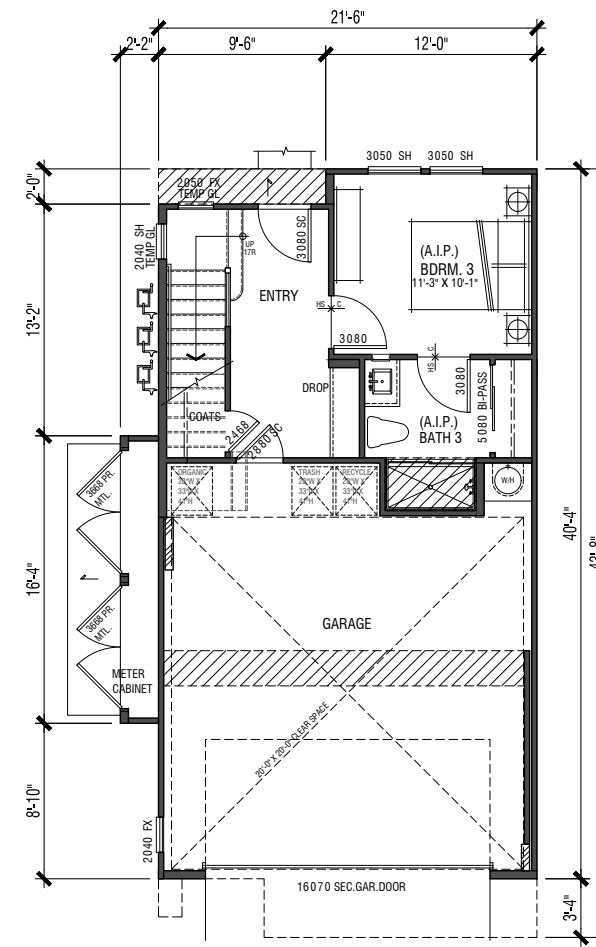
**Roof Deck - Forward
(263 S.F.)**



**Third Floor
(943 S.F.)**



**Second Floor
(866 S.F.)**



**First Floor
(373 S.F.)**

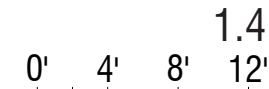
PLAN 1C
2,182 SF
3 BEDROOMS / 3.5 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



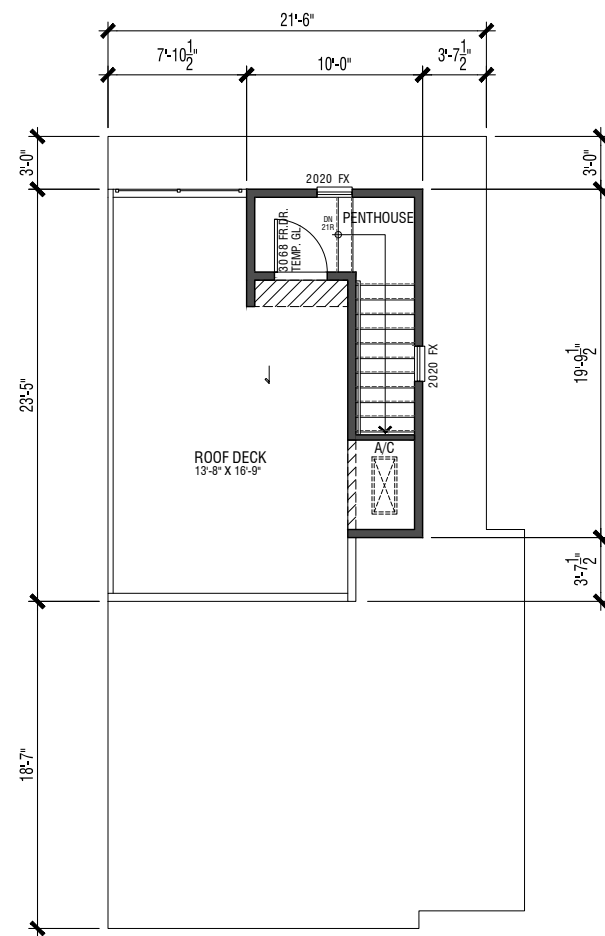
MAJOR SITE DEVELOPMENT REVIEW

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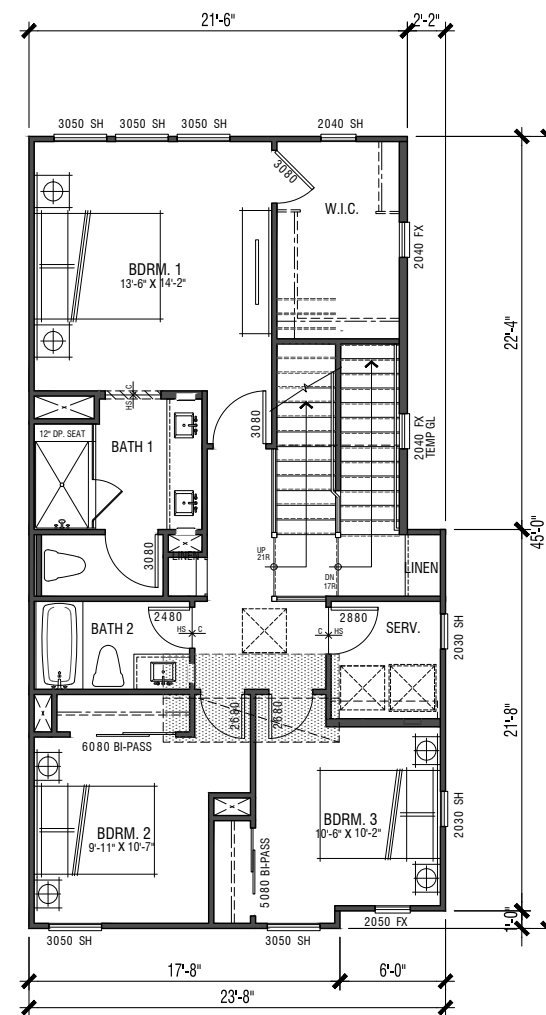


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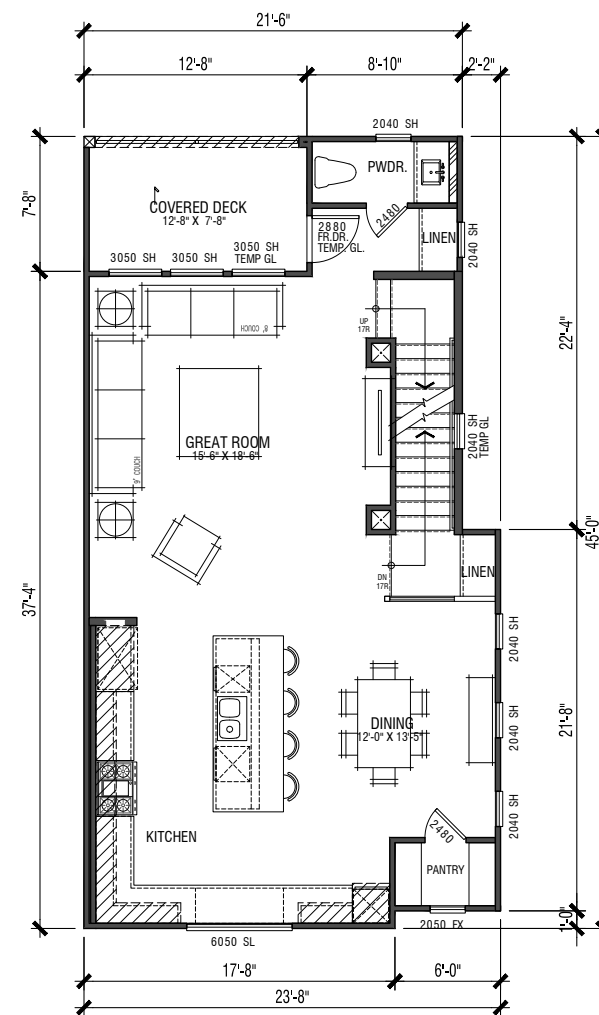




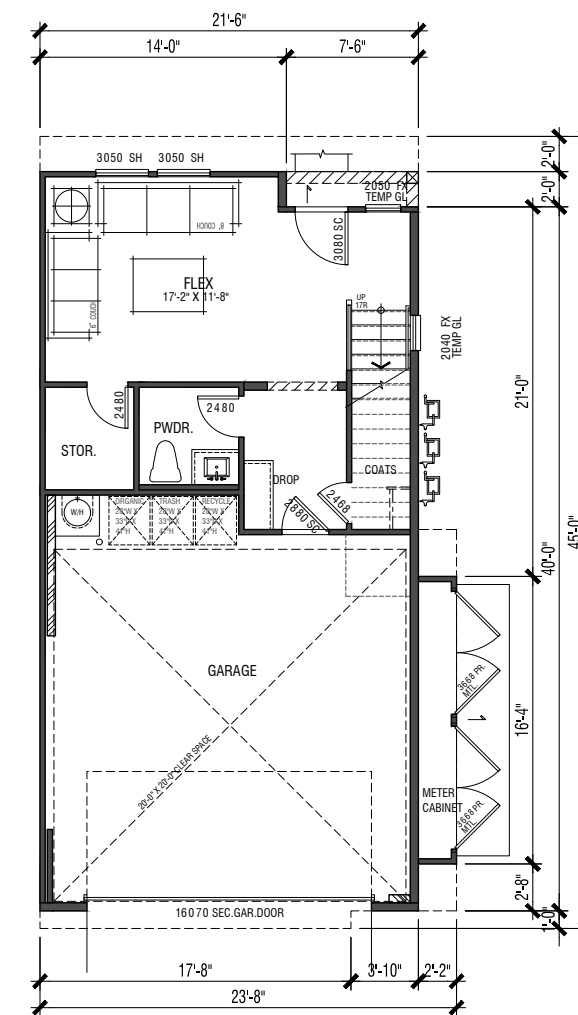
**Roof Deck - Forward
(299 S.F.)**



**Third Floor
(1,011 S.F.)**



**Second Floor
(914 S.F.)**



**First Floor
(418 S.F.)**

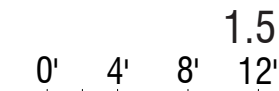
PLAN 2A
2,343 SF
3 BEDROOMS / 3 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



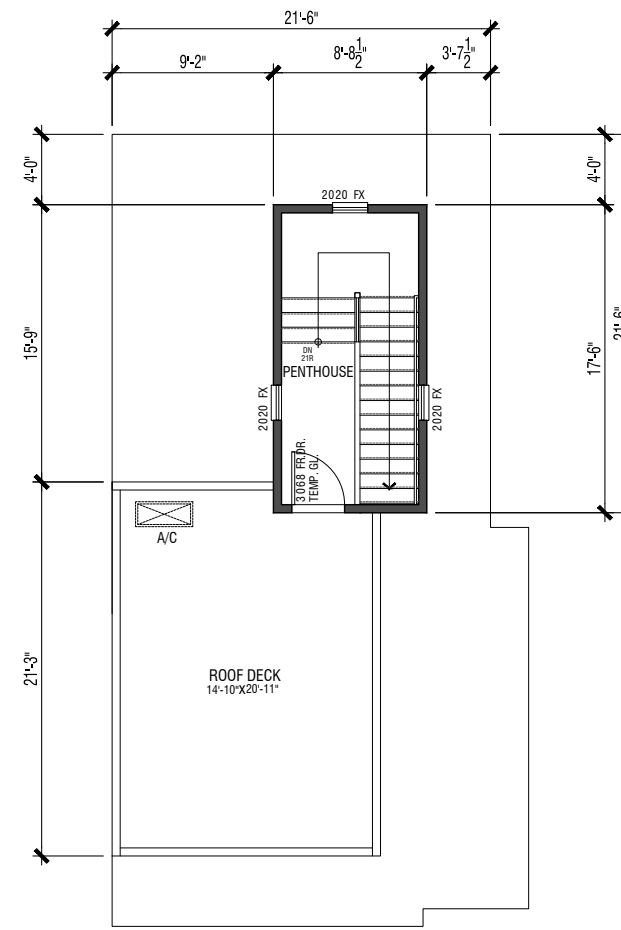
MAJOR SITE DEVELOPMENT REVIEW

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**Roof Deck - Rear / Alt.
(314 S.F.)**

**PLAN 2A
AT BUILDINGS TYPE 300 & 400**

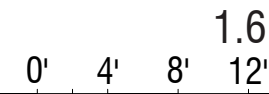
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



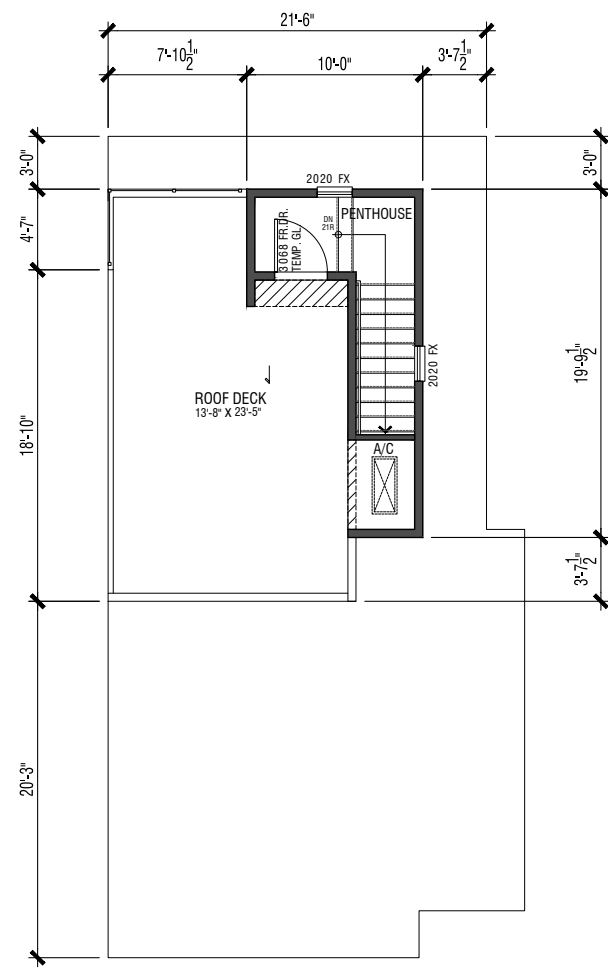
MAJOR SITE DEVELOPMENT REVIEW

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

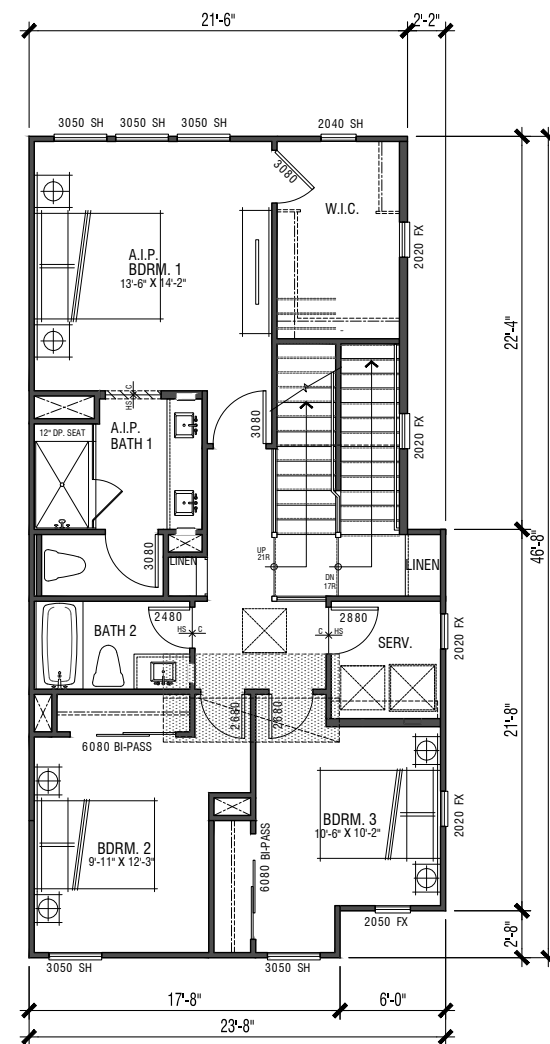


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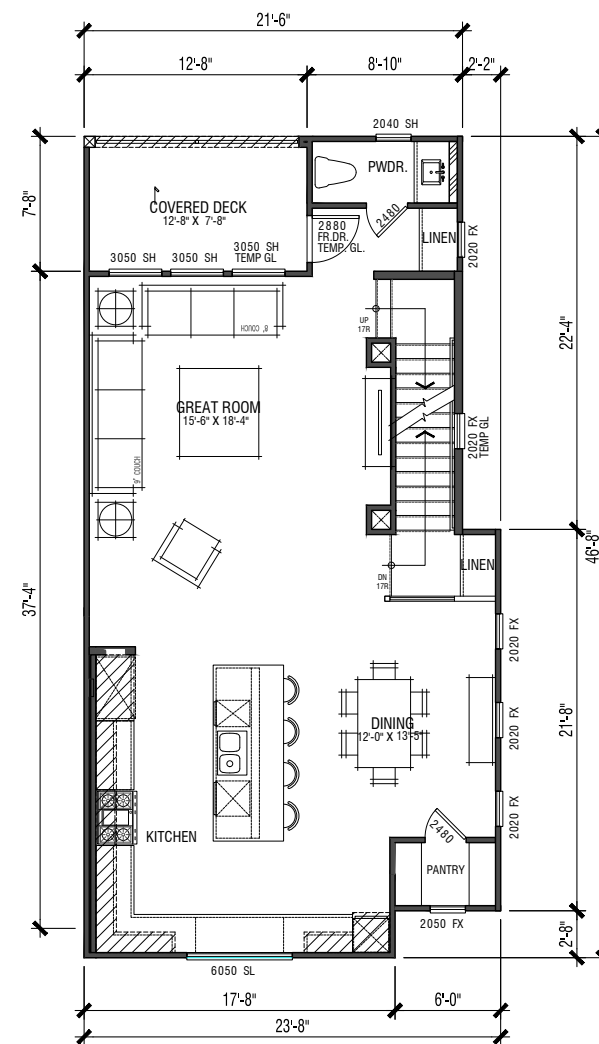




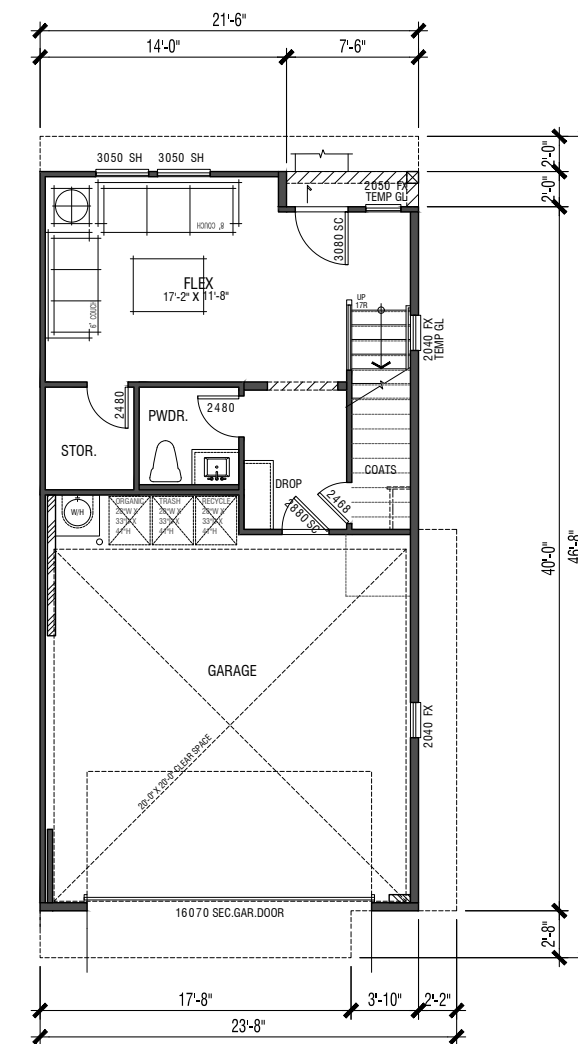
**Roof Deck - Forward
(299 S.F.)**



**Third Floor
(1,040 S.F.)**



**Second Floor
(943 S.F.)**



**First Floor
(418 S.F.)**

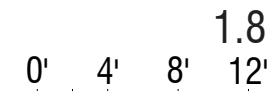
PLAN 2C
2,401 SF
3 BEDROOMS / 3 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



MAJOR SITE DEVELOPMENT REVIEW

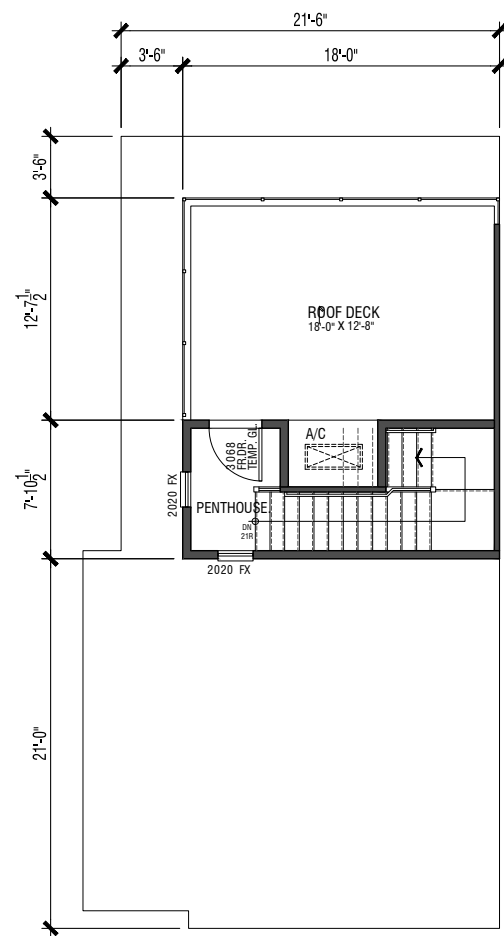
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.



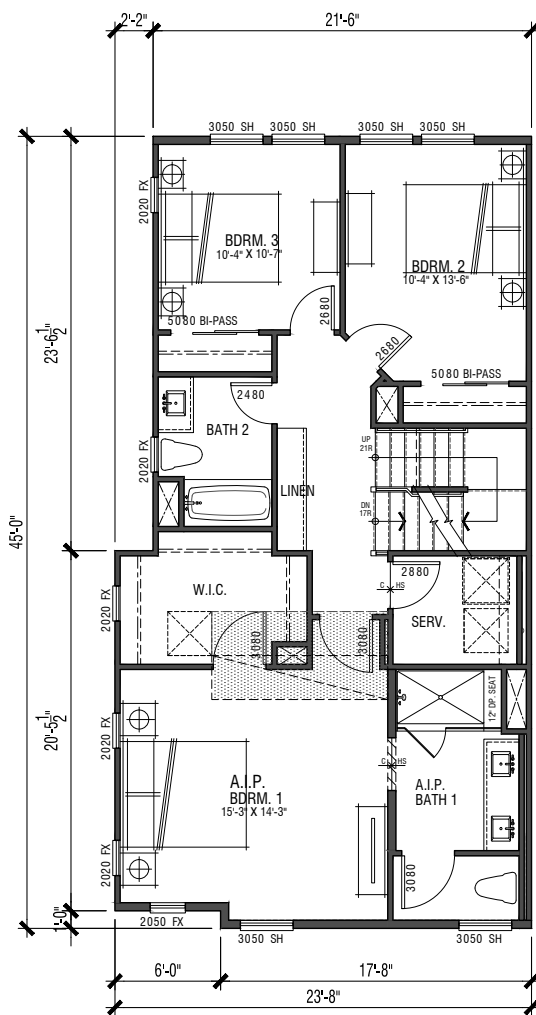
2025076 | 06.08.2026



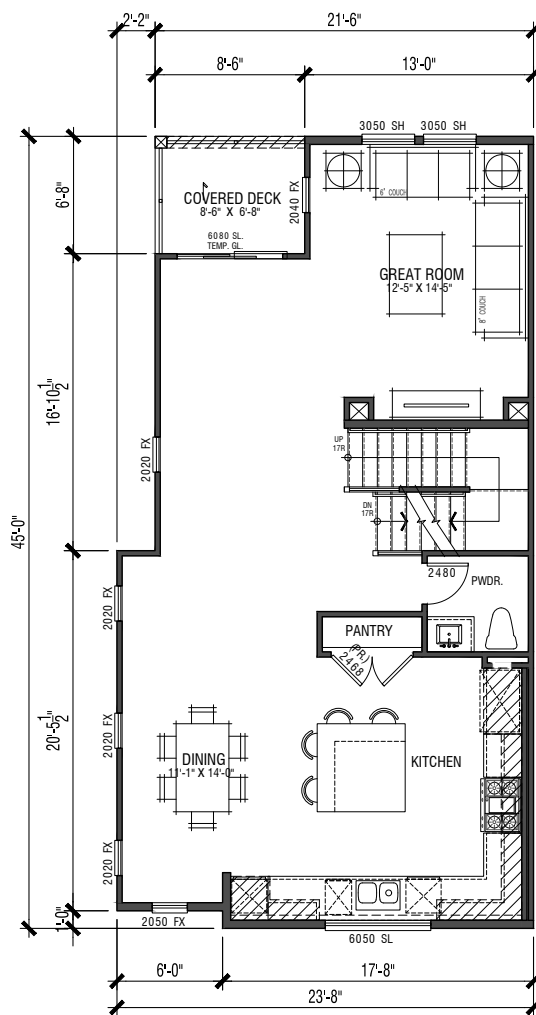
ORANGE COUNTY, LOS ANGELES, BAY AREA



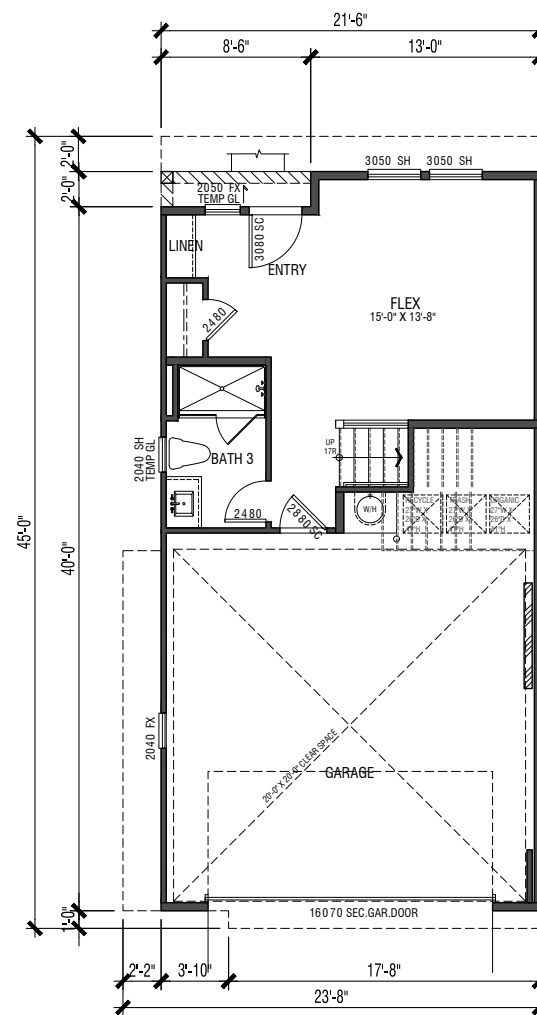
**Roof Deck - Forward
(247 S.F.)**



**Third Floor
(1,008 S.F.)**



**Second Floor
(951 S.F.)**



**First Floor
(434 S.F.)**

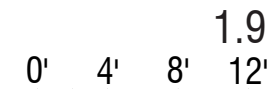
PLAN 2W
2,393 SF
3 BEDROOMS / 3.5 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



MAJOR SITE DEVELOPMENT REVIEW

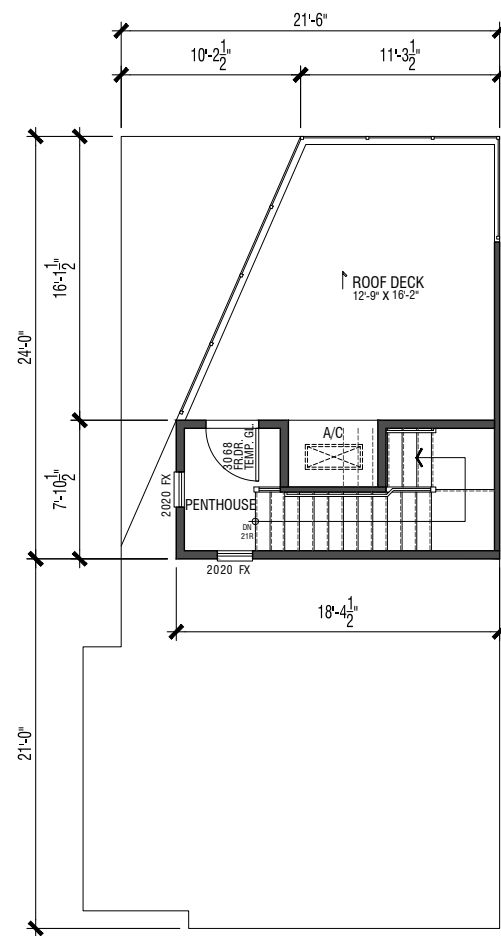
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.



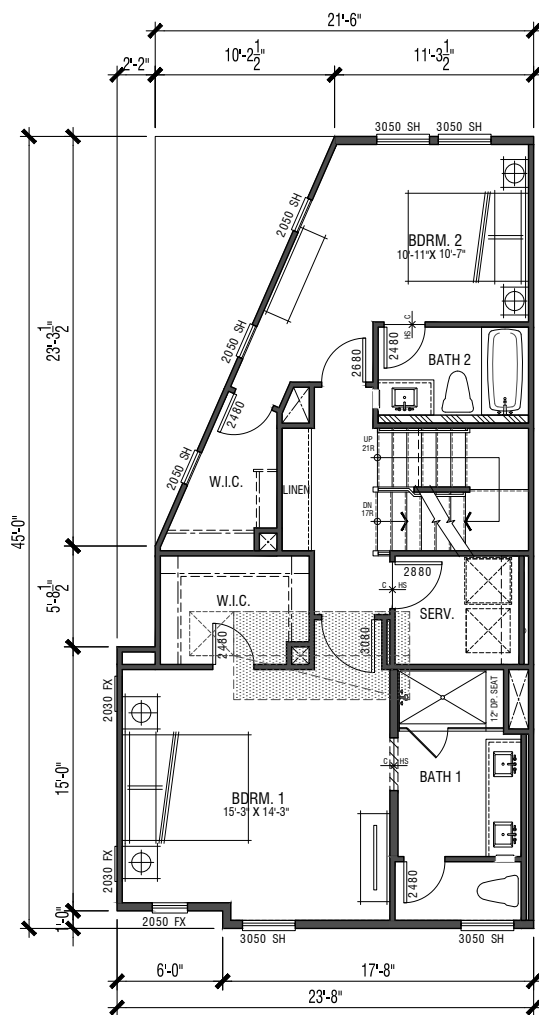
2025076 | 06.08.2026



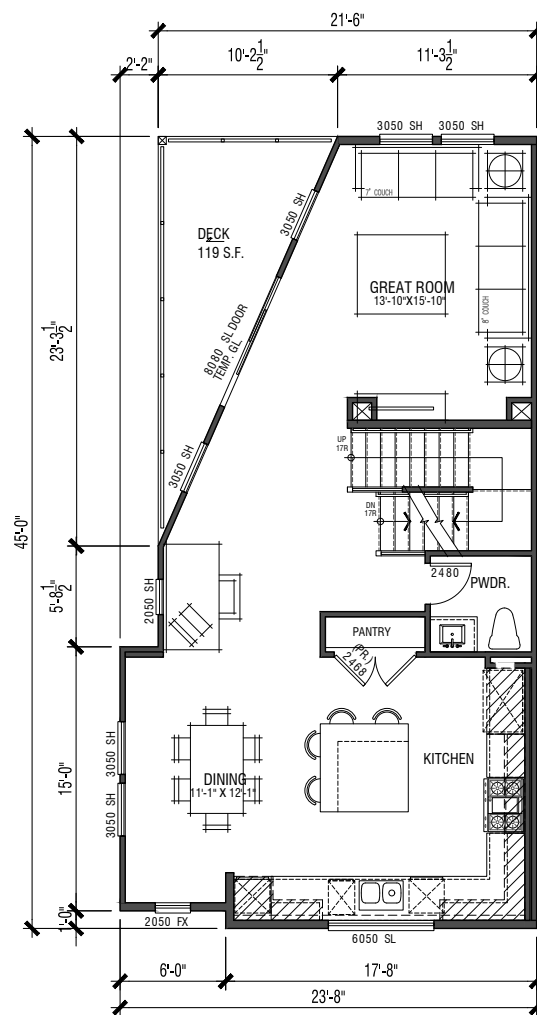
ORANGE COUNTY, LOS ANGELES, BAY AREA



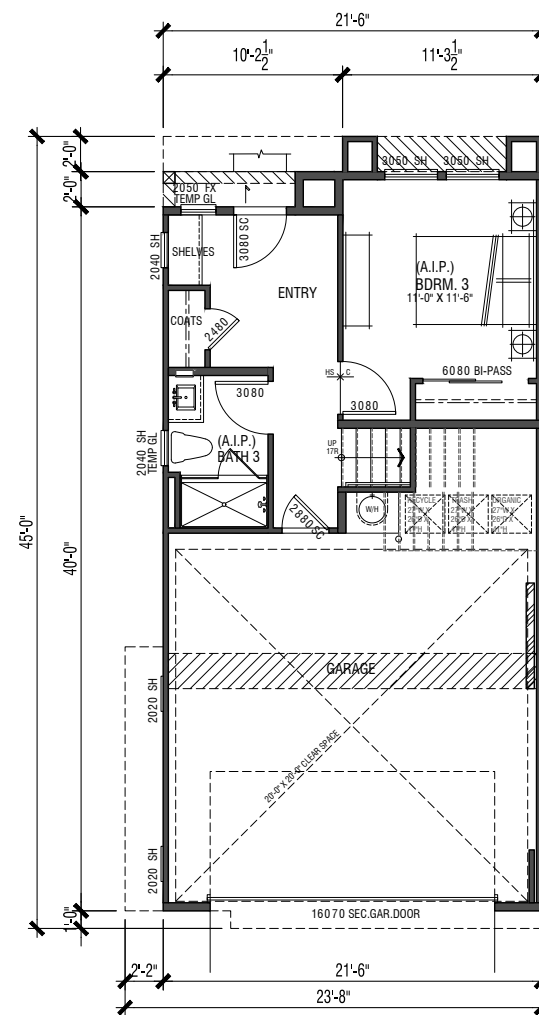
**Roof Deck - Forward
(258 S.F.)**



**Third Floor
(875 S.F.)**



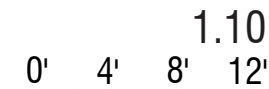
**Second Floor
(878 S.F.)**



**First Floor
(436 S.F.)**

PLAN 2X
 2,189 SF
 3 BEDROOMS / 3.5 BATHROOMS
 2-BAY GARAGE
 9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



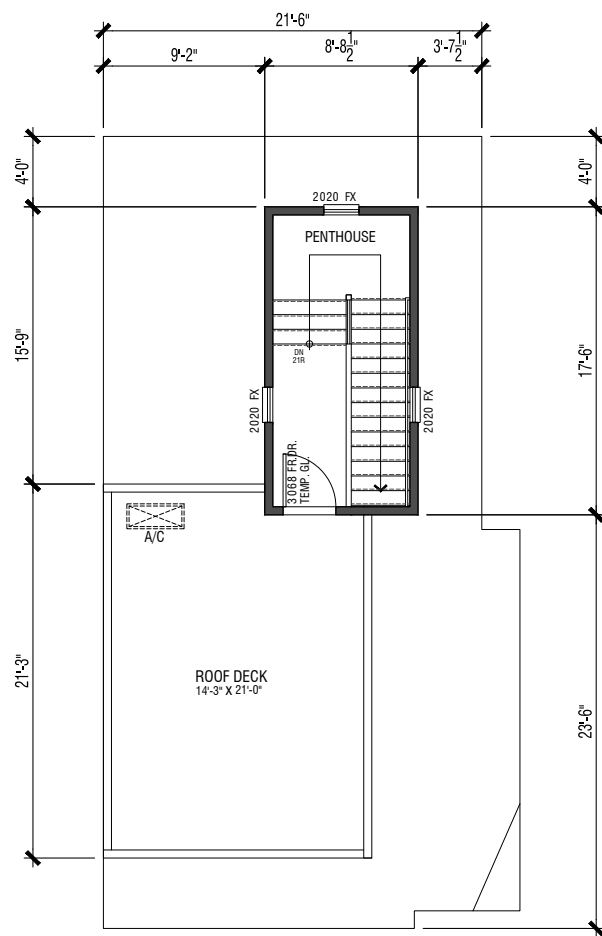
2025076 | 06.08.2026



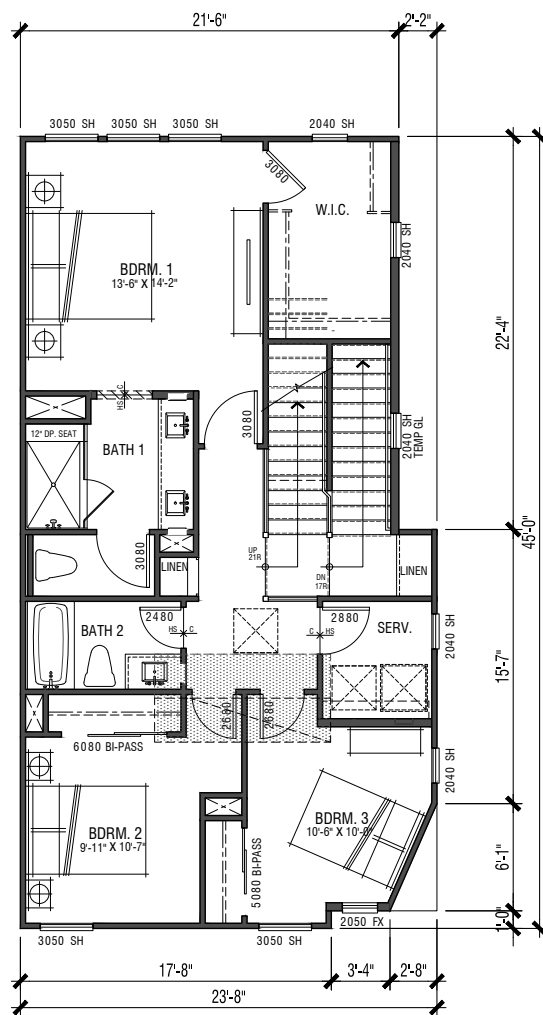
MAJOR SITE DEVELOPMENT REVIEW

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

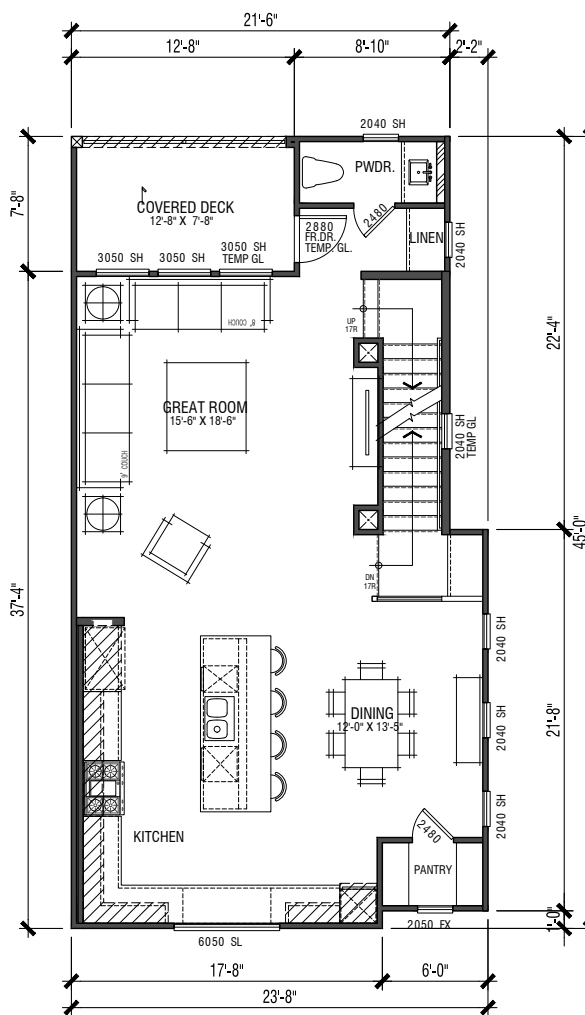




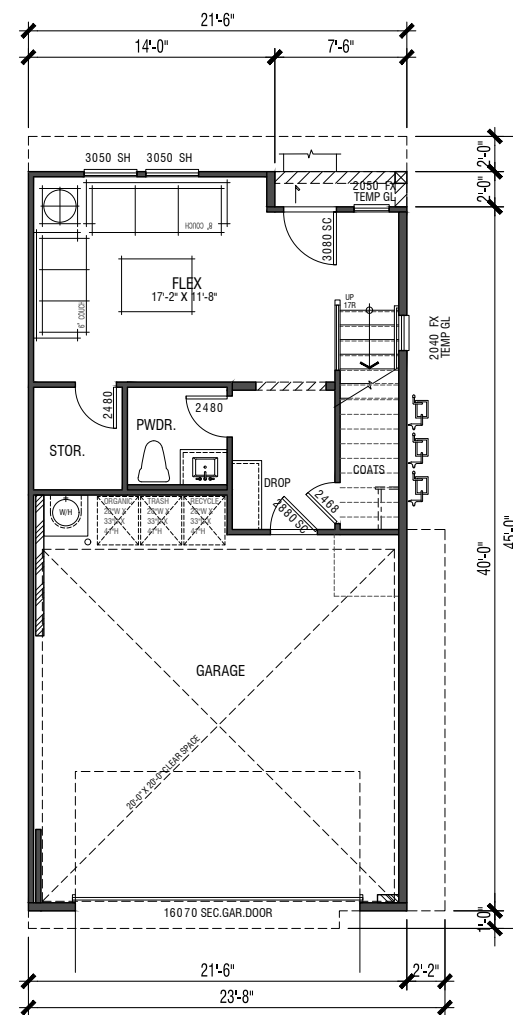
**Roof Deck - Rear
(313 S.F.)**



**Third Floor
(1,002 S.F.)**



**Second Floor
(914 S.F.)**



**First Floor
(418 S.F.)**

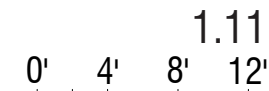
PLAN 2Y
2,334 SF
3 BEDROOMS / 3 BATHROOMS
2-BAY GARAGE
9'-1" / 9'-1" / 9'-1" PLATES

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA



MAJOR SITE DEVELOPMENT REVIEW

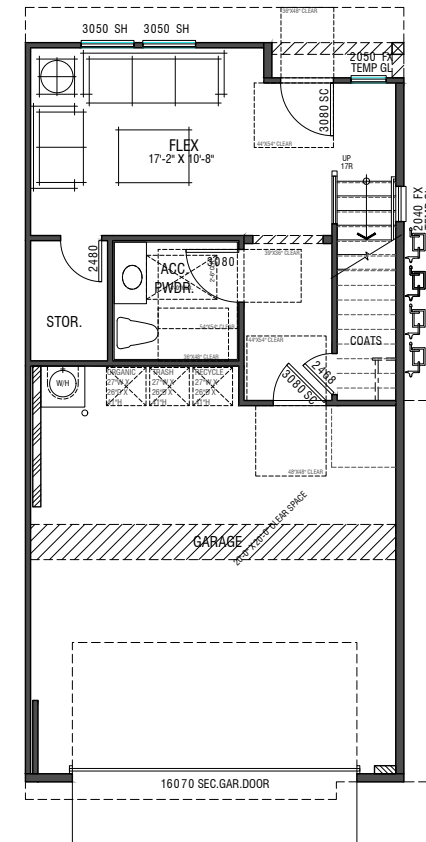
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ORANGE COUNTY, LOS ANGELES, BAY AREA

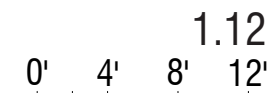


**First Floor - Accessible Powder
(418 S.F.)**

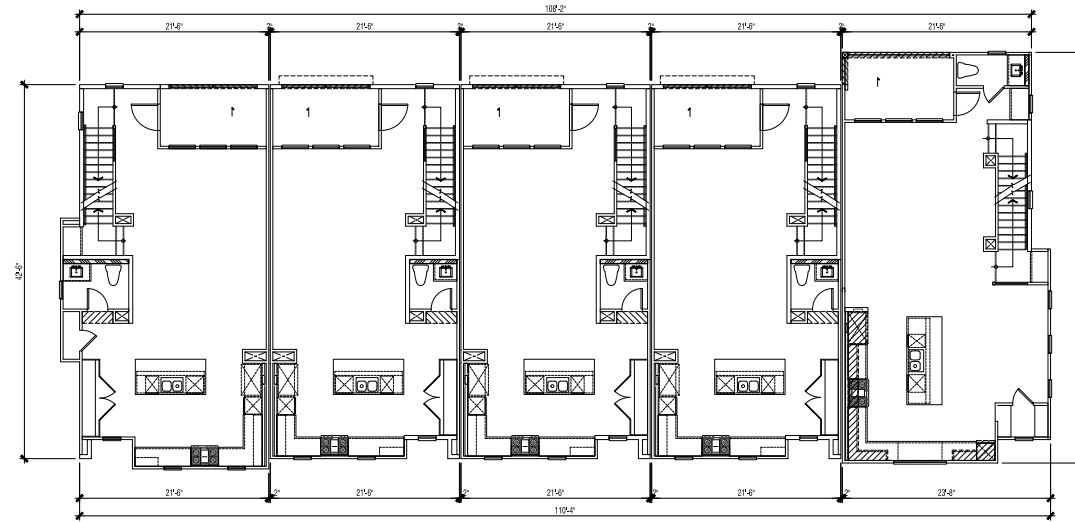
PLAN 2A-ACC
AT BUILDINGS TYPE 200, 300 & 400 (LOTS 6, 7 & 18)

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

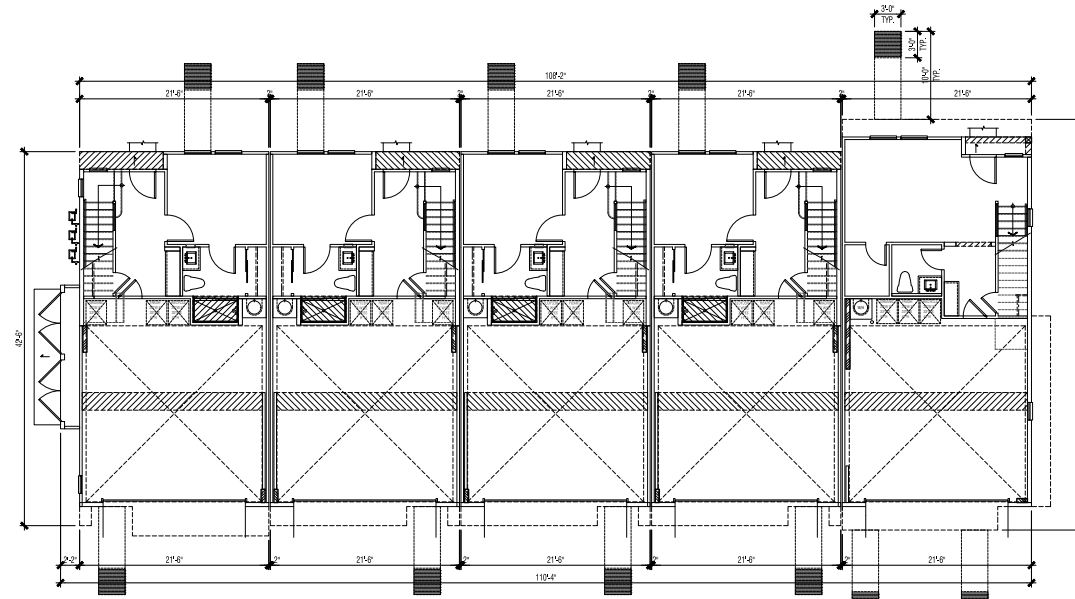


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Second Level

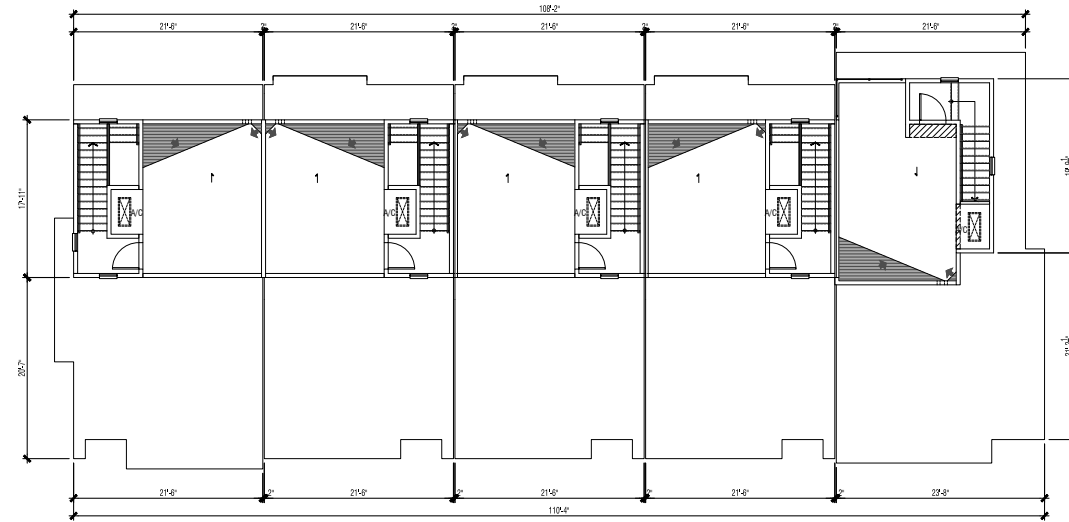
PLAN 1C PLAN 1AR PLAN 1AR PLAN 1AR PLAN 2C



First Level

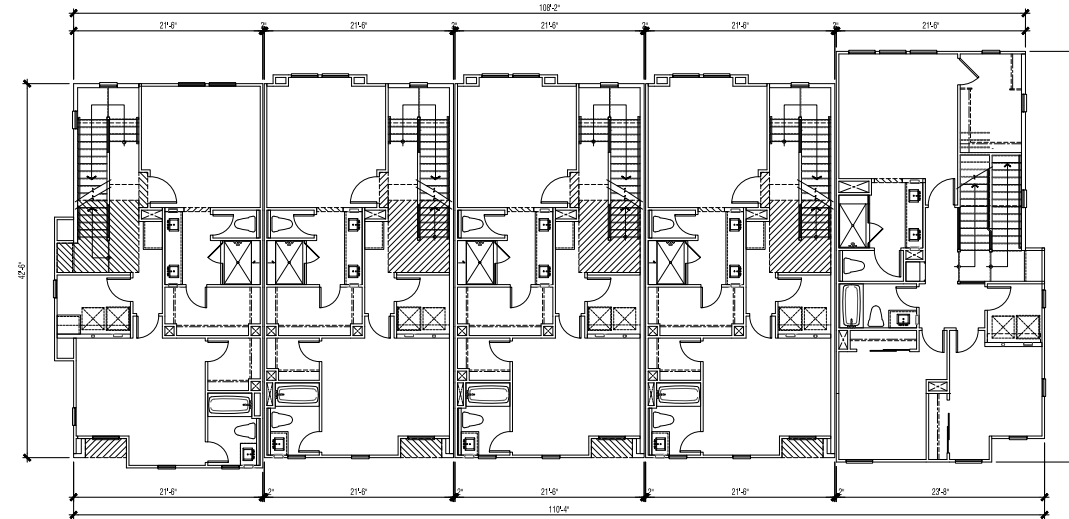
PLAN 1C PLAN 1AR PLAN 1AR PLAN 1AR PLAN 2C

BUILDING TYPE 100 | 5-PLEX | COMPOSITE FLOOR PLANS



Roof Deck

PLAN 1C PLAN 1AR PLAN 1AR PLAN 1AR PLAN 2C



Third Level

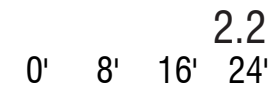
PLAN 1C PLAN 1AR PLAN 1AR PLAN 1AR PLAN 2C

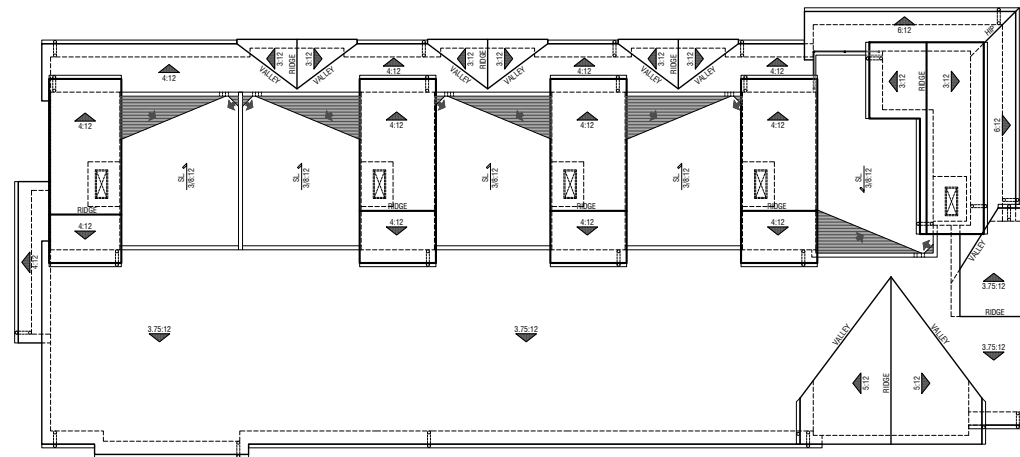
BUILDING TYPE 100 | 5-PLEX | COMPOSITE FLOOR PLANS



WESTCLIFF AT DOVER

NEWPORT BEACH, CA





Roof Plan

BUILDING TYPE 100 | 5-PLEX | ROOF PLAN

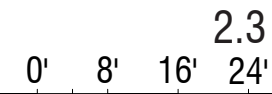
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



MAJOR SITE DEVELOPMENT REVIEW

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PLAN 2C LEFT

STYLE ELEMENTS:

- Composition Asphalt Shingles
- Faux Wood Outlooker
- Fiber Cement Board & Batten Siding
- Fiber Cement Lap Siding
- Faux Wood Potsshelf
- Wrought Iron Guardrail
- Stucco Finish
- Faux Wood Post
- Sectional Garage Door with Glass



PLAN 1C RIGHT



SCHEME 2

PLAN 2C PLAN 1AR PLAN 1AR PLAN 1AR PLAN 1C FRONT



PLAN 1C PLAN 1AR PLAN 1AR PLAN 1AR PLAN 2C REAR

BUILDING HEIGHTS

BUILDING NUMBER	AVERAGE GRADE PLANE (A.G.P.)	FINISHED FLOOR (F.F.)	DIFFERENCE	STRUCTURE HEIGHT	BUILDING HEIGHT(DIFFERENCE + STRUCTURE HEIGHT)
100	73.33'	74.0'	0.67'	43.4'	44.07'
200	73.73'	74.9'	1.17'	43.4'	44.57'
300	73.15'	74.0'	0.85'	43.5'	44.35'
400	73.88'	74.7'	0.82'	43.5'	44.32'
500	73.28'	73.9'	0.62'	43.4'	44.02'

BUILDING TYPE 100 | 5-PLEX | ELEVATIONS

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

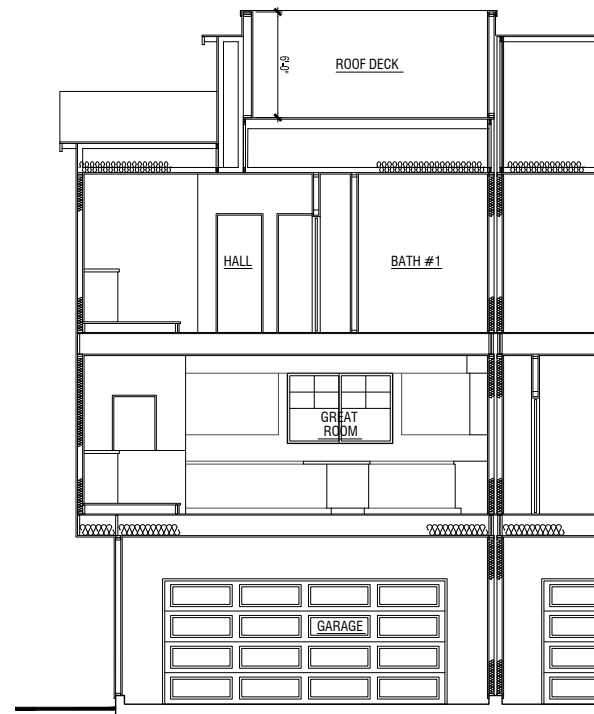
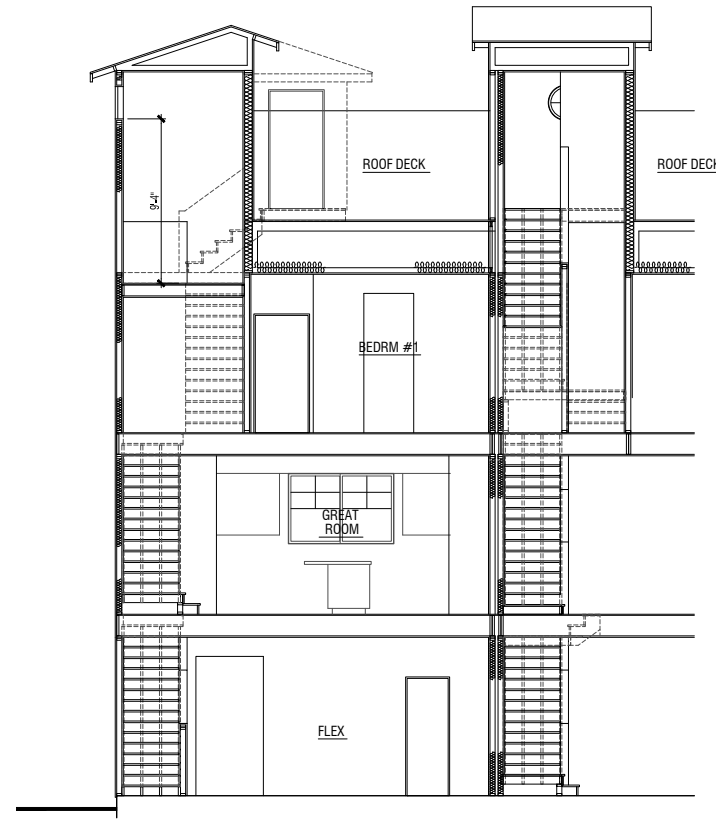
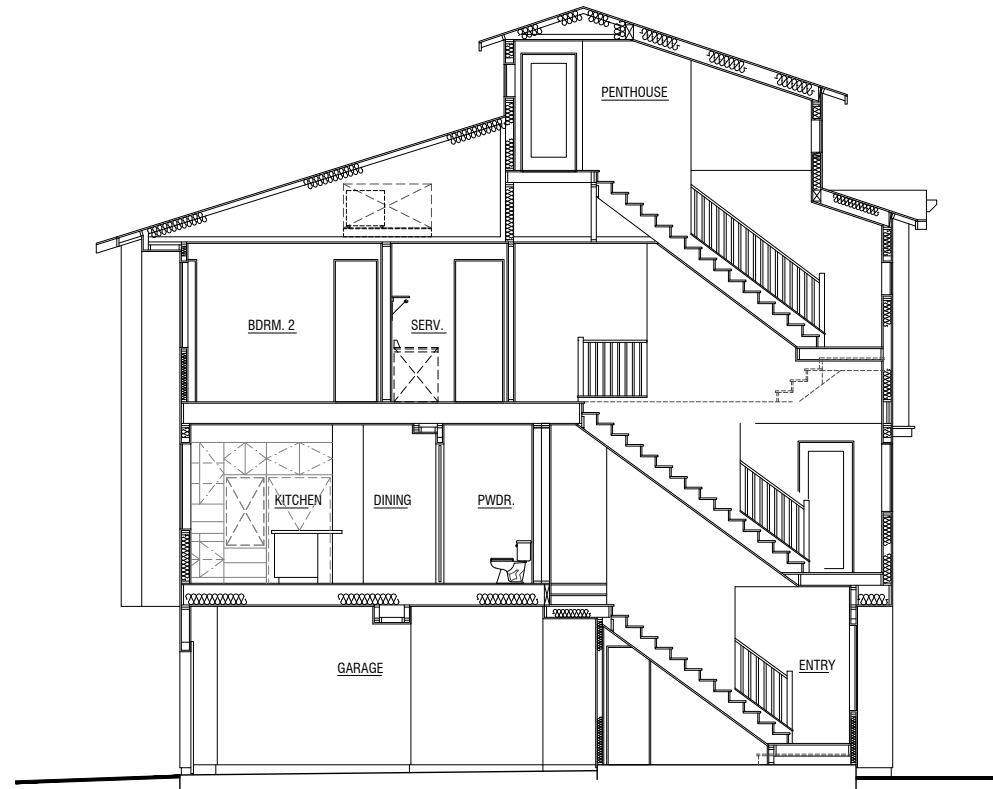
MAJOR SITE DEVELOPMENT REVIEW

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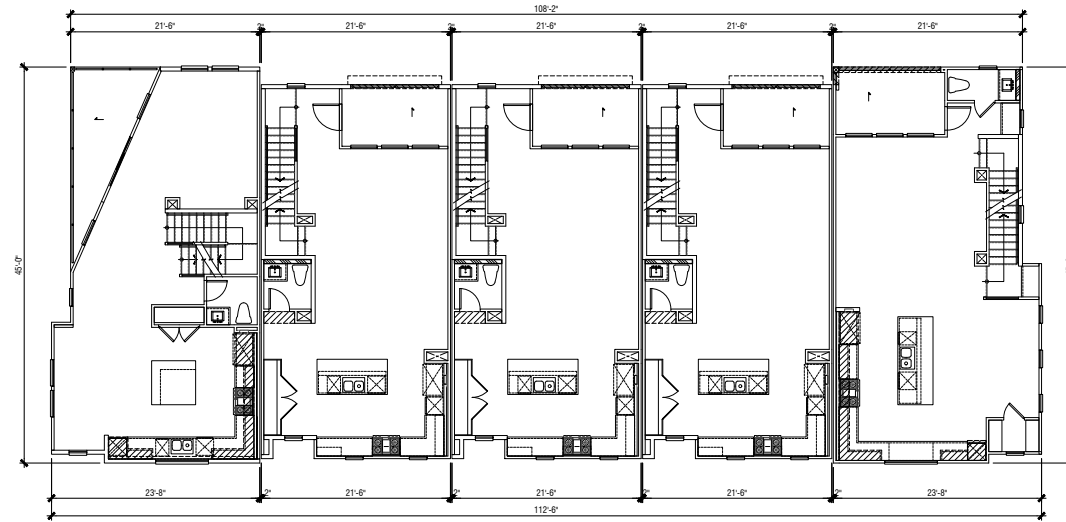


PLAN 2C LOT 23
BUILDING TYPE 100 | SECTION A

WESTCLIFF AT DOVER
 NEWPORT BEACH, CA

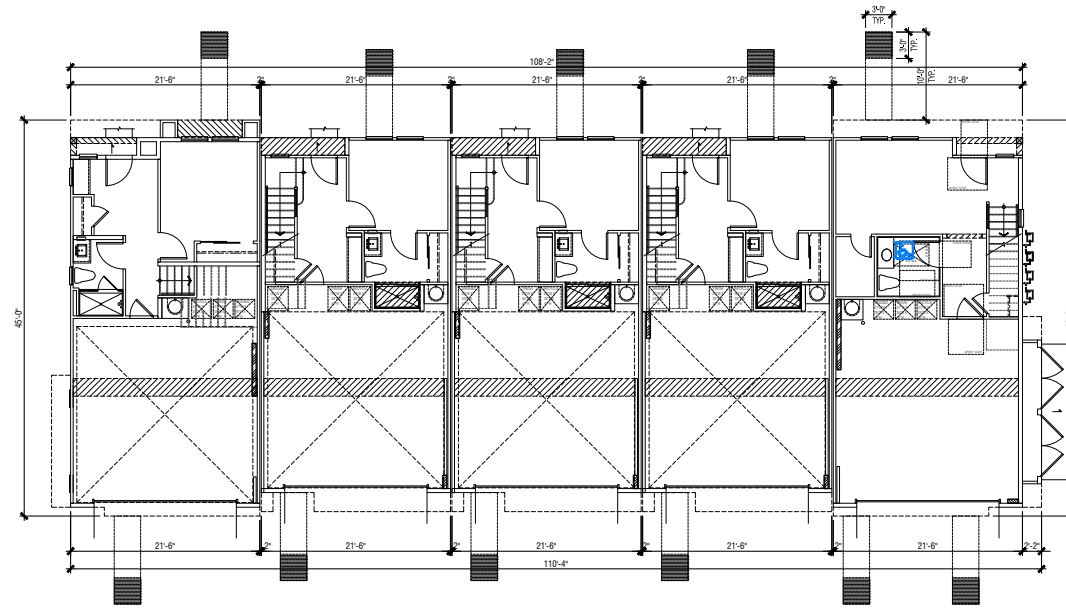
2.5
 0' 8' 16' 24'

2025076 | 06.08.2026



Second Level

PLAN 2X PLAN 1A PLAN 1A PLAN 1A PLAN 2A



First Level

PLAN 2X PLAN 1A PLAN 1A PLAN 1A PLAN 2A

BUILDING TYPE 200 | 5-PLEX | COMPOSITE FLOOR PLANS

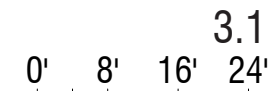


MAJOR SITE DEVELOPMENT REVIEW

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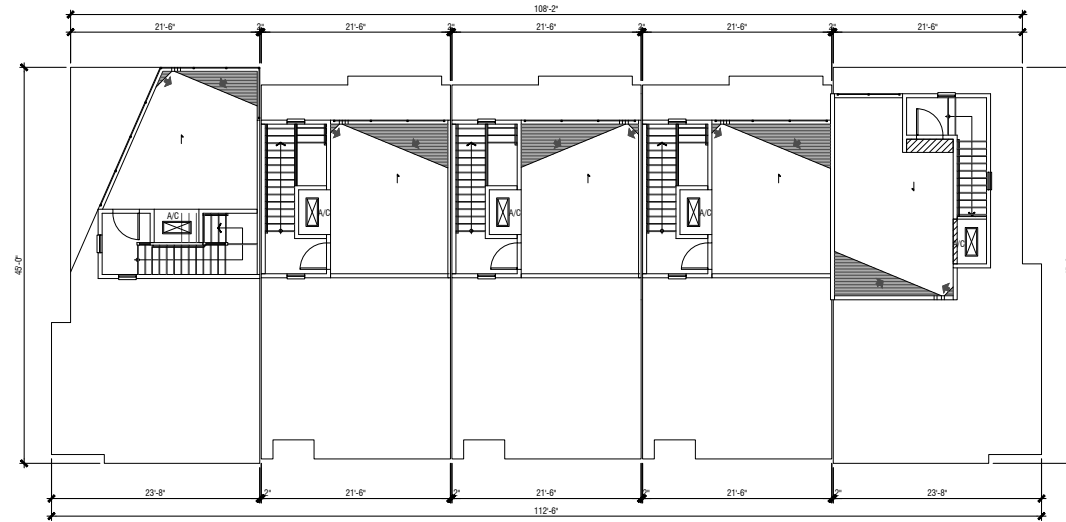
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



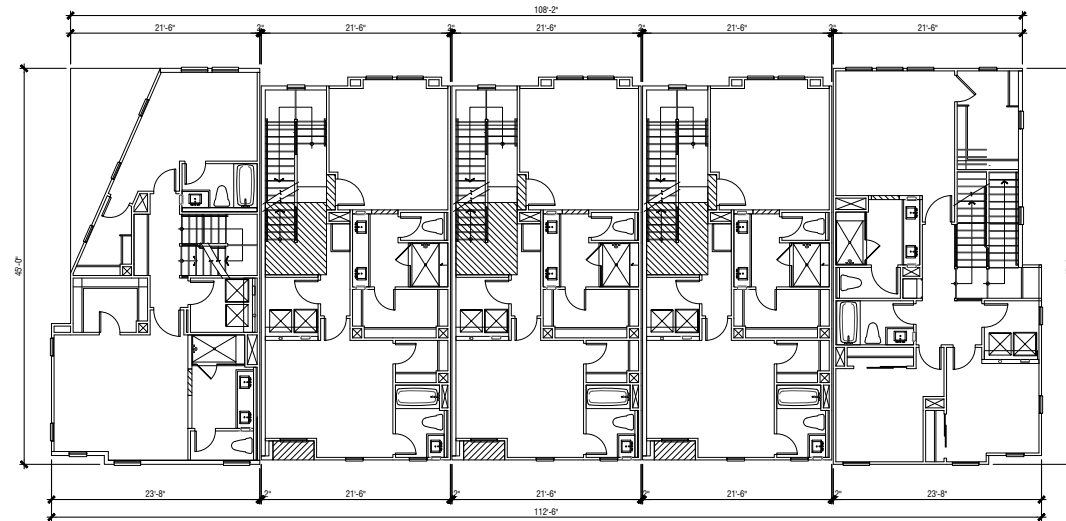
2025076 | 06.08.2026





Roof Deck

PLAN 2X PLAN 1A PLAN 1A PLAN 1A PLAN 2A



Third Level

PLAN 2X PLAN 1A PLAN 1A PLAN 1A PLAN 2A

BUILDING TYPE 200 | 5-PLEX | COMPOSITE FLOOR PLANS

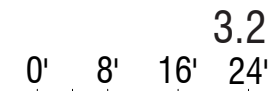


MAJOR SITE DEVELOPMENT REVIEW

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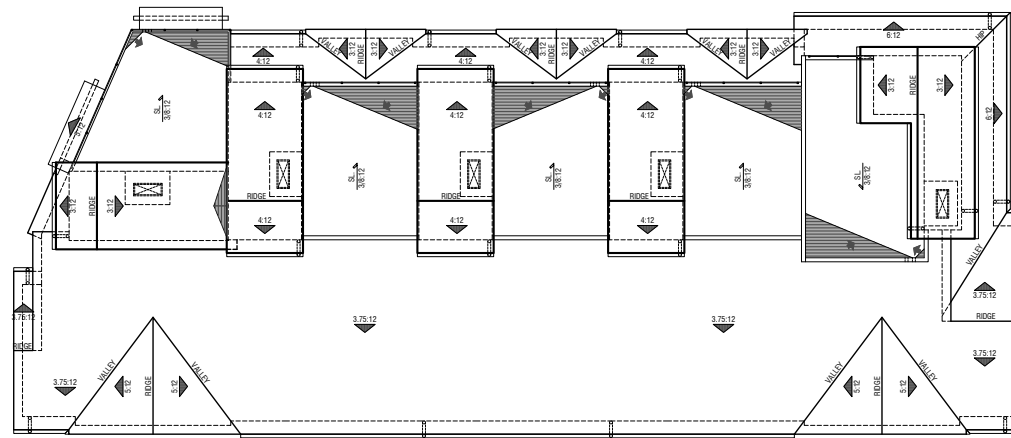
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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Roof Plan

BUILDING TYPE 200 | 5-PLEX | ROOF PLAN

WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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3.3
 0' 8' 16' 24'
 2025076 | 06.08.2026





PLAN 2A LEFT

STYLE ELEMENTS:

- Composition Asphalt Shingles
- Faux Wood Outlooker
- Fiber Cement Board & Batten Siding
- Fiber Cement Lap Siding
- Faux Wood Potsshelf
- Wrought Iron Guardrail
- Stucco Finish
- Faux Wood Post
- Sectional Garage Door with Glass



PLAN 2X RIGHT



SCHEME 1

PLAN 2A PLAN 1A PLAN 1A PLAN 1A PLAN 2X



PLAN 2X PLAN 1A PLAN 1A PLAN 1A PLAN 2A REAR

BUILDING HEIGHTS

BUILDING NUMBER	AVERAGE GRADE PLANE (A.G.P.)	FINISHED FLOOR (F.F.)	DIFFERENCE	STRUCTURE HEIGHT	BUILDING HEIGHT(DIFFERENCE + STRUCTURE HEIGHT)
100	73.33'	74.0'	0.67'	43.4'	44.07'
200	73.73'	74.9'	1.17'	43.4'	44.57'
300	73.15'	74.0'	0.85'	43.5'	44.35'
400	73.88'	74.7'	0.82'	43.5'	44.32'
500	73.28'	73.9'	0.62'	43.4'	44.02'

BUILDING TYPE 200 | 5-PLEX | ELEVATIONS

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

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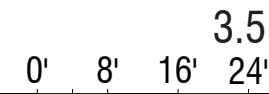




BUILDING TYPE 200 | 5-PLEX | SECTION A

WESTCLIFF AT DOVER

NEWPORT BEACH, CA



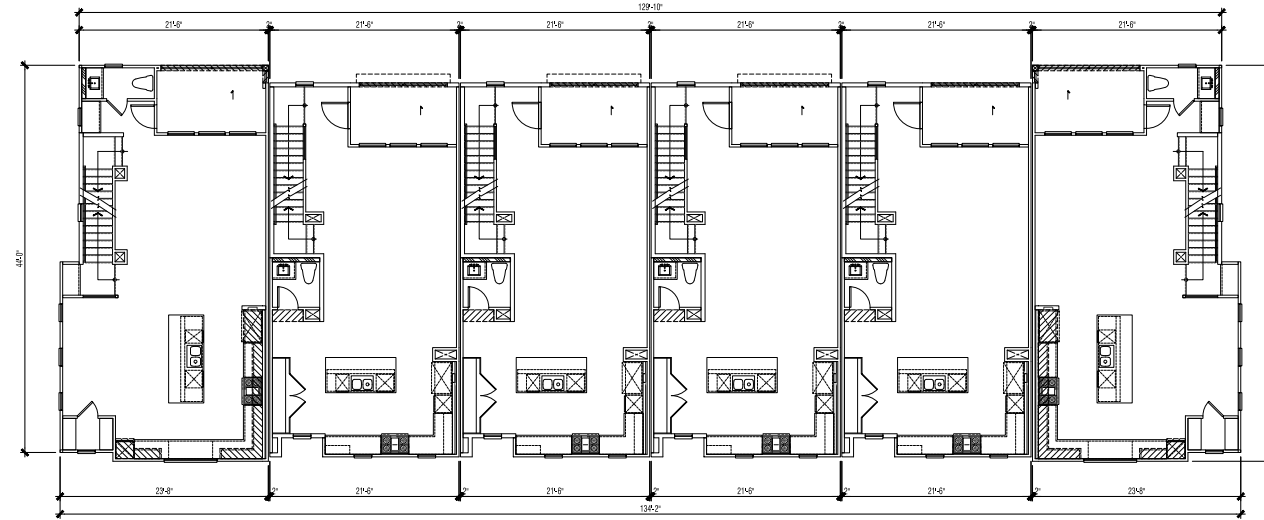
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MAJOR SITE DEVELOPMENT REVIEW

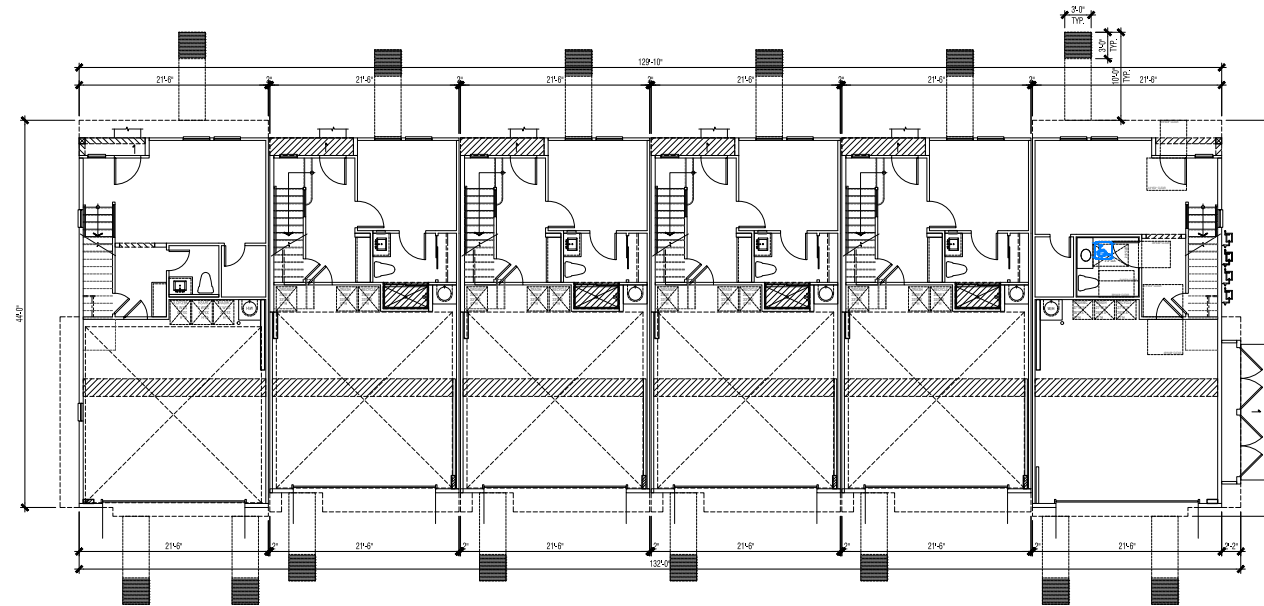
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Second Level

PLAN 2BR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2A

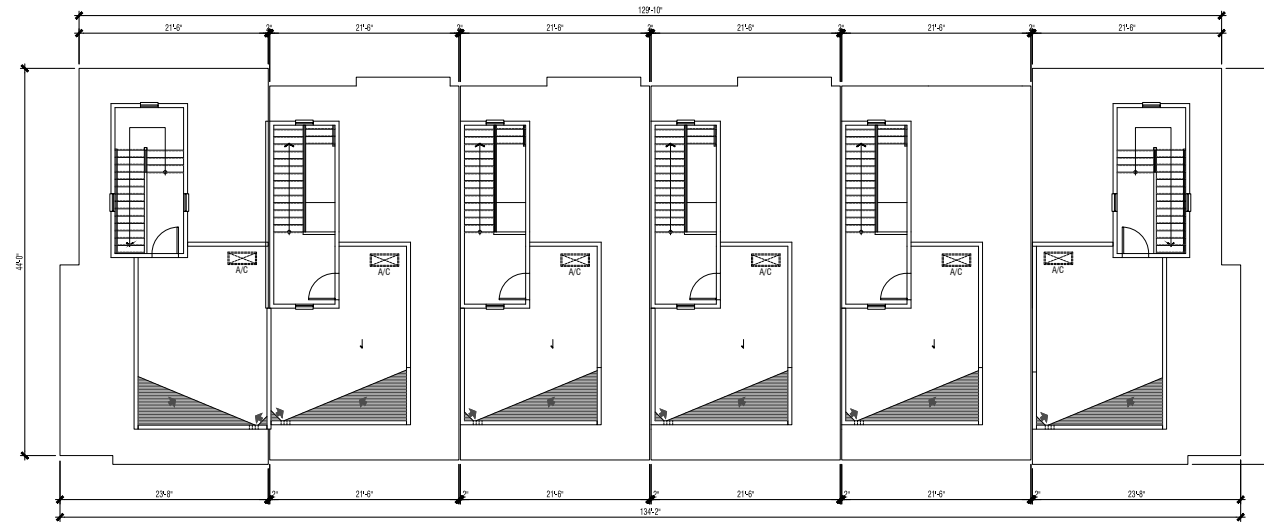


First Level

PLAN 2BR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2A

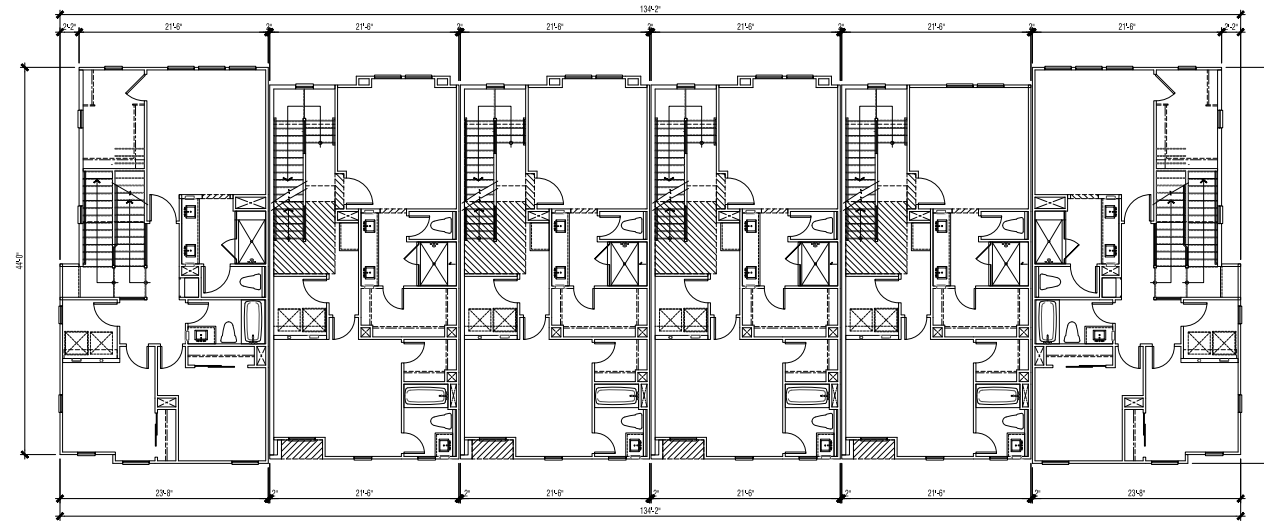
BUILDING TYPE 300 | 6-PLEX | COMPOSITE FLOOR PLANS





Roof Deck - Rear

PLAN 2BR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2A



Third Level

PLAN 2BR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2A

BUILDING TYPE 300 | 6-PLEX | COMPOSITE FLOOR PLANS

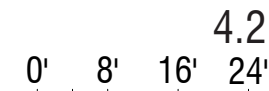


MAJOR SITE DEVELOPMENT REVIEW

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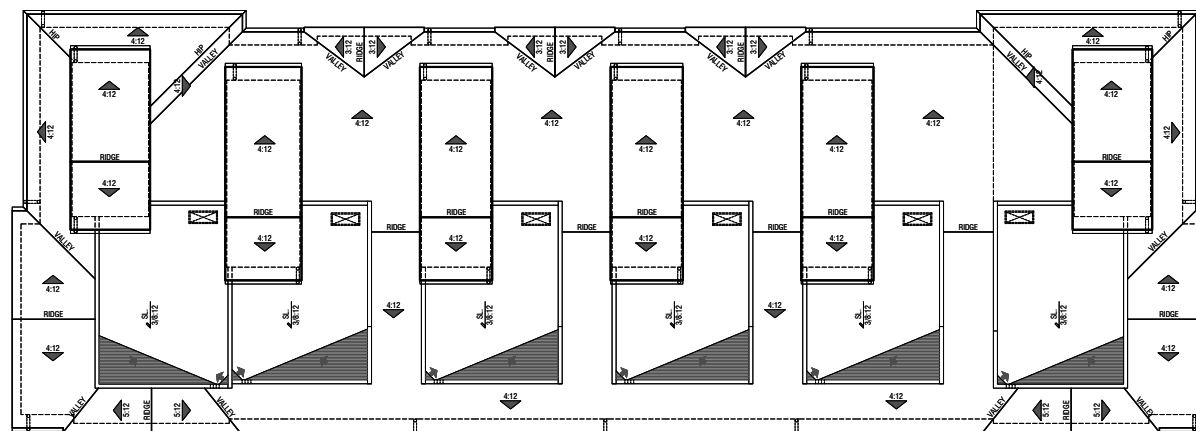
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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Roof Plan

BUILDING TYPE 300 | 6-PLEX | ROOF PLAN

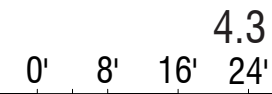
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



MAJOR SITE DEVELOPMENT REVIEW

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PLAN 2A LEFT



SCHEME 1

PLAN 2A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2BR FRONT

STYLE ELEMENTS:

- Composition Asphalt Shingles
- Faux Wood Outlooker
- Fiber Cement Board & Batten Siding
- Fiber Cement Lap Siding
- Faux Wood Potshef
- Wrought Iron Guardrail
- Stucco Finish
- Faux Wood Post
- Sectional Garage Door with Glass



PLAN 2BR RIGHT



PLAN 2BR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2A REAR

BUILDING HEIGHTS

BUILDING NUMBER	AVERAGE GRADE PLANE (A.G.P.)	FINISHED FLOOR (F.F.)	DIFFERENCE	STRUCTURE HEIGHT	BUILDING HEIGHT(DIFFERENCE + STRUCTURE HEIGHT)
100	73.33'	74.0'	0.67'	43.4'	44.07'
200	73.73'	74.9'	1.17'	43.4'	44.57'
300	73.15'	74.0'	0.85'	43.5'	44.35'
400	73.88'	74.7'	0.82'	43.5'	44.32'
500	73.28'	73.9'	0.62'	43.4'	44.02'

BUILDING TYPE 300 | 6-PLEX | ELEVATIONS

WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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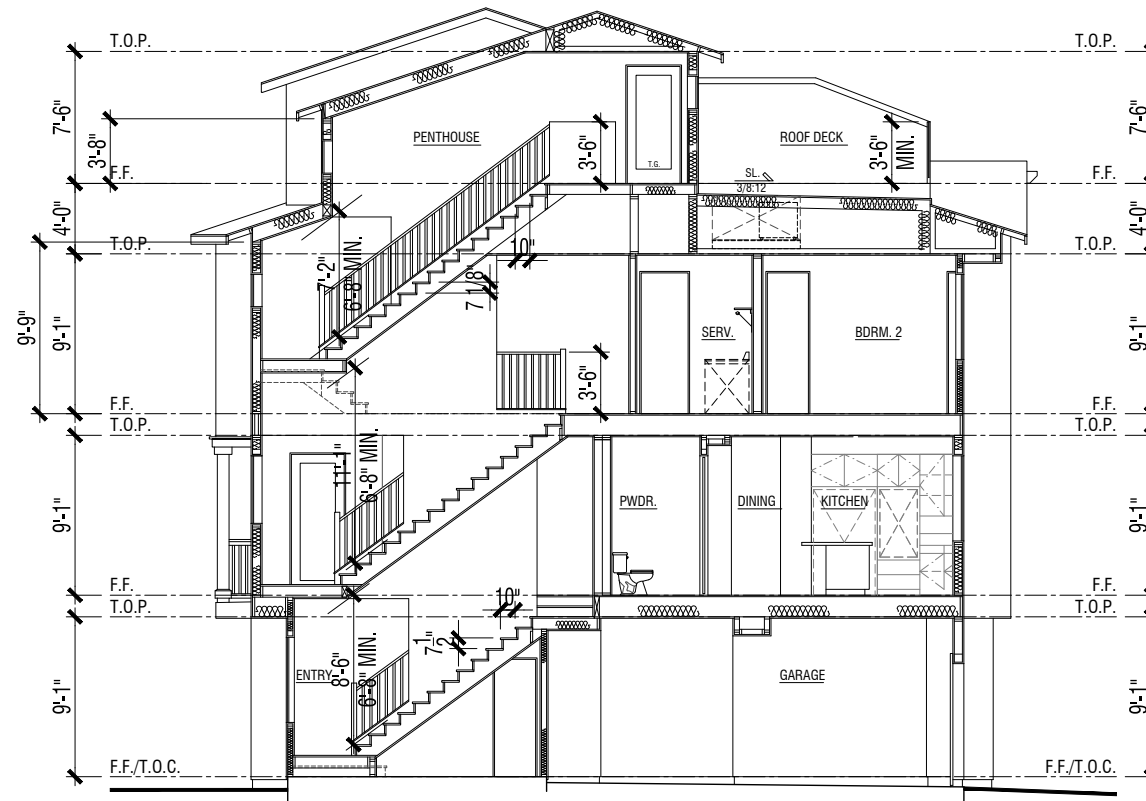


Note: Artist's Conception; Colors, Materials And Application May Vary.

MAJOR SITE DEVELOPMENT REVIEW

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PLAN 2A LOT 1

BUILDING TYPE 300 | SECTION A

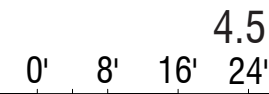
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



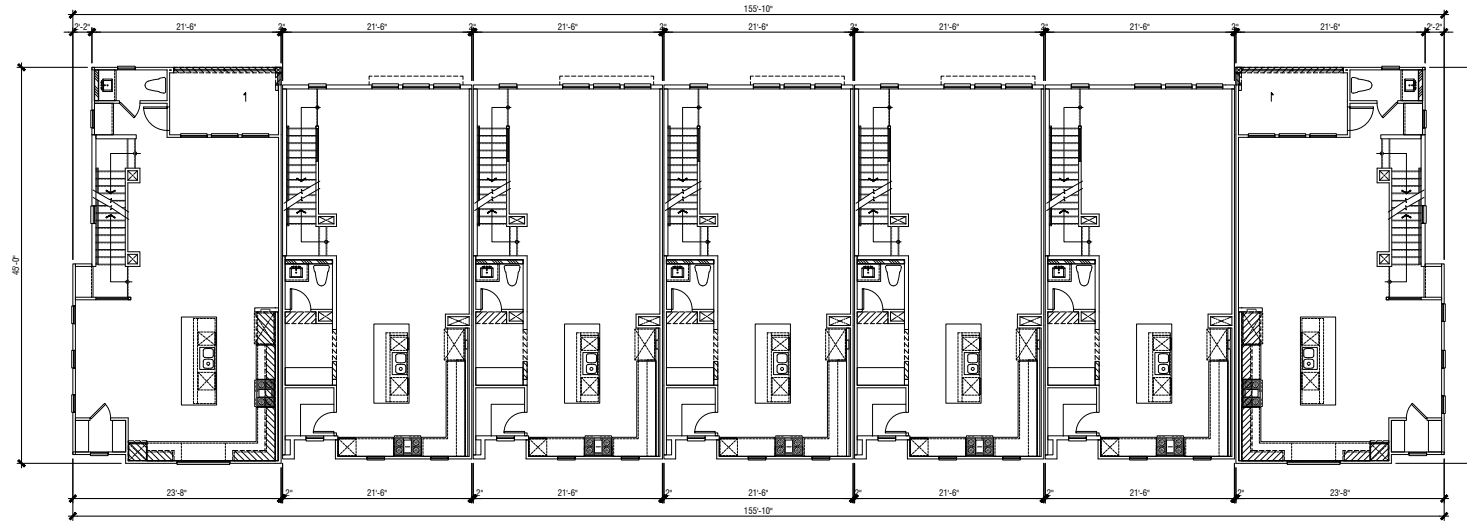
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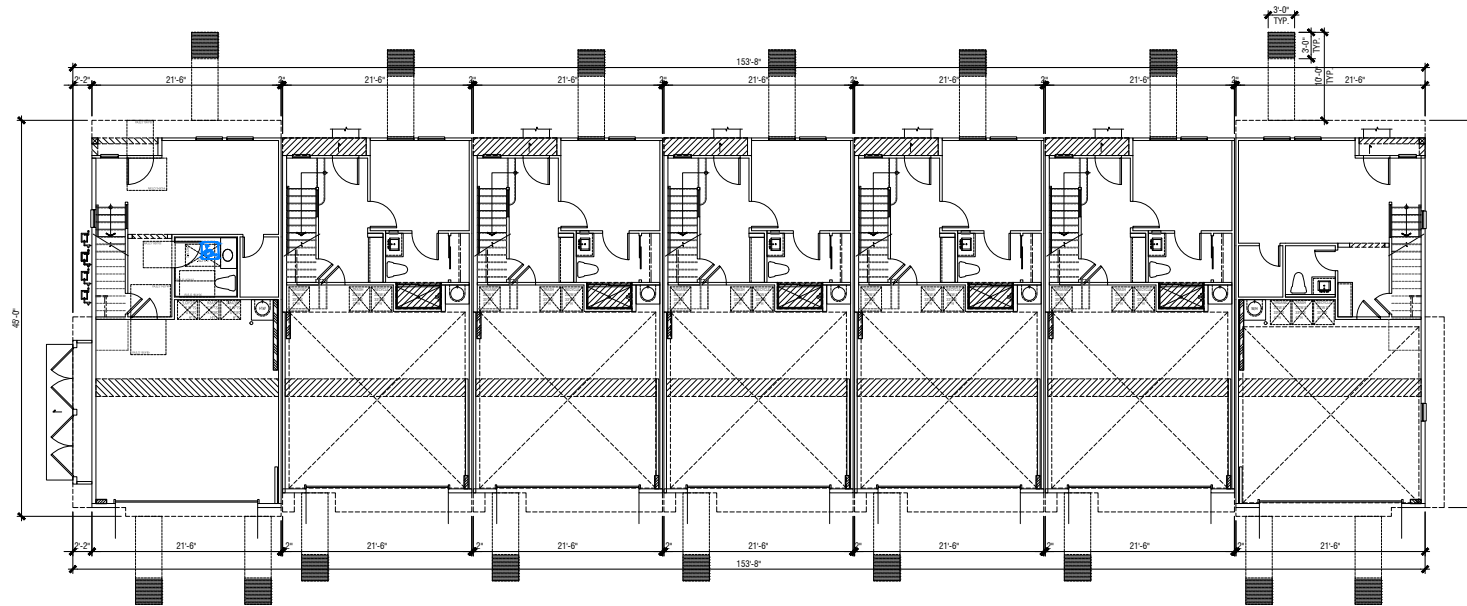
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Second Level

PLAN 2AR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2Y



First Level

PLAN 2AR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2Y

BUILDING TYPE 400 | 7-PLEX | COMPOSITE FLOOR PLANS

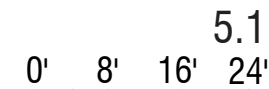


MAJOR SITE DEVELOPMENT REVIEW

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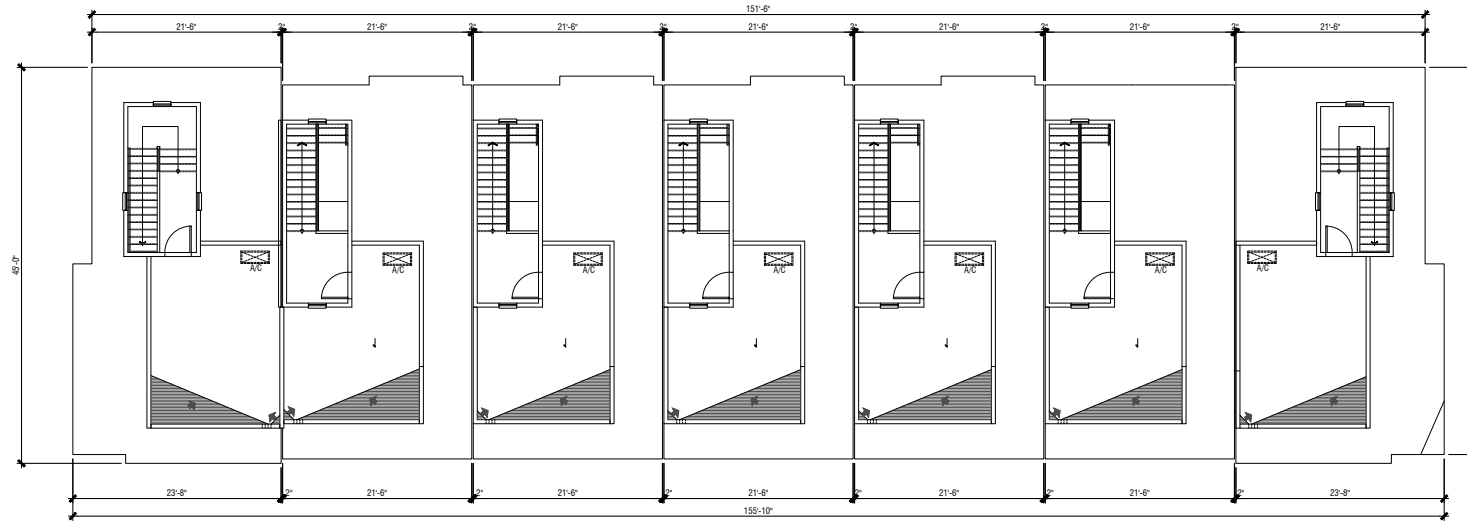
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



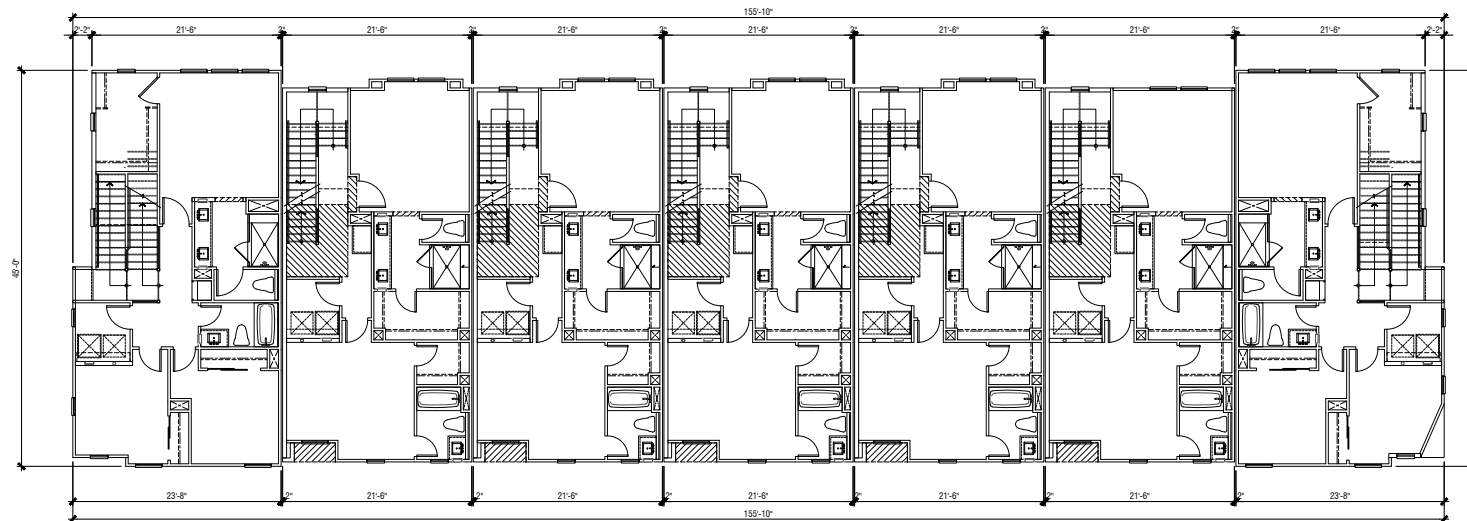
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Roof Deck - Rear

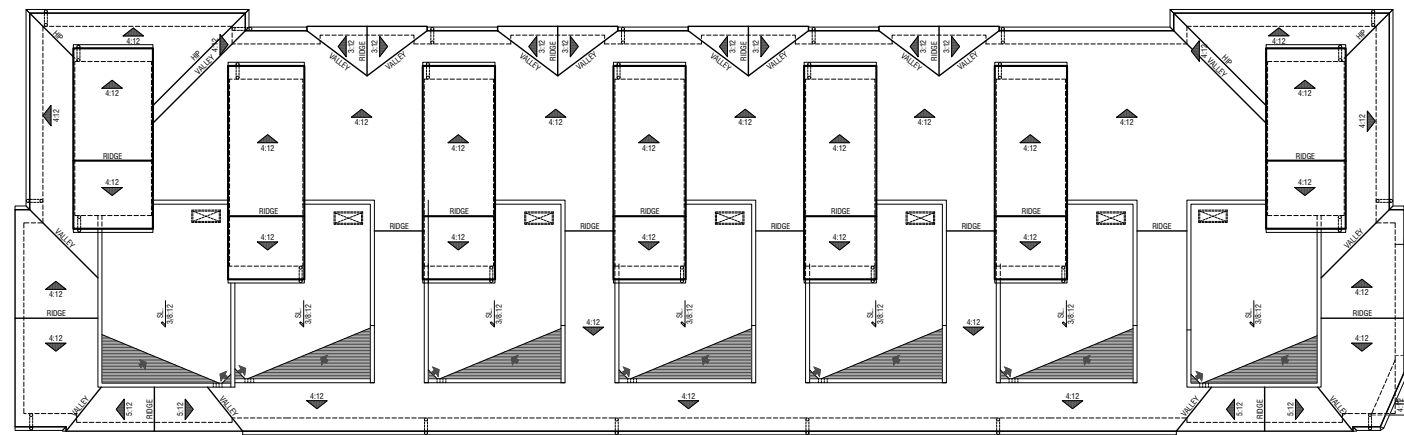
PLAN 2AR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2Y



Third Level

PLAN 2AR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2Y

BUILDING TYPE 400 | 7-PLEX | COMPOSITE FLOOR PLANS

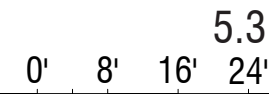


Roof Plan

BUILDING TYPE 400 | 7-PLEX | ROOF PLAN

WESTCLIFF AT DOVER

NEWPORT BEACH, CA





PLAN 2Y LEFT



SCHEME 2

PLAN 2Y PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2AR FRONT

STYLE ELEMENTS:

- Composition Asphalt Shingles
- Faux Wood Outlooker
- Fiber Cement Board & Batten Siding
- Fiber Cement Lap Siding
- Faux Wood Potsshelf
- Wrought Iron Guardrail
- Stucco Finish
- Faux Wood Post
- Sectional Garage Door with Glass



PLAN 2AR



PLAN 2AR PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2Y REAR

BUILDING HEIGHTS

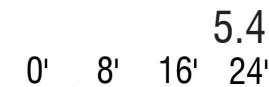
BUILDING NUMBER	AVERAGE GRADE PLANE (A.G.P.)	FINISHED FLOOR (F.F.)	DIFFERENCE	STRUCTURE HEIGHT	BUILDING HEIGHT(DIFFERENCE + STRUCTURE HEIGHT)
100	73.33'	74.0'	0.67'	43.4'	44.07'
200	73.73'	74.9'	1.17'	43.4'	44.57'
300	73.15'	74.0'	0.85'	43.5'	44.35'
400	73.88'	74.7'	0.82'	43.5'	44.32'
500	73.28'	73.9'	0.62'	43.4'	44.02'

RIGHT

BUILDING TYPE 400 | 7-PLEX | ELEVATIONS

WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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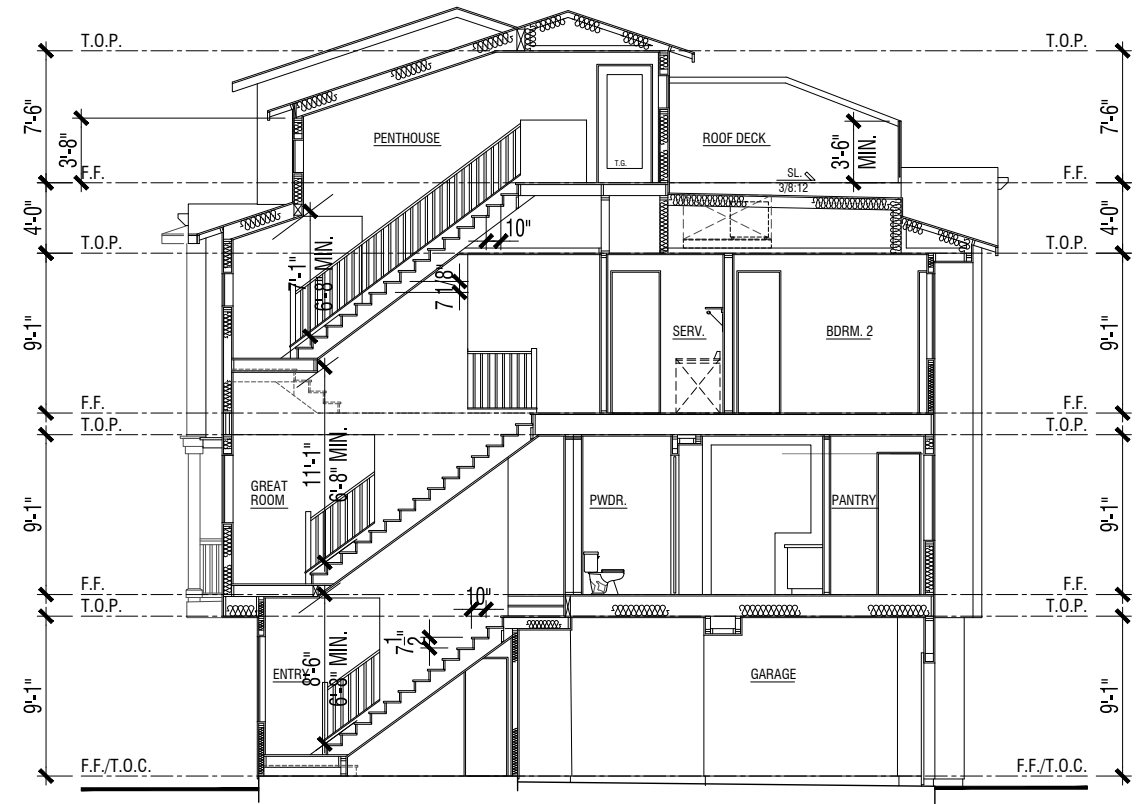


Note: Artist's Conception; Colors, Materials And Application May Vary.

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PLAN 1A LOTS 8- 12

BUILDING TYPE 400 | 7-PLEX | SECTION A

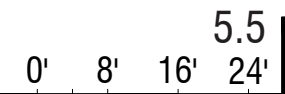
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



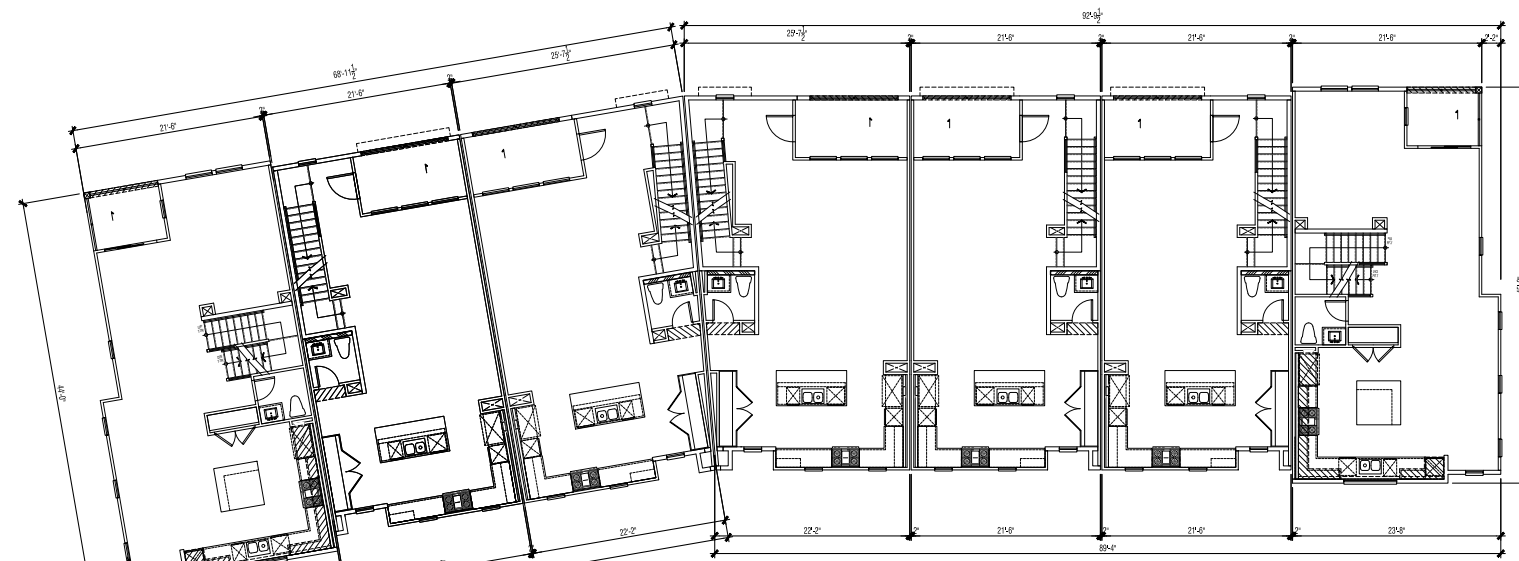
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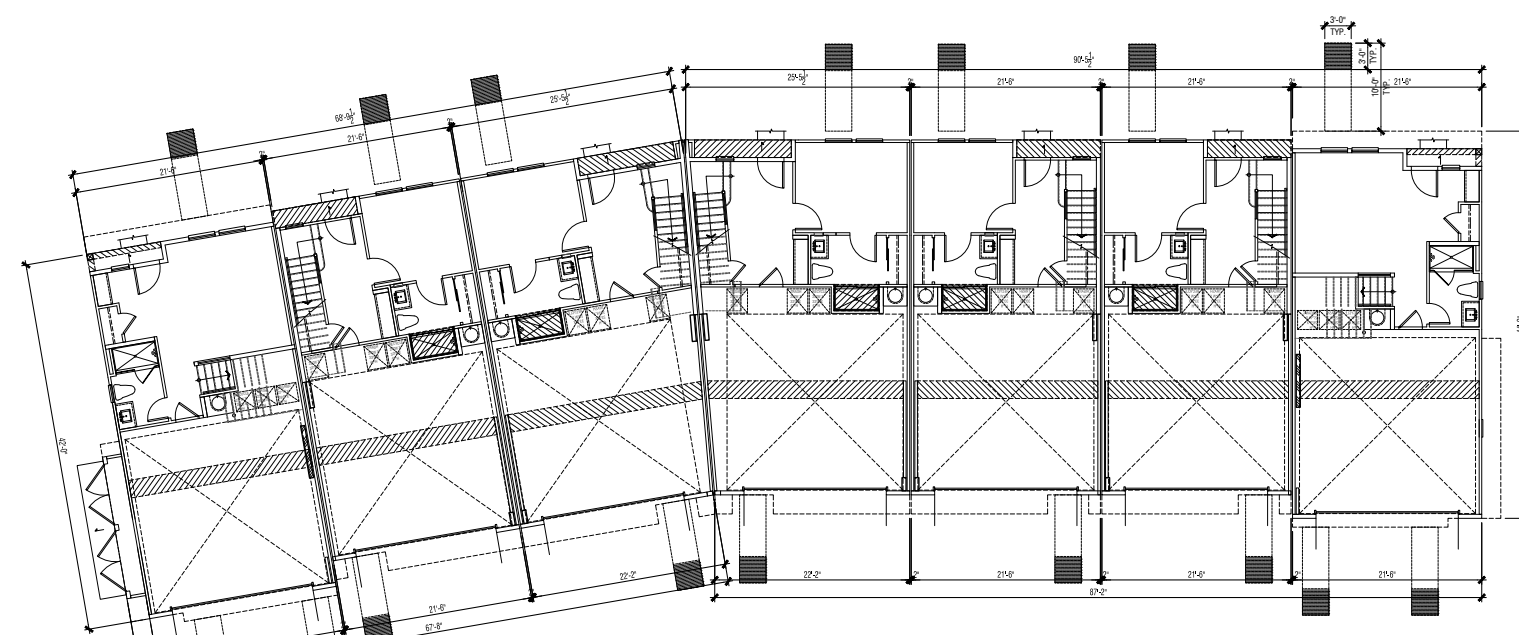
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Second Level

PLAN 2W PLAN 1A PLAN 1BR PLAN 1B PLAN 1AR PLAN 1AR PLAN 2WR



First Level

PLAN 2W PLAN 1A PLAN 1BR PLAN 1B PLAN 1AR PLAN 1AR PLAN 2WR

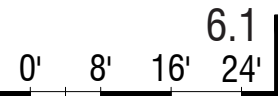
BUILDING TYPE 500 | 7-PLEX | COMPOSITE FLOOR PLANS



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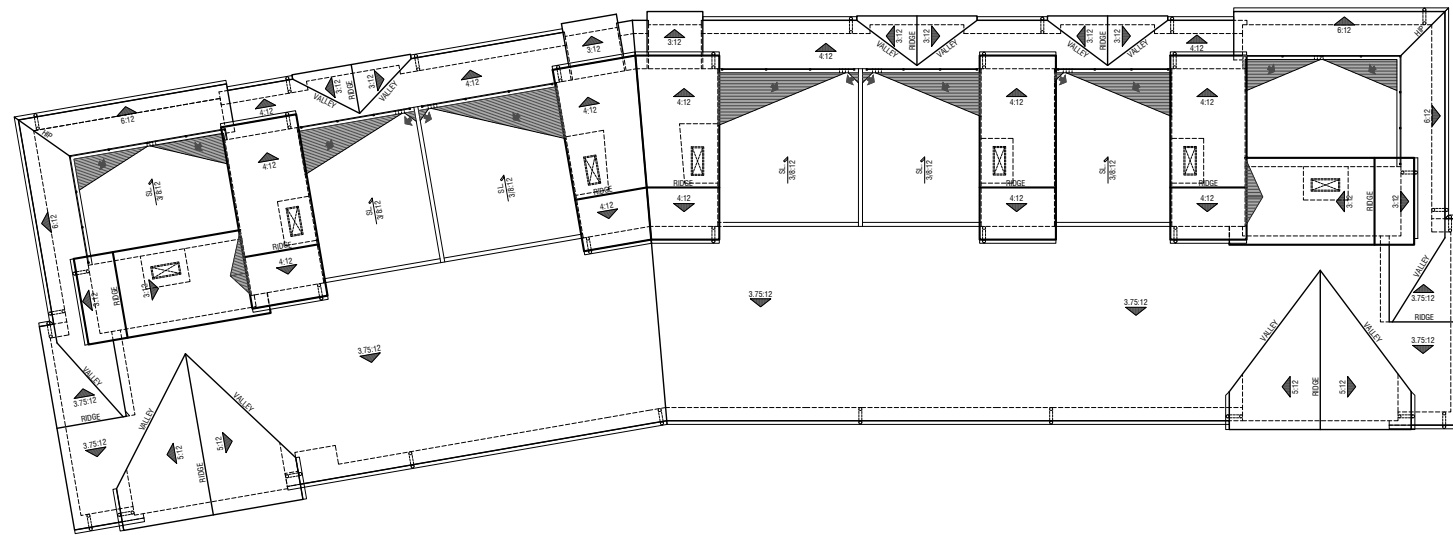
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



2025076 | 06.08.2026



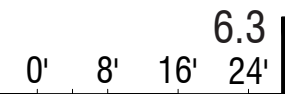


Roof Plan

BUILDING TYPE 500 | 7-PLEX | ROOF PLAN

WESTCLIFF AT DOVER

NEWPORT BEACH, CA





PLAN 2W-R LEFT



SCHEME 2
PLAN 2W-R PLAN 1AR PLAN 1AR PLAN 1B PLAN 1BR PLAN 1A PLAN 2W FRONT

STYLE ELEMENTS:

- Composition Asphalt Shingles
- Faux Wood Outlooker
- Fiber Cement Board & Batten Siding
- Fiber Cement Lap Siding
- Faux Wood Potsshelf
- Wrought Iron Guardrail
- Stucco Finish
- Faux Wood Post
- Sectional Garage Door with Glass



PLAN 2W RIGHT



PLAN 2W PLAN 1A PLAN 1BR PLAN 1B PLAN 1AR PLAN 1AR PLAN 2W-R REAR

BUILDING HEIGHTS

BUILDING NUMBER	AVERAGE GRADE PLANE (A.G.P.)	FINISHED FLOOR (F.F.)	DIFFERENCE	STRUCTURE HEIGHT	BUILDING HEIGHT(DIFFERENCE + STRUCTURE HEIGHT)
100	73.33'	74.0'	0.67'	43.4'	44.07'
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400	73.88'	74.7'	0.82'	43.5'	44.32'
500	73.28'	73.9'	0.62'	43.4'	44.02'

BUILDING TYPE 500 | 7-PLEX | ELEVATIONS

WESTCLIFF AT DOVER

NEWPORT BEACH, CA



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Note: Artist's Conception; Colors, Materials And Application May Vary.

MAJOR SITE DEVELOPMENT REVIEW

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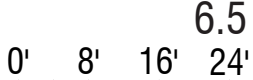




BUILDING TYPE 500 | 7-PLEX | SECTION A

WESTCLIFF AT DOVER

NEWPORT BEACH, CA



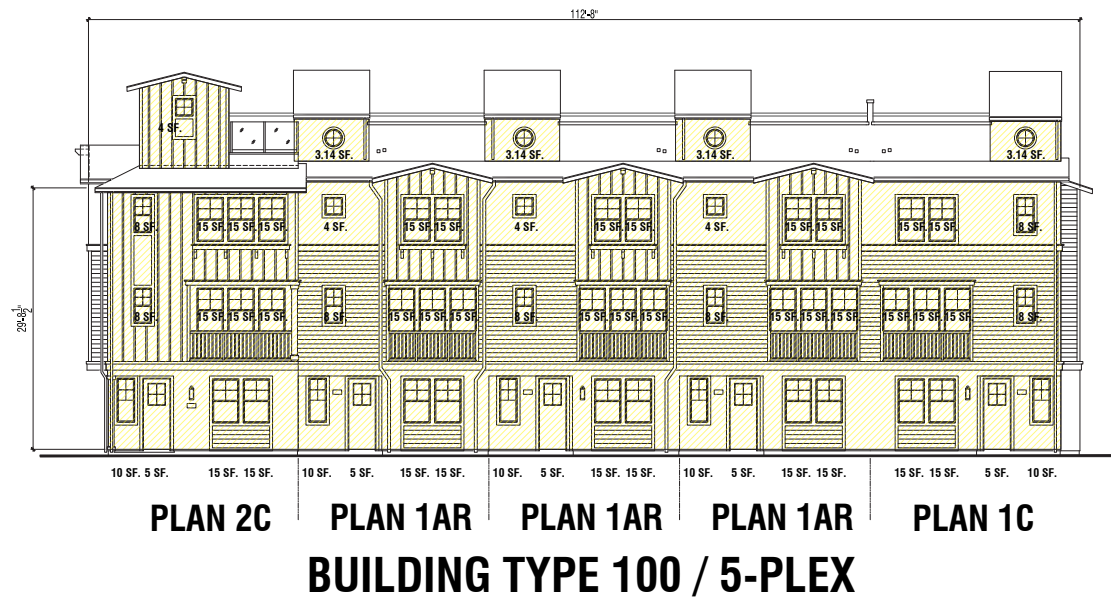
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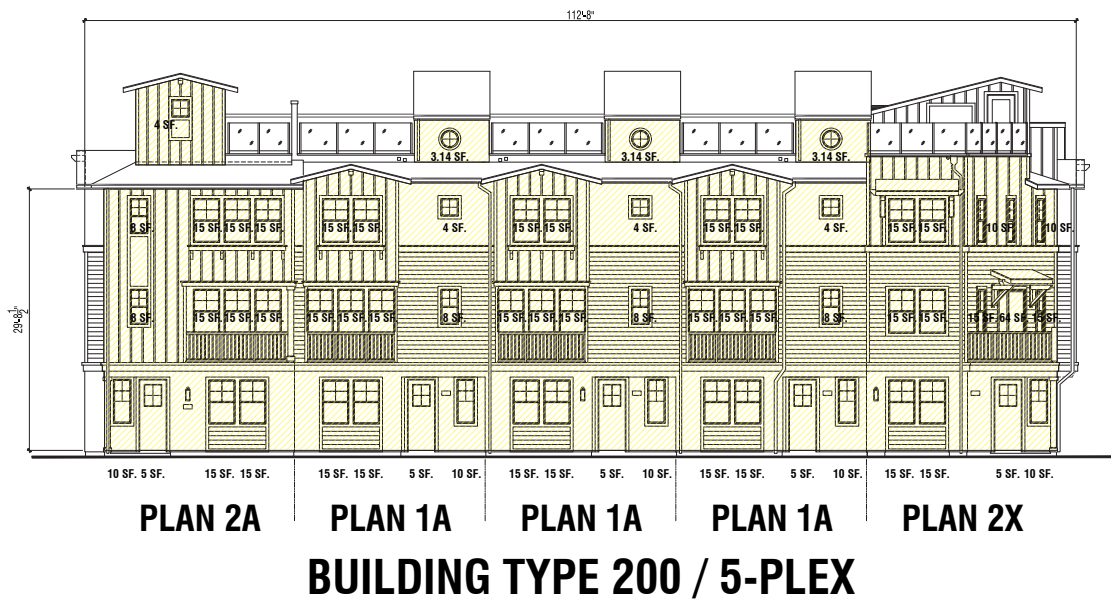
MAJOR SITE DEVELOPMENT REVIEW

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TOTAL BUILDING FRONT FACADE: 3551 SF.
 TOTAL BUILDING FRONT OPENINGS: 700 SF.
 $700 \text{ SF.} / 3551 \text{ SF.} = 19.7\% < 20\%$



TOTAL BUILDING FRONT FACADE: 3575 SF.
 TOTAL BUILDING FRONT OPENINGS: 780 SF.
 $780 \text{ SF.} / 3575 \text{ SF.} = 21.8\% > 20\%$

MINIMUM OPENING STANDARDS ON FRONT ELEVATIONS

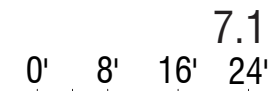
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



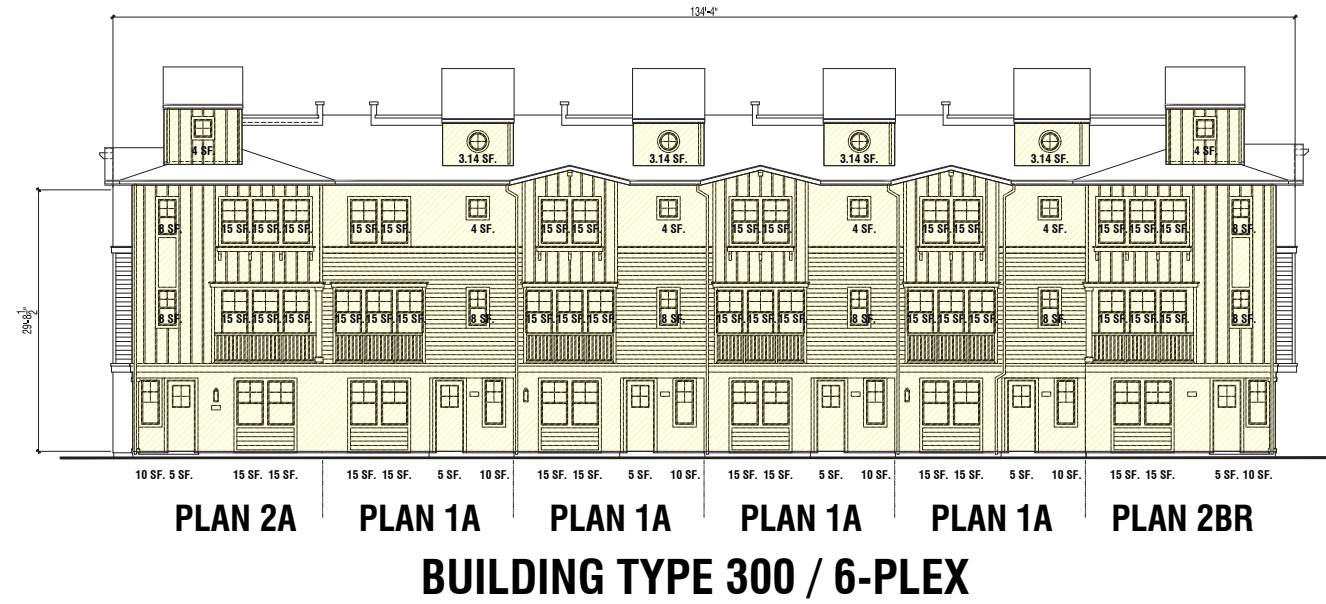
MAJOR SITE DEVELOPMENT REVIEW

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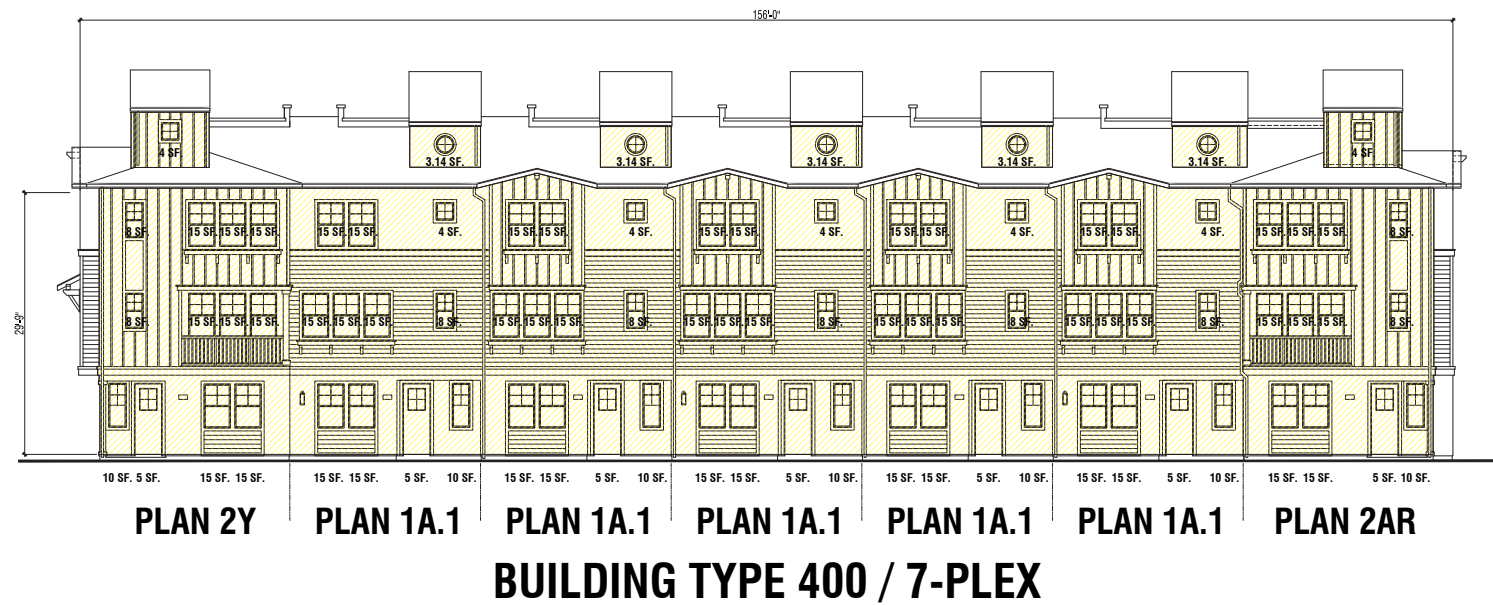


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TOTAL BUILDING FRONT FACADE: 4236 SF.
 TOTAL BUILDING FRONT OPENINGS: 851 SF.
 $851 \text{ SF.} / 4236 \text{ SF.} = 20.00\% < 20\%$



TOTAL BUILDING FRONT FACADE: 4932 SF.
 TOTAL BUILDING FRONT OPENINGS: 985.7 SF.
 $985.7 \text{ SF.} / 4932 \text{ SF.} = 19.98\% < 20\%$

MINIMUM OPENING STANDARDS ON FRONT ELEVATIONS

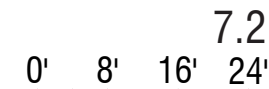
WESTCLIFF AT DOVER

NEWPORT BEACH, CA



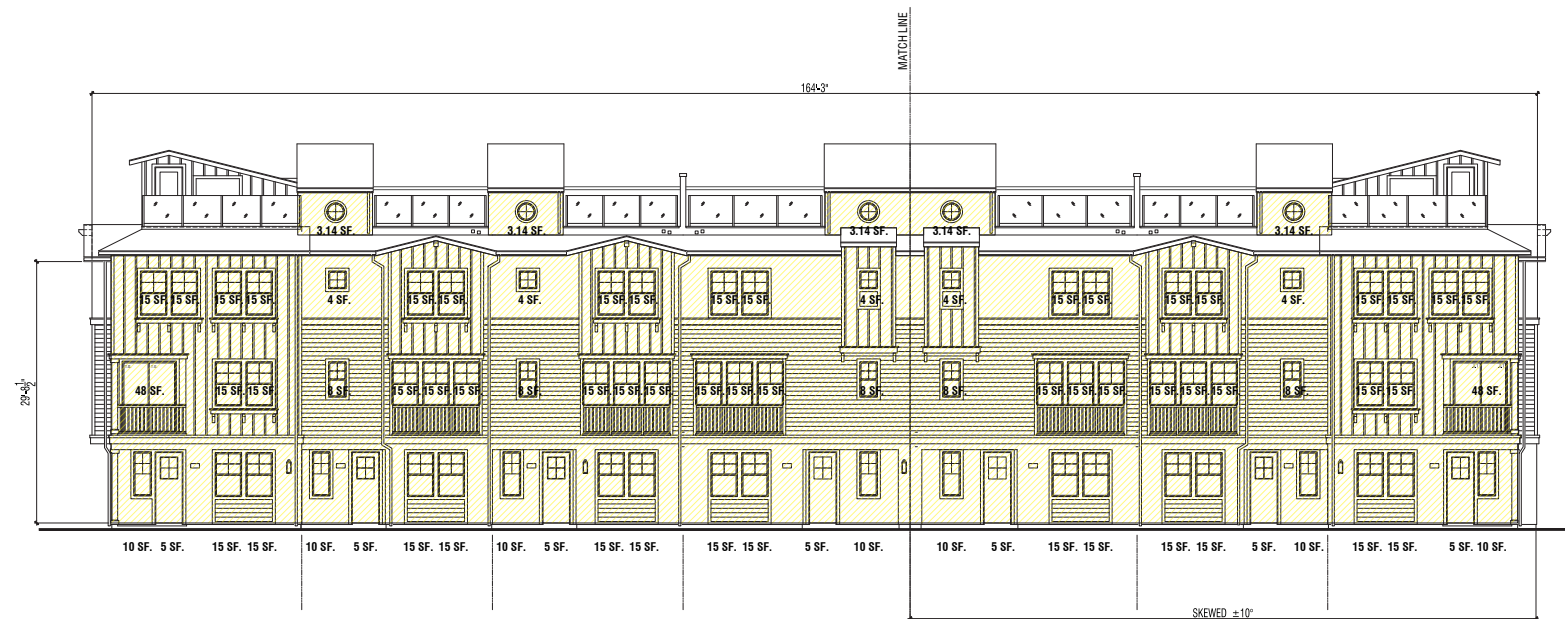
MAJOR SITE DEVELOPMENT REVIEW

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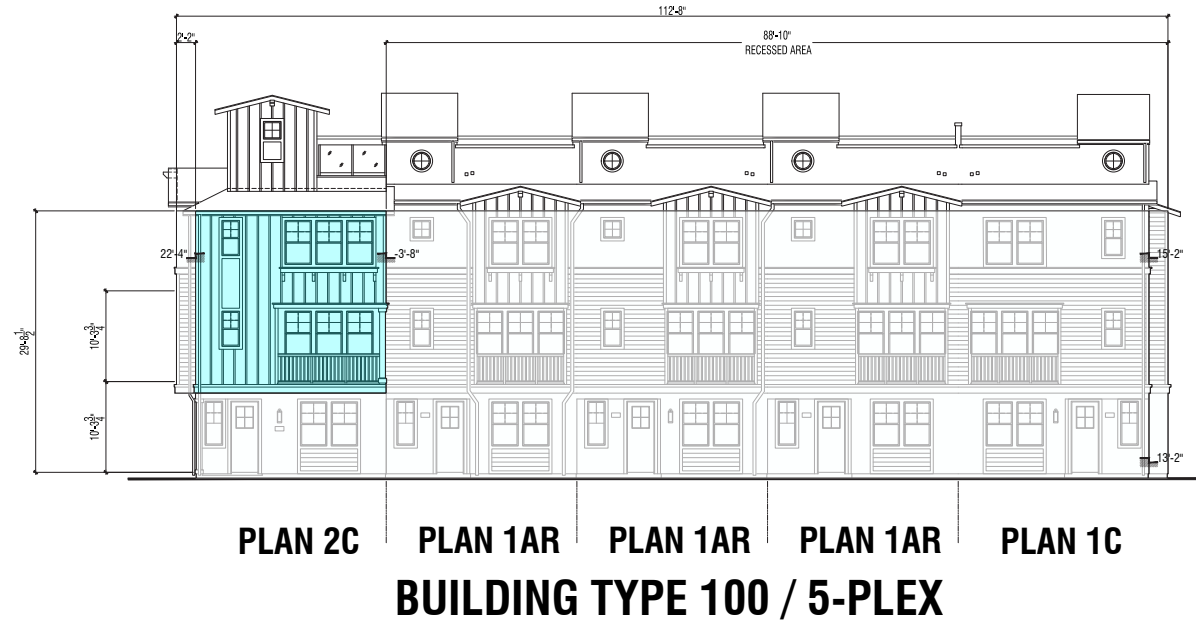


TOTAL BUILDING FRONT FACADE: 5110 SF.
 TOTAL BUILDING FRONT OPENINGS: 1041.7 SF.
 $1041.7 \text{ SF.} / 5110 \text{ SF.} = 20.38\% > 20\%$

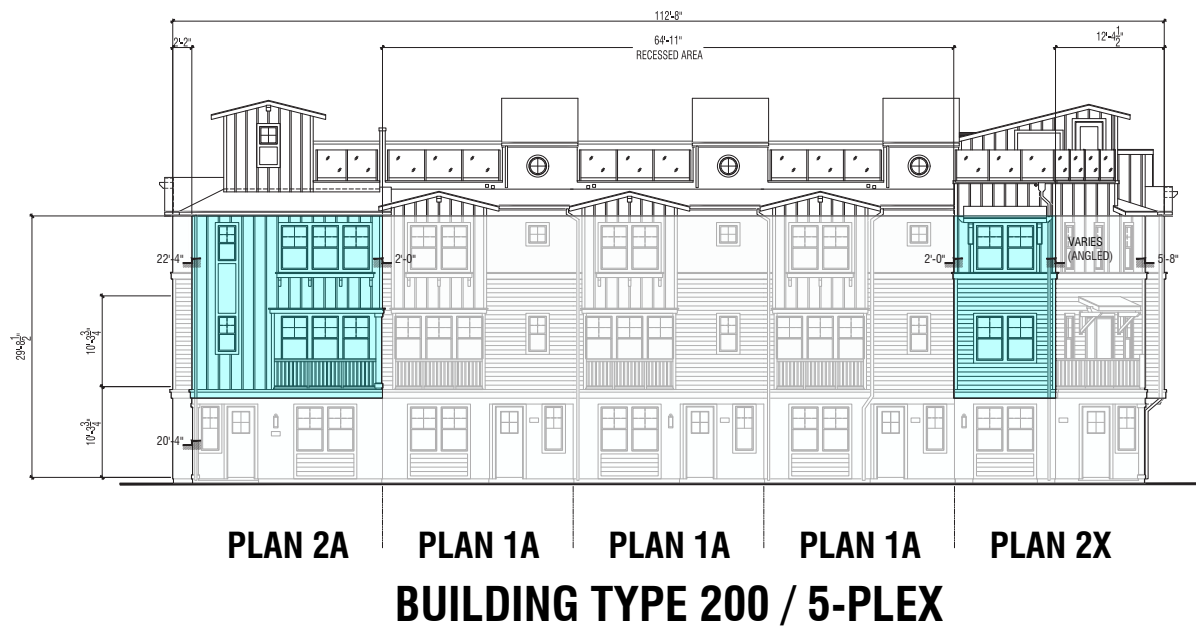
PLAN 2WR PLAN 1AR PLAN 1AR PLAN 1B PLAN 1BR PLAN 1A PLAN 2W
BUILDING TYPE 500 / 7-PLEX

MINIMUM OPENING STANDARDS ON FRONT ELEVATIONS





BUILDING LENGTH: 112'-8"
RECESSED LENGTH: 2'-2" + 88'-10" = 91'-0"
 91'-0" / 112'-8" = 80.8% > 20%



BUILDING LENGTH: 112'-8"
RECESSED LENGTH: 2'-2" + 64'-11" + 12'-4 1/2" = 79'-5 1/2"
 79'-5 1/2" / 112'-8" = 70.5% > 20%

HORIZONTAL MODULATION ON FRONT ELEVATIONS



BUILDING LENGTH: 134'-4"
 RECESSED LENGTH: 86'-8" + 2'-2" + 2'-2" = 101'-0"
 $101'-0" / 134'-4" = 75.2% > 20%$

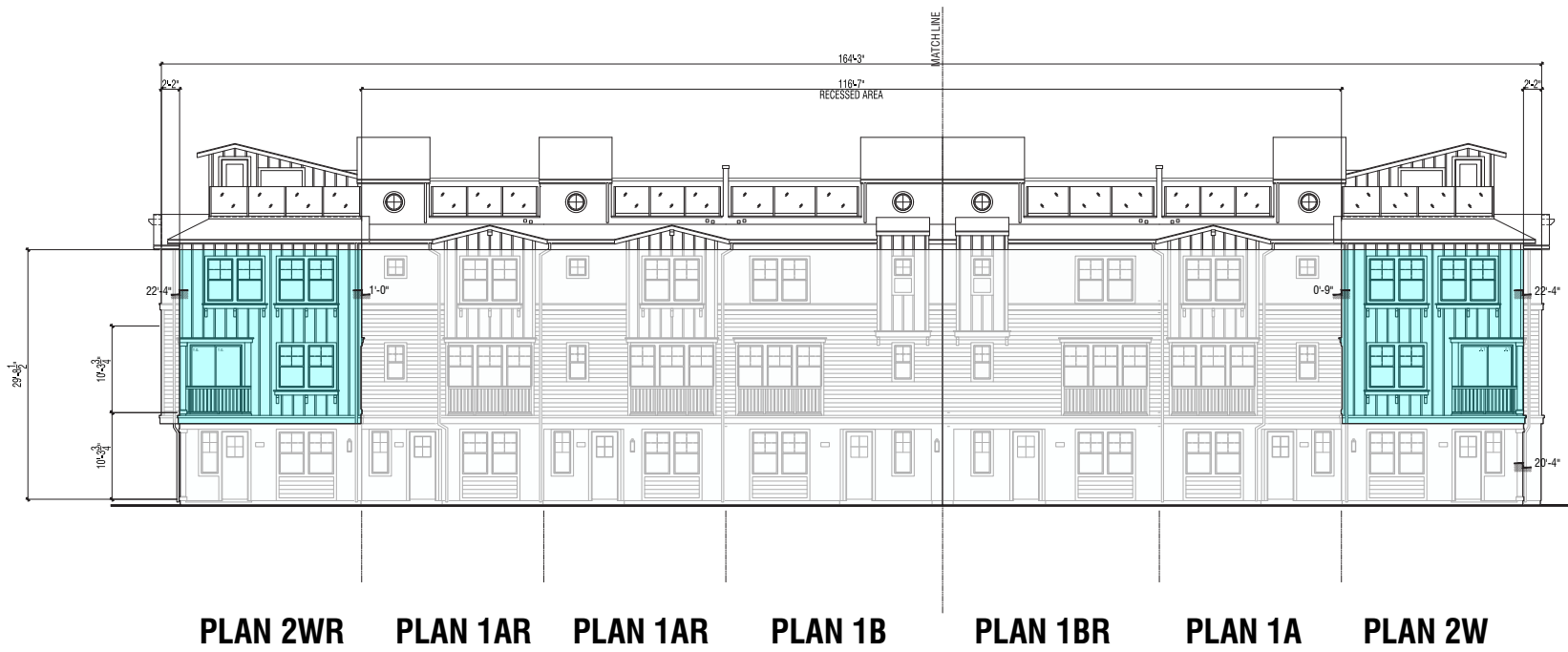
PLAN 2A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2BR
BUILDING TYPE 300 / 6-PLEX



BUILDING LENGTH: 156'-0"
 RECESSED LENGTH: 108'-4" + 2'-2" + 2'-2" = 112'-8"
 $112'-8" / 156'-0" = 72.3% > 20%$

PLAN 2Y PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 1A PLAN 2AR
BUILDING TYPE 400 / 7-PLEX

HORIZONTAL MODULATION ON FRONT ELEVATIONS



BUILDING LENGTH: 164'-3"
RECESSED LENGTH: 116'-7" + 2'-2" + 2'-2" = 120'-11"
 120'-11" / 164'-3" = 73.6% > 20%

PLAN 2WR PLAN 1AR PLAN 1AR PLAN 1B PLAN 1BR PLAN 1A PLAN 2W
BUILDING TYPE 500 / 7-PLEX

HORIZONTAL MODULATION ON FRONT ELEVATIONS



WESTCLIFF AT DOVER

Newport Beach, California
D.R. HORTON
November 4, 2025 | 2025076
PAGE 1 OF 2

Exterior Color & Materials

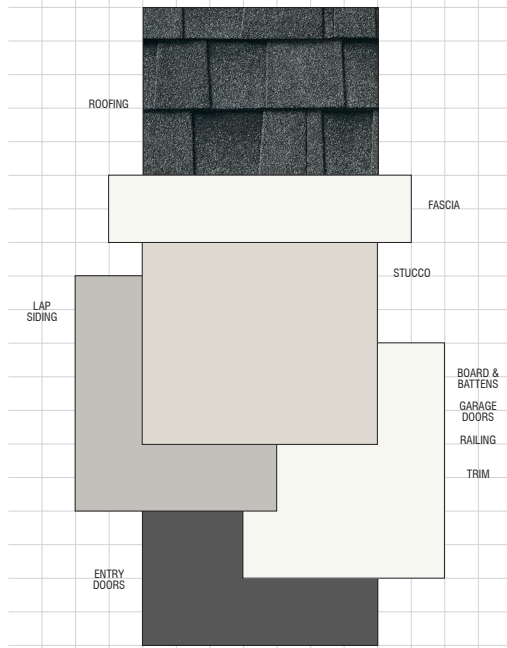
SCHEME 1 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: Composition Asphalt Shingles	Stone Gray Timberline HDZ - Reflector Series Ref. 18, Etn. 32, 39, 17 CRIC: 0678-0137a	'GAF
Vinyl Windows (factory finish)	White	TBD
Gutters & Downspouts (factory finish)	TBD	TBD
Stucco (16/20 sand finish)	TBD (Match Sherwin Williams SW 7631 City Loft)	Omega
Siding Color (applied to): Corner Boards Lap Siding	SW 7649 Silverplate	Sherwin Williams
Trim Color (applied to): Barge Boards Board & Battens Eaves Fascia Garage Doors Railing Secondary Doors Trim	SW 7757 High Reflective White	Sherwin Williams
Accent Color (applied to): Entry Doors	SW 7674 Peppercorn	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Jenelle Gaudin (949) 259-0907. © 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

REVISIONS:

Number	Date	Description
1	4/17/26	Roof material and manufacturer revised on all schemes per client.



WESTCLIFF AT DOVER

Newport Beach, California
D.R. HORTON
April 17, 2026 | 2025076

SCHEME 1
All Buildings



For exact color refer to manufacturer's actual samples. © 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.



WESTCLIFF AT DOVER

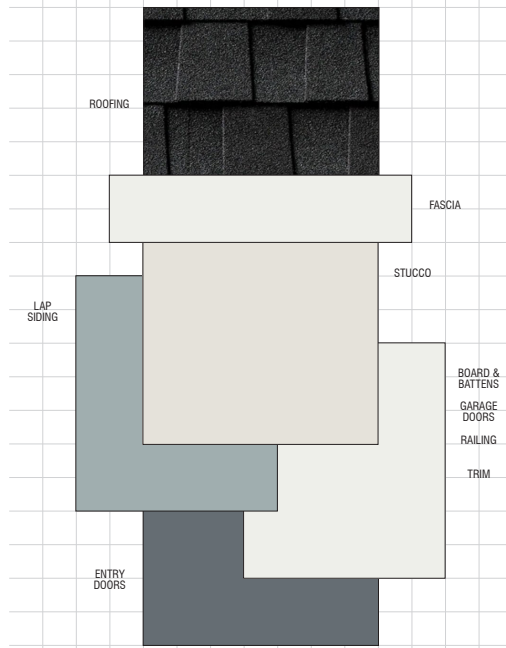
Newport Beach, California
D.R. HORTON
November 4, 2025 | 2025076
PAGE 2 OF 2

Exterior Color & Materials

SCHEME 2 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: Composition Asphalt Shingles	Charcoal Timberline HDZ - Reflector Series Ref. 18, Etn. 32, 39, 17 CRIC: 0678-0138a	'GAF
Vinyl Windows (factory finish)	White	TBD
Gutters & Downspouts (factory finish)	TBD	TBD
Stucco (16/20 sand finish)	TBD (Match Sherwin Williams SW 7636 Origami White)	Omega
Siding Color (applied to): Corner Boards Lap Siding	SW 7616 Brezzy	Sherwin Williams
Trim Color (applied to): Barge Boards Board & Battens Eaves Fascia Garage Doors Railing Secondary Doors Trim	SW 7006 Extra White	Sherwin Williams
Accent Color (applied to): Entry Doors	SW 7665 Wall Street	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Jenelle Gaudin (949) 259-0907. © 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.



WESTCLIFF AT DOVER

Newport Beach, California
D.R. HORTON
April 17, 2026 | 2025076

SCHEME 2
All Buildings



For exact color refer to manufacturer's actual samples. © 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

COLOR MATERIALS BOARDS AND EXTERIOR MATERIALS



Note: Artist's Conception; Colors, Materials And Application May Vary.

WESTCLIFF AT DOVER

NEWPORT BEACH, CA

MAJOR SITE DEVELOPMENT REVIEW

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA.

CM.1



ORANGE COUNTY, LOS ANGELES, BAY AREA

2025076 | 06.08.2026

CITY OF NEWPORT BEACH CONCEPTUAL GRADING PLAN

1501 16TH STREET
NEWPORT BEACH, CA 92663

SITE ADDRESS

1501 16TH STREET
NEWPORT BEACH, CA 92663

OWNER

GALLANT FAMILY, LLC
424 SAINT ANDREWS RD, NEWPORT BEACH, CA 92663
CONTACT: PAUL GALLANT
PHONE: (949) 903-2967

DEVELOPER

D.R. HORTON
980 MONTECITO DRIVE, SUITE 300
CORONA, CA 92679

CIVIL ENGINEER

KYLE SHERMAN, P.E.
FUSCOE ENGINEERING, INC.
15535 SAND CANYON, SUITE 100
IRVINE, CA 92618
PHONE: (949) 474-1960
FAX: (949) 474-4315

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1 AS SHOWN ON LOT LINE ADJUSTMENT NO. LA 2009-010, AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 27, 2012 AS INSTRUMENT NO. 201200566731 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A SUBDIVISION OF PORTIONS OF PARCEL 2 AND PARCEL 3 OF PARCEL MAP 80-706, FILED IN BOOK 160, PAGES 3 THROUGH 5 OF PARCEL MAPS, AND A PORTION OF TRACT NO. 1125, FILED IN BOOK 39, PAGES 7 AND 8 OF MISCELLANEOUS MAPS, BOTH IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BOTH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 3, THENCE NORTHEASTERLY ALONG THE COMMON LINE OF SAID PARCEL 3 AND LOT 4 OF SAID TRACT 1125, NORTH 16°04'40" EAST, 23.60 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE NORTH 15°04'40" EAST, 371.53 FEET, TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY OF 16TH STREET AS SHOWN ON SAID PARCEL MAP NO. 80-706; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY SOUTH 50°16'30" EAST, 97.05 FEET, THENCE LEAVING SAID LINE ON A PERPENDICULAR TANGENT TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY OF 16TH STREET AS SHOWN ON SAID TRACT MAP NO. 1125, NORTH 39°43'30" EAST 12.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY SOUTH 50°16'30" EAST, 42.93 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1230.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 8.93 FEET, THROUGH A CENTRAL ANGLE OF 00°24'57", THENCE SOUTHWESTERLY ALONG A RADIAL LINE TO SAID CURVE SOUTH 39°18'33" WEST, 12.00 FEET;

THENCE SOUTH 15°57'11" EAST, 40.82 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2.50 FEET;

THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 3.72 FEET, THROUGH A CENTRAL ANGLE OF 85°12'12";

THENCE SOUTH 69°15'11" EAST 18.21 FEET;

THENCE SOUTH 20°57'11" EAST, 77.63 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 541.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE AND ARC DISTANCE OF 181.19 FEET, THROUGH A CENTRAL ANGLE OF 19°11'21", A RADIAL BEARING TO SAID POINT BEARS NORTH 88°14'10" EAST;

THENCE SOUTHWESTERLY ALONG A RADIAL LINE TO SAID CURVE, SOUTH 88°14'10" WEST, 1.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 540.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 88°14'10" EAST;

THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.21 FEET, THROUGH A CENTRAL ANGLE OF 00°33'09";

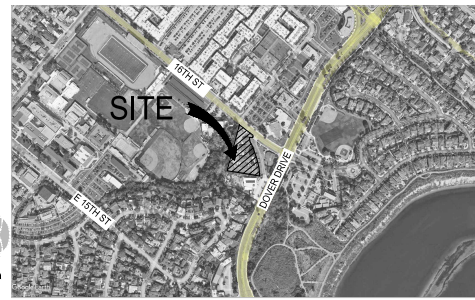
THENCE NORTH 81°20'59" WEST, 275.73 FEET, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS

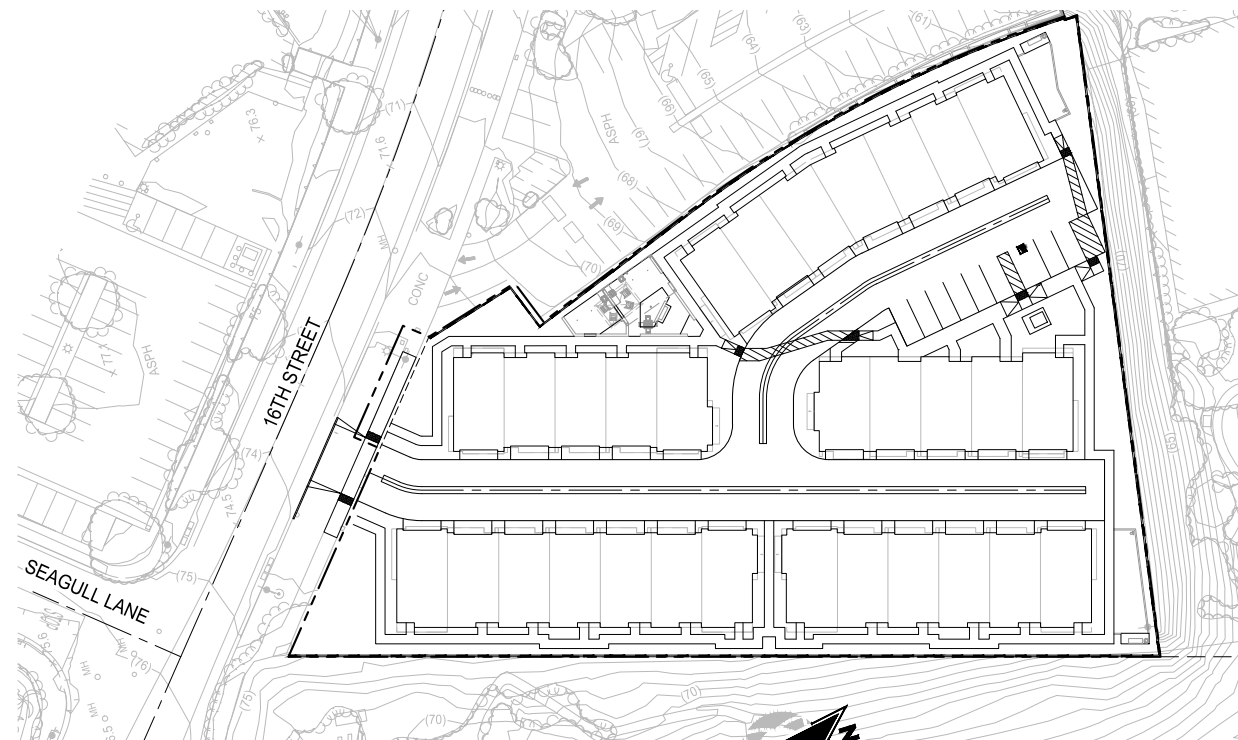
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE VI (2011.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS FROM TRAK AND FVPK BEING N 67°14'53.47" W.

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	EXISTING CONDITIONS
SHEET 3	CONCEPTUAL GRADING PLAN
SHEET 4	SECTIONS
SHEET 5	CONCEPTUAL UTILITY PLAN
SHEET 6	AVERAGE GRADE PLANE
SHEET 7	PLANTER SQUARE FOOTAGE



LOCATION MAP
NTS



INDEX MAP
1" = 30'

SITE PROPERTY AREA

GROSS	1.527 ACRES	(66,501.5 SQFT)
PROPOSED DEDICATION	0.015 ACRES	(622.5 SQFT)
NET	1.512 ACRES	(67,124 SQFT)

LEGEND

	PROPERTY LINE		EXISTING STORM DRAIN
	EXISTING EASEMENTS		PROPOSED STORM DRAIN
	LOT LINES		PROPOSED RETAINING WALL
	DAYLIGHT LINE		PROPOSED STORM DRAIN INLET
	PROPOSED CONTOURS		PROPOSED STORM DRAIN MANHOLE
	EXISTING CONTOUR		
	EXISTING ELEVATION		
	PROPOSED ELEVATION		
	PROPOSED CONCRETE		

NOTE

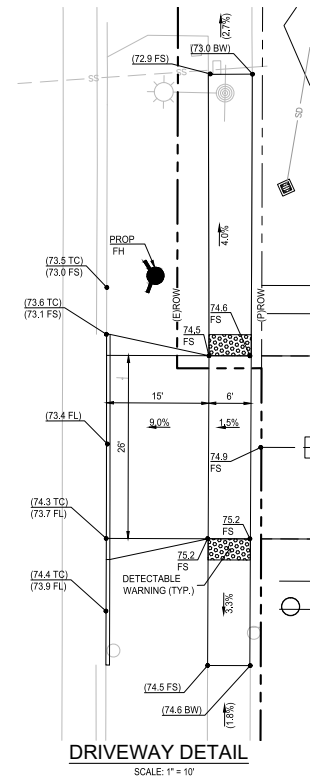
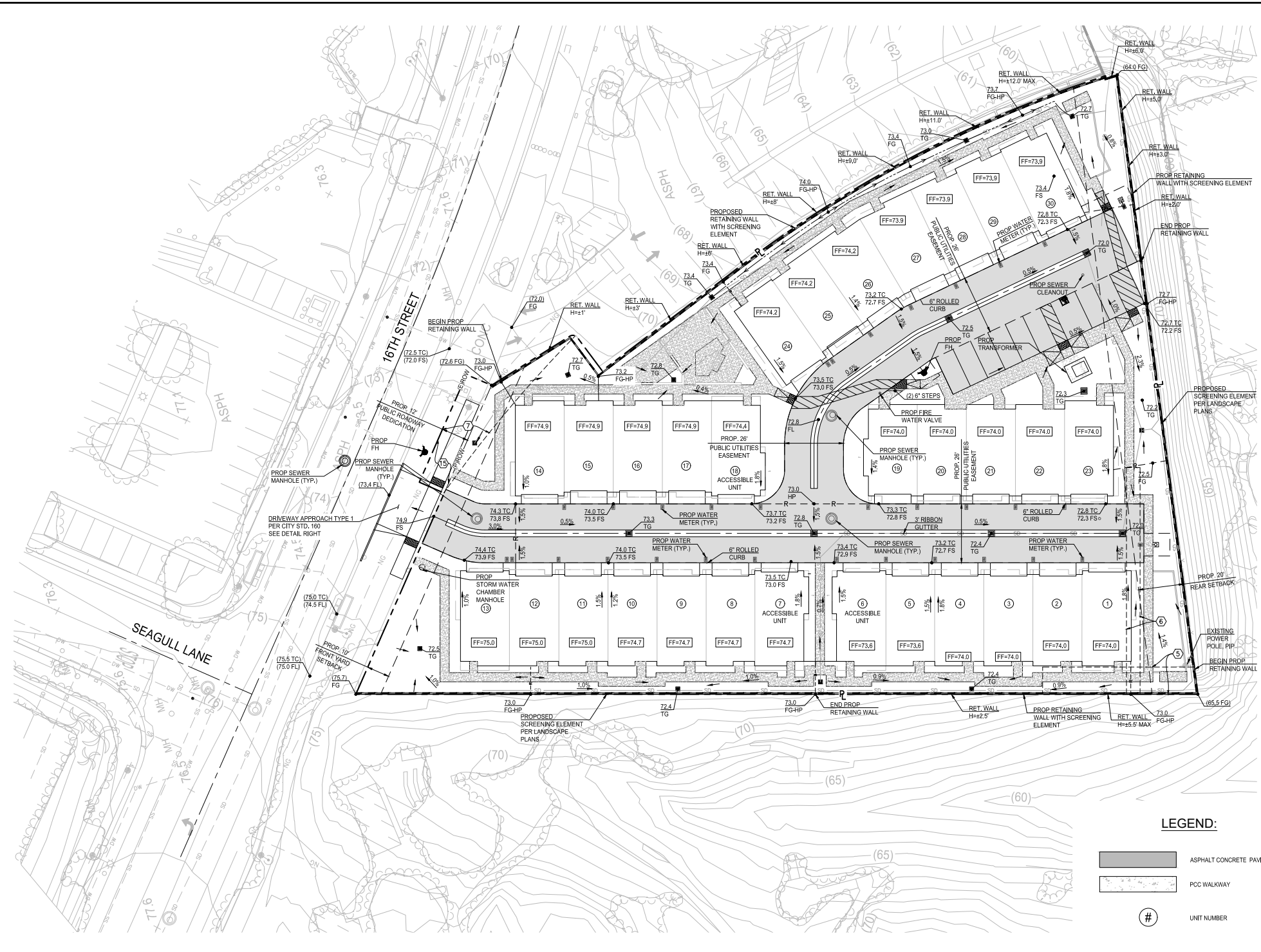
- EXISTING UTILITY MATERIAL, SIZE, & DEPTH TO BE FIELD VERIFIED

ABBREVIATIONS

AC	ASPHALT CONCRETE	PROP	PROPOSED
BLDG	BUILDING	R/W	RIGHT OF WAY
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	RET	RETAINING
CSP	CORRUGATED STEEL PIPE	RPZ	REDUCED PRESSURE ZONE
CY	CUBIC YARDS	S	SLOPE
DCCA	DOUBLE CHECK DETECTOR	SD	STORM DRAIN
DWY	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
ELEC	ELECTRIC	SHT	SHEET
EX OR EXIST	EXISTING	SMH	SEWER MANHOLE
FF	FINISHED FLOOR	SS	SEWER STATION
FG	FINISHED GRADE	STA	STANDARD
FL	FLOW LINE	STD	STANDARD
FS	FINISH SURFACE	SW	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
HP	HIGH POINT	TEL	TELEPHONE
INV	INVERT	TC	TOP OF CURB
LP	LOW POINT	TG	TOP OF GRATE
MAX	MAXIMUM	TW	TOP OF WALL
PA	PLANTER AREA	TYP	TYPICAL
PCC	PORTLAND CEMENT CONCRETE	W	WATER
PIP	PROTECT IN PLACE		
PL	PROPERTY LINE		



NO.	REVISIONS	APPD.	DATE	BENCH MARK BM No.: NBS-15-70 ELEV.: 68.628' (COUNTY OF ORANGE BENCH MARK) DATUM: NAVD 88 DESCRIPTION: DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "NBS 15-70", SET IN THE NORTHWESTERLY CORNER OF AS 4FT. BY 16 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF DOVER DRIVE AND 16TH STREET, 88 FT. SOUTHEASTERLY OF THE CENTERLINE OF DOVER, 31 FT. SOUTHERLY OF THE CENTERLINE OF 16TH, AND 5.7 FT. EASTERLY OF A TRAFFIC SIGNAL POLE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.	DEVELOPER: D.R. HORTON 980 MONTECITO DRIVE, STE 300 CORONA, CA 92679 TEL: (951) 738-5469 CONTACT: DEAN PERINICONE	PREPARED BY: FUSCOE ENGINEERING, INC. 15535 Sand Canyon Ave, Suite 100 Irvine, California 92618 949.474.1960 fuscoe.com	CONCEPTUAL GRADING PLAN TITLE SHEET CHATHAM PLACE NEWPORT BEACH, CALIFORNIA	DRAWN: LK DESIGN: LK CHECKED: KS SCALE: AS SHOWN JOB NO.: 315-065 SHEET 1 OF 7
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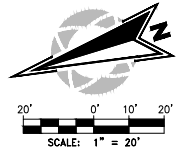


- NOTES:**
- FRONT SETBACK COMPLIANCE FOR PORTIONS OF THE BUILDING OVER 20 FEET IN HEIGHT ARE SHOWN ON ARCHITECTURAL PLANS.
 - SITE IS LARGER THAN 1-ACRE AND REQUIRES A SWPPP.
 - FOR SCREENING ELEMENT TYPE AND HEIGHT SEE LANDSCAPE PLANS.

- EXISTING EASEMENTS**
- AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED AUGUST 7, 1957, IN BOOK 4000, PAGE 206, OFFICIAL RECORDS.
 - AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JUL. 2, 1958, IN BOOK 4336, PAGE 529, OFFICIAL RECORDS.
 - AN EASEMENT FOR UTILITY PURPOSES OVER PORTION OF VACATED STREET IN FAVOR OF THE CITY OF NEWPORT BEACH RECORDED OCTOBER 2, 1962, IN BOOK 6298, PAGE 869, OFFICIAL RECORDS (PUBLIC EASEMENT WAS RESERVED AND EXCEPTED FROM THE STREET VACATION).
 - ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT (AN EASEMENT FOR STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF NEWPORT BEACH RECORDED APRIL 14, 1972 IN BOOK 10082, PAGE 891, OFFICIAL RECORDS, EASEMENT WAS SHOWN ON LOT LINE ADJUSTMENT NO. LA 2009-010 BUT WAS NOT SHOWN IN THE TITLE REPORT).

LEGEND:

- ASPHALT CONCRETE PAVING DRIVE AISLES
- PCC WALKWAY
- UNIT NUMBER



NO.	REVISIONS	APPD.	DATE

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DEVELOPER:
 D.R. HORTON
 860 MONTECITO DRIVE, STE 300
 CORONA, CA 92679
 TEL: (951) 738-4469
 CONTACT: DEAN PERINICONE

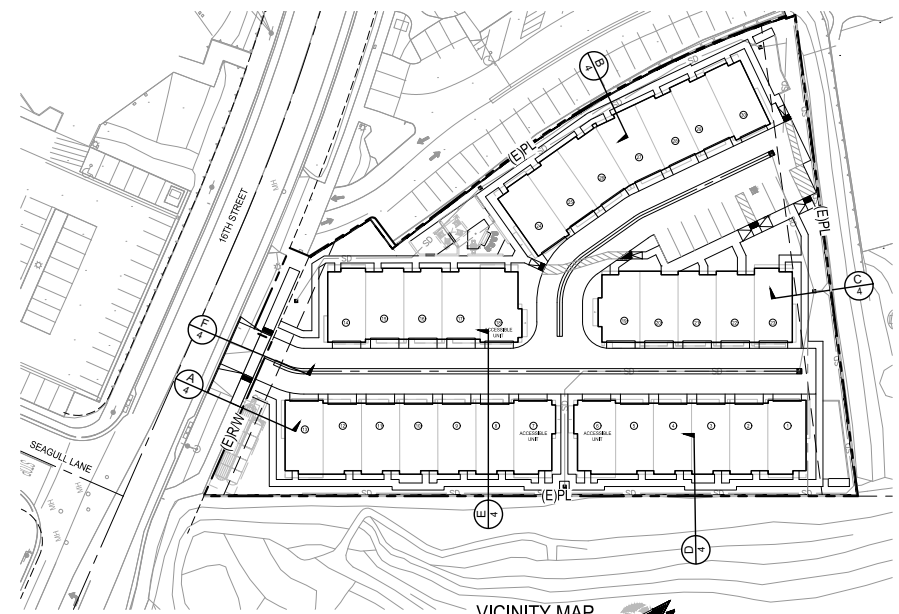
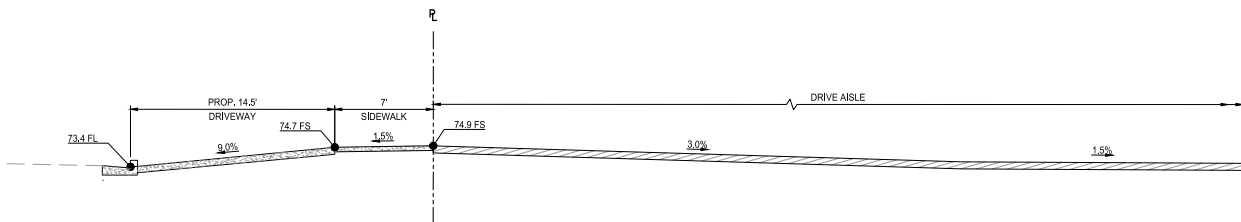
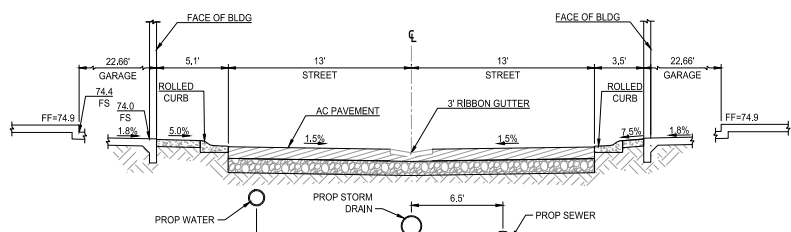
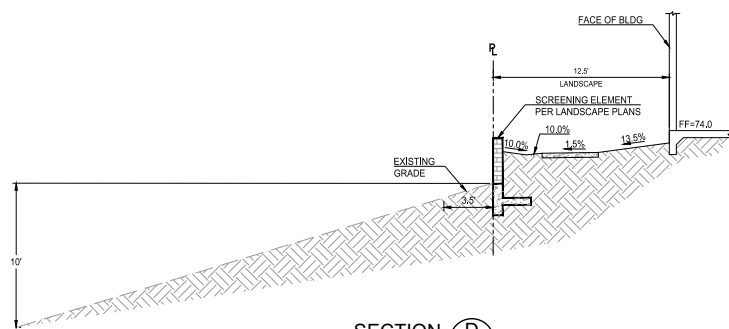
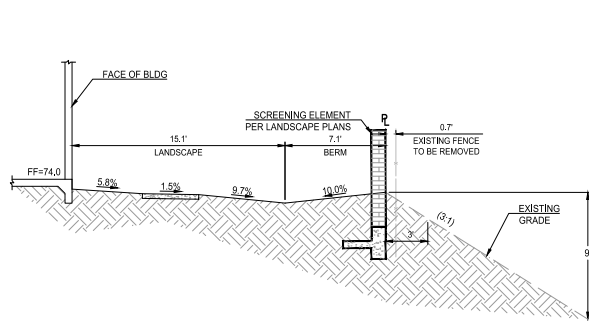
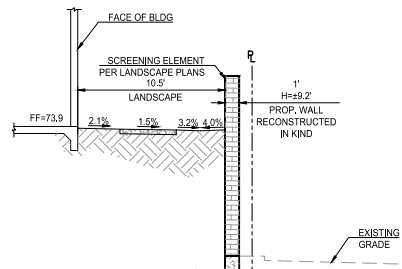
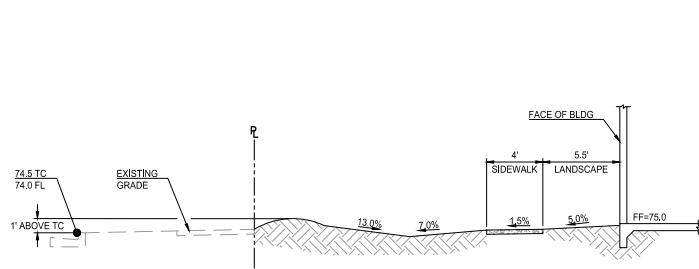
PREPARED BY:

 15535 Sand Canyon Ave, Suite 100
 Irvine, California 92618
 949.474.1960
 fuscoe.com

CONCEPTUAL GRADING PLAN
CONCEPTUAL GRADING PLAN
CHATHAM PLACE
NEWPORT BEACH, CALIFORNIA

DRAWN: LK
DESIGN: LK
CHECKED: KS
SCALE: AS SHOWN
JOB NO.: 315-065
SHEET 3 OF 7

Ksh Sh



NO.	REVISIONS	APPD.	DATE

BENCH MARK:
BM No.: NBS-15-70 ELEV.: 68.628' (COUNTY OF ORANGE BENCH MARK)
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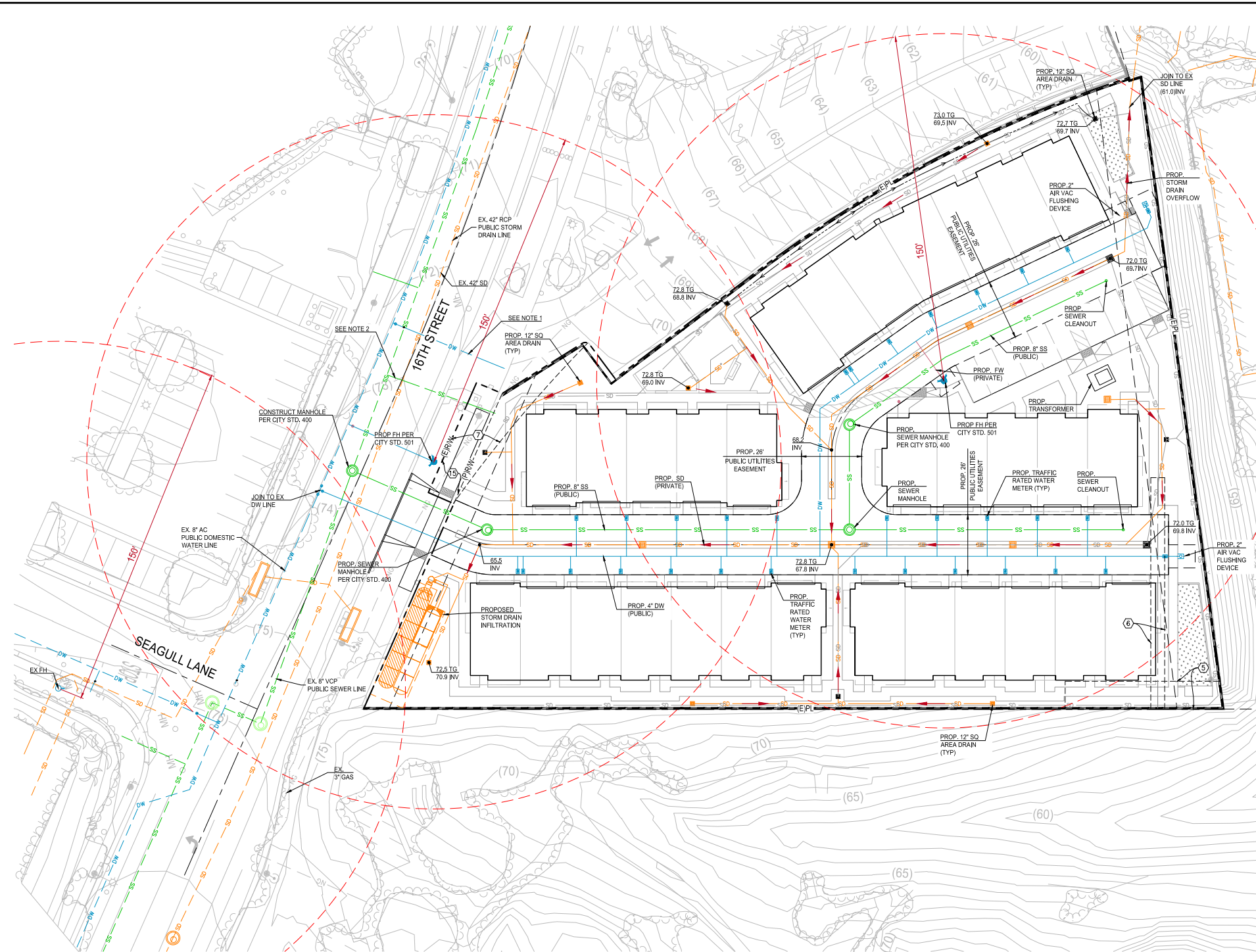
DEVELOPER:
D.R. HORTON
880 MONTECITO DRIVE, STE 300
CORONA, CA 92709
TEL: (951) 738-5469
CONTACT: DEAN PERNICONE

PREPARED BY:
FUSCOE
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960
fuscoe.com

CONCEPTUAL GRADING PLAN
SECTIONS
CHATHAM PLACE
NEWPORT BEACH, CALIFORNIA

DRAWN: LK
DESIGN: LK
CHECKED: KS
SCALE: AS SHOWN
JOB NO.: 315-065
SHEET 4 OF 7

Handwritten signature

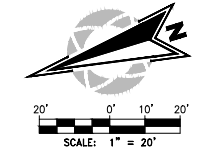


LEGEND

- SD PROPOSED STORM DRAIN LINE
- DW PROPOSED WATER LINE
- FW PROPOSED FIRE WATER SERVICE
- SS PROPOSED SEWER LINE
- PROPOSED FIRE HYDRANT (PER CITY STD. 501)
- EXISTING FIRE HYDRANT
- PROPOSED TRANSFORMER
- FIRE HYDRANT 150' RADIUS
- EXISTING WATER LINE
- EXISTING FIRE WATER SERVICE
- EXISTING SEWER LINE
- EXISTING GAS
- PROPOSED DRAIN INLET
- DOUBLE CHECK DETECTOR ASSEMBLY (PER CITY STD. 518)
- PROPOSED REDUCED PRESSURE BACKFLOW ASSEMBLY (PER CITY OF STD. 519-C)
- EXISTING CATCH BASIN
- SEWER MANHOLE (PER CITY STD. 400)

- NOTES:**
1. ALL EXISTING WATER LATERALS NOT BEING UTILIZED BY THE PROPOSED DEVELOPMENT TO BE ABANDONED AT THE MAIN LINE. TEES LARGER THAN 3" TO BE REMOVED AND REPLACED WITH PIPE.
 2. PUBLIC AND PRIVATE WATER, STORM, AND SEWER SYSTEMS TO BE CONSTRUCTED PER CITY OF NEWPORT BEACH STANDARDS.
 3. ALL EXISTING SEWER CONNECTIONS NOT BEING UTILIZED BY THE PROPOSED DEVELOPMENT MUST BE ABANDONED AT THE MAIN LINE.
 4. PROPOSED TOWNHOUSES ARE R-3 WITH A NFPA 13D FIRE SYSTEM (SEE ARCHITECTURAL PLANS).
 5. ONSITE STORM DRAIN FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED ANNUALLY.
 6. PROPOSED SEWER MAIN (SHOWN) TO BE PUBLIC. PROPOSED LATERALS (NOT SHOWN) TO BE PRIVATE.
 7. WATER SYSTEM UP TO AND INCLUDING THE WATER METER (SHOWN) TO BE PUBLIC. PROPOSED LATERALS BEYOND THE WATER METER (NOT SHOWN) TO BE PRIVATE.

- EXISTING EASEMENTS**
- 5 AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED AUGUST 7, 1957, IN BOOK 4000, PAGE 206, OFFICIAL RECORDS.
 - 6 AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JUL. 2, 1958, IN BOOK 4336, PAGE 529, OFFICIAL RECORDS.
 - 7 AN EASEMENT FOR UTILITY PURPOSES OVER PORTION OF VACATED STREET IN FAVOR OF THE CITY OF NEWPORT BEACH RECORDED OCTOBER 2, 1962, IN BOOK 6269, PAGE 969, OFFICIAL RECORDS (PUBLIC EASEMENT WAS RESERVED AND EXCEPTED FROM THE STREET VACATION).
 - 15 ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT (AN EASEMENT FOR STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF NEWPORT BEACH RECORDED APRIL 14, 1972 IN BOOK 10082, PAGE 991, OFFICIAL RECORDS. EASEMENT WAS SHOWN ON LOT LINE ADJUSTMENT NO. LA 2093-010 BUT WAS NOT SHOWN IN THE TITLE REPORT).



NO.	REVISIONS	APPD.	DATE

BENCH MARK:
 BM No.: NBS-15-70 ELEV.: 68.828' (COUNTY OF ORANGE BENCH MARK)
DATUM: NAVD 88
DESCRIPTION: DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "NBS 15-70". SET IN THE NORTHWESTERLY CORNER OF AS 4FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF DOVER DRIVE AND 16TH STREET, 88 FT. SOUTHEASTERLY OF THE CENTERLINE OF DOVER. 31 FT. SOUTHERLY OF THE CENTERLINE OF 16TH. AND 5.7 FT. EASTERLY OF A TRAFFIC SIGNAL POLE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

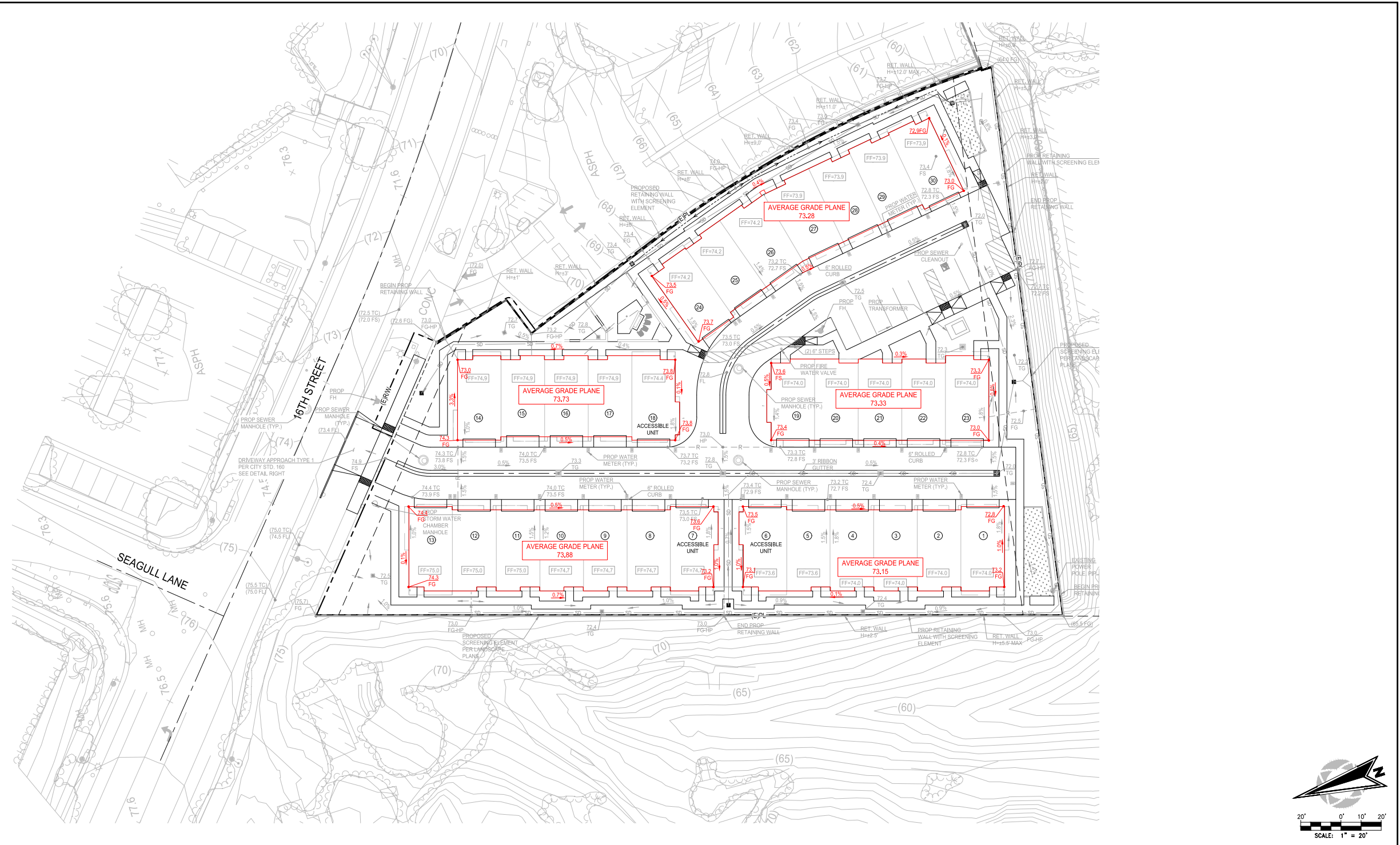
DEVELOPER:
 D.R. HORTON
 860 MONTECITO DRIVE, STE 300
 CORONA, CA 92719
 TEL: (951) 738-4469
 CONTACT: DEAN PERINONE

PREPARED BY:

CONCEPTUAL GRADING PLAN
CONCEPTUAL UTILITY PLAN
CHATHAM PLACE
NEWPORT BEACH, CALIFORNIA

DRAWN: LK
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SHEET 5 OF 7

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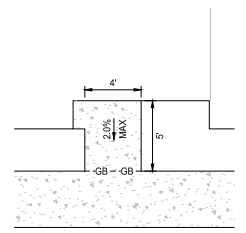
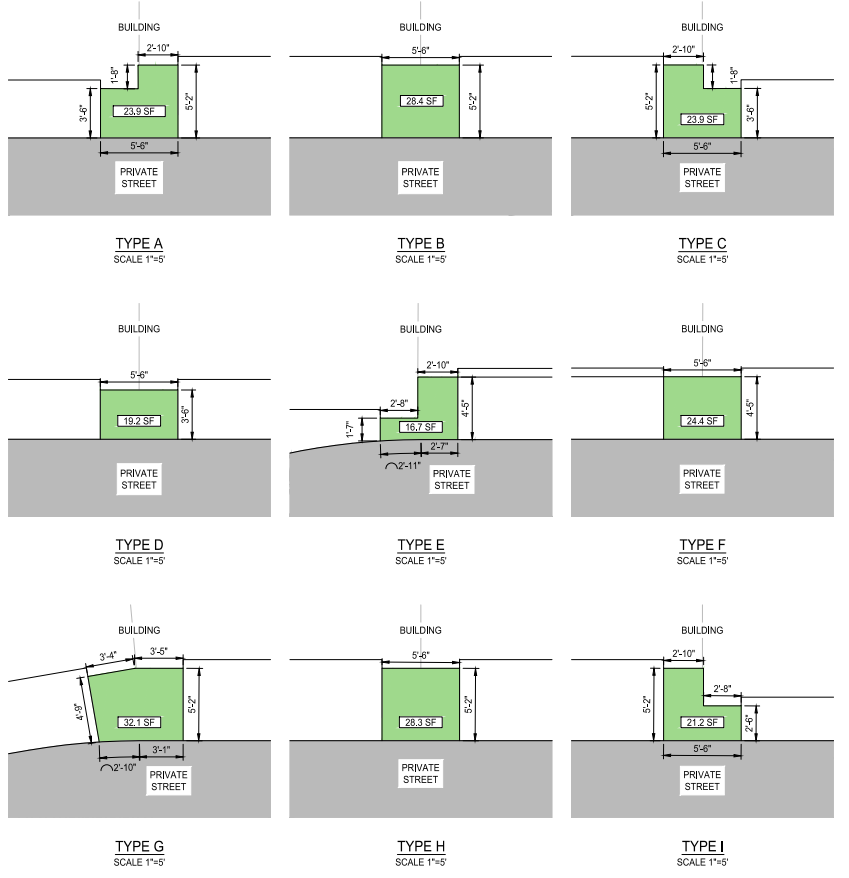
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 949.474.1960
 fuscoe.com

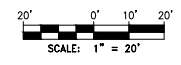
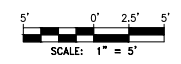
CONCEPTUAL GRADING PLAN
AVERAGE GRADE PLANE
CHATHAM PLACE
 NEWPORT BEACH, CALIFORNIA

DRAWN: LK
DESIGN: LK
CHECKED: KS
SCALE: AS SHOWN
JOB NO.: 315-065
SHEET 6 OF 7

Ksh Sh



ENTRY WALKWAY (TYP.)
SCALE 1"=5'



NO.	REVISIONS	APPD.	DATE

BENCH MARK
BM No.: NBS-15-70 ELEV.: 68.628' (COUNTY OF ORANGE BENCH MARK)
DATUM: NAVD 88
DESCRIPTION: DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "NBS 15-70". SET IN THE NORTHWESTERLY CORNER OF AS 4FT. BY 16 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF DOVER DRIVE AND 16TH STREET, 88 FT. SOUTHEASTERLY OF THE CENTERLINE OF DOVER, 31 FT. SOUTHERLY OF THE CENTERLINE OF 16TH AND 5.7 FT. EASTERLY OF A TRAFFIC SIGNAL POLE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

DEVELOPER:
D.R. HORTON
880 MONTECITO DRIVE, STE 300
CORONA, CA 92679
TEL: (951) 738-5469
CONTACT: DEAN PERNICONE

PREPARED BY:
FUSCOE
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960
fuscoe.com

CONCEPTUAL GRADING PLAN
PLANTER SQUARE FOOTAGE
CHATHAM PLACE
NEWPORT BEACH, CALIFORNIA

DRAWN: LK
DESIGN: LK
CHECKED: KS
SCALE: AS SHOWN
JOB NO.: 315-065
SHEET 7 OF 7

Ksh Sh

LANDSCAPE CONCEPT NOTE:

THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW AND MEDIUM WATER USE PLANT MATERIAL. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A 3" LAYER OF BARK MULCH WILL BE USED IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS WILL CONFORM TO ALL CURRENT LANDSCAPE GUIDELINES.

IRRIGATION CONCEPT NOTE:

THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY, LOW WATER USE IRRIGATION EQUIPMENT AND METHODS. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR MAINTENANCE. ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT LANDSCAPE GUIDELINES.

WATER EFFICIENT LANDSCAPE WORKSHEET						
PROJECT:	Westcliff Newport Beach			DATE:	11/7/2025	
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.						
Reference Evapotranspiration (ET ₀)	43.4					
Conversion Factor	0.62					
Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Efficiency (IE) %	ETAF (PFIIE)	Landscape Area (sq. ft.)	ETAF x Area (ETWU)
Regular Landscape Areas						
Low water use plantings	0.2	Drip	0.81	0.25	14,564	3596
Med water use plantings	0.4	Drip	0.81	0.49	0	0
Med use Trees	0.5	Bubblers	0.75	0.67	1,512	1008
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	853	796
				TOTALS	16,929	5400
Special Landscape Areas						
Turf areas parks				1	0	0
Turf areas on parkways w/ reclaimed water				1	0	0
Water features				1	0	0
				TOTALS	0	0
					ETWU Total	145,308
					Maximum Allowed Water Allowance (MAWA)	250,539
MAWA						
MAWA =	ET ₀	Conv Factor	(ETAF)	LA	(1.ETAF)	(SLA)
	43.4	0.62	0.55	16,929	0.45	0
MAWA=	250,539					
ETAF Calculations						
Regular Landscape Areas			All Landscape Areas			
Total ETAF x Area	5,400		Total ETAF x Area	5,400		
Total Area	16,929		Total Area	16,929		
Average ETAF	0.32					

SHEET INDEX

- L-1 : OVERALL LANDSCAPE PLAN
- L-2 : WALL & FENCE PLAN

TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	REMARKS
TREES				
	CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX	M	STANDARD
	LAGERSTROEMIA INDICA 'GLENORA WHITE' GLENORA WHITE CRAPE MYRTLE	36" BOX	M	MULTI-TRUNK
	MAGNOLIA GRANDIFLORA 'SAINT MARY' SAINT MARY SOUTHERN MAGNOLIA	36" BOX	M	LOW BRANCHING
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	60" BOX	M	MULTI TRUNK
	QUERCUS ENGELMANNII ENGLEMANN OAK	48" BOX	M	STANDARD
	UMBELLULARIA CALIFORNICA CALIFORNIA BAY LAUREL	48" BOX	M	STANDARD
STREET TREE				
	CUPANIOPSIS ANACARDIOIDES CARROTWOOD	36" BOX	M	STANDARD
TREES & UPRIGHT ACCENTS				
	FICUS NITIDA WEEPING FIG	36" BOX	M	COLUMN FORM
	LAURUS NOBILIS BAY LAUREL	36" BOX	M	STANDARD
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY	48" BOX	M	COLUMN FORM
	PODOCARPUS GRACILIOR FERN PINE	36" BOX	M	COLUMN FORM
UPRIGHT ACCENT				
	PRUNUS CAROLINIANA 'MONUS' BRIGHT 'N TIGHT CAROLINA LAUREL	36" BOX	L	COLUMN FORM

LEGEND

- SCREENING TREES
- PICNIC AREA COURTYARD IN ENHANCED PAVING WITH BUILT-IN BBQ
- PEDESTRIAN WALKWAY TURNAROUND AREA WITH ENHANCED PAVING
- PASSIVE TURF AREA WITH PET WASTE STATION
- 4' WIDE CONCRETE WALKWAY
- 7' WIDE CONCRETE WALKWAY AT PARKING
- BENCH SEATING AREA WITH ADA COMPANION SPACE AND WASTE RECEPTACLE
- FIREPIT
- FIRE LADDER PADS

PLANT SCHEDULE

SYMBOL	STREETScape PALETTE	ON SITE PALETTE	QUANTITY	UNIT
	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	AGAVE ATTENUATA / FOXTAIL AGAVE	1	GAL. L
	LEYMUS TRICOIDES 'LAGUNITAS' / LAGUNA CREEPING RYE	AGAVE OVATIFOLIA / WHALE TONGUE AGAVE	1	GAL. L
	YUCCA RECURVIFOLIA / YUCCA	ALOE 'BLUE ELF' / BLUE ELF ALOE	1	GAL. L
	EPILOBIUM CANUM 'EVERETT'S CHOICE' / CALIFORNIA FUSCHIA	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	1	GAL. L
	SENECIO MANDRALISCAE / BLUE FINGERS	BOUTELOUA 'BLONDE AMBITION' / GRAMMA GRASS	1	GAL. L
	WESTRINGIA FRUTICOSA 'NFL25' / MUNDI™ COAST ROSEMARY	BULBINE FRUTESCENS / BULBINE	1	GAL. L
		CALLIANDRA CALIFORNICA / BAJA FAIRY DUSTER	5	GAL. VL
		CARISSA MACROCARPA 'EMERALD CARPET' / DWARF NATAL PLUM	5	GAL. L
		CRYSOCEPHALUM 'FLAMBE YELLOW' / STRAWFLOWER	1	GAL. VL
		EPILOBIUM CANUM 'EVERETT'S CHOICE' / CALIFORNIA FUSCHIA	5	GAL. VL
		DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	1	GAL. L
		HESPERALOE PARVIFLORA / RED YUCCA	5	GAL. VL
		GREVILLEA LANIGERA 'COASTAL GEM' / DWARF GREVILLEA	1	GAL. L
		LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5	GAL. L
		LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE	5	GAL. L
		PHLOMIS FRUTICOSA / JERUSALEM SAGE	5	GAL. L
		RHUS INTEGRIFOLIA / LEMONADE BERRY	5	GAL. VL
		RHUS OVATA / SUGAR BUSH	5	GAL. VL
		RIBES SPECIOSUM / FUCHSIA FLOWERING GOOSEBERRY	1	GAL. VL
		ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1	GAL. VL
		SALVIA APIANA / WHITE SAGE	5	GAL. VL
		SALVIA CLEVELANDII / CLEVELAND SAGE	5	GAL. VL
		SALVIA LEUCANTHA 'SANTA BARBARA' / SANTA BARBARA MEXICAN BUSH SAGE	5	GAL. L
		SALVIA MELLIFERA / BLACK SAGE	1	GAL. VL
		SENECIO MANDRALISCAE / BLUE FINGERS	1	GAL. L
		TETRANEURIS SCAPOSE / FOUR NERVE DAISY	1	GAL. VL
		WESTRINGIA FRUTICOSA 'NFL25' / MUNDI™ COAST ROSEMARY	1	GAL. L



UTILITY LEGEND	
	PROPOSED DOMESTIC WATER LINE
	SEWER LINE
	STORM DRAIN
	GAS LINE
	EASEMENT
	CENTERLINE
	PROPERTY LINE

CHATHAM PLACE

- OVERALL LANDSCAPE PLAN



310 NORTH JOY STREET | CORONA, CA 92679
T: 951.737.1124 | F: 951.737.6551

CONCEPTUAL LANDSCAPE PLAN - SHEET 1

PREPARED FOR : DR HORTON

980 MONTECITO DR. SUITE 300 CORONA, CA 92679
4/28/2026

INTENTIONALLY BLANK PAGE

From: Lynn Friedman <haus2ful@gmail.com>
Sent: June 11, 2026 11:04 AM
To: Planning Commission
Subject: PROTECT THE ENC

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Planning Commissioners,

The ENC is one of the gems we have in Newport Beach. My kids and grandkids have all benefited from its camps and education & as a family/ families we have spent numerous outings to enjoy its respite from life's commitments. It is a space that is precious to our community and it requires peaceful neighbors who respect it & work with it so that it can provide the beauty and quiet that it currently gives.

The current proposal for development takes in no consideration of the needs of the current neighbor- the ENC. the ENC cannot flourish with the noise & height that will be generated with the current proposal. The builder has not been willing to negotiate on making changes so the ENC on either those categories. The height will infringe on the privacy - too tall and imposing. 2 stories is in my opinion too tall too but 3 stories destroys the ENC. 30 foot setback isn't ideal but 10' is disastrous for the ENC.

Please do NOT accept the current proposal.

It basically will destroy the ENC that is a city treasure. We can build homes anywhere but we cannot build another ENC.

VOTE NO ON THIS DEVELOPMENT IN THIS CURRENT FORM,

Sincerely,
Lynn Friedman
Sent from my iPhone

From: Dana Zimmerman <danalynnzimmerman@gmail.com>
Sent: June 11, 2026 10:23 AM
To: Planning Commission; Dept - City Council
Subject: ENC + Proposed Development

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hi there, I'm writing in to express concern over the development proposed at the property next to the ENC.

Our family frequents the ENC as participants in the Little Naturalist classes (parent-child classes led by a naturalist), and my older son is enrolled at the ENC Preschool. I'm concerned about the height of the proposed building and the environmental and privacy impacts it will have on the center - it feels inappropriate that someone could peer down from their balcony or windows into an environment where children are playing.

I am unable to attend the community meeting on June 18, but hope that my words as a parent and member of the ENC hold some weight. Let's keep the nature center a natural place!

All me best,
Dana

Dana Zimmerman
danalynnzimmerman@gmail.com
(714) 299-4669

From: Roberta Nematzadeh <robertanematzadeh@gmail.com>
Sent: June 11, 2026 12:06 PM
To: Planning Commission
Cc: citycouncil@newportbeach.gov
Subject: proposed construction next to Environmental Nature Center

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear People,

I am a resident of Newport Beach who has always loved and respected nature. As our communities become more and more populated and urbanized, it becomes more and more important to have natural refuges, not only for wildlife and plants, but even more importantly, for people. Studies have shown that connecting with nature reduces stress and provides countless other mental, emotional, and physical benefits.

The Environmental Nature Center has realized this for decades and has worked hard to provide a natural refuge. Not only that, but it has been instrumental in teaching future generations to respect nature and valid ecosystems.

The three-story height of the proposed structures would create too much shade, which can impact the ecosystems, and it would eliminate privacy, and would do away with the magnificent feeling of openness when seeing the sky, that the ENC currently provides.

The borders of the proposed structures would encroach upon the ENC ecosystems and ruin the beauty of this refuge. The proposed structures might possibly cause the ENC to not be able to exist any longer because people might not want to battle traffic, find difficult, out-of-the-way parking, or have weddings or photos in a venue that is no longer beautiful.

The traffic caused by such a proposed development would increase considerably and make Newport Beach not as desirable to visit or even live in.

Please, please, reconsider approving the three story structure as proposed.

Thank you for your time and consideration.

Sincerely,
Roberta Boginis Nematzaadeh

From: amy bronkar <pineapplefloat@gmail.com>
Sent: June 11, 2026 12:13 PM
To: Planning Commission
Subject: Environmental Nature Center concerns
Attachments: ENC2.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Planning Commission Members,

I am writing on behalf of the Environmental Nature Center to address a concern about proposed residential development that would negatively impact the ENC and the children who enjoy it. I have two daughters, one now in college and the other going into her senior year in NMUSD. Both of them grew up going to the ENC. We took family hikes there, played in the dirt, looked at plants and birds and butterflies, and participated in special programs. My older daughter told me not too long ago that she thought the ENC was actually a forest until she was about 9! To her, it was like going to Yosemite or Mammoth.

My concerns will not be new to you.

1. That the proposed buildings will be visible from inside the ENC, replacing the views of sky and the feeling that one is actually out in nature
2. That the proposed buildings may actually impact plant growth and habitat for birds and other animals who call this sanctuary home

It makes me sad to think future children may not have the same experience mine did- being able to have a little piece of the natural world to explore without seeing buildings. The ENC helps kids to connect with nature, care about wildlife and habitat, and understand that their actions can help create a healthier future for our planet. Please consider the impact this development will have.

Thank you,
Amy Bronkar



From: Roy Glauthier <rglauthier@aol.com>
Sent: June 11, 2026 2:44 PM
To: Planning Commission
Cc: rglauthier@aol.com; lori@encenter.org
Subject: Proposed Residential Development at 1501 E. 16th Street, Newport Beach

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

To: City of Newport Beach Planning Commission and Council

From: Roy Glauthier, 336 Vista Baya, Costa Mesa CA 92627

rglauthier@aol.com

Re: Proposed Residential Development at 1501 E. 16th Street, Newport Beach

I am writing as a local resident, long-time supporter of the Environmental Nature Center and, since 2010, a docent and volunteer at the ENC facility located at 1601 E. 16th Street, directly adjacent to the proposed project site.

Since 2010, I have given tours of the ENC facility to almost 1,000 visitors from Newport Beach and other local cities as well as to visitors from around Southern California and further afield. These tours explained how the Environmental Nature Center came to be created through local fund-raising and community support as well as explaining its educational mission as a hands-on learning source, particularly with green building practices and materials.

Overwhelmingly, the response from first-time visitors to the ENC is surprise and a sense of wonder --- Surprise that an organization such as the Environmental Nature Center exists and thrives in Newport Beach and wonder that its green oasis could be created in such close proximity to the commercial and residential center of Newport Beach. For many of these visitors, the ENC has become a focus of family activities and a favored destination for out-of-town visitors.

What has allowed the Environmental Nature Center to become this beloved local institution and destination have been the low-impact and low-intensity uses in the surrounding neighborhood properties. The proposed residential development threatens the basis of the ENC and its long-term sustainability both through its educational programs and the planted environment that hosts these programs and provides a secluded nature experience to ENC visitors.

While my preference would be that the City deny this development request, if approved there must be appropriate design features to minimize the impact of the proposed residential buildings and occupancy on the ENC grounds, activities and operations. Among feature that could be required to minimize impacts are:

- Planted buffer zones along the property boundaries with the ENC to minimize visual and noise intrusions;
- Requirements for no-glare, dark-sky exterior lighting; and
- Location of balconies, patios and rooftop decks away from the ENC property line.

From: [Sara Gale](#)
To: [Planning Commission](#)
Subject: ENC deserves protection
Date: June 11, 2026 3:41:13 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello,

My name is Sara Blanco Gale and I strongly oppose the proposed housing intended to be built directly along the border of the ENC in Newport Beach.

My concern is not that housing is being proposed on this site, but that this particular project would place three-story residential buildings immediately beside the ENC and ENC Nature Preschool, replacing views of sky and trees with a built environment that would become a permanent part of the experience for visitors, students, and families.

This is unacceptable.

I am a native of Orange County, and grew up exploring the ENC trails and have had the honor of watching it grow into the incredible community resource it is today. My daughter is only 1 and has already practiced walking along the same winding trails. She deserves to experience the ENC in all its glory - not a version oppressed by the looming shadow of our modern, over-built world. That is the very thing we go to escape for a few hours.

PLEASE don't let this incredible space be changed forever in this way. Our community and our children deserve better.

Thank you for your consideration, and all the best,
Sara Blanco Gale

From: Matt Tuten <matt.tuten@gmail.com>
Sent: June 11, 2026 9:42 PM
To: Planning Commission
Subject: Environmental Nature Center

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Commissioners,

I know you have likely received several emails by now about the housing development being proposed next to the ENC and thank you for your time in hopefully reviewing them all. I am a neighbor to the ENC in Newport Heights, I joined the board of the ENC about two years ago, and my daughter currently attends the ENC preschool. This gives me unique insight into the impact of this organization on this community and the values that the ENC stands for. I am concerned that the current project as proposed will impact both the ENC and the ENC preschool materially due to its rooftop decks, overall height, and limited set back to the trails and preschool. I am sure you have seen the mock ups provided by the developer and it's clear that as proposed this will fundamentally change the entire feel of the majority of the ENC's 5 acres, including its most meaningful areas and outdoor classrooms. How that impacts the ENC for generations to come in our community is what concerns me. I fully support responsible development of additional housing in this community. I also support the future responsible development of this land next to the ENC as I recognize it is currently vacant medical office and not accretive to community development in its current form.

But I continue to be amazed at the impact the ENC has had on the community and the manner in which it does so. The ENC serves tens of thousands of young children annually by teaching all to be responsible and respectful to our environment. That is not a subject that gets a lot of focus in our society and building a foundation to partially offset the electronic connectiveness all of these kids will soon experience is an invaluable gift that is important to remember. The reason summer camps, weekly classes, the preschool enrollment, and every other opportunity the ENC provides immediately sells out is due to the magical experience provided by the ability to be able to step out of a city and into a transformative nature experience. The goal of the ENC is not about maximizing revenue from its service to the community. It is simply to provide as authentic a learning experience as possible for as many as possible.

This Newport Beach institution is a meaningful part of our city and we collectively need to ensure this development does not impede the ability of the ENC to continue serving this community for another 50 years to come as it has for the last 50. Thank you for your consideration as you work through the details here. Please see below for the stated mission of the ENC.

Our vision is to provide equitable access and inspire all to protect the natural world by serving as **our community's** leader in ecological responsibility, sustainable practices and environmental education.

Thank you for your time. See you on June 18th.

Matt Tuten

From: Rebeca Pieropan <rp362@nau.edu>
Sent: June 12, 2026 1:06 PM
To: Planning Commission; Dept - City Council
Subject: Environmental Nature Center Community Oasis

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello and Happy Friday!

I recently learned about the proposed development near the Environmental Nature Center. From my understanding, this landscape change will significantly affect access and enjoyment of the ENC to the community. When I had lived in the area, I began volunteering there for just about a year and learned about many of the local plants and animals that space maintained. It became a healing and soothing place to unplug just a little bit outside all the muchness of Newport and surrounding cities.

While I do not have children, to think about a school available to the community that actively integrates nature as part of the circumsolam sounds life changing for those little ones. To have that imprinted early on, especially in such a developed location, really can seem to make all the difference in how that human develops as an adult. We come from nature and are actively a part of it, no matter how disconnected we have become with modern day conveniences. Nature is our greatest teacher and I can't imagine that teacher becoming any more tainted than it already is from human activity.

I am writing to express my gratitude for this space in the community. Please reconsider any actions that might affect its accessibility and wholeness. Fighting for this, is a fight for the people - those people who also make up the businesses looking to earn a profit. Money can be made in so many ways in such a quick fashion, whereas nature takes years and years to return once gone. Please stand up for our inherent biology and support this safe community space.

Blessings,
Rebeca Pieropan

From: Danielle <wudanie@gmail.com>
Sent: June 12, 2026 2:11 PM
To: Planning Commission
Subject: Protecting the ENC's Unique Educational Environment Through Thoughtful Planning

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Planning Committee Members,

I have lived in this neighborhood for the past six years, and during that time the Environmental Nature Center has become central to my family's life.

I began bringing my daughter to the Mini Naturalist program when she was one year old, and today she attends preschool there. Through those experiences, I have come to appreciate that the value of the ENC is not limited to its acreage or programming—it comes from the environment it creates.

The ENC succeeds because visitors feel immersed in nature. That sense of separation from surrounding development is part of the educational experience itself. Children engage differently when they feel they are entering a protected, natural space rather than standing beside visible residential buildings.

My concern with the proposed adjacent development is not opposition to housing. Housing is important. My concern is whether this particular scale and placement are compatible with the intended function of one of Newport Beach's most successful educational and community resources.

When evaluating projects, I hope the Committee considers not only physical impacts but experiential ones: visual intrusion, loss of buffering, and whether the project changes how this place functions for the thousands of children and families who visit each year.

The ENC has spent decades creating something rare—an accessible place where children can feel connected to nature. Once that experience is diminished, it cannot easily be restored.

Thank you for your consideration.

Best,
Danielle

From: Victor Nodtvedt <VictorN@cpmi.net>
Sent: June 12, 2026 4:14 PM
To: Planning Commission
Subject: Protecting the Environmental Nature Center for Future Generations

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Members of the Newport Beach Planning Commission,

I am writing as a Newport Beach resident to express my strong support for preserving the Environmental Nature Center (ENC) and to respectfully urge the Planning Commission to reject any project design that would compromise this extraordinary community resource.

The ENC is not simply open land awaiting a higher use. It is one of Newport Beach's greatest treasures and a place that has served generations of families throughout Orange County. Thousands of children have learned about nature, wildlife, conservation, and environmental stewardship through its programs, camps, preschool, and outdoor classrooms.

My concern is that once the ENC's unique character is diminished, it can never truly be restored. The value of the ENC is not merely the land itself, but the peaceful natural environment that allows children to experience nature in a way that is becoming increasingly rare in Southern California.

One of the most valuable contributions of the ENC is the exceptional nature camps and educational programs it provides at an affordable cost for local families. These programs give children the opportunity to unplug from screens, explore the outdoors, learn about the natural world, and develop a lifelong appreciation for the environment. These experiences are invaluable and would be deeply missed by our community.

While housing is an important issue throughout California, not every parcel of land is interchangeable. Newport Beach has many residential developments, parks, and recreational facilities, but there is only one Environmental Nature Center. Once this unique sanctuary and educational resource is lost or significantly compromised, future generations will never have the opportunity to experience it as we have.

I respectfully urge the Planning Commission to place a high priority on preserving the ENC and protecting the educational environment, wildlife habitat, and open-space character that have made it such a beloved community asset for decades.

Thank you for your consideration and for your service to our community.

Sincerely,

Victor Nodtvedt
500 E. Oceanfront
Newport Beach, CA 92661