



NEWPORT BEACH

City Council Staff Report

June 9, 2026
Agenda Item No. 14

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Final Tract Map No. 19396 for a Residential Condominium
Development Located at 1650 Ford Road

ABSTRACT:

For the City Council's consideration is Final Tract Map No. 19396, for a residential condominium project located at 1650 Ford Road, along with the associated subdivision agreement and construction securities. The Vesting Tentative Tract Map No. 19396 and a Major Site Development Review were approved by the Planning Commission on July 3, 2025 (Planning Commission Resolution No. PC2025-012). The City Council subsequently adopted Resolution No. 2025-55, denying an appeal and upholding the Planning Commission's approval of the Major Site Development Review.

RECOMMENDATIONS:

- a) Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly;
- b) Review and approve the Subdivision Agreement by and between the City of Newport Beach and Shea Homes, Inc. for Final Tract Map No. 19396 pursuant to Section 19.36.010 of the Municipal Code, and authorize the Mayor and City Clerk to execute the Subdivision Agreement;
- c) Review and approve the required construction bonds for Final Tract No. 19396 pursuant to Section 19.36.030 of the Municipal Code, and authorize the Public Works Director to execute and release the securities; and
- d) Review and approve the Final Tract Map No. 19396 located at 1650 Ford Road pursuant to Section 19.60.010 of the Municipal Code.

DISCUSSION:

Shea Homes, Inc, a Delaware Corporation (Applicant), on behalf of the property owners Pacific Bell Telephone Company and Shea Homes, Inc. (Owners) is proposing a residential condominium development located at 1650 Ford Road (Attachment A). The development consists of a 27-unit, for sale, residential townhome complex upon the

undeveloped and unaddressed property, near the southeast corner of the MacArthur Boulevard and Bonita Canyon Drive intersection, northeast of the parking lot for the Bonita Canyon Sports Park and west of the AT&T Facility located at 1650 Ford Road. Vesting Tentative Tract Map No. 19396 for the proposed development was approved by the Planning Commission on July 3, 2025 (Attachment B). The City Council subsequently adopted Resolution No. 2025-55 on August 26, 2025, denying an appeal and upholding the Planning Commission's approval of the Major Site Development Review (Attachment C).

On March 2, 2026, the Applicant made the initial submittal for Final Tract Map No. 19396 to the City of Newport Beach (City), for approval and filing with the County of Orange, allowing for the proposed residential condominium development (Attachment D). On March 2, 2026, the Applicant submitted the necessary construction surety bonds in the amount consistent with the City's approved cost estimate in the form acceptable to the City, guaranteeing the completion of various required public and private improvements. The bonds have been reviewed and approved by the City Attorney's Office and the Public Works Department (Attachment E). The Applicant has also satisfied all applicable Tract Map conditions of approval for the residential condominium development.

Pursuant to the Newport Beach Municipal Code, the City Council shall review and approve the Final Tract Map, Subdivision Agreement and required securities to ensure the completion of all required improvements. The map conforms to all requirements of the Subdivision Map Act and the City's Subdivision regulations.

FISCAL IMPACT:

There is no fiscal impact related to this item.

ENVIRONMENTAL REVIEW:

Planning Commission Resolution No. PC2025-012 and City Council Resolution No. 2025-55 (denial of an appeal) determined the project complies with the California Environmental Quality Act (CEQA) and is exempt from additional environmental review pursuant to CEQA Guidelines Section 15183, based on consistency with the City's Housing Implementation Program Final Program EIR (SCH No. 2023060699), certified on July 23, 2024. Accordingly, no further environmental review is required pursuant to PRC Section 21083.3 and CEQA Guidelines Section 15183.

The action of approving the Final Tract Map will not be subject to CEQA pursuant to Section 15060(c)(2) (the activity will not result in a direct or reasonable foreseeable indirect physical change to the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations,

Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENTS:

Attachment A – Location Map

Attachment B – Planning Commission Resolution No. PC2025-012

Attachment C – City Council Resolution No. 2025-55

Attachment D – Tract Map No. 19396

Attachment E – Tract Map No. 19396 Surety Bonds

Attachment F – Tract Map No. 19396 Subdivision Agreement