

**NEWPORT BEACH PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS – 100 CIVIC CENTER DRIVE
THURSDAY, JUNE 18, 2026
REGULAR MEETING – 6:00 P.M.**

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

ITEM NO. 1 MINUTES OF JUNE 4, 2026

Recommended Action: Approve and file

VII. PUBLIC HEARING ITEMS

**ITEM NO. 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.

VIII. STAFF AND COMMISSIONER ITEMS

ITEM NO. 3 MOTION FOR RECONSIDERATION

ITEM NO. 4 REPORT BY THE COMMUNITY DEVELOPMENT DIRECTOR OR REQUEST FOR MATTERS WHICH A PLANNING COMMISSION MEMBER WOULD LIKE PLACED ON A FUTURE AGENDA

ITEM NO. 5 REQUESTS FOR EXCUSED ABSENCES

IX. ADJOURNMENT