



CITY OF NEWPORT BEACH **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Tuesday, July 28, 2026**, at **4:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

1300 Dove Townhomes – A request to authorize the demolition of two existing office buildings and a parking structure and the construction of a 132-unit, for-sale, residential townhome community. The proposed townhomes range from two to four bedrooms, between 1,251 and 2,562 square feet, and includes 7 units affordable to very-low income households. The development includes a two-car garage for each unit and 41 uncovered guest parking spaces for a total of 305 on-site parking spaces. The 132 units will be distributed within 36 buildings, with units arranged in duplex- and eight-plex buildings. The buildings have a maximum structure height ranging from approximately 37 to 47 feet above established grade. The project will include resident-serving amenities, which include outdoor courtyards with cooking areas, covered seating, fire pit and game lawn. Additionally, a publicly accessible pedestrian strada is proposed along the Macarthur Boulevard frontage. Onsite and offsite public improvements such as updating the storm drain, sidewalks, and driveways are also proposed. Vehicular access to the project site is provided via a driveway on Newport Place and a second driveway on Dove Street. The project requires the following entitlements:

- *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 property in the Housing Opportunity Sites Overlay in the HO-1- Airport Area Environs Map;
- *Major Site Development Review:* 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:* 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:* 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:* 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:* Pursuant to the California Environmental Quality Act (CEQA), the addendum addresses reasonably foreseeable environmental impacts resulting from the project.

The Orange County Airport Land Use Commission (ALUC) will consider whether the project is consistent with the Airport Environs Land Use Plan (AELUP) at its July 16, 2026 meeting.

The City Council will consider the following:

- Should the ALUC find the project inconsistent with the AELUP, the City Council will consider adopting a resolution to notify the ALUC and the California Department of Transportation Division of Aeronautics of City Council's intention to override a potential determination of inconsistency pursuant to Public Utilities Code Section 21676(b); or
- Should the ALUC find the project consistent with the AELUP, the City Council will consider approving the aforementioned entitlements for the project.

NOTICE IS HEREBY GIVEN that the City has prepared an Addendum to the Newport Beach General Plan Housing Implementation Program EIR (State Clearinghouse SCH Number 2023060699). To address reasonably foreseeable environmental impacts resulting from the proposed development, the City has determined that an addendum to the previously certified EIR is warranted pursuant to the California Environmental Quality Act (CEQA). Once completed, the document will be made available at the Planning Division and may also be accessed online at www.newportbeachca.gov/ceqa.

NOTICE IS HEREBY FURTHER GIVEN that on June 4, 2026, by a vote of 6 ayes, 0 nays, 1 absent, the Planning Commission of the City of Newport Beach recommended that the City Council approve the 1300 Dove Townhomes Project.

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals). The request may be continued to a specific future meeting date, and if such an action occurs additional public notice of the continuance will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at www.newportbeachca.gov. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application.

For questions regarding details of the project please contact Oscar Orozco, Associate Planner, at 949-644-3219 or oorozco@newportbeachca.gov.

Project Title: 1300 Dove Townhomes

Project File No.: PA2025-0170

Zone: Newport Place Planned Community (PC-11)

Activity: Zoning Code Amendment, Major Site Development Review, Vesting Tentative Tract Map, Affordable Housing Implementation Plan, Development Agreement

Location: 1200 and 1300 Dove Street and 4041 MacArthur Boulevard

General Plan: Mixed-Use Horizontal (MU-H2)

Applicant: Sean Matsler with Cox, Castle, & Nicholson, LLP

/s/ Lena Shumway, City Clerk, City of Newport Beach