



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, April 02, 2026**, at **6:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

Residences at 1500 Quail – A request to authorize the development of a 100-unit, for-sale, residential townhome community on an existing office site at 1500 Quail Street (“Project Site”). The proposed development includes the demolition of the existing office building and construction of three- and four-bedroom townhomes ranging from 1,591 to 1,876 square feet. The development includes a two-car garage for each unit and 31 uncovered guest parking spaces for a total of 231 on-site parking spaces. The 100 units will be distributed within 24 buildings, with units arranged in three-, four-, five-, and six-plex buildings. The buildings have a maximum structure height of approximately 39 feet above established grade. The development will include resident-serving amenities including outdoor seating, picnic tables, barbecues, pizza ovens, and game lawn. Additionally, a publicly accessible pedestrian strada improved with landscaping and seating areas is provided along both street frontages. Onsite and offsite public improvements such as updating the storm drain, sidewalks, and driveways are included in project implementation. Vehicular access to the Project Site is provided via one driveway on Quail Street and a second driveway on Westerly Place (“Project”). The project requires the following approvals:

- *Major Site Development Review (SDR)*: A site development review 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; and
- *Vesting Tentative Tract Map (VTTM)*: A vesting tentative tract map to allow for an airspace subdivision of the individual residential units on a 4.77-acre parcel, pursuant to Chapter 19.12 (Tentative Map Review) of the NBMC.

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

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals) and Section 19.12.060 (Review of Tentative Parcel Maps). The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/planningcommission. Individuals not able to attend the meeting may contact the Planning Division or access the City’s website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Melinda Whelan, Assistant Planner, at 949-644-3221, mwhelan@newportbeachca.gov at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0163

Activities: Major Site Development Review and Vesting Tentative Tract Map

Zone: Newport Place Planned Community (PC-11)

General Plan: General Commercial Office (CO-G)

Overlay Zoning District: Housing Opportunity Overlay (HO), Airport Area (HO-1)

Location: 1500 Quail Street

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

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