



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, March 05, 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:

**300 Newport Center Drive Condominiums** – A request to demolish all improvements on a 4.17-acre site, including an existing movie theater (Regal Edwards Big Newport) and a health/fitness facility (Body Design), to allow for the construction of two 22-story residential buildings (approximately 270 feet high) consisting of 150 condominium units, on-site amenities, for-sale home offices, retail/café space, and approximately 343 off-street parking spaces. The non-residential home office spaces would be sold individually to owners of the residential condominium units. Each residential building is nearly identical and is connected through a podium that contains the home offices, retail/café, amenities, parking, and building support facilities. The project includes publicly accessible open space (PAOS) that is provided in courtyards accessible via 8-foot-wide walkways along the public right-of-way. The project includes private residential amenities such as pools, exercise facilities, and entertainment spaces. Vehicular access to the site is through a driveway on Newport Center Drive, which leads to a guardhouse and motorized gate restricting access to the motor court and valet drop off. The project as proposed requires the following approvals:

- Major Site Development Review to allow a new residential development with five or more units and a tentative tract map, and to waive certain requirements of the Multi-Unit Objective Design Standards;
- Conditional Use Permit to waive all of the required off-street parking spaces for the proposed home office and retail/café components. If approved, this Conditional Use Permit would supersede Use Permit filed as PA2016-020; and
- Vesting Tentative Tract Map to consolidate four lots into one parcel and to allow for an airspace subdivision of the individual residential units and nonresidential units for condominium purposes.

The project is consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15183, which provides an exemption for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified. The City's Housing Implementation Program Final Program EIR (State Clearinghouse SCH Number 2023060699) was certified by the City Council on July 23, 2024. Copies of the previously prepared environmental document are available for public review and inspection at the Planning Division or the City of Newport Beach website at [www.newportbeachca.gov/ceqa](http://www.newportbeachca.gov/ceqa).

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 19.12.050 (Review of Tentative Tract 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](http://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 Liz Westmoreland, AICP, Principal Planner, at [westmoreland@newportbeachca.gov](mailto:westmoreland@newportbeachca.gov) or 949-644-3234, at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2025-0102

**Activities:** Major Site Development Review, Vesting Tentative Tract Map, and Conditional Use Permit

**Zone:** Office – Regional (OR)

**General Plan:** Regional Commercial Office (CO-R)

**Overlay Zoning District:** Housing Opportunity (HO) Overlay, HO-4 (Newport Center Area) Subarea

**Location:** 210 and 300 Newport Center Drive and Unaddressed Parcels Identified as Accessor Parcel Numbers 442-091-12 and 442-161-16

**Applicant:** Related California

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