CITY OF

NEWPORT BEACH

City Council Staff Report

July 14, 2026
Agenda Item No. __

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Planning Commission Agenda Report for July 9, 2026

ELECTION OF OFFICERS:

ITEM NO. 1 **ELECTION OF OFFICERS**

SUMMARY: Election of Chair, Vice Chair, and Secretary to each serve for one year.

The Planning Commission unanimously elected:

- Commissioner David Salene as Chair;
- Commissioner Jonathan Langford as Vice Chair; and
- Commissioner Greg Reed as Secretary.

CONSENT ITEMS:

ITEM NO. 2 **MINUTES OF JUNE 18, 2026**

SUMMARY: Draft minutes from June 18, 2026, meeting of the Planning Commission.

The Planning Commission approved the minutes with edits by the following vote:

AYES:	Salene, Langford, Reed, Harris, Gazzano, Rosene, and Ellmore
NOES:	None
ABSENT:	None
ABSTAIN:	None

ACTION: Approved as Amended

PUBLIC HEARING ITEMS:

ITEM NO. 3 **1301 DOVE STREET RESIDENTIAL DEVELOPMENT (PA2026-0046)**
Site Location: 1301 Dove Street

SUMMARY: A request to authorize the development of a 139-unit, for-sale residential townhome community on an existing professional office site. The dwelling units, which consist of two to four-bedroom townhomes ranging from approximately 1,425 to 2,362 square feet, would be distributed across 50 buildings with each building ranging from one to eight units. The buildings would have a maximum height ranging from approximately 33.5 feet to 39 feet above established grade. The proposal includes a two-car garage for each unit, 10 driveway parking spaces, and 42 uncovered guest parking spaces for a total of 330 on-site parking spaces. The development will also include resident-serving amenities including activity areas, outdoor gardens, and seating and walking paths throughout the site. Additionally, a publicly accessible pedestrian strada improved with landscaping and seating areas are provided along the Dove Street frontage. Vehicular access is provided by a single driveway on Dove Street. If approved, the development may occur in two phases. The first phase would include the demolition of the existing parking structure and construction of approximately 76 dwelling units on the rear half of the site. The second phase would include demolition of the existing approximately 218,000-square-foot ten-story office building and construction of the remaining approximately 63 dwelling units in the front half of the site. The following approvals are required to implement the project:

- *Major Site Development Review (SDR):* Required for any project proposing five or more residential units with a tract map. The SDR also allows for deviations from three objective design standards pursuant to Section 20.48.185 (Multi-Unit Objective Design Standards) of the Newport Beach Municipal Code (NBMC); and

- *Vesting Tentative Tract Map (VTTM):* To allow for the subdivision of the existing 6.46-acre site into four parcels and to allow the airspace subdivision of the individual residential units upon two of those parcels, pursuant to Chapter 19.12 (Tentative Map Review) of the NBMC.

The Planning Commission conducted a public hearing, considered public input, and approved the project with several clean-up revisions to the Conditions of Approval and an additional Condition of Approval requested by the applicant to memorialize an agreement made with the neighboring property owner:

AYES:	Salene, Langford, Reed, Harris, Gazzano, Rosene, and Ellmore
NOES:	None
ABSENT:	None
ABSTAIN:	None

ACTION: Approved as Amended

ITEM NO. 4 CDM INVESTORS RESIDENCE (PA2022-0148)
Site Location: 2516 and 2518 Bayside Drive

SUMMARY: A request for a coastal development permit (CDP) to demolish an existing duplex and construct a new three-story, 3,037-square-foot single-unit dwelling with an attached 479-square-foot two-car garage and a 285-square-

foot Junior Accessory Dwelling Unit (JADU). The applicant also requests a variance from Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to:

1. Allow a second-floor balcony to encroach 2 feet, 6 inches into the required 5-foot rear setback abutting an undeveloped alley; and

2. Allow the construction of walls, planters, and a retaining wall over 8 feet in height within the 5-foot rear alley setback.

The project also includes the removal of landscaping within the adjacent City-owned Bayside Park.

The Planning Commission conducted a public hearing, considered public input, and approved the project as recommended by the following vote:

AYES:	Salene, Langford, Reed, Harris, Gazzano, Rosene, and Ellmore
NOES:	None
ABSENT:	None
ABSTAIN:	None

ACTION: Approved