



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, April 14, 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:

Acacia Atrium Medical Office Condominiums Appeal – An appeal of the Planning Commission’s November 20, 2025, denial of a project to convert an existing professional office building into 100% medical office condominiums and a waiver of 32 parking spaces. The project proposed as part of this appeal has been modified from the original project that was reviewed by the Planning Commission to address the concerns of the Planning Commission. The proposed project (i.e. modified project) includes the conversion of a portion (approximately 67%) of the existing professional office building to medical office and a waiver of 18 parking spaces. The remainder of the building would be converted to professional office condominiums and outpatient surgery condominiums. The following entitlements are requested:

- Condominium Conversion authorizing the conversion of the existing professional office units into nine medical office condominiums, two professional office condominiums and one outpatient surgery facility condominium;
- Tentative Parcel Map authorizing the subdivision of 12 nonresidential condominiums as defined in Section 783 of the California Civil Code;
- Conditional Use Permit authorizing the medical office conversion and reduction of required off-street parking (i.e. waiver of 18 parking spaces);
- Traffic Study consistent with the Traffic Phasing Ordinance of Newport Beach Municipal Code Chapter 15.40.

The project is categorically exempt under Section 15301 – Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.

NOTICE IS HEREBY FURTHER GIVEN that on November 20, 2025, by a vote of 6-0, the Planning Commission of the City of Newport Beach denied the application request and the applicant appealed the decision to the City Council.

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 (Public Hearings) and Section 19.12 (Tentative Map Review). 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.

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 this public hearing item please contact Oscar Orozco, Associate Planner, at 949-644-3219, oorozco@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2024-0236

Activities: Condominium Conversion, Tentative Parcel Map, Conditional Use Permit, and Traffic Study

Zone: Santa Ana Heights Specific Plan (SP-7) within the Business Park (BP) subarea

General Plan: General Commercial Office (CO-G)

Location: 20280 and 20312 Acacia Street

Applicant: CGM Development

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