

June 4, 2026, Planning Commission Item 3 Comments

These comments on a Newport Beach Planning Commission [agenda](#) item are submitted by:

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Item No. 3. 1300 DOVE TOWNHOMES (PA2025-0170)

1. Someone might want to check that notice of this hearing was properly posted. Usually a copy would appear on the City's [public notices and agendas](#) site, but I see none.
2. The staff report (top of handwritten page 17) says "*approval of the Project would be consistent with the State's **no net loss** provisions.*" This claim does not appear to be repeated in the proposed resolution, and I am unable to find any further analysis of it in the documents provided. Since this site was not identified in the Housing Element, let alone have an anticipated yield assigned to it, it is quite unclear to me how the State's no net loss provisions would be applied to it.
3. The second paragraph from the end of handwritten page 23 of the staff report says "*The applicant has prepared an Affordable Housing Implementation Plan (AHIP), dated May 6, 2026 (Exhibit "E" of Attachment No. PC 1).*" Reference to this exhibit is also made in Section 4.4 (handwritten page 55) of the proposed resolution. However, as best I can tell, Exhibit "E" of Attachment No. PC 1 (on handwritten page 75) is blank.