



NEWPORT BEACH

City Council Staff Report

June 9, 2026
Agenda Item No. __

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Planning Commission Agenda Report for June 4, 2026

CONSENT ITEMS:

ITEM NO. 1 MINUTES OF APRIL 23, 2026

SUMMARY: Draft minutes from the April 23, 2026, meeting of the Planning Commission.

As not enough members who attended the April 23, 2026, meeting were present to conduct a vote at the prior meeting on May 21, 2026, staff requested to continue this matter to the Planning Commission meeting on June 4, 2026. The Planning Commission approved the minutes by the following vote:

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

ACTION: Approved

ITEM NO. 2 MINUTES OF MAY 21, 2026

SUMMARY: Draft minutes from the May 21, 2026, meeting of the Planning Commission.

The Planning Commission approved the minutes by the following vote:

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

ACTION: Approved

PUBLIC HEARING ITEMS:

ITEM NO. 3 1300 DOVE TOWNHOMES (PA2025-0170)

Site Location: 1200 and 1300 Dove Street and 4041 MacArthur Boulevard

SUMMARY: A request to authorize the development of a 132-unit, for-sale, residential townhome community including 7 units affordable to very low-income households on an existing office site. The proposed development includes the demolition of two existing office buildings and an existing parking structure and the construction of two-, three- and four-bedroom townhomes ranging from 1,251 to 2,562 square feet. The development includes a two-car garage for each unit and 40 uncovered guest parking spaces for a total of 304 on-site parking spaces. The 132 units will be distributed within 36 buildings, with units arranged in two- and eight-unit buildings. The buildings have a maximum structure height ranging from approximately 37 to 47 feet above established grade. The development will provide resident-serving amenities, including outdoor courtyards with barbeque, a pizza oven, covered seating, a fire pit, and a game lawn. Additionally, a publicly accessible pedestrian “strada” improved with landscaping and seating areas is proposed along the MacArthur Boulevard frontage. Onsite and offsite public improvements such as updating the storm drain, sidewalks, and driveways are included in project implementation (Project). To implement the Project, the request requires the following approvals from the City:

- **Zoning Code Amendment** - An amendment to Section 20.80.025 (Housing Opportunity Overlay Zoning Districts Maps) of the Newport Beach Municipal Code (NBMC) to include the Project Site in the Housing Opportunity Sites Overlay in the HO-1- Airport Area Environs Map;
- **Major Site Development Review (SDR)** - A major site development review in accordance with Section 20.52.080 (Site Development Reviews) of the NBMC for five or more units with a tentative tract map;
- **Vesting Tentative Tract Map (VTTM)** - A vesting tentative tract map to allow for an airspace subdivision of the individual residential units on a 6.5-acre parcel, pursuant to Chapter 19.12 (Tentative Map Review) of the NBMC;
- **Affordable Housing Implementation Plan (AHIP)** - A plan specifying how the Project would meet the City’s affordable housing requirements pursuant to Chapter 20.32 (Density Bonus) of the NBMC and Government Code Section 65915 (Density Bonus Law);
- **Development Agreement (DA)** - A Development Agreement between the Applicant and the City, pursuant to Section 15.45.020 (Development Agreement Required) of the NBMC, which would provide the Applicant with the vested right to develop the Project for a term of 10 years and to provide negotiated public benefits to the City; and

- **Addendum to the Newport Beach General Plan Housing Implementation Program EIR (Addendum No. 1)** - Pursuant to the California Environmental Quality Act (CEQA), the Addendum addresses reasonably foreseeable environmental impacts resulting from the Project.

The Planning Commission conducted a public hearing, considered public input, and unanimously approved the applicant's request with a minor clarification to the conditions of approval:

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

ACTION: Approved as Amended