



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, June 04, 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:

**1300 Dove Townhomes** – A request to authorize the development of a 132-unit, for-sale, residential townhome community on an existing office site at 1300 Dove Street. 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 41 uncovered guest parking spaces for a total of 305 on-site parking spaces. The 132 units will be distributed within 36 buildings, with units arranged in duplex- and eight-plex buildings. The buildings have a maximum structure height ranging from approximately 37 to 47 feet above established grade. The development will include resident-serving amenities, which include outdoor courtyards with BBQs, 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 provided along the Macarthur Boulevard frontage. Onsite and offsite public improvements such as updating the storm drain, sidewalks, and driveways are included in project implementation. Vehicular access to the Project Site is provided via a driveway on Newport Place and a second driveway on Dove Street (“Project”). The project requires the following entitlements:

- *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 property in the Housing Opportunity Sites Overlay in the HO-1- Airport Area Environs Map; and
- *Major Site Development Review (SDR):* A major site development review in accordance with Section 20.52.080 (Site Development Reviews) of the Newport Beach Municipal Code (NBMC) for five or more units with a tentative tract map; and
- *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; and
- *Affordable Housing Implementation Plan:* 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); and
- *Development Agreement:* 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.
- *Addendum to the Newport Beach General Plan Housing Implementation Program EIR (Addendum):* Pursuant to the California Environmental Quality Act (CEQA), the Addendum addresses reasonably foreseeable environmental impacts resulting from the Project.

**NOTICE IS HEREBY GIVEN** that the City has prepared an Addendum to the Newport Beach General Plan Housing Implementation Program EIR (State Clearinghouse SCH Number 2023060699). To address

reasonably foreseeable environmental impacts resulting from the proposed development, the City has determined that an addendum to the previously certified EIR is warranted pursuant to the California Environmental Quality Act (CEQA). Once completed, the document will be made available at the Planning Division and may also be accessed online 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 Oscar Orozco, Associate Planner, at 949-644-3219, [oorozco@newportbeachca.gov](mailto:oorozco@newportbeachca.gov) at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2025-0170

**Activity:** Zoning Code Amendment, Major Site Development Review, Vesting Tentative Tract Map, Affordable Housing Implementation Plan, Development Agreement

**Zone:** Newport Place Planned Community (PC-11)

**General Plan:** Mixed-Use Horizontal (MU-H2)

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

**Applicant:** Sean Matsler with Cox, Castle, & Nicholson, LLP

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