

Attachment H

ALUC Staff Report, dated
June 18, 2026



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

AGENDA ITEM 1

June 18, 2026

TO: Commissioners/Alternates

FROM: Julie Fitch, Executive Officer

SUBJECT: City of Newport Beach 1300 Dove Townhomes Project (PA2025-0170)

Background

In 2012, the City of Newport Beach amended the Newport Place Planned Community Development Plan (PC-11) to create a Residential Overlay (RO) for properties with a Mixed-Use Horizontal 2 (MU-H2) General Plan Land Use designation. The Residential Overlay allowed residential development on MU-H2 parcels at densities between 30 and 50 dwelling units per acre. ALUC found the 2012 PC-11 Amendment consistent with the *Airport Environs Land Use Plan for John Wayne Airport (AELUP for JWA)*.

In May 2024, the City submitted the Housing Element Implementation Program Amendments. These Amendments created the Housing Opportunity Overlay Zoning Districts which applied to the housing opportunity sites identified in the Housing Element. This included 2,577 units in the Airport Area and housing opportunity sites within the 65 dBA CNEL. ALUC found these amendments inconsistent with the *AELUP for JWA* due to noise, safety, and overflight concerns associated with allowing residential uses within the 65 dBA CNEL contour and within Safety Zones 4 and 6. See Attachment 1 for a list of recent Newport Beach projects submitted to ALUC that are related to the proposed project.

Proposed Project

The proposed project site is located at 1200-1300 Dove Street and 4041 MacArthur Boulevard within the Newport Place Planned Community (PC-11). It is bounded by Dove Street, Newport Place Drive, and MacArthur Boulevard. See Attachment 2 for the project location. The project site is currently designated as Mixed-Use Horizontal (MU-H2) in the Land Use Element of the General Plan and designated as Professional & Business Office in PC-11 with a Residential Overlay (RO). See Attachment 3 for the PC-11 Residential Overlay. The site is currently developed with a 125,249-square-foot, five-story office building, a 48,715-square-foot, three-story office building,

a 137,557-square-foot, three-level parking structure, and surface parking. The Residential Overlay in PC-11 allows residential uses with a density of 30-50 dwelling units per acre. Therefore, the approximate 6.5-acre project site is currently allowed to have 195-325 units.

The City is proposing a Zoning Code Amendment to include the project site in the Housing Opportunity Overlay Zoning District (HO-1 Overlay). According to the City's Zoning Code, development must comply with both the underlying zoning district and any applicable overlay district. Where standards conflict, the overlay district standards prevail. In this case the HO-1 standards of 20-50 units per acre would prevail. Attachment 4 shows the proposed HO-1 Overlay zoning map with the 1300 Dove Townhomes Project site included. The proposed amendment would allow development of the 132-unit 1300 Dove Townhomes project at the reduced density of 20.3 dwelling units per acre, rather than the 30 to 50 dwelling units per acre specified in the PC-11 Residential Overlay. The proposed project and inclusion of the project site in the HO-1 Overlay would not require an amendment to PC-11.

The project proposes demolition of the existing office development and construction of 132 residential units within 36 townhome and duplex buildings totaling approximately 298,000 square feet. The proposed units would include two, three, and four-bedroom units ranging from approximately 1,251 to 2,562 square feet, including seven units affordable to very-low-income households. The 132 units would be distributed within three- and four-story townhome and duplex building types. The project would include vehicular access from Dove Street and Newport Place Drive, and would include landscaped open space, residential amenities, pedestrian improvements along MacArthur Boulevard.

The City has held/scheduled the following public hearings for the proposed project:

June 4, 2026	Planning Commission (approved 6-0)
July 28, 2026	City Council

AE LUP for JWA Issues

Regarding Aircraft Noise Impacts:

As shown in Attachment 5, the project site is located outside the 65 dBA CNEL contour, but within the 60 dBA CNEL contour for JWA. The *AE LUP for JWA* identifies residential uses in the 60 dBA CNEL as conditionally consistent, provided sound attenuation is used to ensure that the interior CNEL does not exceed 45 dBA. In addition, the AELUP recommends that designated outdoor common or recreational areas within Noise Impact 2 (60 dBA CNEL) provide outdoor signage informing the public of the presence of operating aircraft.

The City's Community Noise Control Ordinance Section 10.26.030 Interior Noise Standards requires that all residential property within noise zones shall not exceed 45 dBA, and the Zoning Code contains the following development standards for residential projects within the Airport Area Environs Area (HO-1):

- a) Sound Mitigation. “The interior ambient noise level of all new residential dwelling units shall meet applicable standards of Section 10.26.030 (Interior Noise Standards). An acoustical analysis report, prepared by an acoustical engineer, shall be submitted describing the acoustical design features of the structure that will satisfy the interior noise standard. The residential units shall be constructed and noise attenuated in compliance with the report...”
- b) Advanced Air Filtration. “The design of all new residential and mixed-use residential developments shall include advanced air filtration systems to promote cleaner air within living environments.”
- c) Notification to Owners and Tenants. “A written disclosure statement shall be prepared prior to sale, lease, or rental of a residential unit within the development.” The disclosure statement shall indicate that occupants will be living “in an urban type of environment adjacent to an airport” and that “the noise, odor, and outdoor activity levels may be higher than a typical suburban residential area.”

In addition, PC-11 Development Standards Section 5.D.2 requires that “Notice of Aircraft Overflight and Noise shall be posted at all public parks and designated outdoor common and recreational areas.”

Regarding Height Restrictions:

As shown in Attachment 6, the project site is located within the Notification Area for JWA. The Newport Beach HO-1 overlay does not include height restrictions for the property therefore, the PC-11 maximum height of 55 feet applies. With an existing ground elevation of approximately 46 feet and proposed building heights of 37 to 47 feet, the project would penetrate the Notification Surface of 89 feet above mean sea level (AMSL). The applicant submitted Form 7460 Notice of Proposed Construction and received a Determination of No Hazard to Air Navigation from FAA. See Attachment 7 for the March 10, 2026 FAA determination letter.

Attachment 8 shows the project location in relation to the Part 77 Obstruction Imaginary Surfaces for JWA. The site is located under the JWA horizontal surface, which is 206 feet AMSL in this area. At 89 feet AMSL, the proposed project would be well below the Horizontal Surface.

Regarding Flight Tracks and Safety Zones:

As shown in Attachment 9, the project site is located within Safety Zone 6 – Traffic Pattern Zone for JWA. According to the California Airport Land Use Planning Handbook, residential uses are normally compatible in Safety Zone 6, however, noise and overflight impacts should be considered. Flight tracks for three separate days were provided by the John Wayne Airport Noise Office and are included in Attachment 10. As shown on the exhibits, there are a number of general aviation flights over the project site, however at a proposed project height of 47 feet above ground level, the project would be below many of the surrounding buildings.

Regarding Heliports:

No heliports are proposed as part of this project therefore heliports were not evaluated for consistency.

Environmental Compliance

The Newport Beach City Council certified Final Program Environmental Impact Report SCH No. 2023060699 (PEIR) for implementation of the Housing Element involving amendments to the General Plan, Coastal Land Use Plan, and Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the NBMC. An Addendum to the PEIR was prepared for the proposed project, and the City has determined that no subsequent or supplemental EIR is required.

Conclusion

ALUC staff has reviewed this project with respect to consistency with the *AELUP for JWA*, including review of noise, height restrictions, overflight, safety, and imaginary surfaces. The project site is located outside of the 65 dBA CNEL contour but within the 60 dBA CNEL contour, within Safety Zone 6, and within the Notification Area and Part 77 Obstruction Imaginary Surfaces for JWA.

The proposed amendment would add the project site to the HO-1 Overlay map which would allow residential development at a reduced density of 20-50 units/acre, than what is currently allowed. The City's Zoning Code and PC-11 Development Standards include the AELUP recommended noise policies for the project site. The proposed project would not entail an amendment to PC-11 and would not increase the maximum allowable building height. The project site is located within Safety Zone 6, where residential uses are generally considered compatible with appropriate sound mitigation measures, which exist in this case.

Attachment 11 contains excerpts from the City of Newport Beach submittal for this project, and Attachment 12 is the June 4, 2026 Newport Beach Planning Commission staff report and resolution.

Recommendation

That the Commission find the proposed City of Newport Beach 1300 Dove Townhomes Project (PA2025-0170) consistent with the *AELUP for JWA*.

Respectfully submitted, ✓



Julie Fitch
Executive Officer

Attachments:

1. Recent Related Newport Beach Projects Submitted to ALUC
2. Project Location Map
3. Existing PC-11 RO Map
4. Proposed HO-1 Overlay Map
5. JWA Noise Contours
6. JWA Notification Area
7. FAA Determination of No Hazard
8. JWA Obstruction Imaginary Surfaces
9. JWA Safety Zones
10. JWA Flight Tracks
11. Excerpts from City Submittal Package
- ~~12. Planning Commission Staff Report and Resolution~~

Newport Beach ALUC Submittals 2021-2026*

9/16/2021 Housing Element Update

- Eliminated policies prohibiting housing in the JWA 65 dBA CNEL
- Added new housing sites within the 65 dBA CNEL
- Found inconsistent
- Overruled

7/20/2023 Newport Place PC-11 Amendment

- Changed Affordable Housing percentage in Residential Overlay
- Found consistent because underlying PC-11 Development Plan was consistent

8/17/2023 Housing Element Implementation/Noise Related Amendments

- Amendments to Land Use Element, Noise Element, Zoning Code, Newport Airport Village PC and Newport Place PC-11
- Incorporated 2014 (non-AELUP) noise contours into General Plan
- Found inconsistent because it eliminated policies prohibiting residential within the 65 dBA CNEL and allowed residential within Safety Zones 4 & 6 and under approach/departure corridor. Also incorporated non-AELUP noise contours
- Overruled

1/18/2024 Residences at 1401 Quail Street

- Amendments to Land Use Element and Newport Place Planned Community
- GPA changed 1401 Quail Street land use from General Commercial Office (CO-G) to Mixed-Use Horizontal (MU-H2) which allowed residential
- PC-11 added 1401 Quail Street to Residential Overlay
- 67 condominiums (increase in density by 15 units)
- Allowed residential in 65 dBA CNEL, increased height from 55 feet to 81 feet AGL
- Found inconsistent because new residential in 65 dBA CNEL and increased height
- Overruled

1/18/2024 1400 Bristol Street

- Amend Land Use Element and Newport Place Planned Community
- GPA changed 1400 Bristol Street land use from General Commercial Office (CO-G) to Mixed-Use Horizontal (MU-H2) which allow residential
- PC-11 added 1400 Bristol Street to Residential Overlay
- Allowed 153 base units and 229 units with density bonus
- Within 65 dBA CNEL, increased max. height from 55 feet to 85 feet AGL
- Found inconsistent because new residential in 65 dBA CNEL and increased height
- Overruled

5/16/2024 Housing Element Implementation Program Amendments

- Created Housing Opportunity Overlay Zoning Districts for housing opportunity sites in the Housing Element (2,577 units in Airport Area)
- Found inconsistent because further allowing residential within the 65 dBA CNEL
- Overruled 7/23/2024

Newport Beach ALUC Submittals 2021-2026*

6/20/2024 1600 Dove Street

- Site included in Housing Element & HOO
- Increased the # of units allowed (50 for base) resulting in almost double the amount
- Increased height from max 55 to 100 feet.
- 60 CNEL, Safety Zone 6
- Inconsistent because increased density and height in Safety Zone 6
- Overruled

3/20/2025 Housing Opportunity Overlay Zoning/Coastal Zoning Amendments

- Increase max. height for specific properties within the Newport Center Area Housing Opportunity Overlay
- Designated 179 units from Airport Area HO-1 total to City-owned property at 1201 Dove Street
- Added footnote to Zoning Code for 1201 Dove Street and 868-870 Santa Barbara
- 1201 Dove Street located in 60 CNEL and Safety Zone 6
- Residential already allowed at 1201 Dove Street
- Staff recommended Consistent because proposed allocation of residential units from airport area to areas further from John Wayne Airport
- Commission found inconsistent because 1201 Dove Street was included in Housing Element which was previously found inconsistent
- Overruled

3/19/2026 Comprehensive General Plan Update

- Updated eight General Plan Elements including Noise, Land Use, and Safety.
- Minor revisions to Noise Policies
- Found inconsistent because the General Plan continued to include non-AELUP noise contours and residential uses in 65 dBA CNEL
- City Notice of Intent to Overrule (May 2026)

4/17/2026 Newport Place PC-11 Amendment

- Reduced affordable housing requirements within the Residential Overlay
- Applied to properties within the 65 dBA CNEL for JWA
- PC-11 based on General Plan (non-AELUP) noise contours
- Found inconsistent
- City Notice of Intent to Overrule (May 2026)



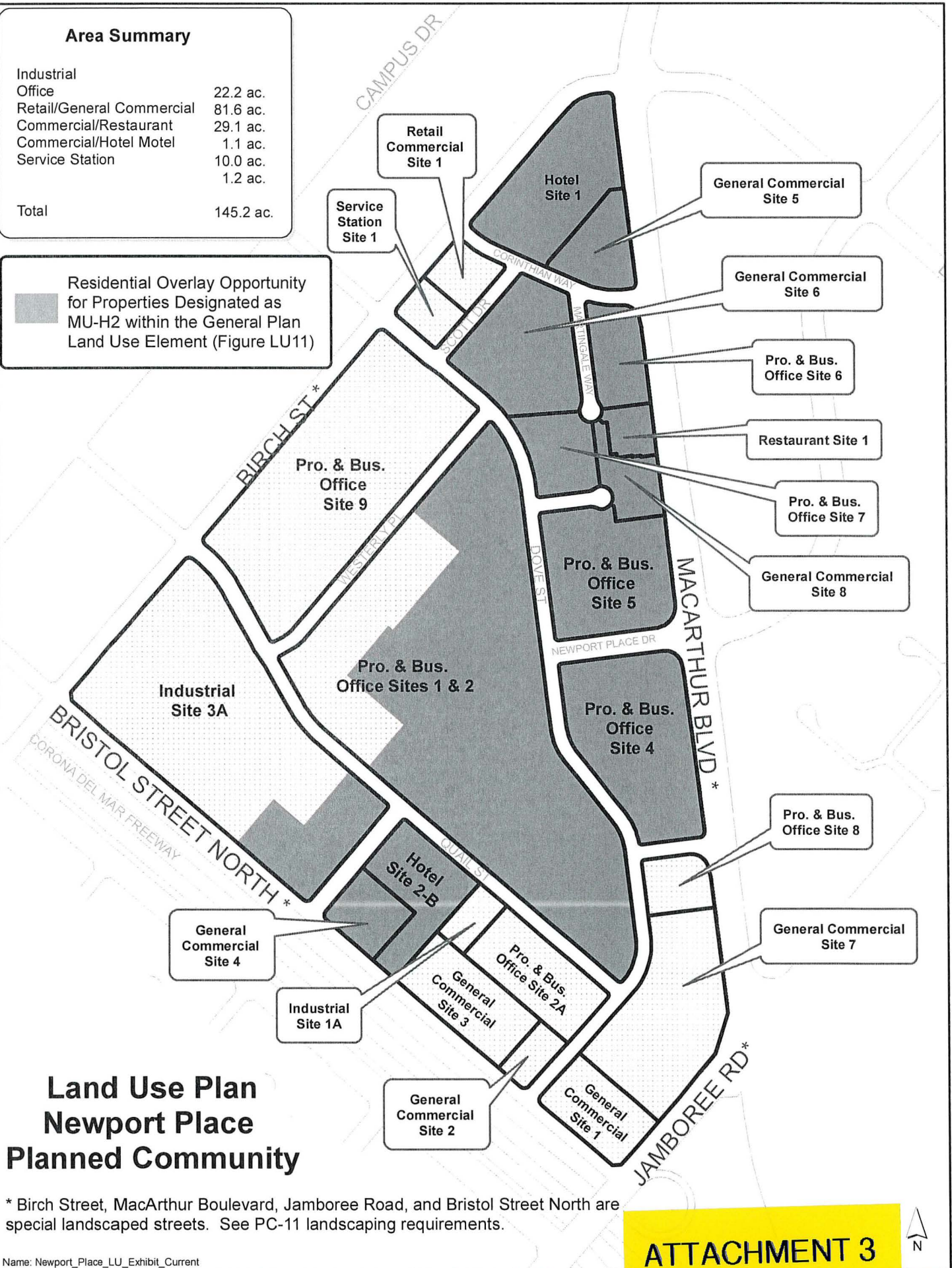
Project Location
1300 Dove Townhomes - Newport Beach



Area Summary

Industrial	
Office	22.2 ac.
Retail/General Commercial	81.6 ac.
Commercial/Restaurant	29.1 ac.
Commercial/Hotel Motel	1.1 ac.
Service Station	10.0 ac.
	1.2 ac.
Total	145.2 ac.

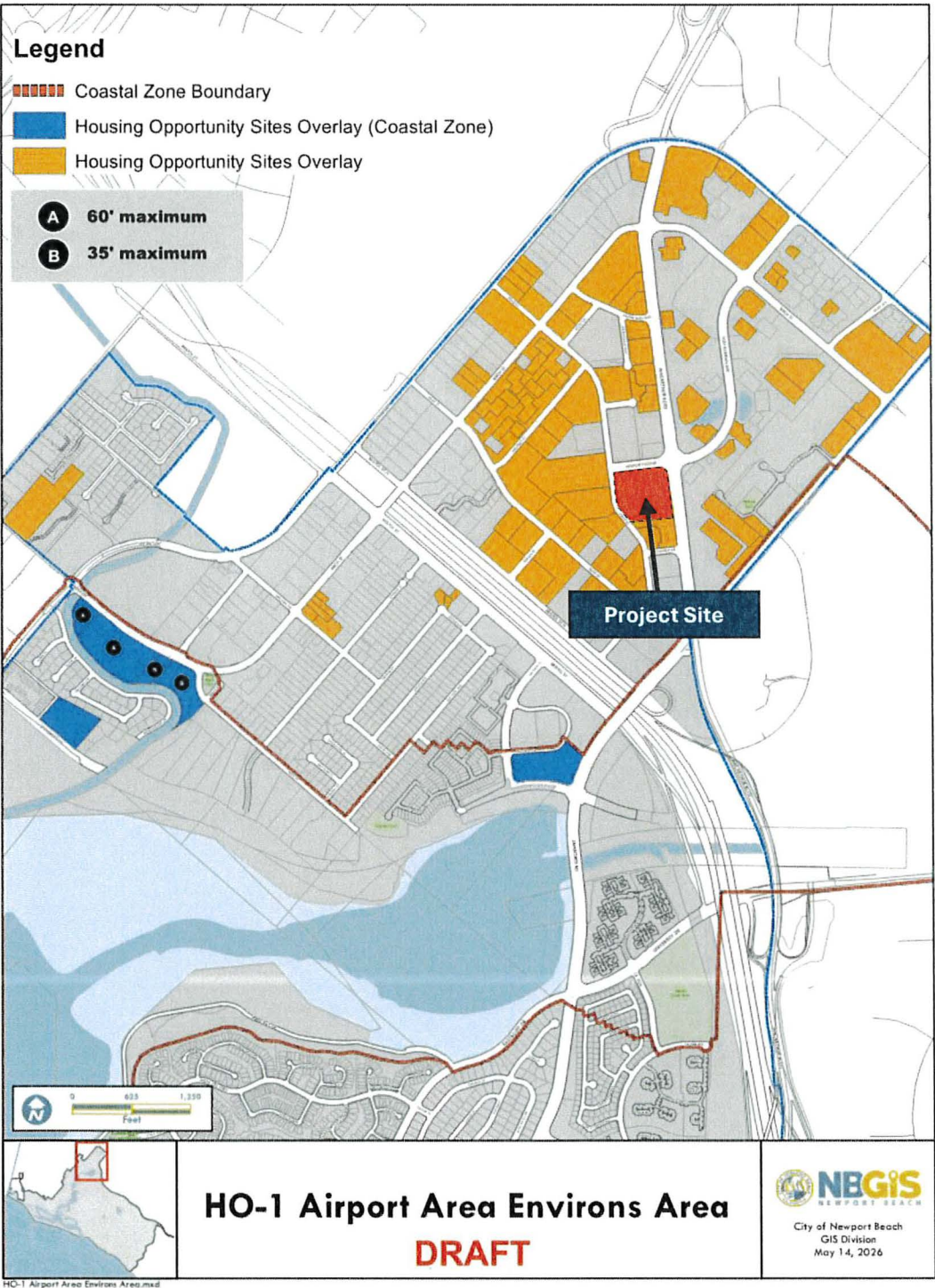
Residential Overlay Opportunity
for Properties Designated as
MU-H2 within the General Plan
Land Use Element (Figure LU11)



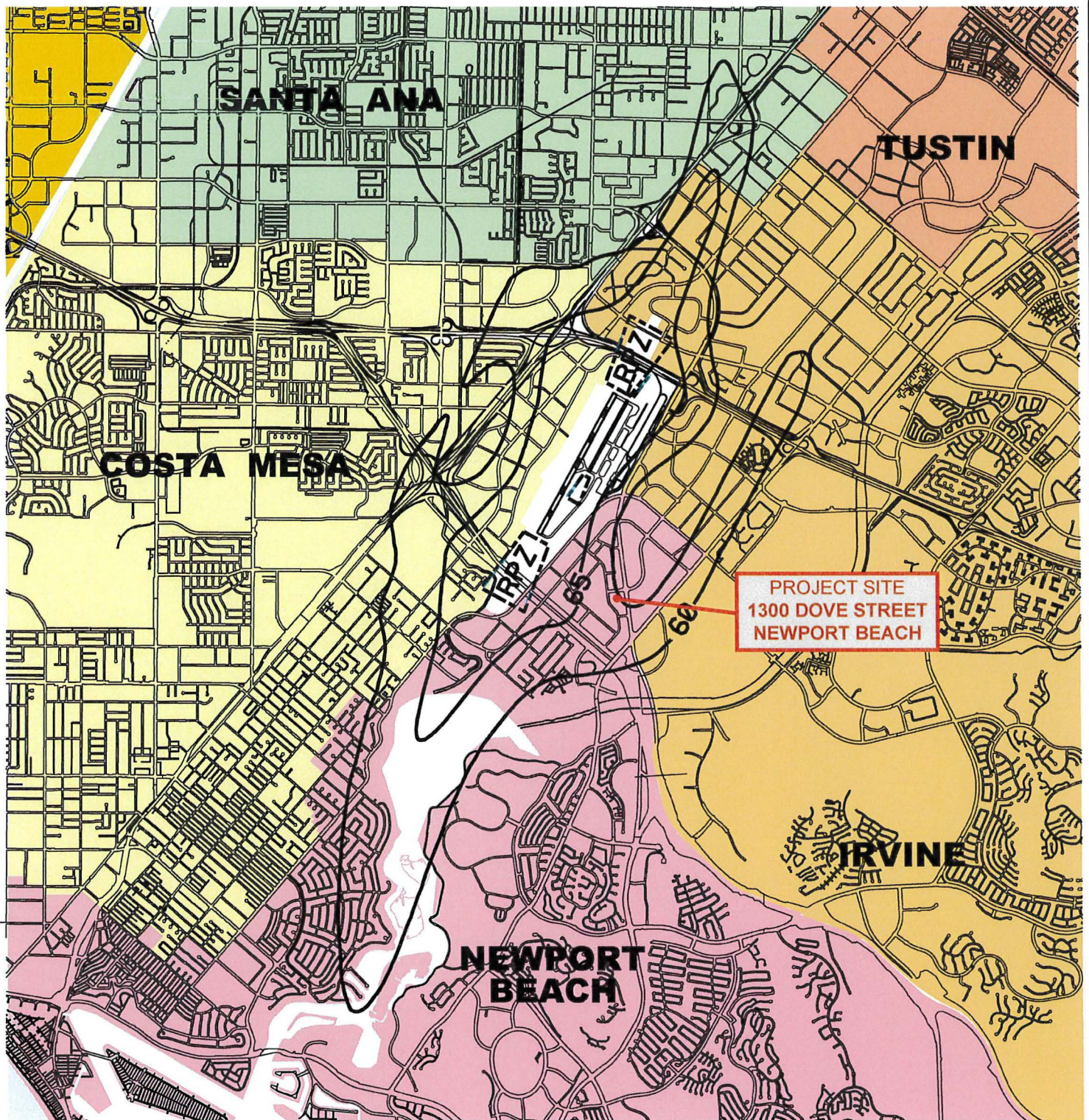
Land Use Plan Newport Place Planned Community

* Birch Street, MacArthur Boulevard, Jamboree Road, and Bristol Street North are special landscaped streets. See PC-11 landscaping requirements.

Proposed Zoning Overlay Change (Map)



(inclusion of site in HO-1 Overlay)



Note: County Unincorporated areas are shown in white.

John Wayne Airport Impact Zones

LEGEND

- 65— CNEL CONTOUR
- RUNWAY PROTECTION ZONE
- CITY BOUNDARIES
- AIRPORT BOUNDARIES



Composite contour from
John Wayne Airport Project
Case-1990 and 2005
(see section 2.2.1)

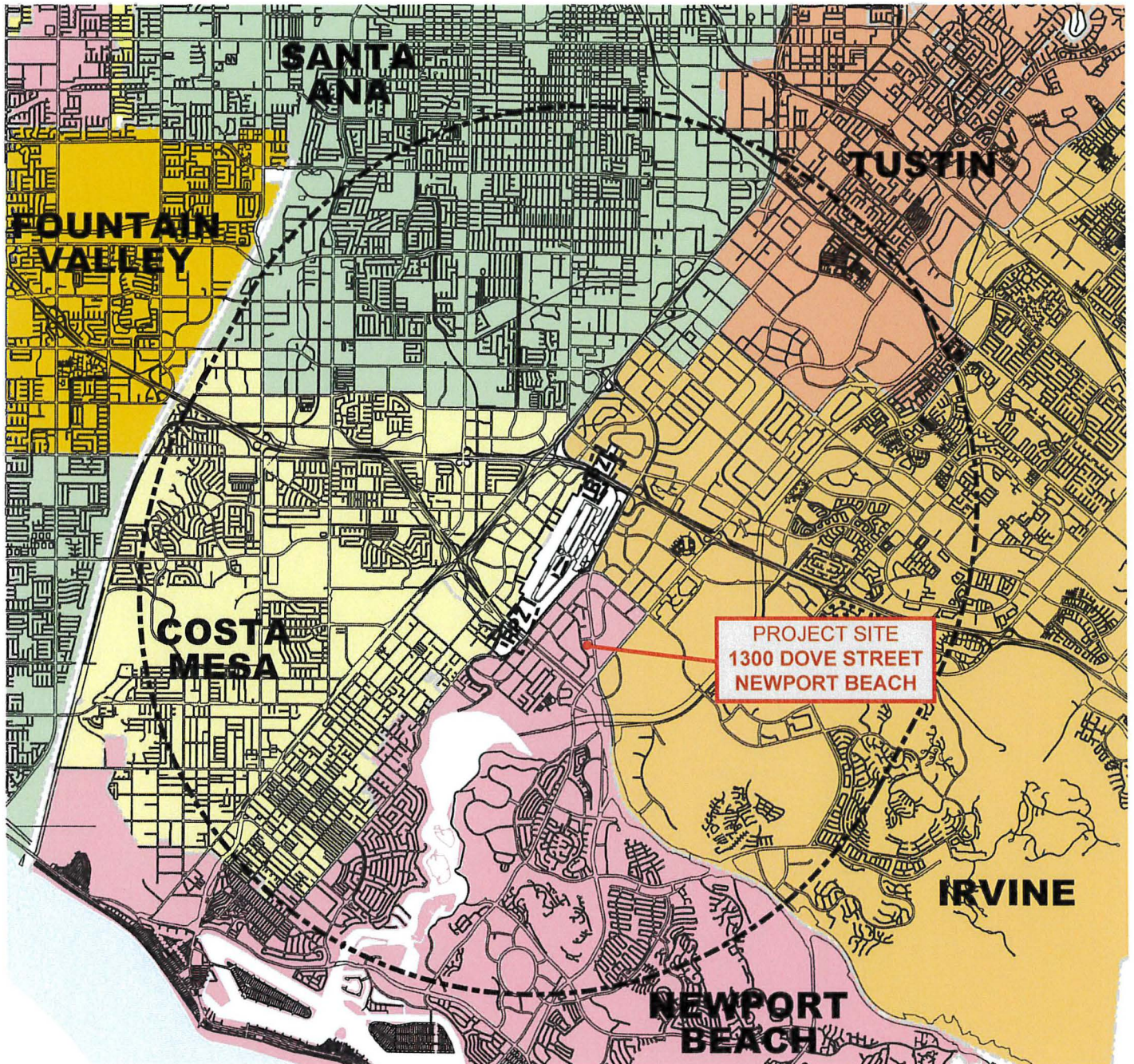
CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 5

AELUP Notification Area for JWA

ATTACHMENT 3



Note: County Unincorporated areas are shown in white.

FAR PART 77

Notification Area for John Wayne Airport: 20,000' Radius at 100:1 Slope

LEGEND

- 20,000' Radius
- CITY BOUNDARIES
- AIRPORT BOUNDARIES



0 1000 2000 3000 4000 5000 7500
Scale In Feet

CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 6



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2026-AWP-2073-OE

Issued Date: 03/10/2026

LINCOLN PROPERTY COMPANY
ALLIE MEISTER
4041 MacArthur Blvd.
Suite 510
Newport Beach, CA 92660

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building 1300 Dove Street
County, State: Orange, California

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
Northwest corner	33-39-43.61N	117-51-55.84W	50 Ft	46 Ft	96 Ft
Northeast corner	33-39-44.13N	117-51-49.79W	50 Ft	46 Ft	96 Ft
Southeast corner	33-39-39.25N	117-51-48.80W	50 Ft	46 Ft	96 Ft
Southwest corner	33-39-38.55N	117-51-53.60W	50 Ft	46 Ft	96 Ft
Internal West boundary	33-39-40.36N	117-51-55.34W	50 Ft	46 Ft	96 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 09/10/2027 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

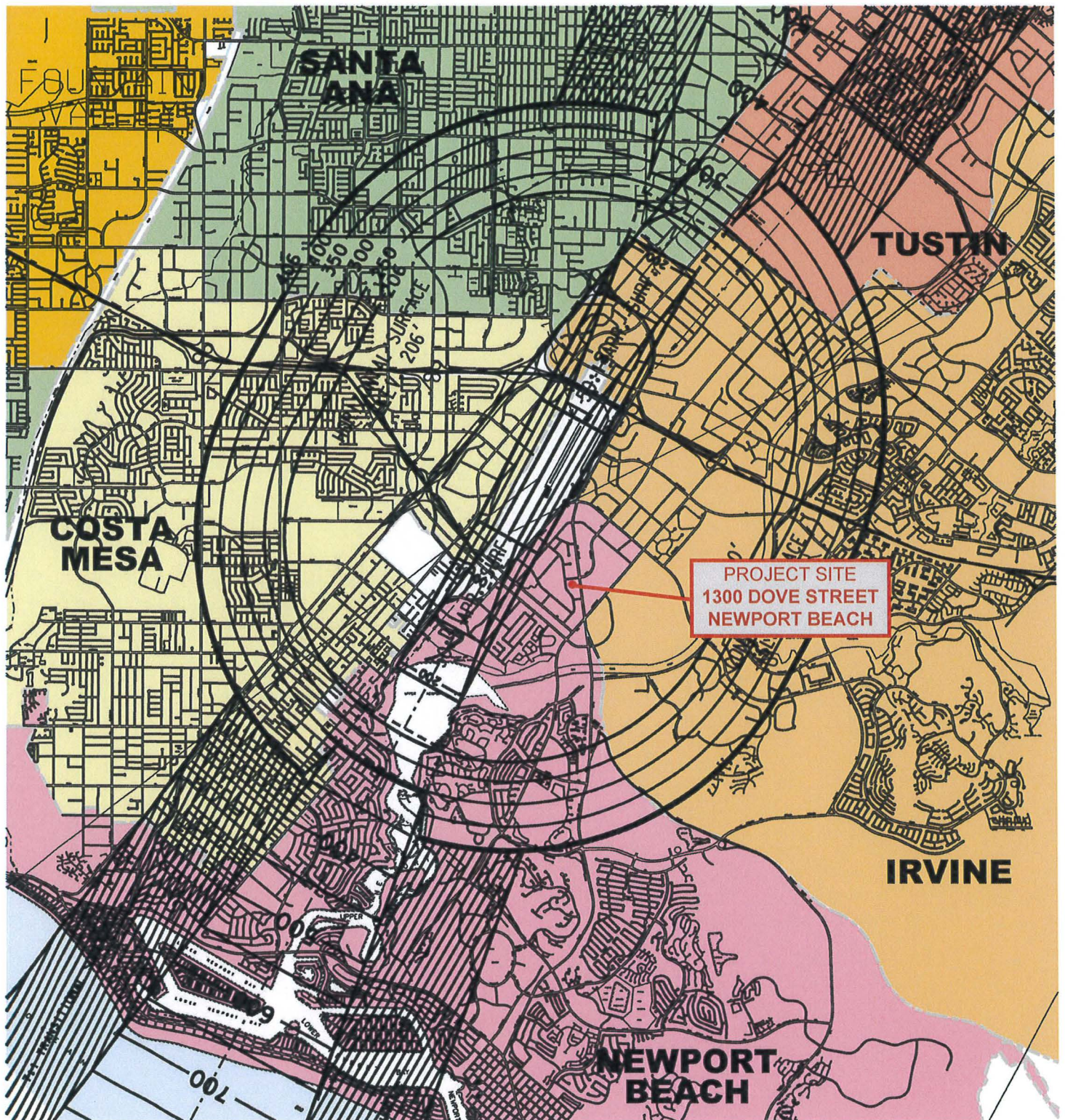
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at 1-206-231-2877, or Nicholas.Sanders@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2026-AWP-2073-OE.

Signature Control No: 691559257-696281607

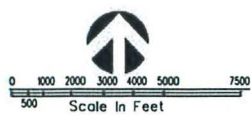
Nicholas Sanders
Technician

(DNE)



Note: County Unincorporated areas are shown in white.

FAR PART 77 John Wayne Airport Obstruction Imaginary Surfaces



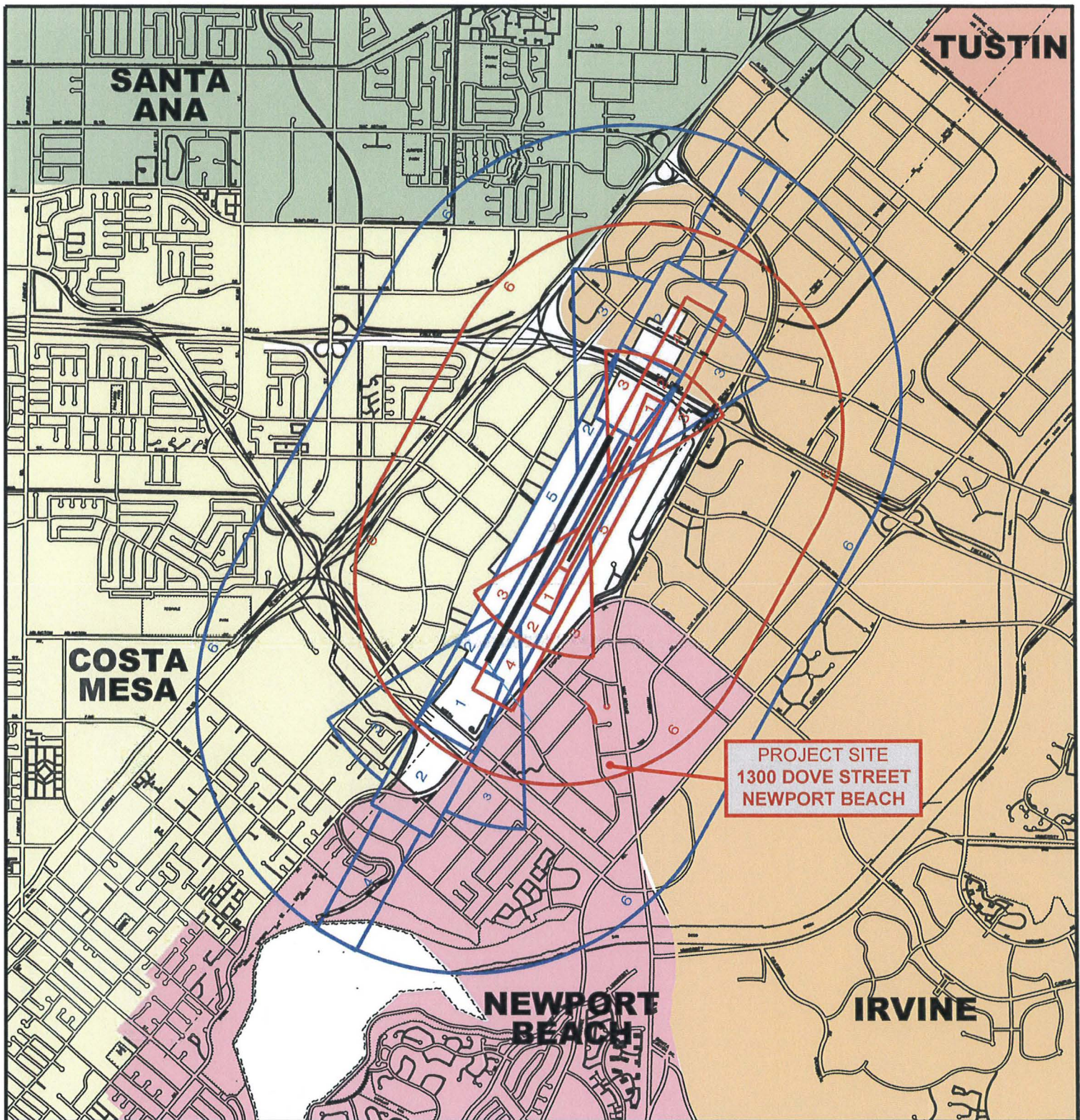
LEGEND

- CITY BOUNDARIES
- AIRPORT BOUNDARIES

CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 8



John Wayne Airport Safety Zone Reference Map

LEGEND

1. RUNWAY PROTECTION ZONE
2. INNER APPROACH / DEPARTURE ZONE
3. INNER TURNING ZONE
4. OUTER APPROACH / DEPARTURE ZONE
5. SIDELINE ZONE
6. TRAFFIC PATTERN ZONE



SAFETY COMPATIBILITY ZONES FOR RUNWAY 2L & 20R (A MEDIUM GENERAL AVIATION RUNWAYS AS DESCRIBED IN THE CALIFORNIA AIRPORT LAND USE PLANNING HANDBOOK, JANUARY 2002 EDITION)

SAFETY COMPATIBILITY ZONES FOR RUNWAY 2R & 20L (A SHORT GENERAL AVIATION RUNWAYS AS DESCRIBED IN THE CALIFORNIA AIRPORT LAND USE PLANNING HANDBOOK, JANUARY 2002 EDITION)



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Scale in Feet

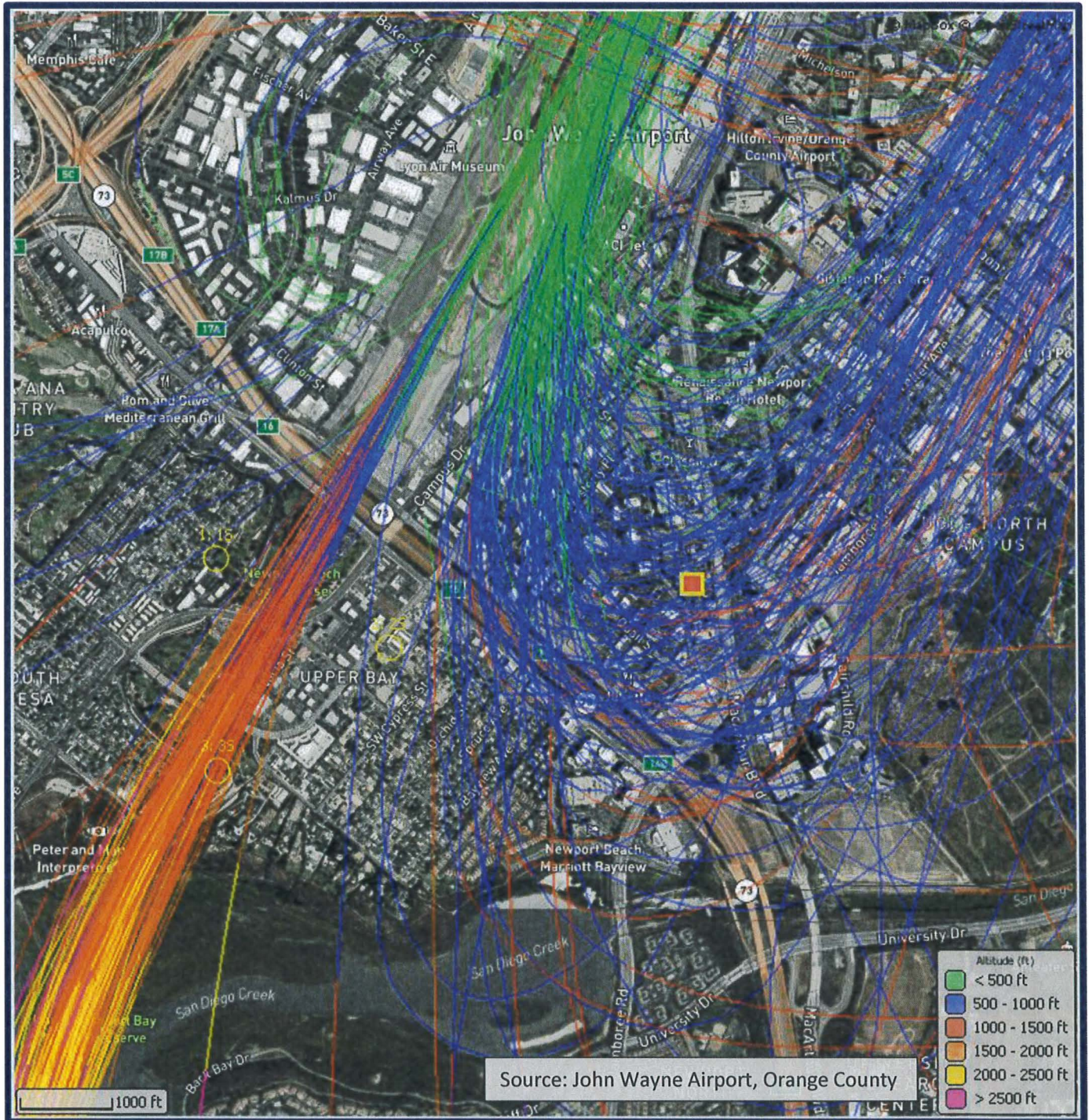
CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

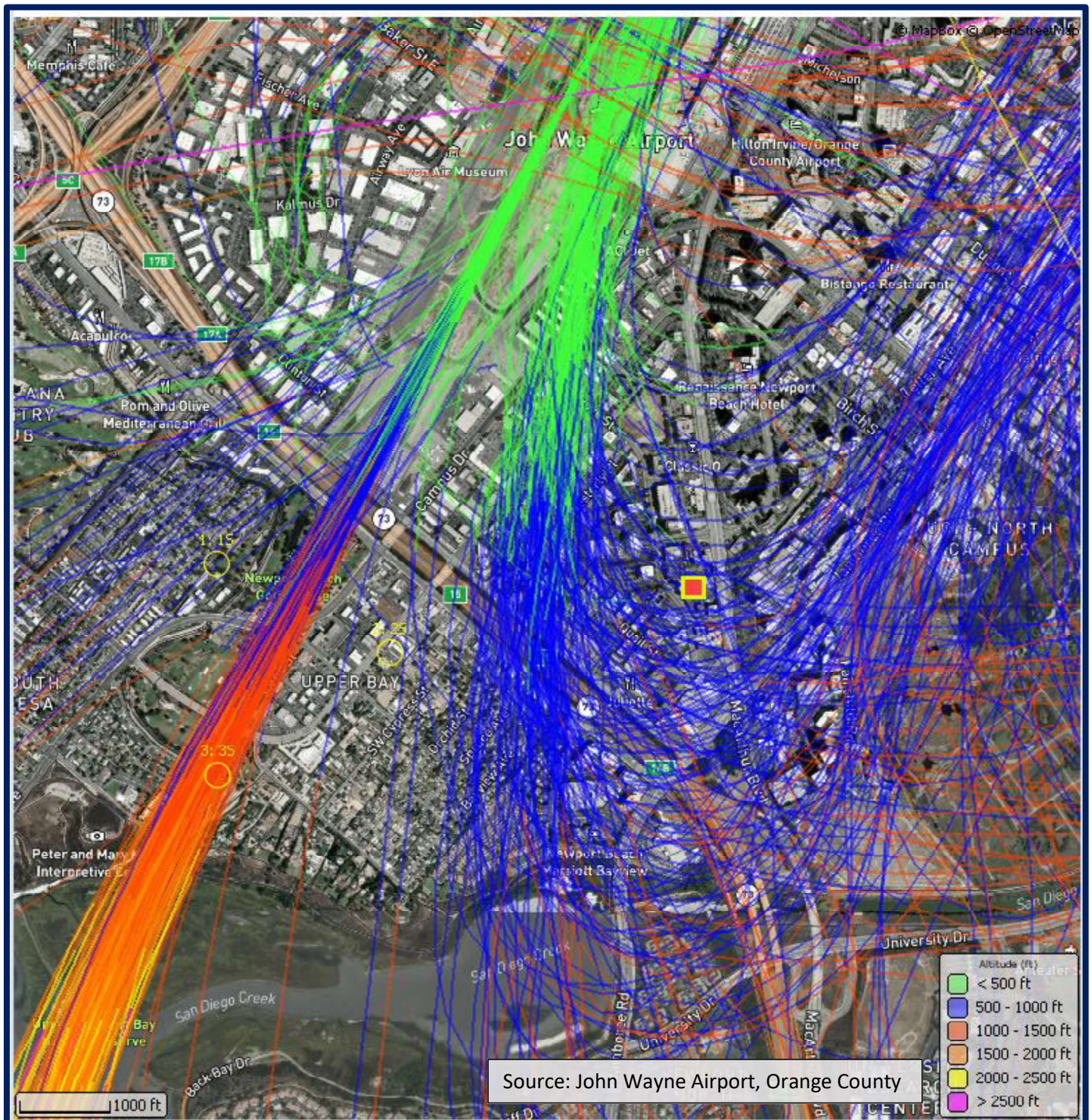
ATTACHMENT 9



John Wayne Airport
Tuesday, February 17, 2026
461 Operations

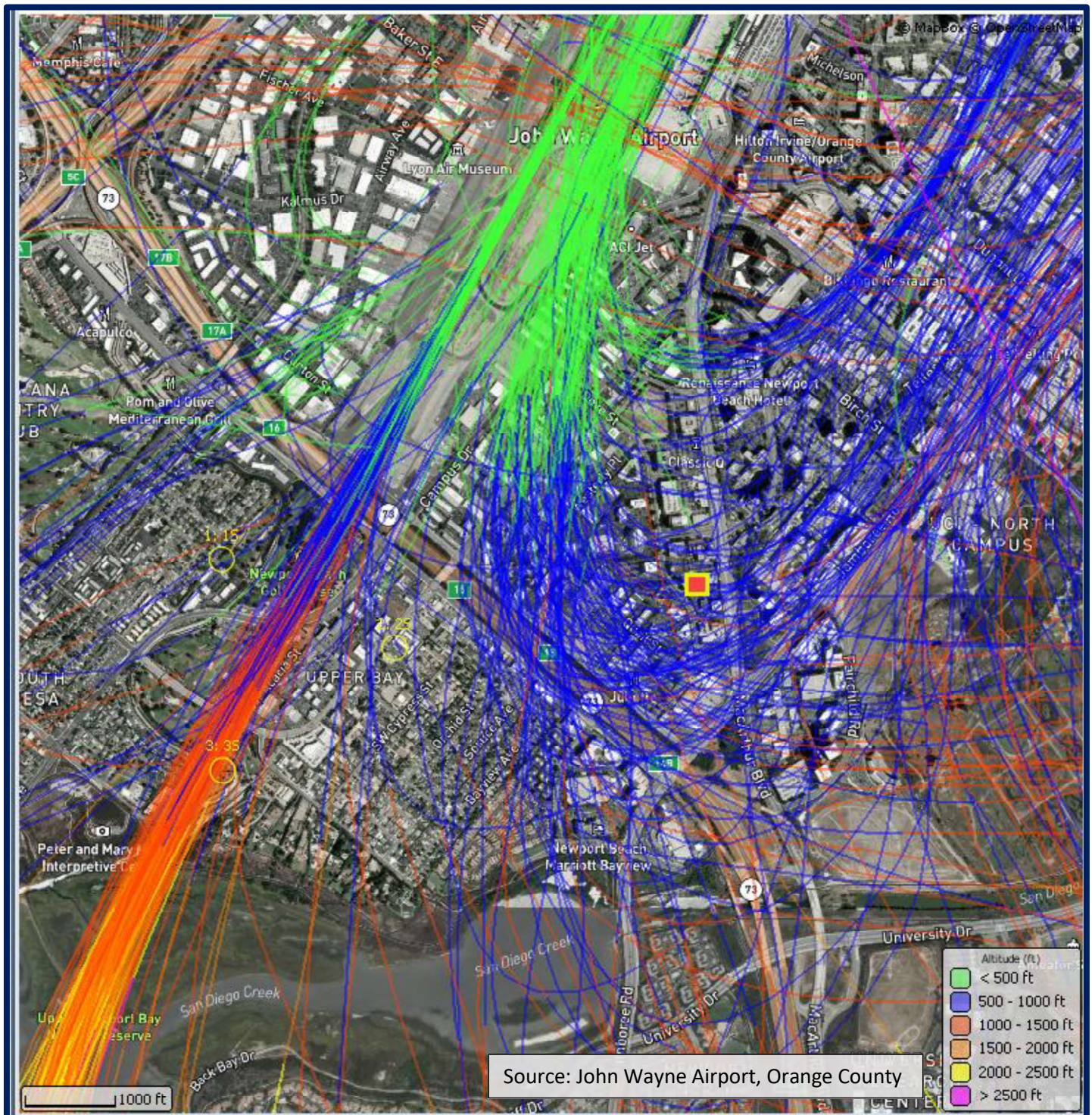


John Wayne Airport
Thursday, February 12, 2026
732 Operations





John Wayne Airport
Saturday, February 21, 2026
519 Operations





COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915

949-644-3200 Fax: 949-644-3229

www.newportbeachca.gov

May 28, 2026

Ms. Julie Fitch, Executive Officer
Airport Land Use Commission
3160 Airway Avenue
Costa Mesa, CA 92626



RE: 1300 Dove Street

Dear Ms. Fitch,

Pursuant to Section 4.4 of the Airport Environs Land Use Plan ("AELUP") for John Wayne Airport and California Public Utilities Code Section 21676(c), the City of Newport Beach ("City") respectfully requests that the Airport Land Use Commission ("ALUC") review an application to apply the Housing Opportunity Overlay to a proposed residential redevelopment project at 1300 Dove Street ("Project") and determine its consistency with the AELUP.

The approximately 6.5-acre project site is located within the City's Airport Area and is currently developed with two office buildings, structured parking, and associated surface parking areas. The site is bounded by Dove Street, Newport Place Drive, and MacArthur Boulevard.

The property is designated Mixed-Use Horizontal 2 in the City's General Plan and is located within the Newport Place Planned Community (PC-11), with a base zoning designation of Professional and Business Office Site 4. The site is also subject to the PC-11 Residential Overlay at a minimum density of 30 dwelling units per acre (du/ac). The applicant requests application of the Housing Opportunity Overlay Zoning District for the Airport Environs Area ("HO-1 Overlay") to facilitate redevelopment of the site with residential uses at a density of approximately 20 du/ac. To be clear, the site already allows residential uses, but the HO-1 Overlay would provide an additional residential entitlement pathway.

ATTACHMENT 11

The Project proposes demolition of the existing office development and construction of 132 residential units within 36 townhome and duplex buildings totaling approximately 298,000 square feet. The proposed development would include attached garages and surface parking areas totaling 304 parking spaces, landscaped open space, internal circulation improvements, recreational amenities, a pool and community area, and multiple residential courtyards.

Primary vehicular access would be provided from Dove Street, with secondary access from Newport Place Drive. Emergency vehicle access would be provided via an internal fire access lane traversing the site.

The tallest proposed structure would be approximately 47 feet in height, which is below the maximum allowable height permitted under the existing residential overlay (PC-11) (55 feet).

Environmental review for the Project would be based on an Addendum to the City of Newport Beach General Plan Housing Implementation Program Environmental Impact Report (HIP PEIR) (State Clearinghouse [SCH] No. 2023060699), which was certified by the City of Newport Beach on September 24, 2024. The HIP PEIR Addendum addresses relevant environmental topics including noise, air quality, transportation, and hazards related to proximity to John Wayne Airport, and will incorporate applicable mitigation measures.

The City respectfully requests that the ALUC review the proposed Project and determine that it is consistent with the Airport Environs Land Use Plan for John Wayne Airport.

Should you have any questions concerning the preceding information, I can be reached at 949-644-3219 or via email at oorozco@newportbeachca.gov.

Sincerely,



Oscar Orozco, Associate Planner

Attachments:

1. Submittal Forms and Checklist
2. Proposed Zoning Overlay Change (Map)
3. JWA Notification Area Map
4. JWA Notification Area City Map
5. JWA Noise Contour Map

6. JWA Safety Zones Map
7. Obstruction Imaginary Surfaces Map
8. Applicable Noise Policies (Zoning Ordinance)
9. Explanation Regarding Applicable AELUP Standards for Noise Impact, Safety Compatibility, and Height Restriction Zones
10. Architectural and Landscape Plans



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

SUBMITTAL FORM

☐ GENERAL PLAN • ☐ SPECIFIC PLAN • ☒ ZONING CODE

1. Name of City or County: City of Newport Beach
2. Contact Information - Name/Title Oscar Orozco, Associate Planner
Agency: City of Newport Beach
Address: 100 Civic Center Drive, Newport Beach, CA 92660
Phone/email: 949-644-3319 oorozco@newportbeachca.gov
3. Airport Planning Area(s):
☒ John Wayne Airport ☐ Fullerton Municipal Airport ☐ JFTB - Los Alamitos
4. Item being submitted for review (**submit each on a separate form**): Name of General Plan Element, Specific Plan or Planned Community: Newport Beach Zoning Code
5. Scheduled date of Planning Commission Public Hearing: 6/4/2026
6. Tentative date of City Council/Board of Supervisors Public Hearing: 7/28/2026
7. Requested date of ALUC Review June 18, 2026.
Complete submittals must be received by the first day of the month to be considered for the next meeting date.
8. Does the item submitted propose a change of land use or heights within the airport Notification/Planning Area*? ☐ No (skip items # 9-12). ☒ Yes (continue below).
9. Does the item propose a change of land use within the ☒ 60 CNEL or ☐ 65 CNEL noise contours of the airport(s)*? Please attach an exhibit showing location(s) of the proposed new uses in relation to noise contours.
10. Are noise policies or mitigation measures identified in the proposed item or elsewhere in the General Plan? ☐ No ☒ Yes - Please attach pages with current (and proposed if applicable) noise policies/mitigation measures highlighted.
11. Does the item submitted propose a change of land use within the Runway Protection Zone (RPZ), Clear Zone (CZ), or Airport Safety Zones of the airport*? ☐ No ☒ Yes - Please attach exhibit showing location(s) of proposed uses.
12. Does the item submitted propose a change of height within the Obstruction Imaginary Surfaces*? ☒ No ☐ Yes
13. Please indicate current (see attachments) and proposed (see attachments) maximum heights allowed.

Continued on next page.

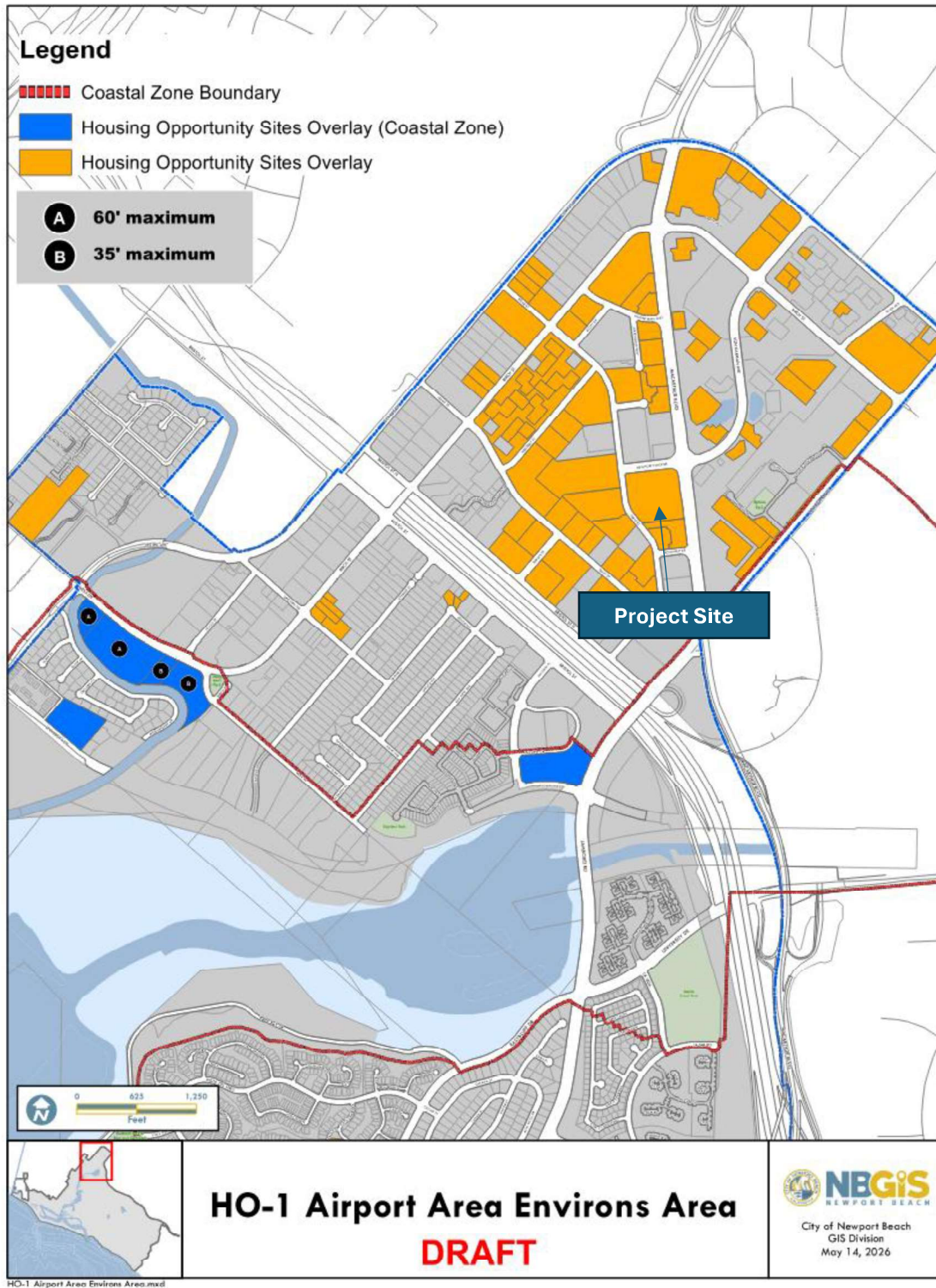
SUBMITTAL CHECKLIST: General Plan · Specific Plan · Zoning Code	
☒	Cover letter on City/County letterhead.
☒	Completed Submittal Form.
☒	Link to existing (see attachments) and proposed (see attachments) General Plan Element, Specific Plan or Zoning Code for this submittal.
☒	Attachment showing proposed changes to General Plan Element, Specific Plan or Zoning Code Section(s) with strikethrough/underline.
☒	Exhibit showing location(s) of proposed new uses within the Notification Area/Planning Area for airport(s).
☒	Exhibit showing location(s) of proposed new uses in relation to noise contours for airport(s).
☒	Exhibit showing location(s) of proposed new uses in relation to Airport Safety Zones.
☒	Exhibit showing location(s) of proposed new uses in relation to the Obstruction Imaginary Surfaces.
☒	Attachment showing current and proposed noise policies/mitigation measures.
☒	Explanation of how the General Plan, Specific Plan, or Zoning Code address the AELUP standards for noise impact, safety compatibility, and height restriction zones. (see attachment)
☒	Describe height and density changes in cover letter and attach pages of General Plan, Specific Plan and/or Zoning Code where maximum heights are specified.
☒	Provide information regarding CEQA compliance.

*For airport planning/notification areas, noise contours, safety zones and obstruction imaginary surfaces see Appendix D of the applicable Airport Environs Land Use Plan (AELUP) at:
<https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

Noise sensitive uses include but are not limited to community facilities such as: churches, libraries, schools, preschools, day-care centers, hospitals, and nursing/convalescent homes.

*Mail or Email Submittal Form, Checklist and attachments to: Airport Land Use Commission for Orange County,
 Attn: Executive Officer, 3160 Airway Avenue, Costa Mesa, CA 92626 / Phone: (949) 252-5170
ALUCinfo@ocair.com*

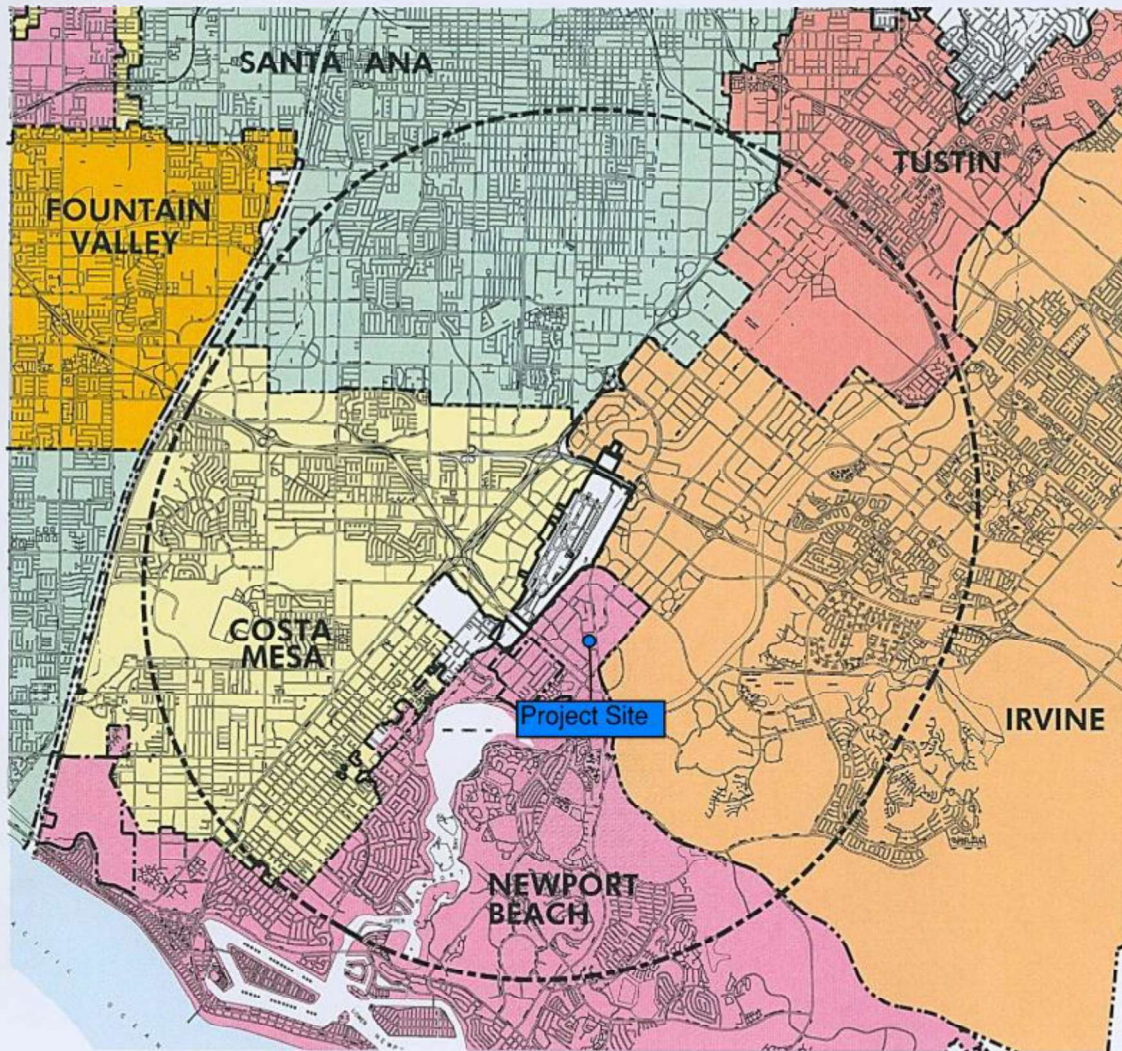
Attachment No. 2 – Proposed Zoning Overlay Change (Map)



(inclusion of site in HO-1 Overlay)

Attachment No. 3 – JWA Notification Area Map

AELUP Notification Area for JWA



Note: County Unincorporated areas are shown in white.

FAR PART 77

Notification Area for John Wayne Airport: 20,000' Radius at 100:1 Slope



LEGEND

- 20,000' Radius
- CITY BOUNDARIES
- AIRPORT BOUNDARIES

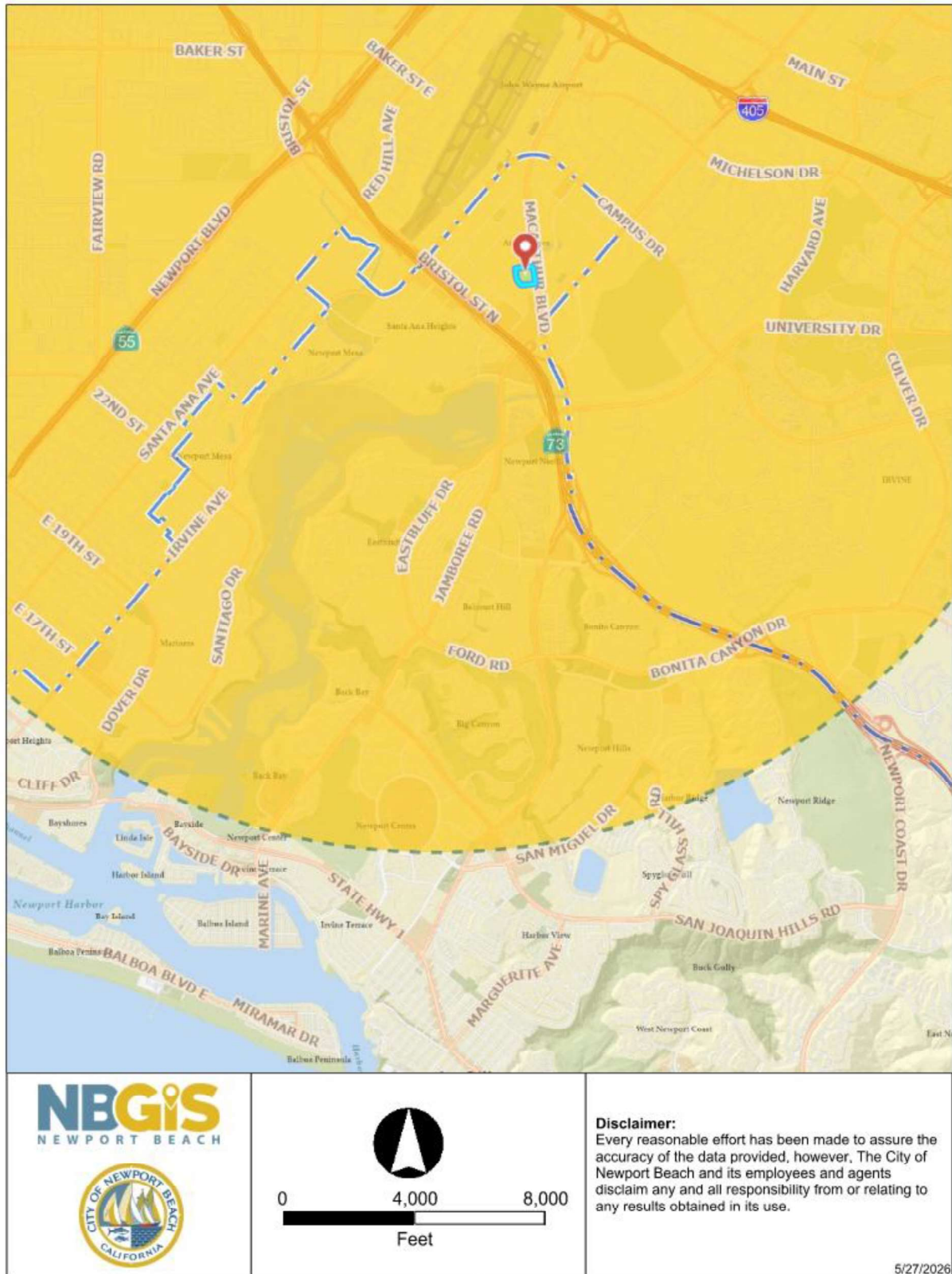
CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

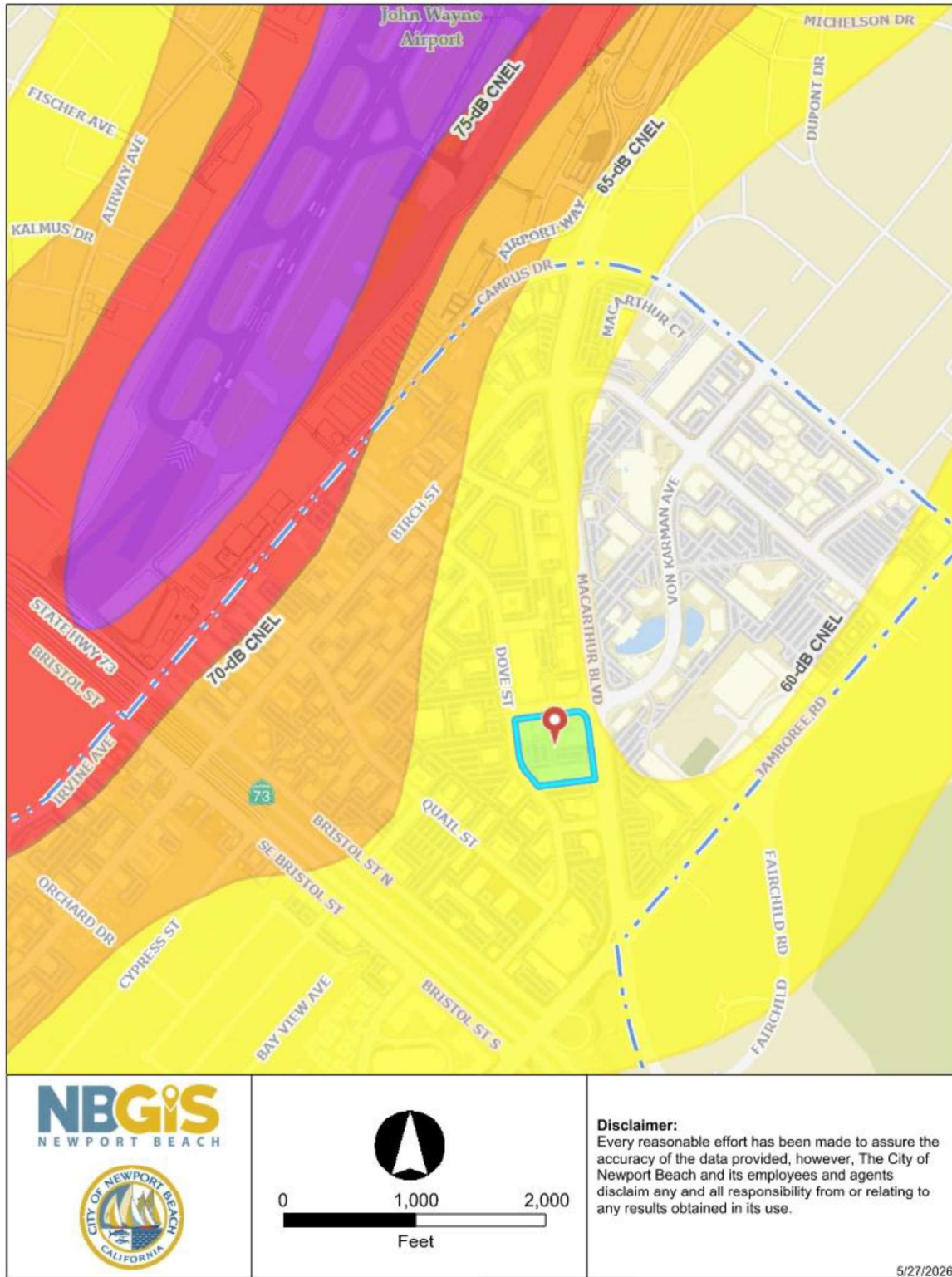
Kari A. Rigoni April 17, 2008
Kari A. Rigoni, Executive Officer Date

AELUP-2007/Jwanotf-07.dgn

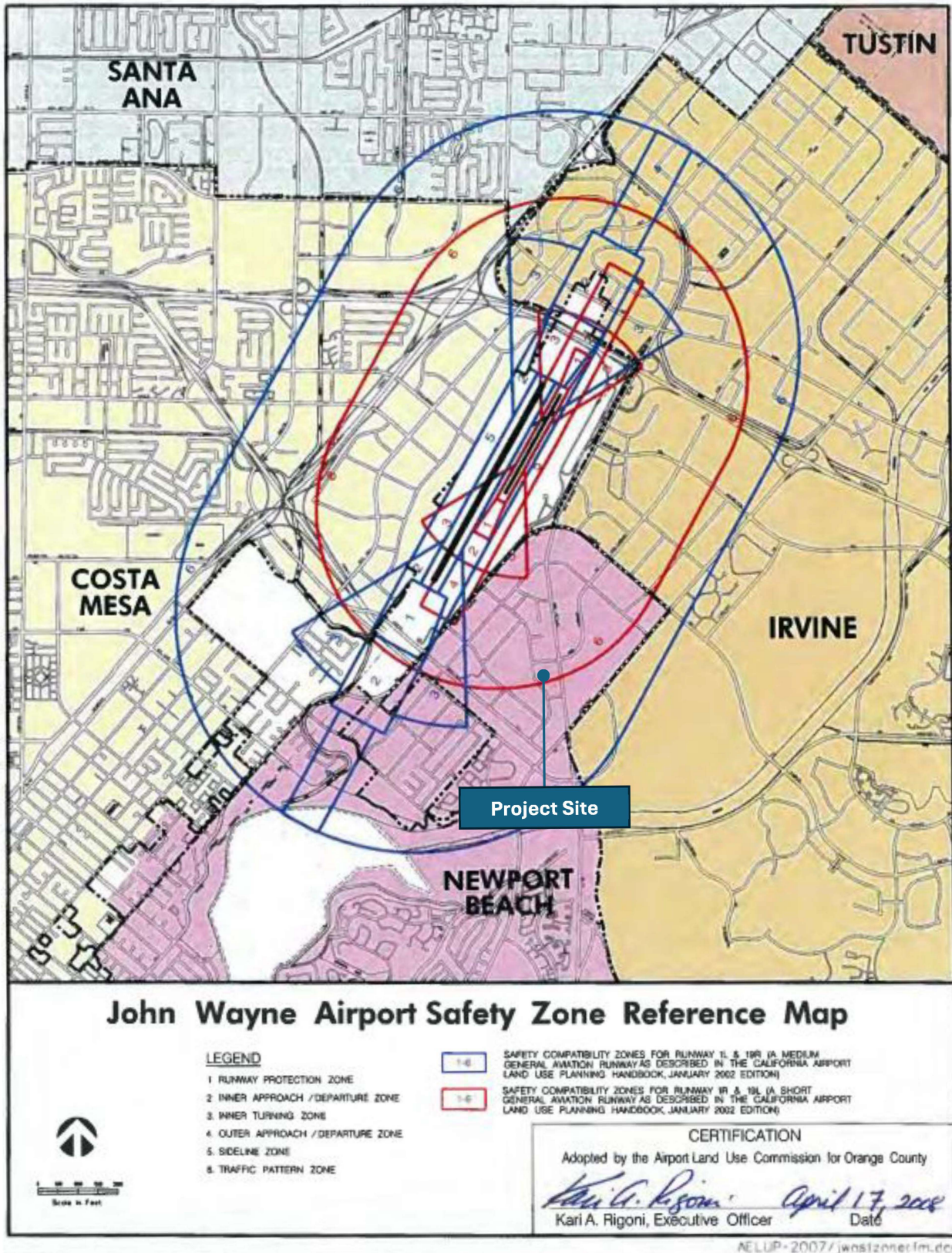
Attachment No. 4 – JWA Notification Area City Map



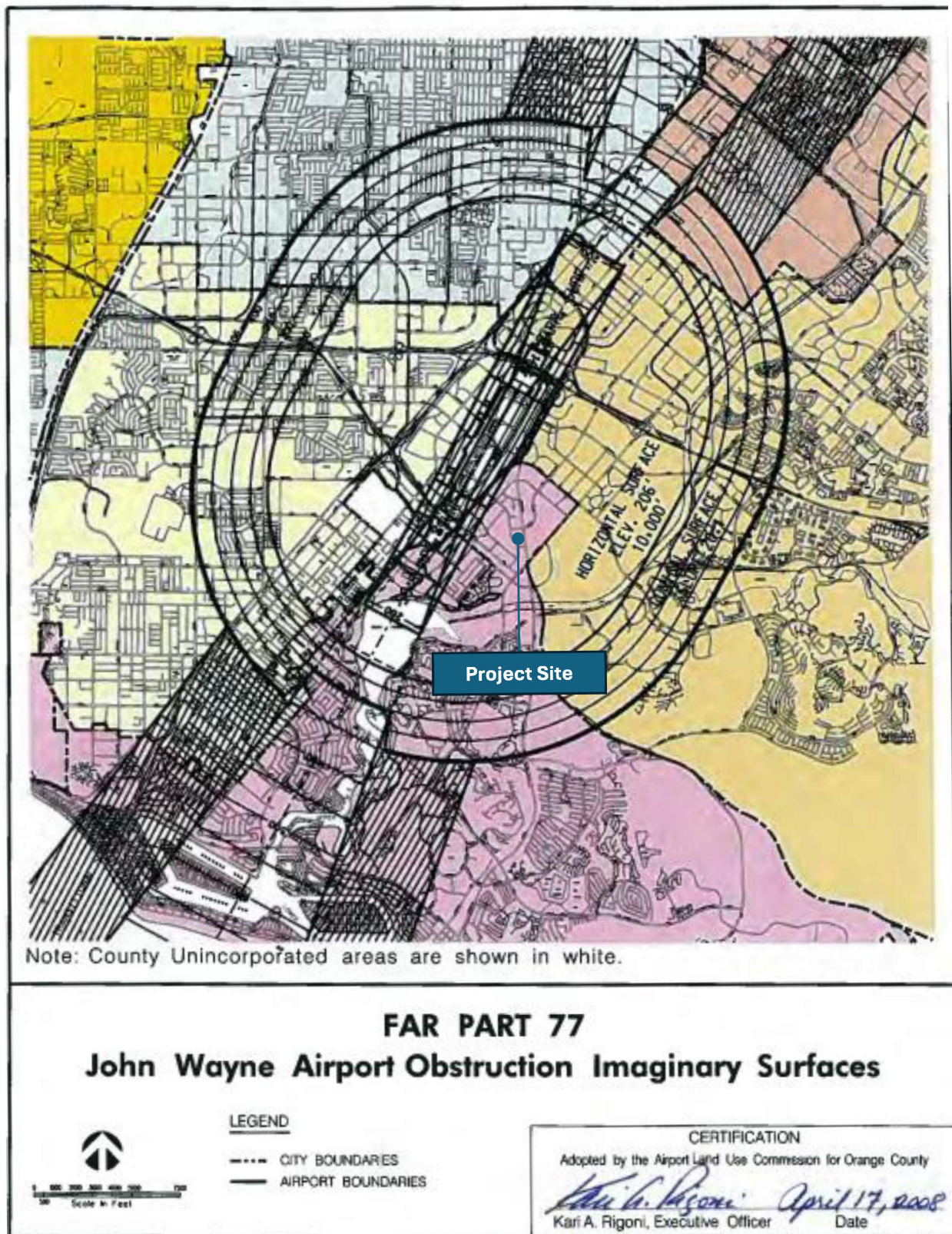
Attachment No. 5 – JWA Noise Contour Map



Attachment No. 6 – JWA Safety Zones Map



Attachment No. 7 – Obstruction Imaginary Surfaces Map



Attachment No. 8 – Applicable Noise Policies (Zoning Ordinance - § 20.28.050 Housing Opportunity (HO) Overlay Zoning Districts)

2. Airport Area Environs Area (HO-1). The following development standards shall only apply to projects within the Airport Area Environs Area:

a. Sound Mitigation. The interior ambient noise level of all new residential dwelling units shall meet applicable standards of Section 10.26.030 (Interior Noise Standards). An acoustical analysis report, prepared by an acoustical engineer, shall be submitted describing the acoustical design features of the structure that will satisfy the interior noise standard. The residential units shall be constructed and noise attenuated in compliance with the report.

b. Advanced Air Filtration. The design of all new residential and mixed-use residential developments shall include advanced air filtration systems to promote cleaner air within living environments.

c. Notification to Owners and Tenants. A written disclosure statement shall be prepared prior to sale, lease, or rental of a residential unit within the development. The disclosure statement shall indicate that the occupants will be living in an urban type of environment adjacent to an airport and that the noise, odor, and outdoor activity levels may be higher than a typical suburban residential area. The disclosure statement shall include a written description of the potential impacts to residents of both the existing environment (e.g., noise from planes, commercial activity on the site and vehicles on streets) and potential nuisances based upon the allowed uses in the zoning district.

Each and every buyer, lessee, or renter shall sign the statement acknowledging that they have received, read, and understand the disclosure statement. A covenant shall also be included within all deeds, leases or contracts conveying any interest in a residential unit within the development that requires: (i) the disclosure and notification requirement stated herein; (ii) an acknowledgment by all grantees or lessees that the property is located within an urban type of environment and that the noise, odor, and outdoor activity levels may be higher than a typical suburban residential area; and (iii) acknowledgment that the covenant is binding for the benefit and in favor of the City of Newport Beach.

Council Ordinance 2023-20: Approving an Amendment to Title 20 (Planning and Zoning) of the Newport Beach Municipal Code Related to Noise in the Airport Area Necessary to Implement the 6th Cycle Housing Element:

<https://ecms.newportbeachca.gov/WEB/DocView.aspx?id=2930077&dbid=0&repo=CNB&cr=1>

Attachment No. 9 – Explanation Regarding Applicable AELUP Standards for Noise Impact, Safety Compatibility, and Height Restriction Zones

General Background

The Project includes a request to apply the City's Housing Opportunity Overlay Zoning District for the Airport Area Environs (HO-1 Overlay), a Site Development Review (Major), and a Tract Map. The Project site is within the Airport Environs Land Use Plan (AELUP) Notification Area for John Wayne Airport. In accordance with the City of Newport Beach General Plan Land Use Policy 3.8, the proposed project is submitted to the ALUC for review. Policy 3.8 states:

Refer the adoption or amendment of the General Plan, Zoning Code, specific plans and Planned Community Development Plans for land within the John Wayne Airport planning area, as established in the JWA Airport Environs Land Use Plan (AELUP), to the Airport Land Use Commission (ALUC) for Orange County for review, as required by Section 21676 of the California Public Utilities Code.

Description of Project

The 1300 Dove Street Project (Project) is located on an approximately 6.5-acre property bounded by Dove Street, Newport Place Drive, and MacArthur Boulevard in the City of Newport Beach's Airport Area. The Project proposes to demolish two existing office buildings, a surface parking lot, and a parking structure, and to redevelop the site with 132 residential dwelling units within 36 townhome and duplex buildings totaling approximately 298,000 square feet.

The residential buildings are organized into four building types:

- 3-Story Townhomes (Type A): 6 buildings, totaling 48 units
- 3-Story Townhomes (Type B): 4 buildings, totaling 32 units
- 3-Story Duplexes (Type C): 14 buildings, totaling 28 homes
- 4-Story Duplexes (Type D): 12 buildings, totaling 24 homes

The unit mix consists of 2–4 bedrooms, providing a variety of unit types to serve the diverse needs of Newport Beach residents. The Project also includes 304 parking spaces within attached garages and surface parking areas distributed throughout the site.

Primary vehicular access is provided from Dove Street, with secondary access from Newport Place Drive. A fire access lane would traverse the Project site to provide emergency vehicle access. The Project would improve MacArthur Boulevard with cohesive landscaping and an enhanced pedestrian walkway.

The tallest proposed building height is 47 feet (4-story duplexes), which is below the maximum allowable height under the HO-1 Overlay (which permits height based on underlying zoning). The Project is proposed at a density of approximately 20.3 dwelling units per acre, consistent with the HO-1 Overlay range of 20–50 units per acre.

General Plan/Zoning Designations

The Project site is designated Mixed-Use Horizontal 2 (MU-H2) by the Land Use Element of the General Plan. This designation allows for a mix of nonresidential and residential uses. The General Plan recognizes the Airport Area as ideal for "re-use of underperforming industrial and office properties and development of cohesive residential neighborhoods in proximity to jobs and services" (GP LUE Policy LU 3.3).

The Project site is located within the Newport Place Planned Community (PC-11), with a base zoning designation of Professional and Business Office Site 4. The site is currently within the PC-11 Residential Overlay, which permits residential densities of 30–50 units per acre. The Project requests a rezoning to apply the City's Housing Opportunity Overlay Zoning District, specifically the HO-1 – Airport Area Environs Area Overlay (HO-1 Overlay), to facilitate residential redevelopment. Adjacent properties are already subject to the same HO-1 Overlay designation.

The Housing Element identified the Airport Environs Area as appropriate for significant residential development and designated the area for the HO-1 District. The HO-1 Overlay permits housing at densities of 20–50 units per acre. The Project proposes a base density of approximately 20.3 units per acre, consistent with the minimum density threshold of the HO-1 Overlay.

Existing Uses on the Site and Adjacent Properties

The site is currently developed with two office buildings, a surface parking lot, and a parking structure associated with existing professional and business office uses.

The site is located within the City's Airport Area, approximately 0.5 miles southeast of John Wayne Airport (SNA). The surrounding land uses are predominantly office, commercial, and business park uses consistent with the Airport Area character, with several properties within the vicinity already subject to the HO-1 Overlay.

Approval Process/Schedule

Planning Commission Review: June 4, 2026

City Council Review:

TBD (Estimated July 28, 2026)

Noise Analysis and Safety Hazards

The Project site is located within the airport planning boundaries and ALUC notification area. The John Wayne Airport Noise Contours depict the Project site as located within the 60 dB CNEL noise contour.

The AELUP establishes aircraft noise exposure exterior noise level compatibility thresholds for new by land use category. **Residential development is “normally consistent” with the 60 dB CNEL noise contour.** (AELUP, p. 23 [Table 1].) For projects which are “normally consistent,” conventional construction methods may be used and “[n]o special noise reduction requirements [apply].” (*Id.*) Consistent with the AELUP and the City’s Zoning Ordinance (§ 20.28.050) the Project has been designed to incorporate adequate sound attenuation measures to achieve acceptable interior noise levels for residential uses.

Runway Protection and Safety Zones Analysis

All Project components, including the residential buildings (maximum 47 feet) and any accessory structures, are within Safety Zone 6. This Zone carries a **low likelihood** of accidents occurrence at most airports. (California Airport Land Use Planning Handbook (January 2002), p. 9-45.)

Residential uses are allowed within this Zone. The residential density proposed (approximately 20.3 units per acre) is consistent with the intensity limits for residential uses in Safety Zone 6. Indeed, the proposed HO-1 Overlay provides a **lower density residential** option compared to the existing PC-11 Overlay.

Height Analysis

The Project site is located under the FAR Part 77 Obstruction Imaginary Surface area but proposes **no change in allowable uses and no increase in building height**; i.e., the project already allows residential use at a density of 30-50 units per acre, and existing office buildings exceed the proposed residential building height(s). As such, no notification to the FAA is required.

The maximum building height proposed for the Project is 47 feet above ground level for the 4-story duplex buildings (Type D). Architectural plans are included as Attachment No. 9.

CEQA Analysis

Environmental review for the Project would be based on an Addendum to the City of Newport Beach General Plan Housing Implementation Program Environmental Impact Report (HIP PEIR) (State Clearinghouse [SCH] No. 2023060699), which was certified by

the City of Newport Beach on September 24, 2024. The Addendum evaluates whether the Project's environmental effects are within the scope of the impacts analyzed in the HIP PEIR and determines that no subsequent or supplemental EIR is required.

The HIP PEIR Addendum addresses relevant environmental topics including noise, air quality, transportation, and hazards related to proximity to John Wayne Airport. The addendum (including MMRP) is available at this link: [newportbeachca.gov/Pln/PC_TEMP_LINK/Program Environmental Impact Report Addendum.pdf](https://newportbeachca.gov/Pln/PC_TEMP_LINK/Program_Environmental_Impact_Report_Addendum.pdf)

AVERAGE GRADE PLANE DATA - SEE SHEET A2.6

MATERIAL LEGEND

- | | |
|--------------------------------|-------------------------|
| A. INTEGRAL COLORS STUCCO WALL | J. CONTROL JOINT |
| B. ACCENT STUCCO #1 | K. EXTERIOR COACH LIGHT |
| C. STONE VENEER | L. UTILITY DOOR |
| D. FOAM TRIM | M. WOOD FASCIA |
| E. CONCRETE FLAT TILE | N. CEMENTITIOUS SIDING |
| F. VINYL WINDOW | O. CEMENTITIOUS TRIM |
| G. ENTRY DOOR | |
| H. WOOD AWNING | |
| I. METAL RAILING | |



Bassenian | Lagoni
ARCHITECTURE - PLANNING - INTERIORS

10000 BASSANIAN LAGONI
10000 BASSANIAN LAGONI
10000 BASSANIAN LAGONI
10000 BASSANIAN LAGONI

8-PLEX BUILDING TYPE 'A'
Front & Rear Elevations
1300 DOVE STREET
Newport Beach, California

SCALE: 1/4" = 1'-0"
B05.25082

City of Newport Beach

A2.5

02.06.26

Lincoln

AVERAGE GRADE PLANE			
BLDG TYPE	BLDG NUMBER	AVERAGE GRADE PLANE	HIGHEST RIDGE F.F.E.
DUPLEX	BLDG 23	46.53	82.95
DUPLEX	BLDG 24	46.53	82.95
DUPLEX	BLDG 25	46.18	82.60
DUPLEX	BLDG 26	45.38	81.80
DUPLEX	BLDG 27	45.20	81.62
DUPLEX	BLDG 28	45.48	81.90
DUPLEX	BLDG 29	45.88	82.30
DUPLEX	BLDG 30	46.50	82.92
DUPLEX	BLDG 31	46.98	83.40
DUPLEX	BLDG 32	47.35	83.77
DUPLEX	BLDG 33	48.18	84.60
DUPLEX	BLDG 34	48.68	85.10
DUPLEX	BLDG 35	49.13	85.55
DUPLEX	BLDG 36	49.53	85.95

MATERIAL LEGEND

- | | | | |
|----|-----------------------------|----|----------------------|
| A. | INTEGRAL COLORS STUCCO WALL | J. | CONTROL JOINT |
| B. | ACCENT STUCCO #1 | K. | EXTERIOR COACH LIGHT |
| C. | STONE VENEER | L. | UTILITY DOOR |
| D. | FOAM TRIM | M. | WOOD FASCIA |
| E. | CONCRETE FLAT TILE | N. | CEMENTITIOUS SIDING |
| F. | VINYL WINDOW | O. | CEMENTITIOUS TRIM |
| G. | ENTRY DOOR | | |
| H. | WOOD AWNING | | |
| I. | METAL RAILING | | |



AVERAGE GRADE PLANE			
BLDG TYPE	BLDG NUMBER	AVERAGE GRADE PLANE	HIGHEST RIDGE F.F.E.
DUPLEX	BLDG 11	49.18	95.68
DUPLEX	BLDG 12	49.68	96.18
DUPLEX	BLDG 13	49.50	96.00
DUPLEX	BLDG 14	48.90	95.40
DUPLEX	BLDG 15	48.13	94.63
DUPLEX	BLDG 16	47.78	94.28
DUPLEX	BLDG 17	47.30	93.80
DUPLEX	BLDG 18	47.10	93.60
DUPLEX	BLDG 19	46.53	93.03
DUPLEX	BLDG 20	46.23	92.73
DUPLEX	BLDG 21	46.33	92.83
DUPLEX	BLDG 22	46.85	93.15



MATERIAL LEGEND

- A. INTEGRAL COLORS STUCCO WALL
- B. ACCENT STUCCO #1
- C. STONE VENEER
- D. FOAM TRIM
- E. CONCRETE FLAT TILE
- F. VINYL WINDOW
- G. ENTRY DOOR
- H. WOOD AWNING
- I. METAL RAILING
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- K. EXTERIOR COACH LIGHT
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- M. WOOD FASCIA
- N. CEMENTITIOUS SIDING
- O. CEMENTITIOUS TRIM

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Client: 2022 Bassenian | Lagoni Architects

2022 PROJECT NUMBER: 01
PROJECT LOCATION: 1300 DOVE STREET
NEWPORT BEACH, CALIFORNIA
92660-1104

DUPLEX BUILDING TYPE 'D'
Front & Rear Elevations
1300 DOVE STREET
Newport Beach, California

SCALE: 1/4" = 1'-0"
B05.25082

City of Newport Beach

A 5.4

02.06.26

Lincoln

