

Notice of Exemption

**To: Office of Land Use and Climate
Innovation**
1400 Tenth Street
Sacramento, CA 95814

From: (Public Agency): City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

County Clerk

County of: Orange
601 N. Ross Street
P.O. Box 4048
Santa Ana, CA 92702-4048

Project Title: 1301 Dove Street Residential Development (PA2026-0046)

Project Applicant: Dove Property Owner, LLC, 4000 MacArthur Blvd., Suite 600, East Tower Newport Beach, CA 92660

Project Location - Specific: 1301 Dove Street, Newport Beach, California 92660 (APN: 427-221-17)

Project Location - City: Newport Beach

Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project: The development of a 139-unit, for-sale residential townhome community on an existing professional office site. The dwelling units, which consist of two to four-bedroom townhomes ranging from approximately 1,425 to 2,362 square feet, would be distributed across 50 buildings with each building ranging from one to eight units. The buildings would have a maximum height ranging from approximately 33.5 feet to 39 feet above established grade. The proposal includes a two-car garage for each unit, 10 driveway parking spaces, and 42 uncovered guest parking spaces for a total of 330 on-site parking spaces. The development will also include resident-serving amenities including activity areas, outdoor gardens, and seating and walking paths throughout the site. Additionally, a publicly accessible pedestrian strada improved with landscaping and seating areas are provided along the Dove Street frontage. Vehicular access is provided by a single driveway on Dove Street. The development may occur in two phases. The first phase would include the demolition of the existing parking structure and construction of approximately 76 dwelling units on the rear half of the site. The second phase, if necessary, would include demolition of the existing approximately 218,000-square-foot 10-story office building and construction of the remaining approximately 63 dwelling units in the front half of the site.

Name of Public Agency Approving Project: City of Newport Beach

Name of Person or Agency Carrying Out Project: Dove Property Owner, LLC

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☒ Statutory Exemptions. State code number: PRC Section 21080.66
- ☐ Projects Consistent with a Community Plan, General Plan, or Zoning (Section 15183)

Reasons why project is exempt:

Pursuant to PRC Section 21080.66, the Project is statutorily exempt from CEQA because it meets the following criteria:

- a. The Project is entirely residential and therefore meets the definition of a "housing development project."
- b. The Property is less than 20 acres (6.46 acres).
- c. The Property is within the City of Newport Beach, an incorporated municipality.
- d. The Property is currently developed with urban uses (office development).
- e. The General Plan land use designation is Mixed-Use Horizontal (MU-H2), and the zoning is Newport Place Planned Community (PC-11), but the site is located within the HO-1 Housing Overlay (Airport Area) and designated as a Housing Opportunity Site in the City's General Plan Housing Element. HO-1 allows residential development with a minimum of one unit per 2,178 square feet of lot area (20 dwelling units per acre) and a maximum of one unit per 871 square feet of lot area (50 dwelling units per acre).

- f. The Project proposes to develop 139 townhomes (approximately 21 du/acre) which exceed the applicable minimum density requirement under state law (minimum 15 dwelling units per acre).
- g. The Property is not located in the Coastal Zone.
- h. The Property is designated as "urban and built-up land" and not as prime farmland or farmland of statewide importance.
- i. The Property is not designated as wetlands and does not contain wetlands.
- j. The Property is not located in a Very High Fire Hazard Severity Zone ("VHFHSZ") zone.
- k. The Property is not located on hazardous waste site that is listed on the Cortese List or a site designated by the Department of Toxic Substances ("DTSC") pursuant to California Health and Safety Code ("H&S") Section 25356.
- l. The Property is not located in an earthquake fault zone.
- m. The Property is not located within a special flood hazard area.
- n. The Property is not located in a regulatory floodway.
- o. The Property is not identified for conservation in an adopted natural resource protection plan.
- p. The Property is developed and does not contain habitat for protected species.
- q. The Property is not subject to a conservation easement.
- r. The Project does not require the demolition of any historic structures. The buildings that exist on the Property are not listed on a national, state, or local historic register.
- s. No portion of the Project would be a hotel, motel, bed and breakfast, or other transient lodging.
- t. The Project is not within 500 feet of a freeway.
- Additionally, the City completed tribal consultation with Native American Tribes that are traditionally and culturally affiliated with the geographic area of the Project as required. The City initiated consultation on February 3, 2026, with the two tribes that requested consultation, Gabrieleno Band of Mission Indians – Kizh Nation and Juaneño Band of Mission Indians – Acjachemen Nation, which concluded on March 21, 2026. Mitigation measures, which have been agreed upon by the tribal representatives and the City are included in conditions of approval, requiring monitors and protecting tribal cultural resources.

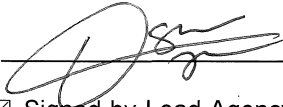
Lead Agency

Contact Person: Oscar Orozco, Associate Planner

Telephone: (949) 644-3219

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☒ No

Signature:  Date: 7-9-2026 Title: Associate planner

☒ Signed by Lead Agency ☐ Signed by Applicant