

**CITY OF NEWPORT BEACH
PLANNING COMMISSION STAFF REPORT**

March 3, 2016 Meeting
Agenda Item No. 4

SUBJECT: The Residences at Newport Place - (PA2014-150)
1701 Corinthian Way, 1660 Dove Street, 4251, 4253, 4255 Martingale
Way, 4200, 4220, 4250 Scott Drive

- Planned Development Permit No. PL2014-001
- Lot Merger No. LM2014-003
- Affordable Housing Implementation Plan No. AH2015-001

APPLICANT: Newport Place Residential, LLC

OWNER: MacArthur Square

PLANNER: Rosalinh Ung, Associate Planner
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PROJECT SUMMARY

The proposed project would redevelop the existing 58,277-square-foot commercial center known as MacArthur Square with a mixed-use residential development consisting of up to 384 residential units and 5,677 square feet of retail use. The subject property is approximately 5.70 acres in size and located one block west of MacArthur Boulevard, bounded by Corinthian Way, Scott Drive, Dove Street and Martingale Way.

The application for the proposed mixed-use residential development consists of the following components:

- Mitigated Negative Declaration No. MD2015-009: A mitigated negative declaration (MND) to evaluate the environmental impacts resulting from the proposed project, in accordance with the California Environmental Quality Act of 1970 (CEQA), as amended (Public Resources Code Section 21000 et seq.), and the State CEQA Guidelines for Implementation of CEQA (California Code of Regulations, Title 14, Section 15000 et seq.).
- Planned Development Permit No. PL2014-001: A planned development permit to ensure that the proposed project has efficient use of land and a better living environment, high standards of environmental quality and enhanced amenities. The permit also includes a request for adjustments to development standards pertaining to building height and setbacks, pursuant to Section 20.52.060 (Planned Development Permits) of the Municipal Code.
- Lot Merger No. LM2014-003: A lot merger to merge three existing parcels into one lot, pursuant to Chapter 19.68 (Merger of Contiguous Lots) of the Municipal Code.

- Affordable Housing Implementation Plan No. AH2015-001: A program specifying how the proposed project would meet affordable housing requirements pursuant to Chapter 20.32 (Density Bonus) of the Municipal Code.
- General Plan Land Use Policy Waiver: A waiver of Policy 6.15.13 requiring the dedication of a minimum 0.5-acre neighborhood park.

STUDY SESSION

The purpose of the study session is to provide the Planning Commission and general public an opportunity to review the project and the draft MND prior to a future scheduled public hearing.

A detailed staff report with a comprehensive analysis of the project will be presented to the Planning Commission at the March 17, 2016, public hearing.

The following items were forwarded to the Planning Commission on February 12, 2016.

- Mitigated Negative Declaration
- Project Plans

Additionally, these items may be reviewed at the Planning Division of the Community Development Department (Bay 1B), 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at:

http://www.newportbeachca.gov/pln/CEQA_DOCS.asp?path=/The_Residences_At_Newport_Place

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Submitted by:


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