

**CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Tuesday, July 26, 2016**, at **7:00 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 City Council of the City of Newport Beach will consider the following application:

The Residences at Newport Place Appeal – An appeal of the Planning Commission's June 23, 2016, decision to deny Planned Development Permit No. PL2014-001, Lot Merger No. LM2014-003 and Affordable Housing Implementation Plan No. AH2015-001 to allow the construction of a mixed-use residential project consisting of 384 residential units and 5,677 square feet of retail use on a 5.7-acre property known as MacArthur Square Shopping Center.

- *Planned Development Permit (PCP)* - to authorize the overall project including adjustments of building height and setbacks. The PCP shall satisfy the requirements of Section IV (Permitted Residential Uses) of the Newport Place Planned Community District Regulations, as the PCP is a substitute for a Site Development Review application as allowed for by the Zoning Code.
- *General Plan Land Use Element Policy Waiver* - to waive Policy LU6.15.13 that requires the dedication of a 0.5-acre neighborhood park to the City. Instead of the dedication of land, the applicant proposes the payment of a fee equal to the value of 0.5 acre of parkland established by Ordinance No. 2007-30 *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* - to specify how the proposed project would meet the City's affordable housing requirements, pursuant to Chapter 20.32 (Density Bonus) of the Municipal Code and the 30 percent inclusionary requirement of the Newport Place Planned Community District Regulations.

Inconjunction with the filing of an appeal, changes to the original project are proposed in response to comments raised by the Planning Commission and the public. In accordance with Zoning Code Section 20.64.030.D.2, the City Council has the option of referring the matter back to the Planning Commission or continuing the item to a future City Council meeting date for action.

NOTICE IS HEREBY FURTHER GIVEN that a Mitigated Negative Declaration has been prepared by the City of Newport Beach in connection with the application noted above. The Mitigated Negative Declaration states that, the subject development will not result in a significant effect on the environment with the incorporation of certain mitigation measures as conditions of approval. It is the present intention of the City to accept the Mitigated Negative Declaration and supporting documents should the project be approved. This is not to be construed as either approval or denial by the City of the subject application. The City encourages members of the general public to review and comment on this documentation. Copies of the Mitigated Negative Declaration and supporting documents are available for public review and inspection at the Planning Division or at the City of Newport Beach website at www.newportbeachca.gov/cequadocuments.

All interested parties may appear and present testimony in regard to 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 prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided. Prior to the public hearing, the agenda, staff report, and documents may be reviewed at the City Clerk's Office, at 100 Civic Center Drive, Newport Beach, California, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov. 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.

For questions regarding this public hearing item please contact Rosalinh Ung, Associate Planner, at (949) 644-3208, or rung@newportbeachca.gov.

Project File No.: PA2014-150

Activity No.: PL2014-001, LM2014-003, & AH2015-001

Zone: General Commercial Site 6 within PC-11 (Newport Place)

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

Location: 1701 Corinthian Wy, 1660 Dove St, 4251, 4253, & 4255 Martingale Wy, & 4200, 4220, & 4250 Scott Dr

Applicant: Newport Place Residential, LLC



Leilani I. Brown, MMC, City Clerk
City of Newport Beach

Residences at Newport Place
Vicinity Map

