



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

**NOTICE IS HEREBY GIVEN** that on **Tuesday, April 29, 2025**, at **4:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

**North Newport Center Planned Community (PC-56) Amendments** – The applicant requests the following:

- 1) **Amendments to the PC-56 Development Plan** to allocate 1,500 dwelling units to the PC-56 Development Plan from the development limit identified in the HO-4 (Newport Center Area) Subarea of the Housing Opportunity (HO) Overlay Zoning Districts pursuant to Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) of the Newport Beach Municipal Code (NBMC). Other amendments include increasing building height limits for Fashion Island, Block 100, and San Joaquin Plaza, modifying streamlining provisions, revising open space requirements, incorporating additional objective design standards, modifying parking standards for residential, updating sign standards, and minor text changes. Lastly, the amendments include changing the zoning of 100 and 190 Newport Center Drive from OR (Office-Regional) to PC-56. No construction is currently proposed.
- 2) **Development Agreement (DA) Amendment** between the City and the applicant to vest the rights for 1,500 dwelling units in exchange for public benefits.
- 3) **Affordable Housing Implementation Plan (AHIP)** that specifies how the Applicant will assist the City in furthering the production of affordable housing.
- 4) **Water Supply Assessment (WSA)** to evaluate the water supply availability for a project including more than 500 dwelling units pursuant to Section 21151.9 of the Public Resources Code (PRC) and Section 10910 et seq. of the Water Code and as contemplated in the City's Housing Implementation Program Final Program EIR.

The request is consistent with CEQA Guidelines Section 15183, which provides an exemption for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified. The City's Housing Implementation Program Final Program EIR (State Clearinghouse SCH Number 2023060699) was certified by the City Council on July 23, 2024. Copies of the previously prepared environmental document are available for public review and inspection at the Planning Division or the City of Newport Beach website at [www.newportbeachca.gov/ceqa](http://www.newportbeachca.gov/ceqa).

**NOTICE IS HEREBY FURTHER GIVEN** that on March 6, 2025, by a vote of (5-0), the Planning Commission of the City of Newport Beach recommended that the City Council approve the item.

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 Chapter 20.64 (Appeals) of the NBMC. 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, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at [www.newportbeachca.gov](http://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 details of the project please contact Liz Westmoreland, AICP, Principal Planner at 949-644-3234 or [lwestmoreland@newportbeachca.gov](mailto:lwestmoreland@newportbeachca.gov).

**Project File No.:** PA2024-0173

**Activities.:** PC Development Plan Amendment, DA Amendment, AHIP, and WSA

**Zone:** PC-56 (North Newport Center Planned Community), OR (Office-Regional)

**General Plan:** MU-H3 (Mixed Use Horizontal), CO-R (Commercial Regional Office), CR (Regional Commercial), RM (Multiple Residential), OS (Open Space), CO-M (Medical Commercial Office)

**Location:** Various locations in the North Newport Center Planned Community (PC-56) and 100 and 190 Newport Center Drive

**Applicant:** Irvine Company

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