



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 23, 2024**, at **6:00 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 Planning Commission of the City of Newport Beach will consider the following application:

Residences at 1600 Dove Street – The Applicant is requesting approval of the following entitlements for the future development of a multi-unit residential project consisting of up to 282 dwelling units at 1600 Dove Street (Project):

- General Plan Amendment (GPA) - A request to add 49 dwelling units above the General Plan allowance, and amend Anomaly 12 of the General Plan Table LU2 (Anomaly Locations) to allow 49 residential dwelling units at the Property;
- Affordable Housing Implementation Plan (AHIP) - A plan specifying how the Project would meet the City's affordable housing requirements, in exchange for a request of 50% increase in density including a request for three development standard waivers related to height, park dedication requirement, and overall residential density along with two development concessions related to the payment of partial park in-lieu fees and mix of affordable units pursuant to Chapter 20.32 (Density Bonus) of the Newport Beach Municipal Code (NBMC) and Government Code Section 65915 *et seq.* ("State Density Bonus Law");
- Development Agreement (DA) – A Development Agreement between the Applicant and the City, pursuant to Section 15.45.020 (Development Agreement Required) of the NBMC, which would provide the Applicant with the vested right to develop the Project for a term of 10 years and to provide negotiated public benefits to the City;
- Addendum to the 2006 General Plan Update Program Environmental Impact Report (Addendum No. 9) - Pursuant to the California Environmental Quality Act (CEQA), the Addendum addresses reasonably foreseeable environmental impacts resulting from the Project; and
- Traffic Study - A traffic study pursuant to Chapter 15.40 (Traffic Phasing Ordinance) of the NBMC.

The Project would require a future Site Development Review approval prior to building permit issuance as no specific design for the Project is included.

NOTICE IS HEREBY FURTHER GIVEN that the City has prepared the Residences at 1600 Dove Street EIR addendum to the previously certified General Plan Update Environmental Impact Report SCH# 2006011119. To address reasonably foreseeable environmental impacts resulting from the proposed development, the City has determined that an addendum to the previously certified EIR is warranted pursuant to the California Environmental Quality Act (CEQA). Once completed, the document will be made available at the Planning Division and may also be accessed online at www.newportbeachca.gov/ceqa.

All interested parties may appear and present testimony regarding 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 before, 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; if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/planningcommission. 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. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Liz Westmoreland, Senior Planner, at 949-644-3234 and lwestmoreland@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-0297

Zone: Newport Place Planned Community (PC-11)

Location: 1600 Dove Street

Tristan Harris, Secretary, Planning Commission, City of Newport Beach

Activities: General Plan Amendment, Affordable Housing Implementation Plan, Traffic Study, Development Agreement, Environmental Impact Report Addendum

General Plan: Mixed Use Horizontal (MU-H2)

Applicant: The Picerne Group