



# CITY OF NEWPORT BEACH PLANNING COMMISSION STAFF REPORT

January 23, 2025  
Agenda Item No. 2

**SUBJECT:** Newport Irvine Medical Center (PA2024-0070)  
▪ Major Site Development Review  
▪ Staff Approval  
▪ Traffic Study

**SITE LOCATION:** 3300 Irvine Avenue

**APPLICANT:** Chad Manista of REDA II, LLC.

**OWNER:** REDA II, LLC.

**PLANNER:** Daniel Kopshever, Assistant Planner  
(949) 644-3235, [dkopshever@newportbeachca.gov](mailto:dkopshever@newportbeachca.gov)

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## **PROJECT SUMMARY**

The applicant proposes to remodel and convert an existing three-story professional office building to medical office. To partially accommodate the increased parking demand from medical office use, the existing surface parking lot will be restriped and a three-level parking structure with solar canopy will be constructed.

The following approvals are required to implement the project as proposed:

- Major Site Development Review: To allow an increase in height in accordance with Section 20.52.080 (Site Development Reviews) of the Newport Beach Municipal Code (NBMC) for the proposed architectural features (i.e., parapets), which are proposed at 41-feet, 6-inches above existing grade and 45 feet above existing grade, respectively;
- Staff Approval: To waive 61 of the 392 required parking spaces, or 15.5% of the parking requirement, in accordance with Section 20.40.110(D) (Adjustments to Off-Street Parking Requirements) of the NBMC; and
- Traffic Study: To consider the projected 1,496 net increase in average daily trips (ADTs), pursuant to Section 15.40.030(A) (Traffic Phasing Ordinance) of the NBMC.

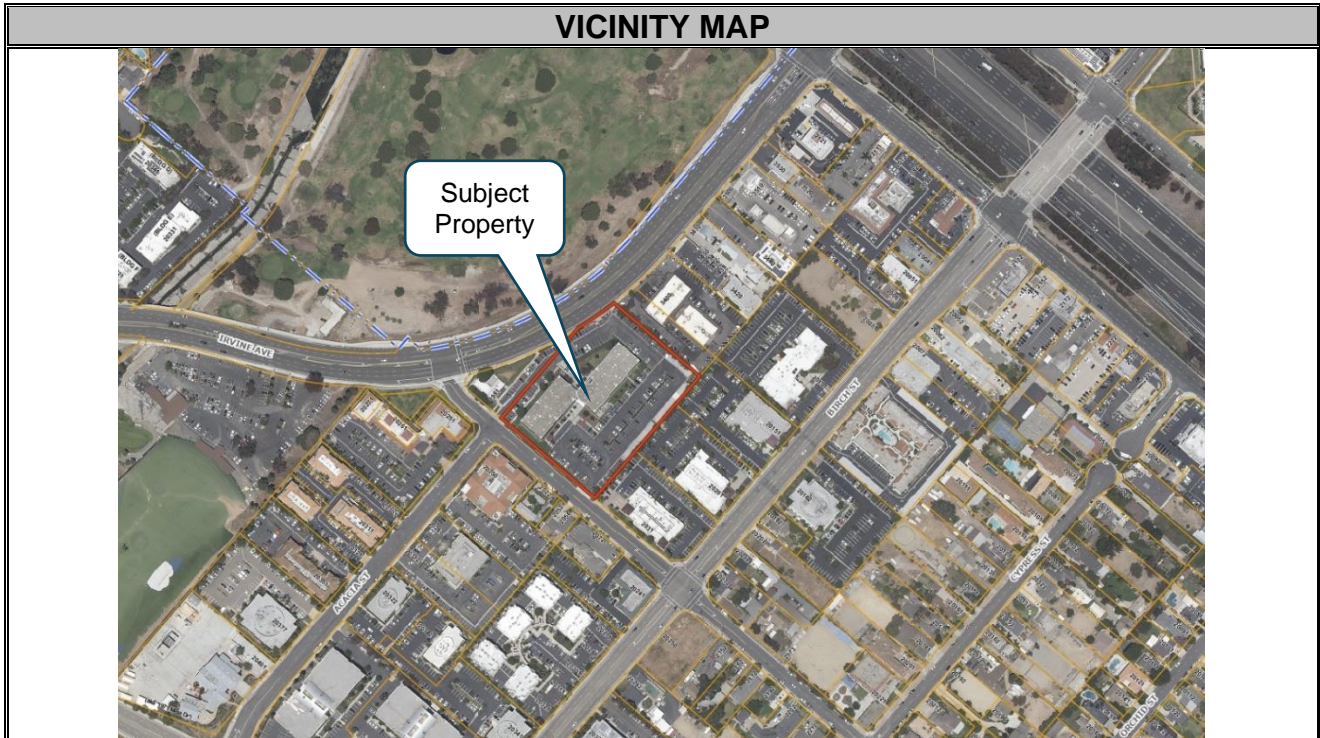
If approved and implemented, this discretionary approval will supersede Use Permit No. 1939, which upon approval of the project would be rendered null and void.

## **RECOMMENDATION**

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 under Class 32 (In-Fill Development Projects) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and

- 3) Adopt Resolution No. PC2025-003, approving the Site Development Review, Staff Approval, and Traffic Study filed as PA2024-0070 (Attachment No. PC 1).

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**GENERAL PLAN**

**ZONING**



LOCATION	GENERAL PLAN	ZONING	CURRENT USE
ON-SITE	General Commercial Office (CO-G)	Office-General (OG)	Offices
NORTH	County of Orange	County of Orange	Golf Course
EAST	CO-G	Santa Ana Heights Specific Plan (SP-7) & OG	Offices
SOUTH	CO-G	SP-7	Offices & Residential
WEST	CO-G	OG	American Institute of Architects – Orange County office

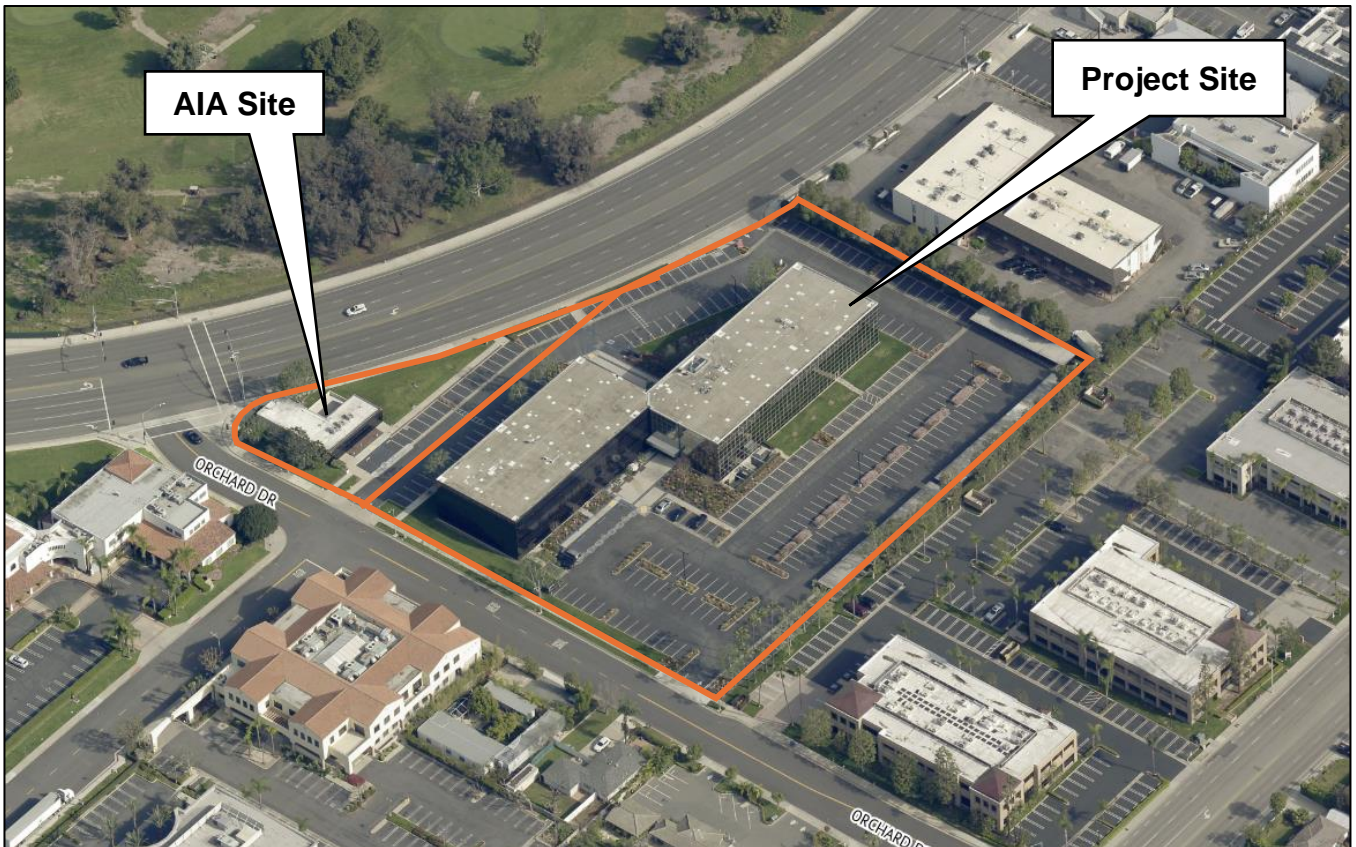
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## **INTRODUCTION**

### **Project Setting**

The project site is located within the northern portion of the City's boundaries, adjacent to the Santa Ana Heights neighborhood and is zoned OG (Office – General). The site is rectangular in shape, approximately 3.24 acres in size, and bounded by Irvine Avenue to the north, Orchard Drive to the south, and office developments to both the east and west. Vehicular access to the property is provided by two driveways adjoining Orchard Drive and by one driveway adjoining Irvine Avenue. Immediately to the northwest side of the property at 1981 Orchard Drive, there is a 5,750-gross-square-foot, single-tenant, professional office building occupied by the American Institute of Architects (AIA) - Orange County. While the AIA site shares vehicular access with the project through an easement, the AIA site and its 23 dedicated parking spaces are separate and are not included in, nor affected by, this project.



*Figure 1, Oblique aerial image of the AIA site and the project site*

Other nearby uses include two- and three-story office buildings, a golf course, and nonconforming residential uses, both apartments and single-unit dwellings.

### **Background**

The existing building, known as the Newport Irvine Center, was constructed in 1980, as a multi-tenant, professional office building. The building is approximately 79,581 gross square feet, with

75,781 square feet of office uses above grade and 3,800 square feet of basement/mechanical room area. Newport Irvine Center is approximately 70% occupied. The current tenant mix includes professional office, health/fitness, and a small amount (less than 20%) of medical office.

Original approvals for the building's construction included a traffic study and a use permit. Use Permit No. UP1939 (UP1939), approved by the City Council on May 12, 1980, retroactively allowed for an increase to the maximum height of the building, as the building was inadvertently approved with an overall height exceeding the 32-foot height limitation of the zoning district and was already under construction. The building was allowed at a height of 38 feet above finish grade.

The site was developed with a large 270-space surface parking lot. Existing site landscaping features turf, low hedges, and some trees. Trees are planted primarily along the property lines and serve as buffers between adjacent properties.

### Project Description

The applicant proposes to convert the Newport Irvine Center into the Newport Irvine Medical Center, a multi-tenant office building with allowance for up to 100% medical uses. Interior renovations to the building include remodeling of the existing lobby to create a new atrium-style lobby with common areas and new stairways between floors. While the footprint of the lobby will expand, internal changes to create additional volume will result in a 1,352-gross-square-foot reduction of floor area, reducing the building from 79,581 square feet to 78,229 square feet.

The project also includes significant remodeling to the exterior of the building and new rooftop architectural features including a decorative glass parapet measuring 41-feet, 6-inches from existing grade and an entry atrium parapet, measuring 45-feet from existing grade. Development standards for the OG Zoning District permit a maximum height of 32 feet, unless additional height is requested in accordance with Sections 20.52.080 (Site Development Reviews) and 20.30.060(C)(2)(d) (Height Limits and Exceptions) of the NBMC.

A three-level parking structure with solar canopy is proposed within the northeast corner of the property. The structure with canopy is proposed for a maximum height of 28 feet, 3 inches above grade and will provide 202 parking spaces. The parking structure will connect to the Newport Irvine Medical Center via a pedestrian access bridge. Construction of the parking structure will reduce the existing parking supply of the surface lot to 131 spaces. Two additional spaces will be eliminated for future placement of a generator. The total proposed parking supply (i.e., restriped parking lot and parking structure) is 331 spaces, a 61-space increase over existing conditions. Pursuant to Section 20.40.040 (Off-Street Parking Spaces Required) of the NBMC, medical offices require one parking space for every 200 square feet of gross floor area. At 78,229 square feet, the project will require 392 parking spaces. Since only 331 parking spaces are provided, the project requires a 61-space, or 15.5%, parking waiver.

While restriping of the parking lot and the construction of the parking structure will remove some existing landscaping, landscaping along the northern frontage of the building will be maintained

and landscaping along Orchard Drive will be enhanced with additional trees. A full set of plans is included as Attachment No. PC 2 (Plans).

Lastly, if the project is approved and implemented, average daily trips (ADTs) are forecasted to increase by 1,496. Pursuant to Chapter 15.40 (Traffic Phasing Ordinance) of the NBMC, any project that results in an increase of 300 ADTs or greater within a 24-month period requires the approval of a traffic study. The traffic study is provided as Exhibit C of Attachment No. PC 1.

## **DISCUSSION**

### Analysis

#### *General Plan Consistency*

The property is categorized as General Commercial Office (CO-G) by the General Plan Land Use Element. CO-G is intended to provide areas for administrative, professional, and medical offices with limited accessory retail and service uses. While other types of professional offices have incurred higher vacancy rates in a post-COVID-19 environment, medical offices remain in demand. The project is consistent with the purpose and intent of the CO-G category, as it enhances and improves the viability of an existing multi-tenant professional office building by allowing for a higher ratio of medical uses.

Figure LU-11 of the Land Use Element establishes a maximum floor-area-to-land ratio (FAR) of 0.50 for the project site. Implementation of the project would reduce the existing gross floor area of building from 79,581 square feet to 78,229 square feet and results in an FAR of 0.55<sup>1</sup>. Therefore, the project would reduce the development intensity to be more consistent with the intended FAR for the property.

#### *Zoning Code Consistency*

The project site is within the OG (Office—General) Zoning District. Chapter 20.70 (Definitions) of the NBMC defines “Professional Office (Land Use)” as follows: “a use where professional services (e.g., accounting, architectural, engineering, legal, planning, psychological, psychiatric, etc.) are provided. Typically, these uses serve visitors on an appointment-only basis and walk-in traffic is minimal.”

The definition specifically does not include “Assembly/meeting facilities,” “Financial institutions and related services,” “Office, business,” “Office, medical and dental,” or “Postal services.” Therefore, the project is a change in land use from professional office to medical office. Table 2-4 (Allowed Uses and Permit Requirements) of Section 20.20.020 (Commercial Zoning Districts Land Uses and Permit Requirements) provides that a medical office land use is permitted by right in the OG District. However, because the project deviates from height and parking requirements and the project exceeds the 300 ADT threshold, as provided Chapter 15.40 (Traffic

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<sup>1</sup>Parking structures do not qualify as gross floor area per Section 20.70 (Definitions) of the NBMC and are not included in the gross floor area of the building and do not count toward FAR.

Phasing Ordinance) of the NBMC, the discretionary approvals described in the subsequent sections are required.

*Major Site Development Review – Height Increase*

Pursuant to Section 20.52.080 (Site Development Reviews) and Subsection 20.30.060(C)(2)(d) (Height Limits and Exceptions) of the NBMC, the applicant is requesting a height increase for the new rooftop architectural features, including the decorative glass building parapet, measuring 41-feet, 6-inches from existing grade, and the entry atrium parapet, measuring 45 feet from existing grade. The project is within the “Nonresidential, Nonshoreline, Height Limit Area.” In this height limit area, the height of a structure may be increased up to a maximum of 50 feet for a flat roof, or 55 feet for a sloped roof, through the approval of a major site development review.

Section 20.52.080(F) (Site Development Review, Findings and Decision) of the NBMC requires the Planning Commission to make the following findings before approving a site development review:

- A. *The proposed development is allowed within the subject zoning district;*
- B. *The proposed development is in compliance with all of the following applicable criteria:*
  - i. *Compliance with this section, the General Plan, this Zoning Code, any applicable specific plan, and other applicable criteria and policies related to the use or structure;*
  - ii. *The efficient arrangement of structures on the site and the harmonious relationship of the structures to one another and to other adjacent developments; and whether the relationship is based on standards of good design;*
  - iii. *The compatibility in terms of bulk, scale, and aesthetic treatment of structures on the site and adjacent developments and public areas;*
  - iv. *The adequacy, efficiency, and safety of pedestrian and vehicular access, including drive aisles, driveways, and parking and loading spaces;*
  - v. *The adequacy and efficiency of landscaping and open space areas and the use of water efficient plant and irrigation materials; and*
  - vi. *The protection of significant views from public right(s)-of-way and compliance with NBMC Section 20.30.100 (Public View Protection); and*
- C. *Not detrimental to the harmonious and orderly growth of the City, nor endangers, jeopardizes, or otherwise constitutes a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed development.*

In addition to the Site Development Review findings found in NBMC Section 20.52.080.F, NBMC Section 20.30.060.C.3 (Height Limits and Exceptions, Required Findings) requires the following additional findings to be made:



- a. *The project applicant is providing additional project amenities beyond those that are otherwise required. Examples of project amenities include, but are not limited to:*
  - i. *Additional landscaped open space;*
  - ii. *Increased setback and open areas; and*
  - iii. *Enhancement and protection of public views; and*
- b. *The architectural design of the project provides visual interest through the use of light and shadow, recessed planes, vertical elements, and varied roof planes;*
- c. *The increased height will not result in undesirable or abrupt scale changes or relationships being created between the proposed structure(s) and existing adjacent developments or public spaces. Where appropriate, the proposed structure(s) provides a gradual transition to taller or shorter structures on abutting properties; and*
- d. *The structure will have no more floor area than could have been achieved without the approval of the height increase.*

Staff believes facts to support the findings exist to approve the Site Development Review. These facts are discussed in detail in the attached draft resolution of approval (Attachment No. PC 1). The key facts in support of findings are summarized in the following paragraphs.

### **Landscaping**

The project will maintain an existing landscaped area of 26,862 square feet. 2,494 square feet of landscaping will be rehabilitated, and 495 square feet of new landscaping area will be added on-site. Landscaping along Orchard Drive, within the public right-of-way, is also proposed and consists of seven new Brisbane box trees totaling 1,366 square feet. Brisbane box trees can grow anywhere from 30 to 70 feet tall and reach approximately 25 to 30 feet wide. The projected height and size of the trees makes for an efficient and adequate method of buffering between the property and adjacent uses, across Orchard Drive.

### **Setbacks and Open Space**

UP1939 allowed the structure to exceed the base height limit of the OG District with the justification partially based on the project providing additional open space, as the building mass was concentrated to the center of the lot. The structure favors vertical construction, rather than horizontal. The proposed project continues to provide setback areas as an additional amenity where no setbacks are required and provides additional setback exceeding the minimum required for the front. The OG zoning district requires a 0-foot front setback, 0-foot interior side setback, 15-foot street side setback, and a 0-foot rear setback. The project complies with the required setbacks as it proposes a 39-foot front setback, 10-foot interior side setback, 25-foot street side setback, and a 2-foot rear setback.

While the footprint of the building will expand at the northern entrance to create the atrium style lobby, Figure 2 below shows how the expanded lobby creates a visual focal point for the center.

The height increase does not provide additional floor area, and ultimately, gross floor area is being reduced as part of the project.



Figure 2, Elevation rendering of the new entry lobby, as viewed from Irvine Avenue

The existing open space provided on the site is approximately 113,862 square feet, or 80% of the property. With construction of the parking structure, less open space will be provided. The open space will decrease to 80,251 square feet, or 56% of the lot. However, even with the decrease in open space, over half of the property will be left open and not covered by structures.

## Design and Architecture

The project will significantly remodel the exterior façade of the building and upgrade the overall look of the building. Exterior remodeling includes the addition of cantilevered canopies at building entrances, beige fiber cement panels, a louver blade system with aluminum wood grain finish, a new exterior glass door, and a new curtain wall system with dark bronze mullion. The changes implement new materials for a contemporary and high-quality design. Additional architectural features use a new palette of compatible colors and high-quality materials that provide visual interest through design. The new double glazed curtain walls result in a less opaque and more inviting aesthetic while the new glass parapets and entryway atrium vary the roof plane and soften the bulk and scale of the structure by highlighting and accentuating the ground-floor pedestrian access to the facility. The addition of beige fiber cement panels along the façade and the new louver blade system with an aluminum wood grain finish provide additional articulation in depth with recessed planes.



Figure 3, Elevation rendering as viewed from Orchard Drive

The project is adjacent to the Santa Ana Heights Specific Plan Area (SP-7). Specifically, the properties to the rear that front Birch Street and the properties to the west that front Orchard Drive are within SP-7's Business Park (BP) District. Pursuant to Section 20.90.030 (Design Guidelines) of the NBMC, SP-7 (BP) includes design guidelines that regulate color and materials. The design guidelines are intended to allow the business park to blend in with and complement the residential areas of the community. While the project site is not located within SP-7 (BP) and therefore not bound by its design guidelines, the project nonetheless complies with these guidelines as an additional project amenity and further enhances the compatibility of the project with its surroundings. As shown in Figure 3 above, the project implements a color palette ranging from white to earth tones and subdues existing glass elements by repurposing glazing to light the interior spaces. The accent materials and colors are coordinated to achieve a continuity of design with the overall structure and surrounding structures.

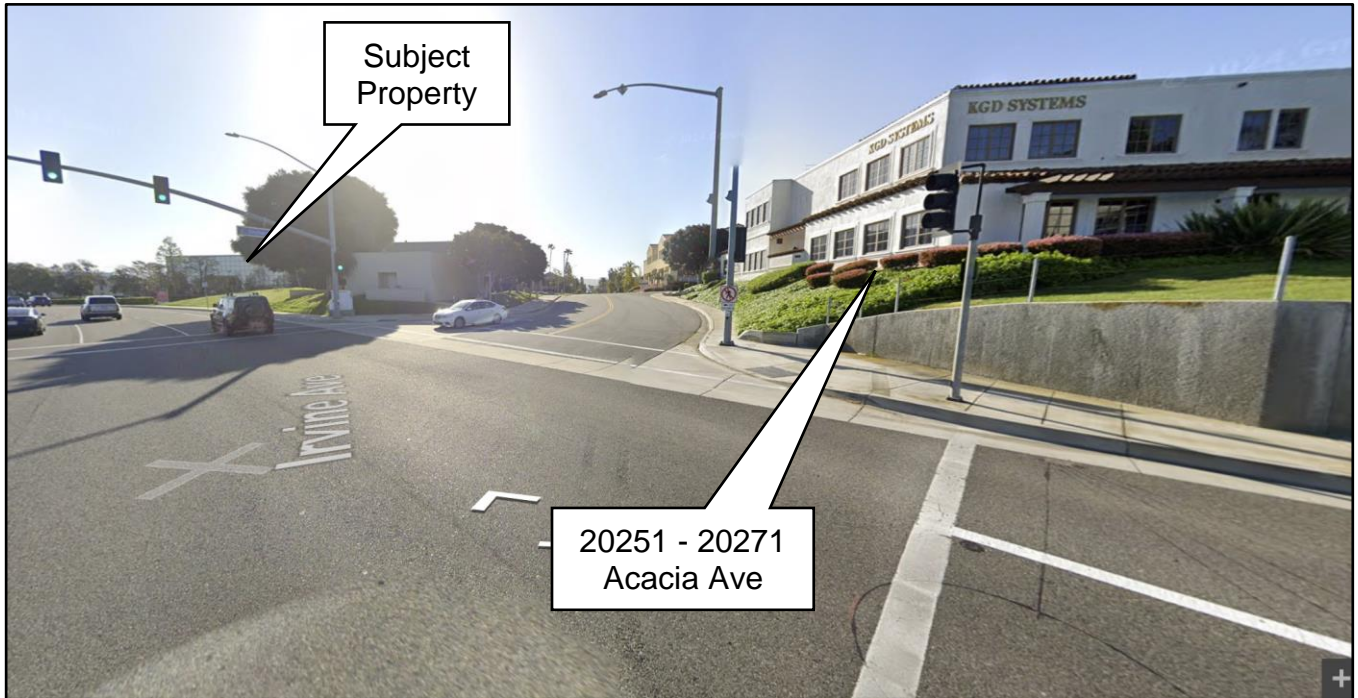
The glass parapets are proposed to be 41 feet, 6 inches and 45 feet high from grade, where the Zoning Code allows a base height of 32 feet for a flat roof and any flat elements. In addition to providing visual interest, the proposed parapets are also functional. These features will screen the existing and the necessary new mechanical equipment required to support the change to a full concentration of medical uses. As the building was already built above the maximum height limit of the zoning district, providing new rooftop screening essentially requires approval of a Major Site Development Review. Had the building been constructed to the lower 32-foot height limit, installation of mechanical screening would have otherwise been allowed by right.

### **Scale, Compatibility, and View Protection**

As shown in Figure 4, the property is bound by Irvine Avenue and Orchard Drive. The intersection of Irvine Avenue and Orchard Drive is at a lower grade level than the subject



property and there is a large retaining wall to the southwest of the site. The retaining wall runs along the northbound side of Irvine Avenue and creates an elevated building pad, much higher than Irvine Avenue. On the top of the pad, there is a cluster of multi-tenant office buildings addressed as 20251 through 20271 Acacia Avenue, shown in Figure 5.



Figures 4 and 5, View of the intersection of Irvine Avenue and Orchard Drive with surrounding development



The project site does not have a retaining wall or elevated building pad. The northern corner of the project site sits at a similar height as Irvine Avenue. The properties at 20251 through 20271 Acacia Avenue appear higher than the subject property, which results in a smooth transition in building heights along the highly traveled Irvine Avenue. Furthermore, the properties across Orchard Drive and addressed as 20251 through 20271 Acacia Avenue are zoned SP-7 (BP). The height limit of SP-7 (BP) allows for buildings up to a maximum height of 37 feet. The parapets will not appear overly tall or incompatible with these buildings. Similarly, the properties to the rear of the project site are also zoned SP-7 (BP). While the properties to the rear do not have the benefit of a higher building pad, the project will transition from the 41'-6" parapet down to the approximately 28-foot, 3-inch parking structure, before meeting the rear property line, ensuring the building will not tower over the adjacent property. The adjacent property at 3400 Irvine Avenue, while only two-stories, is separated from the project by over 100 feet and a buffer of tall trees along the property line.

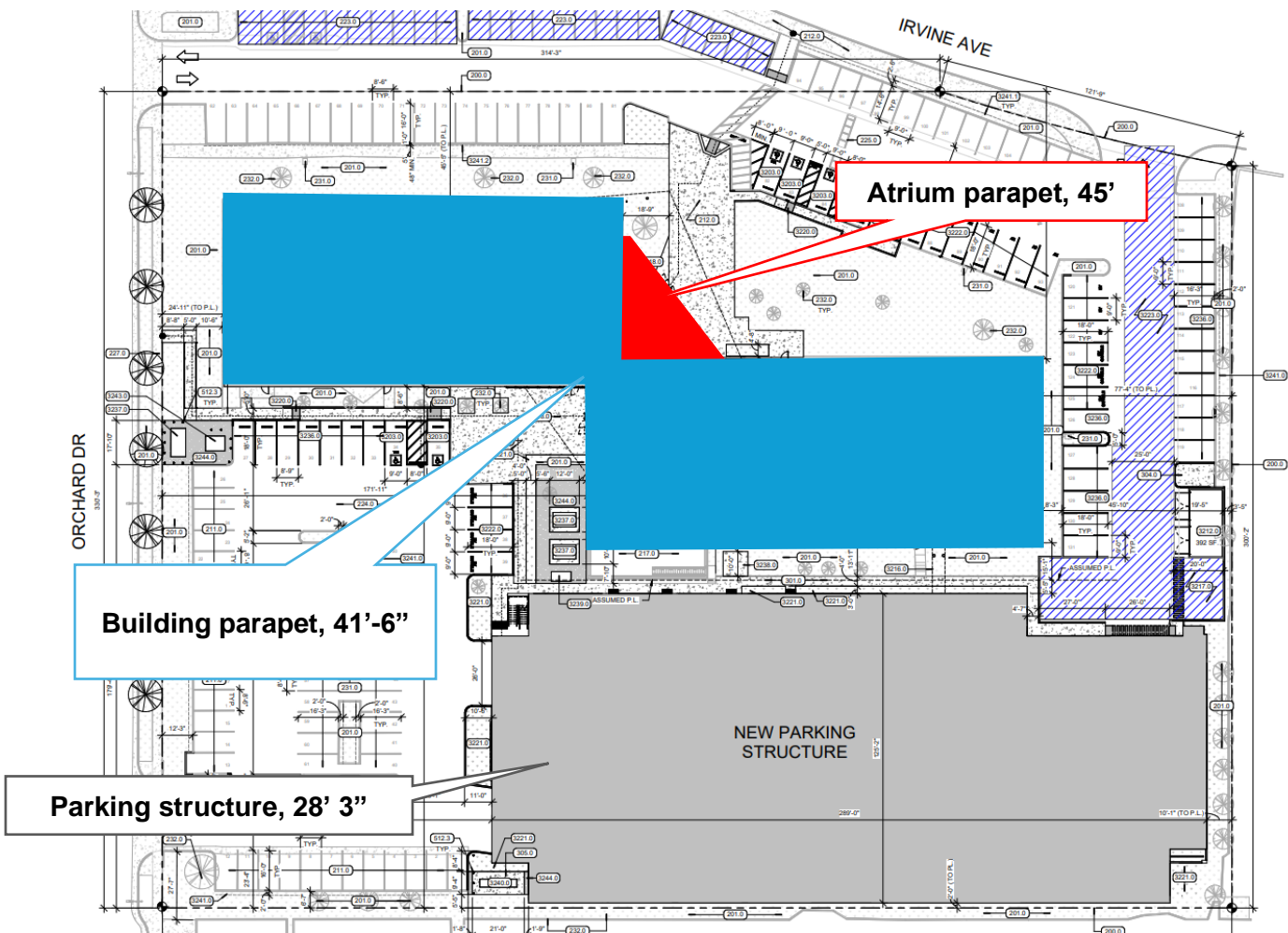


Figure 6, Site plan with building heights identified

As previously mentioned, there are nonconforming residential properties within the area. This type of development represents the greatest change in scale between the project and its



surroundings. The nearest low-density residential use is single-story and located on Orchard Drive. The property is located closer to the parking structure than it is to the building. This distance should help prevent any shadows or negative impacts to the nonconforming use. As shown in Figure 6, the tallest parapet is proposed for the side of the building fronting Irvine Avenue. The residence is on the opposite side of the building and is not likely to be impacted by the height of the parapet. The nearest residential zoning district is 500 feet away and begins at 2173 Orchard Drive. The intervening office buildings between the property and the low-density residential uses on Birch Street are typically two-stories tall and provide a gradual transition in height from the project to the nonconforming uses. Furthermore, the height of the decorative parapet, which is closest to both the residential uses and office uses, is increasing the overall building height from 38 feet to almost 42 feet. A 4-foot difference in building height over distances exceeding 100 feet should not be overly noticeable, especially with the installation of landscape buffers.

The property is not within the coastal zone and is not near any public viewpoints or coastal view roads. Since there are commercial properties immediately west which appear taller than typical commercial structures, the 45-foot-high top of elevation for the proposed structure is compatible with the surrounding land uses and contributes to a harmonious transition between the surrounding properties. The adjacent AIA building will maintain its existing design, which provides for a transition between a smaller, dark glass structure, to a larger building featuring some glass, to the parking garage which implements materials that match the larger building and a solar canopy matching the darker color palette of the AIA building.

#### *Adjustment to Parking Requirements*

Table 3-10 (Off-Street Parking Requirements) in Section 20.40.040 (Off-Street Parking Spaces Required) of the NBMC, specifies that medical offices require one parking space for every 200 square feet of gross floor area. This is a greater parking requirement than a professional office building, which only requires one parking space for every 250 square feet of area. At 78,229 gross square feet, the project will require 392 parking spaces. Since only 331 parking spaces are provided, a 61-space (15.5%) parking waiver is required.

To support the waiver, the applicant has provided a parking study performed by RK Engineering Group Inc., dated December 12, 2024 (Parking Study), provided as Exhibit B in the draft Resolution. The Parking Study analyzed two non-urgent care, medical office, locations of comparable size: Pacific Medical Plaza located in Costa Mesa at 1640 Newport Blvd, and Newport Heights Medical Campus located at 20350-20360 SW Birch Street. Each building had a variety of medical tenants, including but not limited to dentists, dermatologists, and pediatricians. The sites and survey methodologies were reviewed and accepted by the City Traffic Engineer prior to preparation of the Parking Study. Observational parking counts were taken by Counts Unlimited, Inc. (a third-party data collection company) from 8:00 a.m. to 6:00 p.m., at one-hour intervals, on a typical Tuesday, Wednesday, and Thursday in October of 2024. The observed parking counts determined a peak parking demand ratio for each site. The higher of the two ratios observed was used as a baseline for estimating the peak parking demand of the project.

To account for parking demand fluctuations, a 10% increase was added to the baseline. This resulted in a peak parking demand ratio of 3.94 parking spaces per 1,000 gross square feet. Applying the peak parking demand rate results in a minimum parking requirement of 309 spaces. As the project will provide 331 parking spaces, the project is projected to have approximately 22 available surplus parking spaces, or 7.11% available, during peak projected parking demand periods. Therefore, the Parking Study concludes that the project provides a sufficient number of parking spaces to support the conversion.

While section 20.40.110(D) (Adjustments to Off-Street Parking Requirements) of the NBMC allows for the Community Development Director to reduce the number of required parking spaces by a maximum of 20%, Section 20.50.30 (Multiple Permit Applications) of the NBMC requires that multiple applications for the same project be processed concurrently and be reviewed and approved, modified, or denied by the highest review authority, which in this case is the Planning Commission.

### *Traffic Study*

With the conversion of the building from professional office to medical office, it is anticipated that 1,496 ADTs will be generated. In accordance with Subsection 15.40.030(A) (Traffic Phasing Ordinance) of the NBMC, projects that generate over 300 new ADT require the preparation of a Traffic Study to determine whether the project results in negative impacts to Level of Service (LOS) at nearby intersections. No project may be approved that causes an unsatisfactory LOS or makes worse an unsatisfactory level of traffic service at any impacted primary intersection without proper mitigation.

A traffic study, titled "Traffic Impact Analysis – Newport Irvine Medical Office" dated October 2024, (TIA) was prepared by Ganddini Group Inc., under the supervision of the City Traffic Engineer and is included as Exhibit B of the Draft Resolution. The TIA included 15 relevant study intersections that were analyzed for potential impacts based on the City's Intersection Capacity Utilization (ICU) methodology, which is expressed in terms of LOS. Utilizing these methodologies, the TIA determined that the 15 intersections identified will continue to operate at satisfactory LOS as defined by the TPO.

Because the project will neither cause an unsatisfactory LOS nor make worse an unsatisfactory LOS at any impacted intersection, no improvements or mitigation are necessary.

A preliminary construction management plan has been provided to address any short-term traffic issues occurring during construction. Condition of Approval No. 69 requires that a final construction management plan be approved by the City Traffic Engineer and Community Development Director prior to the issuance of a building permit.

### Summary

If approved, the project will allow for a significant reinvestment and remodeling of an existing, three-story office building, including an increase in building height to 41 feet, 6 inches, with the parapet above the atrium up to 45 feet. The project will convert the building from professional

office use to medical office use and partially offset the increased parking demand from medical use through the construction of a parking structure. While the onsite parking supply will be increased by 61 spaces, an additional 61 spaces will be waived, as supported by the applicant's parking study.

### Alternatives

Should the Planning Commission's review and evaluation of this project not coincide with City staff's recommendation, then the following alternative options are available to the Planning Commission:

1. The Planning Commission may suggest specific changes that are necessary to alleviate any concerns. If the requested changes are substantial, the item could be continued to a future meeting. Should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.
2. If the Planning Commission believes that there are insufficient facts to support the findings for approval and a denial action is more appropriate, staff would recommend a continuance to prepare a resolution reflecting this course of action.

### Environmental Review

The project is categorically exempt under Section 15332, of the California Environmental Quality Act (CEQA) pursuant to Section 15332 under Class 32 (In-Fill Development Projects) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3 because it has no potential significant effect on the environment.

Class 32 exempts in-fill development that meets the following criteria: (1) is consistent with the applicable General Plan designation and applicable policies, as well as applicable zoning designations and regulations, (2) would occur on a site less than five acres, (3) the project site must have no habitat value, (4) the project would not result in significant traffic, noise, air quality, or water quality effects, and (5) the site can be adequately served by all required utilities and public services

The Project meets all the requirements and is exempt under Class 32 (In-Fill Development Projects) based on the following:

- a. General Plan and Zoning Consistency: The property is categorized as General Commercial Office (CO-G) by the General Plan Land Use Element and is located within the Office-General (OG) Zoning District. The CO-G category provides for areas appropriate for administrative, professional, and medical offices with limited accessory retail and service uses. The project is consistent with the purpose and intent of the CO-G category, as it enhances and improves the viability of an existing multi-tenant professional office building by allowing for a higher ratio of medical uses and providing a parking facility. Additionally, the proposed medical office land use is allowed by right in the OG Zoning District.

- b. Less Than 5 Acres: The property is approximately 3.14 acres, which is less than 5 acres.
- c. No Habitat Value: The property is currently developed with a 79,581-square-foot, three-story, commercial building known as Newport Irvine Center. The project proposes to remodel the building and construct a parking structure to allow sufficient parking for medical uses. As a developed site within an urban area, the property does not provide value as habitat for endangered, rare, or threatened species.
- d. No Significant Traffic, Noise, Air Quality or Water Quality Effects:
- The project will generate a net increase of 1,496 ADTs on a typical weekday. A traffic impact analysis (TIA) was prepared for the project. The TIA found that the 15 studied intersections will continue to operate at a satisfactory level of service as defined by the City's Traffic Phasing Ordinance.
  - An analysis of noise and vibration impacts was prepared by LSA (Attachment PC 4) and concluded that short-term construction-related impacts would be less than significant and any long-term project-related traffic impacts would be less than significant.
  - An analysis of the air quality and greenhouse gas (GHG) impacts of the Project was prepared by EPD Solutions (Attachment No. PC 5), which found that the project will not have significant impacts to air quality on a project or cumulative level and that the proposed project would have a less than significant impact on GHG emissions.
  - Odors produced by construction of the project would be minimal and temporary, and the project involves land uses that typically do not generate significant odor complaints.
  - A preliminary water quality management plan (WQMP), grading plan, and drainage plans have been reviewed and approved by the Building Division. The plans comply with state, regional, and City water quality requirements.
- e. Utilities and Public Services: The property is within a developed area of the City and is adequately served by existing utilities. All public services are adequate to accommodate the project.

### Public Notice

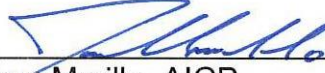
Notice of this hearing was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant, and posted on the subject property at least 10 days before the scheduled meeting, consistent with the provisions of the NBMC. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

Prepared by:

Submitted by:



Daniel Kopshever, Assistant Planner



Jaime Murillo, AICP  
Deputy Community Development Director

JP/djk

**ATTACHMENTS**

- PC 1 Draft Resolution
- PC 2 Project Plans
- PC 3 Noise and Vibration Analysis
- PC 4 Air Quality and Greenhouse Gas Analysis