



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

NOTICE IS HEREBY GIVEN that on **Tuesday, July 9, 2024**, 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:

Residences at 1600 Dove Street Project – Notice of Intent to Override the Airport Land Use Commission Determination of Inconsistency - Pursuant to Public Utilities Code Section 21676(b), the City Council will consider the adoption of a resolution notifying the Orange County Airport Land Use Commission and the State Department of Transportation of Aeronautics Program of their intention to override a determination of inconsistency with the 2008 John Wayne Airport Environs Land Use Plan made by the Airport Land Use Commission with respect to the proposed Residences at 1600 Dove Street Project consisting of the following components:

- **General Plan Amendment** - 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** - 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** – 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** - 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. The City Council may also discuss the merits of the proposal, but they will not be taking final action on the project.

NOTICE IS HEREBY FURTHER GIVEN that this resolution is not subject to California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly.

NOTICE IS HEREBY FURTHER GIVEN that on May 23, 2024, by a vote of 4 ayes and 1 no (with 2 absent/recused), the Planning Commission of the City of Newport Beach recommended that the City Council approve the proposed Project.

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 prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. The request 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. 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, Senior Planner, at 949-644-3234, lwestmoreland@newportbeachca.gov.

Project File No.: PA2022-0297

Activity: General Plan Amendment, Affordable Housing Implementation Plan, Development Agreement, Addendum to EIR & Traffic Study

Zone: PC-11 (Newport Place)

General Plan: Mixed Use Horizontal (MU-H2)

Location: 1600 Dove Street

Applicant: The Picerne Group

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