
Subject: FW: Planning Commission Meeting Comment

From: Taleene Rose <taleene@taleenerosehome.com>
Sent: Wednesday, January 22, 2025 5:25:21 PM (UTC-08:00) Pacific Time (US & Canada)
To: City Clerk's Office <CityClerk@newportbeachca.gov>
Cc: Bob Davis <bdavis@naicapital.com>
Subject: Planning Commission Meeting Comment

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Planning Committee,

Thank you for your thoughtful review of the project referenced on the notice below. I am one of the owners of the neighboring property. We own the building at the corner of Birch and Orchard immediately adjacent to the project. We share a property line.

I have two concerns that I would like to vocalize. First, the project's structured parking is being placed right along our shared property line. Is there any kind of green screen that is going to be placed along the property line side of their garage in order to make it more aesthetically appealing from our side? Second, a parking reduction is being proposed. How are we going to ensure that patrons coming to visit the medical office aren't simply going to park in adjacent property owners surface lots?

Thank you for taking these concerns into consideration. We welcome any design or operational ideas to mitigate our concerns.

Best,
Taleene Rose & the Bass Capital LLC



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 23, 2025, 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:

Newport Irvine Medical Center – A request to remodel an existing, three-story, office building and convert the land use from professional office to medical office. Changes to the building exterior include façade improvements and new roof parapets while interior remodeling will create a new, atrium-style, lobby with common areas and new stairways between floors. To partially accommodate the increased parking demand, 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 building height in accordance Section 20.52.080 (Site Development Reviews) of the Newport Beach Municipal Code (NBMC) for the new architectural features (i.e., parapets) which are proposed for 42 feet above existing grade and 45 feet above existing grade, where the base height limit permits a maximum of 32 feet;
- **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 vehicle trips, 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.

The project is categorically exempt under Section 15332 under Class 32 (In-Fill Development Projects) of the State CEQA (California Environmental Quality Act) Guidelines.

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 (Appeals). 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 the Planning Division at 949.644.6000.