



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, December 14, 2023**, at **5:00 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:

1401 Quail Street Residences – A demolition of an existing office building and construction of a 67 for-sale residential condominium units atop a 146-space parking structure. The proposed podium-style residential building is approximately 87 feet tall and consists of six-stories above grade with a subterranean parking level below. The application consists of the following components:

- General Plan Amendment – A request to change the existing General Plan Land Use Designation of the Property from CO-G (General Commercial Office) to MU-H2 (Mixed-Use Horizontal);
- Planned Community Development Plan Amendment – An amendment to the Newport Place Planned Community (PC11) to include the Property within the Residential Overlay;
- Major Site Development Review - A site development review in accordance with the Newport Place Planned Community and Section 20.52.80 (Site Development Reviews) of the Newport Beach Municipal Code (NBMC), for the construction of the Project;
- Tentative Vesting Tract Map – A Vesting Tentative Tract Map No. 19261 pursuant to Title 19 (Subdivisions) of the NBMC for condominium purposes of 67 dwelling units;
- Affordable Housing Implementation Plan - A program specifying how the project would meet the City's affordable housing requirements, in exchange for a request of 27.5% increase in density. The applicant seeks development standard waivers and incentives pursuant to Chapter 20.32 (Density Bonus) of the NBMC and Government Code Section 65915 (Density Bonus Law);
- Development Agreement – A Development Agreement, between the applicant and the city, pursuant to Sections 15.45.020.A.2.a (Development Agreement Required) of the NBMC, which would provide the applicant with vested right to develop the Project for a term of ten years and provide negotiated public benefits to the City; and
- Addendum to the 2006 General Plan Update Program Environmental Impact Reports - Pursuant to the California Environmental Quality Act (CEQA), the Addendum addresses reasonably foreseeable environmental impacts resulting from the project.

NOTICE IS HEREBY FURTHER GIVEN that the City has prepared the Residences at 1401 Quail 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 and Section 19.12.060 (Subdivision Code). 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 David Lee, Senior Planner, at 949-644-3225, dlee@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0040

Zone: PC-11 (Newport Place)

Location: 1401 Quail Street

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

Activities: General Plan Amendment, Planned Community Development Plan Amendment, Major Site Development Review, Tentative Vesting Tract Map, Affordable Housing Implementation Plan, Development Agreement, Addendum to EIR

General Plan: CO-G (General Commercial Office)

Applicant: Intracorp Homes