



CORRECTED NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 12, 2022**, at **6:30 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:

Ritz-Carlton Residences – Request for a coastal development permit, vesting tentative tract map, modification permit, conditional use permit and site development review to convert up to 30% of the hotel rooms at the VEA Newport Beach, (formerly the Marriott Resort and Spa) into hotel branded residences pursuant to City Council Policy K-4 and Director's Determination No. DD2021-001. The new 22-story building would include up to 159 units and provide amenities including a spa, pool, event lawn and gym/fitness center. A new 5-level, 408-space subterranean parking structure would be constructed beneath the new residential building. A new 6-level (4-levels below ground & 2-levels above ground) 400-parking space parking structure will replace the existing hotel parking structure in substantially the same location and continue to serve the VEA Newport Beach hotel.

NOTICE IS HEREBY FURTHER GIVEN that the City has prepared the Ritz-Carlton Residences 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). The results of the analysis show now new significant impacts or significant increase in the severity of impacts from the level of impacts identified in the certified EIR. 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 prior to, the public hearing. The application 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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 19.12, 20.64 and 21.64. A fee is required to appeal any final action to the City Council. The project site is not located within the appeal area of the coastal zone; therefore, final action by the City may not be appealed to the California Coastal Commission and is only appealable to the City Council.

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 at 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 prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Jim Campbell, Deputy Director, at 949-644-3210 or jcampbell@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2021-296

Activity No.: SD2021-005, UP2021-053, CD2021-077, NT2021-003, MD2022-001

Zone: Commercial Visitor Serving (CV)

General Plan: Visitor Serving Commercial (CV)

Coastal Land Use Plan: Visitor-Serving Commercial (CV-B)

FILING DATE: December 10, 2021

Location: 900 Newport Center Drive

Applicant: Newport Center Hotel, LLC

Curtis Ellmore, Secretary, Planning Commission, City of Newport Beach