



NOTICE OF PLANNING COMMISSION STUDY SESSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Newport Beach will hold a study session on the Koll Center Residences Project (PA2015-024) and the Draft Environmental Impact Report SCH No. 2017011002 in the Council Chambers at 100 Civic Center Drive, Newport Beach on **Thursday, January 31, 2019, at 4:30 p.m.**

The study session will be dedicated to discussing the project and the Draft Environmental Impact Report. The proposed Koll Center Residences Project includes 260 residential condominiums, 3,019 square feet of ground-floor retail uses, a 1.17-acre public park, a parking structure, and the reconfiguration of existing surface parking lots serving several existing office buildings. The project would be within Koll Center Newport, generally located between Von Karman Avenue and Birch Street in the vicinity of John Wayne Airport. The 260 dwelling units would be located in three, 13-story buildings with two podium levels for a maximum building height of 160 feet. The public park would be located adjacent to Birch Street. Implementation of the proposed project would require the demolition of existing surface parking and landscaping areas within the project site. All project residential parking would be provided on site in the residential building parking structures, with additional on-site surface parking for the proposed public park and retail uses. Office parking removed during construction of the project would be provided in a new free-standing parking structure, within one of the residential buildings, and in reconfigured surface parking areas. There are three office buildings located within the boundaries of the project site; however, two of these office buildings are not a part of the project, 4490 Von Karman Avenue and 4910 Birch Street. The 4440 Von Karman Avenue office building is part of the project for landscaping, sidewalk and accessible parking improvements. Pedestrian walkways and enhanced landscaping will be provided to connect the proposed project with the existing office park and the abutting Uptown Newport mixed use project presently under construction. Project approval requires a Planned Community Development Plan Amendment, Site Development Review, Tentative Tract Map, Tentative Parcel Map, Transfer of Development Rights, Traffic Study, and Development Agreement. No General Plan Amendment is required to implement the project. Public hearings before the Planning Commission and City Council will follow the study session at future dates to be identified later.

All interested parties are invited to attend the study session to provide written and verbal comments. The study session is for discussion purposes only. No action on either the project or the environmental impact report will be taken by the Planning Commission at the study session. The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the study session, and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, California, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov/planningcommission. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5 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 project please contact Rosalinh Ung, Senior Planner, at 949-644-3208, rung@newportbeachca.gov.

Project File No.: PA2015-024

Activity No.: PD2015-001, DA2015-001 SD2015-001, NT2015-002, TS2015-002, NP2016-027, TD2016-003, & ER2015-001

Zone: PC-15 (Koll Center)

General Plan: MU-H2 (Mixed Use Horizontal 2)

Location: 4400 Von Karman Avenue

Applicant: Shopoff Realty Investment

Lee Lowrey, Secretary, Planning Commission, City of Newport Beach