



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, February 21, 2019**, 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:

Newport Crossings Mixed-Use Project– Development of a mixed-use residential project consisting of 350 residential dwelling units, 7,500 square feet of commercial space, and a 0.5-acre public park. An existing commercial center called MacArthur Square that is located on the 5.7-acre project site would be demolished. Project implementation requires the approval of the following applications:

- **Site Development Review**- To ensure the site is developed in accordance with the Newport Place Planned Community Development Plan and Zoning Code development standards and regulations pursuant to Newport Beach Municipal Code (NBMC) Section 20.52.080 (Site Development Reviews).
- **Lot Line Adjustment**- To reconfigure the existing three parcels that comprise the site.
- **Affordable Housing Implementation Plan (AHIP)**- To illustrate compliance with affordable housing requirements of the Residential Overlay of the Newport Place Planned Community and density bonus allowances of the City Zoning Code and state law. A total of 78 units will be allocated for lower-income households. The AHIP includes a request for one development concession related to the bedroom mix of the affordable units and a development waiver of the 55-foot building height limit to allow a height of 77 feet 9 inches to accommodate the parapet, roof-top mechanical equipment, elevator shafts, emergency staircase, rooftop terrace, and a portion of the parking garage.

NOTICE IS HEREBY FURTHER GIVEN that an Environmental Impact Report (EIR), State Clearinghouse No. 2017101067, has been prepared in connection with the application noted above. It is the present intention of the City to accept the EIR and supporting documents. The City has prepared the draft EIR, which was distributed for public comment beginning November 30, 2018, through January 14, 2019. Copies of the Environmental Impact Report and supporting documents are available for public review and inspection at the Planning Division or at the City of Newport Beach website at www.newportbeachca.gov/ceqa.

All interested parties may appear and present testimony in regard to 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 and Section 19.12.060 (Subdivision Code). 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.

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 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 Jaime Murillo, Senior Planner, at (949) 644-3209, jmurillo@newportbeachca.gov.

Project File No.: PA2017-107

Activity No.: SD2017-004, LA2018-004, AH2018-001, and ER2017-001

Zone: General Commercial Site 6 of PC-11 (Newport Place)

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

Location: West of MacArthur Boulevard and is bounded by Corinthian Way, Martingale Way, Dove Street & Scott Drive (1701 Corinthian Way; 1660 Dove Street; 4251, 4253, and 4255 Martingale Way; and 4200, 4220, and 4250 Scott Drive)

Applicant: Starboard MacArthur Square, LP

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