



# NOTICE OF PLANNING COMMISSION STUDY SESSION

**THIS IS A COURTESY NOTICE** that on **Thursday, April 18, 2019**, at **5:30 p.m.**, a study session will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will review and discuss:

**Ford Road Residential** – The project consists of the construction of 21 residential condominium units on vacant property located southeast of the MacArthur Boulevard and Bonita Canyon Drive intersection. The proposed development consists of a two- and three-story building over one level of subterranean parking and will include common amenity areas.

The applicant, Hines, requests the following applications from the City of Newport Beach:

- **General Plan Amendment** – To change the land use category from PF (Public Facilities) to RM (Multiple-Unit Residential). The proposed amendment also includes 21 additional dwelling units in Statistical Area M6.
- **Zoning Code Amendment** – To change the zoning district from PF (Public Facilities) to RM (Multi-Unit Residential) and to revise the Zoning Map (Newport Beach Municipal Code [NBMC] [Chapter 20.14 \[Zoning Map\]](#)) to include a development limit of 21 dwelling units on the property.
- **Major Site Development Review** – To allow the construction of 21 dwelling units with a tentative tract map and to ensure the site is developed in accordance with applicable zoning code development standards and regulations pursuant to NBMC [Section 20.52.080 \(Site Development Reviews\)](#). Also requested is an increase in allowable height for a corner tower element that would exceed the maximum height limit.
- **Tentative Tract Map** – To allow the residential dwelling units to be sold separately.

A draft Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared and will be made available for public review on or after Friday, April 12. Comments on the IS/MND will be accepted for a 20-calendar-day period once released. The document will be made available at the Planning Division, all City libraries and may also be accessed online at: <http://www.newportbeachca.gov/ceqa>

**The purpose of the Study Session is to provide the Planning Commission and the public the opportunity to review and discuss the proposed project in advance of the public hearings. No action on either the project or IS/MND will be taken by the Planning Commission at the study session.**

For questions regarding this application and the study session please contact Benjamin M. Zdeba, AICP, Associate Planner, at 949-644-3253 or [bzdeba@newportbeachca.gov](mailto:bzdeba@newportbeachca.gov).

**Project File:** PA2017-228

**Activity:** GP2019-002, CA2019-002, SD2017-009, NT2017-004, ND2019-001

**Zone:** Public Facilities (PF)

**General Plan:** Public Facilities (PF)

**Location:** 4302 Ford Road (APN 458-361-10)  
(At the southeastern corner of the MacArthur Boulevard and Bonita Canyon Drive intersection.)

**Applicant:** Hines

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