



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, June 04, 2020**, 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 Airport Village – the applications listed below would allow for the redevelopment of approximately 16.46 acres of the northerly portion of the Campus Tract to create a new mixed-use commercial and residential development. The site is located near at the corner of MacArthur Blvd. and Birch St. in the Airport Area of the City. The site is currently allowed a maximum development of 358,498 square feet of nonresidential uses by the General Plan and Zoning Code. If approved, the requested applications would reduce nonresidential uses to 297,572 square feet and accommodate up to 444 dwelling units on about a 7.14 acre portion of the project site that is not subjected to excessive noise or within a JWA safety zone that would prohibit residential development.

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

- **General Plan Amendment** – To designate the site as an Anomaly on Table LU2 – Anomaly Locations of the Land Use Element to change the land use category from AO (Airport Office and Supporting uses) to MU-H2 (Mixed Use Horizontal). The proposed amendment includes no additional dwelling units in beyond those currently allowed by the MU-H2 land use category of the General Plan. The amendment would allow up to 329 base units that are already allowed by the General Plan and up to 115 additional dwelling units would be allowed pursuant to State density bonus law provided affordable housing units are constructed.
- **Zoning Code Amendment** – To change the zoning district of the project site from OA (Office Airport) to PC (Newport Airport Village Planned Community).
- **Planned Community Development Plan** – To adopt the Newport Airport Village Planned Community Development Plan (PCDP) that will include development and design regulations to allow for mixed-use development with residential dwelling units, office, retail and other commercial development and uses.
- **Development Agreement** – Review of a proposed development agreement that would provide certain rights to develop the project consistent with the PCDP in exchange for negotiated public benefits.

The applications listed would not authorize a specific development project at this time. The legislative actions would only establish the policies and regulations that a future project proponent would need to follow.

NOTICE IS HEREBY FURTHER GIVEN that the City has prepared the Newport Airport Village EIR addendum to the previously certified General Plan Update Environmental Impact Report SCH# 2006011119 and Land Use Element Amendment Supplemental Environmental Impact Report, SCH#201310164. To address reasonably foreseeable environmental impacts resulting from the legislative amendment requests, the City has determined that an addendum to two previously certified EIRs 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: <https://www.newportbeachca.gov/ceqa>

SPECIAL NOTICE REGARDING COVID-19

Given the Declaration of a State Emergency and Proclamation of Local Emergency related to COVID-19, we recommend that you submit your questions and comments in writing for Planning Commission consideration by sending them to the Community Development Department at PlanningCommissioners@newportbeachca.gov. To give the Planning Commission adequate time to review your questions and comments, please submit your written comments by **Wednesday, June 3, 2020, at 5:00 p.m.** In addition, members of the public will have the ability to participate in this meeting telephonically. Please review the Planning Commission Agenda for further instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at www.newportbeachca.gov/planningcommission, by end of business day on **Friday, May 29, 2020**. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website. The City of Newport Beach thanks you in advance for continuing to take precautions to prevent the spread of the COVID-19 virus. If you are unable to participate in the meeting via the process set forth in the agenda, please contact the Planning Division at (949-644-3200 or CDD@newportbeachca.gov) and our staff will attempt to accommodate you.

For questions regarding this public hearing item, please contact Gregg Ramirez, Principal Planner, at 949-644-3219 or gramirez@newportbeachca.gov.

Project File: PA2014-225

Activity: GP2014-004, CA2014-009, DA2014-003, PC2020-002, and ER2020-002

Zone: OA (Office Airport)

General Plan: AO (Airport Office and Supporting Uses)

Location: Northerly portion of the Campus Tract, generally bounded Birch Street, Campus Drive, MacArthur Blvd. and the extension of Corinthian Way

Applicant: Saunders Property Company

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