

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, September 08, 2020, at 5:00 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 City Council of the City of Newport Beach will consider the following application:

Newport Airport Village Planned Community – A request for legislative approvals to allow for the future 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 (329 base units and 115 density bonus units).

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

- **General Plan Amendment** – To change the land use category from AO (Airport Office and Supporting uses) to MU-H2 (Mixed Use Horizontal) and to establish a maximum development limit (Anomaly No. 86) of 297,572 square feet of nonresidential uses and 329 residential units. An additional 115 additional dwelling units would be allowed pursuant to State density bonus law provided affordable housing units are constructed. Additionally, the applicant is requesting the City Council waive General Plan Policies LU 6.15.7 (Overall Density and Housing Types) to allow a lower density than required by the General Plan and LU 6.15.13 (Neighborhood Parks Standards) to pay a fee in-lieu of dedicating a public park on the site.
- **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.

Additionally, the applicant is requesting the City Council override the Airport Land Use Commission's (ALUC) finding that the proposed request is not consistent with the Airport Environs Land Use Plan (AELUP) for the John Wayne Airport.

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). The document is available at the Planning Division and may also be accessed online at: <https://www.newportbeachca.gov/ceqa>.

NOTICE IS HEREBY FURTHER GIVEN that the City Council will be considering adopting a resolution to approve the EIR Addendum, introduce an ordinance to approve the Zoning Code Amendment and Planned Community Development Plan, and an ordinance to approve the Development Agreement. If the City Council approves these actions, a second public hearing will be conducted on September 22, 2020, to consider final approval of the project.

NOTICE IS HEREBY FURTHER GIVEN on June 4, 2020, the Planning Commission of the City of Newport Beach reviewed the proposed project and, by a vote of 6-0, recommended the City Council approve the applications.

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. 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. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at www.newportbeachca.gov. 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.

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 City Council consideration by sending them to cityclerk@newportbeachca.gov. To give the City Council adequate time to review your questions and comments, please submit your written comments by **Monday, September 7, 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 Agenda for further instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at www.newportbeachca.gov, by end of business day on **Friday, September 4, 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 City Clerk at 949-644-3005 or cityclerk@newportbeachca.gov and our staff will attempt to accommodate you.

For questions regarding this public hearing item please contact David Blumenthal, AICP, Planning Consultant, at 949-644-3200 or dblumenthal@newportbeachca.gov.

Project File No.: PA2014-225

Activity No.: 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

Leilani I. Brown, MMC, City Clerk, City of Newport Beach



Office of the City Clerk
CITY HALL
100 Civic Center Drive
P.O. Box 1768
Newport Beach, CA 92658-8915

IMPORTANT
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