

**CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Tuesday, November 24, 2020**, at **4:00 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:

Residences at 4400 Von Karman Project – Notice of Intent to Override the Airport Land Use Commission Determination of Inconsistency - The consideration of adopting a resolution of intent to notify the Orange County Airport Land Use Commission and the CalTrans Division of Aeronautics of the City's intention to override the Airport Land Use Commission's determination that the proposed Residences at 4400 Von Karman Project is inconsistent with the 2008 John Wayne Airport Environs Land Use Plan. The Residences at 4400 Von Karman Project includes 312 apartment units atop a 825-space parking garage, a separate 284-space, free-standing parking structure, an approximately one-acre public park, and the reconfiguration of existing surface parking lots serving existing office buildings. The project would be located within the Koll Center Newport Professional and Business Office Site B, generally located between Von Karman and Birch Street in the vicinity of John Wayne Airport. The City Council may also discuss the merits of the proposal, but they will not be taking final action on the project.

NOTICE IS HEREBY FURTHER GIVEN that this resolution is not subject to California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly.

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, November 23, 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, November 20, 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 Rosalinh Ung, Principal Planner, at 949-644-3208 or rung@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA.

Project File No.: PA2020-061

Activity Nos.: DA2020-002, LA2020-002, PD2020-001, SD2020-006, TS2020-001, AH2020-003, & ER2020-003

Zone: PC 15 Koll Center (Professional and Business Office Site B)

General Plan: Mixed Use Horizontal2 (MU-H2)

Location: 4400 Von Karman Avenue

Applicant: TPG (KCN) Acquisition, LLC



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