

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

**NOTICE IS HEREBY GIVEN** that on **Tuesday, January 12, 2021**, 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** – The proposed project includes the development of 312 apartment units atop a 825-space parking structure, a 284-space free-standing parking structure, an approximately one-acre public park, and 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 Ave. and Birch St. in the vicinity of John Wayne Airport. Residential parking would be provided on site and within a proposed parking garage below the apartment units. Office parking would be reconfigured and replaced in the parking garage under the residential units, within a proposed free-standing parking structure, and in existing nearby surface parking areas that will be modified. Pedestrian walkways and enhanced landscaping will be provided to connect the proposed project, public park with the existing office park, and the abutting Uptown Newport mixed-use project presently under development.

The application consists of the following components:

- Planned Community Development Plan Amendment No. PD2020-001: An amendment of the Koll Center Newport Planned Community Development Standards (zoning) for the creation of a residential overlay zone to allow for residential uses within the Koll Center Newport Professional and Business Office Site B.
- Major Site Development Review No. SD2020-006: A site development review in accordance with the proposed Koll Center Newport Planned Community amendment and Newport Beach Municipal Code (NBMC) Section 20.52.80 (Site Development Reviews) for the construction of the project.
- Traffic Study No. TS2020-001: A traffic study pursuant to NBMC Chapter 15.40 (Traffic Phasing Ordinance).
- Lot Line Adjustment No. LA2020-002: To reconfigure the two underlying parcels that comprise of the project site in order to facilitate the proposed Project.
- Affordable Housing Implementation Plan No. AH2020-003: A program specifying how the proposed project would meet the City's affordable housing requirements, in exchange for a request of a 20 percent increase in density. The applicant also seeks one development concession related to the number and mix of unit types pursuant NBMC Chapter 20.32 (Density Bonus) and Government Code Section 65915.
- Development Agreement No. DA2020-002: An agreement between the applicant and the City, which would provide vested right to develop the proposed project, while also providing negotiated public benefits; and
- Addendum to the 2006 General Plan Update Program Environmental Impact Reports No. ER2020-003: Pursuant to the California Environmental Quality Act (CEQA), the addendum will address reasonably foreseeable environmental impacts resulting from the proposed development.

**NOTICE IS HEREBY FURTHER GIVEN** that the City has prepared the Residences at 4400 Von Karman EIR addendum to the previously certified General Plan Update Program Environmental Impact Report SCH# 2006011119, and the City of Newport Beach Housing Element (2008-2014) Update Initial Study/Negative Declaration (collectively PEIR). To address reasonably foreseeable environmental impacts resulting from the proposed development, the City has determined that an addendum to the previously certified PEIR 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 [www.newportbeachca.gov/ceqa](http://www.newportbeachca.gov/ceqa).

**NOTICE IS HEREBY FURTHER GIVEN** on November 5, 2020, the Planning Commission of the City of Newport Beach reviewed the proposed project and, by a vote of 4-0, recommended the City Council approve the requested application.

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](http://www.newportbeachca.gov). Individuals not able to attend the meeting may contact the City Clerk's Office 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 the City Clerk's Office at [cityclerk@newportbeachca.gov](mailto:cityclerk@newportbeachca.gov). To give the City Council adequate time to review your questions and comments, please submit your written comments by **Monday, January 11, 2021, at 5:00 p.m.** In addition, members of the public will have the ability to participate in this meeting telephonically. Please review the City Council Agenda for further instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at [www.newportbeachca.gov/citycouncil](http://www.newportbeachca.gov/citycouncil), by end of business day on **Friday, January 8, 2021**. 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's Office at 949-644-3005 or [cityclerk@newportbeachca.gov](mailto:cityclerk@newportbeachca.gov) and our staff will attempt to accommodate you.

For questions regarding this public hearing item please contact [Rosalinh Ung, Principal Planner](mailto:Rosalinh.Ung@newportbeachca.gov), at 949-644-3208 or [rung@newportbeachca.gov](mailto:rung@newportbeachca.gov).

**Project File No.:** PA2020-061

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

**Zone:** PC 15 Koll Center

**General Plan:** Mixed Use Horizontal 2 (MU-H2)

**Location:** 4400 Von Karman Avenue

**Applicant:** TPG (KCN) Acquisition, LLC



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



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**IMPORTANT**  
**PUBLIC HEARING NOTICE**