



NOTICE OF PLANNING COMMISSION STUDY SESSION

THIS IS A COURTESY NOTICE that on **Thursday, May 06, 2021**, at **6:30 p.m.** or soon thereafter as the matter shall be discussed, 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:

Residences at Newport Center – A study session to allow staff and the Applicant to present information regarding the proposed Residences at Newport Center residential development project. The project site includes approximately 1.3 acres in Newport Center bounded to the north by Newport Center Drive and the east by Anacapa Drive. The proposed project consists of the demolition of an existing 2,085-square-foot car wash and gas station to accommodate the development of 28 dwelling units. The project requires the following discretionary approvals to be reviewed by the Planning Commission: General Plan Amendment, Zoning Code Amendment, Planned Community Development Plan, Site Development Review, Tentative Tract Map, Development Agreement, and certification of a Environmental Impact Report. **This study session will be informational only and no decisions will be made at this meeting.** The Planning Commission is tentatively scheduled to consider the project on August 19, 2021. City Council approval is also required.

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, May 5, 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 Planning Commission Agenda for participation 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, April 30, 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 Planning Division at 949-644-3200 or CDD@newportbeachca.gov and our staff will attempt to accommodate you.

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 hearing. No action on the project will be taken by the Planning Commission at the Study Session.

For questions regarding this project, please contact Liz Westmoreland, Associate Planner, at 949-644-3234 or lwestmoreland@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2020-020

Activity No.: GP2020-001, CA2020-008, PC2020-001 SD2020-001, NT2020-001, DA2020-001, ER2021-002

Zone: OR (Office Regional)

General Plan: CO-R (Regional Commercial Office)

Location: 150 Newport Center Drive

Applicant: Newport Center Anacapa Associates, LLC

Lauren Kleiman, Secretary, Planning Commission, City of Newport Beach