



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

**NOTICE IS HEREBY GIVEN** that on **September 28, 2021**, at **4:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City 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 Newport Center** - The project site includes approximately 1.3 acres in Newport Center bounded to the north by Newport Center Drive and to the east by Anacapa Drive. The proposed project consists of the demolition of an existing 2,085-square-foot car wash, convenience market, and gas station to accommodate the development of 28 dwelling units. The project includes a four-story structure with 28 condominium units and common space amenity areas over a two-level, below-grade parking garage. The applicant requests the following discretionary approvals to implement the project:

- General Plan Amendment- to change the site's land use designation from Regional Commercial Office (CO-R) to Multiple Residential (RM) and create a new Anomaly Location for the project site that authorizes a maximum development density of 28 units.
- Zoning Code Amendment and Planned Community Development Plan- to change the site's zoning classification from Office Regional (OR) to Planned Community (PC) District and establish land uses and development standards for the project site. In order to establish a planned community development plan, a waiver of the minimum site area of 10 acres of developed land is necessary.
- Site Development Review and Tentative Tract Map- to allow the development of a four-story structure containing 28 dwelling units that would be sold individually.
- Development Agreement- to provide the project applicant with the assurance that the development of the project may proceed subject to the rules and regulations in effect at the time of project approval and to provide the City with assurance that certain obligations of the project applicant will be met including public benefit fees.
- Certification of an Environmental Impact Report- to address reasonably foreseeable environmental impacts resulting from the legislative and project specific discretionary approvals, a draft and final EIR has been prepared in compliance with the California Environmental Quality Act (CEQA).
- Use Permit No. UP1461 Rescission— rescind the use permit that allows the existing car wash to operate onsite.

**NOTICE IS HEREBY FURTHER GIVEN** that an Environmental Impact Report has been prepared in connection with the application noted above. It is the present intention of the City to accept the Environmental Impact Report and supporting documents. The City encourages members of the general public to review and comment on this documentation. Copies of the Environmental Impact Report and supporting documents are available for public review and inspection at the Planning Division or at the City of Newport Beach website at [www.newportbeachca.gov](http://www.newportbeachca.gov).

**NOTICE IS HEREBY FURTHER GIVEN** that on August 19, 2021 by a vote of (7-0), the Planning Commission of the City of Newport Beach recommended that the City Council approve the Residences at Newport Center project.

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 Chapters 20.64 and 19.12.060 (Subdivision Code). 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 Planning Division or access the City's website after the meeting to review the action on this application.

For questions regarding details of the project please contact Liz Westmoreland, Associate Planner, at 949-644-3234 or [lwestmoreland@newportbeachca.gov](mailto:lwestmoreland@newportbeachca.gov).

**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



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



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