



Legislation Text

File #: 19-0269, **Version:** 1

NEWPORT CROSSINGS MIXED USE PROJECT (PA2017-107)

Site Location: 1701 Corinthian Way

Summary:

Development of a mixed-use residential project consisting of 350 residential dwelling units, 7,500 square feet of commercial space, and a 0.5-acre public park. An existing commercial center called MacArthur Square that is located on the 5.7-acre project site would be demolished. Project implementation requires the approval of the following applications.

- **Site Development Review-** To ensure the site is developed in accordance with the Newport Place Planned Community Development Plan and Zoning Code development standards and regulations pursuant to Newport Beach Municipal Code (NBMC) Section 20.52.080 (Site Development Reviews).
- **Lot Line Adjustment** - To reconfigure the existing three parcels that comprise the site.
- **Affordable Housing Implementation Plan (AHIP)** - To illustrate compliance with affordable housing requirements of the Residential Overlay of the Newport Place Planned Community and density bonus allowances of the City Zoning Code and state law. A total of 78 units will be allocated for lower-income households. The AHIP includes a request for one development concession related to the bedroom mix of the affordable units and a development waiver of the 55-foot building height limit to allow a height of 77 feet 9 inches to accommodate the parapet, roof-top mechanical equipment, elevator shafts, emergency staircase, rooftop terrace, and a portion of the parking garage.

Recommended Action:

1. Conduct a public hearing;
2. Adopt resolution No. PC2019-004 certifying Environmental Impact Report No. ER2017-001, making facts and findings, and approving a mitigation monitoring and reporting program for the Newport Crossing Mixed-Use Project (SCH No. 2017101067) (Attachment PC 1); and
3. Adopt Resolution No. PC2019-005 approving Site Development Review No., SD2017-004, Lot Line Adjustment No. LA2018-004, and Affordable Housing Implementation Plan No. AH2018-001, subject to conditions of approval (Attachment PC 2).