



## Legislation Text

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File #: 19-0649, Version: 1

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### **FORD ROAD RESIDENTIAL (PA2017-228)**

**Site Location: 4302 Ford Road (APN 458 361 10) (at the southeastern corner of the MacArthur Boulevard and Bonita Canyon Drive intersection)**

#### **Summary:**

The project consists of the construction of 21 residential condominium units on vacant property located southeast of the MacArthur Boulevard and Bonita Canyon Drive intersection. The proposed development consists of a two- and three-story building over one level of subterranean parking and will include common amenity areas.

The applicant, Hines, requests the following applications from the City of Newport Beach:

·**General Plan Amendment** - To change the land use category from PF (Public Facilities) to RM (Multiple-Unit Residential). The proposed amendment also includes 21 additional dwelling units in Statistical Area M6.

·**Zoning Code Amendment** - To change the zoning district from PF (Public Facilities) to RM (Multi-Unit Residential) and to revise the Zoning Map (Newport Beach Municipal Code [NBMC] Chapter 20.14 [Zoning Map]) to include a development limit of 21 dwelling units on the property.

·**Major Site Development Review** - To allow the construction of 21 dwelling units with a tentative tract map and to ensure the site is developed in accordance with applicable zoning code development standards and regulations pursuant to NBMC Section 20.52.080 (Site Development Reviews). Also requested is an increase in allowable height for a corner tower element that would exceed the maximum height limit.

·**Tentative Tract Map** - To allow the residential dwelling units to be sold separately.

·**Initial Study/Mitigated Negative Declaration (IS/MND)** - To address reasonably foreseeable environmental impacts resulting from the legislative and project specific discretionary approvals, the City has determined that an Initial Study/Mitigated Negative Declaration (IS/MND) is warranted pursuant to the California Environmental Quality Act (CEQA) Guidelines.

#### **Recommended Action:**

No action on either the project or draft IS/MND can be taken by the Planning Commission at the study session.