

Museum House

Proposed Project

Overview

- Two-acre site located at 850 San Clemente Drive
- Existing building, Orange County Museum of Art, to be demolished
- Project Owner: Orange County Museum of Art
- Project Developer: Related California Urban Housing

Proposed Project

- Condominium tower with 100 for sale units ranging from 1,750-4,950 SF
- 26 stories, 295-feet high with 238 parking spaces in a two-level subterranean garage and two small surface parking lots
- 56,465 SF of common indoor/open space and private open space

The City's Role

Several discretionary approvals are required prior to the start of construction including, but not limited to, a General Plan amendment. Per City Council Policy K-1, a private property owner can request a General Plan amendment, which must be reviewed and acted upon by both the Planning Commission and the City Council. The City will also prepare a fiscal analysis of the project, which will be available for public review during the public hearings. The project is following a normal review/approval process.

CEQA & EIR Process

California Environmental Quality Act (CEQA)

Discloses project impacts to the public and decision makers; identifies ways to avoid or reduce environmental impacts; analyzes alternatives; and fosters inter-agency coordination and review.

Environmental Impact Report (EIR)

A multi-step process that will analyze the impacts of the project on the environment including traffic, population, community compatibility, fire protection, schools, endangered species and archaeological artifacts. Mitigation measures will also be identified that are intended to minimize and/or eliminate any adverse impacts of the project, which are identified in the EIR.

Opportunities for Public Participation

- Draft EIR to be circulated for public review for 45 days, tentatively scheduled for summer 2016.
- Final EIR to be published with responses to comments received during the Draft EIR; available for public review prior to project approval.
- Planning Commission and City Council public hearings on the EIR and project, tentatively scheduled for late summer/early fall 2016.

Public Comments

Submit comments to Senior Planner, Gregg Ramirez, City of Newport Beach, Community Development Department, 100 Civic Center Drive, Newport Beach, CA 92660, email gramirez@newportbeachca.gov, or call 949-644-3219.

Learn more at www.newportbeachca.gov/museumhouse

