

NOTICE OF AVAILABILITY OF INITIAL STUDY/MND

Project Title and Activity Number

Newport Center Villas Residential Project (PA2014-213)

- General Plan Amendment No. GP2014-003
- Code Amendment No. CA2014-002
- Planned Community Development Plan No. PC2014-004
- Site Development Review No. SD2014-006
- Tract Map No. NT2015-003

Project Location – Specific

The site is 1.26 acres and is located at 150 Newport Center Drive at the southwest corner of Newport Center Drive and Anacapa Drive, approximately 1.4 miles northeast of Newport Bay, 0.31 miles north of East Coast Highway (State Route 1), and two miles southwest of State Route 73.

Project Location – City

Newport Beach

Project Location – County

County of Orange

Description of Nature and Purpose of Project:

The proposed project consists of the demolition of an existing 2,085-square-foot car-wash and gas station to accommodate the development of a 7-story 49-unit residential condominium building with three levels of subterranean parking. Development of the proposed project would require the following approvals from the City of Newport Beach:

1. **General Plan Amendment**-to change the land use category from CO-R (Regional Commercial Office) to RM (Multi-Unit Residential) and establish an anomaly designation for 49 dwelling units.
2. **Zoning Code Amendment**-to change the Zoning District designation from OR (Office Regional Commercial) to PC (Planned Community District) over the entire site.
3. **Planned Community Development Plan**-to establish a planned community development plan (PC) over the entire project site that includes development and design standards for 49 residential condominium units. In order to establish a planned community development plan, a waiver of the minimum site area of 10 acres of developed land is necessary. The applicant also requests an increase in the height limit to 75 feet 6 inches with mechanical appurtenances up to 83 feet 6 inches.
4. **Site Development Review**- to allow the construction of 49 multi-family dwelling units.
5. **Tract Map**-to establish a 49-unit residential condominium tract on a 1.3 acre site.

The Significant Effects on the Environment, if any, Anticipated as a Result of the Project:

On the basis of the Initial Study, City staff has concluded that the project would not have a significant impact on the environment and has therefore recommended adoption of a Mitigated Negative Declaration (MND). The Mitigated Negative Declaration is based on the finding that, by implementing the identified mitigation measures, the project's potential significant adverse impacts will be reduced to a less than significant level.

Lead Agency Division

City of Newport Beach, Planning Division

Address where copy of the Initial Study and all documents referenced in the Initial Study are available:

Copies of the document are available for review in the Community Development Department, 100 Civic Center Drive, Bay B, Newport Beach, CA 92660 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday, and 7:30 a.m. and 4:30 p.m. on Friday. The document can also be accessed online at:

<http://www.newportbeachca.gov/index.aspx?page=1347>. Additionally, copies of the document are also available for review at the following City public libraries during regular business hours:

Newport Beach Public Library
Corona del Mar Branch
420 Marigold Ave.
Corona del Mar, CA 92625

Newport Beach Public Library
Mariners Branch
1300 Irvine Avenue
Newport Beach, CA 92660

Newport Beach Public Library
Balboa Branch
100 East Balboa Boulevard
Newport Beach, CA 92660

Newport Beach Public Library
Central Library
1000 Avocado Avenue
Newport Beach, CA 92660

Date of Issue:

09/11/2015

Review Period:

20 Days

Date, Time and Location of Public Hearing, if any:

The City's Planning Commission is tentatively scheduled to consider this item at a regular meeting to be held on October 22, 2015, 6:30 p.m., at the City of Newport Beach Civic Center Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660.

Contact Person Area Code - Telephone - Extension

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