



**Notice of Intent to Adopt  
Mitigated Negative Declaration for the Newport Center Villas Project  
City of Newport Beach  
(PA2014-213)**

Notice is hereby given that the City of Newport Beach (lead agency) has completed an Initial Study and intends to adopt a Mitigated Negative Declaration for the Newport Center Villas project.

**Project Location:** 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 Description:** 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.

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.

The IS/MND is available for a 20-day public review period beginning September 11, 2015, and ending October 1, 2015. 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

Written comments on the proposed project must be received no later than October 1, 2015, at 5:30 p.m. to the attention of Makana Nova, Associate Planner, at the address listed below or via email. Your comments should specifically identify what environmental impacts you believe would result from the project, why they are significant, and what changes or mitigation measures you believe should be adopted to eliminate or reduce these impacts. There is no fee to submit comments. You are also invited to attend and testify at the public hearings as to the appropriateness of this document.

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. For additional information, please contact Makana Nova, Associate Planner, at (949) 644-3249 or at [mnova@newportbeachca.gov](mailto:mnova@newportbeachca.gov).

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