

Notice of Intent to Adopt Mitigated Declaration for Mariner's Pointe Project City of Newport Beach

Notice is hereby given that the City of Newport Beach has completed a Mitigated Negative Declaration for the construction of a new commercial building at 100 - 300 West Coast Highway at the intersection of West Coast Highway and Dover Drive, Newport Beach, California. The 0.76 acre project site consists of two existing connected one-story buildings and a surface lot. The project applicant, Glenn Verdult, proposes to demolish the existing structures and pavement onsite and construct a two-story commercial structure of 23,015 gross building square feet and a three-story parking structure. The development would include various commercial/retail uses such as restaurants (10,493 sf), specialty retail (9,522 sf), and medical office (3,000 sf).

Development of the proposed project would require the following entitlements from the City of Newport Beach.

- **General Plan Amendment:** increase the allowable floor area to land area ratio (FAR) for the project site from 0.5 FAR to 0.68 FAR
- **Zoning Code Amendment:** change the specific floor area limitation for the project site on the Zoning Map from 0.3/0.5 FAR to 0.68 FAR
- **Site Development Review:** to allow the construction of a 23,015-square-foot, two-story building and a three-story parking structure that will exceed the 31-foot base height limit with a maximum height of 40 feet
- **Modification Permit:** to allow architectural feature (cupola and finial) to exceed the 40-foot maximum height limit (proposed height of 44 feet)
- **Conditional Use Permit:** to allow rooftop parking, to modify the off-street parking requirements, and to establish a parking management plan for the site
- **Variance:** to allow the building to encroach 5 feet into the 5-foot rear yard setback
- **Parcel Map:** to consolidate six lots into one parcel

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 preparation of a Mitigated Negative Declaration (MND). The MND reflects the independent judgment of City staff and recognizes project design features, previous environmental evaluations, and standard construction and engineering practices, requiring review and reevaluation of future projects as contributing to avoidance of potential impacts. The project site does not include any sites on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5.

The MND is available for a 30-day public review period beginning April 11, 2011 and ending May 11, 2011. Copies of the document are available for review at 3300 Newport Boulevard, Newport Beach, CA 92658 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The document can also be accessed online at: <http://www.newportbeachca.gov/index.aspx?page=942>. Additionally, copies of the document are also available for review at the following City public libraries:

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

Any written comments on the proposed project must be received no later than May 11, 2011 at 5:00 p.m. to the attention of Jaime Murillo at the address listed below.

The City's Planning Commission is tentatively scheduled to consider this item at a regular meeting to be held on at 6:30 p.m. on June 9, 2011, at the City of Newport Beach Council Chambers, 3300 Newport Boulevard, Newport Beach, CA 92658. For additional information, please contact Jaime Murillo, Associate Planner, at (949) 644-3209 or at JMurillo@newportbeachca.gov.

Jaime Murillo, Associate Planner
City of Newport Beach
3300 Newport Boulevard
Newport Beach, CA 92658