



## Notice of Preparation and Scoping Meeting for the 150 Newport Center Environmental Impact Report

**DATE:** January 12, 2016

**TO:** Reviewing Agencies and Other Interested Parties

**FROM:** City of Newport Beach, Community Development Department, 100 Civic Center Drive, Newport Beach, CA 92660

**PROJECT TITLE/SUBJECT:** 150 Newport Center Residential Condominium Project- Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting

**PROJECT APPLICANT:** Newport Center Anacapa Associates, LLC

**NOTICE OF PREPARATION REVIEW PERIOD:** January 12, 2016 through February 11, 2016 (30 days)

**SCOPING MEETING:** January 27, 2016

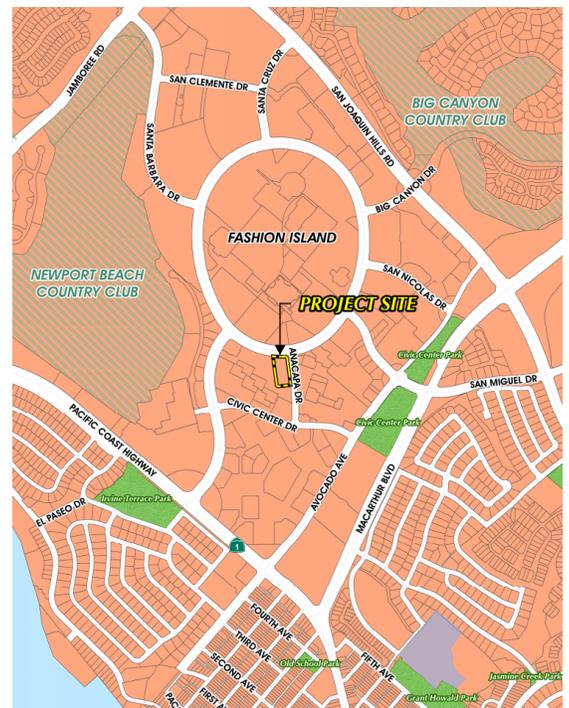
The purpose of this Notice of Preparation (NOP) is to notify potential Responsible Agencies (Agencies) that the Lead Agency, the City of Newport Beach, will prepare an Environmental Impact Report (EIR) for the proposed 150 Newport Center (Project) and to solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR (California Environmental Quality Act [CEQA] Guidelines §15082). This NOP also provides notice to interested parties, organizations, and individuals of the preparation of the EIR and requests comments on the scope and contents of the environmental document.

### PROJECT LOCATION:

The site at 150 Newport Center Drive is 1.26 acres and is located approximately 1.4 miles east of Newport Bay. The Project site is located within an area generally bounded by Newport Center Drive to the north and Anacapa Drive to the east. Local access to the site is provided via Newport Center Drive to the north and west, Civic Center Drive to the south, and Anacapa Drive, Avocado Avenue, and MacArthur Boulevard to the east. Regional access to the site is provided via State Route 1 (Pacific Coast Highway), which is located 0.31 miles to the south and California State Route 73, which is located approximately 2 miles northeast of the Project site. The Project site is illustrated on the map below.

### PROJECT DESCRIPTION:

The proposed 150 Newport Center project consists of the demolition of an existing 8,500-square-foot car-wash, convenience market, 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 (Table LU2) 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. **Tentative Tract Map** -to establish a 49-unit residential condominium tract on a 1.3 acre site.
6. **Development Agreement** - review of a proposed development agreement that would provide public benefits should the project be approved.
7. **Environmental Impact Report (EIR)** – to address reasonably foreseeable environmental impacts resulting from the legislative and project specific discretionary approvals, an EIR has been prepared to address the California Environmental Quality Act (CEQA).

A detailed project description can be reviewed in the project Initial Study, which is available in hard copy form at the City of Newport Beach Planning Division Counter and at several public libraries, and online at the City’s website, as described below. Additionally, updated project information is also available via the project webpage:

<http://www.newportbeachca.gov/trending/projects-issues/newport-center-villas>

**NOTICE OF PREPARATION AND INITIAL STUDY:**

The City has prepared an Initial Study that provides a detailed project description and evaluation of the potential environmental effects of the proposed project. The Notice of Preparation and accompanying Initial Study can also be accessed online at: <http://www.newportbeachca.gov/cegadocuments>. Copies are also available at the City of Newport Beach Planning Division 100 Civic Center Drive, Newport Beach, California, 92660, and at the following locations:

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

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  
 Corona del Mar Branch  
 420 Marigold Ave.  
 Corona del Mar, CA 92625

The City of Newport Beach requests your careful review and consideration of this notice, and it invites any and all input and comments from interested Agencies, persons, and organizations regarding the preparation of the EIR. Pursuant to CEQA §21080.4, Agencies must submit any comments in response to this notice no later than 30 days beginning January 12, 2016, and ending the close of business on February 11, 2016. All comments or other responses to this notice should be submitted in writing to:

Makana Nova, Associate Planner  
 City of Newport Beach, Community Development Department  
 100 Civic Center Drive  
 Newport Beach, California 92660  
[mnova@newportbeachca.gov](mailto:mnova@newportbeachca.gov)  
 949.644.3249

**NOTICE OF PUBLIC SCOPING MEETING:**

The City will conduct a public scoping meeting in conjunction with this Notice of Preparation in order to present the Project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on January 27, 2016, at 6:00 P.M. at the Civic Center Community Room, 100 Civic Center Drive, Newport Beach, CA 92660.