



Hugh Nguyen
Clerk - Recorder

RECEIVED BY
COMMUNITY

OCT 20 2015

Orange County
Clerk-Recorder's Office
12 Civic Center Plaza, Room 106, P.O. Box 238, Santa Ana, CA 92702
web: www.oc.ca.gov/recorder/
PHONE (714) 834-2500 FAX (714) 834-5284

DEVELOPMENT
CITY OF NEWPORT BEACH

CITY OF NEWPORT BEACH
100 CIVIC CENTER DR PO BOX 1768
NEWPORT BEACH, CA 92658-8915

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF INTENT

The attached notice was received, filed and a copy was posted on 09/11/2015

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: bennett Hazel Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted ***** within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local **lead** agency *** within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

POSTED

SEP 11 2015

HUGH NGUYEN, CLERK-RECORDER

BY: HN DEPUTY

 <p>CITY OF NEWPORT BEACH 3300 Newport Boulevard P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3200</p>	<p align="center">Notice of Intent to Adopt a Negative Declaration</p>
<p>To:</p> <input type="checkbox"/> Office of Planning and Research State Clearinghouse P.O. BOX 3044 Sacramento, CA 95812-3044	<p>From:</p> City of Newport Beach, Planning Division 100 Civic Center Drive Newport Beach, CA 92660
<input checked="" type="checkbox"/> County Clerk, County of Orange Public Services Division Santa Ana, CA 92702	<p>Date: 09/11/2015</p>
<p>Public Review Period:</p>	<p>20 days</p>
<p>Project Name and Activity Number:</p>	<p>Newport Center Villas (PA2014-213)</p> <ul style="list-style-type: none"> • 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
<p>Project Location:</p>	<p>150 Newport Center Drive</p>
<p>Project Description:</p>	<p>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:</p> <ol style="list-style-type: none"> 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.

