



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE LIDO HOUSE HOTEL

Date: April 29, 2014

To: Reviewing Agencies and Other Interested Parties

Subject: Notice of Availability of the Draft Environmental Impact Report for the Lido House Hotel

Project Applicant: R.D. Olson Development

Draft EIR Review Period: April 29, 2014 – June 13, 2014

Pursuant to the State of California Public Resources Code § 21165 and the "Guidelines for Implementation of the California Environmental Quality Act" as amended to date, as Lead Agency, the City of Newport Beach is circulating for public review a Draft Environmental Impact Report (DEIR) for the proposed Lido House Hotel Project.

Project Title: Lido House Hotel

Project Location: The 4.25 acre site (3300 Newport Boulevard) is located at the northeast corner of the intersection of Newport Boulevard and 32nd Street on the Balboa Peninsula in the Lido Village area of Newport Beach.

Project Description: The City plans to lease the majority of the site for the development of a 130-room Lido House Hotel, the subject of this Notice of Availability. The proposed hotel would also include meeting rooms, accessory retail spaces, a restaurant, lobby bar, rooftop bar, guest pool and recreational areas, and all required appurtenant facilities including, but not limited to on-site parking, landscaping, utilities, and adjoining public improvements. The hotel would be no larger than 99,625 gross square feet. The project would also provide 148 surface parking spaces and would accommodate additional parking through active parking management, including valet parking service.

The proposed architecture is planned to be consistent with the *Lido Village Design Guidelines*. The proposed structures would be approximately four-stories with architectural features up to 58.5-feet in height. The project would also include public open spaces consisting of pedestrian plazas, landscape areas, and other amenities proposed to be located along Newport Boulevard and 32nd Street. Landscaping within the public plaza space along Newport Boulevard would include a variation of grasses, shrubs, and trees. This plaza area would also include architectural features such as sea glass, sand, and shell paving, reclaimed wood benches, wood decks with seating, a lawn terrace, and a park gateway.

The City is also considering relocating a portion of the existing, angled, metered parking on the north side of 32nd Street (just south of the old City Council Chambers) further to the east in front of St. James Church, which is located just west of Lafayette Road. Currently, there is excess street capacity along 32nd Street (just west of Lafayette Road) that would be modified in order to accommodate angled parking along the north side of 32nd Street in front of the church and travel lanes. This would also pull the curb line along the project site south and 32nd Street would be restriped with the intent to modestly "straighten" out the westbound traffic lane to improve vehicle maneuvering.

The project includes the following discretionary actions:

1. General Plan Amendment (GPA) - The amendment includes a text and map change to replace the existing Public Facilities (PF) designation for the site with a new mixed-use land use category (MU-H5) and establish density and intensity limits within Table LU-2 of the Land Use Element by establishing a new anomaly location.

2. Coastal Land Use Plan Amendment (CLUP) - The amendment includes a text and map change to replace the existing Public Facilities (PF) designation for the site with a new mixed-use land use category (MU) and establish density and intensity limits within Table 2.1.1-1. The proposed amendment also includes a change to Policy 4.4.2-1 to establish the policy basis for higher height limits.
3. Zoning Code Amendment - The amendment includes a text and map change to replace the existing Public Facilities (PF) zoning designation for the site with a new zone MU-LV designation (Mixed-Use-Lido Village) to establish density and intensity limits consistent with the proposed General Plan amendment. Development standards and allowed uses would also be established.
4. Site Development Review - Entitlement application for the redevelopment of the site with the proposed 130-room, Lido House Hotel and all appurtenant facilities. Redevelopment of the site includes the demolition of all on-site structures with the exception of Fire Station No. 2 and its appurtenant facilities. The project would include the provision of necessary utility connections to serve the proposed project. Public improvements consisting of modifying existing street improvements within abutting rights of way are also included.
5. Conditional Use Permit – A Conditional Use Permit application for the proposed hotel and accessory uses including establishing necessary parking and any parking management provision.
6. Ground Lease – The City intends to enter into a long-term ground lease for the development and operation of the proposed Lido House. Hotel

The DEIR indicates that upon compliance with regulatory requirements and recommended mitigation measures (as appropriate), all environmental impacts were found to be less than significant.

Notice of Availability: The DEIR is available for a 45-day public review period beginning on Tuesday, April 29, 2014. All interested parties are invited to submit written comments on the DEIR. Due to the time limits mandated by state law, comments on the DEIR must be received from **April 29, 2014 through June 13, 2014**. Agencies should provide the name of a contact person with their response.

Copies of the DEIR are available during the 45-day public review period at the following locations:

1. City of Newport Beach Planning Division, 100 Civic Center Drive, Newport Beach, CA 92660;
2. City of Newport Beach website: <http://www.newportbeachca.gov/cegadocuments>;
3. Newport Beach Public Library, Central Library, 1000 Avocado Avenue, Newport Beach, CA 92660;
4. Newport Beach Public Library, Balboa Branch, 100 East Balboa Boulevard, Newport Beach, CA 92660;
5. Newport Beach Public Library, Corona Del Mar Branch, 420 Marigold Avenue, Corona Del Mar, CA 92625;
6. Newport Beach Public Library, Mariners Branch, 1300 Irvine Avenue, Newport Beach, CA 92660.

All comments and responses to this notice should be submitted in writing to: James Campbell, Principal Planner, City of Newport Beach, Community Development Department, 100 Civic Center Drive, Newport Beach, CA, 92660, 949.644.3210 or via email at jcampbell@newportbeachca.gov.

The Planning Commission of the City of Newport Beach will hold a Study Session on the project at its June 5, 2014, meeting that will be held in the City Council Chambers, 100 Civic Center Drive, Newport Beach, CA, 92660. For further information as to the future schedule of hearings, please check: <http://www.newportbeachca.gov/lidohousehotel>.

Date: April 29, 2014

Signature:

Title:

Mr. James Campbell, Principal Planner