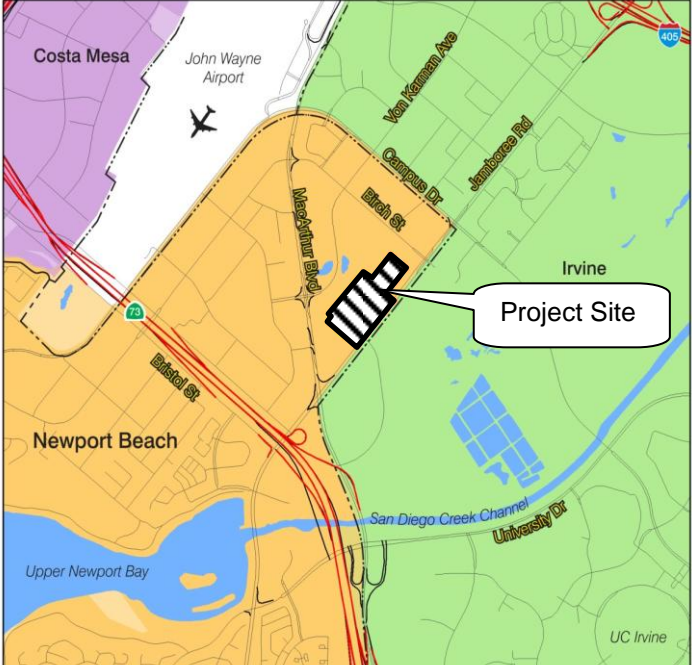


CITY OF NEWPORT BEACH
NOTICE OF PLANNING COMMISSION STUDY SESSIONS

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Newport Beach will hold two study sessions on the Uptown Newport Project (PA2011-134) and the Draft Environmental Impact Report SCH No. 2010051094 in the City Council Chambers (Building A) at 3300 Newport Boulevard on **October 4, 2012, at 6:30 p.m. and October 18, 2012, at 4:30 p.m.**

The study sessions will be dedicated to discussing the project and the Draft Environmental Impact Report. The proposed Uptown Newport Project would remove existing office and industrial uses in two phases and construct a mixed-use community consisting of 1,244 residential units, 11,500 square feet of neighborhood-serving retail space, and approximately two acres of park space. Residential product types would be for sale and rental with a mix of townhomes, and mid- and high-rise condominiums. Of the 1,224 housing units, 184 units would be set aside for affordable housing. Proposed buildings would range from 30 feet to 75 feet in height; with several residential towers up to 150 feet high. The 25.05-acre project site is within the Airport Business Area of the City of Newport Beach and located on the north side of Jamboree Road, at 4311-4321 Jamboree Road, which is west of MacArthur Boulevard and east of Birch Street. Project approval requires a Planned Community Development Plan amendment and adoption, Tentative Tract Map, Development Agreement, Traffic Study, Affordable Housing Implementation Plan, Phasing Plan and Design Guidelines. Public hearings before the Planning Commission and City Council will follow the study sessions. The City Council is the final decision making authority for the project.

All interested parties are invited to attend the study sessions to provide written or verbal comments. The study sessions are for discussion purposes only. No action on either the environmental impact report or the project will be taken by the Planning Commission at the study sessions. The agenda and relevant documents may be reviewed at the Planning Division of the Community Development Department (Building C, 2nd Floor), 3300 Newport Boulevard, Newport Beach, California, 92663 or at the City of Newport Beach website at www.newportbeachca.gov on the Monday prior to each study session.

<p>For Additional Information, Contact:</p>	<p style="text-align:center">Project Location Map</p>
<p>Rosalinh Ung, Associate Planner City of Newport Beach 3300 Newport Boulevard Newport Beach, CA 92663 949-644-3208 rung@newportbeachca.gov</p> <p>The Draft Environmental Impact Review (DEIR) SCH No. 2010051094 is available for public review and comment from September 10, 2012 to October 24, 2012.</p> <p>The DEIR is available at: Central Library-1000 Avocado Ave. Balboa Branch-100 East Balboa Blvd. Mariners Branch-2005 Dover Dr. Corona Del Mar Branch-420 Marigold Ave.</p>	

Fred Ameri, Secretary, Planning Commission, City of Newport Beach