

CITY OF NEWPORT BEACH - NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, October 20, 2016**, at **6:30 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

Museum House Residential Project – Related California Urban Housing, LLC, the Project Applicant, is seeking approval of a 100-residential unit condominium project, the Museum House. The proposed project includes demolition of the existing 23,632 square foot Orange County Museum of Art building. The proposed tower consists of 25-floors totaling approximately 295 feet from finished grade to the top of the roof-mounted equipment and two levels of subterranean parking. The project site is approximately two acres (86,942 square feet) and is located between Santa Cruz Drive to the east and Santa Barbara Drive to the west. The applicant, requests the following approvals from the City of Newport Beach:

- **General Plan Amendment (GPA)** – To remove the property from Anomaly No. 49 (Table LU2) and change the land use category from Private Institutional (PI) to Multi-Unit Residential (RM-100) with a maximum development limit of 100 units.
- **Planned Community Development Plan Amendment (Zoning)** – To change the San Joaquin Plaza Planned Community (PC) land use designation from Civic/Cultural/Professional/Office to Multi-Unit Residential. The PC amendment also includes new residential development standards including a 295-foot height limit measured from finished grade.
- **Tentative Vesting Tract Map** – To allow the individual dwelling units to be sold separately as condominiums.
- **Site Development Review** – To ensure site development is in accordance with the applicable planned community and zoning code development standards and regulations pursuant to Section 20.52.080 (Site Development Reviews) of the Zoning Code.
- **Traffic Study** – To study potential traffic impacts pursuant to the City of Newport Beach Traffic Phasing Ordinance.
- **Development Agreement** – To comply with Section 15.45.020 of the Municipal Code because the requested GPA includes 50 or more units.
- **Environmental Impact Report (EIR)** – To address reasonably foreseeable environmental impacts resulting from the legislative and project specific discretionary approvals pursuant to CEQA.
- **Revoke Use Permit** - If approved, this action will revoke Use Permit No. UP2015-017 (PA2015-086), which allows beer and wine sales at the museum.
- **Revoke Modification Permit** - If approved, this action will revoke Modification Permit No. MD2004-059 (PA2004-184), which allows flagpoles/signage beyond that allowed by the zoning code.

NOTICE IS HEREBY FURTHER GIVEN that an Environmental Impact Report, SCH No. 2016021023, has been prepared in connection with the application noted above. It is the present intention of the City to accept the Environmental Impact Report and supporting documents. The City has prepared the draft EIR, which was distributed for public comment beginning August 17, 2016 through September 30, 2016. Copies of the Environmental Impact Report and supporting documents are available for public review and inspection at the Planning Division or at the City of Newport Beach website at www.newportbeachca.gov/ceqadocuments.

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 and Section 19.12.060 (Subdivision Code). The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided. Prior to the public hearing, the agenda, staff report, and documents may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, California, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov/planningcommission. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application.

For questions regarding this public hearing item please contact Gregg Ramirez, Senior Planner at (949) 644-3219, gramirez@newportbeachca.gov.

Project File No.: PA2015-152

Activity No.: GP2015-001, PC2015-001, NT2016-001, SD2016-001, TS2015-004, DA2016-001, and ER2016-002

Zone: PC 19 (San Joaquin Plaza Planned Community)

General Plan: PI (Private Institutional)

Location: 850 San Clemente Drive

Applicant: Related California Urban Housing, LLC

Peter Zak, Secretary, Planning Commission, City of Newport Beach