

**Notice of Intent to Adopt
Mitigated Negative Declaration
Old Newport Boulevard General Plan Amendment (PA2008-047)
City of Newport Beach**

Notice is hereby given that the City of Newport Beach has completed a Mitigated Negative Declaration for a General Plan Amendment (GPA) to allow development at a floor area to land area ratio (FAR) of 1.0 (as compared to the currently permitted 0.5 FAR) for the site located at 328 to 340 Old Newport Boulevard. An FAR of 1.0 could result in 25,725 square feet (sq. ft.) of development. The applicant, Dr. Emanuel Shaoulian, intends to develop up to this amount of space subject to compliance with other Code requirements (such as parking). The currently proposed configuration of the project is 25,000 sq. ft. of medical office space. Currently 14,012 sq. ft. of office, medical office and one apartment occupy the site.

Development of the proposed project would require the following entitlements from the City of Newport Beach:

- **Amendment to the Land Use Element** of the Newport Beach General Plan to increase the allowable FAR from 0.5 to 1.0 for the project site.
- **Use Permit** to exceed the 32 foot base height limit with an elevator and stairwell enclosure. With the approval of a use permit, an increase in the height limit of up to 50 feet is allowable.
- **Lot Merger** or **Parcel Map** to consolidate the three parcels (four legal lots) into one parcel.
- **Modification Permit** to allow the proposed subterranean parking area to encroach into the 5-foot rear yard setback.
- Approval of a seven space **off-street parking credit** pursuant to Section 20.46.040(L) of the Zoning Code for the creation of seven, on-street parking spaces along the project frontage on Old Newport Boulevard.
- Preparation of a **Traffic Study** pursuant to the City's Traffic Phasing Ordinance.

On the basis of the Initial Study, City staff has concluded that the project would not have a significant impact on the environment and has therefore recommended preparation of a Mitigated Negative Declaration (MND). The MND reflects the independent judgment of City staff and recognizes project design features, previous environmental evaluations, and standard construction and engineering practices, requiring review and reevaluation of future projects as contributing to avoidance of potential impacts. The project site does not include any sites on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5.

The MND is available for a 30-day public review period beginning December 14, 2009 and ending January 12, 2010. Copies of the document are available for review at 3300 Newport Boulevard, Newport Beach, CA 92658 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The document can also be accessed online at: <http://www.newportbeachca.gov/index.aspx?page=942>. Any written comments on the proposed project must be received no later than January 12, 2010, at 5:00 p.m. to the attention of Jaime Murillo at the address listed below.

The City's Planning Commission is tentatively scheduled to consider this item at a regular meeting to be held on at 6:30 p.m. on January 21, 2010, at the City of Newport Beach Council Chambers, 3300 Newport Boulevard, Newport Beach, CA 92658. For additional information, please contact Jaime Murillo, Associate Planner, at (949) 644-3209 or at JMurillo@newportbeachca.gov.

Jaime Murillo, Associate Planner
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