



CAA PLANNING

April 14, 2025

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AIRPORT LAND USE COMMISSION

Mr. Gerald Bresnahan, Chairman
Airport Land Use Commission
3160 Airway Avenue
Costa Mesa, CA 92626

Subject: City of Newport Beach Amendment to North Newport Center Planned Community Development Plan (PC-56)

Dear Chair Bresnahan:

This letter is submitted on behalf of Irvine Company, the owner of properties located in the North Newport Center Planned Community (PC). We appreciate the opportunity to provide the comments to the Airport Land Use Commission (ALUC) on the North Newport Center PC agenda item that will be considered during the April 17, 2025 meeting.

The North Newport Center PC was originally approved by the City of Newport Beach in 2007, following the last comprehensive update to the City's General Plan. At the time of adoption, the PC included Fashion Island (125' height maximum), Blocks 500 and 600 (295' height maximum residential or commercial), and San Joaquin Plaza (65' height maximum). Overtime, the PC boundary was amended to include Block 800 (200' height maximum for residential / 125' height for office), Block 100 (50' height maximum) and Block 400 (295' height maximum residential or commercial). The PC currently allows for residential uses in Blocks 500 and 600 up to 295' in height and in Block 800 (residential portion) up to 200' in height.

As noted in the Staff Report, the PC has been considered by the ALUC for consistency with the Airport Environs Land Use Plan (AELUP) on five separate occasions. At each review, the ALUC has found the PC to be consistent with the AELUP. The PC Section III.A.2., Standards for Buildings Over 200' in Height includes a requirement that all buildings over 200' in height above ground level (AGL), shall file a Notice of Proposed Construction Alteration with the Federal Aviation Administration (FAA) and that the project shall be referred to ALUC for review. Irvine Company has constructed two commercial buildings over 200' in height AGL since 2007, and both of those buildings were referred to ALUC and found to be consistent with the AELUP.

Irvine Company recently applied to the City of Newport Beach to amend the PC to incorporate additional residential units into the PC boundary. While this amendment to the PC is necessary to ensure that housing opportunities are created consistent with the City's certified Housing Element and adopted Land Use Element, it is independent from the City's recent Housing Overlay that was considered by the ALUC at the recent February and March meetings. It is a separate legislative document compared to the City's Housing Overlay and the PC is the zoning document for these units.



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As mentioned above, the PC already allows residential uses in Blocks 500, 600, San Joaquin Plaza, and the residential portion of Block 800. The proposed PC amendment would allow for residential uses to be added to Block 100, 400 and Fashion Island and to increase the maximum allowable height of residential buildings in Block 100 (125'), Fashion Island (225'), and a portion of San Joaquin Plaza (85'). Residential buildings within Blocks 500 and 600 will remain permitted at 295' and in Block 800 to 200'. There are no proposed changes to building heights for non-residential buildings and there are no changes to PC Section III.A.2., Standards for Buildings Over 200' in Height, which will continue to require FAA determinations and ALUC referral for any building over 200' in height.

The proposed amendment will not result in an increase in the existing maximum allowable building height in the North Newport Center Planned Community area, which is 295' for residential and commercial uses in Blocks 500 and 600, and up to 200' for the residential portion of Block 800. Fashion Island and Block 100 are located further from the airport compared to Blocks 500 and 600 and will not place new residential uses any closer or higher than is already allowed.

We appreciate your thoughtful consideration of this application, and we urge the Commission to adopt the Staff Recommendation and find the PC Amendment to be consistent with the AELUP. Newport Center is an ideal location for high quality development of multifamily housing which will help the City meet their RHNA goals in an area of the City central to jobs, recreation, and entertainment.

Sincerely,
CAA PLANNIG, INC.

Shawna L. Schaffner
Chief Executive Officer

c: Julie Fitch, Executive Director, Airport Land Use Commission
Barry Curtis, Irvine Company
Ben Zdeba, City of Newport Beach