

**CITY OF NEWPORT BEACH
CITY COUNCIL STAFF REPORT**Agenda Item No. 8
April 11, 2006**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**FROM:** James Campbell, Senior Planner
Planning Department
949/644-3210. jcampbell@city.newport-beach.ca.us**SUBJECT:** Professional Services Agreement to prepare an Environmental Impact Report for the Hyatt Regency Newport Beach Expansion.

RECOMMENDATIONS

- 1) Approve a Professional Services Agreement with The Planning Center of Costa Mesa, California, for professional environmental services to prepare an Environmental Impact Report for an amount not to exceed \$135,565; and
- 2) Authorize City Manager to sign the Agreement.

DISCUSSION

Hyatt Regency Newport Beach proposes to expand by adding 88 new timeshare units, a new 24,387 square foot ballroom, a 10,072 square foot spa, and two-level parking garage. Implementation of the project will require the demolition of 12 villas and the existing 3,190 square foot ballroom and the elimination of the executive golf course.

The application for the Hyatt Regency expansion includes requests for a code amendment to revise the Coastal Height Limitation Zone map boundaries so as to include the subject property in the 32/50 height zone rather than the 26/35 height zone, a Local Coastal Program Amendment to revise the Coastal Height Limitation Zone map boundaries to exclude subject property, an amendment to the existing Use Permit, a Use Permit to allow for structure height in excess of 32 feet and below 50 feet in height and a Development Agreement for the timeshare units.

Environmental Impact Report Preparation

Staff conducted a preliminary evaluation of the proposed project and concluded that an Environmental Impact Report should be prepared. The EIR will focus on Traffic and Circulation, Visual/Scenic Resources, Biological Resources, Hydrology and Water Quality and Land Use and Planning although the full scope of the review will include all topics.

