



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, December 07, 2023**, at **5:00 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:

Sage Hill Middle School - A major site development review, minor use permit, and traffic study to increase student enrollment from 600 to 750 students and to construct a new three-story, 38,658 square-foot middle school (i.e., grades 7-8) and gymnasium building for Sage Hill School on the northern portion of the existing campus. The proposed structure would exceed the remaining 20,166 square feet authorized by the original use permit; therefore, the request includes an amendment to increase the total floor area on-site by 18,492 square feet for a total of 160,392 square feet. The proposed middle school and gymnasium building includes eight classrooms, a café, offices, storage rooms, outdoor learning areas, and approximately 824 bleacher seats within the gymnasium. The proposed project also includes nighttime lighting and landscaping improvements for the existing baseball field as well as landscaping improvements for the new school and gymnasium building. Lastly, the project includes improvements to Newport Coast Drive to extend the existing left turn lane at the intersection of Newport Coast Drive and the Coyote Canyon Landfill Renewable Energy Facility (REF), which is intended to improve queuing capacity. No changes are proposed to the existing high school facilities (i.e., grades 9-12) which will continue to be regulated by Use Permit No. PA97-0173.

The project is categorically exempt under Section 15301 under Class 1 (Existing Facilities) and Section 15314 under Class 14 (Minor Additions to Schools) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding 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 before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or 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. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Jenny Tran, Assistant Planner, at 949-644-3212 or jtran@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-0277

Activity: Major Site Development Review, Minor Use Permit, and Traffic Study

Zone: PI (Private Institutions)

General Plan: PI (Private Institutions)

Location: 20402 Newport Coast Drive

Applicant: Sage Hill School

Tristan Harris, Secretary, Planning Commission, City of Newport Beach