



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 09, 2025**, at **6:00 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:

Pacifica Christian High School Use Permit—Pacifica Christian currently operates a high school and auxiliary campus with a maximum student enrollment of 385 and a maximum staff of 50. To provide adequate parking for students and staff, Pacifica Christian has off-site parking agreements with two properties within the vicinity of the school. The school and off-site parking agreements are authorized pursuant to the Conditional Use Permit (CUP) filed as PA2023-0078. Condition of Approval No. 16 of the CUP requires the off-site parking location of 873 to 877 Production Place be used only for warehousing and administrative offices and prohibits students from using or accessing the site. The Applicant is requesting that the condition be amended to remove the prohibition on students accessing the site and allow it to be used as an athletic training facility for student athletes, rather than warehousing. While students will be allowed to access the site for after school athletic training purposes, no students will park at the site and no school instruction will occur. In addition to the athletic training facility, the site will continue to provide administrative offices and parking for Pacifica Christian staff. If approved, this CUP would supersede the CUP filed as PA2023-0078.

The project is categorically exempt under Section 15301 - Class 1 (Existing Facilities) 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 (Appeals). 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 Joselyn Perez, Senior Planner, at 949-644-3312 or jperez@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0237

Activity: Conditional Use Permit (CUP)

Zone: PI (Private Institutions), PF (Public Facilities), Multiple Residential (RM), Industrial (IG)

General Plan: PI (Private Institutions), PF (Public Facilities), Multiple Residential (RM), General Industrial (IG)

Location: 1499 Monrovia Avenue, 883 West 15th Street, 1515 Monrovia Avenue, 873 to 877 Production Place

Applicant: Pacifica Christian High School

David Salene, Secretary, Planning Commission, City of Newport Beach