



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, June 19, 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:

Verizon Faux Tree Telecom Facility – A request for a conditional use permit to construct a new wireless telecommunications facility in the back-of-house service area of the Westcliff Plaza Shopping Center. The proposed facility's antennas and antenna supports will be concealed within the canopy of a 60-foot-tall faux eucalyptus tree. As proposed, the supporting equipment for the facility will be ground-mounted and screened from view by a new 8-foot-tall block wall. To accommodate the proposal, existing landscaping within the proposed equipment area will be removed, an existing trash enclosure will be relocated, and a 4-foot-wide sidewalk will be added to provide access to the equipment area. Due to the installation type (i.e., freestanding) and the request for additional height pursuant to Section 20.49.050 (General Development and Design Standards) subsection (C) of the Newport Beach Municipal Code (NBMC), the proposed facility requires Planning Commission review.

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction or Conversion of Small Structures)

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 Daniel Kopshever, Assistant Planner, at 949-644-3235 or dkopshever@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0024

Activity: Conditional Use Permit

Zone: CN (Commercial Neighborhood)

General Plan: CN (Neighborhood Commercial)

Location: 1024 Irvine Avenue (within the service area behind the shopping center, adjacent to Rutland Road)

Applicant: Peter Blied, Plancom, Inc.

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