



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 30, 2025**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Hoag Memorial Hospital Presbyterian CareMar Medical Building - A request for a coastal development permit (CDP) to construct a new two-story, 28,323-square-foot medical building with outdoor patios and associated on-site improvements at an existing surface parking lot in the Lower Campus of the hospital, adjacent to West Coast Highway. The first floor is 15,466-square-feet and will support a 28-bed short stay residential care program that operates 24 hours, seven days a week, where patients can stay up to 45 days. The second floor is 12,198-square-feet and will support six outpatient therapy group classrooms, up to 86 patients per day, and will operate from Monday to Friday from 8:00 a.m. to 9:00 p.m. The project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) or Hoag Memorial Hospital Presbyterian Planned Community (PC-38) are requested.

NOTICE IS HEREBY GIVEN that all potential environmental concerns have been addressed in previously certified and Supplemental Final Environmental Impact Report (SEIR) (SCH No.19910071003) and Final Environmental Impact Report (FEIR) No. 142 referenced in SEIR, that the City of Newport Beach intends to use said documents for the above-noted project, and further that there are no additional reasonable alternatives or mitigation measures that should be considered in conjunction with said project. Copies of the previously prepared environmental documents for Hoag Memorial Hospital Presbyterian are available for public review and inspection at the Planning Division or the City of Newport Beach website at: [CEQA Environmental Documents](#)

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 or before the public hearing. 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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 (Appeals). A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. The project site is located within the appeal area of the coastal zone; therefore, final action by the City may be appealed to the California Coastal Commission.

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/zoningadministrator. **Please review the Zoning Administrator Agenda for Zoom participation instructions.** 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 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Jerry Arregui, Assistant Planner, at jarregui@newportbeachca.gov, 949-644-3249 or at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2024-0188

Activity: Coastal Development Permit

Zone: Hoag Memorial Hospital Presbyterian Planned Community (PC-38)

General Plan: Private Institutions (PI)

Coastal Land Use Plan: Private Institutions (PI-B) (0.0 – 0.75 FAR)

Filing Date: October 11, 2024

Location: 3900 West Coast Highway (Lower Campus)

Applicant: Boulder Associates