



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 09, 2019**, at **6:30 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:

Dr. Cerni's Medical Office - The applicant requests a conditional use permit to allow a three-space reduction of the required 23 off-street parking spaces and to allow the continued operation of an existing, unpermitted 4,575-square-foot medical office use within the Birch Heights office park. The medical office established its operation in 2018, without securing approval of a use permit as required by the Business Park (BP) land use designation of the Santa Ana Height Specific Plan Area (SP-7).

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 in regard to 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 prior to, 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, and 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 at 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 p.m. on the business day immediately prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Benjamin M. Zdeba, AICP, Associate Planner, at 949-644-3253, bzdeba@newportbeachca.gov.

Project File No.: PA2018-168

Activity No.: UP2018-016

Zone: Santa Ana Heights Specific Plan (SP-7),
Business Park (BP)

General Plan: General Commercial Office (CO-G)

Location: 20271 Birch Street, Suite 100

Applicant: Dr. Cerni with Forever Ageless
Aesthetic & Regenerative Medicine

Lee Lowrey, Secretary, Planning Commission, City of Newport Beach