



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, August 22, 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:

Coast Business Center Parking Waiver - A coastal development permit and conditional use permit for a reduction of 18 of the required 160 off-street parking spaces to allow the entire 31,806-square-foot Coast Business Center building to be occupied by medical office uses. Coast Business Center is an existing office building currently occupied by a mix of professional office and medical office uses and a tutoring center. The existing on-site parking is provided in a two-level, subterranean, 142-space parking structure accessible from Avocado Avenue.

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. 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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 20.64 and 21.64. Fees are required to appeal any final action on the applications to the City Council. The project site is located within the appeal area of the coastal zone; therefore, final action by the City to approve a Coastal Development Permit 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 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 Chelsea Crager, Associate Planner, at 949-644-3227, ccrager@newportbeachca.gov.

Project File No.: PA2019-101

Activity No.: CD2019-025 and UP2019-025

Zone: Office General (OG)

General Plan General Commercial Office (CO-G)

Coastal Land Use Plan: General Commercial Office (0.0-0.75 FAR) (COG-B)

FILING DATE: May 29, 2019

Location: 2121 East Coast Highway

Applicant: Coast Business Center, Ltd.

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