



NOTICE OF PUBLIC HEARING

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

Verizon Mono-Eucalyptus Telecommunications Facility - The applicant requests a conditional use permit and a coastal development permit to install 12 panel antennas, 12 radio units and 3 raycaps on a new 43.5-foot-tall telecommunications mono-eucalyptus for Verizon Wireless. The mono-eucalyptus will exceed the 32-foot height limit by 11.5 feet. The associated telecom support equipment will be ground-mounted and screened within a new 225-square-foot enclosure. (This application was continued from the May 17, 2018 Planning Commission meeting.)

The project is categorically exempt under Section 15303 - Class 3 (New Construction or Conversion of Small Structures) 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 not located within the appeal area of the coastal zone; therefore, final action by the City on the applications may not 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 Liane Schuller, Planning Consultant, at 949-644-3200, lschuller@newportbeachca.gov.

Project File No.: PA2018-010

Activity No.: UP2018-005 and CD2018-004

Zone: PC-40 (Corporate Plaza West Planned Community)

General Plan: CO-G (General Commercial Office)

Coastal Land Use Plan: PC-40 (Corporate Plaza West)

FILING DATE: January 16, 2018

Location: 1600 Newport Center Drive

Applicant: Plancom, Inc.

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