



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, November 14, 2019**, at **3:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. The Zoning Administrator of the City of Newport Beach will consider the following application:

Annual Review of Hoag Memorial Hospital Presbyterian Development Agreement - Pursuant to Section 15.45.080 of the Municipal Code and Section 65865.1 of the California Government Code, the City is conducting a review of the amended Development Agreement between the City and Hoag Memorial Hospital Presbyterian ("Hoag Hospital"). The City and Hoag Hospital entered into a Development Agreement in 1994, which was amended in 2008 and in 2019, for the purpose of ensuring the orderly expansion of Hoag Hospital. The review will examine Hoag Hospital's good faith compliance with the provisions of the Development Agreement, the Planned Community Development Plan District Regulations, Municipal Codes, and applicable environmental mitigation measures. Hoag Hospital is located at 1 Hoag Drive, which is south of Hospital Road, west of Newport Boulevard, north of Coast Highway and generally south and east of two residential communities (Villa Balboa and Versailles).

This project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15321 (Enforcement Actions by Regulatory Agencies) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment. This section exempts actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, adopted, or prescribed by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered or adopted by the regulatory agency.

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 15.45 (Development Agreements). 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/zoningadministrator. 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 Zoning Administrator 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.: PA2009-064

Activity No.: Development Agreement No. 5

Zone: PC-38 (Hoag Hospital)

General Plan: PI (Private Institution)

Location: 1 Hoag Drive

Applicant: Hoag Memorial Hospital Presbyterian