



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, November 21, 2019**, at **6:30 p.m.** or soon thereafter as the matter shall be heard, a public review will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will review the following:

**Newport Auto Center Conditional Use Permit Review** – A one-year review will be conducted for Conditional Use Permit No. UP2017-014, which authorizes the vehicle sales and also allows off-site parking for employees of the Newport Auto Center at the Dunes property located at 1131 Back Bay Drive. The purpose of this review is to determine compliance with the conditions of approval of the conditional use permit.

The project is categorically exempt under Section 15321, of the State CEQA (California Environmental Quality Act) Guidelines –Class 21 – Enforcement Actions by Regulatory Agencies.

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. The review 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 review, 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](http://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 Liz Westmoreland, Assistant Planner, at 949-644-3234 or [lwestmoreland@newportbeachca.gov](mailto:lwestmoreland@newportbeachca.gov).

**Project File No.:** PA2017-097

**Activity No.:** UP2017-014

**Zone:** CG (Commercial General)

**General Plan:** CG (General Commercial)

**Location:** 445 East Coast Highway and 1131 Back Bay Drive

**Applicant:** Newport Auto Center

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