



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, December 12, 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:

100 Bayview Circle Sign Program – A request for a new comprehensive sign program that will establish design parameters for signage at an existing, multi-tenant, multi-story, office building. Included in the request is an application for a modification permit to authorize two (2) sign types which exceed the maximum sign area allowed by the Zoning Code by more than 30 percent:

- a) Sign Type 1 (Primary Tenant ID) – A wall sign with a maximum sign area of 252 square feet located on the façades facing Bristol Street, Bayview Place, and the private street Bayview Circle.
- b) Sign Type 7 (Building Entry Address) – A window sign with a maximum sign area of 450 square feet located on the windows above the building entrance on the private street Bayview Circle.

The project is categorically exempt under Section 15311, of the State CEQA (California Environmental Quality Act) Guidelines - Class 11 (Accessory Structures).

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 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 Joselyn Perez, Planning Technician, at 949-644-3312 or jperez@newportbeachca.gov.

Project File No.: PA2019-093

Activity No.: CS2019-005 and MD2019-002

Zone: PC-32 (Bayview Planned Community)

General Plan: General Commercial Office (CO-G)

Location: 100 Bayview Circle

Applicant: JB3D