



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, March 12, 2020**, 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:

Newport Center Monument Signs - The applicant requests a modification permit and coastal development permit to amend previously approved Modification Permit No. MD2011-018 for two freestanding, double faced signs located at the northeast and northwest corners of the intersection of East Coast Highway and Newport Center Drive. The amended Modification Permit would allow an increased maximum sign height of 10 feet, 3 inches and maximum width of 13 feet, 9 inches. The amended Modification Permit would also allow an increased maximum sign area of 93 square feet. Each sign is located on a separate parcel, 1401 and 1402 Newport Center Drive. 1402 Newport Center Drive is located within the Coastal Zone and requires a coastal development permit that includes a variance to the 6-foot maximum height allowance and a modification to the 75-square-foot maximum sign area allowance for a monument sign in Title 21 (Local Coastal Program Implementation Plan). This Modification Permit will supersede and replace Modification Permit No. MD2011-018.

The project is categorically exempt under Section 15311 under Class 11 (Accessory 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 Planning Commission or 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/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 Melinda Whelan, Assistant Planner, at 949-644-3221 or mwhelan@newportbeachca.gov.

Project File No.: PA2019-209

Activity No.: CD2019-070 and MD2019-007

Zone: PC-17 (Corporate Plaza) and PC 40 (Corporate Plaza West)

General Plan: OS (Open Space)

Coastal Land Use Plan: OS Open Space

Filing Date: October 10, 2019

Location: 1401 and 1402 Newport Center Drive

Applicant: Irvine Company Retail Properties