



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, April 30, 2020**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Community Room at 100 Civic Center Drive, Newport Beach. The Zoning Administrator of the City of Newport Beach will consider the following application:

OC Chief Auto Vehicle Storage – A Limited Term Permit (greater than 90 days) to allow the temporary use of a vacant gravel lot for vehicle storage. Approximately 14 vehicles maximum would be stored on the site. Employees would access the site as necessary to retrieve vehicles for off-site sales between the hours of 10 a.m. and 7 p.m., daily. No test drives, car washing, vehicle repair, sales, or other activities would occur at or from the vehicle storage site. The vehicles to be parked on the site include new or previously owned vehicles awaiting transportation and there will be no damaged or wrecked vehicles parked or stored at the site.

The project is categorically exempt under Section 15304 – Class 4 (Minor Alterations to Land) 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. 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.

Special Notice Regarding COVID-19: The City has established a technology solution that will enable the public to participate in the Zoning Administrator meeting in real time. Instructions will be provided on the Zoning Administrator Agenda which will be posted online at www.newportbeachca.gov/zoningadministrator the Friday prior to the meeting.

For questions regarding this public hearing item please contact Liz Westmoreland, Associate Planner, at lwestmoreland@newportbeachca.gov or 949-644-3234.

Project File No.: PA2019-239

Activity No.: XP2020-002

Zone: SP-7 (Santa Ana Heights Specific Plan)
(Professional, Administrative & Commercial
Consolidation District)

General Plan: CO-G (General Commercial Office)

Location: 2302 Bristol Street

Applicant: Craig and Lisa Long and Sheri Hines