



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:

Bluffs Center Pylon Sign - An amendment to the Bluffs Retail Center's comprehensive sign program to replace an existing monument sign with a pylon sign. Included is a modification permit request to allow increases of the sign's width up to 8 feet, 1 inch and area up to 120 square feet. If approved, this Comprehensive Sign Program and Modification Permit would supersede Comprehensive Sign Program No. CS2013-002 and Modification Permit No. MD2013-006 (PA2013-055).

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 (Appeals). 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 Patrick Achis, Assistant Planner, at 949-644-3237, pachis@newportbeachca.gov.

Project File No.: PA2020-040

Zone: Bonita Canyon (PC50)

Location: 1300 Bison Avenue

Activity No.: CS2020-004 and MD2020-006

General Plan: General Commercial (CG)

Applicant: Irvine Company