

**CITY OF NEWPORT BEACH**  
**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Tuesday, April 28, 2020**, at **7:00 p.m.**, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. **Please see additional details below as to how the meeting will be conducted in light of COVID-19.** The City Council of the City of Newport Beach will consider the following application:

**The Garden Office and Parking Structure** – An appeal of the Planning Commission’s approval of coastal development permit and conditional use permit request to allow the demolition of an existing restaurant/office building and associated surface parking lot, and the construction of a new 41-space, two-level parking structure and a 2,744 square-foot office building. A conditional use permit is required to authorize the parking structure adjacent to residentially zoned property. The project includes hardscape, drainage, and landscape improvements. The proposed development complies with all applicable development standards including height, setbacks, and floor area limits.

The project is categorically exempt under Section 15332 - Class 32 (In-Fill Development Projects) of the State CEQA (California Environmental Quality Act) Guidelines.

**NOTICE IS HEREBY FURTHER GIVEN** that on October 17, 2019, by a vote of (6-1), the Planning Commission of the City of Newport Beach approved The Garden Office and Parking Structure Coastal Development Permit and Conditional Use Permit. The appellants filed the appeal of the Planning Commission decision on October 31, 2019.

**Special Notice Regarding COVID-19:** On March 17, 2020, Governor Newsom Issued Executive Order N-29-20, which allows for the public to participate in any meeting of the City Council telephonically or by other electronic means. Given the health risks associated with COVID-19, the City of Newport Beach has decided not to have the City Council Chambers open to the public for the April 28, 2020 meeting. As a member of the public, if you would like to participate in this meeting, please follow the instructions provided in **“Public Appearance and Testimony Due to COVID-19”** below. 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 Chapters 20.64 and 21.64. 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. Prior to the public hearing, the agenda, staff report, and documents may be reviewed at the City Clerk’s Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at [www.newportbeachca.gov](http://www.newportbeachca.gov). Individuals not able to participate in the meeting may contact the Planning Division or access the City’s website after the meeting to review the action on this application. The project site is located within the appeal area of the coastal zone; therefore, final action by the City to approve a Coastal Development Permit may be appealed to the California Coastal Commission.

**Public Appearance and Testimony Due to COVID-19:** The City has established a technology solution that will enable the public to view and participate in the Newport Beach City Council meeting in real time. Instructions can be found at the City’s website at <https://www.newportbeachca.gov/Home/Components/News/News/38108/2720> and on the Agenda published for the meeting.

For questions regarding details of the project, please contact Gregg Ramirez, Principal Planner, at 949-644-3219, [gramirez@newportbeachca.gov](mailto:gramirez@newportbeachca.gov).

**Project File No.:** PA2019-023

**Activity No.:** CD2019-003 and UP2019-003

**Zone:** CG (Commercial General)

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

**Coastal Land Use Plan:** CG (Commercial General)

**CDP FILING DATE:** February 8, 2019

**Location:** 215 Riverside Avenue

**Applicant:** Laidlaw Schultz Architects



/s/ Leilani I. Brown, City Clerk  
City of Newport Beach