



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, June 18, 2020**, at **6:30 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

Fire Station No. 2 – Site development review and coastal development permit to allow the construction of a new, replacement fire station, including accessory structures and paved parking. The project includes a waiver of the minimum amount of parking lot landscaping and an increase in height of the building up to a height of 32 feet for flat roofs and 34 feet 10 inches for sloped roofs. The project will consist of a two-story, 7,084-square-foot fire station building, including a 4,316-square-foot apparatus bay, a separate 147-square-foot public restroom building, and 10 surface parking spaces behind security gates. The site will be landscaped along Newport Boulevard and 28th Street. The proposed project will replace Fire Station No. 2 currently operating at 475 32nd Street.

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

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/planningcommission. 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 Planning Commission to adequately consider the submitted correspondence.

SPECIAL NOTICE REGARDING COVID-19

Given the Declaration of a State Emergency and Proclamation of Local Emergency related to COVID-19, we recommend that you submit your questions and comments in writing for Planning Commission consideration by sending them to the Community Development Department at PlanningCommissioners@newportbeachca.gov. To give the Planning Commission adequate time to review your questions and comments, please submit your written comments by **Wednesday, June 17, 2020, at 5:00 p.m.** In addition, members of the public will have the ability to participate in this meeting telephonically. Please review the Planning Commission Agenda for further instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at www.newportbeachca.gov/planningcommission, by end of business day on Friday, **June 12, 2020**. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website. The City of Newport Beach thanks you in advance for continuing to take precautions to prevent the spread of the COVID-19 virus. If you are unable to participate in the meeting via the process set forth in the agenda, please contact the Planning Division at 949-644-3200 or CDD@newportbeachca.gov and our staff will attempt to accommodate you.

For questions regarding this public hearing item please contact Chelsea Crager, Associate Planner, at 949-644-3227 or ccrager@newportbeachca.gov.

Project File No.: PA2019-098

Activity No.: CD2019-039 & SD2019-002

Zone: CV (Commercial Visitor Serving)

General Plan: CV (Visitor Serving Commercial)

Coastal Land Use Plan: CV-A (Visitor-Serving Commercial (0.0-0.75 FAR))

FILING DATE: March 9, 2020

Location: 2807 Newport Boulevard

Applicant: City of Newport Beach

Lee Lowrey, Secretary, Planning Commission, City of Newport Beach