



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, September 24, 2020**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Pham Wellness Building – A request for a minor use permit to allow massage and personal services, restricted land uses, including day spas and healing arts (e.g., acupuncture) within an existing 11,420-square-foot commercial building. A waiver of location restrictions is requested to allow the proposed massage use(s) within 500 feet of other massage uses. No alcohol sales or service and late hours are proposed as part of this application.

The project is categorically exempt under Section 15301- Class 1 (Existing Facilities) 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.

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 the Zoning Administrator's consideration by sending them to the Community Development Department at CDD@newportbeachca.gov. To give the Zoning Administrator adequate time to review your questions and comments, please submit your written comments by **Wednesday, September 23, 2020, at 12:00 p.m.** The Agenda, staff report and corresponding documents will be posted to the City's website at www.newportbeachca.gov/zoningadministrator, by end of business day on **Friday, September 18, 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 Liz Westmoreland, Associate Planner, at 949-644-3234 or lwestmoreland@newportbeachca.gov.

Project File No.: PA2019-261

Activity No.: UP2019-057

Zone: OA (Office Airport)

General Plan: AO (Airport Office and Supporting Uses)

Location: 4463 Birch Street

Applicant: Hong Lien Pham