



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, February 18, 2021, at 6:30 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Planning Commission of the City of Newport Beach will consider the following application:

Superior Avenue Pedestrian and Bicycle Bridge, Parking Lot and Recreation Area Project Appeal – An appeal of the Zoning Administrator's decision on December 10, 2020, to approve a coastal development permit and mitigated negative declaration allowing the demolition of the existing surface parking lot and the construction of a new 128-space surface parking lot, with pedestrian/bicycle concrete bridge over Superior Avenue. The proposed bridge includes a staircase from the bridge down to the corner of Superior Avenue and West Coast Highway, and open space improvements to upper Sunset View Park. The project would include earthwork, grading, retaining walls, and landscaping improvements. The project includes retaining walls that exceed the 8-foot maximum height permitted by Newport Beach Municipal Code Title 21 (Local Coastal Program Implementation Plan). As such, the project includes a request for relief from this Newport Beach Municipal Code Title 21 development standard, pursuant to Section 21.52.030. The project complies with all other applicable development standards.

NOTICE IS HEREBY FURTHER GIVEN that the City has prepared an addendum to the Superior Avenue Pedestrian and Bicycle Bridge, Parking Lot and Recreation Area Project Mitigated Negative Declaration (MND) – State Clearinghouse Number (SCH#2019099074) for the modified project described above. It is the present intention to use the Addendum to potentially approve the modified project since no new environmental impacts and no impacts of greater severity would result from approval and implementation of the expanded and modified project. The City encourages members of the general public to review and comment on this documentation. Copies of the MND addendum and previously prepared Certified MND for the Superior Avenue Pedestrian and Bicycle Bridge, Parking Lot and Recreation Area Project and supporting documents are available for public review and inspection at the Planning Division or at the City of Newport Beach website at www.newportbeachca.gov/ceqa.

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. 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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 (Appeals and Calls for Review). A fee is required to appeal any final action on a coastal development permit to the City Council. 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.

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 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, February 17, 2021, at 5:00 p.m.** Please review the Planning Commission Agenda for participation 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, February 12, 2021**. 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.

NOTICE IS HEREBY FURTHER GIVEN that the City has prepared an addendum to the Superior Avenue Pedestrian and Bicycle Bridge, Parking Lot and Recreation Area Project Mitigated Negative Declaration (MND) – State Clearinghouse Number (SCH#2019099074) for the modified project described above. It is the present intention to use the Addendum to potentially approve the modified project since no new environmental impacts and no impacts of greater severity would result from approval and implementation of the expanded and modified project. The City encourages members of the general public to review and comment on this documentation. Copies of the MND addendum and previously prepared Certified MND for the Superior Avenue Pedestrian and Bicycle Bridge, Parking Lot and Recreation Area Project and supporting documents are available for public review and inspection at the Planning Division or at the City of Newport Beach website at www.newportbeachca.gov/ceqa.

For questions regarding this public hearing item please contact Chelsea Crager, Associate Planner, at 949-644-3227 ccrager@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2019-014

Zone: PR (Parks and Recreation)

Coastal Land Use Plan: PR (Parks and Recreation)

Location: Bridge to span Superior Avenue north of West Coast Highway Intersection – Parking lot and recreation area at northeast corner of intersection and bounded by West Coast Highway, Superior Avenue, Hoag Lower Campus and Sunset View Park

Lauren Kleiman, Secretary, Planning Commission, City of Newport Beach

Activity No.: CD2020-143 and ND20219-002

General Plan: PR (Parks and Recreation)

FILING DATE: October 2, 2020

Applicant: City of Newport Beach