



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, April 08, 2021**, 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:

**Mixed-Use Dover/Westcliff (MU-DW) Zoning District Code Amendment** – An amendment to Table 2-8 (Allowed Uses and Permit Requirements) of Section 20.22.020 (Mixed-Use Zoning District Land Uses and Permit Requirements) of Title 20 (Planning and Zoning) of the Newport Beach Municipal Code. This amendment will allow eating and drinking establishments (i.e., restaurants) and larger health/fitness facilities in the MU-DW District, subject to meeting the parking requirements and obtaining a use permit.

The project is exempt from environmental review under the California Environmental Quality Act (CEQA), pursuant to Section 15262 of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it involves feasibility or planning studies for possible future actions which the agency, board, or commission has not approved or adopted.

All interested parties may appear and present testimony regarding 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 Planning Commission consideration by sending them to the Community Development Department at [PlanningCommissioners@newportbeachca.gov](mailto:PlanningCommissioners@newportbeachca.gov). To give the Planning Commission adequate time to review your questions and comments, please submit your written comments by **Wednesday, April 07, 2021, at 5 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](http://www.newportbeachca.gov/planningcommission), by end of business day on **Friday, April 02, 2021**. 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](mailto:CDD@newportbeachca.gov) and our staff will attempt to accommodate you.

For questions regarding this public hearing item please contact Joselyn Perez, Assistant Planner at 949-644-3312 or [jperez@newportbeachca.gov](mailto:jperez@newportbeachca.gov), 100 Civic Center Drive, Newport Beach CA 92660.

**Project File No.:** PA2020-316

**Activity No.:** CA2020-009

**Applicant:** City of Newport Beach

**Location:** The Mixed-Use Dover/Westcliff (MU-DW) Zoning District is comprised of six parcels located along the westerly side of Dover Drive between 16<sup>th</sup> Street and Westcliff Drive.

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