



CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, May 11, 2021, at 4:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council 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 (i.e., gyms) 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.

NOTICE IS HEREBY FURTHER GIVEN that on April 8, 2021, by a vote of 5-1-1, the Planning Commission of the City of Newport Beach recommended that the City Council adopt the Code Amendment.

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. 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. 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.

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 City Council consideration by sending them to cityclerk@newportbeachca.gov. To give the City Council adequate time to review your questions and comments, please submit your written comments by **Monday, May 10, 2021, at 5:00 p.m.** In addition, members of the public will have the ability to participate in this meeting telephonically. Please review the Agenda for further instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at www.newportbeachca.gov, by end of business day on **Friday, May 7, 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 City Clerk at 949-644-3005 or cityclerk@newportbeachca.gov and our staff will attempt to accommodate you.

For questions regarding details of the project please contact Joselyn Perez, Assistant Planner at 949-644-3312 or jperez@newportbeachca.gov.

Project File No.: PA2020-316

Activity No.: CA2020-009

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

Applicant: City of Newport Beach



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