



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, June 03, 2021**, at **6:30 p.m.** or soon thereafter as the matter shall be heard, a telephonic public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach, observing restrictions due to the Declaration of a State Emergency and Proclamation of Local Emergency related to COVID-19. The Planning Commission of the City of Newport Beach will consider the following application:

BSP Bristol, LLC Medical Offices - A condominium conversion in conjunction with a tentative parcel map to convert two existing two-story office buildings to medical office condominiums, creating between 22 to 30 ownership units. The applicant is also requesting a conditional use permit for the reduction of 38 on-site parking spaces to accommodate the conversion to medical office.

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 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 and Section 19.12.060 (Subdivision Code). 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. To give the Planning Commission adequate time to review your questions and comments, please submit your written comments by **Wednesday, June 2, 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, May 28, 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 and our staff will attempt to accommodate you.

For questions regarding this public hearing item please contact David S. Lee, Associate Planner, at 949-644-3225, dlee@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2020-052

Activity No.: CC2020-002, NP2020-003, UP2020-185, TS2021-001

Zone: Newport Place Planned Community (PC11)

General Plan: General Commercial Office (CO-G)

Location: 1400 and 1420 North Bristol Street

Applicant: BSP Bristol, LLC

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