



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, September 09, 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:

Hoag Development Agreement 10-Year Extension – The City and Hoag Memorial Hospital Presbyterian (“Hoag”) entered into a Development Agreement (“Agreement”) in 1994 to ensure the orderly development of the hospital over time. Hoag requests a fifth amendment to extend the Term of the Agreement an additional 10 years to September 15, 2040, in exchange for certain community public benefits. The Agreement grants Hoag the vested right to develop the hospital campus consistent with an extensive set of regulations and mitigation measures, all of which would remain unchanged by this proposed fifth amendment.

NOTICE IS HEREBY FURTHER GIVEN all significant environmental concerns for the Project are addressed in previously certified FEIR No. 142 and Supplemental Final EIR (SCH No. 19910071003). The Fifth Amendment does not change the Project but rather only extends the Term of the Agreement by 10 years in exchange for certain community benefits. The Fifth Amendment does not amend any development standards, development requirements, or required mitigation measures identified in FEIR No. 142 and the SEIR. Copies of the previously prepared environmental document 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. 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.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing, and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov/planningcommission. 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. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5 p.m. on the business day immediately prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Patrick Achis, Assistant Planner, at 949-644-3237, pachis@newportbeachca.gov.

Project File No.: PA2021-184

Activity No.: DA2021-001

Zone: Planned Community (PC 38) Hoag Hospital

General Plan: PI (Private Institutions)

Location: 1 Hoag Drive

Applicant: Hoag Memorial Hospital Presbyterian

Curtis Ellmore, Secretary, Planning Commission, City of Newport Beach