



**CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Tuesday, September 28, 2021**, at **4:00 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 City Council of the City of Newport Beach will consider the following application:

Pacifica Christian General Plan and Zoning Code Amendments – Amendments to the General Plan and Zoning Code to change the land use designation from Multiple Unit Residential (RM 18 DU/AC) to Private Institution (PI 0.49 FAR); and change the zoning district designation from Multiple Unit Residential (RM 2420/3100) to Private Institution (PI 0.49 FAR). The amendments were initiated by the property owner who seeks to utilize the existing office building as a private high school, subject to a future use permit. The property is currently developed with an office building.

The project is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

NOTICE IS HEREBY FURTHER GIVEN that on August 19, 2021, the Planning Commission of the City of Newport Beach reviewed the proposed changes to the General Plan and Title 20 of the NBMC and, by a vote of 6-1, recommended the City Council approve the Pacifica Christian General Plan and Zoning Code Amendments.

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.

For questions regarding this public hearing item please contact Chelsea Crager, Associate Planner, at 949-644-3227 or ccrager@newportbeachca.gov.

Project File No.: PA2021-068

Activity Nos.: CA2021-003 and GP2021-002

Zone: RM (Multiple Residential)

General Plan: RM (Multiple Residential)

Location: 1499 Monrovia Avenue

Applicant: Pacifica Christian High School



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