



CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, November 30, 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:

Library Lecture Hall – The City Council will consider a number of actions associated with the design, construction, and operation of a Library Lecture Hall Facility located near the existing Central Library at 1000 Avocado Avenue. The City Council actions may include approving the conceptual design and project cost estimate, directing staff to proceed with preparation of construction documents and obtaining bids for construction, exempting the project from CEQA, and exempting the project from land use and development standards applicable to the library as set forth in the Planned Community "PC 27 Newport Village" Zoning District. Exempting the project from land use and development standards requires a public hearing pursuant to Section 20.10.040(A) of the Newport Beach Municipal Code (NBMC).

The proposed lecture hall would consist of approximately 9,500 square feet of floor area and is anticipated to include seating for up to 299 people. The Project would result in the displacement of approximately 13 public parking spaces within the library parking lot, which will subsequently be replaced near the existing surface parking lot adjacent to the entry to the City Hall parking structure. The replacement parking will require the removal of landscaping, hardscaping, and relocation of an existing sculpture. The Project also includes improvements to water quality and collection facilities as well as parking lot circulation and landscaping changes. The Project would increase the size of the existing Bamboo Courtyard to serve as an ancillary assembly and event space for Lecture Hall events. The provisions of the NBMC (PC-27) which the City Council will consider exempting include the Avocado Avenue setback, parking standards for library facilities, and maximum floor area allowed for the library parcel.

The project is categorically exempt under Section 15301 – Class 1 (Existing Facilities) and Section 15303 - Class 3 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA) Guidelines.

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. 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 details of the project please contact Liz Westmoreland, Associate Planner, at lwestmoreland@newportbeachca.gov or 949-644-3234.

Project File No.: PA2019-123

Activity No.: N/A

Zone: Planned Community PC-27 Newport Village

General Plan: Public Facilities (PF)

Location: 1000 Avocado Avenue

Applicant: City of Newport Beach



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