



Recommended

- Action:
- 1) Conduct public hearing; and
  - 2) Adopt Resolution No. \_\_\_ approving Limited Term Permit No. XP2013-001 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15304, of the California Environmental Quality Act (CEQA) Guidelines - Class 4 (Minor Alterations to Land).

Item No. 3. The Bluffs Shopping Center Sign Program Amendment - Comprehensive Sign Program No. CS2013-002 and Modification Permit No. MD2013-006 (PA2013-055)  
1300 Bison Avenue, Northeast corner of Bison Avenue and MacArthur Boulevard  
Council District 4

Summary: An amendment to the Bluffs Shopping Center comprehensive sign program to allow two (2) additional project identification wall signs and two (2) new vehicular-oriented directional signs and an approval of modification permit to allow the proposed vehicular-oriented directional signs to exceed the permitted size and height. The property is located in the PC-50 (Bonita Canyon Planned Community) District.

Recommended

- Action:
- 1) Conduct public hearing; and
  - 2) Adopt Resolution No. \_\_\_ approving Comprehensive Sign Program No. CS2013-002 and Modification Permit No. MD2013-006 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15311, of the California Environmental Quality Act (CEQA) Guidelines - Class 11 (Accessory Structures)

**D) PUBLIC COMMENTS ON NON-AGENDA ITEMS**

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

**E) ADJOURNMENT**

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

The agendas, minutes, and staff reports are available on the City's web site at: [www.newportbeachca.gov/zoningadministrator](http://www.newportbeachca.gov/zoningadministrator) and for public inspection in the Community Development Department, Planning Division located at 100 Civic Center Drive, during normal business hours. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at (949) 644-3200.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.