



CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, October 28, 2025**, 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:

Fire Station No. 1 and Balboa Branch Library Landscape Changes Appeal – An appeal of the Planning Commission's September 18, 2025, decision to uphold the Community Development Director's July 3, 2025 action to approve minor changes to Coastal Development Permit (CDP) No. PA2024-0140. The proposed changes include replacement tree plantings to further support nesting birds, such as great blue herons. Additionally, the revised landscape changes will alter the parking layout and result in the loss of one surplus parking space. No alterations to the CDP's approved floor area, height, or land use are being requested.

The project is categorically exempt under Section 15302, of the California Environmental Quality Act (CEQA) Guidelines - Class 2 (Replacement or Reconstruction).

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 21.64. 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 Laura Rodriguez, Assistant Planner, at 949-644-3216 and lrdriguez@newportbeachca.gov.

Project File No.: PA2025-0130

Activity No.: Staff Approval

Zone: Public Facilities (PF)

General Plan: Public Facilities (PF)

Coastal Zone: Public Facilities (PF)

Coastal Land Use: Public Facilities (PF)

Location: 100 East Balboa Boulevard, Newport Beach, CA 92661

Applicant: Tom Sandefur, Public Works Department

/s/ Molly Perry, Interim City Clerk, City of Newport Beach



Office of the City Clerk
CITY HALL
100 Civic Center Drive
P.O. Box 1768
Newport Beach, CA 92658-8915

IMPORTANT
PUBLIC HEARING NOTICE