



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, March 09, 2023**, 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:

Mother's Market – A coastal development permit and traffic study for the modification of the 5,096-square-foot commercial component of a previously approved mixed-use development from an office use to a grocery store.

The project is categorically exempt under Section 15332 under Class 32 (In-Fill Development Projects) of the State CEQA (California Environmental Quality Act) Guidelines.

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 or before the public hearing. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 20.64 and 21.64. A fee is required to appeal any final action on a coastal development permit to the City Council. The project site is located within the appeal area of the coastal zone; therefore, final action by the City may be appealed to the California Coastal Commission.

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 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 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact David Lee, Senior Planner, at 949-644-3225, dlee@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-101

Activities: Coastal Development Permit and Traffic Study

Zone: Mixed-Use Mariners' Mile (MU-MM)

General Plan: Mixed-Use Horizontal 1 (MU-H1)

Coastal Land Use Plan: Mixed-Use Horizontal (MU-H)

Filing Date: May 16, 2022

Location: 2510 and 2530 West Coast Highway **Applicant:** SMM 2600 PCH LLC

Sarah Klaustermeier, Secretary, Planning Commission, City of Newport Beach