



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, August 06, 2026**, at **6:00 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 Planning Commission of the City of Newport Beach will consider the following application:

Fletcher Jones Airport Shuttle Facility Parking Lot – A request for a conditional use permit (CUP) to convert a temporary parking lot into a permanent 39 space parking lot that will function as an extension of the adjacent airport shuttle facility operated by Fletcher Jones Motorcars. The lot will serve as overflow parking for shuttle customers and will provide shuttle connectivity and northbound access to John Wayne Airport. The lot will be improved with concrete pavement, a commercial driveway approach, an access gate, striping, site walls, light fixtures, electric vehicle charging infrastructure, and landscape buffers. The lot will operate between the hours of 5 a.m. to 10 p.m., Monday through Saturday, and 6 a.m. to 10 p.m. on Sunday, consistent with the airport shuttle facility hours. The lot will not be open to the public and will only be accessed by Fletcher Jones employees.

The project is categorically exempt pursuant to Section 15311 under Class 11 (Accessory Structures) 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 Chapter 20.64 (Appeals) of the Newport Beach Municipal Code (NBMC).

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 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 Jerry Arregui, Assistant Planner, at jarregui@newportbeachca.gov, 949-644-3249 or at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0220

Activity: Conditional Use Permit

Zone: Santa Ana Height Specific Plan,
Business
Park (SP-7/BP)

General Plan: General Commercial Office (CO-G)

Location: 20052 Birch Street

Applicant: Austin Hahn, Allegro Civil Engineers

Greg Reed, Secretary, Planning Commission, City of Newport Beach