



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, April 16, 2026**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Marcwest Boat Operations - A coastal development permit (CDP) and limited term permit (LTP) to allow the temporary operation of a boat rental business for up to a one-year term. The applicant proposes to dock two electric tri-toon boats at an existing mixed-use property with a commercial dock. Boats will be available for guests to rent between the hours of 10 a.m. to 5 p.m., daily, and the rental office will operate from within an existing suite in the mixed-use building. The project site is considered legal nonconforming due to limited parking available onsite. Guests will be directed to park offsite. If approved, a marine activity permit is required from the City's Harbor Department.

The project is categorically exempt pursuant to Sections 15301 and 15304 of the State CEQA (California Environmental Quality Act) Guidelines under Class 1 (Existing Facilities) and Class 4 (Minor Alterations to Land), respectively.

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 (Appeals) and 21.64 (Appeals and Calls for Review). A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. 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/zoningadministrator. **Please review the Zoning Administrator Agenda for Zoom participation instructions.** 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 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Laura Rodriguez, Assistant Planner, at lrodriguez@newportbeachca.gov or 949-644-3216, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0239

Zone: Mixed-Use Water (MU-W2)

Coastal Land Use Plan: Mixed-Use Water Related (MU-W)

Location: 504 South Bay Front

Activities: Coastal Development Permit and Limited Term Permit (More Than 90 Days)

General Plan: Mixed-Use Water 2 (MU-W2)

Filing Date: January 26, 2026

Applicant: Sandie Marchese