



**CITY OF NEWPORT BEACH**  
**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **September 9, 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 action:

**Snug Harbor Surf Park – Notice of Intent to Override the Airport Land Use Commission Determination of Inconsistency** – Pursuant to Public Utilities Code Section 21676(b), the City Council will consider the adoption of a resolution notifying the Orange County Airport Land Use Commission (ALUC) and the State Department of Transportation, Aeronautics Program of the City's intention to override a determination of inconsistency with the 2008 John Wayne Airport Environs Land Use Plan made by the ALUC with respect to the proposed surf park project filed as PA2024-0069 and consisting of the following components:

- **General Plan Amendment:** To increase the development limit from 20,000 square feet to 59,772 square feet for Anomaly Number 58, as identified in Table LU2 of the General Plan Land Use Element;
- **Major Site Development Review:** To construct a nonresidential building larger than 20,000 square feet;
- **Conditional Use Permit:** To allow the operation of an outdoor commercial recreation use, to authorize alcohol sales within the amenity clubhouse and throughout the grounds of the surfing lagoon, to establish the appropriate parking rate, and to allow the construction of buildings taller than 18 feet; and
- **Modification Permit:** To allow for the construction of retaining walls taller than 8 feet.

Although merits of the project may be discussed, there will be no final action taken on it at this meeting. The City Council will only consider issuing a notice of intent to override ALUC's determination. The review and decision regarding the above components will be made at a future public hearing.

All interested parties may appear and present testimony in regard to this matter. 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 20.64 (Appeals). 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](http://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 Joselyn Perez, Senior Planner, at 949-644-3312, or [jperez@newportbeachca.gov](mailto:jperez@newportbeachca.gov), 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2024-0069

**Activities:** General Plan Amendment, Major Site Development Review, Conditional Use Permit, Modification Permit, Environmental Impact Report

**Zone:** Santa Ana Heights Specific Plan/ Open Space and Recreation (SP-7/OSR)

**General Plan:** Parks and Recreation (PR)

**Location:** 3100 Irvine Avenue, Newport Beach, CA 92660

**Applicant:** Back Bay Barrels LLC

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