



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 15, 2025**, 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:

Temporary Fire Station No. 1 – A limited term permit (more than 90 days) to allow the installation of a single-story, 1,440 square-foot modular building to be used as a temporary fire station during the reconstruction of Fire Station No. 1. The temporary fire station is anticipated to operate for approximately 18 months from September 2025 to March 2027. The project also includes a 170-square-foot storage container to store supplies and equipment, and a canopy cover for exercise equipment. The proposed location is within the East Ocean Front parking lot, which is accessible from East Balboa Boulevard and Palm Street.

The project is categorically exempt under Section 15303 and 15304 – Class 3 (New Construction or Conversion of Small Structures) and Class 4 (Minor Alterations to Land) 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, at, or before, 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; if such an action occurs, additional public notice of the continuance will not be provided.

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 949-644-3216 and lrodriguez@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0031

Zone: Public Facilities (PF)

Location: 711 East Ocean Front

Activity: Limited Term Permit (More Than 90 Days)

General Plan: Public Facilities (PF)

Applicant: Tom Sandefur, Public Works Department