



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 23, 2024**, 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 and Parking Facility – A request for a conditional use permit to relocate the existing Fletcher Jones Motorcars Preferred Owners Airport Shuttle Facility from its current location at 2172, 2192, and 2222 South Bristol Street to a new site at 20071 Birch Street. If approved, the new site will be developed with an approximately 1,134 square-foot, single-story, reception office and surface parking for 83 cars. Accessory improvements include security fencing and perimeter walls, site lighting, hardscaping, and landscaping. No late hours are proposed. The request is one phase of a larger future effort by Fletcher Jones Motorcars to redevelop 2172, 2192, and 2222 South Bristol Street and the adjoining property at 20052 Birch Street into an automotive inventory facility with accessory parking. With approval of this application, the conditional use permit for application PA2022-128 would be rescinded.

The phase of the project currently being considered is categorically exempt under Section 15303 under Class 3 (New Construction or Conversion of Small Structures). To avoid the potential piecemealing of projects (i.e., the dividing of a project into two or more pieces and evaluating each piece in a separate environmental document), both this phase and the future automotive inventory facility with accessory parking have been evaluated together as a single project for the potential to have a significant effect on the environment. The project is 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, 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.

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 at 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 prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Joselyn Perez, Associate Planner, at 949-644-3312 or jperez@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0172

Activity: Conditional Use Permit

Zone: Santa Ana Heights Specific Plan Area (SP-7)
Business Park District (BP)

General Plan: General Commercial Office (CO-G)

Location: 20071 Birch Street

Applicant: Allegro Civil Engineers PLLC

Tristan Harris, Secretary, Planning Commission, City of Newport Beach