



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

**NOTICE IS HEREBY GIVEN** that on **Wednesday, August 13, 2025**, at **5:00 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 Harbor Commission of the City of Newport Beach will consider approval of the following application:

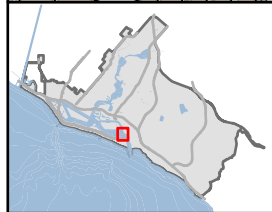
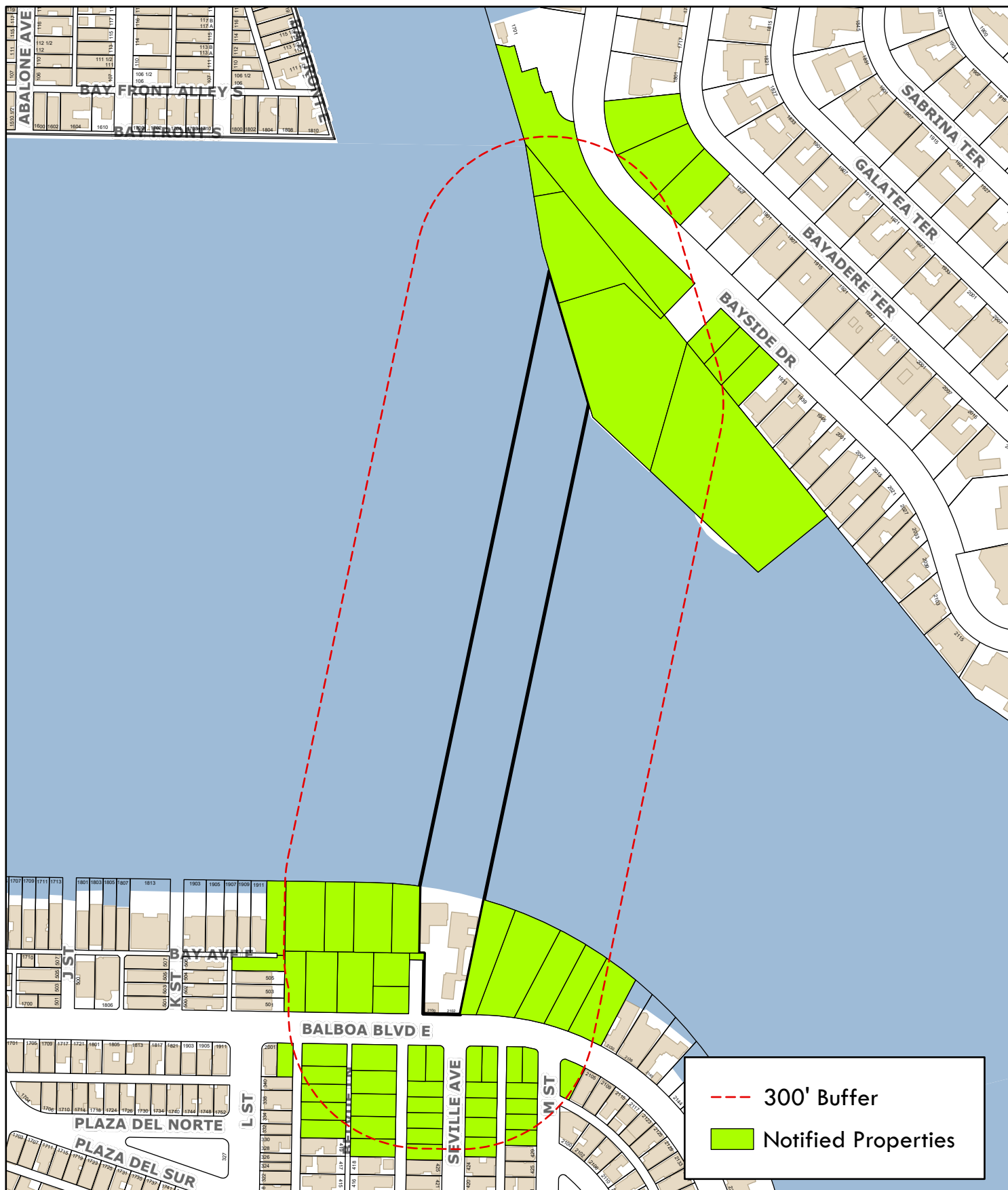
**Variance request to construct two slips bayward of the future merged lot (currently under separate consideration) located at 2100-2102 E. Balboa Blvd.**

This request is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(2) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. The request is also exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the Guidelines because the activity will involve negligible or no expansion of existing or former use. The variance request involves construction of two U-shaped slips at a residential dock. The overwater coverage of the new dock system is less than the overall coverage of the existing dock system (1,818 square feet compared to 2,545 square feet).

All interested parties may appear and present testimony regarding this request. If you challenge the request 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 17.65. These applications 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 City Manager's Office (Bay E-2nd Floor), at 100 Civic Center Drive, Newport Beach, California, CA 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 Public Works Department or access the City's website after the meeting to review the action on these applications. 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 prior to the meeting. This allows time for the Harbor Commission to adequately consider the submitted correspondence. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website.

For questions regarding the public hearing item, please contact Chris Miller, Public Works Manager, at [cmiller@newportbeachca.gov](mailto:cmiller@newportbeachca.gov) Project File No.: 2100-2102 E. Balboa Blvd. Variance Request



2100 + 2102 E Balboa Blvd



City of Newport Beach  
GIS Division  
July 09, 2025

DISCLAIMER NOTICE: By accessing the datasets/maps contained in or attached to this email, you agree to be bound by the City of Newport Beach's TERMS OF USE, which should be reviewed in its entirety: <http://www.newportbeachca.gov/government/departments/city-manager-s-office/information-technology-city-division/gis-mapping/data-catalog>. Please note: The datasets/maps, and any related materials contained therein, may contain nonconformities, defects, and/or errors. They are being provided "as is" without warranty of any kind, either express or implied. BY ACCESSING THESE DATASETS/MAPS, YOU ASSUME ALL RISK AND RESPONSIBILITY THAT MAY ARISE FROM OR IN CONNECTION WITH YOUR USE AND REPRODUCTION THEREOF AND AGREE TO COMPLY WITH ALL APPLICABLE LAWS AND INDUSTRY STANDARDS.