



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 29, 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:

Newport Harbor Farmers Market – A request for a 12-month duration limited term permit and a coastal development permit to allow for the operation of a weekly farmers market within the rear parking lot of the Newport Harbor Lutheran Church. The farmers market will feature a maximum of 25 vendor stalls with temporary infrastructure. 150 on-site parking spaces will remain available to serve the market, with 50 spaces allocated to vendors and market operators and 100 available for customers. The farmers market will be held on Saturdays, from 8:00 AM to 2:00 P.M and additional Sunday afternoon markets may be held in the month of December. After each market, the site will be fully restored by removing all trash, tents, tables, and temporary structures. No permanent improvements are proposed.

The project is categorically exempt under Section 15304 under 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. 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 Chapter 21.64 (Appeals). A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. 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 Daniel Kopshever, Assistant Planner, at phone: 949-644-3235 and dkopshever@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0194

Activities: Limited Term Permit, Coastal Development Permit

Zone: Planned Community 2 (Newport Harbor Lutheran Church)

General Plan: Private Institutions (PI)

Coastal Land Use Plan: PI-A Private Institutions – (0.0 – 0.30 FAR)

Filing Date: October 23, 2025

Location: 798 Dover Drive

Applicant: William Troutman, Vital Tide Foundation