



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, October 18, 2018**, at **6:30 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:

Powerhouse Vehicle Sales CUP - A conditional use permit to allow a 15,823-square-foot vehicle sales showroom and supporting office for pre-owned luxury automobiles with approximately 15 display vehicles. No exterior vehicle display is proposed. The proposed hours of operation are from 8:00 a.m. through 6:00 p.m., daily. Test drives are not anticipated to exceed 10 test drives per week. If approved, this Conditional Use Permit would supersede Use Permit No. UP0251, UP1296, UP1490, and UP2087, which upon vesting of the rights authorized by this Conditional Use Permit, shall become null and void. If approved, this Conditional Use Permit would supersede Use Permit No. UP0251, UP1296, and UP2087, which upon vesting of the rights authorized by this Conditional Use Permit, shall become null and void.

The project is categorically exempt under Section 15301, of the State CEQA (California Environmental Quality Act) Guidelines - Class 1 (Existing Facilities).

All interested parties may appear and present testimony with regard to 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. 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, California, 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 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 Makana Nova, Associate Planner, at 949- 644-3249, mnova@newportbeachca.gov.

Project File No.: PA2018-166

Activity No.: UP2018-010

Zone: MU-MM (Mixed-Use Mariners' Mile)

General Plan: MU-H1 (Mixed-Use Horizontal)

Location: 2244 West Coast Highway

Applicant: Powerhouse Enterprises NB, LLC.

Seimone Jurjis, Community Development Director, Ex-Officio Secretary, Planning Commission, City of Newport Beach