



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, October 03, 2019**, 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:

**Hornblower Off-Site Parking** – A conditional use permit and coastal development permit for off-site parking to allow the addition of a charter vessel for Hornblower Yachts with a capacity of up to 295 passengers/crew. The dock is located at 2527 West Coast Highway. Off-site parking is proposed to be located at Newport Harbor Lutheran Church at 798 Dover Drive for use on the weekdays and 2201 and 2241 West Coast Highway for use on evenings and weekends.

The project is categorically exempt under Section 15323 - Class 23 (Normal Operations of Facilities for Public Gatherings) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony in 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 and Chapter 21.64. 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, CA 92660 or at the City of Newport Beach website at [www.newportbeachca.gov/planningcommission](http://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 [mnova@newportbeachca.gov](mailto:mnova@newportbeachca.gov) or 949-422-7516.

**Project File No.:** PA2019-143

**Activity No.:** UP2019-044 and CD2019-036

**Zone:** MU-W1 (Mixed-Use Water Related)

**General Plan:** MU-W1 (Mixed-Use Water Related)

**Coastal Land Use Plan:** MU-W (Mixed-Use Water Related)

**FILING DATE:** July 22, 2019

**Location:** 2527 West Coast Highway

**Applicant:** Hornblower Yachts, LLC

Lee Lowrey, Secretary, Planning Commission, City of Newport Beach