



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 21, 2021**, at **6:30 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Planning Commission of the City of Newport Beach will consider the following application:

2510 West Coast Highway Mixed Use Project - The proposed project will replace an existing marine sales facility with a mixed-use development consisting of 35 residential dwelling units, and an 11,266 square-foot boutique auto showroom. The residential component will consist of 10 studio units, 16 one-bedroom units and 9 two-bedroom units. Three of the units will be set aside for workforce housing and made affordable to low income households. The commercial component of the project will consist of an 8,741 square-foot auto showroom, with a 1,484 square-foot mezzanine and a 750 square-foot office space.

The project is categorically exempt under Section 15332 – Class 32 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 Section 19.12.060 (Subdivision Code). 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.

Planning Commission - SPECIAL NOTICE REGARDING COVID-19

Given the Declaration of a State Emergency and Proclamation of Local Emergency related to COVID-19, we recommend that you submit your questions and comments in writing for Planning Commission consideration by sending them to the Community Development Department at PlanningCommissioners@newportbeachca.gov. To give the Planning Commission adequate time to review your questions and comments, please submit your written comments by **Wednesday, January 20, 2021, at 5:00 p.m.** Please review the Planning Commission Agenda for participation instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at www.newportbeachca.gov/planningcommission, by end of business day on **Friday, January 15, 2021**. 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. The City of Newport Beach thanks you in advance for continuing to take precautions to prevent the spread of the COVID-19 virus. If you are unable to participate in the meeting via the process set forth in the agenda, please contact the Planning Division at 949-644-3200 or CDD@newportbeachca.gov and our staff will attempt to accommodate you.

For questions regarding this public hearing item please contact Principal Planner Matthew Schneider, at 949-644-3219, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2019-249

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

Coastal Land Use Plan: Mixed Use–Horizontal (MU-H)

Location: 2510 & 2530 West Coast Highway

Lauren Kleiman, Secretary, Planning Commission, City of Newport Beach

Activity No.: Coastal Development Permit No. CD2019-062, Conditional Use Permit No. UP2019-054, Site Development Review No. SD2019-003, and Tentative Parcel Map No. NP2020-013

General Plan: Mixed-Use Horizontal 1 (MU-H1)

FILING DATE: December 2, 2019

Applicant: 2510 W. Coast Hwy LLC & 2510 W. Coast Hwy Eat LLC