



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

**NOTICE IS HEREBY GIVEN** that on **Tuesday, April 27, 2021**, at **4:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

**2510 West Coast Highway Mixed Use Project** - A Call for Review of the Planning Commission's February 18, 2021 decision to approve 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 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, 750 square-foot office space and a 291 square foot stairwell.

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. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 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 Planning Division or access the City's website after the meeting to review the action on this application. The project site is not located within the appeal area of the coastal zone; therefore, final action by the City on the applications may not be appealed to the California Coastal 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 City Council consideration by sending them to [cityclerk@newportbeachca.gov](mailto:cityclerk@newportbeachca.gov). To give the City Council adequate time to review your questions and comments, please submit your written comments by **Monday, April 26, 2021 at 5:00 p.m.** In addition, members of the public will have the ability to participate in this meeting telephonically. Please review the Agenda for further instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at [www.newportbeachca.gov](http://www.newportbeachca.gov), by end of business day on **Friday, April 23, 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 City Clerk at 949-644-3005 or [cityclerk@newportbeachca.gov](mailto:cityclerk@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

**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

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

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

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

**FILING DATE:** December 2, 2019

**Location:** 2510 & 2530 West Coast Highway

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



/s/ Leilani I. Brown, MMC, City Clerk, City of Newport Beach