



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, October 07, 2021**, 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:

Corona del Mar 76 Service Station Remodel – The Applicant proposes a conditional use permit and coastal development permit to allow the remodel of an existing service repair station and convenience market, including the addition of 232 square feet, to operate as a convenience market only. The application includes a request for deviations from minimum lot size, setbacks for the retail building, the location of the air/water dispenser, and minimum landscaping requirements pursuant to Newport Beach Municipal Code (NBMC) Section 20.48.210 (Service Stations). The application also includes the addition of a Type 20 (Off-Sale Beer and Wine) Alcoholic Beverage Control (ABC) license. The existing pump canopy, eight fuel dispensers, and below-grade fuel infrastructure are to remain unchanged. The convenience market would operate from 6:00 a.m. to 12:00 a.m., daily, with alcohol sales from 6:00 a.m. to 11:00 p.m., daily. If approved, accepted and implemented, this coastal development permit and conditional use permit would supersede and replace Use Permit No. UP1580 that authorizes the existing facility.

The project is categorically exempt under Section 15301 - Class 1 (Existing Facilities) 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 prior to, the public hearing. 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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 20.64 and 21.64. A fee is required to appeal any final action on a coastal development permit to the City Council. 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.

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. 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 Chelsea Crager, Associate Planner, at 949-644-3227 ccrager@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2019-027

Activity Nos.: CD2019-005 and UP2019-004

Zone: CC (Commercial Corridor)

General Plan: CC (Corridor Commercial)

Coastal Land Use Plan: CC-B Corridor Commercial – (0.0 – 0.75 FAR)

FILING DATE: February 13, 2019

Location: 2201 East Coast Highway

Applicant: Hamid Kianipur

Curtis Ellmore, Secretary, Planning Commission, City of Newport Beach