



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

**NOTICE IS HEREBY GIVEN** that on **Tuesday, November 16, 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:

**Corona del Mar 76 Service Station Remodel Call for Review** – A call for review of the Planning Commission's approval of 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 9:00 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 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. 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.

For questions regarding this public hearing item please contact Chelsea Crager, Associate Planner, at 949-644-3227 [ccrager@newportbeachca.gov](mailto:ccrager@newportbeachca.gov), 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2019-027

**Activity No.:** 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



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