



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Wednesday, November 24, 2021**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

**Inter-Pro Property Corporation Residence** - Request for a coastal development permit to construct a new 1,665-square-foot, single-family residence including an attached 498-square-foot, two-car garage. The structure would reach a height of approximately 24 feet and includes two stories. The project includes reinforcing and raising the existing bulkhead. The project also includes additional appurtenances such as site walls, fences, patios, landscaping, and drainage devices. The design complies with all development standards including height, setbacks, and floor area limit, and no deviations are requested. The project will occupy the underlying legal Lot 502 which was previously developed with Lot 501 as 520 Via Lido Nord. The project will be assigned the new address 522 Via Lido Nord.

The project is categorically exempt under Section 15303 - Class 3 (New Construction or Conversion of Small Structures) 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. 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 19.12 and 21.64. A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. The project site is located within the appeal area of the coastal zone; therefore, final action by the City may 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/zoningadministrator](http://www.newportbeachca.gov/zoningadministrator). **Please review the Zoning Administrator Agenda for Zoom participation instructions.** 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 12:00 p.m. on the business day immediately prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Melinda Whelan, at 949-644-3221-mwhelan@newportbeachca.gov 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2021-215

**Activity No.:** CD2021-056

**Zone:** R-1 (Single-Unit Residential)

**General Plan:** RS-D (Single Unit Residential Detached)

**Coastal Land Use Plan:** RSD-C (Single Unit Residential Detached – 10.0 - 19.9 DU/AC)

**Filing Date:** August 23, 2021

**Location:** 522 Via Lido Nord

**Applicant:** Anne Fox, MIG, Inc.