



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 lot merger and coastal development permit to allow the demolition of two single-family residences at 518 Via Lido Nord (Lot 500) and 520 Via Lido Nord (Lot 501 and Lot 502), the merger of two lots under common ownership (Lot 500 and Lot 501) to create a single parcel, and the construction of a 6,091-square-foot, two-story, single-family residence including an attached 803-square-foot, four-car garage. The merged lot and new development will keep the address of 520 Via Lido Nord. The remaining Lot 502 will be assigned the new address of 522 Via Lido Nord and will be developed with an additional single-family dwelling under a separate coastal development permit (PA2021-215). Additionally, a request for a staff approval is included for grade establishment for accessory structures within the front yard area along the water on the existing 520 Via Lido Nord property (Lot 501 and Lot 502).

The project is categorically exempt under Section 15315 under Class 15 (Minor Land Divisions) and Section 15303 under 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. **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.: PA2021-183

Activity No.: CD2021-033, LM2021-004 and SA2021-008

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: July 27, 2021

Location: 518 and 520 Via Lido Nord

Applicant: Anne Fox, MIG, Inc.