



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, September 08, 2022**, 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:

Gonterman Encroachment - A request to waive City Council Policy L-6 for proposed private improvements consisting of stairs, handrails, retaining walls, and planters that encroach up to eight (8) feet-five (5) inches into the Cliff Drive public right-of-way. The Cliff Drive parkway extends approximately 12 feet from face of curb to the property line. Council Policy L-6 ("Policy") prohibits the proposed stairs, handrails, retaining walls and planters since structures are limited to a 1-foot projection into the right-of-way and the height of encroachments are limited to three (3) feet from the top of curb elevation.

This 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 because it has no potential to have a significant effect on the environment.

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. 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.

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 5:00 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 David Keely, Senior Civil Engineer, at 949-644-3349 or dkeely@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-127

Activity No.: N2022-0147

Zone: R-1 (Single Unit Residential)

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

Location: 2304 Cliff Drive

Applicant: Jason Gonterman

Mark Rosene, Secretary, Planning Commission, City of Newport Beach