



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, January 5, 2023**, 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:

**Hanna Residences** – The applicant proposes to demolish the existing restaurant and construct two residential condominiums totaling approximately 3,564 square feet. The proposed residential development will comply with all requirements and no deviations are requested. The following approvals are required to implement the project:

- General Plan Amendment – An amendment to the General Plan to change the land use category from Neighborhood Commercial (CN) to Two Unit Residential (RT).
- Code Amendment – An amendment to Title 20 (Planning and Zoning) to change the zoning district from Commercial Neighborhood (CN) to Two-Unit Residential (R-2) and to remove a front setback designation along the side from Setback Map S-2B.
- Local Coastal Program Amendment – An amendment to the Coastal Land Use Plan to change the coastal land use category from Neighborhood Commercial (CN) to Two Unit Residential (RT-E) (30.0 – 39.9 DU/AC), and an amendment to Title 21 (Local Coastal Program Implementation Plan) to change the coastal zoning district from CN to Two-Unit Residential (R-2). Additionally, the amendment would remove a front setback designation along the side property line from Setback Map S-2B.
- Tentative Parcel Map – A tentative parcel map for two-unit condominium purposes to allow the units to be sold individually.
- Coastal Development Permit – A coastal development permit for the demolition of the existing restaurant and construction of the new residential condominiums.

The project is categorically exempt under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) and Section 15315 under Class 15 (Minor Land Divisions) 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 19.12, 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 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 the City of Newport Beach website at [www.newportbeachca.gov/planningcommission](http://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 S. Lee, Associate Planner, at 949-644-3225, [dlee@newportbeachca.gov](mailto:dlee@newportbeachca.gov), at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2020-060

**Zone:** Commercial Neighborhood (CN)

**Coastal Land Use Plan:** Neighborhood Commercial (CN) – (0.0 to 0.30 FAR)

**Location:** 3014 Balboa Boulevard

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

**Activities:** General Plan Amendment, Code Amendment, Local Coastal Program Amendment, Tentative Parcel Map, Coastal Development Permit

**General Plan:** Neighborhood Commercial (CN)

**Filing Date:** April 21, 2020

**Applicant:** Gallo of Corona del Mar, Inc.