



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 19, 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:

Day Residence - A request for a coastal development permit to demolish an existing two (2)-story duplex and construct a new three (3)-story 2,972-square-foot duplex with an attached 397-square-foot two (2)-car garage and a two (2)-car carport. Additionally, the applicant requests the following deviations from the residential development standards of the Newport Beach Municipal Code (NBMC):

- a. *Variance*: Request to encroach three (3) feet into the required 3-foot right side setback area; and
- b. *Major Site Development Review*: Request to increase the allowed height from a base height limit of 24 feet for flat roofs and 29 feet for sloping roofs to a maximum height limit of 28 feet for flat roofs and 33 feet for sloping roofs.

The project is categorically exempt under 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 20.64 (Appeals) and 21.64 (Appeals and Calls for Review). A fee is required to appeal any final action on a coastal development permit to the City Council. 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 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 Lee, Associate Planner, at 949-644-3225, dlee@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2020-350

Zone: Two-Unit Residential (R-2)

Coastal Land Use Plan: Two Unit Residential (RT-E) (30.0 – 39.9 DU/AC)

Location: 704 East Ocean Front, Units A and B

Activities: Variance, Major Site Development Review, Coastal Development Permit

General Plan: Two Unit Residential (RT)

Filing Date: December 2, 2020

Applicant: Studio M of A, Inc.

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