



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 26, 2023**, 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:

925 Via Lido Soud, LLC Residence – A request for a lot merger and coastal development permit to allow the demolition of two single-family residences at 921 and 925 Via Lido Soud, the merger of two lots under common ownership to create a single parcel, and the construction of a 7,232-square-foot, two-story single-family residence with a 599-square-foot accessory dwelling unit and attached 1,143-square-foot, four-car garage with golf-cart space. The project includes additional appurtenances such as site walls, fences, patios, drainage devices, and landscaping. The design complies with all applicable development standards, including height, setbacks, and floor area limit where no deviations are requested.

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 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, or before 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 Chapter 21.64 (Appeals and Calls for Review). 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 to approve a Coastal Development Permit 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/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 before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Liane Schuller, Planning Consultant, at lschuller@newportbeachca.gov or (949) 644-3200.

Project File No.: PA2022-0204

Zone: R-1 (Single-Unit Residential)

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

Location: 921 and 925 Via Lido Soud

Activity: Lot Merger and Coastal Development Permit

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

Filing date: September 27, 2022

Applicant: Sinclair Associates Architects Inc.