



**CITY OF NEWPORT BEACH**  
**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Tuesday, February 11, 2025**, at **4:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

**Christian Residence** – A request for a waiver of City Council Policy L-2 (Driveway Approaches) in conjunction with the construction of a new duplex to allow driveway access to one of the two-car garages from 36<sup>th</sup> Street without providing one, additional, covered off-street parking space as required by City Council Policy L-2. The applicant also requests a coastal development permit to allow the demolition of an existing single-unit dwelling and the construction of a new 4,218-square-foot duplex with 999 square feet of garage space, including a two-car garage for each unit.

The project is categorically exempt pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) 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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 (Appeals). 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. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at [www.newportbeachca.gov](http://www.newportbeachca.gov). 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.

For questions regarding details of the project please contact Jerry Arregui, Assistant Planner, at [jarregui@newportbeachca.gov](mailto:jarregui@newportbeachca.gov), 949-644-3249, 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2024-0105

**Activity:** Waiver of Council Policy L-2 and Coastal Development Permit

**Zone:** Two-Unit Residential (R-2)

**General Plan:** Two Unit Residential (RT)

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

**Filing Date:** July 2, 2024

**Location:** 3601 Lake Avenue

**Applicant:** Brandon Architects

/s/ Leilani I. Brown, MMC, City Clerk, City of Newport Beach