



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 11, 2018**, at **3:30 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. The Zoning Administrator of the City of Newport Beach will consider the following application:

Gabriel Residence – A coastal development permit to allow the demolition of an existing two-story, 4,787-square-foot, single-family residence and the construction of a new two-story, 6,580-square-foot, single-family residence with an attached three-car garage. The project includes landscape, hardscape, and subsurface drainage facilities. The site is protected by an existing private bulkhead that has been inspected, is in generally good condition, and will be reinforced in conjunction with the proposed construction. The design complies with all applicable development standards and no deviations are requested.

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction or Conversion of Small Structures).

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 project site is located in the coastal zone and within the California Coastal Commission appeals jurisdiction; therefore, final City action on the project is appealable to the California Coastal Commission after City appeal procedures are exhausted. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 (Appeals and Calls for Review). No fee is required for appeals regarding coastal development permits to the California Coastal Commission. 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 Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, California, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. 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 this public hearing item please contact Liane Schuller, Contract Planner, at 949-644-3237 or lschuller@newportbeachca.gov.

Project File No.: PA2017-166

Activity No.: CD2017-068

Zone: R-1 (Single-Unit Residential)

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

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

Filing Date: August 16, 2017

Location: 941 Via Lido Soud

Applicant: Andrew Gabriel