



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, February 15, 2018, at 3:30 p.m.** or as 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:

1820 Oceanfront LLC Residences – A coastal development permit and associated tentative parcel map to demolish an existing two-story single-family residence and to construct a new 4,570-square-foot, three-story, two-unit condominium with two attached garages and two carports. The proposed project includes hardscape, landscape, low patio walls, and subsurface drainage facilities. All proposed improvements will be located on private property and will not extend into the public right-of-way. The design complies with all applicable development standards and no deviations are requested. The Tentative Parcel Map is required to allow each unit to be sold individually. *(This project is being re-noticed to include the tentative parcel map; the previous notice included only the coastal development permit application).*

The project is categorically exempt under Sections 15303 and 15315 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction or Conversion of Small Structures) and Class 15 (Minor Land Divisions).

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 19.12 and 21.64. Fees are required to appeal any final action on a Coastal Development Permit to the Planning Commission or City Council. 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. Prior to the public hearing, the agenda, staff report, and 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, 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.: PA2017-233

Activity No.: CD2017-100, NP2017-023

Zone: RM (Multi-Unit Residential)

General Plan: RM (Multiple-Unit Residential)

Coastal Land Use Plan: RM-E Multiple Unit Residential - (30.0 -39.9 du/ac)

FILING DATE: December 22, 2017

Location: 1820 West Ocean Front

Applicant: 1820 Oceanfront LLC