



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, March 15, 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:

Clarizio Live-Work Development – A request for a coastal development permit (CDP) and minor site development review to allow the demolition of an existing single-story commercial building and construction of a new three-story, mixed-use building consisting of one live-work unit (commercial space and residential unit) and two residential units. Also requested is a tentative parcel map for condominium purposes to allow each unit (three in total) to be sold separately. The proposed project includes hardscape, landscape, and subsurface drainage facilities. The design complies with all applicable development standards and no deviations are requested.

The project is categorically exempt under Section 15303 and Section 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 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, 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 (Tentative Map Review), 20.64 (Appeals), and 21.64 (Appeals and Calls for Review). Fees are required to appeal any final action on the applications 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.

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, 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. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5 p.m. on the business day immediately prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Benjamin M. Zdeba, AICP, Associate Planner, at 949-644-3253 or bzdeba@newportbeachca.gov.

Project File No.: PA2017-182

Activity Nos.: CD2017-077; SD2017-006; NP2017-020

Zone: Mixed-Use Vertical (MU-V)

General Plan: Mixed-Use Vertical (MU-V)

Coastal Land Use Plan: Mixed-Use Vertical (MU-V)

Filing Date: September 7, 2017

Location: 500 East Balboa Boulevard

Applicant: 500 E Balboa LLC