



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 10, 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:

Gladstone-Lamas Residence - A coastal development permit and modification permit for a remodel, 627-square-foot (17 percent) addition, and addition of a second carport space to an existing three-story duplex with an attached 513-square-foot, two-car garage and single-car carport. A modification permit is requested to allow a second tandem carport parking space with a width of 8 feet 3 inches where a width of 10 feet is required. A modification permit is also requested to allow an addition of greater than 10 percent to a residence with nonconforming parking where the garage width is 18 feet 3 inches where 18 feet 6 inches is required and the existing carport space is 8 feet 3 inches in width where a width of 10 feet is required. The proposed residence complies with all other applicable development standards including height, setbacks, and floor area limits.

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 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 20.64 and 21.64. 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 Makana Nova, Associate Planner, at 949- 644-3249, mnova@newportbeachca.gov.

Project File No.: PA2018-021

Activity No.: CD2018-008 and MD2018-003

Zone: R-2 (Two-Family Residential)

General Plan: RT (Two-Unit Residential)

Coastal Land Use Plan: RT-D (Two-Unit Residential)
(20.0 to 29.9 DU/AC)

FILING DATE: January 30, 2018

Location: 1100 West Balboa Boulevard

Applicant: John T. Morgan Jr., Architect