



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, June 14, 2018**, at **3:00 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:

Sailhouse Orange Condominiums - A coastal development permit and tentative parcel map to allow the demolition of an existing duplex and the construction of a new three-story, 3,164-square-foot, two-unit residential condominium, including two attached garages and two carports. The proposed development includes landscape, hardscape, and subsurface drainage facilities all within the confines of private property. The design complies with all applicable development standards and no deviations are requested. The Tentative Parcel Map will allow each unit to be sold individually.

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 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 Liane Schuller, Contract Planner, at 949-644-3237 or lschuller@newportbeachca.gov.

Project File No.: PA2018-104

Activity No.: CD2018-046 and NP2018-014

Zone: R-2 (Two-Unit Residential)

General Plan: RT (Two-Unit Residential)

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

Filing Date: April 27, 2018

Location: 210 Orange Street

Applicant: Pat Patterson, Sailhouse Orange, LLC