



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Tuesday, June 26, 2018**, at **2:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Newport Beach Conference Room (Bay B – First Floor) at 100 Civic Center Drive, Newport Beach. The Hearing Officer of the City of Newport Beach will consider the following application:

**Landon Elevator Addition** – A reasonable accommodation application requesting relief from Newport Beach Municipal Code (NBMC) Section 20.18.030 (Residential Zoning Districts General Development Standards) and Section 21.18.030 (Residential Coastal Districts General Development Standards) to allow an elevator addition to exceed the maximum allowed floor area for an existing single-family home. The proposed elevator is approximately 5 feet wide, adding 40 square feet to the existing 3,403-square-foot, single-family dwelling. The existing dwelling and new elevator meet all other Zoning Code and Local Coastal Program requirements, including setbacks and height. The elevator addition is requested to provide an individual with a disability access to the upper levels of the residence.

The project is categorically exempt under Section 15301, of the State CEQA (California Environmental Quality Act) Guidelines - Class 1 (Existing Facilities).

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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. 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.

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/hearingofficer](http://www.newportbeachca.gov/hearingofficer). 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 Hearing Officer to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Melinda Whelan, Assistant Planner, at 949- 644-3221, [mwhelan@newportbeachca.gov](mailto:mwhelan@newportbeachca.gov).

**Project File No.:** PA2018-069

**Activity No.:** RA2018-001

**Zone:** R-BI (Balboa Island)

**General Plan:** RT (Two-Unit Residential)

**Location:** 205 North Bay Front

**Applicant:** Benson Design and Architecture