



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, July 26, 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:

Jabara Mixed-Use Development - A coastal development permit (CDP) and minor site development review to demolish an existing two-story mixed-use building and construct a new, two-story, mixed-use development. The proposed structure includes a 2,711-square-foot artist's studio at the ground floor and a 1,103-square-foot, residential unit on the second floor. The development also includes a 478-square-foot, two-car garage for the residential use and three covered parking spaces for the artist's studio use. The project includes hardscape, landscape, and drainage facilities. The design complies with all applicable development standards and no deviations are requested.

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. Fees are required to appeal any final action on the applications to the Planning Commission or City Council. The project site is not located within the appeal area of the coastal zone; therefore, final action by the City on the applications may not 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 David S. Lee, Assistant Planner, at 949-644-3225, dlee@newportbeachca.gov.

Project File No.: PA2018-090

Activity No.: CD2018-039 and SD2018-001

Zone: MU-CV/15th Street (Mixed-Use Cannery Village / 15th St.)

General Plan: MU-H4 (Mixed Use Horizontal)

Coastal Land Use Plan: MU-H (Mixed Use Horizontal)

FILING DATE: April 11, 2018

Location: 509 31st Street

Applicant: Laidlaw Schultz Architects