

5 Bay Island  
Baldon, Cal 92661

30 July 2018

Re: Project File # PA 2017-167

Dear Erik Weigand -

RECEIVED BY  
COMMUNITY  
DEVELOPMENT  
AUG 03 2018  
CITY OF  
NEWPORT BEACH

Item 1 - Dean Residence -

- We fully support the development.

Item 2 - Parking management plan -

- We are against this bureaucratic,  
self-serving plan. We've had major  
parking issues over the past 10 yrs  
of residence in the area. This  
"plan" will decrease the available  
parking spots available now, plus  
(a) push the parkers further out of  
the area to find a spot to park  
(thus only moving the supposed problem  
to other residences), +/or decrease  
business in the area.

Respectfully yours,

Chris Ruter

**CITY OF NEWPORT BEACH  
REVISED NOTICE OF PUBLIC HEARING**

Planning Commission - August 9, 2018  
Item No. 4a Additional Materials Received  
Dean Residence (PA2017-167)

**NOTICE IS HEREBY GIVEN** that on **Thursday, August 09, 2018, at 6:30 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

**Dean Residence** – A coastal development permit to allow the construction of a new 4,379-square-foot, single-family residence and adjust the off-street parking requirements with a parking management plan. In addition, the applicant requests to increase the allowed building height to 28 feet for flat roofs and 33 feet for sloped roofs pursuant to the provisions of Use Permit No. UP3618. The design includes hardscape, drainage facilities, and approximately 194 square feet of landscaping. With approval of the height allowance, the project complies with all applicable development standards.

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/planningcommission](http://www.newportbeachca.gov/planningcommission). 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 Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item, please contact Chelsea Crager, Associate Planner, at 949-644-3227 [ccrager@newportbeachca.gov](mailto:ccrager@newportbeachca.gov).

**Project File No.:** PA2017-167

**Activity No.:** CD2018-054

**Zone:** RM (Multi-Unit Residential)

**General Plan:** RM-D (Multiple-Unit Residential Detached)

**Coastal Land Use Plan:** RM (Multi-Unit Residential)

**FILING DATE:** May 2, 2018

**Location:** 16 Bay Island

**Applicant:** Tim and Michelle Dean

Erik Weigand, Secretary, Planning Commission, City of Newport Beach