



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, November 29, 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:

**Naehring Residential Condominiums** - A coastal development permit and tentative parcel map to demolish an existing duplex and construct a new 3-story, 4,226-square-foot, two-unit condominium with two attached single-car garages and two carport spaces totaling 450 square feet. The project includes hardscape, drainage, landscaping improvements, and accessory structures. The project also includes a reinforced bulkhead with cap for coastal hazards protection. The proposed residence complies with all applicable development standards including height, setbacks, and floor area limits. No deviations are requested. The tentative parcel map will merge the underlying lot lines for development of a 2-unit condominium. The subject property is bisected by the coastal permit jurisdiction boundary resulting in a portion of the two-unit condominium, front patio accessory improvements, and the bulkhead improvements within Coastal Commission's permit jurisdiction.

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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 and Section 19.12.060 (Subdivision Code). 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/zoningadministrator](http://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](mailto:mnova@newportbeachca.gov).

**Project File No.:** PA2018-143

**Activity No.:** CD2018-061 and NP2018-018

**Zone:** R-2 (Two-Family Residential)- 30.0 -39.9 DU/AC

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

**Coastal Land Use Plan:** RT-E (Two-Unit Residential)

**FILING DATE:** June 12, 2018

**Location:** 3406 and 3406 1/2 Marcus Avenue

**Applicant:** GB Architecture