



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, March 21, 2019**, 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:

Mesa Drive Townhomes - The applicant proposes to demolish two existing single-family residences and construct a new eight-unit residential condominium development. The development would consist of two separate buildings, containing four units each. Each unit will consist of four stories (including a roof deck) with an attached two-car garage. The project includes four onsite guest parking spaces including one accessible parking space. A tract map is requested to merge the two existing lots and allow for each of the eight units to be sold individually as condominiums.

The project is categorically exempt under Section 15332 – Class 32 (In-Fill Development) of the State CEQA (California Environmental Quality Act) Guidelines.

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 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, CA 92660 or at the City of Newport Beach website at 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 Liz Westmoreland, Assistant Planner, at lwestmoreland@newportbeachca.gov or 949-644-3234.

Project File No.: PA2017-218

Activity No.: SD2017-008 and NT2017-003

Zone: RM-D (Multi-Unit Residential Detached)

General Plan: RM (Multiple-Unit Residential)

Location: 1501 Mesa Drive and 20462 Santa Ana Avenue

Applicant: Anastasios Nikolaou

Lee Lowrey, Secretary, Planning Commission, City of Newport Beach