



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 23, 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:

Goetz Residential Condominiums and Variance - The applicant requests a coastal development permit (CDP) to demolish an existing single-family residence and to construct a new two-unit residential condominium development. As part of the development, the applicant requests approval of a variance to reduce the required front setback along Bayside Drive from 20 feet to 8 feet and to increase the allowable floor area limit. The Tentative Parcel Map is required to allow each unit to be sold separately as residential condominiums.

The project is categorically exempt under Section 15303 - Class 3 (New Construction or Conversion of Small Structures) 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 Chapters 20.64 (Appeals) and 21.64 (Appeals and Calls for Review). 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 Benjamin M. Zdeba, AICP, Associate Planner, at 949-644-3253, bzdeba@newportbeachca.gov.

Project File No.: PA2018-138

Activity No.: CD2018-059, VA2018-005,
NP2018-023

Zone: Multi-Unit Residential (RM)

General Plan: Multiple-Unit Residential (RM)

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

Filing Date: May 31, 2018

Location: 358 Dahlia Place

Applicant: Andrew Goetz

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