



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, July 25, 2019**, 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:

Matthews Residence - A lot merger and coastal development permit application request to waive the parcel map requirement for parcels under common ownership and allow the consolidation of two existing single-family residences into a single residence. The lot merger would combine two legal lots into a single parcel. Project implementation includes permitting a 182-square-foot hallway connection between the existing 3,720-square-foot single-family residence at 1712 Galaxy Drive and the existing 11,207-square-foot, single-family residence at 1718 Galaxy Drive. The result is a 15,109-square-foot, single-family residence with attached Code-compliant parking. The project complies with all applicable development standards and no deviations are requested. Based on the reduction in density, a coastal development permit is required pursuant to Title 21 (Local Coastal Program Implementation Plan) of the Municipal Code.

The project is categorically exempt under Sections 15315 and 15303, of the State CEQA (California Environmental Quality Act) Guidelines – Class 15 (Minor Land Divisions) and Class 3 (New Construction or Conversion of Small Structures), respectively.

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 19.12 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, 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 Patrick Achis, Planning Technician, at 949-644-3237 or pachis@newportbeachca.gov.

Project File No.: PA2018-040

Activity No.: LM2018-002 and CD2018-017

Zone: R-1-6000 (Single-Unit Residential)

General Plan: RS-D (Single-Unit Residential Detached)

Coastal Land Use Plan: RSD-A (Single Unit Residential Detached – (0.0 – 5.9 DU/AC))

Filing Date: February 8, 2018

Location: 1712 and 1718 Galaxy Drive

Applicant: Jay Ferguson