



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, August 08, 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:

Sagemodern Live-Work Development - A site development review and coastal development permit to demolish an existing two-story mixed-use building and surface parking and construct two new live-work units ("Project"). As part of the development, the Applicant also requests approval of a variance to reduce the required 25-foot depth of nonresidential uses on the ground floor to a depth of 18 feet 4 inches. The Project includes hardscape, landscape, and subsurface drainage facilities. The design complies with other 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 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/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.

Project File No.: PA2018-232

Activity No.: CD2018-105, SD2018-006, and VA2018-007

Zone: MU-V (Mixed Use Vertical)

General Plan: MU-V (Mixed Use Vertical)

Coastal Land Use Plan: MU-V (Mixed Use Vertical)

Filing Date: October 11, 2018

Location: 502 and 504 West Balboa Boulevard **Applicant:** Sagemodern

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