NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, December 12, 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:

Home Sweet Home LLC Residence - A request for a coastal development permit to demolish the existing duplex and allow the construction of a new 2,536-square-foot, three-story, single-family residence with a 373-square-foot garage. No work is proposed to the adjacent boardwalk or bulkhead. The design includes hardscape, walls, landscaping, and drainage facilities. The project complies with all applicable development standards and no deviations are requested.

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. 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 Chapter 21.64. Fees are required to appeal any final action on a Coastal Development Permit 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 Liz Westmoreland, Assistant Planner, at 949-644-3234 or lwestmoreland@newportbeachca.gov.

Project File No.: PA2019-145

Activity No.: CD2019-038

Zone: R-2 (Two-Unit Residential)

General Plan: RT (Two-Unit Residential)

Coastal Land Use Plan: RT-E (Two Unit Residential – 30.0 – 39.9 DU/AC)

FILING DATE: July 25, 2019

Location: 417 and 417 1/2 Edgewater Place

Applicant: Bradford C. Smith, Architect