



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, February 13, 2020**, 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:

**Wells Residence** – A coastal development permit (CDP) to allow the demolition of an existing single-family residence and the construction of a new three-story, 4,052-square-foot, single-family residence with an attached 740-square-foot, three-car garage. The proposed development includes additional appurtenances such as patios, hardscape, drainage devices, and landscaping. All work will occur within the confines of the private property and no work will be conducted bayward of the existing bulkhead. The design complies with all applicable development standards and no deviations are requested.

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 Chapter 21.64 (Appeals and Calls for Review). 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](http://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, [pachis@newportbeachca.gov](mailto:pachis@newportbeachca.gov).

**Project File No.:** PA2019-174

**Activity No.:** CD2019-047

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

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

**Coastal Land Use Plan:** RSD-C (Single Unit Residential Detached) (10.0 – 19.9 DU/AC)

**Filing Date:** September 17, 2019

**Location:** 1140 West Bay Avenue

**Applicant:** Brad Smith Architect