



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, February 20, 2020**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Balboa Conference Room (Bay B-2nd Floor) at 100 Civic Center Drive, Newport Beach. The Hearing Officer of the City of Newport Beach will consider the following application:

Balboa Realty Abatement Extension- Request for extension of the required Abatement Period specified by Newport Beach Municipal Code [Section 20.38.100 \(Abatement Periods\)](#). The property is located in the Two-Unit Residential (R-2) Zoning District and is developed with an existing 2,613-square-foot commercial building. The previously approved abatement extension authorizes nonresidential uses to remain until November 30, 2021. The property owner intends to remodel and reinvest in the existing building and requests to allow the existing nonresidential use to continue to November 30, 2031, without abatement.

The project is categorically exempt under Section 15301, of the State CEQA (California Environmental Quality Act) Guidelines - Class 1 (Existing Facilities).

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 Chapter 20.64 (Appeals). 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/hearingofficer. 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 Hearing Officer 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.

Project File No.: PA2019-186

Zone: R-2 (Two-Unit Residential)

Location: 813 East Balboa Boulevard

Activity No.: Abatement Extension

General Plan: RT (Two-Unit Residential)

Applicant: Balboa Realty