



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, April 30, 2020**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Community Room at 100 Civic Center Drive, Newport Beach. The Zoning Administrator of the City of Newport Beach will consider the following application:

Bragg Redevelopment and Lot Merger - A request for a lot merger and waiver of the parcel map requirement to allow two lots under common ownership to be combined into a single parcel for future residential development purposes. The project includes a request for a coastal development permit to allow the demolition of the existing single-family residence at 109 Via Yella and a 2,521-square-foot, two-story addition and alteration to the existing single-family residence at 107 Via Yella. The lot merger application also requires approval of a coastal development permit pursuant to Title 21 Local Coastal Program Implementation Plan in the Municipal Code.

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

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.

Special Notice Regarding COVID-19: The City has established a technology solution that will enable the public to participate in the Zoning Administrator meeting in real time. Instructions will be provided on the Zoning Administrator Agenda which will be posted online at www.newportbeachca.gov/zoningadministrator the Friday prior to the meeting.

For questions regarding this public hearing item please contact Chelsea Crager, Associate Planner, at 949-644-3227, ccrager@newportbeachca.gov.

Project File No.: PA2019-250

Activity No.: CD2019-068 and LM2019-006

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: December 3, 2019

Location: 107 and 109 Via Yella

Applicant: William Guidero