



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, May 12, 2020**, at **7:00 p.m.**, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

Due to the rapidly evolving public health response to the Novel Coronavirus (COVID-19), members of the public are advised that the City Council meeting and public hearing may be convened telephonically or in an alternate format as deemed necessary by the City. Those individuals planning to participate in the public hearing are encouraged to check the City website at <https://www.newportbeachca.gov/agendas> for additional information concerning in-person participation on the day of the public hearing for any updates.

Shaoulia Residence - A coastal development permit for the demolition of an existing two-story duplex and the construction of a new 5,244-square-foot, three-story duplex that includes a single-car garage and a single-car carport for Unit A, and a two-car garage for Unit B. The applicant is also proposing a 2,685-square-foot subterranean basement. The applicant requests a waiver of City Council Policy L-2 to take vehicular access from Seashore Drive rather than from the public alley as required.

The project is categorically exempt under Section 15303, of the California Environmental Quality Act (CEQA) 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. 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. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at www.newportbeachca.gov. 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.

For questions regarding details of the project please contact David S. Lee, Associate Planner, at 949-644-3225, dlee@newportbeachca.gov.

Project File No.: PA2019-029

Activity No.: CD2019-007

Zone: Two-Unit Residential (R-2)

General Plan: Two Unit Residential (RT)

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

Filing Date: February 14, 2019

Location: 106 and 110 Sonora Street

Applicant: Brion Jeannette Architecture



Leilani I. Brown, MMC, City Clerk
City of Newport Beach