



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, May 14, 2020**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Zoning Administrator of the City of Newport Beach will consider the following application:

**5009 Seashore LLC Residence** - A coastal development permit to allow the demolition of an existing, nonconforming residential duplex and the construction of a new three-story, 1,887-square-foot, single-family residence with an attached, 409-square-foot, two-car garage. The project also includes additional appurtenances such as site walls, drainage devices, and hardscape all within the confines of the private property. The design complies with all applicable development standards, including height, setbacks, and floor area limit, and no deviations are requested. Provisions prohibiting a reduction in residential density under Senate Bill SB330 (the Housing Crisis Act of 2019) are not applicable, as the subject project's application was submitted and deemed complete prior to the effective date of January 1, 2020.

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.

## **SPECIAL NOTICE REGARDING COVID-19**

Given the Declaration of a State Emergency and Proclamation of Local Emergency related to COVID-19, we recommend that you submit your questions and comments in writing for the Zoning Administrator's consideration by sending them to the Community Development Department at [CDD@newportbeachca.gov](mailto:CDD@newportbeachca.gov). To give the Zoning Administrator adequate time to review your questions and comments, please submit your written comments by **Wednesday, May 13, 2020, at 5:00 p.m.** In addition, members of the public will have the ability to participate in this meeting telephonically. Please review the Zoning Administrator Agenda for further instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at [www.newportbeachca.gov/zoningadministrator](http://www.newportbeachca.gov/zoningadministrator), by end of business day on **Friday, May 8, 2020**. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website. The City of Newport Beach thanks you in advance for continuing to take precautions to prevent the spread of the COVID-19 virus. If you are unable to participate in the meeting via the process set forth in the agenda, please contact the Planning Division at 949-644-3200 or [CDD@newportbeachca.gov](mailto:CDD@newportbeachca.gov) and our staff will attempt to accommodate you.

For questions regarding this public hearing item please contact Patrick Achis, Assistant Planner, at 949-644-3237, [pachis@newportbeachca.gov](mailto:pachis@newportbeachca.gov).

**Project File No.:** PA2019-264

**Activity No.:** CD2019-076

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

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

**Coastal Land Use Plan:** RSD-D (Single-Unit Residential Detached) (20.0 - 29.9 DU/AC)

**Filing Date:** December 18, 2019

**Date Deemed Complete:** December 27, 2019

**Location:** 5009 Seashore Drive

**Applicant:** 5009 Seashore, LLC