



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, May 28, 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:

**Youssef Land Eight, LLC Condominiums** - A request for a tentative parcel map for two-unit condominium purposes. An existing duplex has been demolished and a new duplex is currently under construction. The Tentative Parcel Map would allow each unit to be sold individually. No waivers of Title 19 (Subdivisions) are proposed.

The project is categorically exempt under Section 15315 - Class 15 (Minor Land Divisions) of the State CEQA (California Environmental Quality Act) Guidelines.

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 Section 19.12.060 (Subdivision Code). 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.

## **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 27, 2020, at 9:00 a.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 22, 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 Melinda Whelan, Assistant Planner, at 949-644-3221 or [mwhelan@newportbeachca.gov](mailto:mwhelan@newportbeachca.gov).

**Project File No.:** PA2020-039

**Activity No.:** NP2020-002

**Zone:** R-2 (Two-Unit Residential)

**General Plan:** RT (Two Unit Residential)

**Location:** 612 and 612 1/2 Goldenrod Avenue

**Applicant:** Pro Builders Enterprise Inc.