



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:

Stewart Residence - A request for a coastal development permit to replace an existing flat roof with a sloped roof and to remodel an existing non-conforming two-unit residence. The height of the existing structure will increase by approximately 6 feet (30 percent). The project complies with maximum height standards and no additional square footage is proposed. The existing duplex is non-conforming because it is a two-unit dwelling located in the R-1 zoning district and only provides two parking spaces where two are required per dwelling unit.

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. 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.

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. 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, 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 and our staff will attempt to accommodate you.

For questions regarding this public hearing item please contact Liz Westmoreland, Associate Planner, at 949-644-3234, lwestmoreland@newportbeachca.gov.

Project File No.: PA2019-224

Activity No.: CD2019-057

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: October 31, 2019

Location: 320 Alvarado Place

Applicant: Jeff Roberts and Associates