



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, July 16, 2020**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. The Zoning Administrator of the City of Newport Beach will consider the following application:

109 and 111 Bayside Place Slope Restoration - A request for a coastal development permit to allow the repair and restoration of an existing slope at 109 and 111 Bayside Place. The slope failed in December 2010. The slope is located on the inland side of Bayside Place and is within the front setback areas of 109 and 111 Bayside Place. The work includes the construction of a 24-inch-wide v-ditch behind an existing retaining wall, installation of a matting system on the slope, and the revegetation of the impacted slope area. The restoration is necessary to protect the principal structures on Carnation Avenue.

The project is categorically exempt under Section 15301 – Class 1 (Existing Facilities) and Section 15304 – Class 4 (Minor Alterations to Land) 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. 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. To give the Zoning Administrator adequate time to review your questions and comments, please submit your written comments by **Wednesday, July 15, 2020, at 12:00 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, by end of business day on **Friday, July 10, 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 Chelsea Crager, Associate Planner, at 949-644-3227 or ccrager@newportbeachca.gov.

Project File No.: PA2020-064

Activity No.: CD2020-048

Zone: R-2 (Two-Unit Residential)

General Plan: RT (Two Unit Residential)

Coastal Land Use Plan: RT-B (Two Unit Residential – (6.0-9.9 DU/AC))

FILING DATE: May 4, 2020

Location: 109 and 111 Bayside Place

Applicant: Winkle Custom Homes