



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, September 24, 2020**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Garrett Investment Group, LLC Demolition - A request for a coastal development permit (CDP) to demolish an existing 950-square-foot, nonconforming four-plex and 400-square-foot, two-car garage. The existing property consists of two lots used as a single development site. No new construction is proposed at this time.

The project is categorically exempt under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) pursuant to of the CEQA 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). The fee is waived to appeal any final action on a Coastal Development Permit to the Planning Commission. 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, September 23, 2020, at 12:00 p.m.** 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, September 18, 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 Melinda Whelan, Assistant Planner, at 949-644-3221, mwhelan@newportbeachca.gov.

Project File No.: PA2019-267

Activity No.: CD2019-074

Zone: R-2 (Two-Unit Residential)

General Plan: RT (Two Unit Residential)

Coastal Land Use Plan: RT-D (Two Unit Residential) – (20.0 – 29.9 DU/AC)

FILING DATE: December 23, 2019

Location: 622, 622 ½, 624 and 624 ½ Clubhouse Avenue

Applicant: John T. Morgan Jr