



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:

Advanced Champion LLC Mixed-Use Condominiums - A request for a minor site development review, modification permit, coastal development permit, and tentative parcel map to demolish two existing nonconforming single-family residences in the Mixed Use Vertical (MU-V) zone and to construct a new approximately 7,680-square-foot mixed use condominium structure comprised of 1,798 square feet of retail space and three (3) residential units. A minor site development review is required for mixed-use development of less than 9,999-square-feet and 1 to 4 dwelling units. A modification permit is requested to allow residential parking spaces of less than the required minimum width. A coastal development permit is required for new development within the coastal zone and for relief from the amount of nonresidential parking required. One non-residential parking space will be provided, where eight (8) are required. A tentative parcel map is required to merge the two lots and to allow each unit to be sold separately, as a condominium unit.

The project is categorically exempt under Sections 15303 and 15315 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction) and Class 15 (Minor Land Divisions).

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 Chapters 19.12, 20.64 and 21.64. Fees are required to appeal any final action on a Coastal Development Permit to the 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, 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 David Lee, Associate Planner, at 949-644-3225, dlee@newportbeachca.gov.

Project File No.: PA2020-073

Activity No.: SD2020-007, MD2020-007, CD2020-037 and NP2020-008

Zone: MU-V (Mixed Use Vertical)

General Plan: MU-V (Mixed Use Vertical)

Coastal Land Use Plan: MU-V (Mixed Use Vertical)

Filing Date: May 18, 2020

Location: 503 and 505 East Balboa Boulevard

Applicant: Advanced Champion LLC