



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, March 04, 2021**, at **6:30 p.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 Planning Commission of the City of Newport Beach will consider the following application:

**Bethel and Ridge Subdivision and Residences Amendment** - An amendment to a previously approved Coastal Development Permit and Tentative Parcel Map for the subdivision of an existing parcel into two separate lots and demolition of an existing four-unit residence, to include one new single-unit residence with an attached junior accessory dwelling unit on each lot. The proposed subdivision includes a deviation from design standards of Title 19 (Subdivisions) and relief from Implementation Plan development standards of Title 21 (Local Coastal Program Implementation Plan).

The project is categorically exempt under Section 15301 under Class 1 (Existing Facilities) and Section 15303 under Class 3 (New Construction or Conversion of Small Structures) 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 Chapters 19.12 and 21.64. A fee is 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 Planning Commission consideration by sending them to the Community Development Department at [PlanningCommissioners@newportbeachca.gov](mailto:PlanningCommissioners@newportbeachca.gov). To give the Planning Commission adequate time to review your questions and comments, please submit your written comments by **Wednesday, March 3, 2021, at 5:00 p.m.** Please review the Planning Commission Agenda for participation instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at [www.newportbeachca.gov/planningcommission](http://www.newportbeachca.gov/planningcommission), by end of business day on **Friday, February 26, 2021**. 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 David S. Lee, Associate Planner, at 949-644-3225, [dlee@newportbeachca.gov](mailto:dlee@newportbeachca.gov), 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2019-085

**Activity No.:** CD2019-024, NP2019-008

**Zone:** RM (Multiple Residential)

**General Plan:** RM (Multiple Residential)

**Coastal Land Use Plan:** RM-E (Multiple Unit Residential) - (30.0 - 39.9 DU/AC)

**FILING DATE:** December 23, 2020

**Location:** 365 Via Lido Soud, Units 1, 2, 3, and 4

**Applicant:** Jeffrey and Michele Bethel, Stephen and Shelley Ridge

Lauren Kleiman, Secretary, Planning Commission, City of Newport Beach