



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, March 18, 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:

**Collins Residence Appeal and Amendment** - An amendment to a coastal development permit previously approved by the Zoning Administrator on October 15, 2020, allowing the demolition of a duplex and the construction of a new single-family residence. The project was appealed by the California Coastal Commission (CCC) on October 29, 2020, due to density concerns from the net loss of one unit (duplex to a single family). The applicant requests to amend the project and now proposes a three-story, 29-foot-tall, 2,234-square-foot single-family residence with a 421-square-foot JADU located above the attached 424-square-foot, 2-car garage. The revised project would no longer result in a loss of density.

If the revised Project is approved by the Planning Commission, CCC will have the ability to withdraw its appeal of the project, consistent with Section 21.64.035 (Appeal to the Coastal Commission) of the Newport Beach Municipal Code (NBMC).

The project is categorically exempt under 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 NBMC Chapter 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.

## **Planning 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 17, 2021, at 5:00 p.m.** In addition, members of the public will have the ability to participate in this meeting telephonically. Please review the Planning Commission Agenda for further 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, March 12, 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 Patrick Achis, Assistant Planner, at 949-644-3237, [pachis@newportbeachca.gov](mailto:pachis@newportbeachca.gov), 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2020-215

**Activity No.:** CD2020-130 and ZA2021-009

**Zone:** Two-Unit Residential (R-2)

**General Plan:** Two Unit Residential (RT)

**Coastal Land Use Plan:** Two Unit Residential (RT-E)  
(30.0 – 39.0 DU/AC)

**Filing Date:** July 31, 2020; Amendment Filed January 11, 2021

**Location:** 413 & 413 ½ Edgewater Place

**Applicant:** William Guidero

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