



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, July 15, 2021**, 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:

Voss Residential Condominiums - A coastal development permit and tentative parcel map to allow the demolition of an existing duplex and construction of a new 4,081-square-foot, three-story, two-unit condominium with two attached single-car garages totaling 464 square feet and two carport spaces. The project includes landscape, hardscape, drainage, and accessory structures all within the confines of the property. The project also includes a reinforced bulkhead with cap for coastal hazards protection. The project complies with all development standards and no deviations from are requested.

The project is categorically exempt under Section 15303 – Class 3 (New Construction or Conversion of Small Structures) and Section 15315 – Class 15 (Minor Land Divisions) 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 or Calls for Review). A fee is not required 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 Governor's Executive Order N-08-21 and N-29-20 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 14, 2021, at 12:00 p.m.** Please review the Zoning Administrator Agenda for instructions on participating via Zoom. 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 9, 2021**. 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 Afshin Atapour, Planning Technician, at 949-644-3212, aatapour@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2021-094

Activity No.: CD2021-019 and NP2021-004

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: April 20, 2021

Location: 3907 and 3909 Marcus Avenue

Applicant: Brad C. Smith, Architect