



## Legislation Text

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File #: 24-0621, Version: 1

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### **Three-Year Construction Limit Extension (X2019-2581; 2019-2582; X2019-2583; X2021-2899) Site Location: 401 Avocado Avenue**

#### ***Project Summary***

Request for an extension of a three-year construction limit for **Building Permit No. X2019-2581** and related permits outlined in Newport Beach Municipal Code (NBMC) Section 15.02.095 (Administrative Code - Addition of Sections 105.3.3, 105.3.4, and 105.3.5). The scope of work for the permit is to construct NEW 16,118 SQ. FT. SINGLE-FAMILY DWELLING WITH A BASEMENT AND ATTACHED 3,007 SQ. FT. GARAGE, AND ATTACHED 749 SQ. FT. ACCESSORY DWELLING UNIT. The applicant intends to request an extension until April 23, 2025, to complete the construction.

#### ***Recommended Action***

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, because this project has no potential to have a significant effect on the environment;
- 3) The hearing officer may grant, or conditionally grant, up to a 180-calendar day extension, per application for extension, if the officer finds special circumstances warrant an extension of time, or the failure to meet the time limit was caused by circumstances beyond the property owner, applicant, or the contractor's control. If the officer makes the findings to grant an extension, then the officer shall consider whether conditions are necessary to ensure the timely completion of the project in a manner that limits impacts to the surrounding property owners. The hearing officer shall deny the application if they cannot make the findings set forth in Newport Beach Municipal Code Section 15.02.095 (Addition of Sections 105.3.3, 105.3.4, and 105.3.5).