



NOTICE OF PUBLIC HEARING (Revised)

NOTICE IS HEREBY GIVEN that on **Thursday, June 20, 2024**, at **6:00 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:

Pine Residence - A request for a coastal development permit to demolish an existing *2,219-square-foot duplex* and construct a new *2,548 -square-foot 3-story single-unit dwelling* with an attached 352-square-foot two-car garage and 254-square-foot attached accessory dwelling unit (ADU) in the VE Special Flood Hazard Area (VE Flood Zone). Additionally, the applicant requests a variance from Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to construct three exterior entryway stairs that are approximately 9-feet in height (including steps and guardrails) in the side yard setback. Within side yard setbacks, the NBMC restricts stairs, platforms, and landings to 18 inches maximum from existing grade and fences, hedges, and walls (including guardrails and handrails) to 6 feet maximum from existing grade.

The project is categorically exempt under Section 15303 – 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 regarding 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 or before the public hearing. The application may be continued to a specific future meeting date; 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 and Calls for Review) and 20.64 (Appeals or Calls for Review). 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 may be appealed to the California Coastal Commission.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing, and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov/planningcommission. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Oscar Orozco, Assistant Planner at 949-644-3219 or oorozco@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-0212

Activity: Coastal Development Permit and Variance

Zone: R-2 (Two-Unit Residential)

General Plan: RT (Two Unit Residential)

Coastal Land Use Plan: RT-E (Two Unit Residential) – (30.0 – 39.9 DU/AC)

FILING DATE: September 30, 2022

Location: 3509 Seashore Drive

Applicant: Eric Mossman

Tristan Harris, Secretary, Planning Commission, City of Newport Beach