

**CITY OF NEWPORT
PUBLIC NOTICE¹**

NOTICE IS HEREBY GIVEN that an application for a Conditional Use Permit has been filed with the Community Development (Planning) Department.

File No. 4-CUP-16:

Applicant & Property Owner: Local Ocean, 213 SE Bay Blvd, Newport, OR 97365 (OAD Property Co., LLC, PO Box 1957, Newport, OR 97365, property owner).

Request: Approval of a request per Section 14.03.080/“Water-Dependent and Water-Related Uses” of the Newport Zoning Ordinance, for a conditional use permit for an addition to the Local Ocean Restaurant front entry. The request involves property that is located in a W-2/“Water-Related” zone.

Location: 213 SE Bay Blvd. (Lincoln County Assessor’s Map 11-11-08-AC; portion of Tax Lot 12400).

Applicable Criteria: NZO Section 14.34.050: (1) The public facilities can adequately accommodate the proposed use; 2) the request complies with the requirements of the underlying zone or overlay zone; 3) the proposed use does not have an adverse impact greater than existing uses on nearby properties, or impacts can be ameliorated through imposition of conditions of approval; and 4) a proposed building or building modification is consistent with the overall development character of the neighborhood with regard to building size and height, considering both existing buildings and potential buildings allowable as uses permitted outright.

Testimony: Testimony and evidence must be directed toward the criteria described above or other criteria in the Comprehensive Plan and its implementing ordinances which the person believes to apply to the decision; failure to raise an issue with sufficient specificity to afford the city and the parties an opportunity to respond to the issue precludes an appeal based on that issue. You may submit testimony in written form by **5:00 p.m. November 23, 2016**, to the Newport Community Development (Planning) Department, City Hall, 169 SW Coast Hwy, Newport, Oregon, 97365.

Those making written comment will be notified of the Community Development (Planning) Director's decision.

Contact: Derrick Tokos, Community Development Director, (541) 574-0626; d.tokos@newportoregon.gov (mailing address above under “Testimony”).

MAILED: November 9, 2016.

¹Notice of this action is being sent to the following: (1) Affected property owners within 200 feet of the subject property (according to Lincoln County tax records); (2) affected public/private utilities/agencies within Lincoln County; and (3) affected city departments.



City of Newport
Land Use Application

NOV 03 2016

RECEIVED

#625-16-00062-PLNG

Applicant Name(s): LOCAL OCEAN Property Owner Name(s) OAD PROPERTY, LLC

Applicant Mailing Address: 213 SE BAY BLVD NEWPORT, OR 97365 Property Owner Mailing Address: 213 SE BAY BLVD NEWPORT, OR 97365

Applicant Phone No. 541-961-2744 Property Owner Phone No. 541-961-2744

Applicant Email PAUL@LOCALOCEAN.NET Property Owner Email PAUL@LOCALOCEAN.NET

Authorized Representative(s): DUSTIN CAPELL, AIA (6227)
CAPELL ARCHITECTURE

Authorized Representative Mailing Address: 747 SW 13TH ST.
NEWPORT, OR 97365

Authorized Representative Telephone No. 541-961-0503

Authorized Representative Email. DUSTIN@CAPELLARCHITECTURE.COM

Project Information

Property Location 5422
213 SE BAY BOULEVARD, NEWPORT, OR 97365

Tax Assessor's Map No.: 11-11-03-A-1200 Tax Lot(s): 12406

Zone Designation: W-2 Legal Description: N/A

Comp. Plan Designation:

Brief description of Land Use Request(s):
Examples:
1. ADDITION TO FRONT ENTRY (SEE SUBMITTED PLANS)
2. Variance of 2 feet from the required 15-foot front yard set back.

Existing Structures: if any EXISTING RESTAURANT

Topography and Vegetation: FLAT (IN CONSTRUCTION AREA)

Application Type (please check all that apply)

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Interpretation | <input type="checkbox"/> UGB Amendment |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Minor Replat | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comp Plan/Map Amendment | <input type="checkbox"/> Partition | <input type="checkbox"/> Variance/Adjustment |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Development | <input type="checkbox"/> PC |
| <input type="checkbox"/> PC | <input type="checkbox"/> Property Line Adjustment | <input type="checkbox"/> Staff |
| <input checked="" type="checkbox"/> Staff | <input type="checkbox"/> Shoreland Impact | <input type="checkbox"/> Zone Ord/Map |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Amendment |
| <input type="checkbox"/> Geologic Permit | <input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> Other |

FOR OFFICE USE ONLY

File No. Assigned:

Date Received: 11-3-16 Fee Amount: \$618.00 Date Accepted as Complete: 11-9-16

Received By: VM Receipt No. 631 Accepted By: Sherri M.

City Hall
169, SW Coast Hwy
Newport, OR 97365
541.574.0629



City of Newport Land Use Application

I understand that I am responsible for addressing the legal criteria relevant to my application and that the burden of proof justifying an approval of my application is with me. I also understand that this responsibility is independent of any opinions expressed in the Community Development and Planning Department Staff Report concerning the applicable criteria.

I certify that, to the best of my knowledge, all information provided in this application is accurate.

[Handwritten Signature]
Applicant Signature(s)

11/03/2016
Date

Property Owner Signature(s) (if other than applicant)

Date

[Handwritten Signature] PAUL E. DUNPHY, REP.
Authorized representative Signature(s) (if other than applicant)

11/3/2016
Date

Please note application will not be accepted without all applicable signatures.

Please ask staff for a list of application submittal requirements for your specific type of request.

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144

WRITTEN FINDINGS

- A. THE PUBLIC FACILITIES CAN ACCOMMODATE THE PROPOSED USE ACCORDING TO CONVERSATIONS WITH CITY OF NEWPORT STAFF.
- B. THE ADDITION IS CONSISTENT WITH THE EXISTING RESTAURANT THAT WAS PREVIOUSLY APPROVED ACCORDING TO THE OVERLAY ZONING.
- C. THE ADDITION IS CONSISTENT WITH THE EXISTING RESTAURANT THAT WAS PREVIOUSLY APPROVED + DOES NOT CREATE ANY ADDITIONAL ADVERSE IMPACTS.
- D. THE ADDITION DOES NOT EXTEND BEYOND THE PROPERTY SETBACK ANY MORE THAN THE EXISTING BUILDING. THE MATERIALS + AESTHETIC CHARACTER OF THE ADDITION IS COMPLEMENTARY OF THE EXISTING RESTAURANT. THE HEIGHT OF THE ADDITION BUILDS WITHIN THE EXISTING MAX BUILDING HEIGHT OF THE CURRENT BUILDING. THE ADDITION IS CONSISTENT WITH THE OVERALL CHARACTER OF THE AREA.

NATURE OF REQUEST

ADDITION TO ENTRY OF EXISTING RESTAURANT

DUSTIN CARP, AIA
CARP ARCHITECTURE, LLC
6/03/2016

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.W.1/4 N.E.1/4 SEC.8 T.11S. R.11W. W.M.
LINCOLN COUNTY

11 11 08 AC
NEWPORT



SEE MAP 11 11 08 AB

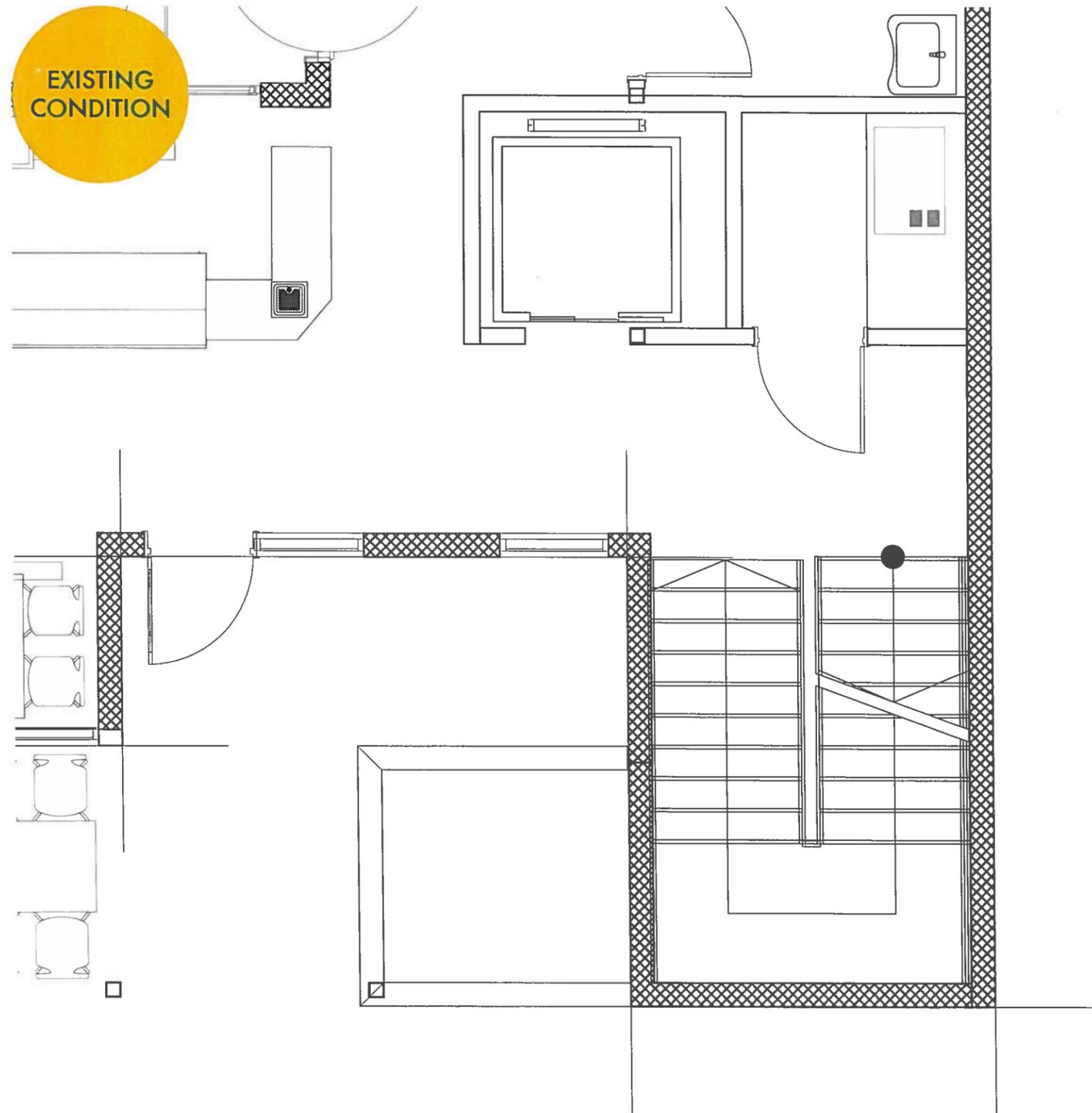
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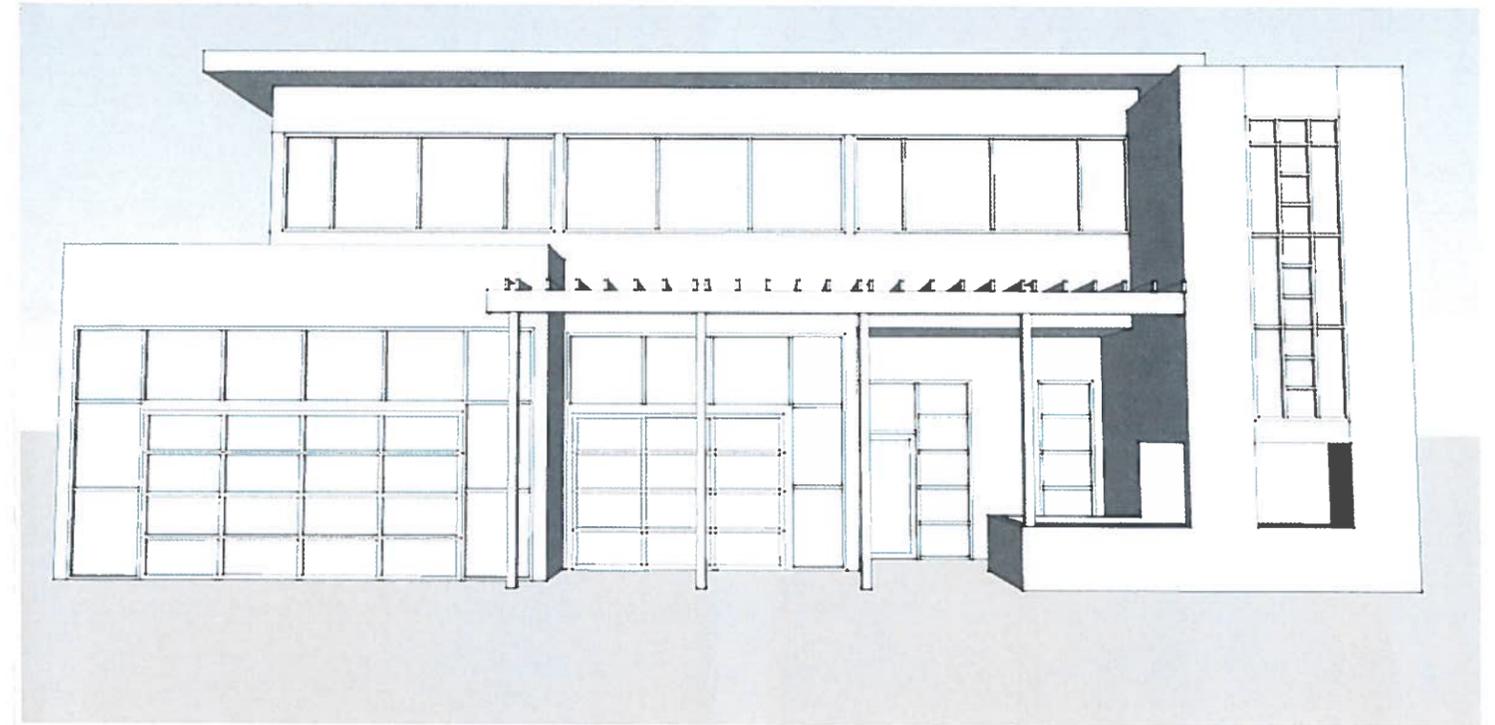
Revised SAO
02/26/2016

11 11 08 AC
NEWPORT

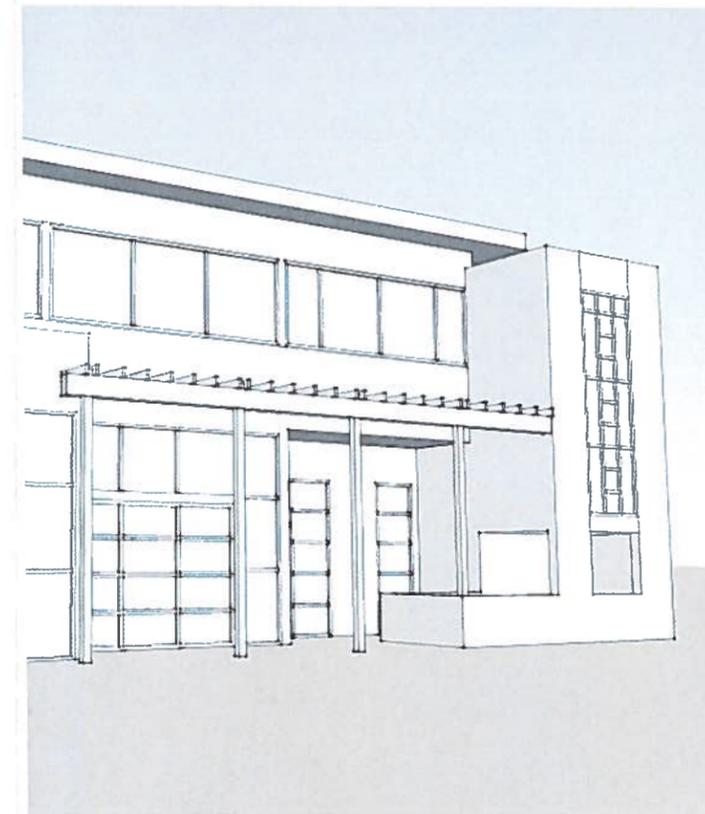


LEVEL 1 FLOOR PLAN

SCALE - 1/2"=1'0"



SOUTH ELEVATION PERSPECTIVE



SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE

