



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, March 12, 2026**, 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:

**Manson Residence** - A modification permit to allow an addition to an existing single-unit dwelling that is greater than 10% of the existing square footage within a 10-year period. The existing single-unit dwelling consists of 3,790 square feet and is nonconforming due to the dimensions of the existing garage. Title 20 (Planning and Zoning) of the Newport Beach Municipal Code (NBMC) limits additions to a maximum of 10% of the existing gross floor area within a 10-year period when a residence has nonconforming parking. The proposed addition includes 235 square feet (6.8% addition), and in 2019 an addition was approved for 340 square feet, resulting in a total addition of approximately 16.6 percent within a 10-year period. The addition otherwise complies with all applicable development standards, and no other deviations are requested.

The project is categorically exempt under Section 15303, of the State CEQA (California Environmental Quality Act) Guidelines under Class 3 (New Construction or Conversion of Small Structures).

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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. 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.

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 the City of Newport Beach website at [www.newportbeachca.gov/zoningadministrator](http://www.newportbeachca.gov/zoningadministrator). **Please review the Zoning Administrator Agenda for Zoom participation instructions.** 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 12:00 p.m. on the business day immediately prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Oscar Orozco, Associate Planner, at (949) 644-3219, [oorozco@newportbeachca.gov](mailto:oorozco@newportbeachca.gov).

**Project File No.:** PA2025-0205

**Activity:** Modification Permit

**Zone:** R-1 (Single-Unit Residential)

**General Plan:** RS-D (Single Unit Residential Detached)

**Coastal Land Use Plan:** RSD-B (Single Unit Residential Detached) – (6.0 – 9.9 DU/AC)

**Location:** 2612 Circle Drive

**Applicant:** Benson Design and Architecture