



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, July 22, 2021**, at **6:30 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:

3309 Ocean LLC Encroachment - A request to waive City Council Policy L-6 to retain existing non-compliant private improvements within the Ocean Boulevard public right-of-way consisting of site walls, stairs on grade, patio, wood plank driveway bridge, wooden erosion control terracing, guardrails, potted plants, planters, and a decorative concrete driveway that encroach up to 52-feet into the 110-foot wide public right-of-way.

This action is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15303 Class 3 (New Construction or Conversion of Small Structures) because it has no potential to have a significant effect on the environment. Class 3 exempts the construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

All interested parties may appear in-person and present testimony regarding this application or submit written comments delivered to the City at, or prior to, the meeting. 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 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 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 David Keely, Senior Civil Engineer, at 949-644-3349 or dkeely@newportbeachca.gov.

Project File No.: PA2021-091

Activity No.: N2021-0197

Zone: R-1 (Single Unit Residential)

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

Location: 3309 Ocean Boulevard

Lauren Kleiman, Secretary, Planning Commission, City of Newport Beach