



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, September 25, 2025**, 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:

**Greaves Residence** - A request for a modification permit to allow a 515-square-foot addition to an existing 2,912-square-foot single-unit dwelling with an attached 422-square-foot two-car garage. The existing garage is considered legal nonconforming because it does not meet the minimum required interior dimensions. The garage provides the minimum required depth of 20 feet; however, the existing width is substandard at 19 feet, 8 inches when the minimum requirement is 20 feet. A modification permit is required pursuant to Newport Beach Municipal Code (NBMC) Section 20.38.060 (Nonconforming Parking) as the applicant proposes an addition of more than 10% of the existing gross square footage of the residence without altering the existing nonconforming garage for compliance. The project meets all applicable development standards, and no other deviations are requested.

The project is categorically exempt pursuant to Section 15303 under 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 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 (Appeals). 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 before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Jerry Arregui, Assistant Planner, at [jarregui@newportbeachca.gov](mailto:jarregui@newportbeachca.gov), 949-644-3249 or at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2025-0157

**Activity:** Modification Permit

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

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

**Location:** 910 Kings Road

**Applicant:** Christopher Greaves