



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, May 15, 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:

**Mona Residential Condominiums** - A request for a tentative parcel map (TPM) and coastal development permit (CDP) for two-unit condominium purposes. A single-family dwelling has been demolished, and a new duplex is currently under construction. The TPM will allow each unit to be sold individually. No waivers of Title 19 (Subdivisions) are proposed and a CDP is required because the project site is located within the coastal zone.

The project is categorically exempt under Section 15315 - Class 15 (Minor Land Divisions) 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 19.12 (Tentative Map Review) and 21.64 (Appeals). A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. 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 to approve a coastal development permit 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 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 Daniel Kopshever, Assistant Planner, at 949-644-3235 or [dkopshever@newportbeachca.gov](mailto:dkopshever@newportbeachca.gov), at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2025-0009

**Zone:** R-2 (Two-Unit Residential)

**Coastal Land Use Plan:** RT-D (Two Unit Residential) – (20.0-29.9 DU/AC)

**Location:** 515 36<sup>th</sup> Street

**Activity:** Tentative Parcel Map and Coastal Development Permit

**General Plan:** RT (Two Unit Residential)

**Filing Date:** March 14, 2025

**Applicant:** Michael Benesh, Robin B. Hamers & Associates, Inc.