



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 28, 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:

Dinuzzo Residence – A modification permit to authorize a 758-square-foot addition to an existing 1,773-square-foot single-unit residence with a two-car garage that is considered nonconforming due to its substandard interior clear dimensions. The existing garage is considered nonconforming, as the garage provides 18 feet 9 inches of depth instead of the required 20 feet. A modification permit is required because the Newport Beach Municipal Code (NBMC) only allows additions of up to 10% of the existing floor area for residences with nonconforming parking before requiring the garage to be brought into compliance; the proposed addition exceeds that threshold. The total square footage of the proposed residence (including the garage) would be 2,960 square feet.

The project is categorically exempt under Section 15301 - Class 1 (Existing Facilities) 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, at, or before, the public hearing. Administrative procedures for appeals are provided in the NBMC Chapter 20.64 (Appeals). 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.

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. **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, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2026-0007

Activity: Modification Permit

Zone: Single-Unit Residential (R-1)

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

Location: 715 Patolita Drive

Applicant: Rosemary Sweeney, Project Coordination Consultants