



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, November 30, 2023**, 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:

Wickett Residence - A coastal development permit (CDP) to allow the construction of a 768 square foot addition to an existing two-story 1,948 square foot single-unit residence. The proposed addition includes the demolition of an existing carport and the construction of a new 449 square-foot attached two-car garage with a 319 square foot room addition above. The project also includes interior remodeling and new second and third floor deck areas. A CDP is required because the proposed addition exceeds 10% of the existing gross floor area. The total gross floor area after the addition would be approximately 2,719 square feet. The project complies with all applicable development standards and no deviations are requested. All improvements authorized by this CDP will be located on private property.

The project is categorically exempt under 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 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 21.64. 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 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. **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.: PA2023-0140

Activity: Coastal Development Permit

Zone: R-BI (Two-Unit Residential, Balboa Island)

General Plan: RT (Two Unit Residential)

Coastal Land Use Plan: RT-E (Two Unit Residential) – (30.0 – 39.9 DU/AC)

Filing Date: August 16, 2023

Location: 309 East Bay Front

Applicant: Oldham Architects