



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, November 21, 2024**, at **6:00 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:

**Zenk Residence** - The Applicant requests a coastal development permit (CDP) to allow the demolition of an existing single-unit residence and the construction of a new, three-story, 5,275-square-foot, single-unit residence with an attached, 682-square-foot, three-car garage and a 2,340-square-foot subterranean basement. The basement is not included in the total gross floor area of the residence, as it is fully subterranean. The project also includes landscape, hardscape, drainage improvements, and site walls. The Applicant's request also includes a variance from Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to allow the development to:

- a) Exceed the gross floor area limit by approximately 1,513 square feet;
- b) Encroach 10 feet into the 20-foot front setback along Heliotrope Avenue;
- c) Encroach 6 feet into the 10-foot rear setback; and
- d) Encroach into the front and rear third floor setbacks

The project is categorically exempt under Section 15303 under Class 3 (New Structures 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 project site is located in the coastal zone and outside of the California Coastal Commission appeals jurisdiction; therefore, final City action on the project is not appealable to the California Coastal Commission. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 (Appeals). A fee is required to appeal any final action on a coastal development permit to the City Council. 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/planningcommission](http://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 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

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

**Project File No.:** PA2024-0057

**Activity:** Coastal Development Permit, Variance

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

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

**Coastal Land Use Plan:** Single Unit Residential Detached – 6.0–9.9 DU/AC (RSD-B)

**Filing Date:** April 29, 2024

**Location:** 2830 Bayview Drive

**Applicant:** Brandon Architects

David Salene, Secretary, Planning Commission, City of Newport Beach