



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, November 26, 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:

Sjodin Residence Addition – A modification permit to allow a 17% addition to an existing nonconforming single-unit dwelling where the Zoning Code limits additions to 10% of the existing gross floor area when the required parking dimensions are not provided. The existing nonconforming garage measures approximately 19 feet 4 inches wide by 20 feet deep, where the Zoning Code requires minimum dimensions of 20 feet wide and 20 feet deep.

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 Newport Beach Municipal Code 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 Laura Rodriguez, Assistant Planner, at 949-644-3216 and lrodriguez@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0137

Activity: Modification Permit

Zone: Harbor View Hills (PC3)

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

Location: 1977 Port Seabourne Way

Applicant: David Hohmann