



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, February 26, 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:

Hogan Residence - A coastal development permit to allow the demolition of the existing single-unit residence and the construction of a new, two-story, 9,337-square-foot, 14-foot-tall single-unit residence including a 644-square-foot, 3-car garage and a 2,901-square-foot basement. The property is located within the Bluff (B) Overlay District of Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC). The development includes a coastal variance to the Bluff (B) Overlay standards of Title 21 (Local Coastal Program Implementation Plan) to allow the principal structure to extend beyond Development Area A into Development Area B. The property is within the Categorical Exclusion Area (CEO) but does not qualify under the exclusion due to the proposed coastal variance. The proposed development includes additional appurtenances such as a pool, walls, fences, patios, hardscape, drainage devices and landscaping. With the exception of the variance to the Bluff (B) Overlay of Title 21, the project complies with all development standards.

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. 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 Melinda Whelan, Assistant Planner, at 949-644-3221, mwhelan@newportbeachca.gov at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0143

Zone: Single-Unit Residential (R-1)

Coastal Land Use Plan: Single Unit Residential Detached (RSD-A) (0.0 – 5.9 DU/AC)

Location: 1529 Dolphin Terrace

Activity No.: Coastal Development Permit and Coastal Variance

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

Filing Date: August 20, 2025

Applicant: Geoff Sumich, Architect