



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, July 30, 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:

Childs Residence - A modification permit to allow a 947-square-foot addition and interior remodel to an existing 1,074-square-foot single-unit residence with nonconforming parking, where a maximum addition of 10% is allowed for properties with nonconforming parking. The existing two-car garage is considered legal nonconforming and has substandard dimensions of 19 feet 4 inches wide by 21 feet 3 inches deep where the Newport Beach Municipal Code requires 20 feet wide by 20 feet deep. The total square footage of the proposed residence, including the garage, would be 2,021 square feet.

The project is categorically exempt pursuant to Section 15301 under 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 prior to, 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 20.64 (Appeals).

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 Jasmine Leon, Planning Technician, at jleon@newportbeachca.gov, (949) 644-3201, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2026-0093

Activity: Modification Permit

Zone: Santa Ana Heights Specific Plan (SP-7)

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

Location: 2391 Azure Avenue

Applicant: Wayne Rizzo