



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, August 25, 2022**, 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:

Turner Residence Addition and Remodel – A coastal development permit (CDP) to allow addition and remodeling for an existing two-story single-family residence. The proposed project would add approximately 2,130 square feet of living area. The existing substandard garage would be demolished and replaced with a new approximately 633-square-foot three-car garage. The total new building area would be approximately 6,970 square feet. The proposed project includes appurtenances such as new landscaping, site walls, and on-site drainage. The design complies with all applicable development standards, including height, setbacks, parking, and floor area limits. No deviations are requested.

The project is categorically exempt pursuant to Section 15301 under Class 1 (Existing Facilities) and 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 in regard to 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, and 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 (Appeals and Calls for Review). 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 prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Benjamin M. Zdeba, AICP, Principal Planner, at 949-644-3253 or bzdeba@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-103

Activity No.: CD2022-028

Zone: Single-Unit Residential (R-1)

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

Coastal Land Use Plan: Single Unit Residential Detached – (6.0 – 9.99 DU/AC) (RSD-B)

Filing Date: May 17, 2022

Location: 2801 Circle Drive

Applicant: Ron Ritner of Ritner Group