



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, December 15, 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:

Danner Residence - A request for a coastal development permit to allow the removal of an existing single-story manufactured home and the installation of a new manufactured home in compliance with State law. The development also includes accessory structures including a single-car carport awning, landscape, deck, steps, and concrete walkways and driveway. The development complies with all applicable Municipal Code standards and no deviations are requested.

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, at, or before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 (Appeals and Calls for Review). 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.

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 immediately before the meeting by 12:00 p.m. on the business day. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Caitlyn Curley, Planning Technician, at 949-644-3235 or ccurley@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-0203

Activity Type: Coastal Development Permit

Zone: PC1 (Bayside Village Mobile Home Park)

General Plan: RM (Multiple Residential)

Coastal Land Use Plan: RM-C (Multiple Unit Residential (10.0 – 19.9 DU/AC))

Filing date: September 21, 2022

Location: 301 Lexington Circle

Applicant: Coastline Construction, Steve Almquist