



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, November 09, 2023**, at **6:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

Dawson Residence Appeal – An appeal of the Zoning Administrator’s August 10, 2023, approval to remodel and add 2,511 square feet to an existing, non-conforming 5,781-square-foot, single-unit residence, which results in a total of 8,292 square feet of gross floor area. The following discretionary approvals are requested to implement the project:

- **Coastal Development Permit:** Required to authorize the remodel and addition of the existing non-conforming residence. The scope of work includes grading and excavation, landscape and hardscape, drainage, a swimming pool, and various accessory structures;
- **Modification Permit:** Required to authorize retaining walls and associated guardrails located within the front yard setback along Ocean Boulevard which exceeds the maximum 42-inch height limit and Ocean Boulevard curb height elevation; and
- **Staff Approval:** Required for determination of substantial conformance with a previously approved variance which authorized deviations to height, floor area, and setbacks.

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 Chapters 20.64 and 21.64. 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/planningcommission. 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 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact David Lee, Senior Planner, at 949-644-3225, dlee@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-0315

Activities: Coastal Development Permit, Modification Permit, Staff Approval

Zone: Single-Unit Residential (R-1)

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

Coastal Land Use Plan: Single Unit Residential Detached – (6.0 – 9.9 DU/AC) (RSD-B)

Filing Date: December 21, 2022

Location: 2741 Ocean Boulevard

Applicant: Blues 1905 LLC

Tristan Harris, Secretary, Planning Commission, City of Newport Beach