



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 19, 2017**, at **6:30 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:

Stolz Residence Addition - A request to modify the view and street house setbacks to allow second story additions to an existing nonconforming single-family residence that exceeds the lot coverage limitation and encroaches into the view and street setbacks.

The project is categorically exempt under Section 153055, of the State CEQA (California Environmental Quality Act) Guidelines - Class 5 (Minor Alterations in Land Use Limitations).

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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. 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. Prior to the public hearing, the agenda, staff report, and documents may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, California, CA 92660 or at 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.

For questions regarding this public hearing item please contact Makana Nova, Associate Planner, at (949) 644-3249, mnova@newportbeachca.gov.

Project File No.: PA2016-198

Activity No.: SA2016-019

Zone: PC-18 (Broadmoor and Pacific View Planned Community), Low Density Residential Sub-Area

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

Location: 2003 Yacht Defender

Applicant: South Coast Architects, Inc

Peter Zak, Secretary, Planning Commission, City of Newport Beach