



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 17, 2019**, at **6:30 p.m.** or soon thereafter as the Planning Commission of the City of Newport Beach shall consider the following application in the Council Chambers at 100 Civic Center Drive, Newport Beach:

Fischer Residence Encroachments - A request to waive City Council Policy L-6 to install private improvements (associated with the construction of a single-family residence) within the Ocean Boulevard public right-of-way consisting of stairs, a concrete retaining wall, planter walls, and pilasters.

The project is categorically exempt under Section Sections 15060(c)(2) and 15060(c)(3), of the State CEQA (California Environmental Quality Act) Guidelines - California Code of Regulations, Title 14, Chapter 3.

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 scheduled hearing or in written correspondence delivered to the City, at, or prior to, the scheduled 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.

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 at the City of Newport Beach website at www.newportbeachca.gov/planningcommission. Individuals not able to attend the meeting may contact the Public Works Department 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 p.m. on the business day immediately prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this item please contact Abby Cooke, Assistant Engineer, at 949-644-3323 or acooke@newportbeachca.gov.

Project File No.: PA2018-281

Activity No.: Encroachment Permit No. N2018-0496

Zone: R-1 (Single Unit Residential)

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

Coastal Land Use Plan: RSD-A Single Unit Residential Detached

Applicant: Desmond L. Fischer

Location: 3725 Ocean Boulevard

Lee Lowrey, Secretary, Planning Commission, City of Newport Beach