



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, April 30, 2020**, at **3:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Community Room at 100 Civic Center Drive, Newport Beach. The Zoning Administrator of the City of Newport Beach will consider the following application:

Bogh Residence - A coastal development permit and modification permit to demolish an existing single-family residence and construct a new three-story, 3,821-square-foot, single-family residence with an attached 697-square-foot, two-car garage. The project includes accessory structures such as walls, patios, drainage and landscaping improvements. The project also includes reinforcement and raising of an existing bulkhead for coastal hazards protection. A modification permit is requested for a corner of the new structure to encroach a maximum of 18 inches into the required waterfront setback. The proposed residence complies with all other applicable development standards including height, parking and floor area limits.

The project is categorically exempt under Section 15303, of the State CEQA (California Environmental Quality Act) Guidelines - Class 3 (New Construction or Conversion of Small Structures).

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. Fees are required to appeal any final action on a Coastal Development Permit to the Planning Commission or City Council. The project site is located within the appeal area of the coastal zone; therefore, final action by the City to approve a Coastal Development Permit 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 at the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. 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 p.m. on the business day immediately prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

Special Notice Regarding COVID-19: The City has established a technology solution that will enable the public to participate in the Zoning Administrator meeting in real time. Instructions will be provided on the Zoning Administrator Agenda which will be posted online at www.newportbeachca.gov/zoningadministrator the Friday prior to the meeting.

For questions regarding this public hearing item please contact Liane Schuller, Planning Consultant, at 949-644-3200, lschuller@newportbeachca.gov.

Project File No.: PA2020-025

Activity No.: CD2020-015 and MD2020-004

Zone: R-1 (Single-Unit Residential)

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

Coastal Land Use Plan: RSD-A (Single-Unit Residential Detached) (0.5-5.9 DU/AC)

FILING DATE: February 18, 2020

Location: 43 Balboa Coves

Applicant: John T. Morgan Jr.