



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, June 11, 2020**, at **10:00 am** 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 Zoning Administrator of the City of Newport Beach will consider the following application:

English Residence Addition - A request for a modification permit to allow an addition to an existing single-family residence with a garage that is considered legal nonconforming due to its interior dimensions. The existing garage provides the minimum required depth of 20 feet; however, the existing width is substandard at 17 feet whereas the requirement is 20 feet. The Modification Permit is necessary because the applicant proposes to add more than 10 percent of the existing square footage without altering the garage for compliance. The proposed addition is 690 square feet and results in a total of 2,338 square feet for the residence (including the garage).

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. 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.

SPECIAL NOTICE REGARDING COVID-19

Given the Declaration of a State Emergency and Proclamation of Local Emergency related to COVID-19, we recommend that you submit your questions and comments in writing for the Zoning Administrator's consideration by sending them to the Community Development Department at CDD@newportbeachca.gov. To give the Zoning Administrator adequate time to review your questions and comments, please submit your written comments by **Wednesday, June 10, 2020, at 9:00 a.m.** In addition, members of the public will have the ability to participate in this meeting telephonically. Please review the Zoning Administrator Agenda for further instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at www.newportbeachca.gov/zoningadministrator, by end of business day on **Friday, June 5, 2020**. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website. The City of Newport Beach thanks you in advance for continuing to take precautions to prevent the spread of the COVID-19 virus. If you are unable to participate in the meeting via the process set forth in the agenda, please contact the Planning Division at 949-644-3200 or CDD@newportbeachca.gov and our staff will attempt to accommodate you.

For questions regarding this public hearing item, please contact Joselyn Perez, Assistant Planner, at 949-644-3312 or jperez@newportbeachca.gov.

Project File No.: PA2020-015

Activity No.: MD2020-002

Zone: R-1-10000 (Single-Unit Residential)

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

Location: 1731 Centella Place

Applicants: Jeff and Haley English