



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, September 10, 2020**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Mraz Residence Addition - A request for a coastal development permit (CDP) to to construct a 213-square-foot third story addition and a new third-floor deck area of approximately 630 square feet. A CDP is required for the project since the proposed addition exceeds 10 percent of the existing floor area and increases the overall height of the building by more than 10 percent. The proposed project complies with all Municipal Code development standards and no deviations are requested.

The project is categorically exempt under Section 15301, of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

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 (Appeals and Calls for Review). The fee is waived to appeal any final action on a Coastal Development Permit to the Planning Commission. 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.

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, September 9, 2020, at 12:00 p.m.** In addition, members of the public will have the ability to participate in this meeting **via Zoom**. 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, September 4, 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 Liane Schuller, Planning Consultant, at 949-644-3200, lschuller@newportbeachca.gov.

Project File No.: PA2020-154

Activity No.: CD2020-099

Zone: R-1 (Single-Unit Residential)

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

Coastal Land Use Plan: RSD-D (Single Unit Residential Detached) (20.0 – 29.9 DU/AC)

FILING DATE: July 10, 2020

Location: 2310 West Ocean Front

Applicant: John T. Morgan Jr., Architect