



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, March 11, 2021**, 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:

Frieden Residence Site Alterations - A request for a coastal development permit to allow the removal, restoration and maintenance of existing accessory structures, hardscaping and landscaping on an oceanfront bluff property. The request was prompted by a notice from the California Coastal Commission advising that the existing improvements require a coastal development permit.

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

All interested parties may appear and present testimony regarding 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). A fee is not required 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, March 10, 2021, at 12:00 p.m.** Please review the Zoning Administrator Agenda for participation 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, March 5, 2021**. 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 Benjamin M. Zdeba, AICP, Senior Planner, at 949-644-3253 or bzdeba@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2017-092

Activity No.: CD2017-040

Zone: R-1-6,000 (Single-Unit Residential)

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

Coastal Land Use Plan: RSD-A (Single-Unit Residential Detached – [0.0 – 5.9 DU/AC])

Filing Date: May 3, 2017

Location: 169 Shorecliff Road

Applicant: EBTA Architects, Inc