



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, July 29, 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:

Rosen Residence - A coastal development permit to allow the demolition of an existing single-family residence and construction of a 2,667-square-foot, three-story, single-family residence with an attached 550-square-foot three-car garage. The project includes landscape, hardscape, drainage, and accessory structures all within the confines of the property. The project also includes a reinforced bulkhead with cap for coastal hazards protection. The project complies with all development standards and no deviations are requested.

The subject property is bisected by the coastal permit jurisdiction boundary, resulting in a portion of the single-family residence, front patio accessory improvements, and the bulkhead improvements within California Coastal Commission's permit jurisdiction. This Coastal Development Permit is intended to cover portions of the project within the City's permit authority as designated in the Local Coastal Program (Title 21 of the Newport Beach Municipal Code).

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 (Appeals or 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 Governor's Executive Order N-08-21 and N-29-20 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, July 28, 2021, at 12:00 p.m.** Please review the Zoning Administrator Agenda for instructions on participating via Zoom. 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, July 23, 2021**. 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 Afshin Atapour, Planning Technician, at 949-644-3212, aatapour@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2021-110

Activity No.: CD2021-021

Zone: R-2 (Two-Unit Residential)

General Plan: RT (Two Unit Residential)

Coastal Land Use Plan: RT-E (Two Unit Residential - 30.0 - 39.9 DU/AC)

Filing date: May 7, 2021

Location: 3906 River Avenue

Applicant: William Guidero, Architect