



NOTICE OF PUBLIC HEARING (CORRECTED)

NOTICE IS HEREBY GIVEN that on **Thursday, September 30, 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:

Escalette Residence - A Coastal Development Permit (CDP) to allow for the remodel and addition of an existing 3,695-square foot, two-story, single-family residence with an attached 640-square-foot, three-car garage. The proposed addition and remodel would result in a 4,900-square-foot, two-story, single-family residence with an attached 1,260-square-foot, three-car garage. The project includes new landscape, hardscape, and drainage facilities within the confines of the private property. No work will be conducted bayward of the existing bulkhead. The project complies with all development standards and no deviations from the municipal code 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 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 may be appealed to the California Coastal Commission.

SPECIAL NOTICE REGARDING COVID-19

Given Governor's Executive Orders 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, September 29, 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, September 24, 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.: PA2021-146

Activity No.: CD2021-027

Zone: R-1 (Single-Unit Residential)

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

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

Filing date: June 17, 2021

Location: 36 Balboa Coves

Applicant: Architectural Design Solutions