



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, November 09, 2017**, at **6:30 p.m.** 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 Planning Commission of the City of Newport Beach will consider the following application:

Ginsberg Residence Coastal Development Permit and Variance - A Coastal Development Permit to allow the construction of a new 4,500-square-foot, single-family residence and a 684-square-foot, three-car garage and a Variance request to allow the residence to: 1) exceed the maximum floor area; 2) encroach into the 10-foot rear yard setback along Way Lane, 3) encroach into the 10-foot front yard setback along Ocean Boulevard; 4) exceed the height limit for an elevator shaft and portions of the roof deck guardrail; and 5) provide open volume within the required setback areas. The new residence building height will not exceed Ocean Boulevard top-of-curb elevation height limit.

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 project site is located in the coastal zone and within the California Coastal Commission appeals jurisdiction; therefore, final City action on the project is appealable to the California Coastal Commission after City appeal procedures are exhausted. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64. No fee is required for appeals regarding coastal development permits to the California Coastal Commission. 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. Prior to the public hearing, the agenda, staff report, and documents may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, California, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov/planningcommission. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application.

For questions regarding this public hearing item please contact Rosalinh Ung, Associate Planner, at (949) 644-3208, rung@newportbeachca.gov.

Project File No.: PA2016-170

Activity No.: CD2017-080 & VA2016-005

Zone: R-1 (Single-Unit Residential)

General Plan: R-1 (Single-Unit Residential)

Coastal Land Use Plan: RSD-B (Single Unit Residential Detached)

FILING DATE: September 22, 2016

Location: 2607 Ocean Boulevard

Applicant: Nicholson Construction

Erik Weigand, Secretary, Planning Commission, City of Newport Beach