



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, February 05, 2026**, at **8:30 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Crystal Cove Conference Room (Bay D-2nd Floor) at 100 Civic Center Drive, Newport Beach. The Hearing Officer of the City of Newport Beach will consider the following application:

2495 Ocean Blvd – Request for an extension of a three-year construction limit for **Building Permit No. X2019-4084** and related permits outlined in Newport Beach Municipal Code (NBMC) Section 15.02.095 (Administrative Code - Addition of Sections 105.3.3, 105.3.4, and 105.3.5). The scope of work for the permit to construct a NEW 6,614 SQ. FT., SINGLE-FAMILY RESIDENCE WITH ATTACHED 656 SQ. FT. GARAGE, 517 SQ. FT. BALCONY, 665 SQ. FT. CABANA, 444 SQ. FT. LOGGIA. The applicant intends to request an extension until July 24, 2026, to complete the construction.

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 before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals). The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/hearingofficer. 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. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Hearing Officer to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Debi Schank, at 949-644-3284, at 100 Civic Center Drive, Newport Beach, CA 92660.

Permit No.: X2019-4084

Activity: Three-Year Construction Limit Extension

Zone: R-1 (Single-Unit Residential)

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

Location: 2495 Ocean Blvd

Applicant: Brian L. Sheehy