



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, April 23, 2026**, at **6:00 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:

Poitevin Residence - A request for a coastal development permit (CDP) to demolish an existing single-unit dwelling and construct new, three-story, 3,160.9-square-foot single-unit dwelling with an attached 602-square-foot two-car garage, and a 782.2-square-foot accessory dwelling unit (ADU). While the existing single-unit dwelling has already been demolished, the CDP would formally authorize the demolition. A variance from Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) is requested to allow the first and second floors to encroach 5 feet into the required 10-foot setback abutting a private alley.

The project is categorically exempt under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) 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 or before the public hearing. 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. Administrative procedures for appeals are provided in the NBMC Chapter 21.64 (Appeals and Calls for Review). A fee is required to appeal any final action on a coastal development permit to the City Council. 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.

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/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. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Laura Rodriguez, Assistant Planner, at lrodriguez@newportbeachca.gov or 949-644-3216, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0179

Activities Coastal Development Permit, Variance

Zone: Single-Unit Residential (R-1)

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

Coastal Land Use Plan: Single Unit Residential Detached – (6.0 – 9.9 DU/AC) (RSD-B)

Filing Date: October 18, 2025

Location: 2441 Crestview Drive

Applicant: Bruce Manzer, Architect

Jon Langford, Secretary, Planning Commission, City of Newport Beach