



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, July 09, 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:

CDM Investors Residence – A request for a coastal development permit (CDP) to demolish an existing duplex and construct a new three-story, 3,037-square-foot single-unit dwelling with an attached 479-square-foot two-car garage and a 285-square-foot Junior Accessory Dwelling Unit (JADU). The applicant also requests a variance from Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to:

1. Allow a second-floor balcony to encroach 2 feet, 6 inches into the required 5-foot rear setback abutting an undeveloped alley;
2. Allow the construction of walls, planters, and a retaining wall over 8 feet in height within the 5-foot rear alley setback;

The project also includes the removal of landscaping within the adjacent City-owned Bayside Park.

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 Newport Beach Municipal Code Chapter 21.64 (Appeals and 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.

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 12:00 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 Daniel Kopshever, Assistant Planner, at dkopshever@newportbeachca.gov or 949-644-3235, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-0148

Activity: Coastal Development Permit and Variance

Zone: Two-Unit Residential (R-2)

General Plan: Two Unit Residential (RT)

Coastal Land Use Plan: Two-Unit Residential – (20.0-29.9 DU/C) (RT-D)

Filing Date: July 12, 2022

Location: 2516 and 2518 Bayside Drive

Applicant: Gianclaudio Infranca, Horst Architects

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