



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, June 19, 2025**, 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:

**6805 Seashore LLC Residence** – The Applicant requests a coastal development permit to demolish an existing single-unit dwelling and construct a new 2,434-square-foot, three-story, single-unit dwelling with a 420-square-foot attached two-car garage. Additionally, the applicant requests a variance to allow the Project to exceed the third-floor area limit by approximately 37 square feet, and encroach approximately 1 foot, 7 inches into the front third floor 15-stepback and 1 foot, 6 inches into the rear third floor 15-foot stepback (“Project”).

The project is categorically exempt under Section 15303 – 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) and 20.64 (Appeals or 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 at the City of Newport Beach website at [www.newportbeachca.gov/planningcommission](http://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 prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Oscar Orozco, Associate Planner at 949-644-3219 or [oorozco@newportbeachca.gov](mailto:oorozco@newportbeachca.gov), 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2024-0123

**Zone:** R-2 (Two-Unit Residential)

**Coastal Land Use Plan:** RT-E (Two Unit Residential)  
– (30.0 – 39.9 DU/AC)

**Location:** 6805 Seashore Drive

David Salene, Secretary, Planning Commission, City of Newport Beach

**Activity:** Coastal Development Permit and Variance

**General Plan:** RT (Two Unit Residential)

**FILING DATE:** July 17, 2024

**Applicant:** Jodi Ditolla