



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 28, 2026**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Wagner and Pottharst Residence - A coastal development permit (CDP) to demolish an existing duplex and construct a new, three-story, 2,041-square-foot single-unit dwelling with a 994-square-foot accessory dwelling unit and an attached 387-square-foot two-car garage. The project also includes the installation of hardscape, drainage, and site walls. The permit jurisdiction for the property is bisected, with an existing patio fronting East Ocean Front falling within the permit jurisdiction of the California Coastal Commission (CCC). The applicant is proposing patio improvements and will therefore be required to obtain an Approval in Concept (AIC) from the City and a separate authorization from the CCC. This CDP is intended to authorize improvements on private property and within the City's jurisdiction only.

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/zoningadministrator. **Please review the Zoning Administrator Agenda for Zoom participation instructions.** 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 Zoning Administrator 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.: PA2026-0022

Activity: Coastal Development Permit

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: February 19, 2026

Location: 1301 East Balboa Boulevard

Applicant: John Morgan, Architect