



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, March 26, 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:

Camp James – A request for a limited term permit (more than 90 days, covering two summer seasons) and a coastal development permit (CDP) to allow the operation of an outdoor summer camp for children on a portion of the Newport Dunes property. The camp will operate on weekdays, from June 8, 2026, through August 14, 2026, and June 7, 2027, through August 13, 2027, between the hours of 8:30 a.m. and 4:30 p.m. The camp will offer recreational programming including drama, dance, martial arts, sports, swimming, boating, and nature education to approximately 400 children per week. The camp will use temporary facilities including a portable office, portable restrooms, tables, canopies, storage bins, and a stage. All temporary structures will be removed after expiration of this limited term permit. No permanent improvements to the property are proposed.

The project is categorically exempt under Section 15304 under Class 4 (Minor Alterations to Land) 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 prior to, the public hearing. The application may be continued to a specific future meeting date, and 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 Chapters 21.64 (Appeals). 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 at 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 prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Jerry Arregui, Assistant Planner, at 949-644-3249, jarregui@newportbeachca.gov or at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0224

Activity: Limited Term Permit, Coastal Development Permit

Zone: Newport Dunes Planned Community (PC48)

General Plan: Parks and Recreation (PR)

Coastal Land Use Plan: Parks and Recreation (PR)

Filing Date: November 6, 2025

Location: 1131 Back Bay Drive

Applicant: Phillip Ravenna, Newport Dunes Resort