



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, June 12, 2025**, 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:

**Bay House 2100, LLC Residence** – A request for a Coastal Development Permit (CDP) to demolish a 9,158 square-foot single-unit dwelling and accessory structures located across two lots and a Lot Merger to merge the two existing lots into one single lot. The project proposes to construct a 16,211 square-foot two-story single-unit dwelling with a 2,730 square-foot basement, and a detached 3,752 square-foot carriage house with a 994 square-foot internal accessory dwelling unit (ADU). The project includes three one-car garages for the single-unit dwelling. The project includes landscape, hardscape, and subsurface drainage facilities all within the confines of private property.

The subject property is bisected by the coastal permit jurisdiction boundary resulting in a portion of the front patio accessory improvements, the bulkhead improvements, dock improvements, and lot merger within California Coastal Commission's permit jurisdiction. This Coastal Development Permit is intended to cover portions of the project within the City's permit authority as designated in the Local Coastal Program (Title 21 of the Newport Beach Municipal Code).

The project is categorically exempt under Section 15303 under Class 3 (New Construction and Conversion of Small Structures) and Section 15315 under Class 15 (Minor Land Divisions) 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 Section 19.12.060 (Subdivision Code) and 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](http://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 Jenny Tran, Associate Planner, at 949-644-3212 or [jtran@newportbeachca.gov](mailto:jtran@newportbeachca.gov), at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2025-0007

**Activities:** Coastal Development Permit and Lot Merger

**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:** January 14, 2025

**Location:** 2100 and 2102 East Balboa Boulevard

**Applicant:** CAA Planning