



**CITY OF NEWPORT BEACH**  
**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **August 23, 2022**, at **4:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

**Appeal of Gannon Residence** – An appeal of the Planning Commission's July 7, 2022, decision to approve a coastal development permit (CDP) to allow the demolition of an existing single-family residence and the construction of a new 4,402-square-foot, single-family residence. The project includes an adjustment to the off-street parking requirements with a parking management plan. In addition, the applicant requests to increase the allowed building height to 28 feet for flat roofs and 33 feet for sloped roofs pursuant to the provisions of Use Permit No. UP3618. The project includes hardscape, drainage facilities, accessory structures, and approximately 194 square feet of landscaping. With exception of the requested adjustment to off-street parking requirements and height increase, the project complies with all applicable development standards.

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.

**NOTICE IS HEREBY FURTHER GIVEN** that on July 7, 2022, by a vote of (6-0), the Planning Commission of the City of Newport Beach considered and approved the project.

All interested parties may appear and present testimony in regard to 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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 20.64 and 21.64. 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. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at [www.newportbeachca.gov](http://www.newportbeachca.gov). 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](#).

For questions regarding details of the project please contact Chelsea Crager, Associate Planner, at 949-644-3227 or [ccrager@newportbeachca.gov](mailto:ccrager@newportbeachca.gov), 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2021-305

**Activity No.:** CD2021-081

**Zone:** RM (Multiple Residential)

**General Plan** RM-D (Multiple Residential Detached)

**Location:** 20 Bay Island

**Applicant:** Brandon Architects



/s/ Leilani I. Brown, MMC, City Clerk, City of Newport Beach