



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, November 03, 2022, at 6:30 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:

**Morfontaine Holdings, LLC Residence** – The applicant requests a coastal development permit to allow the construction of a detached patio cover measuring approximately 17 feet 6 inches in height and approximately 450 square feet in area. The applicant requests approval of a variance to allow the structure to encroach approximately 24 feet and 3 inches into the waterside front setback area on the north side of the property facing Newport Harbor.

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 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. 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 20.64 and 21.64. 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 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 Chelsea Crager, Senior Planner, at 949-644-3227 or [ccrager@newportbeachca.gov](mailto:ccrager@newportbeachca.gov), 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2022-123

**Activity No.:** CD2022-035 and VA2022-004

**Zone:** R-1 (Single-Unit Residential)

**General Plan:** RS-D (Single Unit Residential Detached)

**Coastal Land Use Plan:** RSD-A (Single Unit Residential Detached (0.0-5.9 DU/AC))

**Filing Date:** June 3, 2022

**Location:** 18 Harbor Island

**Applicant:** Winkle Custom Homes

Mark Rosene, Secretary, Planning Commission, City of Newport Beach