



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

APPLICATION NUMBER: PA25-0026

APPLICANT: Gabe von Wellsheim

PROJECT LOCATION: 23000 Newport Coast Dr, Newport Coast, California 92657 (APN: 477-241-52) within the Fifth Supervisorial District

PROPOSED PROJECT: The applicant is requesting approval of a Coastal Development Permit (CDP) to install a ground-mounted solar photovoltaic system at Marriott's Newport Coast Villas. The proposed project consists of a 165.00 KW solar energy system, including three hundred (300) solar modules and three (3) inverters. The solar array will be ground mounted on a fixed support structure and connected to the existing on-site electrical infrastructure to provide renewable energy to the existing resort facilities.

ENVIRONMENTAL DOCUMENTATION: The proposed project is Categorically Exempt (Class 11) from the provisions of CEQA pursuant to CEQA Guidelines Section 15311, because the proposed project consists of minor structures, accessory to (appurtenant to) existing commercial facility.

HEARING DATE: February 19, 2026

HEARING TIME: 1:30 p.m. (Or as soon as possible thereafter)

HEARING LOCATION: **County Administration South (CAS)**
First Floor, Multipurpose Room 105
601 N. Ross Street
Santa Ana, CA 92701

INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any comments, documents, or written responses be submitted to OC Development Services/Planning via email to Deysi.Munoz@ocpw.ocgov.com or delivered to 601 N. Ross Street, Santa Ana, CA 92701 prior to the hearing date. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised prior to close of the public meeting described in this notice, or in written correspondence delivered to OC Development Services/Planning. Comments submitted before the start of meeting will be part of the public record and distributed to the Zoning Administrator for consideration.

For further information, contact Deysi Munoz at (714) 667-1606 or Deysi.Munoz@ocpw.ocgov.com, or come to the County Service Center at 601 N. Ross Street, Santa Ana, CA 92701.

The Zoning Administrator staff report, project plans and other supporting materials are available at: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/zoning-administrator>

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APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Planning Commission within 15 calendar days of the decision upon submittal of required documents filed online at myoceservices.ocgov.com or in person at the County Service Center, located at 601 N. Ross St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services.