



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

ZOOM

Thursday, June 25, 2026 - 10:00 AM

Zoning Administrator Members:

Liz Westmoreland, AICP, Zoning Administrator

The City of Newport Beach will conduct the Zoning Administrator meeting via Zoom. As a member of the public, if you would like to participate in this meeting, you can participate via the following options:

1. You can connect with a computer by joining through Zoom. Click the link below to register for the meeting using a valid email address. You will receive a confirmation email allowing you to join the meeting: : https://us06web.zoom.us/webinar/register/WN_TAgyMIVR161duch58TaYA
2. You may connect by Telephone/Audio Only by calling: 669-900-9128. The webinar ID is 842 7223 3034.
3. Attendees must "raise their hand" if they would like to speak during Public Comments. If attending by phone, press *9.

The agenda will be posted at least seventy-two (72) hours in advance of each regular meeting and the public will be allowed to comment on agenda items before the Zoning Administrator, as well as items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

The agendas, minutes, and staff reports are available on the City's website at: www.newportbeachca.gov/zoningadministrator and for public inspection in the Community Development Department, Planning Division located at 100 Civic Center Drive, during normal business hours. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at 949-644-3200.

Please Note: 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. Comments can be emailed to CDD@newportbeachca.gov, and all emails will be made part of the record.

The City of Newport Beach's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact Liz Westmoreland, AICP, Zoning Administrator, at least forty-eight (48) hours prior to the meeting to inform us of your needs and to determine if accommodation is feasible at 949-644-3234 or Lwestmoreland@newportbeachca.gov.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

I. CALL MEETING TO ORDER

II. REQUEST FOR CONTINUANCES

III. APPROVAL OF MINUTES

1. Draft Minutes of June 11, 2026

Recommended Action

1. Approve and File

[Draft Minutes of June 11, 2026](#)

[1a Additional Materials Received Mosher Draft Minutes](#)

IV. **PUBLIC HEARING ITEM(S)**

2. **Palley Residence Modification Permit (PA2025-0265)**

Site Location: 419 Signal Road

Project Summary

The applicant proposes a modification permit to allow a 20% addition to an existing singleunit residence with nonconforming parking, where a maximum addition of 10% is allowed. The project includes a 349-square-foot addition to the first floor, a 270-square-foot addition to the second floor, and a 1,187-square-foot interior remodel, resulting in a 4,136-square-foot residence. The existing two-car garage has substandard dimensions of 19 feet, 6 inches wide by 19 feet deep, where the Newport Beach Municipal Code (NBMC) requires 20 feet wide by 20 feet deep.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving Modification Permit No. PA2025-0265 (Attachment No. ZA 1).

Item No. 2 Staff Report

3. **Leon Global LLC Residential Condominiums Tentative Parcel Map and Coastal Development Permit (PA2026-0029)**

Site Location: 304 Dahlia Place

Project Summary

A request for a coastal development permit to demolish an existing triplex and the construct a new, three-story, 4,124-square-foot duplex with an attached 399-square-foot two-car garage and two carport spaces. The project also includes a 212-square-foot internal accessory dwelling unit, for a total of three dwelling units. Also proposed is the installation of site walls, patios, hardscape, drainage devices, and landscaping. The project complies with all applicable development standards and no deviations are requested. A tentative parcel map (TPM) is requested to allow for an airspace subdivision of the primary units for individual sale (i.e., for condominium purposes). No waivers of the Newport Beach Municipal Code (NBMC) Title 19 (Subdivisions) are proposed. The TPM would allow the two primary dwelling

units to be sold individually. The ADU cannot be sold separately and is proposed as accessory to Unit A.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) and Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving Coastal Development Permit filed as PA2026-0029 (Attachment No. ZA 1).

[Item No. 3 Staff Report](#)

[3a Additional Materials Received Mosher PA2026-0029](#)

4. Jackson Residence Lot Merger and Coastal Development Permit (PA2025-0223)

Site Location: 2057 & 2061 Ocean Boulevard

Project Summary

A request for a coastal development permit and lot merger to merge two properties held under common ownership, demolish the existing single-unit dwelling located at 2057 Ocean Boulevard, and expand the remaining single-unit dwelling at 2061 Ocean Boulevard. Proposed improvements include a 602-square-foot second-floor addition, 779 square feet of attached garage space, and an attached 893-square-foot, two-story, accessory dwelling unit (ADU) resulting in a 4,540-square-foot single-unit dwelling, 1,467 square feet of attached garage space, and an attached ADU. The project would not result in a loss of density, would comply with applicable Title 21 (Local Coastal Program Implementation Plan) development standards, and does not request any deviations from Title 19 (Subdivisions) of the NBMC.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) and Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving Coastal

Development Permit and Lot Merger filed as PA2025-0223 (Attachment No. ZA 1).

[Item No. 4 Staff Report](#)

[4a Additional Materials Received Mosher PA2025-0223](#)

5. **Coatsworth, LLC Subdivision Tentative Parcel Map and Coastal Development Permit (PA2026-0066)**
Site Location: 513 and 513 ½ Goldenrod Avenue & 515 and 515 ½ Goldenrod Avenue

Project Summary

The applicant requests a tentative parcel map (TPM) and coastal development permit (CDP) for the subdivision of two existing 45-foot-wide parcels into three 30-foot-wide parcels, which matches the original subdivision design of the Corona del Mar Tract. Of the three parcels, Parcel 1 and Parcel 2 are proposed to be developed with a duplex on each parcel, while Parcel 3 is proposed to be developed with a two-unit condominium development to be sold individually. The proposed subdivision includes deviations from design standards of Title 19 (Subdivisions) for minimum lot area and dimensions for new lots. An accompanying CDP is required since the property is in the coastal zone.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving the Tentative Parcel Map and Coastal Development Permit No. PA2026-0066 (Attachment No. ZA 1).

[Item No. 5 Staff Report](#)

V. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on agenda and non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on agenda or non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

VI. ADJOURNMENT