



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, April 30, 2026**, 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:

**Burgess Residence** - A request for a Coastal Development Permit (CDP) to allow renovations to an existing two-story triplex. The project includes a 620-square-foot second floor addition, a new 407-square-foot third floor, and one of the existing units reclassified as an Accessory Dwelling Unit (ADU), resulting in a three-story, 3,031 square-foot duplex with an internal 449-square-foot ADU. The existing, nonconforming, three-car garage will be demolished to construct a new 572-square-foot attached two-car garage and a two-car, tandem configuration, carport. A Modification Permit is requested to allow a reduced carport parking space width of 8 feet, 4 inches, whereas the Newport Beach Municipal Code (NBMC) requires 9 feet, 3 inches be provided.

The project is categorically exempt pursuant to 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 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 Chapter 21.64 (Appeals) of the NBMC. A fee is not required to appeal any final action on a CDP 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 Jerry Arregui, Assistant Planner, at [jarregui@newportbeachca.gov](mailto:jarregui@newportbeachca.gov), 949-644-3249 or at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2025-0246

**Activity:** Coastal Development Permit, Modification Permit

**Zone:** Two-Unit Residential (R-2)

**General Plan:** Two Unit Residential (RT)

**Coastal Land Use Plan:** Two Unit Residential (RT-D) (20.0 – 29.9 DU/AC)

**Filing Date:** December 4, 2025

**Location:** 1512 West Ocean Front

**Applicant:** John Morgan, Architect