

**NEWPORT BEACH ZONING ADMINISTRATOR MINUTES
100 CIVIC CENTER DRIVE, NEWPORT BEACH
ZOOM**

**THURSDAY, JUNE 25, 2026
REGULAR MEETING – 10:00 A.M.**

I. CALL TO ORDER – The meeting was called to order at 10:00 a.m.

Staff Present (Remote): Liz Westmoreland, AICP, Zoning Administrator
Cameron Younger, Planning Technician
Laura Rodriguez, Assistant Planner
Jerry Arregui, Assistant Planner
Jasmine Leon, Planning Technician

II. REQUEST FOR CONTINUANCES

None.

III. APPROVAL OF MINUTES

ITEM NO. 1 MINUTES OF JUNE 11, 2026

Action: Approved as amended

IV. PUBLIC HEARING ITEMS

**ITEM NO. 2 Palley Residence Modification Permit (PA2025-0265)
Site Location: 419 Signal Road**

Council District 2

Cameron Younger, Planning Technician, provided a brief project description stating that the request is to allow an addition to the habitable square footage of the existing single-family residence. A modification permit is required as the existing two-car garage has substandard interior dimensions and the proposed addition of a 20% increase in floor area exceeds the maximum allowable addition amount of 10%. The property is located in the R-1 zone. Existing interior garage dimensions measure 19 feet, 6 inches in width and 19 feet in depth. Interior garage dimensions require a minimum of 20 feet by 20 feet for this location. The project will be a 619-square-foot addition with unchanged garage dimensions. The project scope also includes additional floor area to expand the existing kitchen, study, and one of the five bedrooms oriented towards the rear of the lot.

Planning Technician Younger stated that creating a compliant two-car garage with interior garage dimensions of 20 feet by 20 feet would result in practical difficulties and physical hardship at the subject location. If the interior walls were to be 6 inches to the west and 1 inch south towards the street side, the garage could comply with the required minimum dimensions. However, these improvements would result in encroachments into both the required 4-foot side setback and 20-foot front setback, making the project infeasible and inconsistent with the purpose and intent of the Zoning Code.

Planning Technician Younger confirmed that no written public comments were received for the project and requested a removal of language regarding silent minimum interior dimensions as it is not applicable to the project.

Applicant John Kelly, on behalf of the Owner, stated that he had reviewed the draft resolution and agreed with all the required conditions.

Zoning Administrator Westmoreland opened the public hearing. Seeing that no one from the public wished to comment, the public hearing was closed.

Action: Approved as amended

ITEM NO. 3 Leon Global LLC Residential Condominiums Tentative Parcel Map and Coastal Development Permit (PA2026-0029)
Site Location: 304 Dahlia Place Council District 6

Laura Rodriguez, Assistant Planner, provided a brief project description stating that the request is for a coastal development permit (CDP) to demolish an existing triplex and construct a new, three-story, approximately 4,000-square-foot duplex with a two-car garage and two carports. The project would also include an approximate 200-square-foot accessory-dwelling unit (ADU), which is proposed as an accessory unit to Unit A of the duplex. The project also requests a tentative parcel map to allow the primary dwelling units to be sold separately. Assistant Planner Rodriguez emphasized that the ADU cannot be sold separately and will be tied to Unit A.

The project complies with all applicable development standards, including setbacks, floor area, and height as well as the nine-foot minimum elevation standard for new structures. Because the project will demolish an existing triplex and construct three units, it will not result in increased density. The nearest coastal view road is on Ocean View Boulevard and the nearest coastal viewpoint is along Ocean Boulevard at Carnation Avenue. The project will not restrict any views or access. Vertical access will continue to be available along Dahlia Avenue and lateral access will continue to be available along Ocean Boulevard.

Applicant Andrew Goetz was not present, but stated in writing on behalf of the Owner that he had reviewed the draft resolution and agreed with all the required conditions.

Zoning Administrator Westmoreland opened the public hearing. Seeing that no one from the public wished to comment, the public hearing was closed.

Action: Approved

ITEM NO. 4 Jackson Residence Lot Merger and Coastal Development Permit (PA2025-0223)
Site Location: 2057 & 2061 Ocean Boulevard Council District 1

Jerry Arregui, Assistant Planner, provided a brief project description stating that the request is for a coastal development permit and lot merger of two properties at 2057 and 2061 Ocean Boulevard. The subject properties are located within the R-1 Zoning District and developed with single-unit dwellings. The dwelling at 2061 Ocean Boulevard is considered non-conforming as there are minor encroachments into the front setback along Ocean Boulevard. The request also includes the demolition of the residence at 2057 Ocean Boulevard and an addition to the remaining residence at 2061 Ocean Boulevard. The addition would include a 602-square-foot second-floor addition, 779 square feet of additional garage space, and an attached 893-square-foot ADU.

Assistant Planner Arregui stated that the Newport Beach Zoning Code requires a minimum lot area of 6,000 square feet and a lot width of 60 feet for corner lots. The current properties do not meet these minimum requirements. The lot merger would result in a 5,649-square-foot lot and an 81-foot width and would meet the minimum lot width requirement, closely align with the minimum lot area requirements, and be similar to the existing square footages and lot widths in the area. While existing minor encroachments into the setback would remain, the proposed addition and ADU would comply with all development standards, including floor area limit, setbacks, height, and parking. Assistant Planner Arregui stated the project would not result in a loss of density, as two units currently exist and two units are proposed on the merged property. The project is not located within any designated coastal views, but is located between beach access locations at L and M Street. However, the project is located on private property and would not include any features that obstruct public access.

Assistant Planner Arregui recommended the striking of Approval of Condition No. 12 as it does not apply to the project.

In response to written public comments regarding the potential loss of density, Assistant Planner Arregui stated that in compliance with the Housing Crisis Act, staff is required to ensure there is no net loss of existing density. The property owner is required to maintain two units on the property and must submit building plans for the ADU prior to approval for demolition of the existing residence.

Applicant Ali Samsami of C.J. Light Associates, on behalf of the Owner, stated that he had reviewed the draft resolution and agreed with all the required conditions.

Zoning Administrator Westmoreland opened the public hearing.

One member of the public, Mr. Jim Mosher, spoke and expressed concern for the loss of density through the lot merger. He stated that while physical access to the beach may not be restricted, the project would have an overall impact on the affordability and accessibility of housing in the coastal zone.

One member of the public, Mr. William Rolph, spoke and stated that the next agenda item proposes two new units, therefore, the net outcome of the day's meeting would result in a net addition of units in the City.

Zoning Administrator Westmoreland closed the public hearing.

In response to Mr. Mosher's public comments, Assistant Planner Arregui stated that ADU construction is in addition to the existing density that the City allows. He clarified that the intent of the Housing Crisis Act is to protect the amount of density allowed. Because the ADUs are not required to be provided, staff does not believe there is a density issue with the project.

Action: Approved as amended

ITEM NO. 5 Coatsworth, LLC Subdivision Tentative Parcel Map and Coastal Development Permit (PA2026-0066)
Site Location: 513 and 513 ½ & 515 and 515 ½ Goldenrod Avenue Council District 6

Jasmine Leon, Planning Technician, provided a brief project description stating that the request is for a tentative parcel map (TPM) and coastal development permit (CDP). The subject properties are located within the R-2 zone, which allows for two-unit developments. The request is a subdivision of two, 45-foot-wide parcels into 3, 30-foot-wide parcels, which match the three underlying parcels on the original Corona del Mar subdivision map. Of the three parcels, parcels one and two are each proposed to be developed with a duplex. Parcel three is proposed to be developed as two-unit condos to be sold individually. The subdivision results in one additional parcel compared to the existing configuration. Planning Technician Leon stated that this would not increase the potential number of dwelling units beyond what the original subdivision would allow.

Due to the increase in density from four to six units, the project is conditioned to include both In-Lieu Park fees and Fair-Share fees. The proposed subdivision includes deviations from design standards from Title 19 of minimum lot area and dimensions for new lots. Proposed lot sizes are not less than the original underlying lots and are therefore compatible with the surrounding neighborhood.

The project is located within the coastal zone, which requires an accompanying CDP, and would not impact public views or access to the beach. When compared to the original subdivision, the project does not result in increased density or increased demand for public access. The properties are located within the Categorical Exclusion area, and any future residential development must comply with the Categorical Exclusion Order.

On behalf of Applicant William Rolph, Planning Technician Leon requested the word "tentative" be removed from Condition of Approval No. 5 and 6, as well as the removal of Condition of Approval No. 8 as the final maps do not typically include purpose statements.

Applicant William Rolph of CivilScapes Engineering, Inc., on behalf of the Owner, stated that he had reviewed the draft resolution and agreed with all the required conditions.

Zoning Administrator Westmoreland opened the public hearing. Seeing that no one from the public wished to comment, the public hearing was closed.

In response to Zoning Administrator Westmoreland's clarification regarding Condition of Approval No. 8., Planning Technician Leon confirmed that the Public Works department will examine the final map.

Action: Approved as amended

V. PUBLIC COMMENTS ON NON-AGENDA ITEMS

One member of the public, Mr. Jim Mosher, commented expressing his gratitude for the restoration of electronic bookmarks within staff reports.

VI. ADJOURNMENT

The hearing was adjourned at 10:25 a.m.

The agenda for the Zoning Administrator Hearing was posted on June 18, 2026, at 2:15 p.m. on the digital display board located inside the vestibule of the Council Chambers at 100 Civic Center Drive and on the City's website on June 18, 2026, at 2:10 p.m.



Liz Westmoreland, AICP
Zoning Administrator