



## CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

June 25, 2026  
Agenda Item No. 5

**SUBJECT:** Coatsworth, LLC Residential Subdivision (PA2026-0066)  
▪ Tentative Parcel Map  
▪ County Tentative Parcel Map No. 2026-116  
▪ Coastal Development Permit

**SITE LOCATION:** 513 & 513 ½ Goldenrod Avenue and 515 & 515 ½ Goldenrod Avenue

**APPLICANT:** William Rolph, CivilScapes Engineering, Inc

**OWNER:** Calvin Coatsworth

**PLANNER:** Jasmine Leon, Planning Technician  
[jleon@newportbeachca.gov](mailto:jleon@newportbeachca.gov), (949) 644-3201

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### **LAND USE AND ZONING**

- **General Plan Land Use Plan Category:** Two Unit Residential Detached (RT)
- **Zoning District:** Two-Unit Residential (R-2)
- **Coastal Land Use Plan Category:** Two Unit Residential (RT-D) (20.0-29.9 DU/AC)
- **Coastal Zoning District:** Two-Unit Residential (R-2)

### **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.

### **RECOMMENDATION**

- 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).

## **DISCUSSION**

### *Background and Setting*

- The subject property is categorized by the General Plan Land Use Element as Two Unit Residential (RT) and is located within the Two-Unit Residential (R-2) Zoning and Coastal Zoning Districts. These categories intend to provide for areas appropriate for a range of two residential dwelling units, each located on a single legal lot. The existing lots are relatively flat and are currently developed as a two-unit residence.
- The properties, as currently configured, consist of a two 45-foot-wide lot developed with an existing two-unit residence. The properties consist of three underlying parcels, per the original subdivision map, which the proposed tentative parcel map will match (see Figure 1, below).



*Figure 1: Previous Lot Configuration in Red (Left) vs. Underlying Lot Lines Per Original Subdivision Map and Proposed Lot Lines in Green (Right)*

### *Tentative Parcel Map*

- The TPM is for the subdivision of two existing parcels into three separate parcels, for the future residential development of two duplexes and a two-unit condominium development. The parcels are comparable in width, length, and area with the original subdivision's southern portion of Block 533, where parcels had widths between 30 and 40 feet and depths of 118 feet. Block 533 does include a lot at the northeasterly end of the block that is currently developed as an off-street parking lot per Use Permit No. UP1400, although zoned as R-2. The other parcels of the

southern portion of Block 533 have remained consistent to the original subdivision. The dimensions of the proposed subdivision are consistent with the original subdivision (Table 1, below).

*Table 1: Existing and Proposed Subdivision Lot Size and Dimensions*

<b>Parcel</b>	<b>Lot Size</b>	<b>Lot Width</b>
Existing Parcel (513 & 513 ½ Goldenrod Ave)	5,310 square feet	45 feet
Existing Parcel (515 & 515 ½ Goldenrod Ave)	5,310 square feet	45 feet
Proposed Parcel 1	3,540 square feet	30 feet
Proposed Parcel 2	3,540 square feet	30 feet
Proposed Parcel 3	3,540 square feet	30 feet

- Footnote 2 of Table 2-2 of Newport Beach Municipal Code (NBMC) Section 20.18.030 requires any new subdivisions that would result in additional dwelling units beyond what the original underlying lots would allow are not permitted unless authorized by an amendment of the General Plan. The original Corona del Mar subdivision map from September 7, 1904 shows that Block 533 was originally developed with 22 parcels, which allowed for a potential of 44 dwelling units on the block. The Project would increase the existing number of parcels from 19 to 20 and allows for the potential of 40 dwelling units, which does not exceed what the original underlying lots would allow. Therefore, the project does not require an amendment to the General Plan.
- The property is accessible from Goldenrod Avenue and the rear alleyway. Existing and proposed vehicular access is taken from the alley. The project has been conditioned by the Public Works Department to underground any existing overhead utilities. Furthermore, the Building Division has conditioned the utilities for this Project to not cross the proposed property lines, nor shall cross-lot drainage be allowed between each proposed parcel
- The project has been conditioned to require public improvements, including the reconstruction of sidewalks, curbs, and gutters along the Goldenrod Avenue frontage, as needed. The utilities will be undergrounded, consistent with Title 19 (Subdivisions) of the Newport Beach Municipal Code (NBMC).
- The proposed subdivision creates the potential for a minimum of two principal dwelling unit on each of the proposed parcels. The demolition and construction of future two-unit residences will be reviewed in compliance with all requirements of the NBMC Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan). Due to the increase in density of adding two additional condominium units, an In-Lieu Park Dedication fee is required to be paid prior to

the recordation of the TPM. There will also be a required fair share fee applied for two additional residential units before a building permit can be issued.

#### *Deviation from Design Standards*

- The proposed parcels are identical in width, length, and area with the original subdivision, where the parcels had widths of 30 feet and depths of 118 feet. Since the original subdivision was created, a majority of the lots remain between 30 and 40 feet in width. The proposed 30-foot-wide lot of the proposed parcels are consistent with Footnote 2 of Table 2-2 of the Zoning Code.
- The subdivision would create lot sizes not less than the original underlying lots on the same block face (501 through 517 Goldenrod Avenue) in the same zoning district. The proposed subdivision would divide the two existing 30-foot-wide, approximately 5,300-square-foot R-2 parcels into three 30-foot-wide, 3,540-square-foot parcels which are compatible with the pattern of the surrounding subdivision and neighboring parcels.
- Although the proposed subdivision would create one additional parcel in comparison to the current configuration, the number of parcels remains consistent with that of the original subdivision. Therefore, the requested deviations will not negatively impact the carrying capacity of the local vehicular circulation network, since the current two properties were originally intended for three parcels.
- As conditioned, an In-Lieu Park Dedication fee for two additional residential condominium units is required to be paid prior to the recordation of the TPM. Additionally, fair share fees are also conditioned to be paid for two additional residential units prior to the issuance of a building permit.

#### *Coastal Development Permit*

- Since the property is located within the coastal zone, the tentative parcel map requires an accompanying CDP. The proposed parcel map conforms to Title 21 (Local Coastal Program Implementation Plan) of the NBMC. The CDP meets the required findings found in NBMC Section 21.52.015(F) (Coastal Development Permits – Findings and Decision). Complete findings and facts in support are numbered in the draft resolution (Attachment No. ZA 1).
- The property is not located adjacent to a coastal view road, or public viewpoint as identified in the Coastal Land Use Plan (CLUP). The project does not have the potential to degrade the visual quality of the Coastal Zone or to result insignificant adverse impacts to public view. The nearest coastal viewpoint is Begonia Park, which is approximately 1,000 feet southwest of the property. The properties and

other residences along Goldenrod Avenue are not located within the view shed of the park.

- The property is not located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project subdivides two parcels into three parcels to match the underlying lot lines of the original subdivision block. This results in an increase in density when compared to the existing lot configuration (4 units to a potential of 6 units). However, the project does not result in an increase in density when compared to the original subdivision. Therefore, the project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities, when compared to the original subdivision design. Furthermore, future residential development is to be designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities per Title 21 standards.
- Since the property is in the Categorical Exclusion Area of the coastal zone, all future residential development is required to comply with the Categorical Exclusion Order process through the City and the California Coastal Commission. The property is not located within the Coastal Commission Appeal Area.

## **ENVIRONMENTAL REVIEW**

This project is exempt from the California Environmental Quality Act (CEQA) under 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.

The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, and all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%. The project is for a subdivision of an existing parcel into three separate parcels with substandard lot area and width. However, since the project complies with the provisions of Title 19 (Subdivisions) and provides findings addressed within the attached resolution, it is considered compliant with the Zoning Code. No variances or exceptions are proposed as part of the project. Therefore, the project is eligible for the Class 15 exemption.

**PUBLIC NOTICE**

Notice of this public hearing was published in the Daily Pilot, mailed to all owners and residential occupants of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

**APPEAL PERIOD:**

This action shall become final and effective 14 days following the date the Resolution is adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act. The Action on the Tentative Parcel Map shall become effective 10 days following the date this Resolution is adopted unless within such time an appeal is filed in accordance with the provisions of Title 19 (Subdivisions) of the NBMC. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Jasmine Leon  
Planning Technician

DL/jl

- Attachments:      ZA 1      Draft Resolution  
                         ZA 2      Vicinity Map  
                         ZA 3      Project Plans

**Attachment No. ZA 1**  
Draft Resolution

**RESOLUTION NO. ZA2026-###**

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A TENTATIVE PARCEL MAP AND COASTAL DEVELOPMENT PERMIT FOR THE SUBDIVISION OF TWO EXISTING PARCELS LOCATED AT 513 AND 513 ½ GOLDENROD AVENUE AND 515 AND 515 ½ GOLDENROD AVENUE (PA2026-0066)**

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by William Rolph (Applicant) on behalf of Calvin Coatsworth (Owner) with respect to properties located at 513 and 513 ½ Goldenrod Avenue (legally described as Lot 11 and the northwesterly 15 feet of Lot 13) and 515 and 515 ½ Goldenrod Avenue (legally described as Lot 15 and the northeasterly 15 feet of Lot 13) of Block 533 of the Corona Del Mar Tract (Properties), requesting approval of a tentative parcel map (TPM) and a coastal development permit (CDP).
2. The Applicant requests a TPM and 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 (Project).
3. The Properties are designated Two Unit Residential (RT) by the General Plan Land Use Plan and are located within the Two-Unit Residential (R-2) Zoning District.
4. The Properties are located within the coastal zone. The Coastal Land Use Plan (CLUP) category is Two-Unit Residential (RT-D 20.0 – 29.9 DU/AC) and it is located within the Two-Unit Residential (R-2) Coastal Zoning District.
5. The Properties are located within the Categorical Exclusion Area. The tentative parcel map, for the creation of additional parcels, requires an accompanying CDP due to its location in the coastal zone.
6. A public hearing was held on June 25, 2026, online via Zoom. A notice of the time, place, and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to and considered by the Zoning Administrator at this hearing.

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## SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is 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.
2. The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning Code, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%. The Project is for a subdivision of an existing parcel into three separate parcels with substandard lot area and width. However, since the Project complies with the provisions of Title 19 (Subdivisions) and provides findings addressed within this resolution, it is considered compliant with the Zoning Code. No variances or exceptions are proposed as part of the Project. Therefore, the Project is eligible for the Class 15 exemption.

## SECTION 3. REQUIRED FINDINGS.

### ***Tentative Parcel Map***

The Zoning Administrator determined the Tentative Parcel Map is consistent with the legislative intent of the NBMC Title 19 (Subdivisions) and is approved based on the following findings per NBMC Section 19.12.070 (Required Findings for Action on Tentative Maps):

#### Finding:

- A. *That the proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.*

#### Facts in Support of Finding:

1. The TPM is for the subdivision of two existing parcels into three separate parcels, for the future residential development of two duplexes and a two-unit condominium development. The RT General Plan and R-2 zoning designations apply to two-unit residences. The Properties are currently developed with a two-unit residence which have since been demolished. The proposed subdivision and improvements will continue to be consistent with the density of the RT and R-2 designations.
2. Footnote 2 of Table 2-2 of NBMC Section 20.18.030 requires that newly subdivided lots shall not have lot sizes be less than the original underlying lots on the same block face in the same zoning district. The proposed parcels match the size and location of the original underlying lot lines of the Corona del Mar Tract, which are three 30-foot-wide parcels originally described as Lots 11, 13, and 15 of Block 533.

3. Footnote 2 also requires any new subdivisions that would result in additional dwelling units beyond what the original underlying lots would allow, are not permitted unless authorized by an amendment of the General Plan. The original Corona del Mar subdivision map from September 7, 1904, shows that Block 533 was originally developed with 22 parcels, which allowed for a potential of 44 dwelling units on the block. Currently, Block 533 has 19 parcels, which includes a lot at the northeasterly end of the block that, although zoned as R-2, is currently developed as an off-street parking lot per Use Permit No. UP1400. The Project would increase the number of parcels on Block 533 from 19 to 20, which allows for the potential of 40 dwelling units. This does not exceed what the original underlying lots allow for and therefore does not require an amendment to the General Plan.
4. The Property is not located within a specific plan area.

Finding:

*B. The site is physically suitable for the type and density of development.*

Facts in Support of Finding:

1. The Properties are physically suitable for the proposed subdivision, as the size and location of the proposed property lines match the underlying lines of the original subdivision. It is compatible in shape and size with the surrounding lots in the neighborhood and the Project's lot length and dimensions will be similar to other properties on the block. Residences between the 501 to 517 Goldenrod Avenue block share a lot length of 118 feet and lot widths between 30 and 45 feet. All residences on the northern side of the block between 500 and 520 Goldenrod Avenue are 30 feet wide as originally subdivided, which matches the Project.
2. Fact in support of Finding A.3 is hereby incorporated as reference.
3. The construction of the future two-unit residences will be reviewed in compliance with all requirements of the NBMC Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan).
4. The Properties are accessible from Goldenrod Avenue and the rear alleyway. Existing and proposed vehicular access will be taken from the alley.
5. The Properties are adequately served by all existing utilities to accommodate the proposed parcels. The Project has been conditioned by the Public Works Department to underground any existing overhead utilities. Furthermore, the Building Division has conditioned the utilities for this Project to not cross the proposed property lines, nor shall cross-lot drainage be allowed between each proposed parcel as shown on Condition of Approval No. 22.

Finding:

- C. *That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision-making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.*

Facts in Support of Finding:

1. The Properties are located within an existing residential neighborhood that does not contain any sensitive vegetation or habit on-site.
2. This Project is exempt from the CEQA pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines. Section 2 of this Resolution is hereby incorporated by reference.

Finding:

- D. *That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Facts in Support of Finding:

1. The Project has been conditioned to require public improvements, including the reconstruction of sidewalks, curbs, and gutters along Goldenrod Avenue frontage, as needed. The utilities will be undergrounded, consistent with Title 19 (Subdivisions) of the NBMC.
2. The TPM is for residential purposes. All improvements associated with the project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer per NBMC Section 19.28.010 (General Improvement Requirements) and Section 66411 (Local agencies to regulate and control design of subdivisions) of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.

Finding:

- E. *That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the decision-making body may approve a map if it finds that alternate easements, for access or use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record or to easements established*

*by the judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.*

Fact in Support of Finding:

1. The Public Works Department has reviewed the Project and determined that the design of the development will not conflict with easements acquired by the public at large, for access through, or use of the Properties within the proposed development because no public easements are located on the Properties.

Finding:

- F. That, subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.*

Facts in Support of Finding:

1. The Properties are not subject to the Williamson Act because the subject properties are not designated as an agricultural preserve and are less than 100 acres in area.
2. The Properties were previously developed for residential use and are in a zoning district that permits residential use.

Finding:

- G. That, in the case of a “land project” as defined in Section 11000.5 of the California Business and Professions Code: (1) there is an adopted specific plan for the area to be included within the land project, and (2) the decision-making body finds that the proposed land project is consistent with the specific plan for the area.*

Facts in Support of Finding:

1. California Business and Professions Code Section 11000.5 has been repealed by the Legislature. However, the project sites are not considered a “land project” as previously defined in Section 11000.5 of the California Business and Professions Code because the project sites do not contain 50 or more parcels of land.
2. The Project is not located within a specific plan area.

Finding:

- H. *That, solar access, and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.*

Fact in Support of Finding:

1. Any future improvements are subject to Title 24 of the California Building Code, which requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The City's Building Division enforces Title 24 compliance through the plan check and inspection process.

Finding:

- I. *That the subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.*

Fact in Support of Finding:

1. The previous configuration was two parcels with a duplex on each parcel (4 units total). The Project would allow for the development of a two-unit residence on each of the three proposed parcels (6 units total). There is an overall increase of two dwelling units. Therefore, the TPM for residential purposes will not negatively affect the City in meeting its regional housing needs. The Project further allows the City to support and balance its housing needs by increasing residential density in the area.
2. As conditioned, an In-Lieu Park Dedication fee for two additional residential condominium units is required to be paid prior to the recordation of the TPM. Additionally, fair share fees are also conditioned to be paid for two additional residential units prior to the issuance of a building permit.

Finding:

- J. *That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.*

Fact in Support of Finding:

1. The Project is designed to discharge waste into the existing sewer system and complies with the Regional Water Quality Control Board (RWQCB) requirements.

Finding:

- K. *For subdivisions lying partly or wholly within the Coastal Zone, the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter 3 of the Coastal Act.*

Fact in Support of Finding:

1. The Property is located within the coastal zone and a CDP is therefore requested in conjunction with the proposed TPM. The Project complies with the certified Local Coastal Program (LCP) and public access and recreation policies of Chapter 3 of the Coastal Act. The Facts in Support of Findings Q and R for the CDP (below) are hereby incorporated by reference.

***Deviation from Design Standards***

Pursuant to Section 19.24.050(A) (Lot Design, Lot Size), of the NBMC, new subdivisions must meet the applicable zoning district regulations of Title 20 (Planning and Zoning) of the NBMC. Deviation from the design standards set forth in Title 19 (Subdivisions) may be approved subject to specific findings in Section 19.24.130(C) (Deviation from Design Standards, Required Finding to Allow Deviation) of the NBMC.

The proposed subdivision would result in parcels which do not meet the lot width and/or area standards required by Title 20 (Planning and Zoning) for new subdivisions within the R-2 Zoning District, which requires new subdivision corner lots to be a minimum 60 feet wide and 6,000 square feet in area, and interior lots to be a minimum 50 feet wide and 5,000 square feet in area. Parcels 1, 2, and 3 are interior lots and are 30 feet wide and 3,540 square feet in area. The required findings to deviate from the standards and facts in support of those findings are as follows:

Finding:

- L. *The requested deviations will create a land plan or development design equal or superior to that under the baseline design standards in this Chapter.*

Facts in Support of Finding:

1. The proposed parcels are comparable in width, length, and area with the majority of the original subdivision block where parcels had widths of 30 feet and lot depths of 118 feet. The dimensions of the proposed subdivision match the original subdivision and are therefore more consistent than the existing Properties.
2. The Project would create lot sizes not less than the original underlying lots on the same block face (501 through 517 Goldenrod Avenue) in the same zoning district. The proposed subdivision would divide the two existing 45-foot-wide, approximately 5,300-square-foot R-2 parcels into three 30-foot-wide, 3,500-square-foot parcels. These

parcels match the size of the original underlying lots and are compatible with the pattern of the surrounding subdivision and neighboring parcels.

3. The existing lot orientation with vehicular access from the alley will be maintained.

Finding:

- M. The deviations will not negatively impact the carrying capacity of the local vehicular circulation network.*

Facts in Support of Finding:

1. The proposed subdivision would create one additional parcel which is still less than the number of parcels in the original subdivision. Therefore, the requested deviations will not negatively impact the carrying capacity of the local vehicular circulation network, since the Properties were originally intended for three parcels.
2. No improvements or changes are proposed that would cause additional capacity to the roadways.

Finding:

- N. The deviations will not negatively impact pedestrian circulation.*

Facts in Support of Finding:

1. The proposed subdivision will not reduce, encroach or change the size or location of the Goldenrod Avenue sidewalk.
2. The proposed subdivision will not eliminate or impede pedestrian circulation provided that the necessary improvements are in accordance with applicable Public Works design standards and permitting.

Finding:

- O. The resulting subdivision will be compatible with the pattern of surrounding subdivisions.*

Facts in Support of Finding:

1. Fact 1 in support of Finding L is hereby incorporated as reference.
2. The Properties are 45 feet wide and approximately 5,300 square feet in area, which are two of the largest lots within the same block face. The proposed subdivision would result in three 30-foot-wide, approximately 3,500-square-foot lots, which is more compatible with the surrounding lots than the existing configuration.

Finding:

- P. The resulting subdivision design and improvements will not be materially detrimental to the residents or tenants of the proposed subdivision or surrounding properties, nor to public health or safety.*

Fact in Support of Finding:

1. The proposed subdivision to re-subdivide the existing parcels to match the original underlying legal lots would allow two units to be constructed on each parcel in accordance with the General Plan and Zoning Code. The Project does not introduce incompatible land use, and the resulting subdivision design would not be detrimental to the residents as vehicular and pedestrian access would be maintained. Any development must be in accordance with the conditions of approval and the Municipal Code. The resulting lot widths are consistent with the lot widths of the original subdivision and compatible with the existing development pattern of the neighborhood.

***Coastal Development Permit***

In accordance with Section 21.52.015(F) (Coastal Development Permits - Findings and Decision) of the NBMC, the following findings, and facts in support of such findings are set forth:

Finding:

- Q. Conforms to all applicable sections of the certified Local Coastal Program.*

Facts in Support of Finding:

1. The Project is for a tentative parcel map for the subdivision of an existing parcel for residential purposes. There were existing duplexes developed on each of the Properties which have since been demolished. Categorical Exclusion Orders for the demolitions were issued and effective, and subsequent demolition permits were issued. All future residential developments must conform to all applicable development standards, including floor area limit, setbacks, height, and off-street parking. Additionally, since the Project is in the Categorical Exclusion Area of the coastal zone, all future residential development is required to comply with the Categorical Exclusion Order process through the City and the California Coastal Commission. The Properties are not located within the Coastal Commission Appeal Area.
2. The proposed subdivision complies with Coastal Land Use Plan Policy 2.8.1-3, which states that land divisions shall avoid hazardous areas and minimize risks to life and property from coastal and other hazards. The Project also complies with Implementation Plan Section 21.30.025, which states that subdivisions within the Coastal Zone shall be designed to avoid current hazardous areas, as well as areas that may become hazardous due to future changes. Additionally, there shall be no division of land near the shoreline unless the new or reconfigured parcels can be developed safe from geologic and other hazards for a minimum of 75 years, and unless shoreline protective devices are prohibited to protect development on the resultant parcels.

3. The Properties are not located adjacent to a coastal view road, or public viewpoint as identified in the Coastal Land Use Plan (CLUP). The nearest coastal viewpoint is Begonia Park, approximately 1,000 feet southwest. The Properties are not located within the view shed of the park.
4. The Project does not have the potential to degrade the visual quality of the Coastal Zone or to result insignificant adverse impacts to public view.

Finding:

- R. *Conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Facts in Support of Finding:

1. The Project is not located between the nearest public road and the sea or shoreline. The project subdivides two parcels into three parcels to match the underlying lot lines of the original subdivision block which results in an increase in density from four units to six. This increase does not exceed the original subdivision, therefore, no change in land use, density, or intensity is proposed for the increase of demand for public access and recreation opportunities. As such, it is not necessary to assess the consistency with the public access and public recreation policies of Chapter 3 of the Coastal Act.

SECTION 4. DECISION.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act pursuant to Sections 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.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Tentative Parcel Map and Coastal Development Permit filed as PA2026-0066, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
3. The action on the Coastal Development Permit shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 Local Coastal Implementation Plan, of the Newport Beach Municipal Code (NBMC). Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

4. The action on the Tentative Parcel Map shall become effective 10 days following the date this Resolution was adopted unless within such time an appeal is filed in accordance with the provisions of Title 19 (Subdivisions) of the NBMC.

**PASSED, APPROVED, AND ADOPTED THIS 25<sup>TH</sup> DAY OF JUNE 2026.**

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Liz Westmoreland, AICP, Zoning Administrator

**EXHIBIT "A"****CONDITIONS OF APPROVAL****Planning Division**

1. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the Conditions of Approval.
2. After the recordation of the Parcel Map and prior to a building permit final inspection, the Applicant shall apply for a building permit for a description change of the subject project development located on Parcel 3 from "duplex" to "condominium." The development will not be condominiums until this description change on the permit is final.
3. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be cause for the revocation of this tentative parcel map.
4. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 19 (Subdivisions) and Title 21 of the Newport Beach Municipal Code.
5. *Prior to the recordation of the Tentative Parcel Map, the existing two-unit residence and all existing structures part of the existing development across the proposed lot lines shall be demolished.*
6. *Prior to the recordation of the Tentative Parcel Map, an In-Lieu Park Dedication Fee for two additional residential units shall be paid in accordance with the fee effective at the time of payment.*
7. *Prior to the issuance of the building permit for construction, a Fair Share Fee for two additional residential units shall be paid in accordance with the fee effective at the time of payment.*
8. Prior to the approval of the final Parcel Map, a "Purpose Statement" shall be added to the map to clarify that the map is for the subdivision of an existing parcel into three separate parcels.
9. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Coatsworth, LLC Subdivision, but not limited to, Tentative Parcel Map and Coastal Development Permit (PA2026-0066)**.

This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of the City's costs, attorney's fees, and damages that which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

### **Public Works Department**

10. Prior to the building permit final inspection, a Parcel Map shall be recorded. The Map shall be prepared on the California coordinate system (NAD83). Prior to recordation of the Map, the surveyor/engineer preparing the Map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The Map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.**
11. Prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set on each lot corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of the construction project.
12. All improvements shall be constructed as required by Ordinance and the Public Works Department.
13. An encroachment permit shall be required for all work activities within the public right-of-way.
14. The existing broken and/or otherwise damaged concrete curb, gutter and sidewalk panels along the Goldenrod Avenue frontage shall be reconstructed. All damaged and/or broken alley panels along the alley frontage shall be reconstructed.
15. All existing overhead utilities shall be undergrounded.
16. Each unit of each address shall be served by its individual water service/meter and sewer lateral/cleanout.
17. All improvements shall comply with the City's sight distance requirement. See City Standards 110-L.

18. The 6 existing City street trees along the Goldenrod Avenue frontages shall be protected in place.
19. The existing brick paving located behind the sidewalk along the Goldenrod Avenue frontage shall be removed or an encroachment permit and associated agreement shall be obtained for its retention.
20. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way shall be required at the discretion of the Public Works Inspector.

### **Building Division**

21. Each duplex shall have independent fire risers from each separate water meter.
22. Independent utility services shall be provided for each unit, including water, electrical and gas.

### **Fire Department**

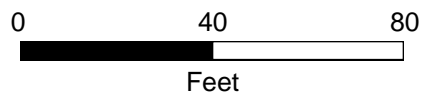
23. Prior to the recordation of the Parcel Map, a NFPA13D compliant residential fire sprinkler system shall be required for each duplex unit.
24. At least one unobstructed walk path from the front to the rear of the property at a minimum of 36 inches wide shall be required for emergency access.
25. Each residential fire sprinkler system shall be served by separate water meters.

# **Attachment No. ZA 2**

Vicinity Map



**NBGiS**  
NEWPORT BEACH



Disclaimer:  
Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.

6/16/2026

# **Attachment No. ZA 3**

Project Plans

**BASIS OF BEARINGS:**

THE CENTERLINE OF GOLDENROD AVENUE BEING NORTH 40°34'28" EAST

**SITE ADDRESS:**

511, 513, 515 GOLDENROD AVENUE  
NEWPORT BEACH, CA 92625  
459-053-04

**BENCHMARK**

BENCHMARK # 3K-28A-68  
DATUM: NAVD88  
ELEVATION: 40.282

**LEGAL DESCRIPTION**

LOTS 11, 13, AND 15 IN BLOCK 533 OF CORONA DEL MAR TRACT, BOOK 3, PAGES 41 - 42 OF MISCELLANEOUS MAPS, ORANGE COUNTY.

APN: 459-053-04

**TITLE REPORT**

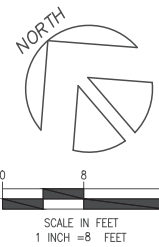
FIDELITY NATIONAL TITLE  
4210 RIVERWALK PKWY, SUITE 200  
RIVERSIDE, CA 92505  
TITLE OFFICER: JESUS DURAN  
Jesus.Duran@fnf.com  
951-710-5913  
ORDER NO. FXBC2503881

**OWNER/  
SUBDIVIDER:**

CAL & RHONDA COATSWORTH  
511, 513, AND 515 GOLDENROD AVE  
CORONA DEL MAR, CA 92625

**CIVIL ENGINEER/  
SURVEYOR:**

CIVILSCAPES ENGINEERING, INC  
28052 CAMINO CAPISTRANO, STE 213  
LAGUNA NIGUEL, CA 92677  
WILL ROLPH, PE, PLS  
949-464-8115

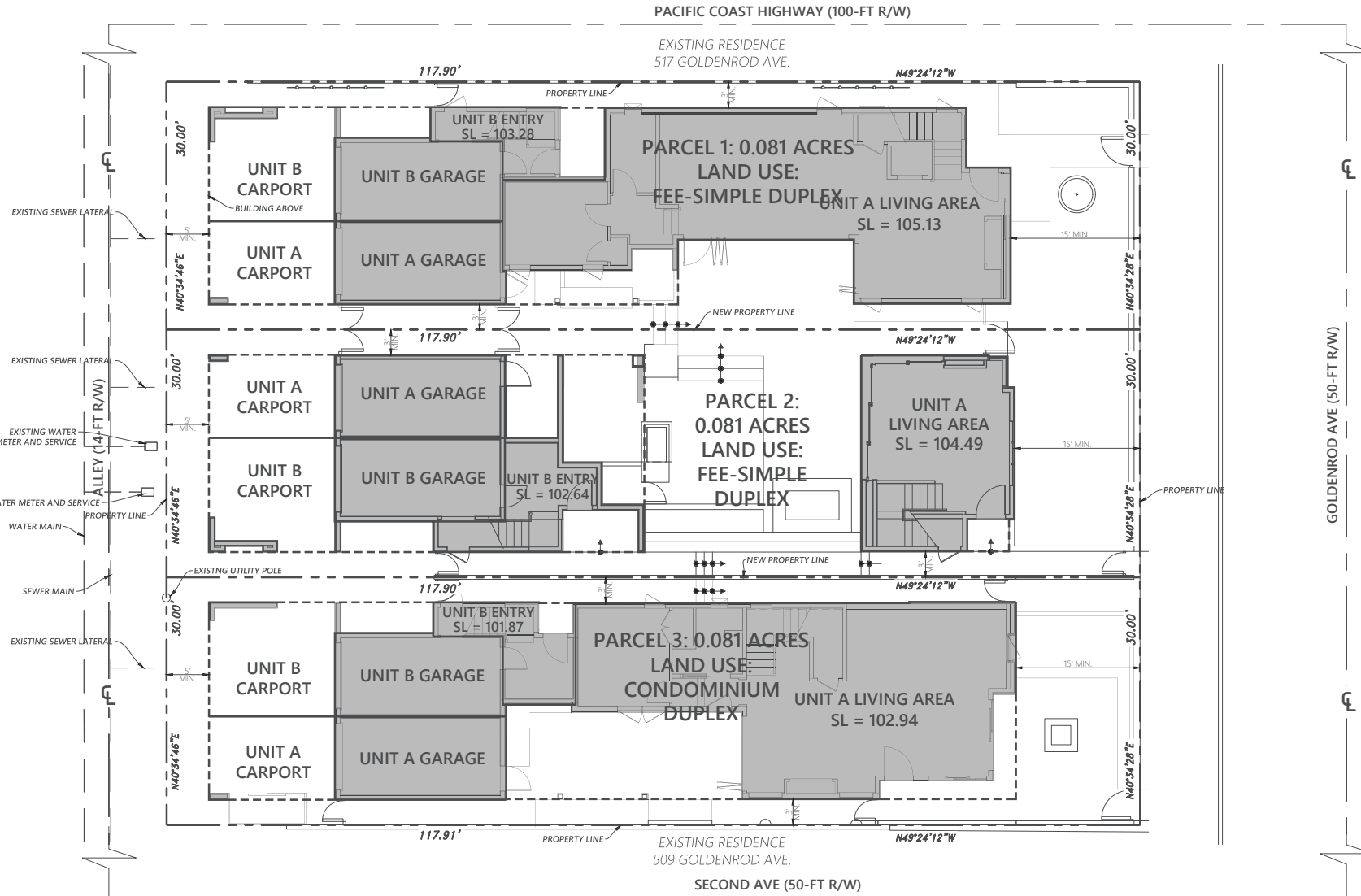


# TENTATIVE PARCEL MAP 2026-116

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOTS 11, 13, AND 15 IN BLOCK 533 OF MAP OF CORONA DEL MAR TRACT AS PER MAP FILED IN BOOK 3, PAGES 41 - 42, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

CIVILSCAPES ENGINEERING, INC. WILLIAM D. ROLPH, PLS 9381  
DATE OF SURVEY: JULY 2025



PACIFIC COAST HIGHWAY (100-FT R/W)

EXISTING RESIDENCE  
517 GOLDENROD AVE.

EXISTING RESIDENCE  
509 GOLDENROD AVE.

SECOND AVE (50-FT R/W)

GOLDENROD AVE (50-FT R/W)