



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, June 25, 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:

**Jackson Residence** – A request for a lot merger and coastal development permit to combine two legal parcels into a single parcel, demolish one of the single-unit dwellings (2057 Ocean Boulevard), and construct a 602-square-foot addition to the second floor of the single-unit dwelling remaining on the merged parcel (2061 Ocean Boulevard), a 779-square-foot attached four-car garage, and an 893-square-foot attached accessory dwelling unit (ADU). The project does not result in a loss of density, complies with applicable Title 21 (Local Coastal Program Implementation Plan) development standards, and no deviations from Title 19 (Subdivisions) are requested.

The project is categorically exempt pursuant to Section 15315 under Class 15 (Minor Land Divisions) and 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, at, or prior to, the public hearing. Administrative procedures for appeals are provided in Section 19.76.020 (Procedures for Lot Line Adjustments) and Section 21.64.020 (Appeals or Calls for Review) of the Newport Beach Municipal Code. The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided.

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 prior to 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 949-644-3249, [jarregui@newportbeachca.gov](mailto:jarregui@newportbeachca.gov), or at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2025-0223

**Activity:** Lot Merger, Coastal Development Permit

**Zone:** Single-Unit Residential (R-1)

**General Plan:** Single-Unit Residential Detached (RS-D)

**Coastal Land Use Plan:** Single Unit Residential Detached (10 -19.9 DU/AC) (RSD-C)

**Filing Date:** November 6, 2025

**Location:** 2057 & 2061 Ocean Boulevard

**Applicant:** C.J. Light Associates