



# 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:

**Coatsworth, LLC Subdivision** - A tentative parcel map and coastal development permit (CDP) to allow for the subdivision of two existing 45-foot-wide parcels into three 30-foot-wide parcels for future residential development. The existing parcels are each developed with an existing duplex. The tentative parcel map includes a two-unit condominium development on Parcel 3 which will allow each unit to be sold individually. The proposed subdivision includes a deviation from design standards of Title 19 (Subdivisions) for minimum lot area and dimensions for new lots. A CDP is required because the property is in the coastal zone.

The project is categorically exempt pursuant to Section 15315 under Class 15 (Minor Land Divisions) 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 in the Newport Beach Municipal Code Chapters 19.12 and 21.64. A fee is not required to appeal any final action on a coastal development permit 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 Jasmine Leon, Planning Technician, at [jleon@newportbeachca.gov](mailto:jleon@newportbeachca.gov), (949) 644-3201, at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2026-0066

**Activity:** Tentative Parcel Map and Coastal Development 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:** April 23, 2026

**Location:** 513 and 513 ½ Goldenrod Avenue & 515 and 515 ½ Goldenrod Avenue

**Applicant:** William Rolph, CivilScapes Engineering