



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:

Leon Global LLC Residential Condominiums - A coastal development permit to authorize the demolition of an existing triplex and the construction of a new, three-story, 4,124-square-foot duplex with an attached 399-square-foot two-car garage and two carport spaces. The project also includes a 212-square-foot internal accessory dwelling unit, for a total of three dwelling units. Construction of additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping are also proposed. The project complies with all applicable development standards and no deviations are requested. A tentative parcel map is requested to allow for an airspace subdivision of the primary units for individual sale (i.e., for condominium purposes). No waivers of Title 19 (Subdivisions) of the Newport Beach Municipal Code are proposed for this project.

The project is categorically exempt under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the State California Environmental Quality Act (CEQA) Guidelines and Section 15315 under Class 15 (Minor Land Divisions) of the State CEQA 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 (Tentative Map Review) and 21.64 (Appeals and Calls for Review). 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. **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 Laura Rodriguez, Assistant Planner, at lrodriguez@newportbeachca.gov and 949-644-3216, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2026-0029

Activities: Coastal Development Permit and Tentative Parcel Map

Zone: Multiple Residential (RM)

General Plan: Multiple Residential (RM)

Coastal Land Use Plan: Multiple Unit Residential – (20.0 – 29.9 DU/AC) (RM-D)

Filing Date: June 6, 2026

Location: 304 Dahlia Place

Applicant: Andrew Goetz, Architect