



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:

Palley Residence - A request for a modification permit to allow a 20% addition to an existing single-unit residence with nonconforming parking, where a maximum addition of 10% is allowed. The project includes a 349-square-foot addition to the first floor, a 270-square-foot addition to the second floor, and a 1,187-square-foot interior remodel, resulting in a 4,136-square-foot residence. The existing two-car garage has substandard dimensions of 19 feet, 6 inches wide by 19 feet deep, whereas the Newport Beach Municipal Code requires 20 feet wide by 20 feet deep.

The project is categorically exempt pursuant to Section 15301 under Class 1 (Existing Facilities) 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 Chapter 20.64 (Appeals) of the NBMC.

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 Cameron Younger, Planning Technician, at cyounger@newportbeachca.gov, 949-644-3228 or at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0265

Activity: Modification Permit

Zone: Single-Unit Residential (R-1)

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

Location: 419 Signal Road

Applicant: Jonathan Kelly