

**NEWPORT BEACH ZONING ADMINISTRATOR MINUTES
100 CIVIC CENTER DRIVE, NEWPORT BEACH
ZOOM**

**THURSDAY, NOVEMBER 13, 2025
REGULAR MEETING – 10:00 A.M.**

I. CALL TO ORDER – The meeting was called to order at 10:00 a.m.

Staff Present (Remote): Liz Westmoreland, AICP, Zoning Administrator
Jerry Arregui, Assistant Planner
Laura Rodriguez, Assistant Planner
Cameron Younger, Planning Technician

II. REQUEST FOR CONTINUANCES

None.

III. APPROVAL OF MINUTES

ITEM NO. 1 MINUTES OF OCTOBER 30, 2025

Zoning Administrator Westmoreland noted that, while she did not serve as Zoning Administrator at the October 30th meeting, she received additional materials from Planning Manager Zdeba who did serve. He confirmed the draft minutes are an accurate representation of the meeting and recommended approval.

Zoning Administrator Westmoreland recognized receiving a written public comment and agreed with the suggested changes.

Action: Approved as amended

IV. PUBLIC HEARING ITEMS

**ITEM NO. 2 Tenaglia Residence Coastal Development Permit (PA2025-0188)
Site Location: 262 Colton Street**

Council District 1

Cameron Younger, Planning Technician, provided a brief project description stating that the request is for a coastal development permit (CDP) to construct a 166-square-foot-enclosed bedroom addition to the second floor of an existing 1,937-square-foot single-unit dwelling. A CDP is required as the proposal exceeds a 10% increase in building height. The current building height is 22.3 feet from grade. The proposed addition will increase the building height to 27.7 feet. The existing residence has nonconforming parking as a result of the existing single-car garage. The property complies with the nonconforming parking standards of the Newport Beach Municipal Code, which allows for a 10% addition of the existing floor area. The project is not located adjacent to a coastal view road, coastal viewpoint, or coastal access point as identified in the Coastal Land Use Plan (CLUP). Lateral access is available through West Coast Highway, approximately 550 feet south of the property. The project does not include any features that would obstruct access along these routes.

Planning Technician Younger highlighted Fact 1A in Support of Finding A from the draft resolution and stated that the maximum floor area limitation is 3,500 square feet, clarifying a typographical error in the Staff Report.

Planning Technician Younger added that Condition of Approval No. 16 should state that construction activities are restricted to 7:00 a.m. to 6:30 p.m. Monday through Friday, and from 8:00 a.m. to 6:00 p.m. on Saturdays.

Zoning Administrator Westmoreland opened the public hearing.

Applicant Phil Edmondson, on behalf of the Owner, stated that he had reviewed the draft resolution and agrees with all the required conditions of approval.

Seeing that no one from the public wished to comment, the public hearing was closed.

Action: Approved as amended

ITEM NO. 3 Murray Residence Coastal Development Permit (PA2025-0072)
Site Location: 2608 Cove Street

Council District 6

Jerry Arregui, Assistant Planner, provided a brief project description stating that the request is for a coastal development permit to demolish an existing 1,111-square-foot single-unit dwelling and construct a new 1,422-square-foot, three-story, single unit dwelling with a 402-square-foot two-car garage. The residence is located in the China Cove neighborhood and in the Single-Unit Residential (R-1) Zoning District. The surrounding neighborhood is developed with two- and three-story single-family residences. The proposal complies with all development standards, including height, setbacks, floor area, and parking. A coastal hazards report was prepared and concluded that coastal hazards will not impact the property in the 75-year design life of the structure, and there is no need for a shoreline protection device. The property is located within the vicinity of Ocean Boulevard, which is identified as a coastal view road, and Inspiration Point and West Jetty View Park, which are identified as coastal viewpoints by the Coastal Land Use Plan. While the property is visible from portions of Ocean Boulevard, Lookout Point, and West Jetty View Park; the proposed building envelope is consistent with existing and expected future patterns of development in the China Cove Neighborhood. In addition, there are existing two-story residences located in front of the subject property along the China Cove Beach that limit views of the coast from Ocean Boulevard. This project allows for the redevelopment of an aging structure, with a new modern-coastal residence featuring balconies, decks and windows to soften the building mass. As a result, the project will not degrade the visual quality of the coastal zone or result in significant impacts on public views of the coast. The closest coastal access points are located at the street end of Fernleaf Avenue, and adjacent to the property on Cove Street. The project will not impact access to these coastal access points. Additionally, this project will improve access to the coast through removal of encroachments in the right-of-way. The project will also remove reliance on street parking by replacing a single-car garage with a new two-car garage.

In response to written comments received regarding construction impacts and private views, Assistant Planner Arregui explained that construction is limited to the hours of 7:00 a.m. to 6:30 p.m., Monday through Friday, and that private views are not regulated nor protected by the City. The project review process only regulates public views and concluded that the development would not impact any identified public view areas.

Assistant Planner Arregui recommended an amendment to Fact No. 2 under Section 2 of the Draft Resolution, adding an additional statement that Class 3 CEQA exemption also exempts construction of up to three single-unit dwellings.

Assistant Planner Arregui also recommended an amendment to Fact No. 3 in Support of Finding A to strikethrough "and Bulkhead Conditions Report" since a bulkhead does not exist on the site.

In response to Zoning Administrator Westmoreland, Assistant Planner Arregui explained height limit for properties with a slope of less than 5% is established based on the average grade of the lot. For this project, since the slope of the lot is less than 5%, the height limit is calculated from the average of the four corners of the proposed building footprint. In regard to the building height of 41.73 feet listed on the plans, this is an elevation point and not the height of the building as measured from the ground.

In response to Zoning Administrator Westmoreland, Assistant Planner Arregui stated that there are third floor size and locational standards. The third floor is required to be setback an additional 15 feet from the front and rear setback lines and the size is limited to a maximum of 20% of the buildable area. The project complies with all development standards and no deviations are requested.

In response to written public comments received, Zoning Administrator Westmoreland asked staff to add a condition of approval to require the submittal of a Construction Management and Delivery Plan prior to issuance of building permits. The Construction Management and Delivery Plan area would prevent impacts to public access during the construction process through the establishment of on- or off-site parking locations, haul routes, and other construction mitigation.

Applicant Gabby Uvidia, on behalf of the Owner, stated that she had reviewed the draft resolution and agreed with all the required conditions of approval including the additional condition regarding the construction management and delivery plan.

One member of the public, Joel Graves, spoke and was concerned about the loss of private views and the effects on property values.

One member of the public, Tracy Lee, spoke and mentioned leaving a written public comment. She added that the project will impact the private views of several neighbors.

Zoning Administrator Westmoreland closed the public hearing.

Action: Approved as amended.

Laura Rodriguez, Assistant Planner, provided a brief project description stating that the request is for a coastal development permit (CDP) and tentative parcel map to allow an existing duplex to be converted to a two-unit residential condominium. The duplex was constructed in 2023, adhering to all development standards but the owner did not request a tentative parcel map before finalizing building permits. The existing duplex is located in the Two-Unit (R-2) Residential Zoning District and the CDP is required with the application due to the site being in the coastal zone. On September 3, 2025, the Building Division completed a condominium conversion inspection report, concluding that the duplex is compliant with the Uniform Housing Code. The property also complies with all parking requirements. The property is not located between the nearest public road and the sea or shoreline. Since the project converts an existing duplex into a two-unit condominium, the project will not constitute a change in land use, density, or intensity that would result in increased demand for public access or recreation. The project is approximately 2,000 feet west of the harbor. The project will not impact the coastal access, views or resources.

Assistant Planner Rodriguez revised Section 4, Item 3 of the draft resolution to mention Title 21 instead of Title 20. She revised Condition of Approval No. 9 to read "The Project shall be serviced by separate utilities (water, electrical, and gas)".

Due to the applicant's absence, Assistant Planner Rodriguez stated that the applicant has not opposed any conditions of approval.

Zoning Administrator Westmoreland noted the applicant has the ability to appeal the project after approval if they have concerns with any conditions of approval.

Zoning Administrator Westmoreland opened the public hearing. Seeing that no one from the public wished to comment, the public hearing was closed.

Action: Approved as amended.

ITEM NO. 5 Noblin Residence Tentative Parcel Map and Coastal Development Permit (PA2025-0186)
Site Location: 612 Begonia Avenue Council District 6

Laura Rodriguez, Assistant Planner, provided a brief project description stating that the request is for a coastal development permit (CDP) and tentative parcel map (TPM) for a two-unit condominium. The existing property was already demolished, and construction of a new two-unit residential condominium is underway. The site is located in the Two-Unit Residential (R-2) Zoning District, and the TPM will allow the units to be sold separately. The property is located in the Categorical Exclusion Area of the coastal zone, but a CDP is required in conjunction with a TPM. The project will not change the land use, density, or intensity that will result in increased demand for public access or recreational opportunities. The property is not located between the nearest public road and sea or shoreline. The property is 1,700 feet west of the harbor, but the project will not impact public views.

Assistant Planner Rodriguez revised Fact No. 2 in Support of Finding B to state "vehicular access" instead of "vehicular alley". She revised Fact No. 3 in Support of Finding B to state "Conditions of Approval No. 16" instead of "Condition of Approval Nos. 9 and 15".

Zoning Administrator Westmoreland opened the public hearing.

Applicant Matthew Watson, on behalf of the Owner, stated that he had reviewed the draft resolution and agreed with all the required conditions of approval.

Seeing that no one from the public wished to comment, the public hearing was closed.

Action: Approved as amended.

V. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

VI. ADJOURNMENT

The hearing was adjourned at 10:37 a.m.

The agenda for the Zoning Administrator Hearing was posted on November 6, 2025, at 3:00 p.m. on the digital display board located inside the vestibule of the Council Chambers at 100 Civic Center Drive and on the City's website on November 6, 2025, at 2:35 p.m.

Benjamin M. Zdeba, AICP, Zoning Administrator

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