



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

ZOOM

Thursday, April 30, 2026 - 10:00 AM

Zoning Administrator Members:

Liz Westmoreland, AICP, Zoning Administrator

The City of Newport Beach will conduct the Zoning Administrator meeting via Zoom. As a member of the public, if you would like to participate in this meeting, you can participate via the following options:

1. You can connect with a computer by joining through Zoom. Click the link below to register for the meeting using a valid email address. You will receive a confirmation email allowing you to join the meeting: : https://us06web.zoom.us/webinar/register/WN_AWcodydh_QP2Ag6LsIMY11Q
2. You may connect by Telephone/Audio Only by calling: 669-900-9128. The webinar ID is 879 2231 2288.
3. Attendees must "raise their hand" if they would like to speak during Public Comments. If attending by phone, press *9.

The agenda will be posted at least seventy-two (72) hours in advance of each regular meeting and the public will be allowed to comment on agenda items before the Zoning Administrator, as well as items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

The agendas, minutes, and staff reports are available on the City's website at: www.newportbeachca.gov/zoningadministrator and for public inspection in the Community Development Department, Planning Division located at 100 Civic Center Drive, during normal business hours. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at 949-644-3200.

Please Note: 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. Comments can be emailed to CDD@newportbeachca.gov, and all emails will be made part of the record.

The City of Newport Beach's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact Liz Westmoreland, AICP, Zoning Administrator, at least forty-eight (48) hours prior to the meeting to inform us of your needs and to determine if accommodation is feasible at 949-644-3234 or Lwestmoreland@newportbeachca.gov.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

I. CALL MEETING TO ORDER

II. REQUEST FOR CONTINUANCES

III. APPROVAL OF MINUTES

1. Draft Minutes of April 16, 2026

Recommended Action

1. Approve and File

[Draft Minutes of April 16, 2026](#)**IV. PUBLIC HEARING ITEM(S)****2. Hoag Memorial Hospital Presbyterian CareMar Medical Building Addition Coastal Development Permit (PA2025-0177)****Site Location: 1 Hoag Drive*****Project Summary***

A request for an amendment to the CDP filed as PA2024-0188 to allow the construction of an 8,828-square-foot, two-story, addition to the approved 28,158-square-foot CareMar Medical building, resulting in a total building area of 36,986 square feet to support an additional 10 beds for the short stay residential care program and two additional outpatient therapy group classrooms located at the Lower Campus of Hoag Memorial Hospital Presbyterian (Hoag Hospital) (Project). No deviations from the Newport Beach Municipal Code (NBMC) or Hoag Memorial Hospital Presbyterian Planned Community (PC38) are requested.

Recommended Action

1. Conduct a public hearing;
2. Find that all potential environmental effects for the Project have been adequately addressed in the previously certified Final Environmental Impact Report (FEIR) No. 142 and Supplemental Final Environmental Impact Report (SEIR) (SCH No.19910071003), and the City of Newport Beach intends to use said documents for the approval of the 1. Project; and
3. Adopt Resolution No. _ the Coastal Development Permit filed as PA2025-0177 (Attachment No. ZA 1).

[Item No. 2 Staff Report](#)**3. Burgess Residence Modification Permit and Coastal Development Permit (PA2025-0246)****Site Location: 1512 West Ocean Front*****Project Summary***

A request for a coastal development permit (CDP) to allow renovations to an existing two-story, nonconforming triplex. The project includes a 620-square-foot second floor addition, a new 407-square-foot third floor, and the reclassification of an existing unit into an Accessory Dwelling Unit (ADU), resulting in a three-story, 3,031-square-foot duplex with a 449-square-foot internal ADU. The existing nonconforming, 535-square-foot three-car garage will be demolished to construct a new 572-square-foot attached two-car garage and a two-car, tandem, carport. A modification permit is requested to allow a reduced carport parking space width of 8 feet, 4 inches, whereas the Newport Beach Municipal Code (NBMC) requires 9 feet,

3 inches be provided (Project).

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving the Coastal Development Permit and Modification Permit filed as PA2025-0246 (Attachment No. ZA 1).

[Item No. 3 Staff Report](#)

4. Humphries Residence Coastal Development Permit (PA2026-0012)

Site Location: 6804 West Ocean Front

Project Summary

A request for a coastal development permit to allow the demolition of an existing single-unit residence and the construction of a new, three-story, 2,994-square-foot, single-unit residence including an attached 429-square-foot attached two-car garage. The proposed development also includes additional appurtenances such as walls, fences, hardscape, drainage devices, and landscaping. The project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small of Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving the Coastal Development Permit No filed as PA2026-0012 (Attachment No. ZA 1).

[Item No. 4 Staff Report](#)

5. Haupt Residence Coastal Development Permit (PA2026-0011)

Site Location: 1560 East Ocean Front

Project Summary

A coastal development permit (CDP) to allow for the demolition of an existing single-unit dwelling and for the construction of an approximately three-story,

3,700-square-foot single-unit residence, with a 585-square-foot two-car garage. The project includes landscape, hardscape, and subsurface drainage facilities all within the confines of private property. The project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving Coastal Development Permit No. PA2026-0011 (Attachment No. ZA 1).

[Item No. 5 Staff Report](#)

6. 1209 West Balboa Boulevard Condominiums Coastal Development Permit (PA2025-0238)

Site Location: 1209 West Balboa Boulevard

Project Summary

The applicant requests a coastal development permit (CDP) and accompanying tentative parcel map (TPM) for two-unit condominium purposes. Currently, there is a two-story, three unit residence that will be demolished, and a 3,690-square-foot, two-unit residence (Units A and B), a 245-square-foot internal accessory dwelling unit (ADU) located on the lower level, and an attached 470-square-foot two-car garage is proposed to be constructed. The TPM is requested to allow Units A and B to be sold individually while the ADU is not permitted to be sold individually. The complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested (Project).

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving Coastal Development Permit No. PA2025-0238 (Attachment No. ZA 1).

[Item No. 6 Staff Report](#)

7. MarcWest Boat Operations Limited Term Permit (More Than 90 Days) and Coastal Development Permit (PA2025-0239)

Site Location: 504 South Bay Front

This item was continued from the Zoning Administrator meeting of April 16, 2026

Project Summary

A request for a limited term permit (more than 90 days) (LTP) and coastal development permit (CDP) to authorize a boat rental operation for up to a one-year term. The applicant will offer two electric tri-toon boats for rental excursions on Newport Harbor. When not in use, each electric tri-toon will be docked at existing commercial slips in front of the property. Each boat accommodates up to 10 passengers. Boats will be available to rent from 10 a.m. to 5 p.m., daily. The property is considered legal nonconforming due to limited parking available on-site, and guests will be directed to park off-site. If approved, a Marine Activity Permit is required from the City's Harbor Department.

A public hearing was held by the Zoning Administrator on April 16, 2026. At the close of the public hearing, the Zoning Administrator continued the item to April 30, 2026, requesting the Applicant provide additional information related to total anticipated parking demand and enhanced parking management strategies, management of trash generated by the project, and a more thorough description of existing uses at the property.

Recommendation

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities), and 15304 under Class 4 (Minor Alterations to Land) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving Coastal Development Permit and Limited Term Permit filed as PA2025-0239 (Attachment No. ZA 1)

[Item No. 7 Staff Report](#)

V. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on agenda and non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on agenda or non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

VI. ADJOURNMENT