

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

**THURSDAY, AUGUST 14, 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): Benjamin M. Zdeba, AICP, Zoning Administrator
Danny Kopshever, Assistant Planner
Melinda Whelan, Assistant Planner
Cameron Younger, Planning Technician

II. REQUEST FOR CONTINUANCES

None.

III. APPROVAL OF MINUTES

ITEM NO. 1 MINUTES OF JULY 24, 2025

Zoning Administrator Zdeba noted there had been no written public comments received regarding the draft minutes. He invited members of the public in attendance to comment on the minutes; however, no one wished to comment.

Action: Approved

IV. PUBLIC HEARING ITEMS

**ITEM NO. 2 Doan Residential Condominiums Tentative Parcel Map and Coastal Development Permit (PA2025-0100)
Site Location: 605 & 605 ½ Carnation Avenue Council District 6**

Daniel Kopshever, Assistant Planner, provided a brief project description stating that the request is for a tentative parcel map (TPM) and coastal development permit (CDP) for a new two-unit residential condominium. The TPM will allow the two units to be sold individually. Since the subject property is within the Coastal Zone, a CDP is required in conjunction with the TPM. The property is located within the Categorical Exclusion Order (CEO) area allowing for the demolition and construction of residential structures without obtaining a coastal development permit. The draft resolution includes the required findings for a TPM listed in Title 19 (Subdivisions) of the Newport Beach Municipal Code (NBMC) and the required findings for a CDP listed in Title 21 (Local Coastal Program Implementation Plan) of the NBMC. There is no proposed change in density, or intensity, and the proposed project matches the neighborhood's existing pattern of development. The property is 1,000 feet from the coast and the project does not impact coastal views or access. The Public Works Department has provided conditions of approval for the project to reconstruct any damaged sidewalk panels, curb, gutter, sidewalk and street along Carnation Avenue and the alley frontage. Also, existing parkway paving, fencing, and walls along Carnation Avenue are required to be removed and replaced with drought-tolerant landscaping.

Zoning Administrator Zdeba opened the public hearing.

Applicant William Rolph, 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

ITEM NO. 3 Garcia Residence Coastal Development Permit (PA2023-0218)
Site Location: 6601 Seashore Drive

Council District 1

Melinda Whelan, Assistant Planner, provided a brief project description stating that the request is for a coastal development permit to allow the demolition of an existing single-unit residence and construction of a new 2,121 square-foot, two-story, single-unit residence including an attached 490 square-foot two-car garage. The proposed design complies with all development standards including heights, setbacks, floor area limits and no deviations are requested. The subject property is fronting Seashore Drive and is 120 feet from the beach and approximately 600 feet from the mean high tide line. The proposed finished floor elevation of the residence is 13.89 feet (NAVD 88), which complies with the minimum 9.00-foot standard.

Assistant Planner Whelan added that the project site is located between the nearest public road and the sea. Vertical access to the coast is available through Colton Street and Lugonia Street ends. Lateral access is available through West Ocean Front Alley. The site is not located within the viewshed of a Coastal Viewpoint, as identified in the Local Coastal Program's Coastal Land Use Plan. The residence is visible from West Newport Park and Lugonia Street; however, the proposal complies with all development standards and design guidelines ensuring the building envelope remains consistent with the existing neighborhood. The proposed project does not affect any public coastal access or the visual quality of the coastal zone.

Zoning Administrator Zdeba opened the public hearing.

Applicant John McNeely, on behalf of the Owner, stated that he had reviewed the draft resolution including the required conditions of approval.

Seeing that no one from the public wished to comment, the public hearing was closed. Zoning Administrator Zdeba acknowledged the practical difficulties of designing a structure that complies with all required development standards on this smaller, square-shaped lot and commended the Applicant for doing so.

Action: Approved

ITEM NO. 4 Dildine Residence Coastal Development Permit (PA2025-0023)
Site Location: 320 and 320 ½ East Balboa Boulevard

Council District 1

Cameron Younger, Planning Technician, provided a brief project description stating that request is for a coastal development permit (CDP) to allow the construction of a 252-square-foot enclosed third-floor loft and 737-square-foot open roof deck on an existing two-unit residence. The subject property is located within R-2 (Two-Unit Residential) Coastal Zoning District. A CDP is required by Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) when an addition includes a new story or is over 10% of the existing floor area. The existing structure is nonconforming because of a two-car carport, which is a deviation from the two covered parking spaces per unit as currently required by the NBMC. Although the existing property is nonconforming, the proposal will comply with Title 21 of the NBMC in that there is an allowance for up to a 10% addition to the existing floor area within a 10-year period for properties with nonconforming parking. The proposed addition and existing structure will be consistent with the neighborhood design and development patterns.

Planning Technician Younger stated that property is accessible from Balboa Boulevard and vehicular access will be taken from the rear alley. Peninsula Park and the Balboa Pier are the nearest coastal viewpoints identified by the Local Coastal Program's Coastal Land Use Plan and are located 1,200 feet southeast of the property. The property is not within the viewshed of the Park or Pier. The project will not affect any public views or coastal access.

In conclusion, Planning Technician Younger proposed the removal of Conditions of Approval Nos. 2, 3, and 16 from the resolution as they are not relevant to the project. In addition, the applicant is in active discussion with the Newport Beach Fire Department regarding Condition of Approval No. 26, as it relates to fire sprinklers being required.

Zoning Administrator Zdeba opened the public hearing.

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

Zoning Administrator Zdeba proposed revising Condition of Approval No. 26, to include "... unless otherwise determined by the Fire Department".

Property Owner Nicholas Dildine stated that he had reviewed the draft resolution and agrees with all the required conditions of approval, including the modification to Condition of Approval No. 26, as proposed.

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 10:15 a.m.

The agenda for the Zoning Administrator Hearing was posted on August 7, 2025, at 12:10 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 August 7, 2025, at 11:56 a.m.

Benjamin M. Zdeba, AICP
Zoning Administrator