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NEWPORT BEACH

City Council Staff Report

December 9, 2025
Agenda Item No. 15

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: David A. Webb, Public Works Director - 949-644-3311,
dawebb@newportbeachca.gov

PREPARED BY: Kevin Riley, City Traffic Engineer - 949-644-3329,
kriley@newportbeachca.gov

TITLE: Final Tract Map No. 19261 for a Residential Condominium
Development Located at 1401 Quail Street

ABSTRACT:

Vesting Tentative Tract Map No. 19261 and a major site development review for a residential condominium project at 1401 Quail Street were approved by the Planning Commission on December 21, 2023 (Planning Commission Resolution No. PC2023-047). For City Council consideration is Final Tract Map No. 19261 for condominium purposes, along with the associated subdivision agreement and construction securities.

RECOMMENDATIONS:

- a) Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly;
- b) Review and approve the Subdivision Agreement for Final Tract Map No. 19261 pursuant to Section 19.36.010 of the Municipal Code, and authorize the Mayor and City Clerk to execute the Subdivision Agreement;
- c) Review and approve the required construction securities for the Final Tract No. 19261 pursuant to Section 19.36.030 of the Municipal Code, and authorize the Public Works Director to execute and release the securities; and
- d) Review and approve the Final Tract Map No. 19261 located at 1401 Quail Street pursuant to Section 19.60.010 of the Municipal Code.

DISCUSSION:

Quail 67 Development LLC, a California limited liability company (Property Owner), is proposing a residential condominium development located at 1401 Quail Street (Attachment A). The development consists of the demolition of an existing office building and construction of a sixty-seven-unit residential condominium project on an approximately 1.71-acre site.

The project is in the airport area of the City of Newport Beach, more specifically located at the southwest corner of Quail Street and Spruce Street. Vesting Tentative Tract Map No. 19261 for the proposed development was approved by the Planning Commission on December 21, 2023 (Attachment B).

On June 27, 2024, the applicant made the initial submittal for Final Tract Map No. 19261 to the Public Works Department for approval and filing to construct the proposed residential condominium development (Attachment C). On October 2, 2025, the applicant submitted construction surety bonds in the amount consistent with the Public Works Department's approved cost estimate in the form acceptable to the City, guaranteeing the completion of the various required public and private improvements. The bonds have been reviewed and approved by the City Attorney's Office and the Public Works Department (Attachment D). The applicant has also satisfied all applicable Tract Map conditions of approval for the residential condominium development.

Per Section 19.60.010 of the Newport Beach Municipal Code (NBMC), the City Council shall review Final Tract Maps. Final Tract Map No. 19261 does conform to the applicable Tentative Tract Map and its conditions of approval. Per Sections 19.36.010 and 19.36.030 of the NBMC, the City Council shall review the subdivision agreement and required securities to ensure the completion of all required improvements (Attachment E). The map also conforms to all requirements of the Subdivision Map Act and the City's Subdivision regulations.

FISCAL IMPACT:

There is no fiscal impact related to this item.

ENVIRONMENTAL REVIEW:

Planning Commission Resolution No. PC2023-047 for this development has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 under Class 32 (In-fill Development) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment. The action of approving the final tract map will not be subject to CEQA pursuant to Section 15060(c)(2) (the activity will not result in a direct or reasonable foreseeable indirect physical change to the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENTS:

Attachment A – Location Map

Attachment B – Planning Commission Resolution No. PC2023-047

Attachment C – Tract Map No. 19261

Attachment D – Tract Map No. 19261 Surety Bonds

Attachment E – Tract Map No. 19261 Subdivision Agreement