



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

ZOOM

Thursday, November 13, 2025 - 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_S7XMDDudTLqP5oJyL6WuA
2. You may connect by Telephone/Audio Only by calling: 669-900-9128. The webinar ID is 826 4505 5667#.
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 October 30, 2025

Recommended Action

1. Approve and File

[Draft Minutes of October 30, 2025](#)

[1a Additional Materials Received Staff Draft Minutes of October 30 2025](#)

IV. PUBLIC HEARING ITEM(S)

2. Tenaglia Residence Coastal Development Permit (PA2025-0188)

Site Location: 262 Colton Street

Project Summary

A Coastal Development Permit (CDP) to allow for the construction of a 166-square-foot enclosed bedroom addition to an existing single-unit residence. The property currently consists of an existing 1,937-square-foot dwelling and a 255-square-foot single-car garage. The project complies with all development standards with no deviations from the municipal code requested. The project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested. The project requires a CDP due to an increase of building height of more than 10% within the coastal zone

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 1, 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. PA2025-0188.

[Item No. 2 Staff Report](#)

3. Murray Residence Coastal Development Permit (PA2025-0072)

Site Location: 2608 Cove Street

Project Summary

A request for a coastal development permit (CDP) to demolish an existing 1,111-square-foot, single-unit dwelling, including an attached one-car garage, and to construct a new 1,422-square-foot, three-story, single unit dwelling with a 402-square-foot two car garage. The project also includes landscaping, hardscaping, and site walls. The project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested. All improvements authorized by his CDP will be located on private property.

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 the Coastal Development Permit filed as PA2025-0072 (Attachment No. ZA 1).

[Item No. 3 Staff Report](#)

4. **Painter Residential Condominiums Condominium Conversion, Tentative Parcel Map and Coastal Development Permit (PA2025-0011)**
Site Location: 710 Avocado Avenue, Units A & B

Project Summary

A request for a condominium conversion and tentative parcel map to allow an existing duplex to be converted into a two-unit residential condominium. A former duplex was demolished, and a new duplex was constructed per condominium standards in 2023. The condominium conversion and the tentative parcel map will allow each unit to be sold individually. No waivers of Title 19 (Subdivisions) of the Newport Beach Municipal Code (NBMC) are proposed. A coastal development permit (CDP) is required because the Property is in the coastal zone (Project).

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15315 under Class 1 (Existing Facilities) and 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 Condominium Conversion, Tentative Parcel Map, and Coastal Development Permit filed as PA2024-0189 (Attachment No. ZA 1).

[Item No. 4 Staff Report](#)

5. **Noblin Residential Condominiums Tentative Parcel Map and Coastal Development Permit (PA2025-0186)**
Site Location: 612 and 612 ½ Begonia Avenue

Project Summary

A request for a tentative parcel map and coastal development permit (CDP) for two-unit condominium purposes. The property owner has demolished the existing residential duplex and proposes constructing a new two-unit residential condominium building. No waivers of Title 19 (Subdivisions) of the Newport Beach

Municipal Code (NBMC) are proposed. The tentative parcel map would allow each unit to be sold individually. A CDP is required because the property is located within the coastal zone.

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 Tentative Parcel Map and Coastal Development Permit filed as PA2025-0186 (Attachment No. ZA 1).

[Item No. 5 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