



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

November 13, 2025
Agenda Item No. 5

SUBJECT: Noblin Residential Condominiums (PA2025-0186)
▪ Coastal Development Permit
▪ Tentative Parcel Map
▪ County Parcel Map No. 2025-161

SITE LOCATION: 612 and 612 ½ Begonia Avenue

APPLICANT: Matthew Watson

OWNER: James Noblin

PLANNER: Laura Rodriguez, Assistant Planner
lrodriguez@newportbeachca.gov, or 949-644-3216

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** RT (Two Unit Residential)
- **Zoning District:** R-2 (Two-Unit Residential)
- **Coastal Land Use Plan Category:** Two Unit Residential (RT-D) (20.0-29.9 DU/AC)
- **Coastal Zoning District:** Two-Unit Residential (R-2)

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.

RECOMMENDATION

- 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).

DISCUSSION

Land Use and Development Standards

- The subject property is located on Begonia Avenue and is zoned R-2 (Two-Unit Residential) which is intended to provide areas appropriate for residential development of up to two units.



Figure 1: Oblique aerial image of the subject property

- The subject property currently consists of one legal lot developed with a two-unit residential duplex. The lot is rectangular in shape and is approximately 3,517 square feet in size.
- The property owner has demolished the existing duplex, and a new duplex is under construction with a footprint consistent with the proposed tentative parcel map. A building permit for construction under permit no. XR2023-1005 has been obtained.
- The subject property is located within the Categorical Exclusion Area of the coastal zone, which allows for the demolition and construction of a new two-unit residential structure without obtaining a CDP, contingent upon providing a Categorical Exclusion Order (CEO) to the California Coastal Commission (CCC). The City provided CEO No. 20230030 to the CCC on May 23, 2023, for the proposed demolition and construction. The CEO became effective on June 27, 2023.

- The tentative parcel map for condominium purposes requires a coastal development permit and conforms to Title 21 (Local Coastal Program Implementation Plan) of the NBMC. The parcel map will meet the required findings found in NBMC Section 21.52.015(F) (Coastal Development Permits – Findings and Decision). Complete findings and facts in support are enumerated in the Draft Resolution (Attachment No. ZA 1). There is no proposed change in density. The subject property is developed with two residential units and will be redeveloped with two residential units, resulting in no net loss of residential dwelling units.
- The project includes conditions of approval requiring public improvements, including the reconstruction of sidewalks, curbs, and gutters along the Begonia Avenue frontage and along the alley frontages as needed. Any existing private improvements within the public right of way will be removed, and installation of a new 36-inch box City tree along the Begonia Avenue frontage will be required. The utilities will be undergrounded, consistent with Title 19 (Subdivisions) of the NBMC.
- This condominium project is not subject to the assessment of Fair Share Fees and In-Lieu Park Dedication fees as the project does not result in the net increase of residential units.
- The proposed subdivision and associated improvements are consistent with the standards and policies of the Zoning Code, Local Coastal Implementation Plan, and the General Plan.
- The subject property is accessible by pedestrians from Begonia Avenue and provides vehicular alley from the alley
- The subject property is not located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 (Determination of Public Access/Recreation Impacts) requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project proposes a two-unit residential condominium map on a property developed with a residential duplex. Therefore, the project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, future site development shall be required to comply with applicable development standards sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.

ENVIRONMENTAL REVIEW

This project is 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.

PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, mailed to all owners of property and residential occupants within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

The action for the tentative parcel map shall become final and effective 10 days following the date the Resolution is adopted. The action for the coastal development permit shall become final and effective 14 days following the date the Resolution is adopted.

An appeal or call for review may be filed with the Director of Community Development within 10 days following the date of the action for the tentative parcel map and 14 days following the date of the action for the coastal development permit. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 19.12 (Tentative Map Review) and 21.64 (Appeals and Calls for Review). For additional information on filing an appeal, contact the Planning Division at 949-644-3200. The project site is not located within the appeal area of the coastal zone; therefore, final action by the City may not be appealed to the California Coastal Commission

Prepared by:


Laura Rodriguez, Assistant Planner

DL/lr

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	County Parcel Map No. 2025-161

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2025-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA APPROVING A TENTATIVE PARCEL MAP AND COASTAL DEVELOPMENT PERMIT FOR A TWO-UNIT RESIDENTIAL CONDOMINIUM LOCATED AT 612 and 612 ½ BEGONIA AVENUE (PA2025-0186)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Matthew Watson (Applicant), on behalf of James Noblin (Owner) concerning property located at 612 and 612 ½ Begonia Avenue and legally described as Lot 14 of Block 630 of the Corona Del Mar Tract (Property), requesting approval of a tentative parcel map and coastal development permit.
2. The Applicant requests a tentative parcel map and coastal development permit (CDP) for two-unit condominium purposes. The property owner has demolished an existing duplex and a new duplex is under construction. 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 as condominiums. A CDP is required because the Property is located within the coastal zone (Project).
3. The Property is designated RT (Two Unit Residential) by the General Plan Land Use Element and is located within the R-2 (Two-Unit Residential) Zoning District.
4. The Property is located within the coastal zone. The Coastal Land Use Plan category is Two Unit Residential (RT-D) (20.0 - 29.9 DU/AC) and it is located within the R-2 (Two-Unit Residential) Coastal Zoning District.
5. A public hearing was held on November 13, 2025, online via Zoom. A notice of the time, place, and purpose of the hearing was given in accordance with the NBMC. Evidence, both written and oral, was presented to and considered by the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is exempt from the California Environmental Quality Act (CEQA) under 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.
2. The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into 4 or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved

in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%. The Project is for the separate sale of two-unit condominiums that will conform to all development standards and is therefore consistent with and eligible for the Class 15 Exemption.

SECTION 3. REQUIRED FINDINGS.

Tentative Parcel Map

In accordance with Section 19.12.070 (Required Findings for Action on Tentative Maps) of the NBMC, the following findings are set forth:

Finding:

- A. *The proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code*

Facts in Support of Finding:

1. The Project is for two-unit condominium purposes. The property owner has demolished an existing duplex and a new duplex is under construction. The parcel map will allow for the separate sale of each unit as condominiums. The proposed subdivision and improvements are consistent with density of the R-2 (Two-Unit Residential) Zoning District and the RT (Two Unit Residential) General Plan Land Use designation.
2. The Property is not located within a specific plan area.

Finding:

- B. *The site is physically suitable for the type and density of development.*

Facts in Support of Finding:

1. The Property is physically suitable for attached residential dwellings, as it is regular in shape and size with access from Begonia Avenue and the alley in the rear. The Property carried a residential two-unit dwelling has been demolished and is being redeveloped with an attached, two-unit residential condominium.
2. The Property is accessible by pedestrians from Begonia Avenue and provides vehicular alley from the alley.
3. The Property is adequately served by existing utilities, including electrical, water, and sewer. Per Conditions of Approval Nos. 9 and 15, separate utility connections shall be required for each condominium unit.

4. There is no proposed change in density, since a duplex was demolished and is being replaced with two-unit condominiums.

Finding:

- C. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision-making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.*

Facts in Support of Finding:

1. The Property is located within a developed residential neighborhood that does not contain any sensitive vegetation or habitat on-site.
2. This Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines.

Finding:

- D. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Facts in Support of Finding:

1. The Project is for residential condominium purposes. All improvements associated with the Project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the Applicant per Section 19.28.010 (General Improvement Requirements) of the NBMC and Section 66411 (Local agencies to regulate and control design of subdivisions) of the Subdivision Map Act. The Project shall comply with all ordinances of the City and all Conditions of Approval.
2. The Project includes conditions of approval requiring public improvements, including the reconstruction of sidewalks, curbs, and gutters along the Begonia Avenue frontage and along the alley frontages as needed. Any existing private improvements within the public right of way will be removed, and installation of new 36-inch box City tree along the Begonia Avenue frontage will be required. The utilities will be undergrounded, consistent with Title 19 (Subdivisions) of the NBMC.

Finding:

- E. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the decision-making body may approve a map if it finds that alternate easements, for access or use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record or to easements established by the judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.*

Fact in Support of Finding:

1. There are no existing public easements located on the Property.

Finding:

- F. *The subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.*

Facts in Support of Finding:

1. The Property is not subject to the Williamson Act because the Property is not designated as an agricultural preserve and is less than 100 acres in area.
2. The Property is developed for residential use and lies in the R-2 Zoning District, which permits residential uses.

Finding:

- G. *In the case of a "land project" as defined in Section 11000.5 of the California Business and Professions Code: (1) there is an adopted specific plan for the area to be included within the land project; and (2) the decision-making body finds that the proposed land project is consistent with the specific plan for the area.*

Facts in Support of Finding:

1. The California Business and Professions Code Section 11000.5 has been repealed by the Legislature. However, this project site is not considered a "land project" as previously defined in Section 11000.5 of the California Business and Professions Code because the Project site does not contain 50 or more parcels of land.

2. The Project is not located within a specific plan area.

Finding:

- H. Solar access and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.*

Fact in Support of Finding:

1. The Project and any future improvements are subject to Title 24 of the California Building Code which requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The City's Building Division enforces Title 24 compliance through its plan check and inspection process.

Finding:

- I. The subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.*

Fact in Support of Finding:

1. The Project is consistent with the R-2 Zoning District, which allows up to two residential units on the Property. Therefore, the Project will not affect the City in meeting its regional housing needs.

Finding:

- J. That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.*

Fact in Support of Finding:

1. The Project wastewater is designed to discharge into the existing sewer system and complies with the Regional Water Quality Control Board (RWQCB) requirements.

Finding:

- K. For subdivisions lying partly or wholly within the coastal zone, that the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter Three of the Coastal Act.*

Fact in Support of Finding:

1. The Property is located within the coastal zone. Therefore, a CDP is required in conjunction with the proposed tentative parcel map. The Project complies with the certified Local Coastal Program (LCP) and public access and recreation policies of Chapter 3 of the Coastal Act. The Facts in Support of Findings L and M for the coastal development permit (below) are hereby incorporated by reference.

Coastal Development Permit

In accordance with Section 21.52.015(F) (Coastal Development Permits - Findings, and Decision) of the NBMC, the following findings, and facts in support of such findings, are set forth:

Finding:

- L. Conforms to all applicable sections of the certified Local Coastal Program.*

Facts in Support of Finding:

1. The Property is located within the Categorical Exclusion Area of the coastal zone, which allows for the demolition and construction of a new two-unit residential structure without obtaining a CDP, contingent upon providing a Categorical Exclusion Order (CEO) to the California Coastal Commission (CCC). The City provided CEO No. 20230030 to the CCC on May 23, 2023, for the proposed demolition and construction. The CEO became effective on June 27, 2023.
2. The Project is for a tentative parcel map for two-unit residential condominium purposes. The proposed subdivision and improvements are consistent with the density of the R-2 Coastal Zoning District.
3. The neighborhood is predominantly developed with two- and three-story single- and two-unit dwellings. The proposed subdivision, which will allow for a two-unit residential condominium, is consistent with the existing neighborhood pattern of development.

Finding:

- M. Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Facts in Support of Finding:

1. The Property is not located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 (Determination of Public Access/Recreation Impacts) requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this

case, the Project proposes a two-unit residential condominium map on a property developed with a residential duplex. Therefore, the Project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, future site development shall be required to comply with applicable development standards sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.

2. The Property is approximately 1,700 feet west of the harbor and is not near any natural landforms or environmentally sensitive areas. The approval of the tentative parcel map will not affect public views, as the existing duplex will be replaced with a new two-unit condominium building.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this project categorically exempt from the California Environmental Quality Act under 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.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Tentative Parcel Map and Coastal Development Permit (PA2025-0186) subject to the conditions outlined in Exhibit A, which is attached hereto and incorporated by reference.
3. The action for the tentative parcel map shall become final and effective 10 days after the adoption of this Resolution unless within such time an appeal or call for review is filed with the Director of Community Development by the provisions of Title 19 Subdivisions, of the Newport Beach Municipal Code.
4. The action for the coastal development permit shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 Local Coastal Implementation Plan, of the Newport Beach Municipal Code. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 19.12 (Tentative Map Review) and 21.64 (Appeals and Calls for Review). A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. The project site is not located within the appeal area of the coastal zone; therefore, final action by the City may not be appealed to the California Coastal Commission.

PASSED, APPROVED, AND ADOPTED THIS 13TH DAY OF NOVEMBER 2025.

Liz Westmoreland, AICP, Zoning Administrator

EXHIBIT “A”**CONDITIONS OF APPROVAL**

(Project-specific conditions are in italics)

Planning Division

1. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
2. *Prior to the recordation of the final parcel map, the existing residential duplex shall be demolished.*
3. *Prior to the building permit final and after the recordation of the Parcel Map, the Applicant shall apply for a building permit for a description change of the subject project development from “duplex” to “condominium.” The development will not be condominiums until this description change permit is final.*
4. Approval of this project does not constitute approval or implied approval for any future property development permits, including but not limited to demolition permits, coastal development permits, grading permits, or building permits.
5. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be cause for revocation of this approval.
6. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning of the Newport Beach Municipal Code.
7. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Noblin Tentative Parcel Map and Coastal Development Permit (PA2025-0186)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing the such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages that which City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Fire Department

8. Fire sprinklers shall be required according to the California Fire Code and NFPA 13D standard.
9. Fire sprinklers shall be on a separate water meter for each condominium.

Public Works Division

10. A parcel map shall be recorded. The Map shall be prepared on the California coordinate system (NAD83). Prior to recordation of the Map, the surveyor/engineer preparing the Map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The Map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.**
11. Prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set On Each Lot Corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
12. All improvements shall be constructed as required by Ordinance and the Public Works Department.
13. An encroachment permit shall be required for all work activities within the public right-of-way.
14. The existing broken and/or otherwise damaged concrete curb, gutter and sidewalk panels along the Begonia Avenue frontage shall be reconstructed. All damaged and/or broken alley panels along the alley frontage shall also be reconstructed.
15. All existing overhead utilities shall be undergrounded.
16. Each unit shall be served by its individual water service/meter and sewer lateral/cleanout.
17. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L.
18. A new 36-inch box City tree along the Begonia Avenue frontage shall be installed.

19. Brick paving and rock along the parkway within the property frontage of Begonia Avenue shall be removed.
20. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way shall be required at the discretion of the Public Works Inspector.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Tentative Parcel Map and Coastal Development Permit (PA2025-0186)

612 and 612 ½ Begonia Avenue

Attachment No. ZA 3

County Parcel Map No. 2025-161

