



CITY OF NEWPORT BEACH BUILDING AND FIRE BOARD OF APPEALS AGENDA

100 Civic Center Drive CDM Conference Room (Bay E-1st Floor)

Tuesday, September 10, 2024 - 3:30 PM

Building and Fire Board of Appeals Members:

Khosrow (Saum) Nourmohammadi, Chair
Charles Allen, Board Member
Dirk Bondy, Board Member
Bill Caskey, Board Member
Kenneth Kasdan, Board Member
Michael Manning, Board Member
John Walz, Board Member

Staff Members:

Tonee Thai, Chief Building Official/Secretary to the Board
Debi Schank, Administrative Assistant

The Building and Fire Board of Appeals meeting is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Building and Fire Board of Appeals agenda be posted at least seventy-two (72) hours in advance of each regular meeting and that the public be allowed to comment on agenda items before the Board and items not on the agenda but are within the subject matter jurisdiction of the Building and Fire Board of Appeals. The Chair may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

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 Tonee Thai, Chief Building Official, at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible at (949) 718-1867 or tthai@newportbeachca.gov.

NOTICE REGARDING PRESENTATIONS REQUIRING USE OF CITY EQUIPMENT

Any presentation requiring the use of the City of Newport Beach's equipment must be submitted to the Community Development Department 24 hours prior to the scheduled meeting.

I. **CALL MEETING TO ORDER**

II. **ROLL CALL**

III. **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 Building and Fire Board of Appeals. 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 Building and Fire Board of Appeals 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.

IV. **ELECTION OF OFFICERS**

1. **SELECTION OF BOARD VICE CHAIR**

Recommended Action: Board members to select a Vice Chair

V. **MINUTES OF OCTOBER 19, 2022**

2. **APPROVAL OF OCTOBER 19, 2022 MINUTES**

Recommended Action: Approve minutes of October 19, 2022

[10-19-2022 DRAFT MINUTES](#)

VI. **PUBLIC HEARING**

3. **Building and Fire Board of Appeals (X2019-3305)**

Site Location: 1113 Kings Road

Project Summary:

1113 Kings Road - The applicant is appealing the Chief Building Official determination that a building permit application must be filed with the City, and a building permit issued, before a wooden fence can be built on top of a retaining wall. The Chief Building Official issued a decision letter on May 01, 2024, that a building permit for the wooden fence is required.

Recommended Action:

- a) Conduct a public hearing;
- b) Staff recommends the Board uphold the Chief Building Official's determination requiring Appellant apply for a building permit to erect a wooden fence on top of existing retaining wall in accordance with California Building Code Section 105.1 as adopted by NBMC 15.02.010.

[STAFF REPORT](#)

[3a Additional Materials Received](#)

VII. **ADJOURNMENT**