

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

**THURSDAY, SEPTEMBER 25, 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): Liz Westmoreland, AICP, Zoning Administrator  
Jerry Arregui, Assistant Planner  
Laura Rodriguez, Assistant Planner  
Cameron Younger, Planning Technician

**II. REQUEST FOR CONTINUANCES**

None.

**III. APPROVAL OF MINUTES**

**ITEM NO. 1 MINUTES OF SEPTEMBER 11, 2025**

Zoning Administrator Westmoreland noted that, while she did not serve as Zoning Administrator at the September 11 meeting, she received additional materials from Planning Manager Benjamin Zdeba who did serve. He confirmed the draft minutes are an accurate representation of the meeting and recommended approval. In response to Jim Mosher, Zoning Administrator Westmoreland agreed with the suggested edits to correct Associate Planner Orozco's title. Seeing no other members of the public wishing to comment on the draft minutes, they were approved with the suggested edits from Mr. Mosher incorporated.

**Action:** Approved as amended

**IV. PUBLIC HEARING ITEMS**

**ITEM NO. 2 207 43rd Street LLC and Gibson Residences Tentative Parcel Map and Coastal Development Permit (PA2024-0189)**  
**Site Location: 207 43rd Street and 209 & 209 ½ 43rd Street Council District 1**

Laura Rodriguez, Assistant Planner, provided a brief project description stating that the request is for a tentative parcel map and coastal development permit to adjust the shared interior property line between two parcels. Due to the subject property's location within the coastal zone, a coastal development permit is required for a tentative parcel map. The adjustment will shift the interior lot line 2.72-feet west into 207 43<sup>rd</sup> Street. This results in 232 square feet being allocated from 207 43<sup>rd</sup> Street to 209 43<sup>rd</sup> Street. The subject property is not located between the nearest public road and sea. The proposal will not result in a change in land use, density, or intensity therefore there will be no increased demand for public access. This project is categorically exempt from CEQA under Section 15305 under Class 5 (Minor Alterations in Land use Limitations).

Assistant Planner Rodriguez proposed updates the draft resolution. In Section 1 Statement No. 1, strikethrough "Amber Miedema" given that the property owners will be listed as the "Applicant". Under Finding M, Fact in Support of Finding No. 1 should read "No improvements or changes are proposed that would change capacity to the roadways". Under Finding R, Fact in Support of Finding No. 1 should state "The CEO subsequently expired on December 11, 2024". Under Finding S, Fact in Support of Finding 2 an additional statement should be added that there are no existing views through the subject properties therefore, the proposal will not affect existing views. Under Section 4, Statement 3 the language should be revised to reference the action on the coastal development permit and include a new statement to clarify that the action for the tentative parcel map

will be effective and final after 10 days, unless an appeal is called for to the Community Development Director and according to the provisions of Title 19.

Zoning Administrator Westmoreland opened the public hearing.

Applicant Chris Brigandi, property Owner of 207 43<sup>rd</sup> Street, stated that he had reviewed the draft resolution and agrees with all the required conditions of approval.

One member of the public, William Tucker, spoke and requested clarification on the reallocation of the interior lot line between the two properties.

In response, Chris Brigandi provided brief background on the two properties and clarified that the interior property line would be shifting approximately 2-feet west into 207 43<sup>rd</sup> Street which would reallocate 232 square feet from 207 43<sup>rd</sup> Street to 209 43<sup>rd</sup> Street.

In response to the Zoning Administrator's inquiry, Assistant Planner Rodriguez stated that she had received a signed and notarized document from both property owners, authorizing the subject application.

Zoning Administrator Westmoreland closed the public hearing.

**Action:** Approved as amended

**ITEM NO. 3 Cue Zone Minor Use Permit and Staff Approval (PA2025-0134)**  
**Site Location: 4229 Birch Street, Suite 175 & 180**

**Council District 3**

Cameron Younger, Planning Technician, provided a brief project description stating that the request is for a minor use permit to allow an indoor cue sports club within an existing 5,200-square-foot commercial tenant space. The proposal is classified as a Large Health/Fitness Facility – Over 2,000 square feet as it will be a membership-based fitness facility focused on the training and practice on various cue sports. Conditions of approval were included to ensure it continues operating as a fitness facility; prohibiting live entertainment, alcohol service, and late hours. The proposed hours of operation are 11:00 a.m. to 11:00 p.m. daily. The proposed use requires 43 parking spaces, and since 37 on-site spaces are provided, the applicant is requesting a waiver of 6 required parking spaces for off-street parking. The proposal includes a parking study prepared by Adler Consulting on August 8, 2025 where they document that the existing shared parking lot accommodates the demand of the proposed project based on surveys of two other facilities which evaluated that their peak demand is 1.1 vehicles per table. Since the project includes 15 tables, using this rate, the parking demand is 17 spaces, nine less than the required 26 parking spaces. The proposal also includes one off-street parking space designated for the use of rideshare.

Planning Technician Younger proposed changes to the draft resolution. In Section 1, Statement of Fact No. 1 and 2 should be revised to state that the proposal is seeking a minor use permit and staff approval, and the staff approval is to reduce the on-site parking requirement to accommodate the use with the existing supply of on-site parking. Conditions of Approval Nos. 18 and 24 should be removed from the draft resolution. Conditions of Approval Nos. 27 and 28 should be clarified regarding the requirement of a second exit.

Zoning Administrator Westmoreland opened the public hearing.

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

One member of the public, Jim Mosher, questioned the parking study's analysis using 14 tables.

In response to Jim Mosher, the applicant clarified that the project will include a total of 14 tables, not 15 tables.

In response to Zoning Administrator Westmoreland, the applicant stated they would agree with a condition of approval limiting the project to no more than 14 tables.

In response to Jim Mosher, Zoning Administrator Westmoreland agreed to update Condition of Approval No. 1 to read “site plan” instead of “floor plan”.

Zoning Administrator Westmoreland closed the public hearing.

**Action:** Approved as amended

**ITEM NO. 4 Greaves Residence Modification Permit (PA2025-0157)**  
**Site Location: 910 Kings Road**

**Council District 2**

Jerry Arregui, Assistant Planner, provided a brief project description stating that the request is for a modification permit to allow a 515 square-foot addition to an existing 2,912 square-foot, two-story, single-unit dwelling with an attached 422 square-foot two-car garage. The existing garage is considered nonconforming due to its width of 19 feet, 8 inches where the requirement is 20 feet. The property was built in 1955 in accordance with the zoning requirements at that time. A modification permit is required as the project is addition of more than 10% of the existing square footage of the dwelling without altering the garage for compliance. Increasing the width of the garage will provide negligible benefits and require major structural alterations, increasing the scope and cost of the project. The proposed 515-square-foot addition is compatible with the existing development of the neighborhood. In addition, the proposal conforms with all development standards.

Applicant Christopher Greaves stated that he had reviewed the draft resolution and agrees with all the required conditions of approval.

Zoning Administrator Westmoreland opened the public hearing.

Seeing that no one from the public wished to comment, the public hearing was closed.

**Action:** Approved

**V. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

None.

**VI. ADJOURNMENT**

The hearing was adjourned at 10:29 a.m.

**The agenda for the Zoning Administrator Hearing was posted on September 18, 2025, at 10:10 a.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 September 18, 2025, at 10:44 a.m.**

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Liz Westmoreland, AICP  
Zoning Administrator