



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, November 13, 2025**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Painter Residential Condominiums- A request for a condominium conversion, tentative parcel map, and coastal development permit (CDP) to allow an existing two-unit dwelling to be converted into a two-unit residential condominium. The existing duplex completed construction in 2023 per condominium standards. 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 CDP is required because the property is in the Coastal Zone.

The project is categorically exempt under Section Sections 15301 and 15315 under Class 1 (Existing Facilities) and Class 15 (Minor Land Divisions) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City or before the public hearing. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in Chapter 19.12 (Tentative Map Review) and Chapter 21.64 (Appeals and Calls for Review) of the NBMC. 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 on the applications may not be appealed to the California Coastal Commission.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. **Please review the Zoning Administrator Agenda for Zoom participation instructions.** Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. 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 before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Laura Rodriguez, Assistant Planner, at lrodriguez@newportbeachca.gov and 949-644-3216, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0011

Activities: Condominium Conversion, Tentative Parcel Map, and Coastal Development Permit

Zone: R-2 (Two-Unit Residential)

General Plan: RT (Two Unit Residential)

Coastal Land Use Plan: Two Unit Residential (RT-D) (20.0-29.9 DU/AC)

Filing Date: August 4, 2025

Location: 710 Avocado Avenue, Units A & B

Applicant: Andrew Goetz