



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

June 13, 2019
Agenda Item No. 2

SUBJECT: Narcissus Waterpointe, LLC Residential Condominiums (PA2019-068)
▪ Tentative Parcel Map No. NP2019-005
▪ County Tentative Parcel Map No. 2019-119

SITE LOCATION: 613 and 613 ½ Narcissus Ave

APPLICANT: Waterpointe Custom Home Builders

OWNER: Narcissus Waterpointe, LLC

PLANNER: Joselyn Perez, Planning Technician
949-644-3312, jperez@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **General Plan:** RT (Two-Unit Residential)
- **Zoning District:** R-2 (Two-Unit Residential)

PROJECT SUMMARY

The applicant requests approval of a tentative parcel map for two-unit condominium purposes. A duplex has been demolished and a new duplex is currently under construction pursuant to Zoning and Building Code requirements. The Tentative Parcel Map would allow each unit to be sold individually. No waivers of Title 19 (Subdivisions) are proposed.

RECOMMENDATION

Continue this item to the Zoning Administrator hearing on July 25, 2019, per the applicant's request.