WEEKLY WATCHLIST

Week of November 23rd & Beyond

THIS WEEK IN NEWPORT BEACH:

NOVEMBER 23RD - 27TH

HIGH TIDES & FLOODING RISKS

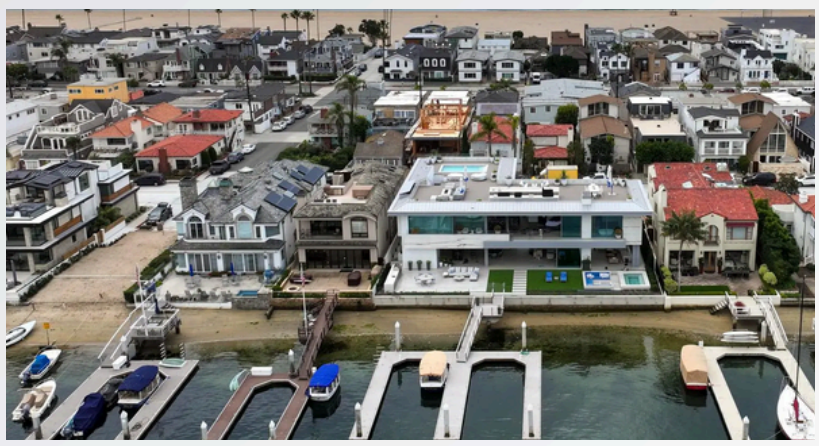
- Exceptionally high tides could bring flooding to low-lying areas, with a peak expected November 25.

NOVEMBER 24TH

ZONING ADMINISTRATOR HEARINGS

- Two condominium conversions and two coastal development permits are scheduled for review.





WEEKLY WATCHLIST

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🌊 HIGH TIDES: IS NEWPORT BEACH PREPARED? — NOVEMBER 23RD - 27TH | PEAK EXPECTED NOV. 25

- Exceptionally high tides are forecast this week, increasing the risk of flooding in low-lying areas of Newport Beach.

WHAT TO WATCH:

NOVEMBER 25 — PEAK HIGH TIDE

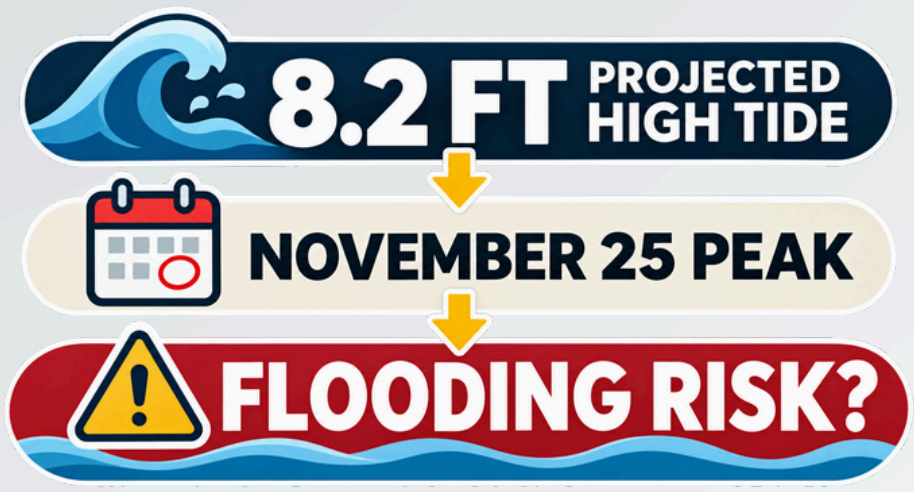
- NBFlood.com currently projects a peak of approximately 8.2 feet MLLW, comparable to the late-October high tides.

FLOODING RISK

- Low-lying areas, particularly along the Balboa Peninsula, could experience flooding.

TRACK THE CONDITIONS

- Peninsula resident Chad Huntley's NBFlood.com provides updated tide projections and flood simulations.



SPON WATCH: After October's flooding and recent beach replenishment efforts, how prepared is Newport Beach for another round of exceptionally high tides?

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🚧 FOUR APPLICATIONS, ONE ZONING HEARING — NOVEMBER 24TH | 10:00 AM | ZOOM

- The Zoning Administrator is scheduled to review four applications involving residential properties.

ON THE AGENDA

2 CONDOMINIUM CONVERSIONS

- Applications to convert existing residential properties to condominium ownership.

2 COASTAL DEVELOPMENT PERMITS

- Permit applications involving private residences in the coastal zone.

HOW TO PARTICIPATE

- The hearing is held entirely online. Residents can observe and participate through Zoom.



SPON WATCH: Do the proposed projects meet applicable zoning and coastal development requirements, and will residents have an opportunity to raise concerns?