

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

**THURSDAY, JANUARY 15, 2026
REGULAR MEETING – 10:00 A.M.**

I. CALL TO ORDER – The meeting was called to order at 10:00 a.m.

Staff Present (Remote): Benjamin M. Zdeba, AICP, Zoning Administrator
Cameron Younger, Planning Technician
Jerry Arregui, Assistant Planner

II. REQUEST FOR CONTINUANCES

None.

III. APPROVAL OF MINUTES

ITEM NO. 1 MINUTES OF DECEMBER 11, 2025

Zoning Administrator Zdeba noted there were no written comments received. He invited members of the public to comment on the draft minutes. No one wished to comment.

Action: Approved

IV. PUBLIC HEARING ITEMS

**ITEM NO. 2 Mai Residence Coastal Development Permit (PA2025-0122)
Site Location: 421 Harding Street**

Council District 1

Cameron Younger, Planning Technician, provided a brief project description stating that the proposal is for the demolition of a two-unit dwelling and the construction of a 2,789-square-foot three-story single-unit dwelling with an attached 318-square-foot junior additional unit, and an attached 355-square-foot two-car garage. A coastal development permit (CDP) is required for this project as it is located in the coastal zone. The project is consistent with Coastal Land Use Plan, and the neighborhoods' existing pattern of development consisting of two- and three-story multi-unit residences. The proposed residence complies with all applicable development standards, including; floor area, setbacks, height, and off-street parking.

The project will not obstruct any Coastal View Roads, Coastal Viewpoints, or public access ways identified in the Coastal Land Use Plan. The nearest Coastal Viewpoint, Peninsula Park, is located approximately 835 feet southeast of the property which is not obstructed by the property. The project also will not obstruct access to the coast since there is vertical access adjacent to Adams Street, 330 feet south, and lateral access is available to the east along East Oceanfront Boardwalk.

In response to written comments, Planning Technician Younger clarified the proposed third-floor area should be 252 square feet whereas the combined area for the third-floor and decks should read 611 square feet. She added that Fact 1D in Support of Finding A will be corrected to callout the established grade at 8.62 feet, however to comply with the Newport Beach Municipal Code the minimum top of slab floor elevation will read at least 9 feet as shown on the plans. Planning Technician Younger also expressed agreement with the suggested grammatical corrections.

In response to written comments, Planning Technician Younger also highlighted Conditions of Approval Nos. 6 through 8 requiring the applicant to properly dispose of any hazardous materials.

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In response to written comments regarding asbestos removal, Zoning Administrator Zdeba noted Condition of Approval No. 5 requiring Best Management Practices and Good House Keeping Practices to control fugitive dust and properly dispose of materials.

Zoning Administrator Zdeba opened the public hearing.

Applicant Darian Radac, on behalf of the Owner, stated that he had reviewed the draft resolution and agreed with all the required conditions of approval.

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

Action: Approved as amended

ITEM NO. 3 MacArthur, LLC Lot Line Adjustment (PA2025-0182)
Site Location: 4343 & 4341 MacArthur Boulevard

Council District 3

Jerry Arregui, Assistant Planner, provided a brief project description stating that the proposal is for a lot line adjustment for two parcels owned in common. The parcels are located in the Commercial Subarea of the Newport Place Planned Community (PC 11). 4343 MacArthur Boulevard is developed with a single-tenant commercial building, and 4341 MacArthur Boulevard is developed with a multi-tenant commercial building. The existing interior lot line bisects parking spaces; therefore, the lot line adjustment will allow any bisected parking spaces to be located entirely in 4341 MacArthur Boulevard. The resulting lot configuration will remain consistent with all zoning regulations.

Assistant Planner Arregui noted receiving a phone call from a representative of the neighboring property at 4545 MacArthur Boulevard about the Lot Line Adjustment's impact on that property. In response, he stated for the record that he clarified it would not impact the adjacent property, as there are separate entry points on Birch Street and Corinthian Way.

In response to Zoning Administrator Zdeba, Assistant Planner Arregui confirmed that no construction is proposed, and the intent of the lot line adjustment is to improve the lot configuration.

Zoning Administrator Zdeba opened the public hearing.

Eriq Bay Dominguez on behalf of the Owner, Sanderson J. Ray, stated that he had reviewed the draft resolution and agreed with all the required conditions of approval.

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 10:14 a.m.

The agenda for the Zoning Administrator Hearing was posted on January 9, 2026, at 10:30 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 January 9, 2026, at 10:24 a.m.

Benjamin M. Zdeba, AICP
Zoning Administrator

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