



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

Zoom

Thursday, July 30, 2026 - 10:00 AM

Zoning Administrator Members:

Liz Westmoreland, AICP, Zoning Administrator

The City of Newport Beach will conduct the Zoning Administrator meeting via Zoom. As a member of the public, if you would like to participate in this meeting, you can participate via the following options:

1. You can connect with a computer by joining through Zoom. Click the link below to register for the meeting using a valid email address. You will receive a confirmation email allowing you to join the meeting: : https://us06web.zoom.us/webinar/register/WN_AXIQSgl2R_iSz8WmovsNhQ
2. You may connect by Telephone/Audio Only by calling: 669-900-9128. The webinar ID is 811 0953 3214.
3. Attendees must "raise their hand" if they would like to speak during Public Comments. If attending by phone, press *9.

The agenda will be posted at least seventy-two (72) hours in advance of each regular meeting and the public will be allowed to comment on agenda items before the Zoning Administrator, as well as items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

The agendas, minutes, and staff reports are available on the City's website at: www.newportbeachca.gov/zoningadministrator and for public inspection in the Community Development Department, Planning Division located at 100 Civic Center Drive, during normal business hours. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at 949-644-3200.

Please Note: 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 prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence. Comments can be emailed to CDD@newportbeachca.gov, and all emails will be made part of the record.

The City of Newport Beach's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact Liz Westmoreland, AICP, Zoning Administrator, at least forty-eight (48) hours prior to the meeting to inform us of your needs and to determine if accommodation is feasible at 949-644-3234 or Lwestmoreland@newportbeachca.gov.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

I. CALL MEETING TO ORDER

II. REQUEST FOR CONTINUANCES

III. APPROVAL OF MINUTES

1. Draft Minutes of June 25, 2026

Recommended Action

1. Approve and File

[Draft Minutes of June 25, 2026](#)**IV. PUBLIC HEARING ITEM(S)****2. Café Lido Minor Use Permit (PA2025-0261)****Site Location: 3461 Via Lido*****Project Summary***

The Applicant is requesting a minor use permit (MUP) to upgrade the Alcoholic Beverage Control (ABC) license at an existing restaurant from a Type 41 (On Sale Beer and Wine) to a Type 47 (On-Sale General - Eating Place). In addition, the proposal includes renovating the tenant space and reducing the overall number of seats from 150 seats to 101 seats (77 seats on the interior and 24 patio seats). The reduction in overall seats will allow for the creation of a new bakery and to-go food pick up area as well as a new bar area. In conjunction with this request, the hours of operation would be reduced from 6 a.m. - 12 a.m., Sunday through Thursday, and 6 a.m. - 2 a.m., Friday and Saturday, to 7 a.m. - 11 p.m., daily, thereby eliminating late hour operations (i.e., after 11 p.m.). If approved, the MUP would supersede Use Permit No. UP3671 and Accessory Outdoor Dining Permit No. OD2001-002 (PA2001-134) (Project).

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. __ approving Minor Use Permit No. PA2025-0261 (Attachment No. ZA 1).

[Item No. 2 Staff Report](#)**3. Childs Residence Modification Permit (PA2026-0093)****Site Location: 2391 Azure Avenue*****Project Summary***

A request for a modification permit to allow a 947-square-foot addition to an existing 1,505-square-foot single-unit residence with nonconforming parking (63% addition). Title 20 (Planning and Zoning) of the Newport Beach Municipal Code (NBMC) limits additions to a maximum of 10% of the existing gross floor area when a residence has nonconforming parking. The existing garage is considered nonconforming due to the width, as the garage only provides an interior clear dimension of 19 feet, 4 inches wide by 21 feet, 3 inches deep, where 20 feet wide by 20 feet deep is required. The addition otherwise complies with all applicable development standards, and no other deviations are requested.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving Modification Permit filed as PA2026-0093 (Attachment No. ZA 1).

[Item No. 3 Staff Report](#)

4. Becker Residence Coastal Development Permit (PA2024-0197)

Site Location: 224 Grand Canal

Project Summary

A coastal development permit (CDP) to demolish an existing two-unit dwelling and construct a new, three-story 2,160-square-foot dwelling with a 303-square-foot junior accessory dwelling unit (JADU) and an attached 434-square-foot two-car garage. Also included is the installation of hardscape, drainage, site walls, and patio improvements. All improvements authorized by this CDP will be located on private property and no deviations from the Newport Beach Municipal Code are requested.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving Coastal Development Permit No. filed as PA2024-0197 (Attachment No. ZA 1).

[Item No. 4 Staff Report](#)

5. Haupt Residence Coastal Development Permit (PA2025-0267)

Site Location: 1309 East Balboa Boulevard

Project Summary

A request for a coastal development permit (CDP) to demolish an existing 1,331-square-foot, single-unit dwelling and to construct a new 2,738-square-foot, three-story, single-unit dwelling with an attached 545-square-foot two-car garage. The project also includes hardscaping, drainage devices, and site walls. The project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested. All improvements authorized by this CDP

will be located on private property.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving the Coastal Development Permit filed as PA2025-0267 (Attachment No. ZA 1).

[Item No 5. Staff Report](#)

6. Chester Residence Coastal Development Permit (PA2026-0083)

Site Location: 5807 Seashore Drive

Project Summary

A coastal development permit (CDP) to allow the demolition of a single-unit dwelling and attached garage and the construction of a new, three-story, 3,725-square-foot, single-unit dwelling including an attached 638-square-foot, two-car garage. The project includes landscape, hardscape, drainage, and accessory structures located on private property. The project complies with all development standards and no deviations are requested.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving the Coastal Development Permit filed as PA2026-0083 (Attachment No. ZA 1).

[Item No. 6 Staff Report](#)

V. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on agenda and non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on agenda or non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

VI. ADJOURNMENT