



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, March 19, 2026**, at **6:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

Zenith Avenue Driveway Access – 2350 Bristol Street is developed with a three-story, 18,136-square-foot office building and 65-space surface parking lot. A rear driveway connects the property to Zenith Avenue. The applicant requests a staff approval to find that use of the driveway by employees and delivery drivers is consistent with the original entitlements for the site issued by the County of Orange (Use Permit No. UP86-21P and Site Development Permit No. SP86-52P). While Section 20.54.070 (Changes to an Approved Project) of the Newport Beach Municipal Code allows the Community Development Director to authorize minor changes to an approved plan, the Director has referred the project to the Planning Commission for review.

The project is categorically exempt under Section 15301 – Class 1 (Existing Facilities) 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, at, or before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals). 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.

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/planningcommission. 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 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Daniel Kopshever, Assistant Planner, at 949-644-3235, dkopshever@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0112

Project File No.: Staff Approval

Zone: Santa Ana Heights Specific Plan/
Professional and Administrative Office (SP-7/PA)

Zone: General Commercial Office (CO-G)

Location: 2350 Bristol Street

Applicant: Mira Patel, Newmeyer Dillion Law Firm

Jon Langford, Secretary, Planning Commission, City of Newport Beach