



CITY OF NEWPORT BEACH
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, July 14, 2026**, at **4:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

2350 Bristol Street Driveway Access Appeal – An appeal of the Planning Commission’s March 19, 2026, decision to deny a staff approval request for employee and delivery driver use of an existing rear driveway connecting to Zenith Avenue. 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 has requested a staff approval consistent with Section 20.54.070 (Changes to an Approved Project) of the Newport Beach Municipal Code 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).

The project is categorically exempt under Section 15301 – Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines - California Code of Regulations, Title 14, Division 6, Chapter 3.

All interested parties may appear and present testimony in regard to 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 prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. The application may be continued to a specific future meeting date, and if such an action occurs additional public notice of the continuance will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk’s Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at www.newportbeachca.gov. 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.

For questions regarding details of the project please contact Daniel Kopshever, Assistant Planner, at dkopshever@newportbeachca.gov, 949-644-3235, or at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0112

Activity: Staff Approval

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

General Plan: General Commercial Office (CO-G)

Location: 2350 Bristol Street

Applicant: Maryam Parman, Avrek Law Firm

/s/ Lena Shumway, City Clerk, City of Newport Beach