

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

**THURSDAY, MARCH 26, 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  
Jerry Arregui, Assistant Planner  
Joselyn Perez, Senior Planner  
Daniel Kopshever, Assistant Planner

**II. REQUEST FOR CONTINUANCES**

None.

**III. APPROVAL OF MINUTES**

**ITEM NO. 1 MINUTES OF MARCH 12, 2026**

Zoning Administrator Zdeba noted he had received no written comments on the draft minutes. He invited members of the public to comment on them, and no one wished to comment.

**Action:** Approved

**IV. PUBLIC HEARING ITEMS**

**ITEM NO. 6 Amalfi Minor Use Permit (PA2025-0210) Council District 5**  
**Site Location: 401 Newport Center Drive, Suite A104**

Zoning Administrator Zdeba reordered the agenda to hear item No. 6 first.

Daniel Kopshever, Assistant Planner, provided a brief project description stating that the request is for a minor use permit for a take-out restaurant with a Type 41 (Beer and Wine – Eating Place) Alcoholic Beverage Control (ABC) license. The project is located within the Atrium food court at the Fashion Island mall. The property is located within the Fashion Island Sub Area of the PC-56 Zoning District. While the restaurant is a permitted use, a minor use permit is required to allow the sales and service of alcohol. The prior tenants operated as a restaurant without alcohol sales and, therefore, were not required to obtain a minor use permit.

Hours of operation will be from 7 a.m. to 11 p.m., daily. Interior remodeling will add a walk-in cooler and new countertops. Assistant Planner Kopshever stated that the applicant provided a site plan showing the shared seating area within the food court and locations of “No Alcohol Beyond this Point” signage. Existing mall parking will be available and sufficient to support the proposed use.

Assistant Planner Kopshever highlighted Condition of Approval No. 28, which requires all alcoholic beverages to be sold in their original containers, or within containers that significantly differ in appearance from those sold for non-alcoholic beverages as well as beverage containers used by other restaurants within the Atrium food court.

In response to Zoning Administrator Zdeba’s question regarding whether all conditions of approval recommended by the Newport Beach Police Department (NBPD) were included, Assistant Planner Kopshever confirmed that all recommended conditions of approval from the NBPD were incorporated into Exhibit “A” of the resolution.

Zoning Administrator Zdeba opened the public hearing.

Applicant Steve Rawlings of Rawlings Consulting, on behalf of the Owner, stated that he had reviewed the draft resolution and agreed with all the required conditions. Mr. Rawlings inquired about Condition of Approval No. 28.

Zoning Administrator Zdeba acknowledged that Condition of Approval No. 28 was included by the NBPD to prevent any potential issues with alcohol sales given the shared food court environment.

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

**Action:** Approved

**ITEM NO. 5 Emami Residence Coastal Development Permit (PA2025-0173)**  
**Site Location: 355 Via Lido Soud**

**Council District 1**

Zoning Administrator Zdeba reordered the agenda to hear item No. 5 second.

Daniel Kopshever, Assistant Planner, provided a brief project description stating that request is for a coastal development permit for the demolition of an existing single-unit dwelling and the construction of a new, 3,942-square-foot, two-story, single-unit dwelling with an attached 697-square-foot three-car garage, for a total floor area of 4,639 square feet. The property is located on Lido Isle. The project does not change the property's land use, density, or intensity; will not result in increased demand on public coastal access or recreation opportunities and complies with all applicable development standards.

Assistant Planner Kopshever stated that project will not negatively impact the public coastal access provided by the Lido Isle Community Association Parks around the outer perimeter of the island and that one of these parks is located within 40 feet of the subject property. The nearest coastal viewpoint is from the Lido Island Bridge, which is located across the Lido channel, about 1,750 feet northwest of the property. The nearest coastal view road segments are along Coast Highway approximately 2,000 feet away. The property is not visible from either the nearest coastal viewpoint or coastal view road segments due to intervening structures. Assistant Planner Kopshever highlighted that the project blends into the skyline and will not have the potential to degrade the visual quality of the coastal zone. While the property is visible from the Harbor, it is consistent with nearby development and is not expected to impact public views.

Assistant Planner Kopshever stated that while the property has a zero-foot setback along the bay, the project has voluntarily provided an eight-foot, nine-inch setback, which prevents the proposed residence from appearing walled-off.

Assistant Planner Kopshever acknowledged that there was one written public comment received inquiring about the discrepancy on the number of garage parking spaces provided. In response to this comment, Assistant Planner Kopshever confirmed that, while a two-car garage is required, the project proposes a three-car garage and that all minimum interior dimensions required for this number of spaces have been met. He confirmed that staff will correct the language throughout all documents for consistency.

Assistant Planner Kopshever highlighted Condition of Approval No. 10, which requires that if sea level rise causes bay water elevations to rise to the finished floor elevation of the structure, on-site block walls shall be constructed and adaptable to a sufficient elevation to protect the structure.

Zoning Administrator Zdeba opened the public hearing.

Applicant Brittany Oakes of Brandon Architects, on behalf of the Owner, stated that she had reviewed the draft resolution and agreed with all the required conditions.

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

**Action:** Approved as amended

**ITEM NO. 2 Hoag Development Agreement Annual Review (PA2025-0046)**  
**Site Location: 1 Hoag Drive**

**Council District 2**

Zoning Administrator Zdeba noted that the remainder of the agenda would proceed in order.

Jerry Arregui, Assistant Planner, provided a brief project description stating that the request is for an annual review of Development Agreement No. 5 (DA) for Hoag Memorial Hospital (Hoag). The annual review is a requirement based on the terms of the DA and the Newport Beach Municipal Code (NBMC). Hoag submitted their 2024 and 2025 status report, which covers the April 1, 2023, to March 21, 2025, review period. While the terms of the DA and NBMC require the review to be submitted on an annual basis, the delay in this submittal was partially required to allow Hoag additional time to obtain the necessary approvals to conduct the required sound measurement testing at the adjacent residential properties: Versailles and Villa Balboa. The report details the activities that have occurred at Hoag, which includes interior alterations to several buildings as well as general repair and maintenance of the campus. Hoag continues to make efforts to conduct the required noise measurement, however, both residential properties have collectively agreed to discontinue sound testing due to their continued compliance with the noise standards. Sound testing will still be required for any expansions or improvements to the Cogeneration Plant. Since the last annual review, there have been no changes to the Cogeneration Plant, therefore no sound testing was necessary for this review. Hoag continues implementing their operational activities to monitor and reduce noise levels.

Included in Attachment 1 of the Hoag report are landscape photographs comparing the 2023, 2024, and 2025 landscape conditions throughout the campus. Assistant Planner Arregui confirmed that staff conducted a site inspection and determined that the landscape areas are in compliance.

Staff received one public comment regarding Hoag's public benefits payments. Assistant Planner Arregui stated that per the DA, Hoag is required to pay the City ten installments of \$300,000 and ten additional installments of \$150,000. To date, Hoag has satisfied eight installments of \$300,000 and one installment of \$150,000. While Hoag has made payments that are ahead of schedule by making double payments on certain years, this is only considered a procedural inconsistency and is not a violation of the DA. Assistant Planner Arregui emphasized that Hoag is up to date with their financial obligations to the City. In response to concern over what these funds are used for, Assistant Planner Arregui confirmed that Hoag's public benefits payments support the City's share of the Bridge Shelter. The Bridge Shelter is located in Costa Mesa and offers supportive services to people experiencing homelessness.

In response to Zoning Administrator Zdeba's questions regarding the time period of the review, Assistant Planner Arregui confirmed that the review covers the period of April 1, 2023, and March 31, 2025, and acts as a two-year review.

Zoning Administrator Zdeba provided additional context to the City's relationship with the Bridge Shelter, stating that during the time this review was conducted, the City maintained its use of the Bridge Shelter. However, recent City Council actions have determined that the agreement for the City's use of the Bridge Shelter is subject to change in future years.

Zoning Administrator Zdeba opened the public hearing.

Applicant Roxanna Bryant, Senior Principal of Regulatory Compliance at Hoag Hospital, stated that she appreciates the continued support of the community and the City.

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

**Action:** Received and field, as submitted



generally rectangular in shape and sits atop the Upper Newport Bay Nature Preserve. The project complies with all development standards, including setbacks, parking, and height.

The project is estate-like in nature and is consistent with the existing development within the neighborhood as well as expected future development. The project site is within the proximity of a public trail network which provides access within the Upper Newport Bay Nature Preserve. It is also within the proximity of a designated viewpoint at Bayview Park but does not fall within the viewshed of the coast from the park. The project does not include any features that would impact coastal access or coastal resources. There is a planned equestrian trail extension along Mesa Drive from its current terminus at Cypress Street to the Mesa Drive street end. The project is conditioned to grade the existing parkway in preparation of the equestrian trail.

Senior Planner Perez acknowledged that staff received one public comment from regarding concern for potential fencing installed within an easement area. The Public Works Department confirmed that no fencing will be permitted within the road and utility easement area. The pool restroom section reflects this condition with new fencing being installed outside of the easement area. Senior Planner Perez stated that any remaining references to fencing within the plan will be updated during plan check.

Zoning Administrator Zdeba suggested adding a condition of approval to state that improvements or construction that obstruct access will not be permitted within the road and utility easement area.

Zoning Administrator Zdeba opened the public hearing.

Applicant Michael Collin of Michael Graves Architects, on behalf of the Owner, stated that he had reviewed the draft resolution and agreed with all the required conditions, including the additional condition regarding the easement area.

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

**Action:** Approved as amended

#### **V. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

None.

#### **VI. ADJOURNMENT**

The hearing was adjourned at 10:34 a.m.

**The agenda for the Zoning Administrator Hearing was posted on March 19, 2026, at 12:30 p.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 March 19, 2026, at 12:35 p.m.**

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Liz Westmoreland, AICP  
Zoning Administrator