



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

ZOOM

Thursday, February 26, 2026 - 10:00 AM

Zoning Administrator Members:

Benjamin M. Zdeba, 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_dUECZS2gR9a1GAFIkE8aMQ
2. You may connect by Telephone/Audio Only by calling: 669-900-9128. The webinar ID is 820 9416 6384.
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 Benjamin M. Zdeba, 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 949-644-3253 or BZdeba@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 February 12, 2026

Recommended Action

1. Approve and File

[Draft Minutes of February 12, 2026](#)

[1a Additional Materials Received Staff Draft Minutes 02-12-2026](#)

[1a Additional Materials Received Mosher Draft Minutes 02-12-2026](#)

IV. PUBLIC HEARING ITEM(S)

**2. Sky Thai Massage Minor Use Permit (PA2024-0201)
Site Location: 2737 East Coast Highway**

Project Summary

A request for a minor use permit to allow the operation of a massage establishment within an approximately 382-square-foot suite of an existing, multi-tenant, commercial building. The project proposes one treatment room containing two massage beds, a shower, unisex restroom, kitchenette and storage area. Provided services will include massage and assisted stretching of muscles. Proposed hours of operation are from 10 a.m. to 7 p.m., daily and appointments will be made online.

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.ZA2026-_ approving the Minor Use Permit (Attachment No. ZA 1) filed as PA2024-0201.

[Item no. 2 Staff Report](#)

**3. Hogan Residence Coastal Development Permit Variance (PA2025-0143)
Site Location: 1529 Dolphin Terrace**

Project Summary

A request for a coastal development permit to allow the demolition of the existing single-unit residence and the construction of a new, 9,337-square-foot, 14-foot-tall single-unit residence including a 644-square-foot, 3-car garage and 2,901-square-foot basement. The property is located within the Bluff (B) Overlay District of Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC). The development includes a coastal variance to the Bluff (B) Overlay standards of Title 21 (Local Coastal Program Implementation Plan) to allow the principal structure to extend beyond Development Area A into Development Area B. The property is within the Categorical Exclusion Area (CEO) but does not qualify under the exclusion due to the proposed coastal variance. The proposed development includes additional appurtenances such as a pool, walls, fences, patios, hardscape, drainage devices and landscaping. With the exception of the variance to the Bluff (B) Overlay of Title 21, the project complies with all development standards.

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 filed as PA2025-0143 (Attachment No. ZA 1).

[Item No. 3 Staff Report](#)

[3a Additional Materials Received Mosher PA2025-0143](#)

4. **Engstrom Residence Coastal Development Permit (PA2025-0240)**
Site Location: 2200 Pacific Drive

Project Summary

The applicant requests a Tentative Parcel Map (TPM) and a Coastal Development Permit (CDP) for the subdivision of an existing parcel into three separate parcels for future development of three single-unit residences located at 2200 Pacific Drive (Property). The existing parcel is 125 feet wide and is currently developed with an existing single-unit residence, whereas the proposed subdivision would create three parcels (one 54-foot-wide parcel and two 35-foot-wide parcels). The proposed subdivision includes a deviation from design standards of Title 19 (Subdivisions) for minimum lot area and dimensions for new lots. A CDP is required since the property is located in the coastal zone.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) 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 Tentative Parcel Map and Coastal Development Permit No. PA2025-0240 (Attachment No. ZA 1).

[Item No: 4 Staff Report](#)

5. **Annino Residence Coastal Development Permit (PA2025-0209)**
Site Location: 239 61ST Street

Project Summary

A request for a coastal development permit (CDP) to authorize a 731-square-foot addition (43%) to existing 1,699-square-foot, one-story, nonconforming single-unit

dwelling, including the construction of a second story. The residence is considered nonconforming because the Newport Beach Municipal Code (NBMC) requires a 3-foot side yard setback and a 5-foot rear yard setback, whereas the existing structure only provides 2-foot-9-inch side yard setbacks and a 4-foot-9-inch rear yard setback. As the proposed addition exceeds 10% of the existing gross floor area and the additional story represents an increase in height greater than 10%, a CDP is required.

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 the Coastal Development Permit filed as PA2025-0209 (Attachment No. ZA 1).

[Item No. 5 Staff Report](#)

[5a Additional Materials Received Tanner PA2025-0209](#)

**6. 3036 Breakers LLC Condominium Conversion (PA2025-0144)
Site Location: 3036 Breakers Drive and 3047 Ocean Boulevard**

Project Summary

A request for a condominium conversion and tentative parcel map to convert an existing duplex into two residential condominiums and allow an airspace subdivision of the units for individual sale. The project site is currently developed with two detached, two story dwelling units. The unit addressed as 3036 Breakers Drive is under renovation pursuant to building permit no. XR2024-0792 to meet condominium standards while the unit addressed as 3047 Ocean Boulevard was originally constructed in accordance with condominium standards. No waivers of Title 19 (Subdivisions) of the Newport Beach Municipal Code (NBMC) are proposed. A coastal development permit (CDP) is required because the property is in the coastal zone (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, 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 Condominium Conversion, Tentative Parcel Map, and Coastal Development Permit filed as PA2025-0144 (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