



# CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

## ZOOM

Thursday, March 26, 2026 - 10:00 AM

### **Zoning Administrator Members:**

**Benjamin M. Zdeba, AICP, Zoning Administrator**

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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\\_T5cYFFBnSua24iS9soChzQ](https://us06web.zoom.us/webinar/register/WN_T5cYFFBnSua24iS9soChzQ)
2. You may connect by Telephone/Audio Only by calling: 669-900-9128. The webinar ID is 838 0000 7386.
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](http://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](mailto: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](mailto: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 March 12, 2026**

#### ***Recommended Action***

1. Approve and File

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

**IV. PUBLIC HEARING ITEM(S)**

- 2. Annual Review of Hoag Memorial Hospital Presbyterian Development Agreement (PA2025-0046)  
Site Location: 1 Hoag Drive**

***Project Summary***

An annual review of Development Agreement No. 5 for Hoag Memorial Hospital Presbyterian, pursuant to Section 15.45.080 (Periodic Review) of the Newport Beach Municipal Code and Section 65865.1 of the California Government Code.

***Recommended Action***

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321, Class 21 (Enforcement Actions by Regulatory Agencies) 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. Find that the applicant has demonstrated good faith compliance with the terms of Development Agreement No. 5.
4. Receive and file the Annual Report of Development Agreement for Hoag Memorial Hospital Presbyterian (Attachment No. ZA 2).

[Item No. 2 Staff Report](#)

- 3. Camp James Limited Term Permit (More than 90 Days) and Coastal Development Permit (PA2025-0224)  
Site Location: 1131 Back Bay Drive**

***Project Summary***

A request for a limited term permit (LTP) and coastal development permit (CDP) to allow the operation of an outdoor summer camp for children (Camp James), on a portion of the Newport Dunes property, for more than 90 days. The camp will operate on weekdays, from June 8, 2026, through August 14, 2026, and again from June 7, 2026, through August 13, 2027. The camp will operate between the hours of 8:30 a.m. and 4:30 p.m. and will offer recreational programming including drama, dance, martial arts, sports, swimming, boating, and nature education to approximately 400 children per week. Camp James will use a combination of temporary facilities and facilities that are already onsite. All temporary items specific to the camp will be removed at the conclusion of this permit and no permanent improvements to the property are proposed.

***Recommended Action***

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304 under Class 4 (Minor Alterations to Land) 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 Limited Term Permit and Coastal Development Permit filed as PA2025-0224 (Attachment No. ZA 1).

[Item No. 3 Staff Report](#)

**4. Meadows Residence Coastal Development Permit (PA2025-0200)**

**Site Location: 2412 Mesa Drive**

***Project Summary***

A request for a coastal development permit (CDP) to allow the demolition of an existing single-unit dwelling with detached garages, and the construction of a new, two-story, 8,382-square-foot single-unit dwelling with a 612-square-foot attached garage, a 1,342 square-foot detached garage and a detached 72-square-foot pool bathroom. The request also includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices and landscaping. The proposed project complies with all applicable development standards, including height, setbacks and parking. 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 Coastal Development filed as PA2025-0200 (Attachment No. ZA 1).

[Item No. 4 Staff Report](#)

**5. Emami Residence Coastal Development Permit (PA2025-0173)**

**Site Location: 355 Via Lido Soud**

***Project Summary***

A request for a coastal development permit (CDP) to allow 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 two-car garage, for a total floor area of 4,639 square feet. The project includes landscape, hardscape,

drainage and accessory structures. The project complies with all development standards and no deviations are requested. All improvements authorized by this CDP will be located on private property (Project).

***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 PA2025-0173 (Attachment No. ZA 1).

[Item No. 5 Staff Report](#)

**6. Amalfi Minor Use Permit (PA2025-0210)**

**Site Location: 401 Newport Center Drive, Suite A104**

***Project Summary***

The Applicant seeks a minor use permit to allow a new eating and drinking establishment (restaurant) with a Type 41 (On-Sale Beer and Wine - Eating Place) Alcoholic Beverage Control (ABC) license. The existing tenant space is located within the Atrium food court at the Fashion Island mall and was previously operated as a restaurant without alcohol sales. The request includes minor tenant improvements with no expansion of the floor plan. The hours of operation are proposed from 7 a.m. to 11 p.m., daily.

***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 Minor Use Permit filed as PA2025-0210 (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**