



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

ZOOM

Thursday, October 16, 2025 - 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_Xbro2pzwRty_i1tr0d259w
2. You may connect by Telephone/Audio Only by calling: 669-900-9128. The webinar ID is 813 2143 8024#.
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 September 25, 2025

Recommended Action

1. Approve and File

[Draft Minutes of September 25, 2025](#)

[1a Additional Materials Staff Draft Minutes of September 25, 2025](#)

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

2. **Gray Residence Coastal Development Permit (PA2025-0193)**

Site Location: 1245 Blue Gum Lane

Project Summary

A coastal development permit (CDP) to allow for the construction of a 668-square-foot first floor addition to an existing single-unit residence. The project includes landscape, hardscape, and subsurface drainage facilities all within the confines of private property. The project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested. The project requires a CDP as the property is within the coastal zone and located between the sea and the first public road paralleling the sea.

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 1, 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. PA2025-0193.

ITEM NO. 02 STAFF REPORT

3. **Foreman Residence Coastal Development Permit (PA2025-0089)**

Site Location: 836 Via Lido Nord

Project Summary

A coastal development permit (CDP) to authorize the demolition of an existing single-unit dwelling with garage and the construction of a new, two-story, 3,689 square foot single unit dwelling with a 513-square-foot attached two-car garage. The project also includes the construction of additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping. The project complies with all applicable development standards and no deviations are requested. All improvements authorized by the CDP are within 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 Permit filed as PA2025-0089.

ITEM NO. 03 STAFF REPORT

4. O'Brien Residence Coastal Development Permit (PA2025-0116)

Site Location: 1624 West Ocean Front

Project Summary

A coastal development permit (CDP) to demolish an existing 3,049 square-foot duplex and construct a new three-story 2,738-square-foot single unit dwelling with a 485-square-foot two-car garage and a 928-square-foot attached accessory dwelling unit (ADU). The project also includes the installation of landscaping, hardscaping, and site walls. The project complies with all applicable development standards, and no deviations are requested. All improvements authorized by the CDP are within 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 Permit No. PA2025-0116.

ITEM NO. 04 STAFF REPORT

5. Chaupain Bakery Minor Use Permit and Staff Approval (PA2025-0073)

Site Location: 2622 San Miguel Drive

Project Summary

A request for a minor use permit to allow an existing restaurant within the Newport Hills Shopping Center to add a Type 41 (On-Sale Beer and Wine - Eating Place) California Department of Alcohol Beverage Control (ABC) License. The restaurant's daily hours of operation will be reduced from 6:00 a.m. and 12:00 a.m. to 6:00 a.m. and 10:00 p.m., thereby eliminating late-hour operations (i.e., after 11:00 p.m.). No physical alterations to the restaurant are proposed. The project also includes a request to waive away a portion of the required on-site parking spaces for the shopping center. Approval of this project will supersede Use Permit No.

UP2001-002.

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 and Staff Approval , collectively filed as PA2025-0073.

[ITEM NO. 05 STAFF REPORT](#)

[5a Additional Materials Wang PA2025-0073](#)

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