

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

**WEDNESDAY, NOVEMBER 26, 2025
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
Daniel Kopshever, Assistant Planner
Laura Rodriguez, Assistant Planner

II. REQUEST FOR CONTINUANCES

None.

III. APPROVAL OF MINUTES

ITEM NO. 1 MINUTES OF NOVEMBER 13, 2025

Zoning Administrator Zdeba noted that, while he did not serve as Zoning Administrator at the meeting on November 13, he received confirmation that the draft minutes are an accurate representation of the meeting from Principal Planner Liz Westmoreland who did serve.

Zoning Administrator Zdeba acknowledged receiving a written public comment and agreed with the suggested changes. No further comments were received.

Action: Approved as amended

IV. PUBLIC HEARING ITEMS

**ITEM NO. 2 Hale Residence Coastal Development Permit (PA2024-0238)
Site Location: 1402 & 1402 ½ West Ocean Front**

Council District 1

Daniel Kopshever, Assistant Planner, provided a brief project description stating that the request is for a coastal development permit to demolish a two-unit dwelling and construct a new 3,709-square-foot, two-unit dwelling with 502 square feet of single-car garages and two carport spaces. The property is located in the Two-Unit Residential (R-2) Coastal Zoning District. A Coastal Hazards Report and Sea Level Rise Analysis was prepared by PMA Consulting Inc., concluding that masonry block walls with an elevation of 14.4 feet NAVD 88 would adequately serve as protection devices. The proposal includes a masonry block wall with top of wall elevation of 15.04 NAVD 88. The project will not result in any changes to the density, intensity or land use. The proposed residence complies with all development standards; including heights, and setbacks. The project will not impact coastal access or increase demand for recreational opportunities. Access to the coast is provided on the Oceanfront Boardwalk and the 14th and 15th Street ends. The nearest Coastal Viewpoint is Marina Park located 925 feet northwest of the site, but the property is not visible from this viewpoint. The site fronts the adjacent and in the viewshed from the coast, but it is replacing an existing two-unit with a new two-unit dwelling with a building envelope consistent with the neighborhood pattern of development. Therefore, the project is not expected to degrade the visual quality of the coastal zone.

In response to Zoning Administrator Zdeba, Assistant Planner Kopshever, reiterated the proposed masonry block wall with a height of 15.04 feet NAVD 88 complies with the Coastal Hazards Report and Sea Level Rise Analysis.

Zoning Administrator Zdeba opened the public hearing.

Applicant Brandon Linsday, on behalf of the Owner, stated that he had reviewed the draft resolution and agreed with all the required conditions of approval.

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

Action: Approved

ITEM NO. 3 Sjodin Residence Addition Modification Permit (PA2025-0137)
Site Location: 1977 Port Seabourne Way

Council District 5

Laura Rodriguez, Assistant Planner, provided a brief project description stating that the request is for a modification permit to allow a 358-square-foot addition (17%) to an existing single-unit residence that is nonconforming due to substandard interior garage dimensions. The existing two-car garage is 19 feet, 4 inches wide by 20 feet deep where the Newport Beach Municipal Code requires 20 feet wide by 20 feet deep for a property that is more than 40 feet wide. Due to the legal nonconforming interior parking dimensions, an addition to the residence is limited to 10% of the existing gross floor area. However, an addition over 10% is permitted subject to the approval of a modification permit.

Project alternatives that would create a conforming garage include extending the garage walls to the east or west; however, relocating the garage wall 6 inches east would affect an existing bedroom and relocating west would encroach into the required 5-foot side setback. These alternatives contradict the project's objectives by decreasing living area, imposing costs that are not proportional to the benefits and creating structural nonconformity. Despite the nonconforming dimensions of the garage, the intent of the NBMC is met through the existing accommodation of two vehicles within the garage.

Zoning Administrator Zdeba opened the public hearing.

Applicant David Hohmann, on behalf of the Owner, stated that he had reviewed the draft resolution and agreed with all the required conditions of approval.

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

Zoning Administrator Zdeba highlighted Condition of Approval No. 7, which requires the parking spaces to be used as intended without obstruction. He also clarified that this modification permit is not a parking waiver and only allows a deviation from the standards for garage dimensions.

Action: Approved

ITEM NO. 4 Vive Spa Minor Use Permit (PA2025-0167)
Site Location: 410 West Coast Highway Suite E

Council District 2

Laura Rodriguez, Assistant Planner, provided a brief project description stating that the request is for a minor use permit to allow operation of massage establishment within an existing multi-tenant commercial building. The establishment is proposed within a 325-square-foot suite and would operate Monday through Friday, 10:00 a.m. to 7:00 p.m., Saturday 11:00 a.m. to 6:00 p.m., and Sunday 11:00 a.m. to 5:00 p.m. The proposed hours of operation are compatible with the surrounding land uses, consisting of offices, person services, restaurants, and retail. The site is approximately 120 feet south from residential properties across West Coast Highway and directly abuts residential properties on the north end of the property off Kings Road. The project will not disturb nearby residences, as the hours of operation are limited and the establishment is relatively small. Based on the parking ratio for massage establishments, the project requires two parking spaces. Additional parking is not required with the proposal, because the suite was previously used as an administrative office, which also required two parking spaces. The project is not located within 500 feet of a public or private school, park or playground, civic center, cultural site, religious institution or another massage establishment. The Newport Beach Police Department reviewed the proposal and had no objections to the project.

Assistant Planner Rodriguez highlighted Condition of Approval No. 27 requiring the applicant to obtain an operators permit from the NBPD prior to operation of the business pursuant to Chapter 5.50 (Massage Establishments) of the Newport Beach Municipal Code.

Zoning Administrator Zdeba opened the public hearing.

Applicant and business owner Anh Nguyen stated that she had reviewed the draft resolution and agreed with all the required conditions of approval.

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

Action: Approved

V. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

VI. ADJOURNMENT

The hearing was adjourned at 10:15 a.m.

The agenda for the Zoning Administrator Hearing was posted on November 21, 2025, at 11:30 a.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 November 21, 2025, at 11:17 a.m.

Benjamin M. Zdeba, AICP
Zoning Administrator