



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

ZOOM

Thursday, December 11, 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_EpkY1geMTFWub1MHNYPnCCQ
2. You may connect by Telephone/Audio Only by calling: 669-900-9128. The webinar ID is 898 5189 5330#.
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 November 26, 2025

Recommended Action

1. Approve and File

[Draft Minutes of November 26, 2025](#)

IV. PUBLIC HEARING ITEM(S)

- 2. Brighton Road Investments LLC Residence Coastal Development Permit and Modification Permit (PA2025-0048)**
Site Location: 1530 Galaxy Drive

Project Summary

A request for a coastal development permit (CDP) to authorize the construction of a 1,243-square-foot addition to an existing 3,326-square-foot one-story single-unit dwelling and attached 748-square-foot three-car garage. The addition includes a 683-square-foot detached accessory dwelling unit (ADU), along with landscaping, hardscape, and drainage facilities.

A modification permit is also required to allow the reconstruction of the existing driveway leading to the three-car garage. The existing and proposed driveway is 29 feet, 6 inches wide, which exceeds the maximum permitted width of 25 feet for a three-car garage under Subsection 20.40.090(A)(3)(c) of the Newport Beach Municipal Code. Aside from the driveway width, the project complies with all applicable development standards, and no other deviations are requested. 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 Permit No. PA2025-0048 (Attachment No. ZA 1).

[ITEM NO. 2 STAFF REPORT](#)

- 3. The Place Limited Term Permit (PA2025-0139)**
Site Location: 2920 East Coast Highway

Project Summary

A request for a limited term permit to allow an approximately 500 square foot temporary outdoor dining area for up to a one year term. The outdoor dining area was previously authorized through a Limited Term Permit (PA2023-0230). No permanent construction is proposed.

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 Limited Term Permit filed as PA2025-0139 (Attachment No. ZA 1).

ITEM NO. 3 STAFF REPORT

4. Fletcher Jones Temporary Lot Limited Term Permit (More than 90 days) (PA2025-0141)

Site Location: 20052 Birch Street

Project Summary

The applicant requests a limited term permit (LTP) to allow the operation of a temporary vehicle parking lot from January 26, 2026 through January 26, 2027 between the hours of 5 a.m. to 10 p.m., Monday through Saturday, and 6 a.m. to 10 p.m. on Sunday. The parking lot would operate as an extension of the adjacent Fletcher Jones airport shuttle facility by providing overflow parking, establishing vehicular connectivity to the shuttle facility, and facilitating construction staging for the redevelopment of the permanent Fletcher Jones facility located at 2172, 2192, and 2222 South Bristol Street. The temporary lot would include the installation of semi-permeable gravel, two temporary light fixtures and two temporary mobile surveillance trailers with camera equipment for security purposes. While temporary improvements are proposed to accommodate the parking lot, no permanent improvements 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, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. approving the Limited Term Permit filed as PA2025-0141 (Attachment No. ZA 1).

ITEM NO. 4 STAFF REPORT

5. Annual Review of North Newport Center Development Agreement (PA2025-0197)

Site Location: Fashion Island; Block 100, Block 400, Block 500, Block 600 and Block 800 of Newport Center Drive and San Joaquin Plaza

Project Summary

An annual review of development that has occurred within North Newport Center Planned Community during 2024 and compliance with the Zoning Implementation and Public Benefit Agreement for North Newport Center, pursuant to Newport Beach Municipal Code (NBMC) Section 15.45.080 (Periodic Review) and Section 65865.1 of the California Government Code.

Recommended Action

1. Conduct a public hearing;
2. Find the review 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;
3. Find that the applicant has demonstrated good faith compliance with the terms of the Zoning Implementation and Public Benefit Agreement; and
4. Receive and file the North Newport Center Zoning Implementation and Public Benefit Agreement Annual Report Year 2024 (Attachment No. ZA 2).

[ITEM NO. 5 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