



**ZONING ADMINISTRATOR AGENDA
DECEMBER 4, 2025
COUNTY CONFERENCE CENTER
425 W. Santa Ana Blvd.
Santa Ana, California 92701
1:30 PM**

A limited number of staff reports are available at the hearing.

Any member of the public may ask the Zoning Administrator to be heard on the public hearings on the agenda, as those are called.

Those persons addressing the Zoning Administrator are requested to give their name for the record.

Written materials must be received 24 hours in advance to ensure consideration by the Zoning Administrator.

Except as otherwise provided by law, no action shall be taken on any items not appearing in the following agenda. However, items may be taken up in a different sequence.

Members of the public may address the Zoning Administrator on items of interest to the public that are not on the agenda and are within the jurisdiction of the Zoning Administrator.

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify Orange County Public Works 72 hours prior to the meeting at (714) 667-9658

I. CALL TO ORDER

II. MINUTES OF NOVEMBER 20, 2025

III. DISCUSSION ITEM(S)

**ITEM #1: COASTAL DEVELOPMENT PERMIT AND USE PERMIT PA25-0072 -
APPLICANT: VERIZON WIRELESS AND AT&T, AGENT – PETER
BLIED – LOCATION: PELICAN HILL GOLF CLUB 22800 S. PELICAN
HILL ROAD, NEWPORT COAST, CA 92657 (APN: 473-041-20), FIFTH
SUPERVISORIAL DISTRICT**

The applicant is requesting a Coastal Development Permit and Use Permit to construct two new wireless communications facilities located at the southwestern edge of the Pelican Hill Golf Club. The new wireless communications facilities

consist of two proposed 40-foot (40') matching faux eucalyptus trees containing 12 panel antennas each and a shared CMU-walled equipment area. One of the wireless communications towers will be installed by Verizon Wireless and the other tower will be installed by AT&T.

RECOMMENDED ACTIONS:

OC Development Services/Planning recommends the Zoning Administrator:

1. Receive staff report and public testimony.
2. Adopt Zoning Administrator Resolution No. 2025-02 to:
 - a. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA), Class 3 New Construction or Conversion of Small Structures pursuant to CEQA Guidelines Section 15303; and
 - b. Approve Planning Application PA25-0072 for a Coastal Development Permit and Use Permit to construct two new wireless communications facilities consisting of two 40-foot towers and a shared equipment enclosure subject to the Findings and Conditions of Approval contained within the Resolution.

IV. PUBLIC COMMENTS:

At this time, members of the public may address the Zoning Administrator regarding any items within the jurisdiction of the Zoning Administrator; however, NO action may be taken on off-agenda items unless authorized by law. Comments shall be limited to five (5) minutes per person and twenty (20) minutes for all comments unless different time limits are set by the Zoning Administrator.

- V. ADJOURNMENT** - The next regular Zoning Administrator Meeting is scheduled for December 18, 2025.