



**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR MEETING DATE: DECEMBER 18, 2025, 1:30 PM**

- I. Call to Order** – Meeting called to order at 1:30pm.
- II. Minutes** - The December 4, 2025 minutes were approved by the Zoning Administrator.
- III. Discussion Items(s)**

**ITEM #1: CONTINUED PUBLIC HEARING: 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. Continue the item to an off-calendar date.

**SPECIAL COMMENTS:**

This item is continued to the December 18, 2025 meeting. No presentation made. The public hearing for this item was opened.

Public hearing comments:

- David Browne – Spoke in opposition to the project.
- Katherine Young – Spoke in opposition to the project.
- Azita Mokhtari – Spoke in opposition to the project.
- Jeremy Smith – Spoke in opposition to the project.
- Nick Young – Spoke in opposition to the project.
- David Ball – Spoke in opposition to the project.
- Elizabeth Wahler – Spoke in opposition to the project.
- Frank Mokhtari – Spoke in opposition to the project.

**The following is the action taken by the Orange County Zoning Administrator:**

**APPROVED**

**OTHER**

**DENIED**

**IV. Public Comments:**

None.

**V. Adjournment** – The December 18, 2025 Zoning Administrator hearing adjourned at 2:02pm.