



**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR MEETING DATE: DECEMBER 4, 2025, 1:30 PM**

- I. Call to Order** – Meeting called to order at 1:30pm.
- II. Minutes** - The Nov. 20, 2025 minutes were approved by Zoning Administrator, Justin Kirk.
- III. Discussion Items(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.

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.
- Jeremy Smith – Spoke in opposition to the project.
- Jack Dougher – Spoke in opposition to the project.
- Stephen Kray – Spoke in opposition to the project.
- Dana Marseille – Spoke in opposition to the project.
- Donovan Aakhus – Spoke in opposition to the project.
- Nick Young – Spoke in opposition to the project.

