



DATE: February 19, 2026

TO: Orange County Zoning Administrator

FROM: OC Development Services/Planning

SUBJECT: Coastal Development Permit (CDP) PA25-0026 to install a 165.00 KW ground mounted solar system at Marriott's Newport Coast Villas.

PROPOSAL: Coastal Development Permit for the installation of a 165.00 KW ground-mounted photovoltaic solar energy system consisting of 300 modules and three (3) inverters at Marriott's Newport Coast Villas.

GENERAL PLAN Visitor Serving Commercial (City of Newport Beach)

DESIGNATION:

ZONING Newport Coast Local Coastal Program (LCP), Tourist Commercial (TC), Planning

DISTRICT: Area 13B

LOCATION: 23000 Newport Coast Dr, Newport Coast, California 92657 (APN: 477-241-52) within the Fifth Supervisorial District

APPLICANT: Gabe Von Wellsheim

STAFF Deysi Munoz, Assistant Planner

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RECOMMENDED ACTIONS:

OC Development Services/Planning recommends the Zoning Administrator:

1. Receive staff report and public testimony.
2. Adopt Zoning Administrator Resolution No. 2026-06 (Attachment 1) to:
 - a. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA), Class 11 (Accessory Structures) pursuant to CEQA Guidelines section 15311.
 - b. Approve Planning Application PA25-0026 for a Coastal Development Permit, for the installation of a 165.00 KW ground-mounted solar energy system consisting of 300 modules and three (3) inverters subject to the Findings and Conditions of Approval contained within the Resolution.

INTRODUCTION

BACKGROUND

Coastal Development Permit PA98-0057 was approved on July 21, 1998, by the Planning Commission to establish Marriott's Newport Coast Villas resort, which includes vacation units and related resort amenities.

Site Development Permit PA01-0066 was approved on August 15, 2001, to allow modifications to the approved resort layout, including reconfiguration of streets and parking areas, and refinements to recreational facilities, circulation, and site design.

Changed Plan CP98-0007 was approved on July 14, 2008, to allow construction of a new pool bar area near the existing La Vista Pool area.

Changed Plan Application CP23-0055 was approved on March 21, 2024, to allow construction of a new open-air pavilion for the Marriott's Newport Coast Villas Resort.

EXISTING CONDITIONS

The subject site is located at 23000 Newport Coast Drive, Newport Coast, California, within Marriott's Newport Coast Villas. The property is designated Visitor Serving Commercial and is zoned Tourist Commercial (TC), Planning Area 13B under the Newport Coast Local Coastal Program. The project site is located near the northeastern perimeter of the existing resort development.

SURROUNDING LAND USES

The vicinity is surrounded primarily by tourist commercial uses, open space, and parks and recreation.

Direction	Zoning Designation	Existing Land Use
Project Site	Tourist Commercial (LCP)	Resort
North	Golf Club (LCP)	Golf Course
South	Tourist Commercial (LCP)	Resort
West	Tourist Commercial (LCP)	Resort
East	Tourist Commercial (LCP)	Los Trancos Canyon View Park and Open Space

A vicinity map (Attachment 2) and project map (Attachment 3) are included, illustrating the project site in context with surrounding areas.

PROPOSED PROJECT

The applicant submitted a request for a Coastal Development Permit (CDP) to install a ground-mounted solar photovoltaic system at Marriott's Newport Coast Villas. The proposed project consists of a 165.00 KW (DC) solar energy system including 300 solar modules and three (3) inverters, occupying an area of approximately 113'-9" by 93'-4".

The solar array will be ground mounted on a fixed support structure and connected to the existing on-site electrical infrastructure to provide renewable energy to the existing resort facilities. The ground

mounted solar will be located within an a previously disturbed and developed landscape area with scattered ornamental and native vegetation.

Grading, if required, will be limited to what is necessary for installation of the mounting system and associated equipment. The project does not include new buildings, does not alter existing land uses, and will not impact public access, recreational amenities, or circulation. The site plan (Attachment 4) illustrates the general location and layout of the proposed solar installation.

DISCUSSION/ANALYSIS

GENERAL PLAN CONSISTENCY

The proposed project is consistent with Land Use Element goal 2.6 City of Newport Beach General Plan for Visitor Serving Uses. Their goal is to provide uses that serve visitors to Newport Beach's Ocean, harbor, open spaces, and other recreational assets, while integrating them to protect neighborhoods and residents. Specifically, the proposed project does not modify the existing visitor-serving resort use and is compatible with the site's Tourist Commercial designation, as the solar installation is an accessory improvement to the existing development and provide renewable energy.

LOCAL COASTAL PROGRAM AND ZONING CODE CONSISTENCY

Project Comparison with TC “Tourist Commercial” District and 7-9-72 Solar energy systems

Site Development Standards for Solar energy systems

Standard	Required	Proposed
Setbacks	8 feet	10 feet (proposed)
Maximum height	25 feet	Maximum height of 2 feet, 11 inches from the ground (proposed)

The proposed project is consistent with the Newport Coast Local Coastal Program (LCP) and the County of Orange Zoning Code, including Section 7-9-72, which allows solar energy systems as an accessory to existing development. The ground-mounted solar system is an accessory improvement to the existing resort and does not alter the approved land use or zoning designation.

The project involves a minor alteration within a previously disturbed area and will not impact public access, coastal resources, or surrounding land uses. No new buildings or infrastructure expansion are proposed.

FINDINGS

Proposed CDP Permit PA25-0026 is consistent with:

1. General Plan – The proposed project is consistent with Land Use Element goal 2.6 City of Newport Beach General Plan as the solar installation is an accessory improvement to the existing development and provide renewable energy.

2. Zoning Code – The use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code Section 7-9-72, which allows solar energy systems as an accessory to existing development. The ground-mounted solar system is an accessory improvement to the existing resort and does not alter the approved land use or zoning designation.
3. California Environmental Quality Act (CEQA) – The proposed project is Categorically Exempt (Class 11) from the provisions of CEQA pursuant to Section 15311, because the proposed project is minor structures, accessory to (appurtenant to) existing commercial facility.
4. Compatibility – The location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity because the project does not include new buildings, does not alter existing land uses, and will not impact public access, recreational amenities, or circulation.
5. General Welfare – The application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.
6. Public Facilities – The approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.) because the proposed project would be required to pay into development impact fees prior to the issuance of building permits.
7. Local Coastal Program – The proposed project conforms to the certified Newport Coast Local Coastal Program, Second Amendment, and is consistent with the County of Orange Zoning Code, including Section 7-9-72.

Therefore, the findings can be made in support of this request for a Coastal Development Permit to install a ground-mounted photovoltaic solar energy system pursuant to Section 7-9-72 of the County of Orange Zoning Code, which allows solar energy systems as an accessory to existing development.

REFERRAL FOR COMMENT

A copy of the planning application and the proposed site plan were distributed for review and comment to the Orange County Fire Authority and the appropriate County divisions - Building and Safety, Traffic, and Environmental Planning. Staff has reviewed all comments received, and where appropriate, has addressed the comments through recommended Conditions of Approval.

PUBLIC NOTICE

Public notices were mailed to all owners of record within 300 feet of the subject property, all occupants of dwelling units within 100 feet of the subject site per CDP Requirement, posted at the project site, published in a local newspaper, and posted at the posting kiosk the County Administration building located in Santa Ana, CA at least ten days prior to this public hearing, as required by established public hearing posting procedures.

COMPLIANCE WITH CEQA

The proposed project is Categorically Exempt (Class 11) from the provisions of CEQA pursuant to Section 15311, because the proposed project is minor structures, accessory to (appurtenant to) existing commercial facility.

CONCLUSION

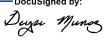
Staff has reviewed the applicant's request for a Coastal Development Permit and finds the proposed project to be consistent with the City of Newport Beach General Plan, the County of Orange Zoning Code and the Newport Coast Local Coastal Plan.

Staff recommends approval of Planning Application PA25-0026, subject to the required Findings and Conditions of Approval within Resolution No. 2026-06

APPEAL PROCEDURE

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Planning Commission within 15 calendar days of the decision upon submittal of required documents filed online at myoceservices.ocgov.com or in person at the County Service Center, located at 601 N. Ross St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services.

Submitted by:

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Concurred by:

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ATTACHMENTS:

1. Zoning Administrator Resolution No. 2026-06
2. Vicinity Map
3. Project Map
4. Plans