



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER, AND PLANNING COMMISSION
FROM: Jaime Murillo, Community Development Director
SUBJECT: Report of actions taken by the Zoning Administrator, and/or Community Development Director for the week ending March 13, 2026.

**ZONING ADMINISTRATOR PUBLIC HEARING ACTIONS
MARCH 12, 2026**

Item 1: Manson Residence Modification Permit (PA2025-0205)
Site Address: 2612 Circle Drive

Action: Approved by Resolution No. ZA2026-013 Council District 2

**COMMUNITY DEVELOPMENT DIRECTOR
OR ZONING ADMINISTRATOR ACTIONS
(Non-Hearing Items)**

Item 1: Thacker Berry Farms Strawberry Stand Limited Term Permit (PA2026-0005)
Site Address: 2401 Irvine Avenue

Action: Approved Council District 3

APPEAL PERIOD: An appeal or call for review 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 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.

RESOLUTION NO. ZA2026-013

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA APPROVING A MODIFICATION PERMIT FOR AN ADDITION GREATER THAN 10% TO AN EXISTING SINGLE-UNIT DWELLING WITH A LEGAL NONCONFORMING GARAGE LOCATED AT 2612 CIRCLE DRIVE (PA2025-0205)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Benson Design and Architecture (Applicant), with respect to the property located at 2612 Circle Drive and legally described as Lot 20 of Tract No. 1102 requesting approval of a modification permit.
2. The Applicant requests a modification permit to allow an addition to an existing single-unit dwelling that is greater than 10% of the existing square footage within a 10-year period. The existing single-unit dwelling consists of 3,790 square feet and is nonconforming due to the dimensions of the existing garage. Title 20 (Planning and Zoning) of the Newport Beach Municipal Code (NBMC) limits additions to a maximum of 10% of the existing gross floor area within a 10-year period when a residence has nonconforming parking. The proposed addition includes 235 square feet (6.8% addition), and in 2019 an addition was approved for 340 square feet, resulting in a total addition of approximately 16.6% within a 10-year period. The addition otherwise complies with all applicable development standards, and no other deviations are requested.
3. The subject property is designated RS-D (Single Unit Residential Detached) by the General Plan Land Use Element and is located within the R-1 (Single-Unit Residential) Zoning District.
4. The Property is located within the coastal zone. The Coastal Land Use Plan category is RSD-B (Single Unit Residential Detached – 6.0 – 9.9 DU/AC) and it is located within the R-1 (Single-Unit Residential) Coastal Zoning District.
5. The subject property is located within the coastal zone; however, a coastal development permit is not required because the project addition is less than 10% of the existing gross floor area.
6. A public hearing was held on March 12, 2026, online via Zoom. A notice of time, place and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is 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.
2. This exemption includes additions to existing structures provided that the addition does not result in an increase of more than 50% of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project includes the remodel of an existing single-unit dwelling with nonconforming parking and the construction of a 235-square-foot addition to an existing single-unit dwelling.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.050(E) (Modification Permits – Required Findings) of the NBMC, the following findings and facts in support of such findings are set forth:

Finding:

- A. The requested modification will be compatible with existing development in the neighborhood.*

Facts in Support of Finding:

1. The existing development is a 3,790 square-foot, single-unit dwelling with an attached two-car garage. The neighborhood is comprised of one-story and two-story single-unit dwellings. The modification permit will allow an expansion of the existing two-story single-unit dwelling, which is compatible with other properties in the neighborhood.
2. The proposed 235-square-foot addition is intended to accommodate the construction of an expanded garage and a golf cart garage with storage on the first floor. The golf car garage/storage room is intended to store mechanical equipment, bicycles and a golf cart. The addition is located on the first floor of a two-story structure and is consistent with the design and height of other properties in the neighborhood.
3. There is no change to the density or the use as a result of the proposed remodel and addition.

Finding:

- B. The granting of the modification is necessary due to the unique physical characteristic(s) of the property and/or structure, and/or characteristics of the use.*

Facts in Support of Finding:

1. The existing interior dimensions of the two-car garage measure 18 feet wide by 19 feet, 3 inches deep. These interior clear dimensions were approved with the original construction of the dwelling in 1960 and compliant with the standards at that time. As a

result of amendments to the Newport Beach Municipal Code (NBMC) in subsequent years, the garage is now substandard in size. The current requirement for the subject property is 20 feet wide by 20 feet deep.

2. NBMC Subsection 20.38.030(C) (Determination of Nonconformity – Nonconforming Structure) defines a “legal nonconforming structure” as any structure that was lawfully erected but does not conform with the current development standards for the zoning district in which it is located by reason of adoption or amendment of the Zoning Code. The existing structure is considered legal nonconforming as it was legally permitted but is now nonconforming due to the substandard interior garage dimensions.
3. The proposed project does not require modification to the existing garage side walls. Modifying the garage side walls to conform to the minimum interior garage dimensions, which are not within the area of the proposed construction, would require substantial foundation and framing work due to the structural significance of the wall. Rebuilding the garage walls would significantly increase the scope and cost of the project.
4. The granting of the modification permit is necessary to allow a reasonable addition to an existing dwelling that was constructed in compliance with garage standards in effect at the time of original construction, and that are adequate in width for the parking of two vehicles.

Finding:

- C. The granting of the modification is necessary due to practical difficulties associated with the property and that the strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code.*

Facts in Support of Finding:

1. The exterior wall on the west side of the garage is located 1 foot from the required side setback. The current development standards would require the garage wall be moved 2 feet, 4 inches, to achieve the Code-required 20-foot width. This would place the garage wall within the required 3-foot side yard setback, which would not be permitted by the NBMC without a variance. Revising the location of that existing garage sidewall 1 foot closer towards the setback line would only increase the interior width of the garage by approximately 8 inches making the garage interior width a total of 18 feet, 8 inches, and still non-conforming. In addition, the Bayshore’s Community Association requires a 4-foot side yard setback for the property. Therefore, this option is not feasible.
2. On the other side, the eastern wall of the garage would have to be moved a total of 2 feet, 4 inches to meet the minimum required 20-foot clear interior garage width. This would shrink the narrow dimension of the existing den from 12 feet wide, down to 9 feet, 8 inches wide. Such a reduction in width would reduce the functionality of this room. This would also require reframing the garage walls, which would add significant scope and cost to the project. Lastly, the entire side walls of the garage and den could be

shifted 1-foot to the side. However, the garage would still not meet the minimum width and this option would expand the scope and cost far beyond the current proposal.

Finding:

D. There are no alternatives to the modification permit that could provide similar benefits to the applicants with less potential detriment to surrounding owners and occupants, the neighborhood, or to the general public.

Facts in Support of Finding:

1. Bringing the garage into compliance with current Zoning Code requirements would provide a negligible benefit but it would unreasonably require significant alterations to the structure well beyond the scope of the planned addition.
2. An alternative to this proposal is to reduce the size of the addition to no more than 10% of the existing gross floor area of the structure as authorized under NBMC Section 20.38.060(A) (Nonconforming Parking - Residential). Given the intent of the project is to provide for more garage space for the residents and to improve the existing nonconformity of the garage, a redesign to reduce the size of the addition to 5 square feet will significantly impact the objectives of the project and would not provide similar benefits to the applicant.
3. Facts in support of Finding C are hereby incorporated by reference.

Finding:

E. The granting of the modification would not be detrimental to public health, safety, or welfare, to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.

Facts in Support of Finding:

1. The proposed remodel and construction will comply with all applicable development standards, including height, setbacks, lot coverage and will provide adequate protection for light, air, and privacy. The addition will not preclude access to the dwelling and will be consistent in scale with other dwellings in the neighborhood.
2. The proposed project maintains more than the minimum three-foot side yard for fire access in accordance with Zoning Code Section 20.30.110 (Setbacks Regulations and Exceptions), Subsection A(1)(c).
3. The approval of this modification permit is conditioned such that the Applicants are required to obtain all necessary permits in accordance with the Building Code and other applicable Codes.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act 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.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Modification Permit filed as PA2025-0205, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 20 Planning and Zoning of the NBMC.

PASSED, APPROVED, AND ADOPTED THIS 12TH DAY OF MARCH, 2026.



Benjamin M. Zueba, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

Planning Division

1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
3. The Applicants shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Modification Permit.
4. This Modification Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
5. Any change to the approved plans shall require review by the Planning Division. An amendment to or the processing of a new modification permit may be required.
6. A copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
7. *Each parking space within the two-car garage shall be permanently available and maintained for parking purposes. The interior clear dimensions (18 feet wide by 20 feet deep minimum) shall be kept clear of obstructions including cabinets, shelving, equipment, or similar features/items that may impact the ability to adequately park two vehicles.*
8. Prior to the issuance of a building permit, the Applicants shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
9. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or the leasing agent.
10. Construction activities shall comply with Section 10.28.040 (Construction Activity – Noise Regulations) of the NBMC, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7 a.m. and 6:30 p.m., Monday

through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays, or Holidays.

11. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning of the NBMC.
12. To the fullest extent permitted by law, Applicants shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Manson Residence including, but not limited to Modification Permit filed as PA2025-0205**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by Applicants, City, and/or the parties initiating or bringing such proceeding. The Applicants shall indemnify the City for all of the City's costs, attorneys' fees, and damages which the City incurs in enforcing the indemnification provisions set forth in this condition. The Applicants shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Public Works Department

13. The Project shall not include any encroachment within the limits of the Public Utility Easement located at the rear of the property.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
949-644-3200
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ZONING ADMINISTRATOR ACTION LETTER

Subject: Thacker Berry Farms Strawberry Stand (PA2026-0005)
▪ Limited Term Permit (Less Than 90 Days)

Site Location: 2401 Irvine Avenue

Applicant: Thacker Berry Farms

Legal Description: Parcel 1 of Block 38, Page 14

On **March 12, 2026**, the Zoning Administrator approved a limited term permit (less than 90 days) to allow a temporary prefabricated wooden strawberry stand in the parking lot of Harbor Christian Church located at 2401 Irvine Avenue. The strawberry stand will occupy one parking space in the southeastern corner of the parking lot and will sell locally grown, fresh-picked strawberries to the community. The stand is permitted to operate from March 27, 2026 to June 25, 2026. The Zoning Administrator's decision is based on the following analysis and subject to the Conditions of Approval identified thereafter.

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** PI (Private Institutions)
- **Zoning District:** PI (Private Institutions)
- **Coastal Land Use Plan Category:** PI-A (Private Institutions – 0.0-0.30 FAR)
- **Coastal Zoning District:** PI (Private Institutions)

I. FINDINGS

Pursuant to Section 20.52.040(G) (Limited Term Permits – Findings and Decision) of the Newport Beach Municipal Code (NBMC), the following findings and facts are set forth:

- A. *This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 11 (Accessory Structures)*

Fact in Support of Finding:

1. Class 11 exempts the placement and use of seasonal or temporary items such as: lifeguard towers, mobile food units, portable restrooms, or other items. The temporary strawberry stand will occupy one parking space for a limited duration on the private parking lot of Harbor Christian Church. The strawberry stand will not change the operational nature of the existing religious assembly land use.

Finding:

- B. *The operation of the limited duration use at the location proposed and within the time period specified would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the requested limited duration use;*

Facts in Support of Finding:

1. The Limited Term Permit will allow a temporary strawberry stand to sell locally grown, fresh-picked strawberries on-site for a limited duration (less than 90 days), as conditioned.
2. The strawberry stand has previously been in operation at the same location and has not proven to be detrimental. No complaints were received regarding the stand.
3. The strawberry stand's hours of operation are limited from 10 a.m. to 5 p.m., daily, to reduce impact of noise and traffic to residents. The stand is allowed to operate between March 27, 2026, to June 25, 2026.
4. The proposed strawberry stand is approximately 8 feet wide by 8 feet deep. The strawberry stand will occupy one parking space for a limited duration in the southeastern corner of the Harbor Christian Church parking lot. The drive aisle is expected to remain free and clear for vehicle maneuvering and circulation.
5. Conditions of approval require the strawberry stand to be maintained daily for the removal of trash. All trash shall be stored within the church building or within the on-site trash enclosures, and screened from public view.

Finding:

- C. *The subject lot is adequate in size and shape to accommodate the limited duration use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the lot;*

Facts in Support of Finding:

1. The subject property is approximately two acres. The site plan shows adequate area to accommodate the proposed strawberry stand and the property's existing use without impacting vehicle circulation.
2. The strawberry stand will occupy one parking space on the southeastern corner of the Harbor Christian Church parking lot and will not conflict with the peak hours of the church's services and daycare operations.

3. The lot is bound by Irvine Avenue to the north and east, Tustin Avenue to the west, and Santa Isabel Avenue to the south. The adjacent rights-of-way (Tustin Avenue, Santa Isabel Avenue, and Irvine Avenue) separate the lot from nearby residential properties within the R-1 (Single-Unit Residential) Zoning District to the south, residential properties in the City of Costa Mesa to the north and west and the Upper Back Bay to the east.

Finding:

- D. *The subject lot is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the limited duration use would or could reasonably be expected to generate;*

Fact in Support of Finding:

1. The subject property has two direct driveway approaches from Tustin Avenue and Santa Isabel Avenue. The strawberry stand's location in the southeastern corner of the parking lot will not impede access to the church at the northern side of the parking lot. No traffic circulation issues are anticipated, and the hours of operations will occur in off-peak hours from church services, as well as daycare drop-off and pick-up hours on-site.

Finding:

- E. *Adequate temporary parking to accommodate vehicular traffic to be generated by the limited duration use would be available either on-site or at alternate locations acceptable to the Zoning Administrator; and*

Facts in Support of Finding:

1. The proposed limited-duration strawberry stand will not create additional parking demand since it is relatively small and operates from 10 a.m. to 5 p.m., daily. The strawberry stand may close early if it sells out of strawberries for the day. The single parking space that the strawberry stand will temporarily occupy will not have a detrimental effect on parking demand within Harbor Christian Church since the space is underutilized on weekdays due to religious services being offered on the weekends.
2. The proposal does not include additional attractions that would increase the visiting time for patrons. Patrons visiting the strawberry stand are not expected to linger onsite after making a purchase.

Finding:

- F. *The limited duration use is consistent with all applicable provisions of the General Plan, any applicable specific plan, the Municipal Code, and other City regulations.*

Facts in Support of Finding:

1. The General Plan land use category for this site is PI (Private Institutions). The PI category is intended to provide privately owned facilities that serve the public, including places for religious assembly, private schools, health care, cultural institutions, museums, yacht clubs, congregate homes, and comparable facilities. The proposed use is an accessory to the existing religious assembly land use. The strawberry stand will be used for a limited duration on-site and will not conflict with the existing land use under the PI designation.
2. The site is in the PI (Private Institutions) land use category of the Coastal Land Use Plan and is within the PI (Private Institutions) Coastal Zone District. The PI designation is intended to provide for areas appropriate for privately owned facilities that serve the public, including places for assembly/meeting facilities (e.g., religious assembly), congregate care homes, cultural institutions, health care facilities, marinas, museums, private schools, yacht clubs, and comparable facilities.
3. Table 21.26-1 of the NBMC indicates that temporary uses and accessory structures are allowed within the PI Coastal Zone District. A temporary stand for retail sales of strawberries on a private parking lot is exempt from obtaining a coastal development permit, consistent with Section 21.52.035 (Projects Exempt from Coastal Development Permit Requirements) of the NBMC. The project's operation is not within a sensitive area and is not expected to be a detriment to any coastal resources, including public access and views.
4. The site is not located within a specific plan area.

II. CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan except as noted in the following conditions.
2. Anything not specifically approved by this Limited Term Permit is prohibited and must be addressed by a separate and subsequent review.
3. The strawberry stand shall be located within the southeastern corner of the Harbor Christian Church parking lot, as shown on the site plan (Attachment No. ZA 2). The strawberry stand shall occupy a maximum of one parking space.
4. The strawberry stand shall not encroach into the adjacent parking stall or drive aisle.
5. Customers shall be prohibited from standing within the adjacent parking stalls, drive aisle, or public right of way.
6. The strawberry stand shall be limited to the sale of strawberries. No alcohol or prepared food shall be sold.

7. The temporary strawberry stand is permitted on-site for a duration between March 27, 2026, to June 25, 2026. Operation of a strawberry stand outside of the specified dates is prohibited.
8. Operation of and access to the strawberry stand shall be limited to the hours of 10 a.m. to 5 p.m., daily.
9. The strawberry stand shall comply with the noise standards of Chapter 10.26 (Community Noise Control) of the City of NBMC. The maximum noise generated by the proposed use shall not exceed a noise level equal to the value of the noise standard plus 20 dBA for any period of time, as measured using A-weighted slow response. The Code Enforcement Officer may require additional sound testing and attenuation at his/her discretion to comply with the noise standards of the Municipal Code. The strawberry stand shall not block any firefighting equipment such as fire hydrants, standpipe connections, or fire department connections.
10. There shall be no hazardous materials stored within the strawberry stand.
11. There shall be no trash stored within the strawberry stand or within the vicinity of the stand. All trash shall be stored within the church building or within dumpsters stored in the on-site trash enclosures, screened from view of neighboring properties.
12. The exterior of the strawberry stand shall be maintained free of trash, litter, and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter debris, and graffiti from the premises and on all abutting sidewalks within 20 feet of the premises.
13. The strawberry stand shall be securely locked when not in use.
14. No objects (such as construction materials, etc.) shall be stored behind and/or in the vicinity of the strawberry stand.
15. The strawberry stand shall not be located in a fire access lane.
16. A type 2A10BC fire extinguisher shall be located at the stand at all times.
17. All routes to the strawberry stand and service transactions shall be accessible.
18. Substantial barricades shall be placed around the strawberry stand. The barricades shall not impact the adjacent parking stalls or vehicular drive aisle.
19. The Limited Term Permit is for the operation of one temporary strawberry stand for the hours and dates specified and does not authorize the use or operation of additional strawberry stands on-site.

20. Should the temporary strawberry stand become a detriment to the public health, comfort, convenience, safety, and general welfare of the peace and quiet of the neighboring properties and their inhabitants, this permit may be revoked.
21. The Community Development Director may impose whatever reasonable conditions are deemed necessary to assure that the strawberry stand is compatible with adjoining uses and does not result in significant negative impacts to the health, safety, peace, comfort and the welfare of persons residing or working in the general vicinity.
22. Any areas used for temporary commercial or institutional use shall be accessible to disabled persons.
 - a. A minimum 4-ft wide accessible path to all functional area shall be provided.
 - b. Access to restrooms shall be provided at all times.
 - c. Accessible parking stalls shall not be used for seating areas when onsite parking is provided.
23. All Exiting paths shall be a minimum 36 inches free and clear. All public walks and sidewalks shall be minimum 48 inches free and clear.
24. Where food or drink is served for consumption at a counter exceeding 34 inches (864 mm) in height, a portion of the main counter 60 inches (1525 mm) minimum in length shall be provided in compliance with Section 11B-902.3. (CBC 11B-226.3).
25. A portion of the counter surface that is 36 inches (914 mm) long minimum and 34 inches (864 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with Section 11B-305 shall be positioned for a parallel approach adjacent to the 36 inch (914 mm) minimum length of counter. (CBC 11B-904.4.1).
26. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the **Thacker Berry Farms Strawberry Stand** including, but not limited to, **PA2026-0005**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing the such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages that which City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the

City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

APPEAL PERIOD: An appeal or call for review 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 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.

Prepared by:

Approved by:



Saul Mercado, Contract Planner



Benjamin M. Zdeba, AICP, Zoning Administrator

DL/sm

Attachments: ZA 1 Vicinity Map
ZA 2 Site Plan

Attachment No. ZA 1

Vicinity Map

VICINITY MAP

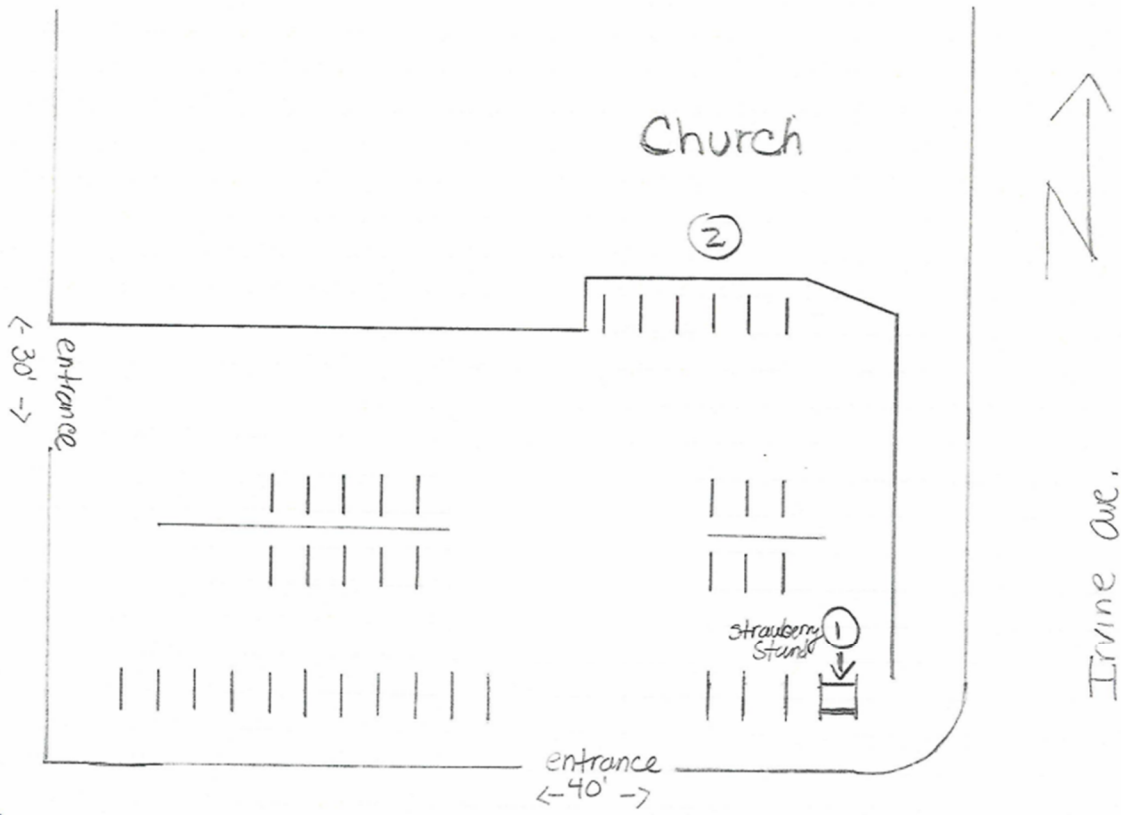


Limited Term Permit (Less Than 90 Days)
PA2026-0005

2401 Irvine Avenue

Attachment No. ZA 2

Site Plan



Claudia Thacker
 Thacker Berry Farms
 2124 Ridgeway
 Signal Hill, Ca. 90755
 (562) 244-0486

Santa Isabel Ave.
 ← →

- 1. Strawberry Stand 8'x8'
- 2. restroom facility

