

From: [City Clerk's Office](#)
To: [Farris, Jennifer](#)
Subject: FW: Public Hearing Notices for the July 22, 2025 City Council Meeting
Date: July 21, 2025 2:33:12 PM

-----Original Message-----

From: Chris Clarizio <chris@whitesailrealty.com>
Sent: July 21, 2025 11:57 AM
To: City Clerk's Office <CityClerk@newportbeachca.gov>
Subject: Public Hearing Notices for the July 22, 2025 City Council Meeting

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Dear [City Council / Planning Department / Hearing Officer],

I am writing to express concern and seek clarification regarding the City's current short-term lodging policy as it relates to mixed-use zoned properties. It has come to our attention that while short-term lodging is being allowed in several mixed-use zones across Newport Beach, Balboa Village — which is also zoned mixed-use — has been excluded from this allowance.

This raises a serious question: Why is Balboa Village not being afforded the same opportunity as other mixed-use areas within the city?

Balboa Village is in dire need of support. Currently, over 50% of the commercial spaces in our area are vacant. The local economy is struggling, and the exclusion of Balboa Village from short-term lodging eligibility only adds to the challenge. Allowing short-term lodging here would not only align with zoning consistency but also provide a much-needed economic boost — bringing visitors, supporting local businesses, and contributing to revitalization efforts.

This exclusion creates an unequal playing field and contradicts the principles of fair and consistent zoning policy. We respectfully request that the City provide an explanation for this decision and strongly urge you to reconsider allowing short-term lodging in Balboa Village, or at the very least, ensure we are fairly represented and given a voice during the upcoming hearing.

Thank you for your time and attention to this matter. I look forward to your response and to seeing more equitable solutions put into place.

Sincerely,

<<https://img.newoldstamp.com/r/474317/p>> Chris Clarizio
Owner/Broker | White Sail Realty

m: 949.392.3030 o: 949.673.9900 DRE: 01944646
a: 500 E Balboa Boulevard, Newport Beach, CA 92661
e: chris@whitesailrealty.com <<mailto:chris@whitesailrealty.com>> w: www.whitesailre.com

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