



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, April 15, 2025, at 4:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following matter:

Notice of Intent to Override the Airport Land Use Commission's Determination of Inconsistency for an Amendment to the Housing Opportunity (HO) Overlay Zoning and Coastal Zoning Districts – Pursuant to California Public Utilities Code Section 21676(b), the City Council will consider the adoption of a resolution notifying the Orange County Airport Land Use Commission (ALUC) and the State Department of Transportation, Aeronautics Program of the City's intention to override the ALUC's March 20, 2025, determination of inconsistency with the 2008 John Wayne Airport Environs Land Use Plan for the City's proposed amendment to the HO Overlay Zoning and Coastal Zoning Districts. The City's proposed amendment would update Section 20.28.050 [Housing Opportunity (HO) Overlay Zoning Districts] in Title 20 (Planning and Zoning) and pending Section 21.28.070 [Housing Opportunity (HO) Overlay Coastal Zoning Districts] in Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to:

- (1) Adjust the height limitations of certain properties within the Newport Center Area (HO-4) Subarea to accommodate residential development with the intended prescribed density range; and
- (2) Identify a certain number of residential units being allocated from the respective development limits for two City-owned properties located within the Airport Area Environs Area (HO-1) and Newport Center Area (HO-4) Subareas.

The corresponding maps in Section 20.80.025 of Title 20 and pending Section 21.80.032 of Title 21 would also be amended accordingly.

The City Council may also discuss the merits of the amendment; however, it will not be taking final action on it.

NOTICE IS HEREBY FURTHER GIVEN that this resolution is not subject to California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly.

NOTICE IS HEREBY FURTHER GIVEN that on January 23, 2025, by a vote of (5 ayes and 1 recused), the Planning Commission of the City of Newport Beach recommended that the City Council approve the Amendment.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. The application may be continued to a specific future meeting date; and if such an action occurs additional public notice of the continuance will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at www.newportbeachca.gov. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application.

For questions regarding this public hearing item please contact Rosalinh Ung, Principal Planner, at 949-644-3208, rung@newportbeachca.gov.

Project File No.: PA2024-0205

Activities: Zoning Code Amendment & Local Coastal Program Implementation Plan Amendment

Zone/Coastal Zone: Various

General Plan/Coastal Land Use: Various

Location: Airport Area Environs Area (HO-1) and Newport Center Area (HO-4) Subareas

Applicant: City of Newport Beach

/s/ Leilani I. Brown, MMC, City Clerk, City of Newport Beach