



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 23, 2025**, at **6:00 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 Planning Commission of the City of Newport Beach will consider the following matter:

Housing Opportunity (HO) Overlay Zoning and Coastal Zoning District Amendments – An amendment to Table 2-16 of Section 20.28.050 [Housing Opportunity (HO) Overlay Zoning Districts] in Title 20 (Planning and Zoning) and pending Table 21.28-1 of 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) to identify a certain number of units being allocated from the respective development limits for a select group of 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 and pending Section 21.80.032 would also be amended accordingly.

NOTICE IS HEREBY FURTHER GIVEN that all significant environmental concerns have been addressed in a previously certified Final Program Environmental Impact Report SCH No. 2023060699, that the City of Newport Beach intends to use said document for the above-noted amendments, and further that there are no additional reasonable alternatives or mitigation measures that should be considered in conjunction with said amendments. Copies of the previously prepared environmental document are available for public review and inspection at the Planning Division or the City of Newport Beach website here: [Housing Implementation Program EIR](#).

All interested parties may appear and present testimony regarding this matter. If you challenge this matter 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. The Planning Commission's action will consist of a recommendation to the City Council, such that the Planning Commission's action is not the final public hearing on this matter. The matter may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/planningcommission. 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. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Rosalinh Ung, Principal Planner, at 949-644-3208 or rung@newportbeachca.gov at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2024-0205

Zone/Coastal Zone: Various

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

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

General Plan/Coastal Land Use: Various

Applicant: City of Newport Beach

David Salene, Secretary, Planning Commission, City of Newport Beach