



## **CITY OF NEWPORT BEACH** **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Tuesday, May 28, 2024**, at **4:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following action:

**Housing Element Implementation Program Amendments – Notice of Intent to Override the Airport Land Use Commission Determination of Inconsistency** – Pursuant to 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 a determination of inconsistency with the 2008 John Wayne Airport Environs Land Use Plan made by ALUC with respect to the City's proposed amendments to implement the 6<sup>th</sup> Cycle Housing Element in compliance with state law:

- **General Plan Amendment.** To amend the Newport Beach General Plan Land Use Element to support housing production in the focus areas identified by the Housing Element;
- **Zoning Code Amendment.** To amend Title 20 (Planning and Zoning) of the Newport Beach Municipal Code (NBMC) to implement the Land Use Element's policy changes by allowing housing development through new Housing Opportunity (HO) Overlay Zoning Districts, establishing appropriate development standards, and creating objective design and development standards for multi-unit residential and mixed-use development projects; and
- **Local Coastal Program Amendment.** To amend the Newport Beach Coastal Land Use Plan and Title 21 (Local Coastal Program Implementation Plan) of the NBMC to include new Housing Opportunity (HO) Overlay Coastal Zoning Districts to support housing production in the focus areas identified by the Housing Element within the Coastal Zone.

**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 April 18, 2024, by a vote of 5 ayes (and 2 recused), the Planning Commission of the City of Newport Beach recommended that the City Council approve the amendments.

All interested parties may appear and present testimony in regard to this matter. 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 prior to, the public hearing. Administrative procedures for appeals are provided in the Chapters 20.64 and 21.64 (Appeals and Calls for Review) of the NBMC. The matter 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](http://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 matter.

For questions regarding details of the project please contact Benjamin M. Zdeba, AICP, Principal Planner at 949-644-3253, [bzdeba@newportbeachca.gov](mailto:bzdeba@newportbeachca.gov).

**Project File No.:** PA2022-0245

**Activities:** General Plan Amendment, Zoning Code Amendment, Local Coastal Program Amendment

**Zone/Coastal Zone:** Various

**General Plan/Coastal Land Use:** Various

**Location:** Citywide

**Applicant:** City of Newport Beach

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