



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

**NOTICE IS HEREBY GIVEN** that on **Tuesday, October 14, 2025**, 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, 92660. The City Council of the City of Newport Beach will consider the following matter:

**Code Amendments to Establish Special Flood Hazard (VE) Area Overlay District** – Amendments to Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to establish the Special Flood Hazard (VE) Area Overlay District. Generally, the amendments would modify standards for certain residential development for properties designated by the Federal Emergency Management Agency (FEMA) as being in the VE Special Flood Hazard Area (VE Zone). New development in the VE Zone is required to meet FEMA construction design criteria, including elevating certain residential structures approximately three to five feet above ground. The VE Overlay would allow improvements such as stairs, landings, patios, steps, terraces, and similar features with related guardrails/handrails to encroach into front, side, and rear yard setbacks to provide reasonable access.

**NOTICE IS HEREBY FURTHER GIVEN** that on May 4, 2023, by unanimous vote (7-0), the Planning Commission of the City of Newport Beach recommended that the City Council adopt the proposed amendments. On June 13, 2023, by a vote of 7-0, the City Council of the City of Newport Beach authorized staff to submit the proposed amendments to the California Coastal Commission. On July 10, 2025, the California Coastal Commission approved the proposed amendments with suggested modifications. These amendments will formalize the previously adopted changes and include the California Coastal Commission's suggested modifications.

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2), 15060(c)(3), and 15305 under Class 5 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines because it has no potential to have a significant effect on the environment.

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 Newport Beach Municipal Code Chapters 20.64 (Appeals) and 21.64 (Appeals and Calls for Review). 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 Liz Westmoreland, AICP, Principal Planner, at 949-644-3234 or [lwestmoreland@newportbeachca.gov](mailto:lwestmoreland@newportbeachca.gov).

**Project File No.:** PA2018-075

**Activity No.:** Local Coastal Program Amendment and Zoning Code Amendment

**Zone:** R-1 (Single-Unit Residential) and R-2 (Two-Unit Residential)

**General Plan:** RS-D (Single-Unit, Detached) and RT (Two Unit Residential)

**Location:** West Ocean Front properties: 24<sup>th</sup> Street and 48<sup>th</sup> Street (Newport Beach, CA 92663)

**Applicant:** City of Newport Beach

/s/ Molly Perry, Interim City Clerk, City of Newport Beach