



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, March 19, 2026**, 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 application:

Tobacco Retailer Business and Cigar Lounge Ordinance - Amendments to Title 5 (Business License and Regulations) and Title 20 (Planning and Zoning Code) establishing comprehensive regulations for tobacco retail business and cigar lounges. The proposed ordinance would create new permitting requirements, operational standards, location restrictions, and other provisions, including but not limited to requiring all tobacco retailers to obtain a Tobacco Retailer Permit; prohibiting the transfer of permits; and assigning permit issuance and enforcement responsibilities to the Police Department.

The ordinance would prohibit tobacco retail businesses from operating near residential zoning districts, schools, public libraries, parks, and other sensitive uses. As proposed, existing retailers within these buffer areas may be considered legal nonconforming uses but would be required to obtain a Tobacco Retailer Permit and comply with all other standards, City policies, and laws.

The ordinance would further establish a new land use classification for cigar lounges and permit them within the Office Airport (OA) and Office Regional (OR) Zoning Districts. The proposed regulations would include operational and locational standards that are intended to ensure appropriate siting, safety, and oversight of cigar lounge establishments within the City.

The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h).

All interested parties may appear and present testimony in regard to 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 prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 20.64 (Appeals). 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.

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 at 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 p.m. on the business day immediately prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Oscar Orozco, Associate Planner, at 949-644-3219 or oorozco@newportbeachca.gov at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0171

Activity No.: PA2025-0171

Location: Citywide

Applicant: City of Newport Beach

Jon Langford, Secretary, Planning Commission, City of Newport Beach