



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

NOTICE IS HEREBY GIVEN that on **Tuesday, November 14, 2023**, 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 application:

Municipal Code Amendments – The City Council established the Ad Hoc Municipal Code and Council Policy Review Committee to comprehensively review and amend the Newport Beach Municipal Code (NBMC) to reduce regulations, streamline processes, and generally eliminate outdated information. The City Council directed boards and commissions, including the Planning Commission, to establish an ad hoc committee to review the NBMC and City Council Policies within that particular body's area of expertise with recommended revisions. At its August 3, 2023, meeting, the Planning Commission recommended revisions to Title 19 (Subdivisions), Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the NBMC in accordance with the Council's direction which include:

- Report of Residential Building Records – Make the existing mandatory process voluntary.
- Tentative Parcel Map Review – Eliminate the public hearing requirements for parcel maps for condominium purposes.
- Bluff Overlay District – Eliminate conflicting code provisions by deleting the bluff overlay areas in Title 20 that are included in Title 21.
- Take-Out Service—Fast-Casual – Change threshold for when a fast-casual take-out restaurant with no late hours requires a minor use permit (discretionary review).
- Conversion or Demolition of Affordable Housing – Eliminate Chapters 20.34 and 21.34 as they are inapplicable to the City.

At the October 19, 2023, meeting, the Planning Commission recommended approval of the above amendments as incorporated into Titles 19, 20 and 21. Additionally, the Planning Commission also considered amendments to eliminate a conflicting provision for reasonable accommodations review authority and elevate review authority to Planning Commission (MUP to CUP) for alcohol sales with late hours.

The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2) and Section 15060(c)(3) of the State CEQA (California Environmental Quality Act) guidelines.

NOTICE IS HEREBY FURTHER GIVEN that on October 19, 2023, by a vote of (5-0), the Planning Commission of the City of Newport Beach recommended that the City Council approve the Municipal Code Amendments.

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 prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. The public hearing 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 details of the project please contact Jaime Murillo, AICP, Planning Manager, at (949) 644-3209 or jmurillo@newportbeachca.gov.

Project File No.: (PA2022-0219)

Activity No.: Code Amendment and Local Coastal Program Amendment

Location: Citywide

Applicant: City of Newport Beach



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