



CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, November 28, 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 Related to Short Term Lodging - Amendments to Chapter 5.95 (Short Term Lodging Permit), Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code that include the following:

- Establishing regulations permitting short term lodging within the MU-W2 (Mixed-Use Water) and MU-CV/15th Street (Mixed-Use Cannery Village and 15th Street) zoning districts;
- Changing the maximum cap of short term lodging permits from 1,550 permits Citywide to: 1) 1,475 permits in residential districts; and 2) 75 permits within the MU-W2 and MU-CV/15th Street zoning districts;
- Correcting an inconsistency in the definition and use of short term lodging and bed and breakfast inn to mean a rental of 30 days or less; and
- Revisions related to violations, suspensions, revocations, and permit closures.

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 3-1, the Planning Commission of the City of Newport Beach recommended that the City Council adopt the proposed 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 Chapters 20.64 and 21.64. 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. 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.: (PA2023-0116)

Activity: 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