

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

**NOTICE IS HEREBY GIVEN** that on **Tuesday, June 10, 2025, at 4:00 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 City Council of the City of Newport Beach will consider the following matter:

**Housing Opportunity (HO) Overlay Zoning and Coastal Zoning Districts Amendments** – Amendments to the HO Overlay Zoning and Coastal Zoning Districts to update Section 20.28.050 (Housing Opportunity (HO) Overlay Zoning Districts) in Title 20 (Planning and Zoning) and pending Section 21.28.070 (Housing Opportunity (HO) Overlay Coastal Zoning Districts) in Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to:

1. Adjust the height limitations of certain properties within the Newport Center Area (HO-4) Subarea to accommodate residential development within the intended prescribed density range; and
2. Identify a certain number of residential units being allocated from the respective development limits for two City-owned properties located within the Airport Area Environs Area (HO-1) and Newport Center Area (HO-4) Subareas.

The corresponding maps in Section 20.80.025 of Title 20 and pending Section 21.80.032 of Title 21 would also be amended accordingly.

**NOTICE IS HEREBY FURTHER GIVEN** that pursuant to California Public Utilities Code Section 21676(b), the City Council will consider overriding the Orange County Airport Land Use Commission's (ALUC) March 20, 2025 determination that the Amendments are inconsistent with the 2008 John Wayne Airport Environs Land Use Plan. On April 16, 2025, the City provided ALUC, and State Department of Transportation of Aeronautics Program a copy of the proposed decision and findings.

**NOTICE IS HEREBY FURTHER GIVEN** that all significant environmental concerns have been addressed in a previously certified Final Program Environmental Impact Report SCH No. 2023060699, that the City of Newport Beach intends to use said document for the above-noted amendments, and further that there are no additional reasonable alternatives or mitigation measures that should be considered in conjunction with said amendments. Copies of the previously prepared environmental document are available for public review and inspection at the Planning Division or the City of Newport Beach website here: [Housing Implementation Program EIR](#).

**NOTICE IS HEREBY FURTHER GIVEN** that on January 23, 2025, by a vote of (5 ayes and 1 recusal), 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 regarding 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 before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals). 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 application.

For questions regarding this public hearing item please contact Rosalinh Ung, Principal Planner, at 949-644-3208, [rung@newportbeachca.gov](mailto:rung@newportbeachca.gov).

**Project File No.:** PA2024-0205

**Activities:** Zoning Code Amendment & Local Coastal Program Implementation Plan Amendment

**Zone/Coastal Zone:** Various

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

**Location:** Airport Area Environs Area (HO-1) and Newport Center Area (HO-4) Subareas

**Applicant:** City of Newport Beach

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