



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, April 23, 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 making a recommendation to the City Council on the following matter:

Comprehensive General Plan Update (Newport Beach 2050 General Plan) – A General Plan Amendment that would comprehensively update the 2006 Newport Beach General Plan, including the following primary components: Introduction, Vision Statement, Arts & Culture Element, Harbor, Bay, and Beaches Element, Historical Resources Element, Land Use Element, Natural Resources Element, Noise Element, Recreation Element, Safety Element, Glossary, and Implementation Program. The proposed Amendment does not include changes to the adopted Circulation Element nor to the adopted and certified Housing Element and further makes no changes to allowable development limits or land use designations. For information on the update efforts, visit www.newportbeachca.gov/gpupdate.

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 amendment. State CEQA Guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new significant environmental impacts, an Addendum to a previously certified EIR may be prepared (CEQA Guidelines §15164).

NOTICE IS HEREBY FURTHER GIVEN that the City has prepared an Addendum to the City of Newport Beach Housing Element Implementation Program Environmental Impact Report for the General Plan Amendment described above. It is the present intention to use the Addendum to potentially approve the Amendment since no new environmental impacts and no impacts of greater severity would result from approval and implementation. The City encourages members of the public to review and comment on this documentation. Copies of the previously prepared Final Program Environmental Impact Report and supporting documents are available for public review and inspection at the Planning Division or at the City website at <https://www.newportbeachca.gov/ceqadocuments>.

All interested parties may appear and present testimony regarding this matter. If you challenge this matter 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. The Planning Commission's action will consist of a recommendation to the City Council, such that the Planning Commission's action is not the final public hearing on this matter. The matter may be continued to a specific future meeting date; 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 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 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Benjamin M. Zdeba, AICP, Acting Deputy Community Development Director, at 949-644-3253 or bzdeba@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-080

Activity: General Plan Amendment

Zone: Various

General Plan: Various

Location: Citywide

Applicant: City of Newport Beach

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