

ATTACHMENT E

Coastal Commission
Approval Letter and
Suggested Modifications
(LC2020-007)

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802
(562) 590-5071



October 18, 2021

OCT 20 2021

Jaime Murillo, Principal Planner
Community Development Department
City of Newport Beach
100 Civic Center Drive
Newport Beach CA 92660

Re: City of Newport Beach LCP Amendment Request No. LCP-5-NPB-20-0070-3 (Short Term Lodging)

Dear Mr. Murillo:

You are hereby notified that the California Coastal Commission, at its October 13, 2021 meeting, approved City of Newport Beach Local Coastal Program (LCP) Amendment No. LCP-5-NPB-20-0070-3 with suggested modifications. The amendment to the Implementation Plan (IP) portion of the Newport Beach certified LCP will amend IP Section 21.48.115 (Short Term Lodging).

The LCP amendment will be fully effective once:

1. The City of Newport Beach City Council adopts the Commission's suggested modifications,
2. The City of Newport Beach City Council forwards the adopted suggested modifications to the Commission by Resolution, and,
3. The Executive Director certifies that the City has complied with the Commission's October 13, 2021 action.

The Coastal Act requires that the City's adoption of the suggested modifications be completed within six (6) months of the Commission's action. Pursuant to the Commission's action on October 13, 2021, certification of LCP Amendment No. LCP-5-NPB-20-0070-3 is subject to the attached Suggested Modifications (Attachment "A").

Thank you for your cooperation and we look forward to working with you and your staff in the future. If you have any questions regarding the modifications required for effective certification of this LCP amendment, please contact Liliana Roman at our Long Beach office (562) 590-5071.

Sincerely,

A handwritten signature in black ink, appearing to read "Zach Rehm".

Zach Rehm,
South Coast District Supervisor

Attachment “A”

Suggested Modifications

Suggested Modification #1 – Modify proposed new IP Section 21.48.115(D)6 as follows:

6. Not rent, let, advertise for rent, or enter into an agreement for the rental of any lodging unit, for less than ~~three (3)~~ **two (2)** consecutive nights.

Suggested Modification #2 – Add the following language to the end of the proposed new IP Section 21.48.115(C) as follows:

C. Permits. No owner of a short term lodging unit shall advertise for rent or rent a lodging unit located within a residential district for a short term without a valid short term lodging permit for that unit issued pursuant Chapter 5.95. As set forth in Section 5.95.042, of Chapter 5.95, the maximum number of short term lodging permits shall be limited to fifteen hundred and fifty (1,550) permits at any time. If there are more than fifteen hundred and fifty (1,550) valid permits that have been issued as of the effective date of this section, an owner shall be permitted to renew, reinstate, or transfer a valid permit in accordance with the provisions of Chapter 5.95; however, no new permit shall be issued to anyone on the waiting list, as described in Section 5.95.043 (D), until the total number of permits does not exceed the fifteen hundred and fifty (1,550). **To avoid wholesale conversion of existing and new housing complexes into short-term lodgings, multi-unit developments with five or more units may permit a maximum of twenty percent (20%) of the total number of units to be short term lodgings (rounded down to the nearest whole number).**

Suggested Modification #3 – Reflect Suggested Modification #2 language in Title 5 Chapter 5.95, Section 5.95.042(A):

5.95.042 Maximum Number of Permits.

A. The maximum number of short term lodging permits shall be limited to fifteen hundred and fifty (1,550) permits at any time. If there are more than fifteen hundred and fifty (1,550) valid permits that have been issued as of the effective date of this section, an owner shall be permitted to renew, reinstate, or transfer a valid permit in accordance with the provisions of this chapter; however, no new permit shall be issued to anyone on the waiting list, as described in Subsection (D), until the total number of permits does not exceed the fifteen hundred and fifty (1,550). For purposes of calculating the maximum number of permits available, a permit shall be deemed valid and unavailable until it is abandoned in accordance with Section 5. 95.030, (B) through (F), and/or Section 5.95.043(B). **To avoid wholesale conversion of existing and new housing complexes into short-term lodgings, multi-unit developments with five or more units may permit a maximum of twenty (20%) of the total number of units to be short-term lodgings (rounded down to the nearest whole number).**

Suggested Modification #4 – Reflect Suggested Modification #1 language to reduce the minimum number of rental nights from 3 to 2 nights in Title 5 Chapter 5.95, Section 5.95.045(A)(21):

21. Neither an owner or the owner's agent shall rent, let, advertise for rent, or enter into an agreement for the rental of any lodging unit, for less than ~~three (3)~~ **two (2)** consecutive nights.