



NEWPORT BEACH

City Council Staff Report

January 24, 2023
Agenda Item No. 14

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Seimone Jurjis, Community Development Director - 949-644-3232, sjurjis@newportbeachca.gov

PREPARED BY: Jaime Murillo, Principal Planner, jmurillo@newportbeachca.gov
PHONE: 949-644-3209

TITLE: Status on Planning Commission's Efforts Related to Fractional Homeownership (PA2022-0202)

ABSTRACT:

At the October 25, 2022 City Council meeting, the City Council requested the Planning Commission consider making changes to the Newport Beach Municipal Code to address fractional homeownership. In response to the direction, the Planning Commission formed an ad hoc committee to review the issue. This agenda item is a report on the status of the Planning Commission's efforts to date and its plan to make recommendation to the City Council at its February 23, 2023 meeting.

RECOMMENDATION:

Receive and file.

DISCUSSION:

On September 13, 2022, the City Council held a study session on fractional homeownership. At the conclusion of the study session, the City Council directed staff to work with the Planning Commission to develop recommendations for the regulation of fractional homeownership.

The Planning Commission conducted a study session on October 6, 2022 on fractional homeownership. Due to the complexity of the issue, the Commission expressed the desire to form an ad hoc committee and work closely with staff to formulate appropriate regulations. On October 20, 2022, the Planning Commission formed an ad hoc committee consisting of Commissioners Lee Lowery, Mark Rosene and former Commissioner Erik Weigand. The expectation was to have the ad hoc committee meet as necessary to assist staff with the creation of regulations that would then be presented to the Planning Commission at a future public hearing for consideration and to make a recommendation to the City Council.

On October 25, 2022, the City Council, at the request of Councilmember Diane Dixon, unanimously concurred to direct the Planning Commission to make a recommendation regarding the regulation of fractional homeownership at the January 5, 2023, Planning Commission meeting. The recommendation would then be presented by staff to the City Council for its review and consideration at a subsequent meeting date.

Ad Hoc Committee Efforts and Status of Recommendation

Given the nature of the issues, the ad hoc committee was not prepared to provide specific recommendations for Planning Commission consideration on January 5, 2023. However, the ad hoc committee has made significant progress over the past few months meeting a total of six times, including meeting with representatives from Pacaso as well as concerned residents. Currently, the ad hoc committee is in the process of finalizing its recommendations and is scheduled to return to the Planning Commission with recommendations on February 23, 2023.

FISCAL IMPACT:

There is no fiscal impact related to this item.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).