



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

**NOTICE IS HEREBY GIVEN** that on **Tuesday, April 13, 2021**, 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:

**Short-Term Lodging on Newport Island LCP Amendment-** Amendment to the Local Coastal Program Implementation Plan to update coastal zoning regulations limiting the issuance of short-term lodging permits on any property located on Newport Island to a maximum of 20 permits. Furthermore, permit holders on Newport Island would only be allowed to rent a unit for a short term if the dwelling units are located on an owner-occupied parcel and managed by the owner of the owner-occupied unit. Any existing permit holder of a unit that is not located on an owner-occupied parcel will be permitted to retain their permit for a maximum of one year following the effective date of the ordinance adopting the amendment.

The LCP Amendment is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 21065 of CEQA and State CEQA Guidelines Sections 15060 (c)(2), 15060 (c)(3), and 15378. The proposed action is also exempt pursuant to State CEQA Guidelines Section 15061(b)(3) because it has no potential to have a significant effect on the environment.

**NOTICE IS HEREBY FURTHER GIVEN** that on December 3, 2020, by a vote of 6-1, the Planning Commission of the City of Newport Beach recommended that the City Council deny the LCP Amendment.

All interested parties may appear and present testimony in regard to 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 Chapter 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](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.

**SPECIAL NOTICE REGARDING COVID-19**

Given the Declaration of a State Emergency and Proclamation of Local Emergency related to COVID-19, we recommend that you submit your questions and comments in writing for City Council consideration by sending them to [cityclerk@newportbeachca.gov](mailto:cityclerk@newportbeachca.gov). To give the City Council adequate time to review your questions and comments, please submit your written comments by **Monday, April 12, 2021, at 5:00 p.m.** In addition, members of the public will have the ability to participate in this meeting telephonically. Please review the Agenda for further instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at [www.newportbeachca.gov](http://www.newportbeachca.gov), by end of business day on **Friday, April 9, 2021**. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website. The City of Newport Beach thanks you in advance for continuing to take precautions to prevent the spread of the COVID-19 virus. If you are unable to participate in the meeting via the process set forth in the agenda, please contact the City Clerk at 949-644-3005 or [cityclerk@newportbeachca.gov](mailto:cityclerk@newportbeachca.gov) and our staff will attempt to accommodate you.

For questions regarding this public hearing item please contact Jaime Murillo, Principal Planner, at 949-644-3209 or [jmurillo@newportbeachca.gov](mailto:jmurillo@newportbeachca.gov), 100 Civic Center Drive, Newport Beach, CA.

**Project File No.:** PA2020-326

**Activity No.:** LC2020-008

**Zone:** Two-Unit Residential (R-2)

**General Plan:** Two Unit Residential (RT)

**Coastal Land Use Plan:** Two-Unit Residential (R-2)

**FILING DATE:** October 13, 2020

**Location:** Newport Island

**Applicant:** City of Newport Beach



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