



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

NOTICE IS HEREBY GIVEN that on **Tuesday, November 30, 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 LCP Amendments (Citywide and Newport Island) – Amendments to Chapter 5.95 (Short Term Lodging Permit) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) revising the regulations and standards for the operation of short-term lodging as follows:

- Citywide LCP Amendment (LC2020-007) - Establishes a citywide maximum cap of 1,550 permits and a minimum night stay of two consecutive nights.
- Newport Island LCP Amendment (LC2020-008) - Establishes additional short-term lodging regulations applicable to properties on Newport Island that include a maximum cap of 20 permits, requiring properties with short-term lodging to be owner-occupied and owner managed, establishing maximum daytime and overnight occupancy limits (i.e. limits on the number of persons at the unit), restricting rentals to a maximum of one per week, and establishing minimum parking requirements. Any existing short-term lodging unit located on Newport Island will be permitted to remain provided it is located on an owner-occupied parcel and managed by the owner of the owner-occupied unit within one-year of the effective date of the ordinance adopting the amendment.

The project 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.

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. 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 Jaime Murillo, Principal Planner, at 949-644-3209 or jmurillo@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA.

Project File No.: PA2020-048 & PA2020-326

Activity No.: LC2020-007 & LC2020-008

Location: Citywide and Newport Island

Applicant: City of Newport Beach



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