



PLANNING ENTITLEMENTS PROCESS



The City of Newport Beach's Community Development team is committed to providing customer-focused, timely development processes and services. This graphic is intended to simplify the City's process and allows applicants to easily navigate each step. Time frames are estimates and may be influenced by factors outside the City. The City does not have control over state and local regulatory agencies that are part of the review process.



STEP 1 MEET WITH A PLANNER

Visit our public counter in City Hall or call 949-644-3204 to connect with a planner and discuss your project.



STEP 2 DEVELOPMENT REVIEW COMMITTEE (DRC)

Depending on complexity, work with a planner to set up an informal interdepartmental review for initial feedback. *This is optional but recommended for larger projects.*



STEP 3 PREPARE AND SUBMIT

Review submittal requirements and prepare an application for submittal at newportbeachca.gov/planningsubmittal.



STEP 4 APPLICATION REVIEW AND EVALUATION

Within 30 days of filing, the assigned planner will review the application for completeness and will either deem it incomplete, and in need of additional information, or complete, and ready for further processing. This step may take multiple reviews.



STEP 5 PUBLIC HEARING/ ACTION BY AUTHORIZED BODY (Community Development Director, Zoning Administrator, Planning Commission, and/or City Council)

Once the application is complete, the assigned planner will finish evaluation and analysis. The planner will then take the application forward for action by the appropriate decision-making body. Most actions carry a 14-calendar-day appeal period during which the project cannot be implemented through building permit issuance or otherwise.



STEP 6 COASTAL COMMISSION REVIEW (IF APPLICABLE)

If a project is in the Coastal Zone, review and authorization by the California Coastal Commission may be required. *This step is not frequently required. Please check with your assigned planner.*



STEP 7 IMPLEMENTATION PLAN CHECK PROCESS

After the appeal period has expired, the entitlements are considered effective and the project can be implemented. Building permit applications may be submitted and issued. Authorized uses can commence.

 NEWPORTBEACHCA.GOV/COMMUNITYDEVELOPMENT

 949-644-3204