



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, December 07, 2023**, at **5:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

Pine Knot Motel CDP Appeal - An appeal of the Zoning Administrator's September 28, 2023, decision to approve a coastal development permit to rehabilitate a 12-room motel that was significantly damaged by fire in 2018 and partially demolished pursuant to Emergency Coastal Development Permit No. ECD2018-150. The project involves replacing the demolished portions of the structure, repairing the uninhabitable portions of the structure, the addition of a partial second story at the front of the property, construction of a commercial trash enclosure, and site improvements. Site improvements include but are not limited to, hardscaping, drainage, and restriping of the existing parking lot. Approximately 306 square feet will be added to the total gross floor area of the structure to modernize and enhance the usability of the motel. The rehabilitated motel will maintain a relatively similar footprint to the damaged structure and will maintain the same number of guest rooms.

The project is categorically exempt under Section 15302 - Class 2 (Replacement or Reconstruction) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding 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 before, the public hearing. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 (Appeals and Calls for Review). A fee is required to appeal any final action on a coastal development permit to the City Council. The project site is not located within the appeal area of the coastal zone; therefore, final action by the City may not be appealed to the California Coastal Commission.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/planningcommission. 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. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Joselyn Perez, Associate Planner at 949-644-3312, jperez@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0027

Activity: Coastal Development Permit

Zone: Commercial Visitor-Serving (CV)

General Plan: Visitor Serving Commercial (CV)

Coastal Land Use Plan: Visitor Serving Commercial (0.0 – 0.75 FAR) (CV-A)

Filing Date: February 9, 2023

Location: 6302 West Coast Highway

Applicant: Eric Aust, Architect

Tristan Harris, Secretary, Planning Commission, City of Newport Beach