



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, November 21, 2019**, at **6:30 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:

**Cottage Preservation Code and LCP Amendments** – Amendments to the Local Coastal Program (Coastal Land Use Plan and Implementation Plan), Newport Beach Municipal Code Title 20 (Planning and Zoning), and Title 15 (Building and Construction) to incentivize the preservation of cottages. Specifically, the amendments would allow larger additions of up to fifty (50) percent of the existing floor area of a residential development that is nonconforming due to parking when the project would result in the preservation of the cottage character of the development and a building envelope representative of traditional development patterns in the City. Eligible projects would also receive relief from a building code valuation threshold, which requires building code compliance as new construction.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the amendment is statutorily exempt from the CEQA in accordance with Section 21065 of CEQA and State CEQA Guidelines Sections 15060(c)(2), 15060(c)(3), and 15378. The proposed action is also exempt from the CEQA pursuant to State CEQA Guidelines Section 15061(b)(3), the general rule that CEQA applies only to projects which have the potential for causing 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.

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 at the City of Newport Beach website at [www.newportbeachca.gov/planningcommission](http://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 p.m. on the business day immediately prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Jaime Murillo, Principal Planner, at 949-644-3209, [jmurillo@newportbeachca.gov](mailto:jmurillo@newportbeachca.gov).

**Project File No.:** PA2019-181

**Activity No.:** CA2019-006 and LC2019-004

**Zone:** Various

**General Plan:** Various

**Coastal Land Use Plan:** Various

**Filing Date:** May 14, 2019

**Location:** Coastal Zone

**Applicant:** City of Newport Beach

Lee Lowrey, Secretary, Planning Commission, City of Newport Beach