



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, May 12, 2022**, 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:

**Senate Bill 9 Implementation Code Amendment** - Amendments to Title 19 (Subdivisions) and Title 20 (Planning and Zoning) establishing regulations to implement Government Code Sections 65852.21 and 66411.7 that went into effect on January 1, 2022. Specifically, the amendment would allow ministerial subdivisions and the construction of up to two units for lots that are designated for single-family use.

Pursuant to Government Code Sections 65852.21(j) and 66411.7(n), this Code Amendment is exempt from environmental review and not considered a project under the California Environmental Quality Act ("CEQA"). Similarly, the ministerial approval of a future SB 9 housing development is not a project for CEQA purposes, and environmental review is not required prior to approving individual applications.

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 prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. 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 5:00 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 or by e-mail at [jmurillo@newportbeachca.gov](mailto:jmurillo@newportbeachca.gov), 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2021-277

**Activity No.:** CA2021-007

**Location:** Single-Family Residential Zoning Districts

**Applicant:** City of Newport Beach

Curtis Ellmore, Secretary, Planning Commission, City of Newport Beach