



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, July 07, 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:

**Density Bonus Zoning Code and LCP Amendments** – Amendments to Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code updating standards and establishing an approval process for considering density bonuses with housing developments. These amendments are required to ensure the City's regulations are in compliance with California Government Code Section 65915, et. Seq (Density Bonuses and Other Incentives). A housing development project that includes a minimum percentage of affordable units is eligible for additional units above the otherwise allowed City-established maximum density and it is also eligible for reduced parking requirements, incentives/concessions, and waivers of development standards.

This action is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and Section 15265(a)(1) 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 prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 and 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 5:00 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, AICP, Principal Planner, at (949) 644-3209 or [jmurillo@newportbeachca.gov](mailto:jmurillo@newportbeachca.gov).

**Project File No.:** PA2020-032

**Activity Nos.:** CA2020-004 and LC2020-004

**Location:** Citywide

**Applicant:** City of Newport Beach

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