



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 04, 2017**, 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:

Implementation Plan Clean-up (PA2017-047/LC2017-002) – Amendments to: 1) add Local Coastal Program (LCP) Implementation Plan (IP) Section 21.26.055(V) to establish land use and property development regulations for the Lido Villas Planned Community; 2) IP Section 21.30.075(B)(4)(b) to add exceptions to landscape maintenance standards during water supply shortages; 3) IP Section 21.38.040(G)(1) to permit expansion of nonconforming residential structures up to 75 percent with a coastal development permit; 4) IP Section 21.52.090 to clarify regulations relating to modifications and variances; 5) Coastal Land Use Plan Policy 4.4.2-1 and IP Section 21.30.060 to clarify exceptions to height limits; 6) add IP Section 21.62.050 to allow the Community Development Director to waive the public hearing requirement for coastal development permits involving minor development; and 7) IP Chapter 21.64 to clarify procedures relating to appeals and calls for review.

Balboa Village Parking Management Overlay District (PA2017-046/LC2017-001) – Amendment to IP Section 21.28.030 and the Coastal Zoning Map to establish the Balboa Village Parking Management Overlay. The Overlay District modifies parking requirements of most commercial uses and allows shared use of existing commercial parking spaces along with other parking management provisions. The Overlay District was incorporated within the Zoning Code in 2015 and the proposed LCP amendment would establish the same regulations within the recently approved LCP.

Oceanfront Encroachment Program (PA2013-057/LC2013-002) – Amendments to Coastal Land Use Plan Policy 3.13 and IP Appendix C to establish an encroachment program for East Oceanfront.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), LCP Amendment No. LC2017-002 and No. LC2013-002 are statutorily exempt from CEQA pursuant to Section 15265(a)(1) of the California Code of Regulations, Title 14, and Chapter 3 of the Coastal Act. Section 15265(a)(1) exempts local governments from the requirements of preparing an environmental impact report or otherwise complying with CEQA in connection with the adoption of a Local Coastal Program. LCP Amendment No. LC2017-001 is categorically exempt from the CEQA pursuant to Section 15301 (Existing Facilities), 15302 (Replacement or Reconstruction) and 15303 (New Construction) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment. The Amendment itself does not authorize development that would directly result in physical change to the environment. The Amendment could indirectly lead to changes in use within existing buildings or minor additions to existing buildings.

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. 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. Prior to the public hearing, the agenda, staff report, and documents may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, California, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov. 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.

For questions regarding this public hearing item please, contact Patrick Alford, Planning Manager, at 949-644-3235, palford@newportbeachca.gov.

Project File No.: PA2017-047, PA2017-046 and PA2013-057

Activity No.: LC2017-002, LC2017-001 and LC2013-002

Zone: Various

General Plan: Various

Coastal Land Use Plan: Various

Filing Date: February 28, 2017

Location: Coastal Zone

Applicant: City of Newport Beach

Peter Zak, Secretary, Planning Commission, City of Newport Beach