



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, February 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:

**Balboa Village Parking Management Overlay District** – An amendment to Section 21.28.030 of the City of Newport certified Local Coastal Program (LCP) Implementation Plan to add new Subsection 21.28.030.E incorporating the Balboa Village Parking Management Overlay District (PM-1). The PM-1 District identifies existing and planned parking facilities and establishes parking programs to adequately serve the parking needs for Balboa Village. Additionally, the PM-1 District establishes modified parking requirements for properties that differ from the basic requirements of Chapter 21.40 of the certified LCP Implementation Plan. District PM-1 applies to all properties located within Balboa Village between the Pacific Ocean, A Street, Newport Bay, and Adams Street. The amendment includes adding the “PM-1” overlay designator to the Coastal Zoning Map and Map PM-1 to Chapter 21.80 (Maps).

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), LCP Amendment No. LC2017-001 is 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.

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 20.64 Section 19.12.060 (Subdivision Code). 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 Patrick Alford, Planning Program Manager, at 949-644-3235, [palford@newportbeachca.gov](mailto:palford@newportbeachca.gov).

**Project File No.:** PA2017-046

**Activity No.:** LC2017-001

**Zone:** MU-V, CV, RT, RM, and PF

**General Plan:** MU-V (Mixed-Use Vertical), CV (Visitor-Serving Commercial), RT (Two-Unit Residential), RM (Multi-Family Residential), and PF (Public Facilities).

**Location:** All properties in Balboa Village on the Balboa Peninsula between Adams Street and A Street

**Applicant:** City of Newport Beach

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