

CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, November 24, 2020**, at **4:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

Residential Design Standards Code and LCP Amendments – Amendments to Title 20 (Zoning Code) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) revising development standards applicable to single- and two-unit residential development. Specifically, the proposed amendments would reduce bulk and mass associated with future residential development as follows:

Revisions to Third Floor Standards

- Third floor step backs would apply to covered deck areas (currently applies only to enclosed floor area).
- Third floor side step backs would apply to lots 30 feet wide or greater (currently applies to lots wider than 30 feet).
- Maximum covered third floor area (enclosed or unenclosed) limited to 50 percent of buildable area. Uncovered deck area would remain unrestricted.
- Third floor step back standards (front and rear) would apply to 25-foot wide or less lots zoned R-2 (currently exempt).
- Third floor step back standards (front, rear, and sides) would apply to single- and two-unit dwellings in Multiple Residential (RM) zone (currently exempt).

Clarification of Gross Floor Area

- *Unfinished* attics with a ceiling height of 6 feet or higher would count as floor area (currently only finished attics count).
- Covered patios, decks, and balconies above the first floor would count as floor area unless completely open on at least two sides, rather than one side.
- Carports only open on one side would count as floor area.

Single-Unit and Two-Unit Dwellings in the R-BI Zone

- Third floor and open volume standards applicable to R-1 and R-2 zones would now apply to single- and two-unit dwellings in Two-Unit Residential, Balboa Island (R-BI) zone.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the amendments are 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.

NOTICE IS HEREBY FURTHER GIVEN that on September 17, 2020, by a vote of (5-2), the Planning Commission of the City of Newport Beach recommended that the City Council adopt the proposed amendments.

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 City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 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 details of the project please contact Jaime Murillo, Principal Planner, at 949-644-3209, jmurillo@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA.

Project File No.: PA2019-070

Activity No.: CA2019-004 and LC2019-006

Zone: Various

General Plan: Various

Coastal Land Use Plan: Various

Filing Date: May 14, 2019

Location: Citywide

Applicant: City of Newport Beach



/s/ Leilani I. Brown, MMC, City Clerk, City of Newport Beach