



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, July 08, 2021**, 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:

**Appeal of Director's Determination No. DD2021-001** – An appeal of the Community Development Director's determination, issued on April 30, 2021, interpreting accessory residential as an allowed use within resort hotels. This determination is consistent with City Council Policy K-4 (Reducing the Barriers to the Creation of Housing).

The project is categorically exempt under the California Environmental Quality Act ("CEQA") in accordance with Section 21065 of the California Public Resources Code and Sections 15060(c)(2), 15060(c)(3), and 15378 of the California Code of Regulations Title 14, Division 6, Chapter 3 ("CEQA Guidelines"). The proposed action is also exempt pursuant to CEQA Guidelines Section 15061(b)(3), the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Specifically, the determination is for the purpose of interpreting the Zoning Code and Local Coastal Program Implementation Plan. This action will not change the existing land use designations, will not increase intensity of use, and will not authorize new development that would directly result in physical change to the environment.

All interested parties must appear in-person and present testimony regarding this application or submit written comments delivered to the City at, or prior to, the meeting. 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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 20.64 and 21.64. A fee is required to appeal any final action to the City Council. The project site is not located within the appeal area of the coastal zone; therefore, final action by the City on the applications may not be appealed to the California Coastal Commission.

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 Jaime Murillo, Principal Planner, at 949-644-3209 or [jmurillo@newportbeachca.gov](mailto:jmurillo@newportbeachca.gov), 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2021-096

**Activity No.:** DD2021-001

**Location:** Citywide

**Applicant:** City of Newport Beach

Lauren Kleiman, Secretary, Planning Commission, City of Newport Beach