



## Legislation Details (With Text)

**File #:** 20-0455 **Version:** 1

**Status:** Public Hearing

**File created:** 2/28/2020 **In control:** Zoning Administrator

**On agenda:** 3/12/2020 **Final action:**

**Title:** 428 Fernleaf, LLC Condominiums Coastal Development Permit  
No. CD2019-066 and Tentative Parcel Map No. NP2019-012  
(PA2019-231)  
Site Location: 428 Fernleaf Avenue

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ITEM NO. 3 STAFF REPORT

Date	Ver.	Action By	Action	Result
3/12/2020	1	Zoning Administrator		

**428 Fernleaf, LLC Condominiums Coastal Development Permit  
No. CD2019-066 and Tentative Parcel Map No. NP2019-012  
(PA2019-231)  
Site Location: 428 Fernleaf Avenue**

### ***Project Summary***

A request for a coastal development permit and tentative parcel map for two-unit condominium purposes. A single-family dwelling has been demolished and a new duplex is under construction. No waivers of Newport Beach Municipal Code (NBMC) Title 19 (Subdivisions) are proposed. The Tentative Parcel Map would allow each unit to be sold individually. The Tentative Parcel Map also requires the approval of a coastal development permit pursuant to Title 21 (Local Coastal Program Implementation Plan) in the Municipal Code.

### ***Recommended Action***

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant Section 15315 - Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. \_\_ approving Coastal Development Permit No. CD2019-066 and Tentative Parcel Map No. NP2019-012.