



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, March 30, 2023**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Restoration Hardware – A request for a lot line adjustment to accommodate the new expanded building footprint for Restoration Hardware in Fashion Island. The expanded footprint was approved on August 5, 2022 under permit number XC2022-1892, and included the larger building footprint that extends past the existing lot line into the landscaped common area owned by the Irvine Company. A lot line adjustment is required to accommodate the approved expanded commercial building.

The project is categorically exempt under Section 15305, of the State CEQA (California Environmental Quality Act) Guidelines – under Class 5 (Minor Alterations in Land Use Limitations).

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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals or Calls for Review).

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 the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. **Please review the Zoning Administrator Agenda for Zoom participation instructions.** 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 12:00 p.m. on the business day immediately prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Oscar Orozco, Assistant Planner, at 949-644-3219 or oorozco@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA.

Project File No.: PA2023-0002

Activity: Lot Line Adjustment

Zone: PC-56 (North Newport Center Planned Community, Fashion Island sub-area)

General Plan: CR (Regional Commercial)

Location: 1101 Newport Center Drive

Applicant: Stantec Consulting Service