



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, April 10, 2025**, 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:

2356 Redlands Drive Lot Merger- A lot merger application to merge two parcels under common ownership by removing the existing legal lot line that separates the front and rear lots, to allow for future improvements across the existing interior property line. The front lot (2356 Redlands Drive) is developed with a single-family home, while the rear unaddressed lot is currently undeveloped. No construction is proposed at this time. A waiver of the parcel map requirement is requested.

The project is categorically exempt under Section 15315 – Class 15 (Minor Land Divisions) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding 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 or before the public hearing. The application may be continued to a specific future meeting date; 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 Section Code 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 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 before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Cameron Younger, Planning Technician, at 949-644-3228 or cyounger@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0002

Activity: Lot Merger

Zone: R-1-7200 (Single-Unit Residential)

General Plan: RS-D (Single Unit Residential Detached)

Location: 2356 Redlands Drive and an unaddressed parcel (APN 439-232-12)

Applicant: Amber Miedema and Farshad Lahijani