



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 15, 2026**, 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:

MacArthur, LLC – A request for a lot line adjustment to adjust the interior lot line between two contiguous parcels owned in common and developed with commercial buildings. Approximately 1,690 square feet of land will be taken from the southern portion of 4343 MacArthur Boulevard (Parcel 1) and added to 4341 MacArthur Boulevard (Parcel 2) and approximately 350 square feet will be taken from the northwest portion of Parcel 2 and added to Parcel 1, resulting in a net increase of approximately 1,340 square feet to Parcel 2. The adjusted lot line will allow for parking spaces originally constructed over the interior lot line to be located entirely within Parcel 2. There will be no change in the number of parcels.

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 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, at, or prior to, the public hearing. Administrative procedures for appeals are provided in Section 19.76.020 (Procedures for Lot Line Adjustments) of the Newport Beach Municipal 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 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 Jerry Arregui, Assistant Planner, at 949-644-3249, and jarregui@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0182

Activity: Lot Line Adjustment

Zone: Newport Place Planned Community (PC 11)
General Commercial Site 5 Subarea, Airport Area
(HO-1) Subarea of the Housing Opportunity (HO)
Overlay

General Plan: Mixed-Use Horizontal (MU-H2)

Location 4343 & 4341 MacArthur Boulevard

Applicant: Sanderson J. Ray, MacArthur, LLC