



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, December 15, 2022**, 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:

City of Newport Beach and Orange County Sanitation District – A lot line adjustment of the shared lot line between two contiguous parcels. Approximately 1,042 square feet of land will be taken from 1516 West Balboa Boulevard (owned by the City of Newport Beach) and added to the adjacent parcel at 1514 West Balboa Boulevard (owned by the Orange County Sanitation District). 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 before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Section 19.76.020 (Lot Line Adjustments). 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 immediately before the meeting by 12:00 p.m. on the business day. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Afshin Atapour, Assistant Planner at 949-644-3237, aatapour@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-0217

Activity: Lot Line Adjustment

Zone: PF (Public Facilities) and PC51 (Marina Park)

General Plan: PF (Public Facilities)

Coastal Land Use Plan: PF (Public Facilities)

Filing Date: October 3, 2022

Location: 1514 and 1516 West Balboa Boulevard

Applicant: Orange County Sanitation District, Jessica Frazier