



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, January 26, 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:

**Villas Terra d'Sole, LLC Residential Condominiums** - A tentative parcel map for condominium purposes for a duplex at 1511 and 1513 Cliff Drive. An existing duplex has been demolished and a new duplex is currently under construction. No waivers of Title 19 (Subdivisions) are proposed. The Tentative Parcel Map would allow each unit to be sold individually.

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, at, or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Section 19.12.060 (Review of Tentative Parcel Maps). 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 [www.newportbeachca.gov/zoningadministrator](http://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 Caitlyn Curley, Planning Technician, at 949-644-3235 or [ccurley@newportbeachca.gov](mailto:ccurley@newportbeachca.gov), at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2022-0215

**Activity:** Tentative Parcel Map

**Zone:** R-2 (Two-Unit Residential)

**General Plan:** RT (Two Unit Residential)

**Location:** 1511 and 1513 Cliff Drive

**Applicant:** Villas Terra d'Sole, LLC