



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 12, 2017**, at **3:30 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. The Zoning Administrator of the City of Newport Beach will consider the following application:

Avila Lot Merger - A lot merger application and request to waive the parcel map requirement for two properties, under common ownership. The merger would combine two legal lots into a single parcel and allow development across the existing interior property line.

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

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. Administrative procedures for appeals are provided in the Newport Beach Chapter 20.64 (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. Prior to the public hearing, the agenda, staff report, and documents may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, California, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. 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.

For questions regarding this public hearing item please contact David Lee, Planning Technician, at (949) 644-3225, dlee@newportbeachca.gov.

Project File No.: PA2016-193

Activity No.: LM2016-011

Zone: CV (Commercial-Visitor Serving)

General Plan: CV (Visitor Serving Commercial)

Location: 2800 and 2804 Newport Boulevard

Applicant: Sergio Avila