



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 19, 2017**, at **6:30 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

Sweeney/Leggett Lot Split - Tentative parcel map to subdivide a single parcel that includes two condominium units into two separate lots. The application also includes a request to establish alternative setbacks pursuant to Newport Beach Municipal Code Section 20.30.110(C). No new construction is proposed.

The project is categorically exempt under Section 15303, of the State CEQA (California Environmental Quality Act) Guidelines - Class 1 (Existing Facilities).

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 Municipal Code Chapter 20.64 and Section 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. 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/planningcommission. 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 James Campbell, Principal Planner, at (949) 644-3210 jcampbell@newportbeachca.gov.

Project File No.: PA2016-006

Activity No.: NP2016-001 and SA2016-020

Zone: R-2 (Two-Family Residential)

General Plan: RT (Two-Unit Residential)

Location: 401 Heliotrope Avenue and 2820 Bayside Drive, Corona Del Mar

Applicant: Edward Sweeney and Michael Leggett

Peter Zak, Secretary, Planning Commission, City of Newport Beach