



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 24, 2018**, at **3:00 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:

Florance Lot Line Adjustment – A request to adjust a portion of the rear property line between two contiguous single-family residential lots located at 916 Almond Place and 915 Alder Place and legally described as Lots 12 and 7 of Tract No. 4705. A portion of the rear property line of 916 Almond Place would be moved north 7.13 feet into the rear yard of 915 Alder Place. The property at 916 Almond Place would be increased by approximately 260 square feet and the property at 915 Alder Place would be reduced by approximately 260 square feet. 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 – Class 5 (Minor Alterations in Land Use Limitations).

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 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.

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, 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. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5 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 Melinda Whelan, Assistant Planner at 949-644-3201, mwhelan@newportbeachca.gov

Project File No.: PA2018-047

Activity No.: LA2018-003

Zone: R-1-6,000 (Single-Unit Residential)

General Plan: RS-D (Single-Unit Residential Detached)

Location: 916 Almond Place and 915 Alder Place

Applicant: James and Cynthia Florance