



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, April 25, 2019**, 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:

Argent LLC Lot Merger – A lot merger application and request to waive the parcel map requirement for parcels under common ownership. The lot merger would combine three underlying legal lots (and a portion of the abandoned right-of-way on Bay Avenue) into a single parcel.

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 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, 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 Liz Westmoreland, Assistant Planner, at 949-644-3234 or lwestmoreland@newportbeachca.gov.

Project File No.: PA2018-261

Activity No.: LM2018-006

Zone: R-1 (Single-Unit Residential)

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

Location: 1601 East Bay Avenue (APN 048 231 40 and 048 231 41)

Applicant: Swift Slip & Dock