



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, December 12, 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:

Bayhouse 2100, LLC Lot Line Adjustment - A lot line adjustment application to adjust the boundary between two contiguous parcels located on the Balboa Peninsula. Land will be taken from 2100 East Balboa Boulevard and reallocated to 2021 East Bay Avenue. The area of adjustment is approximately 1,535 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 Chapter 20.64. 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 David S. Lee, Assistant Planner, at 949-644-3225, dlee@newportbeachca.gov.

Project File No.: PA2019-229

Activity No.: LA2019-002

Zone: R-1 (Single-Unit Residential)

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

Location: 2021 East Bay Avenue and 2100 East Balboa Boulevard

Applicant: Bayhouse 2100, LLC