



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 30, 2020**, 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:

Wilson Lot Merger - A request for a lot merger and waiver of the parcel map requirement to allow three lots under common ownership to be combined into a single parcel for future development purposes. Currently, the three lots are developed as two individual properties identified as 115 and 119 Via Mentone. The Lot Merger application also requires approval of a Coastal Development Permit pursuant to Title 21 Local Coastal Program Implementation Plan in the Municipal Code.

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. 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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 19.12 and 21.64. Fees are required to appeal any final action on the applications to the Planning Commission or City Council. The project site is not located within the appeal area of the coastal zone; therefore, final action by the City on the applications may not be appealed to the California Coastal Commission.

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, 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 Liane Schuller, Planning Consultant, at 949-644-3200, lschuller@newportbeachca.gov.

Project File No.: PA2019-237

Activity No.: LM2019-005 and CD2019-064

Zone: R-1 (Single-Unit Residential)

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

Coastal Land Use Plan: RSD-C (Single Unit Residential Detached) - (10.0 - 19.9 DU/AC)

Filing Date: November 18, 2019

Location: 115 and 119 Via Mentone

Applicant: Toal Engineering, Inc.