



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, October 28, 2021**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

**SMA Muir Beach LLC Tentative Parcel Map** - A request for a tentative parcel map to subdivide an existing parcel to an underlying tract configuration of two parcels. No waivers of Title 19 (Subdivisions) are proposed. The tentative parcel map would require the demolition of the existing single-family residence prior to recordation and provide for the future development of a new single-family residence on each parcel. No new construction is proposed as a part of this project.

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](http://www.newportbeachca.gov/zoningadministrator). **Please review the Zoning Administrator Agenda for Zoom participation instructions.** 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 12:00 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 Afshin Atapour, Assistant Planner, at 949-644-3212 or [aatapour@newportbeachca.gov](mailto:aatapour@newportbeachca.gov).

**Project File No.:** PA2021-216

**Activity No.:** NP2021-013

**Zone:** PC3 (Harbor View Hills Planned Community)

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

**Location:** 15 Muir Beach Circle

**Applicant:** SMA Muir Beach LLC, A California Limited Liability CO