



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, March 26, 2026**, 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:

Amalfi Restaurant - A minor use permit to allow a food service, eating and drinking establishment (restaurant) with a Type 41 (On-Sale Beer and Wine – Eating Place) Alcoholic Beverage Control (ABC) license. The existing tenant space is located within the Atrium Food Court at the Fashion Island mall. The tenant space was previously operated as a restaurant without alcohol sales. The request includes minor tenant improvements with no expansion of the floor plan. The proposed hours of operation are from 7:00 a.m. to 11:00 p.m., daily.

The project is categorically exempt under Section 15301 under Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding 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 (Appeals). 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 the City of Newport Beach website at 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 Daniel Kopshever, Assistant Planner, at dkopshever@newportbeachca.gov or 949-644-3235, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0210

Activity: Minor Use Permit

Zone: PC56 (North Newport Center)

General Plan: CR (Regional Commercial)

Location: 401 Newport Center Drive, Suite A104 **Applicant:** Steve Rawlings, Rawlings Consulting