



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, June 12, 2025**, 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:

Bayshore Café – A request for a minor use permit to increase the hours of operation by one hour for an existing eating and drinking establishment, Bayshore Café, which currently holds a Type 47 (On-Sale General – Eating Place) Alcohol Beverage Control (ABC) License. The current hours of operation are from 6:00 a.m. to 10:00 p.m., daily, and the proposed hours of operation are from 6:00 a.m. to 11:00 p.m., daily. Live entertainment and dancing for private events are also requested. If approved, this Minor Use Permit would supersede Use Permit No. UP2021-036, and all relevant conditions of approval will be consolidated and incorporated. Under Newport Beach Municipal Code 5.25, the operation as described requires the owner/operator to obtain an Operator License through the City because the proposed building and tenant improvements to the establishment result in a change in occupancy.

The project is categorically exempt under Section 15301 – 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 before, 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; 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, California, 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 regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Laura Rodriguez, Assistant Planner, at 949-644-3216 and lrodriguez@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

NOTICE OF POLICE DEPARTMENT DECISION

NOTICE IS HEREBY FURTHER GIVEN that pending approval of the Minor Use Permit mentioned above, an operator license application is scheduled for review by the Chief of Police of the City of Newport Beach on or after the **Tuesday, June 24, 2025**. The Chief of Police of the City of Newport Beach will consider the following application:

Bayshore Café Operator License - A request for the issuance of an operator license under Newport Beach Municipal Code Chapter 5.25 (Operator License for Establishments Offering Alcoholic Beverages for On-Site Consumption in Combination with Live Entertainment. and/or Dancing) to permit Bayshore Café to operate as a food service establishment with a Type 47 (On-Sale General Eating Place) ABC license, including live entertainment and dancing during private events. The Operator License is required in conjunction with a request for a Minor Use Permit (PA2024-0132) scheduled for review by the Zoning Administrator on June 12, 2025.

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

All interested parties may submit written comments regarding the requested operator license to Civilian Investigator, Wendy Joe, at 870 Newport Center Drive, Newport Beach, California, 92660. Comments will be accepted until **Monday, June 23, 2025**. If you challenge this project in court, you may be limited to raising only the issues you or someone else raised in written correspondence delivered to the City, on, or before, the date of the decision. The draft action letter and project file may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660. For questions regarding details of the operator license please contact Civilian Investigator, Wendy Joe, Special Investigations Unit at 949-644-3705 or by email at wjoe@nbpd.org.

Project File No.: PA2024-0132

Zone: Commercial General (CG)

Location: 100 West Coast Highway, Suite 104

Activity: Minor Use Permit and Operator License

General Plan: General Commercial (CG)

Applicant: Abolhassan Hassanzadeh