



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, November 21, 2024**, at **6:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

OLEA Restaurant Expansion – A conditional use permit (CUP) to expand an existing restaurant into an adjacent commercial suite. The expansion will add 750 square feet of area to provide additional seating, an additional restroom, a private dining room, and space for an unamplified player piano. The player piano does not meet the definition of live entertainment pursuant to Section 20.70 of Newport Beach Municipal Code (NBMC) and no dancing is proposed. The restaurant currently operates with late hours and a Type 47 (On Sale General – Eating Place) Alcoholic Beverage Control (ABC) license. No change is proposed to the ABC License or to the hours of operation, which are from 10:00 a.m. to 12:00 a.m., daily. If approved, Use Permit No. UP2016-03 would be superseded, and the Applicant would be required to obtain a new Operator's License pursuant to NBMC Section 5.25.020.

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

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. 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, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/planningcommission. 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 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Daniel Kopshever, Assistant Planner, at 949-644-3235 or dkopshever@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2024-0064

Activity: Conditional Use Permit

Zone: CG (Commercial General)

General Plan: CG (General Commercial)

Location: 2001 Westcliff Drive, Suite 100 – 101

Applicant: Russell Bendel, Olea Restaurant Owner

David Salene, Secretary, Planning Commission, City of Newport Beach