

Continued to the Zoning Administrator Meeting of February 10, 2022



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 13, 2022, 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:

Avila's El Ranchito Temporary Patio – A request for a limited term permit and coastal development permit to authorize a maximum 1,000-square-foot expanded outdoor dining patio for up to a one-year term that was previously authorized through Emergency Temporary Use Permit No. UP2020-008 and Emergency Coastal Development Permit No. CD2020-025 (PA2020-077).

The project is categorically exempt under Section 15301 – Class 1 (Existing Facilities) and Section 15303 – Class 3 (New Construction or Conversion of Small Structures) 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. 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 20.64 (Appeals) and 21.64 (Appeals and Calls for Review). A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. The project site is located within the appeal area of the coastal zone; therefore, final action by the City may 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, CA 92660 or at 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 David S. Lee, Associate Planner, at 949-644-3225, dlee@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2021-273

Activity No.: XP2021-036 and CD2021-071

Zone: CV (Commercial Visitor-Serving)

General Plan: CV (Visitor Serving Commercial)

Coastal Land Use Plan: CV-A (Visitor Serving Commercial – 0.0 - 0.75 FAR)

Filing Date: November 10, 2021

Location: 2800 Newport Boulevard

Applicant: Avila's El Ranchito