



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 12, 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:

Helmsman Ale House Temporary Expansion Amendment – A request to amend and supersede Limited Term Permit No. XP2021-026 and Coastal Development Permit No. CD2021-050 (PA2021-204) for the temporary outdoor dining area at the Helmsman Ale House, an existing restaurant. The Applicant wishes to relocate the 1,000-square-foot temporary outdoor dining area and to install a temporary raised wooden platform in that new location to provide a leveled seating surface. All other operational characteristics will remain the same and the temporary use, including temporary improvements, would be allowed for up to a one-year term.

The project is categorically exempt under Section 15301 under (Existing Facilities) and Section 15303 under 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 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. 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 not located within the appeal area of the coastal zone; therefore, final action by the City may not 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 Benjamin M. Zdeba, AICP, Senior Planner at 949-644-3253, bzdeba@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-068

Activity No.: XP2022-004 and CD2022-024

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: March 23, 2022

Location: 2920 Newport Boulevard

Applicant: Helmsman Ale House