



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 12, 2022**, at **6:30 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:

Juliette's Café and Market– A conditional use permit to establish a 3,584-square foot retail and food service, no late hours with a Type 41 (On-Sale Beer and Wine) Alcoholic Beverage Control (ABC) license ("Project") within a vacant tenant space previously occupied by a retail bank. The Project will include 530 square feet of interior net public area and a 1,200-square-foot outdoor patio area. There are no late hours (after 11:00 p.m.) and no dancing or live entertainment area proposed. The application also includes a request to reduce the code required parking by 20 parking spaces.

The project is categorically exempt under 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 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. 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 at 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 prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Liane Schuller, Planning Consultant, at 949-644-3200 or lschuller@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-018

Activity No.: UP2022-003

Zone: Mixed-Use Dover/Westcliff (MU-DW)

General Plan: Mixed-Use Horizontal 1 (MU-H1)

Location: 1501 Westcliff Drive

Applicant: Westcliff Dover Investors, LLC

Curtis Ellmore, Secretary, Planning Commission, City of Newport Beach