



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, July 14, 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:

Lido Theater Renovation – A minor use permit to allow accessory food and alcohol sales with a Type 41 (Beer and Wine) Alcoholic Beverage Control License at the Lido Theater. No late hours for alcohol sales are proposed and service would end by 11:00 p.m., daily. The service of food and alcohol would be accessory to the primary use as a one screen theater and event space. The project qualifies for the exemptions and allowances under the Newport Beach Municipal Code (NBMC) Section 20.38.070 (Landmark Structures) as a Landmark Theater. The project includes renovations to the theater and accessibility upgrades under the California Historic Building Code. The improvements include the construction of a 732-square-foot outdoor patio area and 160-square-foot addition for entry doors under the marquee.

The project is categorically exempt under Section 15301 under 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 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/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 Liz Westmoreland, Associate Planner, at 949-644-3234 or lwestmoreland@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2021-245

Activity No.: UP2021-039

Zone: (CG) Commercial General

General Plan: (CG) General Commercial

Location: 3459 Via Lido

Applicant: Fritz Duda Company, Co.