



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, November 23, 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:

Lugano Prive, LLC – A minor use permit application to allow a Type 57 (Special On Sale General) and an accessory Type 20 (Off-Sale Beer and Wine) Alcoholic Beverage Control (ABC) license for Lugano Prive, a private membership dining establishment with no late hours (after 11:00 p.m.). Accessory off-sale alcohol sales are proposed in the form of to-go gift packages. The tenant improvement for the restaurant is under construction at the site formerly occupied by Canaletto Ristorante. Live entertainment is proposed in conjunction with promotional and special events consisting of small jazz bands, orchestras, speakers, and other upscale musical performances. Live entertainment may include amplified sound and no late hours of operation (after 11:00 p.m.) are proposed. Since alcoholic beverages are offered with entertainment, approval of an operator's license by the Chief of Police will be required.

The project is categorically exempt under 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. 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 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 Caitlyn Curley, Planning Technician, at 949-644-3235 or ccurley@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-0157

Activity: Minor Use Permit

Zone: PC56 (North Newport Center, Fashion Island Sub-Area)

General Plan: CR (Regional Commercial)

Location: 545 Newport Center Drive

Applicant: Lugano Prive, LLC