



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 19, 2017**, 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:

The Villas at Fashion Island Conditional Use Permit - A conditional use permit request for a café and a poolside cocktail lounge with a Type 57 (Special On Sale General) Alcoholic Beverage Control (ABC) license at the Villas Fashion Island, a residential apartment complex. The café is located near the center of the residential development with proposed hours of operation of 6:00 a.m. to 10:00 p.m., daily. The cocktail lounge has proposed hours of operation of 7:00 a.m. to 11:00 p.m., daily, with alcohol service beginning at 10:00 a.m. The pool has proposed hours of 5:00 a.m. to 10:00 p.m. with alcohol service from 12:00 p.m. to 9:00 p.m. Establishments will be open to residents and their guests only. Late hours, live entertainment and dancing are not a part of this application.

The project is categorically exempt under Section 15303, of the State CEQA (California Environmental Quality Act) Guidelines - Class 3 (New Construction of Small Structures).

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. 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. Prior to the public hearing, the agenda, staff report, and documents may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, California, 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.

For questions regarding this public hearing item please contact Chelsea Crager, Assistant Planner, at (949) 644-3227 ccrager@newportbeachca.gov.

Project File No.: PA2016-179

Activity No.: UP2016-045

Zone: PC 56 (North Newport Center)

General Plan: MU-H3 (Mixed Use Horizontal)

Location: 4200 San Joaquin Plaza

Applicant: Villas at Fashion Island LLC

Peter Zak, Secretary, Planning Commission, City of Newport Beach