



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 24, 2018**, at **3:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. The Zoning Administrator of the City of Newport Beach will consider the following application:

Fable and Spirit Restaurant - A request for a minor use permit and coastal development permit for a new food service, eating and drinking establishment (Fable and Spirit) within an existing multi-tenant commercial plaza. The proposal includes an Alcoholic Beverage Control Type 47 (On Sale General – Eating Place) License. The proposed establishment includes 1,141 square feet of interior net public area and seating for 85 patrons, as well as 269 square feet of outdoor dining area with seating for 20 patrons. The proposed hours of operation are from 11:30 a.m. to 11:00 p.m., daily. No late hours (after 11:00 p.m.), live entertainment or dancing are proposed as part of this application.

The project is categorically exempt under Section 15301, of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

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. 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 and 21.64. Fees are required to appeal any final action on the applications to the Planning Commission or City Council. The project site is not located within the appeal area of the coastal zone; therefore, final action by the City on the applications 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, California, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. 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 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 David S. Lee, Planning Technician, at 949-644-3225, dlee@newportbeachca.gov.

Project File No.: PA2018-006

Activity Nos.: UP2018-002 and CD2018-048

Zone: CG (Commercial General)

General Plan: CG (General Commercial)

Coastal Land Use Plan: CG-B (General Commercial)

FILING DATE: January 5, 2018

Location: 3441 Via Lido

Applicant: Keisker & Wiggle Architects