



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, August 23, 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:

Blue Bottle Coffee Minor Use Permit - A minor use permit to allow a 1,320-gross-square-foot coffee shop (take-out service, limited) to operate in the ground floor of an existing 15,798-square-foot office building. The project includes tenant improvements to create a 493-square-foot net public area, which includes a waiting area and six seats for patrons. The proposed hours of operation are 7:00 a.m. to 7:00 p.m., daily. No late hours (after 11:00 p.m.) or alcohol sales are proposed as part of this application. In order to allow for future flexibility, a condition of approval is included allowing hours of operation between 7 a.m. and 10 p.m., daily.

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

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 Makana Nova, Associate Planner, at 949-644-3249, mnova@newportbeachca.gov.

Project File No.: PA2018-158

Activity No.: UP2018-009

Zone: MU-W2 (Mixed-Use Water Related)

General Plan: MU-W2 (Mixed-Use Water Related)

Location: 3366 Via Lido

Applicant: Blue Bottle Coffee