



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, June 20, 2019**, 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:

Ho Sum Bistro - Conditional use permit to change the existing fast food (take-out service), eating and drinking establishment to a new food service, eating and drinking establishment. In conjunction with this change, the applicant requests to upgrade the current Alcoholic Beverage Control License Type from a Type 41 (On-Sale Beer & Wine – Eating Place) to a Type 47 (On-Sale General – Eating Place), to allow the use of the upstairs dining area throughout the day, and reduce the hours of operation to exclude late hours (i.e. no operations after 11:00 p.m.). The applicant also requests a continuation of historical parking reductions.

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

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, 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. 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 Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Liz Westmoreland, Assistant Planner, at lwestmoreland@newportbeachca.gov or 949-644-3234.

Project File No.: PA2019-001

Activity No.: UP2019-002

Zone: CV (Commercial Visitor-Serving)

General Plan: CV (Visitor Serving Commercial)

Location: 3112 Newport Boulevard

Applicant: Willie-Nilly, Inc.

Lee Lowrey, Secretary, Planning Commission, City of Newport Beach