



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, June 27, 2019**, 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:

The Lost Bean Minor Use Permit – The applicant proposes a minor use permit to allow a take-out service, limited eating and drinking establishment (restaurant) within an existing commercial building formerly used as a drive-up bank kiosk. The former drive-through will be converted to serve walk-up customers only. The restaurant would include approximately 235 square feet of gross floor area with no net public area or seating. The purpose of the restaurant is primarily to serve the office buildings located on the same property. There is no alcohol or late hours (after 11:00 p.m.) proposed as a part of this application.

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/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 Chelsea Crager, Associate Planner, at 949-644-3227, ccrager@newportbeachca.gov.

Project File No.: PA2018-274

Activity No.: UP2018-025

Zone: PC11 (Newport Place)

General Plan: MU-H2 (Mixed Use Horizontal)

Location: 1200 Dove Street

Applicant: KTG Architecture and Planning