



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, September 11, 2025**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Sundays Coffee and Co. - A request for a Minor Use Permit (MUP) to operate a new "Take Out Service, Fast Casual" eating and drinking establishment within an existing two-story commercial structure. The applicant proposes minor tenant improvements to convert the existing 1,200-square foot space from a retail clothing store into a coffee shop. The tenant improvement will create a patio, coffee bar area, bathroom, middle hallway room, storage room, and upper seating room on the second floor and a lounge area on the ground floor with 20 seats maximum, inclusive of both the customer area and lounge. The proposed hours of operation are from 7:00 a.m. to 2:00 p.m. and from 5:00 p.m. to 10:00 p.m. daily, with no alcohol service proposed.

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

All interested parties may appear and present testimony regarding 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 or before the public hearing. The application may be continued to a specific future meeting date; 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 Chapter 20.64 (Appeals).

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 the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. **Please review the Zoning Administrator Agenda for Zoom participation instructions.** 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 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Daniel Kopshever, Assistant Planner at 949-644-3235, dkopshever@newportbeachca.gov or at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0115

Activity: Minor Use Permit

Zone: MU-CV / 15th Street (Mixed-Use Cannery Village and 15th Street)

General Plan: MU-H4 (Mixed-Use Horizontal)

Location: 408 31st Street

Applicant: Joshua Stephanoff of Sundays Coffee and Co