



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, October 16, 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:

Chaupain Bakery - A request for a minor use permit to allow an existing restaurant within the Newport Hills Shopping Center to add a Type 41 (On-Sale Beer and Wine – Eating Place) California Department of Alcohol Beverage Control (ABC) License. The restaurant's daily hours of operation will be reduced from 6:00 a.m. and 12:00 a.m. to 6:00 a.m. and 10:00 p.m., thereby eliminating late-hour operations (i.e., after 11:00 p.m.). No physical alterations to the restaurant are proposed. The project also includes a request to waive away a portion of the required on-site parking spaces for the shopping center. Approval of this project will supersede Use Permit No. UP2001-002.

The project is categorically exempt pursuant to 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, 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 (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 at 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 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 Jerry Arregui, Assistant Planner, at 949-644-3249, jarregui@newportbeachca.gov or at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0073

Zone: Harbor View Hills Planned Community, Commercial District (PC 3)

Location: 2622 San Miguel Drive

Activity: Minor Use Permit, Staff Approval

General Plan: Neighborhood Commercial (CN)

Applicant: Kevin Hufford, ABC Liquor Consultants