



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, June 26, 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:

**Gelato Del Mar** – A minor use permit to allow a gelato shop (take-out service, fast casual) within an existing two-story commercial building. The applicant is proposing minor modifications to the interior of the building. No late hours (after 11:00 p.m.) or alcohol service are proposed as a part of this application.

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 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](http://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 Kyle Benalcázar, Planning Technician, at [kbenalcazar@newportbeachca.gov](mailto:kbenalcazar@newportbeachca.gov), 949-644-3227 or at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2025-0038

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

**Location:** 226 Marine Avenue, Unit A

**Activity:** Minor Use Permit

**General Plan:** Mixed-Use Water 2 (MU-W2)

**Applicant:** Supachai Kiatkwankul, Varisco Design Build Group