



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 12, 2022**, 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:

Kulfi Me Ice Cream Shop – A request for a minor use permit to operate a new take-out service, limited eating and drinking establishment (i.e., ice cream shop). The ice cream shop would occupy an approximately 1,468-square-foot tenant space within an existing commercial building. Approximately 818 square feet of the space would serve as the net public area for customers with the remaining 650 square feet used for restroom, kitchen, and back of house purposes. The ice cream shop would provide a maximum of six seats. No alcohol service and no late hours (after 11:00 p.m) are proposed.

The project is categorically exempt under Section 15301 under Class 1 (Existing Facilities) of the State CEQA of the (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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals). 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. **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 Joselyn Perez, Assistant Planner, at 949-644-3312 or jperez@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA.

Project File No.: PA2022-041

Activity No.: UP2022-005

Zone: Mixed-Use Water (MU-W2)

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

Location: 2116 Newport Boulevard, Suite C

Applicant: Gurpreet Singh of Kulfi Me