



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, December 15, 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:

**The Boardwalk Wine & Spirits** – A request for a minor use permit to allow a new Type 21 (Off-Sale General) Alcoholic Beverage Control (ABC) License in conjunction with a new beer, wine, and distilled spirits retail store. The project involves minor tenant improvements to convert an approximately 886-square-foot suite, last occupied by a professional office, into the proposed retail space. The proposed hours of operation are from 9:00 a.m. to 10:00 p.m., daily. No on-site consumption of alcohol is 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, at, or before, 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 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 immediately before the meeting by 12:00 p.m. on the business day. 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 [jperez@newportbeachca.gov](mailto:jperez@newportbeachca.gov) or 949-644-3312, 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2021-266

**Activity:** Minor Use Permit

**Zone:** Mixed-Use Vertical (MU-V)

**General Plan:** Mixed-Use Vertical (MU-V)

**Location:** 103 Palm Street

**Applicant:** Liquor Cheaper, LLC dba The Boardwalk Wine & Spirits