



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, November 12, 2020**, 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:

**Balboa Wine** – The applicant requests a minor use permit to allow the operation of a 925-square-foot retail store specializing in wine sales and accessory wine tastings (off-sale alcohol). Floor area dedicated to accessory wine tasting is proposed at approximately 125 square feet and includes eight (8) seats. The Applicant intends to acquire a Type 02 (Winegrowers) Alcoholic Beverage Control (ABC) license. No late hours (after 11:00 p.m.) are proposed as part of this application.

The project is categorically exempt under Sections 15301 and 15303 - Class 1 (Existing Facilities) and Class 3 (New Construction or Conversion of Small Structures), respectively, of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony in regard to 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.

## **SPECIAL NOTICE REGARDING COVID-19**

Given the Declaration of a State Emergency and Proclamation of Local Emergency related to COVID-19, we recommend that you submit your questions and comments in writing for the Zoning Administrator's consideration by sending them to the Community Development Department at [CDD@newportbeachca.gov](mailto:CDD@newportbeachca.gov). To give the Zoning Administrator adequate time to review your questions and comments, please submit your written comments by **Wednesday, November 11, 2020, at 12:00 p.m.** Please review the Zoning Administrator Agenda for participation instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at [www.newportbeachca.gov/zoningadministrator](http://www.newportbeachca.gov/zoningadministrator), by end of business day on **Friday, November 6, 2020**. The City of Newport Beach thanks you in advance for continuing to take precautions to prevent the spread of the COVID-19 virus. If you are unable to participate in the meeting via the process set forth in the agenda, please contact the Planning Division at 949-644-3200 or [CDD@newportbeachca.gov](mailto:CDD@newportbeachca.gov) and our staff will attempt to accommodate you.

For questions regarding this public hearing item, please contact Patrick Achis, Assistant Planner, at 949-644-3237 or [pachis@newportbeachca.gov](mailto:pachis@newportbeachca.gov).

**Project File No.:** PA2020-266

**Activity No.:** UP2020-167

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

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

**Location:** 611 East Balboa Boulevard

**Applicant:** Artisan Uprising LLC