

**CITY OF NEWPORT BEACH  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Tuesday, March 09, 2021**, at **4:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

**Industrial Zoning (IG) Zoning District Code Amendments** – Amendments to Sections 20.24.020 (Industrial Zoning District Land Uses and Permit Requirements), 20.40.040 (Off-Street Parking Spaces Required), 20.48.090 (Eating and Drinking Establishments), and Sections 20.70.020 (Definitions of Specialized Terms and Phrases) of Title 20 (Planning and Zoning) of the Newport Beach Municipal Code (NBMC). These amendments would allow the operation of wine tasting rooms, subject to obtaining a conditional use permit, within the IG Zoning District.

The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15305 under Class 5 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3.

**NOTICE IS HEREBY FURTHER GIVEN** on November 19, 2020, the Planning Commission of the City of Newport Beach reviewed the proposed changes to Title 20 of the NBMC and, by a vote of 4-3, recommended the City Council approve the Code Amendment.

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. 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. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at [www.newportbeachca.gov](http://www.newportbeachca.gov). 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.

**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 City Council consideration by sending them to [cityclerk@newportbeachca.gov](mailto:cityclerk@newportbeachca.gov). To give the City Council adequate time to review your questions and comments, please submit your written comments by **Monday, March 8, 2021, at 5:00 p.m.** In addition, members of the public will have the ability to participate in this meeting telephonically. Please review the Agenda for further instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at [www.newportbeachca.gov](http://www.newportbeachca.gov), by end of business day on **Friday, March 5, 2021**. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website. 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 City Clerk at 949-644-3005 or [cityclerk@newportbeachca.gov](mailto:cityclerk@newportbeachca.gov) and our staff will attempt to accommodate you.

For questions regarding this public hearing item please contact Chelsea Crager, Associate Planner, at 949-644-3227 or [ccrager@newportbeachca.gov](mailto:ccrager@newportbeachca.gov).

**Project File No.:** PA2020-042

**Activity No.:** CA2020-005

**Applicant:** City of Newport Beach

**Location:** The Industrial (IG) Zoning District is in the northwest corner of the City near Costa Mesa along Production Place, 16<sup>th</sup> Street, and portions of Monrovia Avenue

Leilani I. Brown, MMC, City Clerk, City of Newport Beach



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**IMPORTANT**  
**PUBLIC HEARING NOTICE**