



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, March 11, 2021**, 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:

ARC Bottle Shop – A request for a minor use permit. The applicant proposes to occupy an existing ground-floor nonresidential tenant space of a mixed-use building (residential above) with a boutique retail wine shop. No improvements are proposed to the space beyond cosmetic upgrades and display cases. The wine shop would operate with a new Type 20 ABC License (Off-Sale Beer & Wine). The applicant would like to operate from 10 a.m. to 9 p.m., daily. There will be no on-site tastings and no food served.

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 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. To give the Zoning Administrator adequate time to review your questions and comments, please submit your written comments by **Wednesday, March 10, 2021, 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, by end of business day on **Friday, March 5, 2021**. 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 and our staff will attempt to accommodate you.

For questions regarding this public hearing item please contact Benjamin M. Zdeba, AICP, Senior Planner, at 949-644-3253 or bzdeba@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2021-003

Activity No.: UP2021-003

Zone: Mixed-Use Cannery Village and 15th Street
(MU-CV/15th Street)

General Plan: Mixed-Use Horizontal (MU-H4)

Location: 501 30th Street

Applicant: DSH Industries, LLC