



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, September 30, 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:

Wild Strawberry Cafe - A minor use permit to allow an existing food service, eating and drinking establishment (Wild Strawberry Cafe) to add a Type 41 Alcoholic Beverage Control (ABC) License (On-Sale Beer and Wine). The request does not include any physical changes to the existing establishment. The existing establishment is 867-gross-square-feet including a 300-square-foot interior net public area and a 75-square-foot outdoor dining patio. The hours of operation will remain 8:00 a.m. to 6:00 p.m., daily. If approved, Minor Use Permit No. UP2021-026 (PA2021-135) would supersede Use Permit No. UP2003-051 (PA2003-295).

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 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. 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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 (Appeals or Calls for Review).

SPECIAL NOTICE REGARDING COVID-19

Given Governor's Executive Orders N-08-21 and N-29-20 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, September 29, 2021, at 12:00 p.m.** Please review the Zoning Administrator Agenda for instructions on participating via Zoom. 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, September 24, 2021**. 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 Afshin Atapour, Planning Technician, at 949-644-3212, aatapour@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2021-135

Activity No.: UP2021-026

Zone: OR (Office-Regional)

General Plan: CO-R (Regional Commercial Office)

Location: 240 Newport Center Drive, Suite 100

Applicant: Wild Strawberry Cafe