



Notice of Community Workshop for Zoning Code Amendment
October 19, 2020, at 6:00 p.m.
City of Newport Beach

Under current zoning regulations, the establishment of wine tasting rooms (a food and beverage establishment that serves wine and a limited menu such as cheese plates, appetizers and sandwiches) is prohibited within the City's Industrial (IG) Zoning District. The proposed amendment would allow wine tasting rooms to operate within the IG Zoning District, subject to approval of a conditional use permit.

All community members are invited to participate in the workshop to learn more about the proposed amendment and provide feedback. A summary of the proposed amendment and details about how to participate are provided below:

Project Location. The amendment would apply to properties within the Industrial (IG) Zoning District. The IG Zoning District is generally located in the West Newport-Mesa area abutting the City of Costa Mesa. Properties in the IG Zoning District are located on Babcock Street, Monrovia Avenue, West 16th Street, Production Place, and Placentia Avenue.



Project Description. The proposed zoning code amendment would establish "wine tasting rooms" as a new subset of eating and drinking establishments within the Zoning Code, as well as allow them to operate within the IG Zoning District, subject to the approval of a conditional use permit. Specifically, the zoning code amendment would make the following changes to the Newport Beach Municipal Code (NBMC):

- Section 20.24.020 (Industrial Zoning District Land Uses and Permit Requirements) would be amended to require a conditional use permit for the operation of a wine tasting room in the IG zone and would limit the hours of operation to Monday through Friday from 4:00 p.m. to 11:00 p.m. and Saturday and Sunday from 12:00 p.m. to 11:00 p.m.



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- Section 20.40.040 (Off-Street Parking Spaces Required) would be amended to add a parking requirement for wine tasting rooms. The parking requirement is proposed as one space per each four persons based on allowed occupancy load or as required by the conditional use permit. This parking requirement is consistent with the current code requirements for bars, lounges, and nightclubs.
- Section 20.48.090 (Eating and Drinking Establishments) would be amended to provide specific requirements for the wine tasting rooms. This includes a 500-foot separation requirement from schools, as measured from the school property line to the building in which the wine tasting room is located, a 500-foot separation between properties that have wine tasting rooms, a prohibition on live entertainment, and a prohibition on any food preparation equipment that would require a mechanical ventilation system.
- Section 20.70.020 (Definitions of Specialized Terms and Phrases) would be amended to include the definition of wine tasting rooms within the definitions of an eating and drinking establishment.

How You Can Participate. In response to the current COVID-19 pandemic, the meeting will be conducted online via Zoom. If you wish to participate, please visit the link below to register for the meeting using a valid email address. You will receive a confirmation email allowing you to join the meeting:

https://zoom.us/webinar/register/WN_kHf1cXYTTtoS97XiYY3YxRQ

You may also participate via telephone/audio only by calling 669-900-9128. The webinar ID is 999 5841 8319.

In order to minimize background noise please leave yourself muted when you join the meeting. Attendees will be prompted to “raise their hand” during public feedback portions of the meeting if they would like to speak or by pressing *9 if participating via telephone.

What Happens Next. City staff anticipates that the proposed amendment and feedback gathered from the community meeting will be presented to the Planning Commission on Thursday, November 19, 2020, at 6:30 p.m. or soon thereafter. Notice of this hearing will be published in the Daily Pilot as an eighth-page advertisement, consistent with the provisions of the Municipal Code, and mailed to all owners of property within the IG Zoning District and within 300 feet of the boundaries of the IG Zoning District.

For questions regarding details of the project, please contact Chelsea Crager, Associate Planner, at 949-644-3227 or ccrager@newportbeachca.gov.