



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, March 05, 2026**, at **6:00 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 Planning Commission of the City of Newport Beach will consider the following application:

The Nice Guy Restaurant – A request for a conditional use permit (CUP) to operate a restaurant known as The Nice Guy with a Type 47 (On-Sale General – Eating Place) Alcoholic Beverage Control license, late hours, and live entertainment. Proposed hours of operation are 11:00 a.m. to 12:00 a.m., Monday to Saturday, and 9:30 a.m. to 12:00 a.m. on Sunday. A CUP is required to authorize a restaurant with alcohol service and late-hour operations (defined as service provided after 11 p.m.). No dancing is proposed. In accordance with Chapter 5.25 (Operator License for Establishments Offering Alcoholic Beverages for On-Site Consumption in Combination With Late Hours, Entertainment, and/or Dance) of the Newport Beach Municipal Code, the restaurant operator must also obtain an operator's license from the Newport Beach Police Department as they intend to offer alcoholic beverages for on-site consumption in combination with live entertainment and late hours. If approved, this CUP would supersede the minor use permit filed as PA2023-0119 and staff approval no. SA2018-010.

The project is categorically exempt under Section 15301 – 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 before, 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; if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, California, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/planningcommission. 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. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Laura Rodriguez, Assistant Planner, at 949-644-3216 and lrodriguez@newportbeachca.gov, or at 100 Civic Center Drive, Newport Beach, CA.

NOTICE OF POLICE DEPARTMENT DECISION

NOTICE IS HEREBY FURTHER GIVEN that pending approval of the conditional use permit (CUP) mentioned above, an operator license application is scheduled for review by the Chief of Police of the City of Newport Beach on or after **Tuesday, March 17, 2026**. The Chief of Police of the City of Newport Beach will consider the following application:

The Nice Guy Operator License - A request for the issuance of an operator license under Chapter 5.25 (Operator License for Establishments Offering Alcoholic Beverages for On-Site Consumption in Combination with Late Hours, Live Entertainment, and/or Dance) of the Newport Beach Municipal Code to permit The Nice Guy to operate as a restaurant with a Type 47 (On-Sale General Eating Place) ABC license, late hours (past 11:00 p.m.), and live entertainment. The Operator License is required in conjunction with a request for a CUP (PA2025-0252) scheduled for review by the Planning Commission on March 5, 2026.

The project applications are categorically exempt under Section 15301 – Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities).

All interested parties may submit written comments regarding the requested operator license to Civilian Investigator, Wendy Joe, at 870 Newport Center Drive, Newport Beach, California, 92660. Comments will be accepted until **Monday, March 16, 2026**. If you challenge this project in court, you may be limited to raising only the issues you or someone else raised in written correspondence delivered to the City, on, or before, the date of the decision. The draft action letter and project file may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660. For questions regarding details of the operator license please contact Civilian Investigator, Wendy Joe, Special Investigations Unit at 949-644-3705 or by email at wjoe@nbpd.org.

Project File No.: PA2025-0252

Zone: Mixed-Use Water (MU-W1)

Location: 2607 West Coast Highway

Jonathan Langford, Secretary, Planning Commission, City of Newport Beach

Activities: Conditional Use Permit and Operator License

General Plan: Mixed-Use Water 1 (MU-W1)

Applicant: Adam Koral