



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, August 21, 2025**, 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:

East Coast Highway Restaurant Space - A request for a conditional use permit and coastal development permit to establish a new 2,329-square-foot restaurant within an existing shopping center by expanding an existing 1,205-square-foot restaurant into the adjacent suite, formerly occupied by a dry cleaner. The restaurant will offer a traditional sit-down dining area and will operate a designated take-out area through a shared kitchen. The restaurant will serve alcohol through a Type 47 (On-Sale General – Eating Place) Alcohol Beverage Control (ABC) License and proposes hours of operation from 6:30 a.m. to 10:00 p.m., daily. No live entertainment, dancing, or late-hour operations (after 11:00 p.m.) are proposed. The project also includes a reduction of 19 required parking spaces to accommodate the use. Approval of the project will supersede Use Permit Nos. 3235 and 3355.

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 or before the public hearing. The project site is located in the coastal zone and outside of the California Coastal Commission appeals jurisdiction; therefore, final City action on the project is not appealable to the California Coastal Commission. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 (Appeals and Calls for Review). A fee is required to appeal any final action on a coastal development permit to the City Council. 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, 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 Jerry Arregui, Assistant Planner, at 949-644-3249, jarregui@newportbeachca.gov or at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2024-0231

Activity: Conditional Use Permit, Coastal Development Permit

Zone: Commercial Corridor (CC)

General Plan: Corridor Commercial (CC)

Coastal Land Use Plan: Corridor Commercial – 0.0 – 0.75 FAR (CC-B)

Filing Date: January 2, 2025

Location: 3025 & 3027 East Coast Highway

Applicant: Behrouze Ehdaie

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