



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, April 02, 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:

Konpa Nikkei Restaurant – A request to convert a take-out service – fast casual eating and drinking establishment to a full-service restaurant with a Type 41 (On Sale Beer and Wine – Eating Place) Alcoholic Beverage Control (ABC) license. The restaurant has 700 square feet of interior space, no outdoor dining area, and no tenant improvement is proposed. Proposed hours of operation are 11 a.m. to 10 p.m., daily. No late hours (after 11 p.m.), live entertainment, or dancing are proposed. Also included is a request to provide off-street parking at a nearby lot and to waive a portion of the required parking related to upgrading the restaurant from a take-out service to a full-service restaurant. Approval of the project would supersede Use Permit No. UP2008-0006 (PA2008-048).

The project is categorically exempt under Section 15301 – 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 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. 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 project site is not located within the appeal area of the coastal zone; therefore, final action by the City on the applications may not be appealed to the California Coastal Commission.

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 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 Kelly Ribuffo, Consultant Planner at kribuffo@sagecrestplanning.com, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0152

Activities: Conditional Use Permit and Coastal Development Permit

Zone: Commercial Corridor (CC), Single-Unit Residential (R-1)

General Plan: Corridor Commercial (CC), Single-Unit Residential Detached (RS-D)

Coastal Land Use Plan: Corridor Commercial B (CC-B) (0.0-0.75 FAR), Single Unit Residential Detached (RSD-B) (6.0- 9.9 DU/AC)

Filing Date: October 23, 2025

Location: 3333 East Coast Highway, 329 Marigold Avenue

Applicant: Jason Yamaguchi, JayPop LLC

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