



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, September 18, 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:

SOL Mexican Cocina Restaurant – A request for a conditional use permit and coastal development permit to permanently retain a 641-square-foot outdoor dining patio for an existing restaurant (Sol Mexican Cocina) and construct an approximately 7-foot, 6-inch-tall glass/acrylic guardrail along the front of the outdoor dining patio. The existing outdoor dining patio consists of a platform deck with seating that was permitted on a temporary basis. The project requests to expand the existing Type 47 (On-Sale General – Eating Place) Alcohol Beverage Control License to include the outdoor dining area and reauthorize the off-site parking located on the adjacent lots at Balboa Marina (151 and 201 East Coast Highway and APNs 050-451-03 and 050-451-57). The hours of operation for the restaurant and outdoor dining patio are between 10 a.m. and 11 p.m., daily. No live entertainment, dancing, or late hours (after 11 p.m.) are proposed. If approved, this Conditional Use Permit and Coastal Development Permit would supersede Use Permit Nos. UP621 and UP651 and Accessory Outdoor Dining Permit Nos. OD49 and OD49A.

The project is categorically exempt under Section 15301 under Class 1 (Existing Facilities) and Section 15303 under Class 3 (New Construction or Conversion of Small Structures) 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 Chapters 20.64 and 21.64 (Appeals). A fee is required to appeal any final action on a coastal development permit to the City Council. The project site is located within the appeal area of the coastal zone; therefore, final action by the City may 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 Jenny Tran, Associate Planner, at 949-644-3212 or jtran@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0144

Activities: Conditional Use Permit and Coastal Development Permit

Zone: Commercial Recreational and Marine (CM)

General Plan: Recreational and Marine Commercial (CM)

Coastal Land Use Plan: Recreational and Marine Commercial – (0.0 – 0.30 FAR) (CM-A)

Filing Date: August 16, 2023

Location: 251, 151, and 201 East Coast Highway and APNs 050-451-03 and 050-451-57

Applicant: Keisker & Wiggle Architects, Inc.

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