



CITY OF NEWPORT BEACH **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Tuesday, April 29, 2025**, at **4:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

Five Crowns Appeal- An appeal of the Planning Commission's December 5, 2024, decision to approve a limited term permit and coastal development permit (CDP) to allow an existing temporary outdoor dining patio to remain for a limited term at Five Crowns Restaurant. The expanded 1,350-square-foot outdoor dining area including an 850-square-foot canopy was originally approved by an Emergency Temporary Use Permit (ETUP) in 2020 as a temporary addition to their existing outdoor dining. Although the ETUP expired, the temporary outdoor dining area has remained in use. The outdoor dining area will include live entertainment and will close by 10:00 p.m. A sound wall will be installed along the rear property lines along with other design features to reduce noise. The limited term permit and coastal development permit would allow the temporary use to remain one-year from the date of approval, with a possible one-year extension. A CDP is required because the property is within the Coastal Zone.

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 in regard to 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 prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 20.64 and 21.64. The application may be continued to a specific future meeting date, and if such an action occurs additional public notice of the continuance will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at www.newportbeachca.gov. 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.

For questions regarding details of the project please contact Melinda Whelan, Assistant Planner, at 949-644-3221, mwhelan@newportbeachca.gov

Project File No.: PA2023-0202

Activity No.: Limited Term Permit (>90 Days) and Coastal Development Permit

Zone: Commercial Corridor (CC)

General Plan: Corridor Commercial (CC)

Location: 3801 East Coast Highway

Applicant: Ryan Wilson

/s/ Leilani I. Brown, MMC, City Clerk, City of Newport Beach