



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, November 03, 2022**, at **6:30 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:

El Ranchito Outdoor Dining Patio Expansion - A conditional use permit, lot merger, and coastal development permit for a 950-square-foot expansion of an existing 355-square-foot outdoor dining patio that serves an existing restaurant. Since the expansion involves the construction of additional patio area over the interior property line between 2800 and 2806 Newport Boulevard, a lot merger is requested. Additionally, an off-site parking agreement is requested between the restaurant and 2812 and 2814 Newport Boulevard to provide 12 additional parking spaces. There are no changes to the interior floor plan of the restaurant. The current Type 47 (On-Sale General – Eating Place) ABC License would be maintained, and there would be no extension of operating hours. If approved, this Conditional Use Permit would supersede Use Permit No. UP1757.

The project is categorically exempt under Section 15301 under Section 1 (Existing Facilities) and Section 15303 under Section 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 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. 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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 19.12 (Tentative Map Review), 20.64 (Appeals), and 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 partially 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 5:00 p.m. on the business day immediately prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact David S. Lee, Associate Planner, at 949-644-3225, dlee@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2021-219

Activities: Conditional Use Permit, Lot Merger, and Coastal Development Permit

Zone: CV (Commercial Visitor-Serving)

General Plan: CV (Visitor Serving Commercial)

Coastal Land Use Plan: CV-A (Visitor Serving Commercial) – (0.0 – 0.75 FAR)

Filing Date: August 24, 2021

Location: 2800, 2806, 2812, and 2814 Newport Boulevard

Applicant: Robinson Hill Architecture

Mark Rosene, Secretary, Planning Commission, City of Newport Beach