

I strongly support the Five Crowns Restaurant's proposal for a permit to allow an existing temporary outdoor dining patio for the following reasons:

- The Five Crowns is a well-established, responsible business that has contributed positively to the local economy and community for almost 60 years. Supporting good operators helps ensure the vibrancy and success of local businesses.
- To minimize noise impacts, the owner has conducted multiple sound studies and plans to invest almost a million dollars in sound mitigation features, including the construction of a sound wall and other design improvements.
- The owners are requesting reasonable operating hours, with all activities concluding by 9:00 p.m. on weekdays and 10:00 p.m. on weekends and Federal Holidays. This will allow the restaurant to thrive while being considerate of the surrounding community.
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Name:	Amy Grant
Street Name:	Sugar Pine Road,
City:	Newport Coast CA
Signature:	Cay Cout



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Name:	David Kleiman	
Street Name:	Margaret Dr	
City:	Newport Beach	
Signature:	David Kleinam	



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Name:	Jacqueline Schenquerman		
Street Name:	Port Margate Place		
City:	Newport Beach	\bigcirc	
Signature:			



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Name:	Michael Chandra
Street Name:	4501 Orrington Rd
City:	Corona del Mar, CA 92625
Signature:	



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Name:	KEVIN GRAY
Street Name:	900 Sandca846 Dure
City:	Carora Del War, CA 92625
Signature:	



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For these reasons, and others I respectfully request that the City approve the Five Crowns Restaurant's Limited Term Permit Application.

Name: PATRICK F. OLLISON

Street Name: 1815 Port Renwick Place

City: Newport Beach



Signature:



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Name:	William Schenquerman
Street Name:	1735 Port Margate PI
City:	Newport Beach, CA. 92660
	11

Signature:



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Name:	Ryan Chase	
Street Name:	911 Kings Road	
City:	Newport Beach CA 92663	
Signature:		



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Name:	Kevin	Under	donk	
Street Name:	24511	Copper	Cliff	
City:	Lake	Forest.	CA	
Signature:	40	220		



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Name:	Dira Davalle
Street Name: City:	317 ORCHID AVE CROWADEL MAR CA 92625
Signature:	A10



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Name:	Mike Fahey Orchid Ave
Street Name:	Orched Ave
City:	CDM
Signature:	



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Name:	Peter Engler
Street Name:	
City:	Newport Beach, CA 92660
Signature:	The 3th



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Name:	Amy McLarand	
Street Name:		
City:	Newport Beach	
Signature:		



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Name:	MATTHEW + MELARANO	
Street Name:	HITURIUE FAY DR.	
City:	NEWPORT POBACIÁ CA	9260
Signature:		



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Name:	Keit Oderloh		
ranne.	701		
Street Name:	2454 Coppedit		
City:	LAKE FOREX	92130	
<u>Signature:</u>	Mix Illed		



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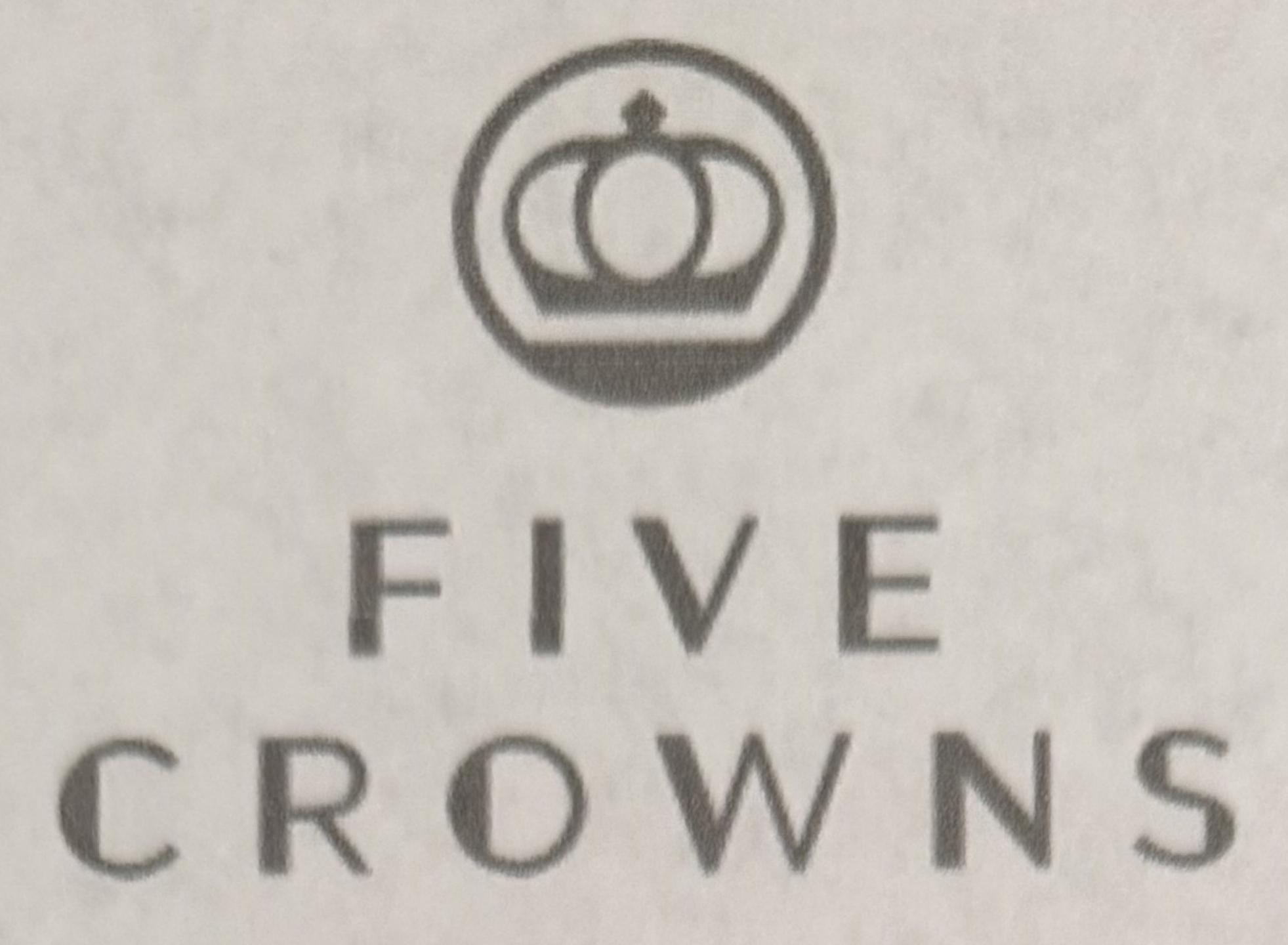
Name:	Karin Krogius	
Street Name:	178 Shorectiff Pd	
City:		
Signature:	Lam W	



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Name:	Darren 5 Mason	
Street Name:	4695 Mac Arthur Court, New	
City:	Newport Beach	
Signature:	Dans Mason	



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Name:	Elizabeth Bradley
Street Name:	
City:	Newport Beach, CA. 92440
Signature:	Effler.

From: Dwight Manley
To: Planning Commission
Subject: Five Crowns permit

Date: December 04, 2024 11:17:27 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Newport Beach Planning Commissioners,

I am writing today to convey my full support for the Five Crowns to have their request for a limited term permit to continue operating their expanded patio / outdoor dining. I am urging this as a neighbor that owns the home

just down the street at 3719 Ocean Blvd, and consider the Five Crowns and Side Door to be a vital piece of the Corona Del Mar community.

I understand that the Five Crowns has spent in excess of \$500,000 to go above and beyond the city requirements to mitigate any impacts. This really shows how considerate and sensitive ownership is to the surrounding neighbors.

I would like to also share some background on my expertise in this area of commercial and residential integration and management; I have been the majority owner of the area known as Downtown Brea , and own the loft apartments within this district, and we abut a neighborhood known as the "cottages" that was actually modeled after Corona Del mar. We also have a "highway", Imperial Hwy, like you do, with PCH. I have been curating the tenants in this downtown for nearly 25 years, managing noise, quality of life, and businesses success. As you know, that is not an easy thing to do, but with a supportive city staff and landlord, it can be done quite successfully. In this case, I would start and end with Pacific Coast Highway; Its a Highway. That alone is a living , breathing thing, with motorcyc les, semi trucks and cars 24/7. You want to capture that special , historic asset by enabling the businesses that are along it to succeed. Not just limp along, but prosper. It is the businesses there that make the village

so desirable. Walking to a quality restaurant from your home is a rare luxury in this day and age, and our state has the absolute most difficult environment to make a profit for food businesses. And here we have an iconic establishment that needs our help. Frankly, I would vote yes on having the permit run to 11:00 on weekends, but they are only asking for 10;00.

In closing, I would just share that you will never achieve 100% agreement on anything like this. It's okay to have a few in opposition, but it is the community as a whole that these types of matters are how to find the right path.

Thank you very much

Dwight Manley dmanleyinc@aol.com

From: Mike Grant

To: <u>Planning Commission</u>

Subject: Resident letter in support of Five Crowns request for a Limited-Term Permit

Date: December 04, 2024 12:30:13 PM

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Dear Planning Commissioners,

I am writing to offer my full support for the Five Crowns request for a Limited-Term Permit to continue operating their expanded outdoor dining patio. As a resident of Newport Beach and someone who has known the owner of Five Crowns for many years, I can confidently say that this is a well-run, community-oriented business that deserves our support.

The owners/family of Five Crowns are upstanding members of the community and have earned the respect of local residents for their dedication to both their business and the well-being of the neighborhood. As an operator, they have always demonstrated a strong commitment to running a responsible and successful establishment that enriches the local economy while maintaining a positive relationship with the community.

Approving the continued use of the expanded outdoor patio is essential for the restaurant's ability to stay in business, and I fully support their request. To ensure minimal disruption to neighboring properties, the owners are willing to invest a substantial amount of money in sound mitigation, including the installation of a sound wall and other improvements.

In addition, the requested operating hours to the proposed temporary outdoor area—9:00 p.m. on weekdays and 10:00 p.m. on weekends—are incredibly reasonable and considerate of the surrounding residential area. I believe these hours will allow the restaurant to thrive while being respectful of the community.

For these reasons, I strongly urge the Planning Commission to approve the Limited-Term Permit and Coastal Development Permit for Five Crowns. This is a valuable opportunity to support a respected local business that has positively contributed to the character of Newport Beach.

Please reject the appeal and support the Five Crowns restaurant.

Thank you,

Mike Grant mikegrant925@gmail.com 949-943-4310

From: Herman Luk

To: Planning Commission

Subject: letter in support of Five Crowns and against the appeal of Five Crowns" Limited-Term Permit

Date: December 04, 2024 2:11:57 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Members of the Newport Beach Planning Commission,

I am writing to express my strong support for you to reject the Five Crowns Appeal, and support their request for a Limited-Term Permit to continue operating their expanded outdoor dining patio.

As a resident of Cameo Shores, just down the street from Five Crowns, I've had the pleasure of dining at this restaurant for many years. Residents of CDM and Newport Beach all know the Five Crowns restaurant as a cherished part of our community. It's hard to overstate how important it is to support local businesses, especially one that has been a fixture in our area for decades. The owners have always operated with integrity and dedication, creating a space that brings people together and enriches the community.

I believe the request for a limited-term permit is entirely reasonable. The owners are not only asking for the opportunity to continue using the expanded outdoor dining area, but they are also making a significant investment of about a half million dollars to mitigate any potential sound impacts on neighboring properties. This level of commitment is another example of them proving to be serious about being good neighbors and addressing concerns in a responsible manner.

As a CDM resident, I can certainly appreciate how difficult it is to run a profitable restaurant in today's economic climate, especially one that is so important to a local community. They obviously rely on the income from the patio area for events and it could be devastating if the city were to take that away. Supporting Five Crowns will help ensure that this longstanding business/operation can continue to thrive and contribute to the vibrancy of Corona Del Mar.

I urge the Planning Commission to approve the Limited-Term Permit and Coastal Development Permit and reject the appeal.

Best regards, Herman Luk

December 5, 2024, Planning Commission Item 3 Comments

These comments on a Newport Beach Planning Commission <u>agenda</u> item are submitted by: Jim Mosher (<u>jimmosher@yahoo.com</u>), 2210 Private Road, Newport Beach 92660 (949-548-6229).

Item No. 3. FIVE CROWNS APPEAL (PA2023-0202)

Regarding <u>Attachment No. PC 4</u> (Updated Noise Report and Response to Comment Letter dated August 5, 2024 by RK Engineering, Inc.), the report analyzes noise levels anticipated to impact institutionally- and residentially-zoned properties on the east side of Hazel Drive.

However, it does not analyze the project's impact on any of the residentially zoned properties to the west of those, and in particular, the property at 351 Hazel/352 Poppy, which directly abuts Five Crowns property highlighted in the Vicinity Map (handwritten page 3), even though it, too, is residentially zoned and the Hazel side of that property is more strongly impacted than any of the properties studied, according to the noise contours shown on handwritten pages 65 and 67. Why would the City's noise standards not apply to 351 Hazel and constrain allowable restaurant operations more stringently than their impacts on more distant properties?

I see from the August 15 Zoning Administrator minutes (top of handwritten page 96) that I asked that question then, but I don't see an answer to it.

I would also note that the report's Table 4 (handwritten page 57) cites "**55.0**" as the "City of Newport Beach Noise Level Criteria (dBA Leq)" that generates a code violation if exceeded. But per qualification "D" listed on handwritten page 53, isn't the City's standard the more lenient "**60**" for those portions of the residential properties within 100 feet of the Five Crowns commercial parcel?

On the other hand, in Table 4 the anticipated noise levels being compared to the City noise standard are indicated as representing *only* the "Project Noise Contribution" to the total noise at the location. Doesn't a violation occur when a project causes the *total* noise at a site (the project contribution *added* to the pre-existing background noise) to exceed the standard?

If so, then even if the "Project Noise Contributions" are correct, without consideration of the pre-existing "ambient" noise level at each receptor location, it is impossible to tell if *adding* the project contributions to the undocumented noise from other sources would result in a violation, or not.

The report also does not disclose if any of the receptor locations are *already* noisy enough to trigger the "If the ambient noise level exceeds the resulting standard, the ambient shall be the standard" provision in the code, or, if it did, how that would affect the analysis.

Should the Limited Term Permit be approved, it will be interesting to see if the test operation reveals that any additional restrictions will be needed to meet the City's noise standards.

From: <u>Kirsten Boyer</u>
To: <u>Planning Commission</u>

Subject: Letter of Support for The Five Crowns Restaurant

Date: December 04, 2024 6:27:02 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

To whom it may concern:

As someone who grew up in Corona del Mar starting in 1965, I have always cherished Five Crowns as an iconic part of our community. It has been a treasured spot to celebrate important family milestones. Five Crowns is truly woven into the fabric of our neighborhood, and I believe we must do everything we can to ensure this beloved establishment continues to thrive. There are very few businesses that have survived in Corona del Mar as long as the Five Crowns which is a testament both to their commitment to their business and long-term presence in the community as well as to the difficulty in maintaining a business year after year, let alone decade after decade. It is a piece of our community history. It holds the memories and celebrations of thousands of local community members as well as visitors who bring their important tourist dollars to CdM/Newport Beach.

In my opinion, the request for a Limited-Term Permit to maintain the expanded patio is a nobrainer. The owners have committed to investing about \$500,000 to build a soundwall in order to address any concern of nose for the neighbors.

This shows their dedication to being good neighbors and responsible business owners while preserving a key part of their business.

It is not easy being a restaurant owner in Newport Beach. The businesses must find creative ways to bring in revenue, while keeping a strong clientele base. I'm sure their ability to host weddings and special occasions on this patio helps ensure the success of the entire restaurant. And if their request is denied, the revenue lost could be detrimental to their business.

Approving this permit will help Five Crowns serve as a cherished gathering place for locals and visitors alike.

For these reasons, I strongly urge the Planning Commission to approve the Limited-Term Permit and Coastal Development Permit for Five Crowns.

Kirsten Boyer