

From: Jim Mosher <jimmosher@yahoo.com>
Sent: May 27, 2026 11:37 AM
To: CDD
Subject: Re: Comments on ZA Item 4 (5/28/2026 meeting)

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Regarding Item 4 (Zinc Café Temporary Patio and Hours Expansion Limited Term Permit (More Than 90 Days), PA2026-0039)) on the May 28, 2026, Newport Beach Zoning Administrator agenda:

1. I am pleased to see staff is recommending that the hours of operation of this dining patio on a property adjacent to residences close at 10:00 p.m. rather than the 11:00 p.m. requested by the applicant.
2. It might have been helpful to indicate on the agenda that the recommended action differs from the project requested Otherwise members of the public reading the [agenda](#) might assume Recommended Action 3 is to approve the application as described in the Project Summary.

-- Jim Mosher