

Attachment No. PC 5

Project Description

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CDM Restaurant Project Justification

3025 & 3027 E. Coast Hwy, Corona Del Mar

This new restaurant proposed to be at the combined 3025 & 3027 E. Coast Hwy, Corona Del Mar complies with all the City Of Newport Beach applicable provisions of the zoning code and municipal code.

The CDM restaurant is located at a mixed-use shopping center development consisting of Mothers market, CVS Drug and other businesses including food services including Jan's Health Bar & Gina's Pizza. This new restaurant replaces the existing La Fogata restaurant and will expand into the vacant 3027 space. The restaurant area of approximately 2,329 SF is compatible with other restaurants in the area allowing for proper kitchen design to meet with health dept. requirements, proper dining space, bar and required restrooms. Hours of business are 6:30 AM- 10:00 PM.

The building housing this new restaurant is an existing sprinklered one-story building approximately 10,000 SF of area that meets building code for a A-2 occupancy restaurant. The location of the restaurant at the shopping center allows easy access for fire, police and medical staff to access the restaurant if needed. Parking required is a shared parking with other businesses. A parking study is provided as a part of the CUP submittal.

CDM restaurant located at 3025 & 3027 E. Coast Hwy is located within commercial area of Corona Del Mar and separated from the neighborhood residential area. The proposed use providing additional dining choice will be beneficial to the neighbors in surrounding area that can reach the restaurant without use of automobiles.

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