
From: QS Wang <song573@me.com>
Sent: October 06, 2025 4:05 PM
To: Arregui, Jerry <JArregui@newportbeachca.gov>
Subject: Opposition to Minor Use Permit Application No. PA2025-0073 (Chaupain Bakery, 2622 San Miguel Drive)

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Dear Zoning Administrator and Planning Division,

I am writing to express my opposition to the proposed Minor Use Permit (PA2025-0073) for Chaupain Bakery at 2622 San Miguel Drive, which seeks approval for a Type 41 (On-Sale Beer and Wine – Eating Place) license and modification of existing operating hours.

While I appreciate local businesses contributing to the community, I have serious concerns about allowing alcohol sales at this location within the Newport Hills Shopping Center. The surrounding area includes residential neighborhoods and family-oriented establishments, and the introduction of on-site alcohol service could increase noise, public safety issues, and disturbances to nearby residents — particularly during evening hours.

Additionally, the request to waive on-site parking requirements may further strain the already limited parking availability for existing tenants and customers. This could negatively impact overall accessibility and convenience for the community.

For these reasons, I respectfully urge the City to deny this permit request. Maintaining the current operating conditions and restrictions would better preserve the safety, tranquility, and character of the neighborhood.

Thank you for your attention and for considering community feedback on this matter.

Sincerely,

Eric Wang

2300 Port Lerwick Pl, Newport Beach, CA, 92660