

**From:** [Jeff Schroeder](#)  
**To:** [Planning Commission](#)  
**Subject:** ARC Carne & Cantina Proposal  
**Date:** August 21, 2025 9:48:18 AM

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Report phish using the Phish Alert Button above.

Dear Chair and Commissioners,

My name is Jeff Schroeder, and I have been fortunate to call Newport Beach home my entire life. Born at Hoag Hospital in the 1970's, I went to Harbor View Elementary School and graduated from Corona del Mar High School in 1994. Today, I am proud to be raising my daughter here in the Newport Heights area, giving her the same opportunity I had to grow up in such a special community.

I am sending this letter in to express my strong support of the ARC Carne & Cantina project.

Over the decades, I have seen our city change and grow, and I believe that growth has been overwhelmingly positive. A big part of that is because Newport Beach has always supported business owners who are willing to invest in good projects that make our city stronger. And most importantly, it has done so in a way that protects the character and charm of the many different villages that make Newport so unique.

I have plenty of experience of doing something similar in the restaurant industry here in Newport Beach. I founded and operated the city's first official Wine Bar called Wine Gallery, which was located at the intersection of MacArthur and Pacific Coast Highway from 1999 until 2017. I understand all of the hard work that it takes to create a business in our town that adds to its charm and offers our residents a local place to enjoy and create memories.

The ARC Carne & Cantina proposal is the perfect example of that kind of project. It takes a building that has been sitting empty for years and turns it into something that adds value to the community. With your approval, our community will get a high-quality restaurant where families, friends, and neighbors can gather. These are exactly the types of thoughtful investments that make our city so great, while still reflecting the values that make our city special.

I encourage you to approve this project and continue the tradition of supporting business owners who want to reinvest in Newport Beach. This project is a win for the community, and I look forward to seeing it become part of the Mariners' Mile landscape.

Thank you,

Jeff Schroeder

**Jeff Schroeder**

*Certified Sommelier*

*Real Estate Investments*

**Chambers Wines & Schroeder Family Wine**

430 Lenwood Drive

Costa Mesa, CA 92627

**Schroeder Investment Partners**

1200 Newport Center Drive, Suite 290

Newport Beach, CA 92660

Direct (949) 275-1149

**From:** [Donny Bellows](#)  
**To:** [Planning Commission](#)  
**Subject:** Support Item 2- Arc Carne & Cantina  
**Date:** August 21, 2025 10:23:03 AM

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Dear Newport Beach Planning Commissioners,

Thank you for your service to our city. My name is DonnyBellows. I was born and raised in Newport Beach, and now am proud to be raising my own family in Dover Shores, just up the street from this project.

I am writing to let you know that I am in full support of the ARC Carne & Cantina project.

This is exactly the type of restaurant that Mariners' Mile needs. My wife and I, along with our friends, look forward to having a new place where we can enjoy a fine dining experience. It will be the kind of spot that combines quality food with an elevated atmosphere. The addition of a rooftop dining area makes it even more special. It's the sort of restaurant where you might go for a date night, celebrate with friends, or bring out-of-town guests to show off what Newport Beach has to offer!

One of the things I love most about this community is the strong principles that respect property rights and encourage smart investment. We should not be an obstacle for owners who are willing to reinvest in Newport Beach. This project is a great example of how that works in practice: a vacant property being transformed into something that will benefit residents, businesses, and visitors alike.

I encourage the Commission to support staff's recommendation and move this project forward. This is the kind of investment Newport Beach should be proud of, and I look forward to being one of the first customers when the doors open.

Sincerely,

Donny Bellows

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**Subject:** FW: Opposition to ARC Carne & Cantina

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**From:** Harold <[centerstonehal@gmail.com](mailto:centerstonehal@gmail.com)>  
**Sent:** August 21, 2025 11:29 AM  
**To:** Tran, Jenny <[jtran@newportbeachca.gov](mailto:jtran@newportbeachca.gov)>  
**Subject:** Opposition to ARC Carne & Cantina

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Dear Chairman Harris,

My name is Hal Woods, and my wife Julia and I reside at 2919 Cliff Drive, directly above the subject property on the bluff next to the View Park.

We are strongly opposed to the proposed rooftop dining and bar use for the following reasons:

- 1. Noise and Public Safety Impacts:** Late night rooftop dining and alcohol service are incompatible with adjacent residential uses. This has already been demonstrated by the adjacent Whaler Bar, which has generated numerous police calls at 2:00 AM and beyond. A new rooftop bar would only exacerbate these late-night disturbances and compromise neighborhood safety.
- 2. Coastal View Protection:** The proposed rooftop structure will add height that intrudes upon the public's views of the coastline from the View Park. Under the California Coastal Act, protecting and maximizing public coastal views is a priority, and this project would undermine that mandate.
- 3. CEQA Considerations:** The project may have significant impacts related to noise, public safety, and visual resources that have not been adequately addressed. At minimum, a full environmental review is warranted before any approval is considered.

For these reasons, we respectfully request that the Commission deny this application in order to protect both the residential character of the neighborhood and the public's coastal resources.

Thank you for your careful consideration. Please confirm receipt of this email.

Sincerely,  
Hal and Julia Woods  
2919 Cliff Drive

**From:** [Erika Carson](#)  
**To:** [Planning Commission](#)  
**Subject:** Arc Carne & Cantina Support  
**Date:** August 21, 2025 12:35:13 PM

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Dear Chair and Commissioners,

My name is Erika Carson born and raised in Newport Beach  
My family and I live off Tustin Ave in Newport Heights right down the street from the new  
ARC Carne Cantina.  
We are excited to have a local spot walking distance from our house and to support a fellow  
local business owner.  
I am the owner of Bear Flag Fish Co. which operates restaurants here in Newport Beach. I am  
writing to express my strong support for  
the ARC Carne Cantina project.

As both a neighbor and a restaurant owner, I know firsthand how difficult it is to invest in,  
build,  
and operate a successful restaurant . We are excited for this new restaurant and think it will  
only benefit Mariners Mile serving our community, creating jobs,  
and adding more life into our neighborhood .  
This building has been vacant for some time now and having this new restaurant down the  
street will strengthen the Mariners' Mile vision and bring much-needed energy and life back  
into this amazing community.

As a neighbor, I believe the project strikes the right balance between thoughtful design and  
community benefit. As a restaurant owner, I recognize the value of having committed  
operators  
investing in Newport Beach and having local operators and business owners is what we want  
in our community .  
These kinds of projects improve our city's reputation as a world-class  
coastal destination and benefit the community as a whole.  
My family and I are excited to have the ARC Carne Cantina open for business.

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Thank You

Erika Carson

Bear Flag Fish Company.  
407 31st Street  
Newport Beach CA 92663

Office 949-673-1635

Cell 949-463-6777

Fax 949-673-3470

Bear Flag Fish Co Lido Peninsula 949-673-3474

Bear Flag Fish Co Crystal Cove 949-715-8899

Bear Flag Fish Co Huntington Beach 714-374-0558

Wild Taco Restaurant 949-673-9453

[www.bearflagfishco.com](http://www.bearflagfishco.com)

**From:** [Paul Samson](#)  
**To:** [Planning Commission](#)  
**Subject:** Support to Arc Carne & Cantina  
**Date:** August 21, 2025 2:09:29 PM

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[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.  
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Dear Chairman and Newport Beach Planning Commissioners,

My name is Paul Samson, and I am a Newport Beach resident writing in strong support of the ARC Carne & Cantina project.

I believe this will be a great addition to an area that we have seen improve greatly over the last several years. By approving this project, it will not only create jobs, but it will add another high-quality restaurant that both residents and visitors can enjoy.

I have seen that some people are raising concerns about parking. I completely disagree and do not believe this should be a reason to hold the project back. In fact, I am impressed with the way the applicant has gone above and beyond to address the issue. Not only are they providing on-site parking, but they have also secured off-site parking and put in place a valet system to make it work smoothly. This is a very thoughtful solution and shows a clear willingness to accommodate the neighborhood and the City's requirements.

I want to encourage your commission to do everything it can to support this project. When an applicant takes this much care to plan ahead and provide solutions, our city should do all they can to support the project.

Sincerely,

Paul Samson

August 21, 2025

Dear Planning Chair & Commissioners,

ARC Carne & Cantina is a high-end Mexican and South American–inspired dining establishment that goes beyond being just a place to eat — it is a catalyst for cultural, social, and economic growth.

Thoughtfully designed and rooted in excellence, the project reflects and supports the quality of life we cherish in Newport Beach.

More than a restaurant, it is envisioned as both a vibrant community gathering space and a landmark destination that will enhance the character and prestige of the Mariner’s Mile corridor.

### **Community Prestige**

- **Proven Operators** – Our restaurant group has a track record of excellence. **ARC Food & Libations** was described by award-winning critic Brad A. Johnson as “one of the most important restaurants to open in the last decade.” We bring this same commitment to craft, consistency, and community impact to every project.
- **Community Integration** – **ARC Butcher & Baker** has become woven into the fabric of the community, serving the daily needs of locals and residents. Its patio is consistently filled with happy families and neighbors, a testament to its role as a true community gathering place.
- **Neighborhood Curation** – **ARC Balboa Island** is slated to open in late 2025, providing a niche dining location that reflects the unique spirit of the island. Each restaurant we create is individually curated to its neighborhood, ensuring it is an authentic fit rather than a generic concept.
- **Restaurant-First Philosophy** – Unlike others who lead with bars, our focus is always on food. The mezzanine-level bar is designed as a complement to the dining experience, not a distraction from it. This reinforces our reputation as serious restaurateurs, not bar operators.
- **Architectural Clarity** – While often described as a three-story building, our project is in fact a single-story restaurant with an interior mezzanine. This thoughtful design avoids excess height and preserves the corridor’s character.

The roof deck provides a much-needed elevated patio in a location where ground-level outdoor dining isn’t available. A pergola-covered oyster bar and shaded seating enrich the space while offering a coastal dining atmosphere unique to the area.



- **Cultural Landmark** – Becomes a point of pride for locals, a place they can show off to visitors as an example of the area's growth and refinement. Provides a central hub where people can celebrate milestones, host business dinners, or enjoy a refined evening close to home.
- **Symbol of Investment** – Demonstrates confidence in the area's future, signaling to developers, residents, and entrepreneurs that the neighborhood is worth building into.

## Quality of Life

- **Gathering Place** – A refined, community-focused restaurant where milestones are celebrated, relationships are built, and residents can enjoy a world-class experience close to home. A curated design, ambiance, and service, the restaurant creates an elevated cultural experience that enhances day-to-day life.
- **Thoughtful Design for Residents** – At the rear of the rooftop seating area, as well as both sides to the midpoint of the seating area, an elevator, stairwell, storage area, and restrooms form a natural wall, mitigating sound for nearby residents. The design ensures vibrancy without disruption.
- **Respect for the Corridor** – The only uncovered seating is along the PCH frontage, and views from the northbound side are modest, facing buildings across the bay side. The rooftop itself is wrapped by a brick wall topped with a glass windscreen, containing sound and maintaining visual harmony. At the rear and the both sides the elevator, stairwell, restrooms and storage area.
- **Lifestyle Value** – By providing a restaurant-first destination with elegant outdoor space, residents gain both a cultural amenity and a lifestyle enhancement without compromising neighborhood quality. High-end dining improves the desirability of the area, making it more attractive for residents, prospective homebuyers, and investors.
- **Improved Dining Options** – Residents no longer need to travel outside the neighborhood for a world-class experience, adding convenience and pride of ownership in their community.

## Economic & Cultural Growth

- **Catalyst for Development** – Inspiring further investment and revitalization in the neighborhood, ARC Carne & Cantina will act as an anchor destination that inspires further development and revitalization, a cultural landmark that reflects positively on the entire area.

- A high-end restaurant signals confidence and sophistication, elevating the neighborhood's reputation on a citywide and even regional level - showcasing the community as a place of innovation and refinement.
- Our establishment will position the area as a destination for excellence. This restaurant is designed to be a cornerstone of the area — a place that enriches identity, strengthens pride, and fosters opportunity for decades to come.

### **A Long-Term Asset for the Community**

This restaurant is designed to endure as a cornerstone of the neighborhood — a place that evolves with the community while continuing to provide prestige, connection, and opportunity.

It is not simply a business, but a cultural investment that enriches the area's identity and future. A restaurant that uplifts, inspires, and defines the character of the community.

- **Sustain Investment** – The scale of this project represents an unprecedented investment in a Newport Beach restaurant. To maintain financial viability, extended operating hours are critical.
- **Create and Protect Jobs** – Longer hours allow us to employ more staff, support stable careers, and expand opportunities within the community.
- **Match Market Demand** – Newport Beach's residents and visitors expect refined late-evening dining. Our hours reflect the lifestyle of the corridor and its role as a coastal destination.
- **Ensure Longevity** – Extended hours provide the revenue stability needed to ensure this project remains a lasting community asset, not a short-lived venture.
- **A Responsible Approach** – We have requested midnight, not 2:00 a.m. like neighboring establishments. This distinction underscores our philosophy: we are always a restaurant first and foremost, never a bar or nightclub.

Thank you for your thoughtful consideration,



Marin Howarth  
ARC Carne & Cantina  
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