

From: CDM Partners, LLC <CDMPartners@charter.net>
Sent: May 27, 2026 8:54 AM
To: Cervantes, Carlos
Subject: Re: 05/28 Zoning Administrator Zoom Meeting Reminder and Test Link
Attachments: Hearing 5.28.26.pdf

[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.

Good morning:

We respectfully request that the ZA receive the attached letter prior to the hearing.

Thank you!

On May 27, 2026, at 8:28 AM, Cervantes, Carlos
<CCervantes@newportbeachca.gov> wrote:

Good morning:

We will be using Zoom for the Zoning Administrator meeting on **Thursday, May 28, at 10 a.m.** You should have received an invitation for this meeting from **CDD Zoom** <no-reply@zoom.us>.

Please join **30 minutes early** so we can troubleshoot any issues that might arise. If you have not attended a meeting using Zoom before, you can test your audio and video using the below link:

<https://zoom.us/test>

***Note, once we verify your audio/video Thursday morning, please *mute* audio/video until your item's turn, as other items are being heard.**

Please do not forward your link to others as it is unique to the person it is sent to. If you need to add additional members, please reach out to your planner so they may be added.

Let us know if you have any questions or issues.

Thank you,

<image001.png>

Carlos Cervantes
Department Assistant
Community Development Department
Office: 949-644-3227

100 Civic Center Drive
Newport Beach, CA 92660

<image002.png><image003.png> <image004.png>

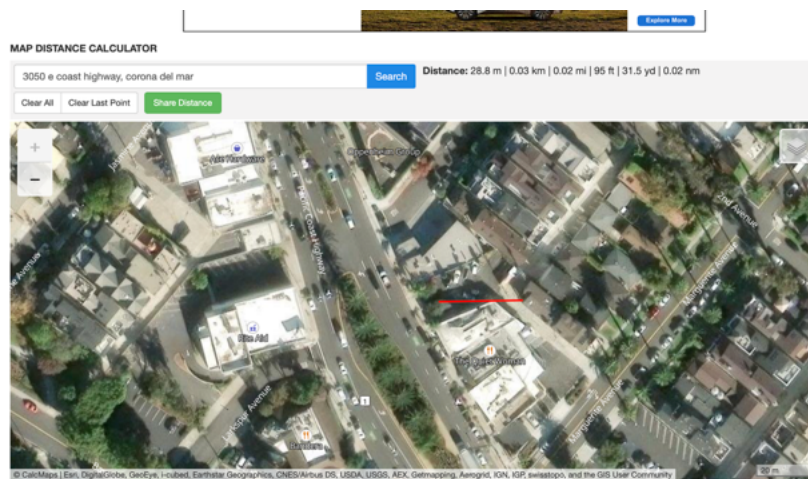
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The City of Newport Beach
Planning Department
RE: Requested Operating Hours and Comparable Corridor Uses (PA2026-0039)

Laura:

I appreciate the City's goal in making Corona Del Mar a vibrant and walkable downtown area and your efforts in preparing the staff report. Can you please forward the following letter for consideration to the Zoning Administrator so it can be reviewed prior to the hearing this week?

I also wanted to clarify the request is for operating hours to be expanded until 11:00 p.m. for the Market, Café, and patio areas (for the entire premises.) Zinc Cafe and Market has been operating in this location since 2002 and is a full-service restaurant - no late hours use as defined under the Newport Beach Municipal Code, where patrons are seated, order from individual menus, and food is delivered to guests at their tables. The premises has its own parking lot and is facing commercial property on all sides except to the east. The distance to nearby residential use from the patio is approximately 95 feet.



The current use permit requires closure of the restaurant at 8:30 p.m. and this has historically limited the restaurant's ability to provide standard dinner service hours. The operator previously requested expanded hours in 2004, which was denied despite numerous nearby restaurant uses operating with substantially later approved hours within the Corona del Mar Commercial Corridor for decades. (please see historical hours reference letter drafted by the City's Planning Director in 1984 showing the opening and closing hours of restaurants in CDM.) <https://>

ecms.newportbeachca.gov/WEB/DocView.aspx?id=2945193&dbid=0&repo=CNB&searchid=6830fb4f-52c9-4a15-b897-88e5b1682609

DATE: February 7, 1984
TO: City Council
FROM: Planning Department
SUBJECT: Corona del Mar Restaurants Hours of Operation

The following summarizes the hours of operation of established restaurants in Corona del Mar:

Coco's 2305 E. Coast Highway
7:00 a.m. to 11:00 p.m.

Matteo's 2325 E. Coast Highway
Lunch from 11:00 a.m.
Dinners served from 5:00 p.m. to 10:00 p.m.
with closing time flexible

Svenson's 2333 E. Coast Highway
Noon to 10:00 p.m. Monday thru Friday
1:00 p.m. to 10:00 p.m. Saturday and Sunday

Rothchilds 2407 E. Coast Highway
10:00 a.m. to 10:00 p.m. daily

Hemingway's 2441 E. Coast Highway
11:00 a.m. to 3:00 p.m. Monday thru Friday
5:00 p.m. to 12:00 midnight weekdays
9:00 a.m. to 12:00 midnight weekends and holidays

Pirates Inn 440 Heliotrope
5:30 p.m. to 12:00 midnight daily

Fernleaf Cafe 2640 E. Coast Highway
11:00 a.m. to 11:00 p.m.

Novaks' Place 2920 E. Coast Highway
9:00 a.m. to 12:00 midnight

Bon Appetit 2931 E. Coast Highway
5:30 p.m. to 10:30 p.m. nightly

Puffins 3050 E. Coast Highway
6:00 a.m. to 12:00 midnight

Hungry Tiger 3201 E. Coast Highway
Monday thru Friday 11:30 a.m. to 12:00 midnight
Saturday 4:00 p.m. to 12:00 midnight
Sunday 11:00 a.m. to 12:00 midnight

Quiet Woman 3224 E. Coast Highway
Lunch 11:00 a.m. to 3:00 p.m.
Dinner 5:00 p.m. to 10:00 p.m. Sunday thru Thursday;
5:00 p.m. to 11:00 p.m. Fridays and Saturdays
Live entertainment until 1:00 a.m.
Bar closes at 2:00 a.m.

City of Newport Beach

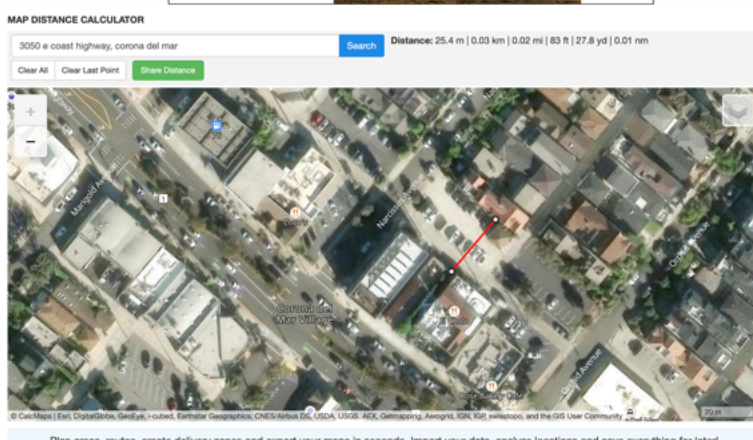
The request for later hours is to allow the use of this space to be equal to other similar uses in the Commercial Corridor.

In finding similar uses, I looked at the closest comparable operations, which appear to be neighboring full-service restaurant uses within the Coastal Commercial corridor. Other nearby full-service restaurant and restaurant/bar uses within the corridor include:

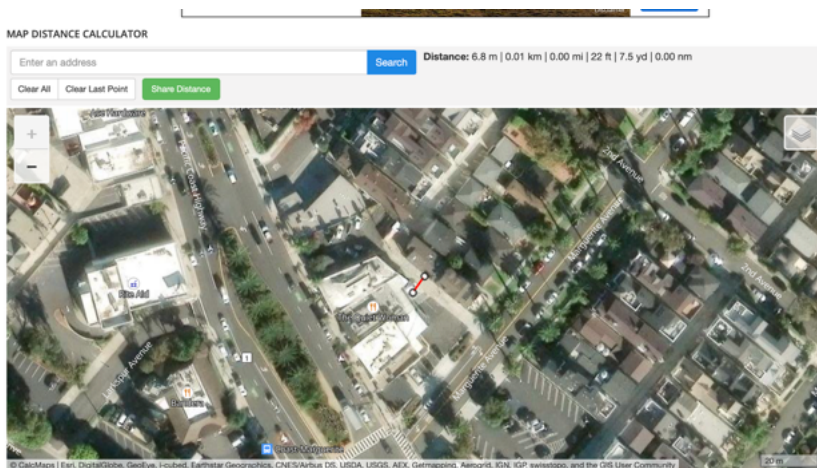
- Bandera is directly across the street, with a use permit that extends until midnight;
- El Cholo's use permit allows them to operate until 1:30 a.m. on weekends, with patio operations until 11:00 p.m. approved in January of this year;
- Port operating until 1:00 a.m. with patio operations until 11:00 p.m.;
- Quiet Woman operates until 2:00 a.m. on weekends with live entertainment and was approved for a LTP for patio hours until 10:30 p.m. in the last few years while directly facing residential;

- Five Crowns requested a 1350 sq. foot dining area, three times the size of the subject property and was approved in 2025 to operate until 10 p.m. with live entertainment even though it is immediately adjoining residential uses;
- El Ranchito is approved to operate until 2:00 a.m. with its patio until 11 p.m.;
- Mama D's use permit approved in 2017 allows for 11 a.m. - 11 p.m. hours with a type 41 ABC permit with residential immediately adjacent and above specifically due to the goal of "maintaining a vibrant commercial corridor.";
- Chipotle's use permit allows operation until midnight and their patio open until 9 p.m. but does not serve patrons or allow ordering at the tables.

El Cholo approximate distance to residential:



The Quiet Woman approximate distance to residential:



Many of these operations include Type 47 ABC licenses, live entertainment, larger occupancy loads, and more intensive operational characteristics than the current use. We are unaware of any complaints from neighbors regarding any noise from the premises. Additionally, while the staff report references Chipotle and other fast-casual uses as comparables, those operations are materially different from a full-service sit-down restaurant use where patrons are served at tables, even though one can order at the counter at the subject premises.

Given the surrounding operational context within the Commercial Corridor, the staff report's conclusion that the project would not create a parking impact or increase traffic demand, and the temporary one-year nature of the permit request, we respectfully request consideration of the requested 11:00 p.m. operating hours for the indoors and patio area.

Thank you again for your time and consideration.

Respectfully,

Joanna Carlini
as Managing Member for CDM Partners, LLC