
Subject: FW: City Planning Commission-Public Hearing re PA 2024-0198

From: Denys Oberman <dho@obermanassociates.com>

Sent: October 10, 2025 12:03 PM

To: Langford, Jon <Jlangford@newportbeachca.gov>; Arregui, Jerry <JArregui@newportbeachca.gov>

Cc: City Clerk's Office <CityClerk@newportbeachca.gov>

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Please distribute our comments to the Planning Commissioners and Enter Into the Public Record.in connection with the above-referenced Agenda item to be heard on October 23, 2025.

Honorable Planning Commissioners:

Applicant proposes to obtain an updated Use Permit relating to the Café- style restaurant.

We believe that the proposed use is compatible with the uses in the surrounding area.

We request that Staff remove the reference to 11:00 pm , as the Applicant has proposed hours of operation ending at 10:00 pm. Applicant's proposal makes sense.

We are concerned with the Proposal for a Waiver of 16 Parking units, and ask that this portion of the request be denied. There is little if any alternative for parking, and the entire Corridor is already severely constrained.

The City cannot continue to grant increased Capacity to commercial or residential establishments where there is lack of sufficient Parking to use /occupy in a regular, safe manner.

Thank you.

Denys H Oberman
Resident and Community Stakeholder

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Regards,

Denys H. Oberman, CEO



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