

Feb. 12, 2024

Mr. Justin Kirk
Planning Division Director
Orange County Public Works
601 N. Ross St.
Santa Ana, CA 92701

Re: Lounge Bar Ste. D1 PKG23-0620 Business Hours
Ranch At Newport Bay
2675 Irvine Ave.
Costa Mesa, CA 92627

Dear Mr. Kirk,

We are applying for a Use Permit to allow our new approved project the Lounge Bar PKG23-0620 to be open for business from 10 am until 12 am every day. Although the business hours for the existing zoning for this project is 6:00 am until 10:30 pm, the nature of a lounge bar business requires a little later hour to be a viable business.

BE

This lounge bar is located at first floor of the Ranch at Newport Bay Shopping Center that is built on a sloped site therefore the back suites of the first floor are built against the hillside and very much buried in the site (please see the site plan, lounge bar plan and photos). Due to the location of the lounge bar and the site condition the lounge bar will not be visible from the neighboring area on the northside and eastside. Please see 1/A2.2 showing the north wall of the ste D1 is a retaining wall and 4/A2.2 showing ste D1 is located under ste D2 at rear parking and not visible from the neighborhood. Neighbors on southside on the other side of Irvine Ave. can hardly can see this lounge bar again due to its location at the rear of the first floor and a great setback by the site parking in front of the building and the Irvine Ave.

We feel our hours of 10 am -12 am is reasonable for this lounge bar due to its location and the nature of business. We hope our request meets with your approval.

Best regards,



Behrouze Ehdai, Architect