To Whom It May Concern,

ATTACHMENT 4

My name is Roland Karam, and I am the owner of EZ Kebab (DBA: Bei Restaurant), located at 1951 Harbor Blvd in Costa Mesa. I am applying for a Conditional Use Permit (CUP) to allow alcohol service past 11:00 PM, Proposed Live Entertainment, and to include a pre-manufactured patio currently located on the south side of our property.

EZ Kebab is a full-service, family-owned restaurant offering an authentic Lebanese menu featuring kebabs, shawarma, and a variety of traditional appetizers. As a proud American-Lebanese, it has been a lifelong goal of mine to share the rich culinary heritage of Lebanon with the Costa Mesa community. Creating an authentic Lebanese dining experience has been central to the restaurant's design and atmosphere. Every detail from the decor to the layout was chosen to reflect the vibrant and welcoming ambiance found in restaurants throughout Lebanon.

Outdoor dining is a key part of Lebanese culture and heavily influences the dining scene there. Inspired by this, we envisioned a similar experience for our guests here in Costa Mesa. We currently have one outdoor patio in use which is approximately 522 square feet and we are requesting that the CUP permit us to formally include the second, smaller pre-manufactured patio already on our property (approximately 300 square feet). The uncovered section adjacent to the covered 300 square foot patio will act as a flex space; Meaning when the weather permits, we may use it for additional seating. In addition, it provides a safe area for third party delivery drivers to wait while picking up their orders. Outdoor dining is also an essential part of the Southern California lifestyle and perfectly complements our concept and business model.

Additionally, we are requesting permission to serve alcohol beyond 11:00 PM. Our proposed hours of approval is Monday-Sunday 11 AM to 2 AM. However, our operational hours will most likely reflect Sunday-Thursday 11 Am to 12:30 AM and Friday/Saturday 11 AM to 1:30 AM. We've cultivated an elevated and respectful dining environment that has not caused any disturbances to our neighbors. On the contrary, EZ Kebab has become a valued neighborhood destination, and we're grateful for the support and appreciation we've received from the local community. Our neighboring businesses and residents have expressed appreciation for the positive transformation made to the property. They have specifically acknowledged the noticeable improvements in cleanliness, organization, management, and overall atmosphere, as well as the elimination of the prior issues and disruptive activity that previously took place at this location. Lastly, several nearby establishments including Lander's Liquor Bar, Buffalo Wild Wings, Sevilla, Casa De Onda, Goat Hill Tavern, Social and Our Bar are permitted to serve alcohol past 11:00 PM. We hope to be granted the same opportunity.

In addition, we are requesting approval for Proposed Live Entertainment to enhance the overall ambiance and dinner experience for our guests. We are requesting those hours to coincide with our proposed operational hours stated above. We work with several talented local entertainers, including:
-Blake Harper, a Costa Mesa resident who performs guitar and vocals. He is well-known locally and regularly appears at venues such as Olea, John Wayne Airport, and the Newport Coast Marriott, providing a refined dinner-music experience.
-Anthony Starble, an accomplished singer and pianist who frequently performs at Mastro's restaurants and other reputable establishments in the area.
-The Janho Brothers, who offer vocal performances, keyboard, and the cultural instrument known as the *oud*, which is similar to a guitar and adds a unique cultural element to the atmosphere.

Each of these performers contributes to the elevated guest experience we aim to create.
Some artists perform acoustically, while others sing. All live entertainment will be limited to the patio on the Bernard/Harbor side, which is more enclosed and naturally contains sound. We are committed to minimizing noise impact by restricting entertainment to this one patio and ensuring any music is carefully monitored by our management team, with regulated volume levels and no bass. Lastly, although we are requesting live entertainment approval, we do not intend to host it daily. It will primarily occur on select Friday or Saturday

evenings to offer our Costa Mesa community and neighboring cities an enjoyable, upscale night out at our property.

We will ensure that management is present on-site during all scheduled live music events to maintain smooth operations, monitor sound levels, and provide a safe and well-managed environment for all guests. Having management actively overseeing each events is essential to ensuring everything runs efficiently and responsibly. Sound levels will be carefully monitored and adjusted as needed by management, in coordination with performers, to ensure they remain within appropriate and acceptable limits. We are committed to maintaining responsible volume levels at all times. We have also established a positive relationship with our surrounding neighbors, many of whom are regular guests. We maintain open lines of communication with them, which allows us to quickly address and resolve any potential concerns with a simple phone call. We value this direct communication and believe it plays an important role in proactively managing any noise-related matters. Additionally, most performers will be required to connect directly to our in-house speaker system rather than using external equipment. Our speakers are small, standard units designed for background music. They are connected directly to our iPad, allowing our management full control over volume at all times. This controlled setup ensures we can properly regulate sound levels and minimize any potential disturbances.

Lastly, if performers bring or use external equipment, we have carefully tested and determined proper speaker placement to minimize sound impact on neighboring properties. Only one speaker will be used, and it will be positioned to face Harbor Blvd., the main street, directing the sound outward toward the street rather than toward the rear of the property or surrounding neighborhood. This positioning helps reduce potential disturbance and ensures sound travels away from nearby residences. All these proactive steps and systems we have placed will ensure noise from live entertainment will not spill over to the adjacent residential.

EZ Kebab is proud to be an active member of the Costa Mesa community. At EZ Kebab, we take pride in showcasing the vibrant spirit of Costa Mesa. Our goal has always been to highlight the beauty and culture of this city in everything we do. When we were featured on a KTLA 5 news segment, it was a proud moment—not just for our restaurant, but for Costa Mesa as a whole. We were thrilled to see visitors from neighboring cities come to support our local business and experience all that our community has to offer.

In addition, each year, we sponsor the Lebanese Church Festival at St. John in Orange County, one of the largest cultural festivals in California. We celebrate our cultural heritage and support local traditions. We also regularly contribute to a variety of community events, most recently participating as a sponsor in the Hoag Summer Fest Newport Beach, an incredible opportunity for us to engage with the broader community and support meaningful local initiatives.

As the only Lebanese/Mediterranean restaurant of its kind in the area, we offer a unique cultural and culinary experience. Extending our operating hours and patio use would enhance our ability to serve the local community while maintaining the peaceful and welcoming environment we've worked hard to create.

Lastly, as you're aware, the restaurant industry is one of the most challenging to succeed in. Unfortunately, many restaurants close their doors every year, and we continue to see these closures both in our community and beyond. In today's economic climate, with rising food costs, labor shortages, and increasing operating expenses, it's becoming increasingly difficult for small businesses like ours to stay afloat. To adapt, we're having to get creative, extend our operating hours, add entertainment and explore every possible opportunity to remain competitive. We believe these efforts will help position us for continued success in the future.

Thank you for your consideration.

Sincerely,
Roland Karam
Owner, EZ Kebab

10-08-2026
Roland Karam