

**COLGAN, JULIE**

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**Subject:** FW: Official Public Notice on August 12, 2024 for location at 2968 Randolph Avenue**From:** Jeannine Hawkes <[jeannine-hawkes@sbcglobal.net](mailto:jeannine-hawkes@sbcglobal.net)>**Sent:** Monday, August 5, 2024 8:24 PM**To:** PC Public Comments <[PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)>**Subject:** Official Public Notice on August 12, 2024 for location at 2968 Randolph Avenue

Good evening,

I have received the Official Public notice regarding the Arena OC located at 2968 Randolph Avenue and I am totally opposed to the City modifying entitlements for Arena OC. I am a senior citizen, work full time as a Trial Paralegal for a major law firm, and a part time Real estate agent. I have owned my unit in Pentridge Cove for 10 years, I am a board member on the Pentridge Cove I Homeowners Association, and started the neighborhood watch group back in 2017.

All owners and I are in opposition to any more dancing/alcohol and live entertainment establishments on Baker and Randolph which are too close in proximity to our 108-unit complex. In fact, this Arena OC location is **only 528 feet from our units**. In addition, you are removing the prohibition on dancing with the live entertainment which to me sounds similar to "erotic and/or topless dancing." We no longer want the riff raff spilling over into our communities, we are tired of it.

Regardless if it will be dancing as I have described above, the current noise level in our area on Baker and Randolph has become increasingly loud due to the so-called music that comes out of Mesa Lounge and keeps the owners up at night. The noise from Mesa with their open-air roof is extremely loud and annoying and bounces off the walls of our bedrooms at night. Owners have continuously complained to not only management at Mesa, but also to the CM police Department with no results in our favor.

So to add to the current noise level the City thought it would be a good idea to give approval to another establishment that will add to the noise level in our area. **We do not need, nor do we want another live music venue and alcohol this close to our units.** Our Pentridge Cove units were built in June 1980, Mesa was built and occupied in June 1980 and the Camp was built in 2002, without the slightest thought of the inconvenience to the owners of Pentridge Cove I, Pentridge Cove II, South Court townhouse apartments or any other residents.

If you were working for the City back in 2015/2016 you are aware of the problems with experienced with our noise complaints about the Shark Club and then the Mansion. Not only did we experience noise, but fights spilling over into our property, drugs and needles left on our property in addition to their guests parking and discarding alcohol containers on the property. During these current times we not only have to deal with the homeless living on our property, drunks screaming/yelling up and down Baker at night, and then the continuous burglaries and thefts in the shopping center located at 3300 Bristol. The last few years have been a true nightmare with the only quiet time during Covid 19.

For all of the above reasons please do not consider modifying entitlements for Arena OC to include removing the prohibition on dancing for a business that has live entertainment and allows for the sale and on-site consumption of alcoholic beverages after 11:00 p.m. to consider modifying the business' hours of operation.

A large group of us will be present at the hearing at City Hall on August 12th. If the City fails to listen to the tax paying residents, we will picket this establishment on a daily basis.

To consider a finding of public convenience or necessity pursuant to city council policy 500-8 for the conversion of an existing type 48 ABC license to a type 90 Music Venue ABC license creates interference with nearby residents' quiet enjoyment of their homes by generating or facilitating undue noise and is an undue invasion of our privacy.

Thank you for listening.

Jeannine Hawkes  
752 Wesleyan Bay  
Costa Mesa, CA 92626  
714/310-5213

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## COLGAN, JULIE

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**Subject:** FW: Public Comments Regarding ZA-22-35

**From:** Brian Tipton <[brianjtipton@gmail.com](mailto:brianjtipton@gmail.com)>  
**Sent:** Monday, August 5, 2024 2:25 PM  
**To:** PC Public Comments <[PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)>  
**Cc:** Christine Tipton <[christineatipton@gmail.com](mailto:christineatipton@gmail.com)>  
**Subject:** Public Comments Regarding ZA-22-35

TO: Costa Mesa Planning Commission

FROM: Brian Tipton and Family

ADDRESS: 750 Wesleyan Bay, Costa Mesa

RE: Application No. ZA-22-35, Arena OC

Dear Planning Commission Members,

I am writing to express my concerns regarding the proposed changes to the operating hours of Arena OC as part of Application No. ZA-22-35. My residence is located at 750 Wesleyan Bay, just 150 yards from Arena OC, and the current noise levels from the establishment during its operating hours (9 PM to 2 AM on Fridays and Saturdays) are already disruptive to my sleep and quality of life.

I strongly oppose any extension of Arena OC's operating hours, whether it be additional days or expanded hours of operation. My family and I recently moved into our home with a two-year lease and the existing noise pollution is already noticeable. We chose this neighborhood with the understanding of certain noise levels, but any increase would be unacceptable.

I urge the Planning Commission to carefully consider the impact that expanded operating hours would have on the surrounding residential community. Maintaining the current hours of operation would be a reasonable compromise that allows Arena OC to continue its business while respecting the needs of its neighbors.

Thank you for your time and consideration of my concerns.

Sincerely,

Brian James Tipton

Rev. Dr. Brian James Tipton | Ph.D. | Bible and Cultures  
Shared Teaching Pastor | The United Methodist Church  
Provisional Deacon | The United Methodist Church  
Adjunct Faculty | Drew Theological Seminary  
714.552.6458 | [brian@queerfaith.org](mailto:brian@queerfaith.org)

Pronouns: he/him/his  
[queerfaith.org](http://queerfaith.org)

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## COLGAN, JULIE

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**Subject:** FW: Application No. ZA-22-35  
**Attachments:** 8\_2PCletter.pdf

**From:** Marie Maldonado <[marie@cmcoc.net](mailto:marie@cmcoc.net)>  
**Sent:** Friday, August 2, 2024 6:10 PM  
**To:** PC Public Comments <[PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)>  
**Subject:** Application No. ZA-22-35

Please see attached. Thank you for your consideration.

Marie Maldonado  
Property Manager  
709 Randolph Ave.  
Costa Mesa, CA 92626  
714-277-9655



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Dear Planning Commissioner

It is very rare that we write to you with any concerns or complaints about our neighbors and other small businesses that decide to migrate to SoBeCa and invest in the area.

As you're aware, I've spent the last 32 years of my career working towards making this area a community for little American businesses "LAB". These are people/small creative business that do not want to be in a mall and wish to be a part of a creative local community....a village.

Over the past 30 years Randolph Street has finally started to realize its potential with many new local small businesses choosing to locate here. The SoBeCa overlay plan went into place over 20 years ago to create a walkable village for the locals. Today Randolph is truly an artist district that we can all be proud of. We do want to acknowledge and show our continued gratitude towards the city leadership for finally creating the angled parking opportunity on Randolph Street to better utilize this street and to take some pressure off of the smaller business's operators. Angled parking has been a complete success, and we are so grateful. Thank you.

With that said, we have rejected very few tenants in our portfolio at the Lab, the Camp and Randolph Street properties over the past 30+ years. One of these tenants was Commissary that ran a problematic bar at the Lab. The operator was disrespectful to the property and neighbors. Its operations did not fit the culture and the long-term vision of SoBeCa.

For these reasons, we decided not to renew the Commissary lease. Soon after, this business migrated to Randolph Street to a property

that we did not own. This business was later sold after much drama, drug dealing and violence that was created on Randolph Street. The City should have file showing fights and other violations from Commissary. The operations brought the wrong crowd and affected much of the other peaceful, family owned and well managed business on the street. The new owners have not changed the culture, and we still see many issues and the wrong customers visiting the bar and the impacting the street.

To make this a full nightclub with live music is a very scary proposition and further fuels the fire. I have much concern about the local families that visit our business and turning this street in to a drunken mess. Fights, littering and loitering in streets will have a significant effect on our business and tenants. (see past police record for Commissary). We have heard many complaints from both our tenants and neighboring businesses regarding the negative impact this is having on the neighborhood.

We have worked decades to bring this area to fruition and I think we all must be the guardians of making sure that we keep the integrity of product and respect to the long-term customers who have supported us over the years.

Please be diligent and make good decisions for Randolph St. that have a long-term benefit to our community.

Happy to have further conversations if needed.

Thank you kindly for your consideration and please reject this application.

Shaheen Sadeghi  
LAB Holding

**COLGAN, JULIE**

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**Subject:** FW: Application ZA-22-35, 2968 Randolph Avenue

**From:** Linda Sadeghi <[Linda@thelab.com](mailto:Linda@thelab.com)>

**Sent:** Wednesday, July 31, 2024 4:53 PM

**To:** PC Public Comments <[PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)>

**Cc:** PLANNING INFO <[planninginfo@costamesaca.gov](mailto:planninginfo@costamesaca.gov)>; Lucy Xie <[lucy@thelab.com](mailto:lucy@thelab.com)>

**Subject:** Application ZA-22-35, 2968 Randolph Avenue

To Whom It May Concern:

We are in receipt of the Official Public Notice re an upcoming hearing on a MCUP proposed for 2968 Randolph Avenue.

We are the Landlord/Owner of the buildings located at 2991 Randolph (directly across the street from subject property), 2955 Randolph and 765 St. Clair and are expressing concern regarding future parking availability, potential late night noise and loitering/trash/vandalism impacts should the MCUP be approved.

There are currently multiple bars on Randolph Street with late night activity, and to impact that further at 2968 Randolph we feel would be a detriment to our tenants. The additional parking in the center of Randolph is already at capacity and we currently have existing bar patrons parking illegally in the evening on our properties. We have also experienced additional trash and even public urination on our properties after hours. Adding a nightclub environment on Randolph at the Commissary location could compound existing challenges.

Also, we believe additional alcohol use without related food requirement would also spell trouble for Randolph properties.

We do wish all small businesses well in our community as long as there is thoughtful consideration of impacts.

Regards,



**LINDA SADEGHI**

[linda@thelab.com](mailto:linda@thelab.com)

Why join the Navy when you can be a pirate?

Steve Jobs

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## COLGAN, JULIE

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**Subject:** FW: ZA-22-35 / Arena OC/F at 2968 Randolph Ave

**From:** Ingrid <[ishawzo@gmail.com](mailto:ishawzo@gmail.com)>  
**Sent:** Tuesday, July 30, 2024 11:31 AM  
**To:** PC Public Comments <[PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)>  
**Subject:** Re: ZA-22-35 / Arena OC/F at 2968 Randolph Ave

Dear Costa Mesa Planning Commission:

I am a Costa Mesa resident, residing and owning directly across the street from the said applicant at 2968 Randolph Ave. I am writing to express serious concerns about noise and peace disturbance issues in our residential neighborhood stemming from the proposed new nightclub. This would be the second nightclub on this street, exacerbating existing problems for local residents. The existing club called Mesa is just feet away from this newly proposed applicant Arena OC.

The current nightclub already generates excessive noise levels late into the night, disrupting sleep and quality of life for nearby families. Adding another venue will double the noise pollution, traffic congestion, and public disturbances in our community.

Specific issues we're experiencing include:

- Loud music audible inside homes, even with windows closed
- Patrons shouting and causing disturbances when leaving in early morning hours
- **Increased daily litter and property damage**
- Parking overflow onto our residential streets taking up parking for paying homeowners

These disturbances violate our local noise ordinances and disturb the peace laws. Residents have a reasonable expectation of quiet enjoyment of their homes, especially during nighttime hours.

We respectfully request that the council:

- **Deny the permit for the proposed new nightclub**
- Increase enforcement of noise violations for the existing venue "MESA"
- **Consider implementing stricter regulations on operating hours and sound levels for nightclubs in residential areas**

Our neighborhood welcomes responsible businesses, but not at the expense of residents' wellbeing and property values. We ask that you prioritize the needs of tax-paying homeowners and families.

Thank you for your consideration and I look forward to a positive resolution in favor of families and homeowners who are already tolerating excessive noise levels coming from the existing nightclub venue, just feet away from this newly proposed project.

Regards,

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*Ingrid Ivankova*  
740 Wesleyan Bay  
Costa Mesa, CA 92626

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**COLGAN, JULIE**

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**Subject:** FW: planning commission application ZA-22-35 Arena Club

**From:** David Smith <[onedjsmith@gmail.com](mailto:onedjsmith@gmail.com)>

**Sent:** Monday, July 29, 2024 12:34 PM

**To:** PC Public Comments <[PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)>

**Cc:** Kitty McCall Smith <[kitty@cfnmedicine.com](mailto:kitty@cfnmedicine.com)>; kelly.kat <[kelly.kat@sbcglobal.net](mailto:kelly.kat@sbcglobal.net)>; Christa Lorentz <[peaches4teaches@yahoo.com](mailto:peaches4teaches@yahoo.com)>

**Subject:** planning commission application ZA-22-35 Arena Club

**As a direct neighbor, homeowner, and representative of the Pentridge Cove I homeowners (direct neighbors), I would like to see the following considerations before this application is approved.**

**1. An acoustical engineer and his recommendations needs to be hired to assure the music does not cross the street to our condos, especially the bass beats. The planning commission did this once with the Mansion club which is no longer there and it needs to be done again. Measures can be taken, as they were before, to reduce/remove the sound migration. The Mesa club also needs to have this happen, however, as it has an open roof which makes the problem of sound worse - most of the problem is the bass beat traveling through the ground. Please have the Arena club do this simple thing by hiring an expert and following their recommendations.**

**2. Any new development in the area across Baker increases parking challenges in our neighborhood. At one time the businesses in the area had banded together to hire security guards, at least on the weekends to help mitigate this problem. Please consider making the club, with this application, hire guards again. The challenges to our parking become worse with more development and people searching for parking.**

**I do not have a problem with the club functioning and being granted this dancing permit as long as these two things are applied to the developer.**

David Jordan Smith, AIA, CSI  
Architecture and Construction Management  
788 Wesleyan Bay  
Costa Mesa, CA 92626  
[onedjsmith@gmail.com](mailto:onedjsmith@gmail.com)

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Rec'd 7/27/2024

### OFFICIAL PUBLIC NOTICE

The Costa Mesa Planning Commission will conduct a public hearing as follows to consider:

<b>Hearing Date:</b>	August 12, 2024	<b>Hearing Time &amp; Location:</b>	6:00 PM or soon thereafter City Hall Council Chambers 77 Fair Drive, Costa Mesa, CA; and virtual locations
<b>Application No.</b>	ZA-22-35	<b>Applicant/Agent:</b>	Arena OC/F. Michael Ayaz
<b>Site Address:</b>	2968 Randolph Avenue	<b>Zone:</b>	General Industrial (MG)
<b>Contact:</b>	Planning Division (714) 754-5245	<b>Email Comments to:</b>	PCPublicComments@costamesaca.gov

**Description:** Minor Conditional Use Permit to consider modifying entitlements for Arena OC (formerly "Commissary Lounge") including removing the prohibition on dancing for a business that has live entertainment and allows for the sale and on-site consumption of alcoholic beverages after 11:00 p.m., to consider modifying the business's hours of operation, and to consider a Finding of Public Convenience or Necessity pursuant to City Council Policy 500-8 for the conversion of an existing Type 48 "On-Sale General – Public Premises" Alcoholic Beverage Control ("ABC") license to a Type 90 "Music Venue" ABC license.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

**Additional Information:** For more information, call (714) 754-5245, or email [planninginfo@costamesaca.gov](mailto:planninginfo@costamesaca.gov). Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at: <https://costamesa.legistar.com/Calendar.aspx>. Members of the public may submit comments via email to [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov). Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City **NO LATER THAN 12:00 PM** on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.

### OFFICIAL PUBLIC NOTICE

7-28-2024 Delivered by email to [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov) & by 1st Class Mail

To: Costa Mesa Planning Commission  
City of Costa Mesa  
Development Services Department  
Planning Division 714-754-5245  
P.O. Box 1200  
Costa Mesa, CA 92628  
[ 77 Fair Drive Second Floor & Virtual locations]

From: Dr. Harold Cozen  
1600 Cataluna Place  
Palos Verdes Estates, CA 90274  
Re: City Notice received regarding ZA-22-35  
2968 Randolph Avenue  
Applicant: Arena OC/F Michael Ayaz Zone: General Industrial (MG)  
Hearing Date: August 12, 2024

I am the owner of properties addressed as 2941 Randolph Ave. [APN 418-161-10], 720 Randolph (aka 2920 Bristol) [418-174-02], 710 Randolph Ave. [418-174-03] and 700 Randolph Ave. [418-174-04].

As you are aware, parking is in short supply in this area. I am demanding that should this ZA-22-35 be approved, the conditions for approval include language that prohibits and prevents any parking on my above addressed properties at any time.

Thank you,

Dr. Harold Cozen

