
PCUP - 25-0015

From Dave Serna <davecserna@gmail.com>
Date Thu 4/23/2026 11:25 AM
To PC Public Comments <PCPublicComments@costamesaca.gov>

Dear Planning Commission,

I am writing to express my support for the Conditional Use Permit application for The Nest at Still.

I have had the opportunity to experience The Nest and have found it to be a thoughtfully operated, well-managed space that hosts small, curated events. In my experience, the events are respectful of the surrounding area and do not create noticeable disruptions related to noise, traffic, or parking.

The ownership has demonstrated a clear commitment to maintaining a professional, community-oriented environment, and to being considerate of neighboring businesses and residents. Their approach feels intentional and aligned with the character of Costa Mesa's small business and creative community.

I believe formalizing their operations through the CUP process is a positive step and will only further ensure accountability and adherence to city guidelines.

Thank you for your time and consideration.

Sincerely,
Dave Serna
912 west 17th st Costa Mesa
Ca 92627

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PCUP-25-0015

From Amy Ransons <amy@oc-photoboosth.com>

Date Thu 4/23/2026 12:47 PM

To PC Public Comments <PCPublicComments@costamesaca.gov>

Dear Members of the Costa Mesa Community and City Council,

I am writing to express my strong support for The Nest on 17th and its owners, Mykal and Mackenzie, ahead of the upcoming public hearing on April 27th at 6:00 PM.

As the owner of a small business, OC Photo Booths, I've had the privilege of working with many venues, and I can confidently say that The Nest on 17th stands out as something truly special. Mykal and Mackenzie have created far more than just an event space, they've built a welcoming, thoughtfully designed environment that brings people together and fosters genuine connection within the Costa Mesa community.

Their vision, dedication, and attention to detail are evident in every event they host. The Nest on 17th has become a place where milestones are celebrated, memories are created, and local businesses are given opportunities to thrive. From photographers and planners to florists and entertainers, their venue has played a meaningful role in supporting a wide network of small businesses, including my own.

Beyond the economic impact, what truly sets Mykal and Mackenzie apart is who they are as people. They are passionate, hardworking, and deeply committed to their clients and community. They lead with integrity and kindness, and it shows in the relationships they've built and the reputation they've earned. They consistently go above and beyond to ensure every event is not only successful, but memorable.

The Nest on 17th is a positive and valuable addition to Costa Mesa. It reflects the kind of small business that strengthens community ties, supports local entrepreneurship, and enhances the city's culture.

I **wholeheartedly** support Mykal, Mackenzie, and The Nest on 17th, and I respectfully encourage you to do the same.

Thank you for your time and consideration.

Sincerely,

Amy Ransons

OC PHOTO BOOTHS

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Public Comments - Public Hearing #1 - PCUP-25-0015

From Jim Fitzpatrick <jimfitzeco@gmail.com>
Date Thu 4/23/2026 2:43 PM
To PC Public Comments <PCPublicComments@costamesaca.gov>
Cc CITY CLERK <CITYCLERK@costamesaca.gov>

📎 1 attachment (839 KB)
Public Hearing Item #1 - PCUP-25-0015 - Public Comments.pdf;

Please make the attached Public Comments available for Public Hearing #1

Please confirm receipt of this email

Cheers,

Jim Fitzpatrick
Solutioneer

G.O.A.T.
Government Openness And Transparency
DOGE for Costa Mesa
Riffs on **Goat Hill** &
Greatest Of All Time.



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Public Hearing Item #1: PCUP-25-0015

Commissioners, Please have the Transportation Department clarify this issue, please make the following motion to modify either Finding C, or if it is moved to the Conditions with language below, and I hope you will also make the below comments to Staff. Thank you

TRAFFIC IMPACT FEE (TIF) – How much and when paid?

Recommended Planning Commission Motion:

- Modify Finding C in Exhibit A to read: (Or Condition if relocated)
 - a. The Traffic Impact Fee of \$\$\$ (Specific Amount), shall be paid prior to Certificate of Occupancy, and shall not be required to be paid prior to issuance of Building Permit.

Recommended Planning Commissioner Comments, requesting Staff to:

- On all further conditional Use Permits, have the above Condition be Template with 1) how much is the TIF and 2) when the TIF shall be paid
- Investigate and report back:
 - a. Why isn't the CUP on TESSA?
 - b. Why isn't the CUP on the new Beta Active Development Map?
 - c. Can we receive some reports from TESSA?:
 - How long does the average CUP process take, from submission to Public Hearing?
 - Suggest Include other Types of Applications. mCUP, ADU, TI's and Housing Projects

EXHIBIT A

FINDINGS

C. The project is subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

- Location of Traffic Impact Fee notification has been relocated **FROM** Conditions in Exhibit B **TO** Findings in Exhibit A. **WHY?**
- Traffic Impact Fee is known and knowable, why is Applicant not made aware of the exact Fee now?
- Payment timing not specified and needs to be specified.
- **NOTE:** Notification of the TIF is often a last minute surprise for Applicants, as they are not notified in TESSA. This process needs to be improved

Policy Clarification from the Traffic Impact Fee Committee October 9, 2025

Fitzpatrick Comments at Traffic:

5. COMMITTEE MEMBER/LIAISON COMMENTS

- a. Member Fitzpatrick commented that he would like to change the timing of City collection of traffic impact fees to the last possible threshold based on the application type. He also stated he would like to see a credit towards the traffic impact fee for any City-conditioned work performed in the public right-of-way such as the installation of new curb, gutter and sidewalk. He questioned the ability for the City to use traffic impact fee funds to fund active transportation projects and stated that he did not understand the nexus between developments and active transportation facilities.

Director Sethuraman Response at Traffic Impact Fee Committee October 9, 2025:

6. STAFF COMMENTS

- a. Public Works Director, Raja Sethuraman, clarified that the traffic impact fees are collected by the City prior to issuance of the certificate of occupancy or other similar timing threshold. He mentioned that tenant improvement projects may require earlier fee payment at building permit phase since there is subsequent certificate of occupancy issuance. He stated that the City is flexible working with developers on payment of the traffic impact fee such as approving payment of the fees through a payment plan. Mr. Sethuraman mentioned that he received Mr. Moore's letter in the morning and was only able to have a brief conversation with the City's legal team. He stated that City staff are working on a response and noted interest in updating the traffic impact fee program and nexus study in early 2026.

Historically, Traffic Impact Fees have been enumerated and in the Conditions of Approval:

- Why not enumerated TIF amount, to alert the Applicant?
- Why shift the location from Exhibit B to Exhibit A
- At the TIF Meeting October 9, 2025, Director Sethuraman clarified this instances were not consistent with policy

RESOLUTION NO. PC-2025-06
1619 Superior
Monday, October 27, 2025

AGENDA:

<https://costamesa.legistar.com/View.ashx?M=F&ID=14885778&GUID=3437F60B-1923-498A-A052-DD207278DBC1>

RESOLUTION NO. PC-2025-06
Monday, April 28, 2025

AGENDA:

<https://costamesa.legistar.com/View.ashx?M=F&ID=14113208&GUID=91DFE710-48DE-4A92-A3AD-31C25C2165CF>

Trans 33. Fulfill mitigation of off-site traffic impacts at the time of issuance of building permits by submitting to the Transportation Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based upon the average daily trip generation rate of 34.70 trip ends per TSF for the proposed project. It includes a credit for any previously existing use. At the current rate, the Traffic Impact Fee is estimated at \$ 3,648.00. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permits based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

TRAN 30. Fulfill mitigation of off-site traffic impacts at the time of issuance of Building Permit by submitting the required Traffic Impact Fee to the Transportation Division under the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based on the average daily trip generation rate of 4.81 trip ends per dwelling unit for the proposed project. It includes a credit for any previously existing use. At the current rate, the Traffic Impact Fee is estimated at \$4,332.00. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of the Building Permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

CONCLUSIONS:

- At the Traffic Impact Fee Ad Hoc Committee Meeting
 - Staff assured Committee Members the Traffic Impact Fees are collected at the latest point in the process, as close to the nexus of actual impacts
- This is factually incorrect, as proven by these Conditions of Approval
 - You MUST pay
 - You SHAL NOT receive your Building Permit, UNTIL YOU PAY!

NOT ON TESSA

Public Information

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Permit 2

Plan 1

Inspection 8

License 4

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Permit Number E99-00876

Type Electrical-Residential

Project Name

Status Final

Main Parcel 424-371-04

Address 932 W 17TH ST Costa Mesa

Applied Date 09/17/1999

Issued Date 09/17/1999

Expiration Date 05/15/2000

Finalized Date 11/17/1999



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Permit Number PS09-00169

Type Construction Access - ECOA - Construction Access Permit

Project Name

Status Final

Main Parcel 424-371-04

Address 932 W 17TH ST Costa Mesa

Applied Date 04/29/2009

Issued Date 01/11/2010

Expiration Date 10/29/2009

Finalized Date 12/22/2017



Results per page 1 - 2 of 2 << < 1 > >>

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Filter Results

All 15

Permit 2

Plan 1

Inspection 8

License 4

Sort

[Next](#) | [Top](#) | [Paging Options](#) | [Filter Options](#) | [Main Menu](#)

Plan Number PAGR-26-0001

Type Professional Service Agreement - PAGR - Professional Service Agreement

Status Submitted

Project Name

Address 932 W 17TH ST Costa Mesa, CA 92627

Applied Date 02/02/2026

Completion Date


Expiration Date

Main Parcel 424-371-04



Results per page 1 - 1 of 1 << < 1 > >>

NO INFORMATION AVAILABLE: Address not available to be pulled up

 **Active Development Map (Public Beta)**
City of Costa Mesa

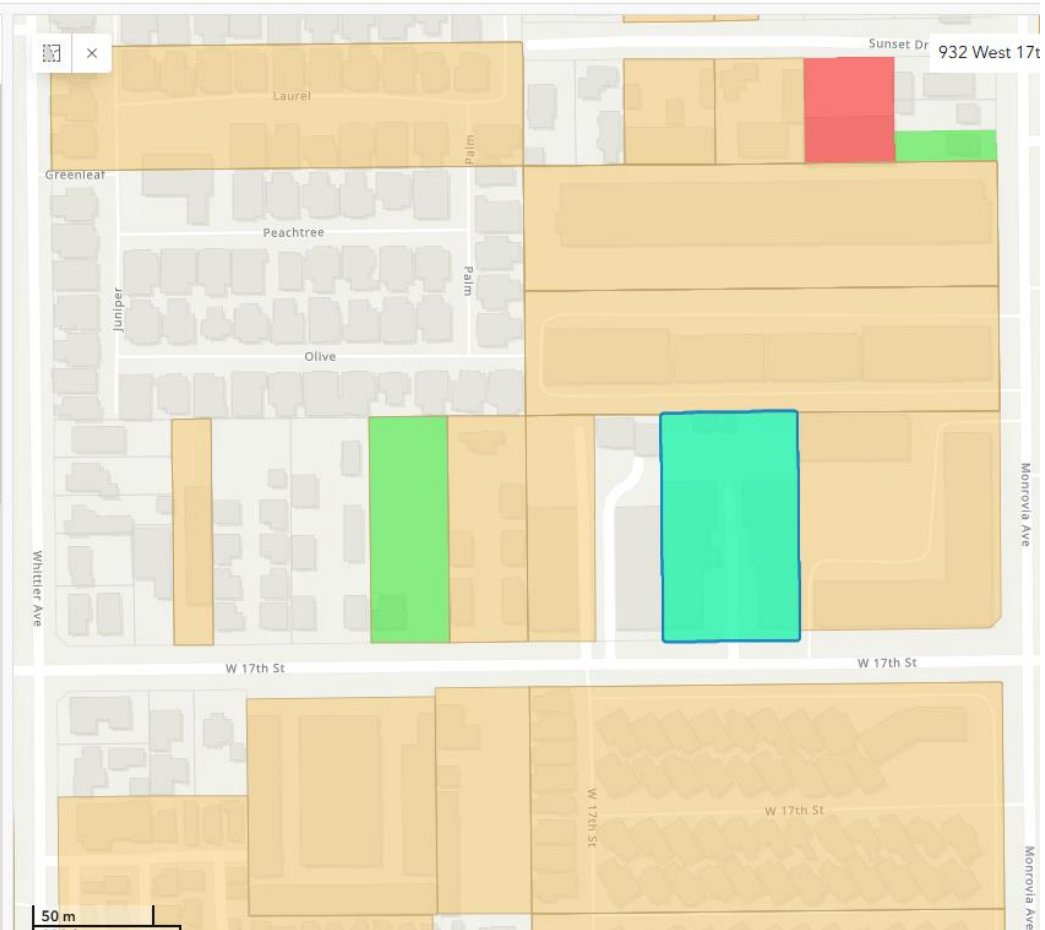
Search...

**Parcel Address: 928 W 17th St
(424-371-04)**

Costa Mesa Building and Planning

Zoning	MG
General Plan Designation	LI
Specific Plans Sub Area	Mesa West Bluff
Transit Priority Area (AB 2097)	Transit Priority Areas (Connect SoCal 2024; 2050 Plan Year)
Housing Element Site	No
Hillside Area / Bluff Crest	No
Potential Historic Sites	No
Opportunity Zone	No
SB 9 Activated	No
Measure K / Y	Measure Y
Occupancy	A-1 Assembly - Theaters, Concert Halls; A-3 Assembly - Churches, Gyms, Halls, Museums; B Business - Office, Professional, Service
Building Type	Commercial; Industrial

Jurisdictional



Lastly, we all need to recognize what the Chamber of Commerce Member Survey revealed:

Permits are a significant issue

QUESTION: What is each Planning Commissioner doing about it?

#1 ISSUE



Key themes

Permitting & regulatory processes (most common theme)

- Requests to streamline permitting and approvals
- Desire for faster processing and fewer administrative burdens
- Calls for an ombudsman/business liaison to help navigate City processes
- Concern about reliance on expeditors and inconsistent review timelines

#1

Homelessness, safety, and neighborhood conditions

- Repeated requests for stronger and more consistent homelessness policies
- Desire for quicker response and enforcement mechanisms
- Safety and cleanliness are noted as factors impacting business operations

Public Comments - Public Hearing #1 - PCUP-25-0015

From Jim Fitzpatrick <jimfitzeco@gmail.com>
Date Thu 4/23/2026 4:35 PM
To PC Public Comments <PCPublicComments@costamesaca.gov>

Commissioners,

I wish to modify my previous comments regarding the notification of Traffic Impact Fees in both the amount and the timing of payment by removing my comments and concerns and recognizing the Conditions of Approval correctly stated amount and timing of the payment if the TIF

I got part of it wrong

My other comments stand in hopes that you might pursue continuous improvements

Jim Fitzpatrick
SOLUTIONEER

|
|

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Event venue project / planning commission

From Robert Morales <boxingwriter@hotmail.com>
Date Thu 4/23/2026 7:21 PM
To PC Public Comments <PCPublicComments@costamesaca.gov>

To whom it may concern:

My wife and I are residents at Playport mobile home park located at 903 W. 17th St. in Costa Mesa. We received the public notice for a permit to hold events at 932 W. 17th St., which is directly across the street from Playport, which is a senior park. We are 100% against this for a variety of reasons. First, again, this a senior park, which means that all of the extra traffic and exhaust will be affecting older folks, many of whom are 80 years old and beyond. To be honest, the fact that anyone would want to put senior citizens through this makes me wonder if the folks trying to get this approved even care about that. If they did, they'd find somewhere else.

Furthermore, since these events are going to include birthday parties, baby showers, weddings and corporate events, there is going to be plenty of alcohol consumed, meaning there absolutely will be people leaving these events inebriated. Again, I remind you, this is a senior park and putting senior citizens into a situation where they have to defend against drivers who should not be driving is simply not cool.

In this little corner of Costa Mesa, we feel safe and secure as things stand. That will change drastically if you approve this project to move forward. Is it too much to ask to let us old-timers keep what we have -- meaning our safety and peace of mind -- as we grow old?

The question is, will either the planning commission or the individual(s) trying to push this through stand up and do the right thing for us? The ball is in your court.

Thanks for reading this. Respectfully,

Robert & Cherie Morales

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Application PCUP-25-0015

From Ann Fain <joromysa@yahoo.com>

Date Fri 4/24/2026 5:05 PM

To PC Public Comments <PCPublicComments@costamesaca.gov>

Good afternoon,

Thank you for sending the public notice to the neighborhood, it's nice to have a say. I live near this event venue and I just wanted to share my experience. Overall, it seems like a good, well run operation. Events typically begin at 6:00pm or 7:00pm and always end promptly at 10:00pm. The music is typically not too loud, just the right amount - and sometimes I even go into my bathroom and dance too because it's really fun! It's lovely to hear the guests laughing and singing, and to hear the DJ spur the crowd on. There's often cheering for the bride and groom, and lots of good, healthy, fun camaraderie. It's a joy to listen to.

My comments about the hearing:

I think that having valet service will be very beneficial to the neighborhood because it will prevent guests from parking illegally, or blocking driveways, or parking in resident parking spaces. I do not know if any of these situations have been a problem before (I haven't yet heard of any), but a valet is a good preventative measure to keep it from happening.

One additional comment:

Also, I think that they should ensure that if alcohol is served at any event that there is at least 1 RBS certified person per 50 people there to serve, manage consumption, and close the bar at the appropriate time. That would also be a good preventative measure.

Thank you,
Ann Fain

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PCUP-25-0015 application.

From Mark Zureick <markzureick@yahoo.com>

Date Sat 4/25/2026 2:20 PM

To PC Public Comments <PCPublicComments@costamesaca.gov>

I reside in Playport Mobile Village at 903 West Seventh Street in Costa Mesa. Over 100 senior citizens reside here. We are located almost directly across 17th street from this proposed venue. We have questions as to what impact this venue might create as far as traffic and noise issues in our quiet neighborhood. We are aware that we live in a mixed use area but are hoping that you would consider how this venue might affect the residents of this area. Will they allow bands, DJs and such? Where do they propose to park cars for 150 people? What will be the hours of operation? Please consider these issues before approving an application that can have serious negative consequences for the senior population that resides in this area. Thanks, Mark Zureick.

[Yahoo Mail: Search, Organize, Conquer](#)

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Letter of Support – The Nest | Costa Mesa Permitting Hearing

From Andres Zambrano <andy@tastenomada.com>
Date Mon 4/27/2026 9:24 AM
To PC Public Comments <PCPublicComments@costamesaca.gov>

To Whom It May Concern,

My name is Andres Zambrano, and I am the owner of Nomada, a catering company based in Irvine, CA. I am writing in full support of The Nest and its owner, Mykal as they seek their permitting to operate in Costa Mesa.

I have had the privilege of working with Mykal for over two and a half years. In that time, she has proven to be an exceptional operator, manager, and business owner — someone who leads by example and genuinely invests in the people and businesses around her.

The opportunities The Nest has created have had a direct impact on my own business. Because of our partnership, I have been able to hire local employees and grow my team in ways I otherwise may not have been able to. Mykal and The Nest don't just support their own operation—they lift up the businesses that work alongside them.

The Nest and Mykal are pillars in this community. They create jobs, support local vendors, and operate with integrity. I give them my full support and hope others will do the same.

Respectfully,

Andres Zambrano
Owner, Nomada
949-866-3610
andy@tastenomada.com
tastenomada.com

--



Andres Zambrano
Events Director

(949) 759 -2011
andy@tastenomada.com
www.tastenomada.com



PCUP-25-0015 Approval of a Conditional Use Permit and Minor Conditional Use Permit

From Lynn Holt <mlholt17@gmail.com>

Date Mon 4/27/2026 9:53 AM

To PC Public Comments <PCPublicComments@costamesaca.gov>

 1 attachment (2 MB)

Pet.Deny Use Permit.pdf;

Dear Costa Mesa Planning Commission and other responsible governmental agencies:

Attached please find our Petition to Deny the Project: Conditional Use Permit located at 932 W. 17th St., Westside Costa Mesa.

We strongly oppose the Request for approval of conditional use permit and minor conditional use permit to operate an event venue with valet parking and associated outdoor activities located at 932 W. 17th St. Westside Costa Mesa.

These events will take place within a few/100 yards of a senior mobile home park, Playport Mobile Home Park. The residents of this senior center community understand that these events that would accommodate up to 150 people at all hours up till 10:00 PM, has the potential to be loud and bring drug use and alcohol use within an unsafe perimeter of the senior residents of Playport Mobile Home Park. As seniors, it is common place to nap during the day and retire early in the evening. These events would interfere with this life style and pose a wellbeing and health risk to this demographic. We understand a noise study was done, however party goers congregating outside can create situations undesirable as far as outside noise.

Playport mobile home parks surrounding neighborhood is not suitable for an increase in traffic and parking requirements on a daily basis for these events. Increased traffic would jeopardize the safety of the neighborhood due to the many senior residents of Playport Mobile Home Park and the other 2 senior center parks that are within 4 blocks radius. There is limited parking within the perimeter of these parks and many of the residents of the senior mobile home parks park their vehicles in the street. If these parking spots were taken up by the participants of this venue, many of the seniors in these parks would have to walk long distances to get to their homes creating a tripping hazard as well as the vulnerability of seniors to crimes involving pedestrians.

We respectfully submit this petition with 67 signatures opposing this conditional use permit. Please see attachment.

Lynn Holt
903 W 17th St. #10
Costa Mesa, Ca 92627
949 698-0090

Petition to Deny the Project: Conditional Use permit located at 932 W. 17th St., Westside Cost Mesa

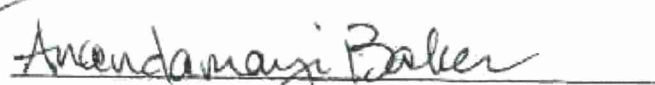
The Undersigned residents of Costa Mesa respectfully submit this petition to the Costa Mesa Planning Commission City Council and other responsible governmental agencies.

We strongly oppose the Request for approval of conditional use permit and minor conditional use permit to operate an event venue with valet parking and associated outdoor event activities located at 932 W. 17th St. Westside Costa Mesa.

- These events will take place within a few/100 yards of a senior mobile home park, Playport Mobile Home Park. The residents of this senior community understand that these events that would accommodate up to 150 people at all hours, up till 10:00 PM, has the potential to be loud and bring drug use and alcohol use within an unsafe perimeter of the senior residents of Playport mobile home park. As seniors, it is common place to nap during the day and retire early in the evening. These events would interfere with this lifestyle and pose a wellbeing and health risk to this demographic.
- Play port mobile home parks surrounding neighborhood is not suitable for an increase in traffic and parking requirements on a daily basis for these events. Increased traffic would jeopardize the safety of the neighborhood due to the many senior residents of Playport Mobile home Park and the other 2 senior mobile home parks that are within a 4 blocks radius. There is limited parking within the perimeter of these parks and many of the residents of the senior mobile home parks park their vehicles in the street. If these parking spots were taken up by the participants of this venue, many of the seniors in these parks would have to walk long distances to get to their homes creating a tripping hazard as well as the vulnerability of seniors to crimes involving pedestrians.

Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside Costa Mesa


SIGNATURE & DATE


NAME & ADDRESS
903 W. 17th St., Spc 68
Costa Mesa 92627

Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside

Cost Mesa

4/24/26 Diana Romano 903 W. 17th St #19 Costa Mesa Ca 92627
SIGNATURE & DATE NAME & ADDRESS

Paul Lynagh 4/24/26 Paul Lynagh 903 W. 17th St #22 Costa Mesa Ca 92627
SIGNATURE & DATE NAME & ADDRESS

Mark Zureich 4-24-26 mark Zureich 903 W 17th St #44 COSTA MESA 92627
SIGNATURE & DATE NAME & ADDRESS

Terry Saylor 4/24/26 TERRY SAYLOR 903 W. 17th ST. #29 COSTA MESA, CA 92627
SIGNATURE & DATE NAME & ADDRESS

Kay Saylor 4/24/26 Kay Saylor - 903 W 17th St #29 - Costa Mesa, Ca 92627
SIGNATURE & DATE NAME & ADDRESS

Alicia Stagle 4/24/26 Alicia Stagle 903 W 17th #14 CM 92627
SIGNATURE & DATE NAME & ADDRESS

Michael Dougher 4/24/26 Michael Dougher 903 W 17th St Costa Mesa Ca 92627
SIGNATURE & DATE NAME & ADDRESS

William Lee 4/24/26 903 W 17th St #28 Costa Mesa 92627
SIGNATURE & DATE NAME & ADDRESS

Carole Leonberger 4/25/26 903 W 17th CM California #43
SIGNATURE & DATE NAME & ADDRESS

Mary Ellen Bradley 4/25/26 903 W. 17th St. #31 CM. CA 92627
SIGNATURE & DATE NAME & ADDRESS

Lisa Kelly 4/25/26 903 W 17th St #32 CM 92627
SIGNATURE & DATE NAME & ADDRESS

Frank Siani 6/20/22 903 W. 17th #3
SIGNATURE & DATE NAME & ADDRESS

Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside

Cost Mesa

CA 92627

4/22/2026 Ronald W McCracken 903 W 17th St spec 7 Costa Mesa

SIGNATURE & DATE

NAME & ADDRESS

4/22/21 Nancy Pendleton 903 W. 17th St. Spec 5 Costa Mesa 92595

SIGNATURE & DATE

NAME & ADDRESS

4/22/26 Larry R. Olt 903 W. 17th St Spec 5 Costa Mesa 92595

SIGNATURE & DATE

NAME & ADDRESS

4/22/26 James Renock 903 W 17th St, Spec 3; Costa Mesa CA, 92627

SIGNATURE & DATE

NAME & ADDRESS

4/22/26 Samuel Whitman 903 W 17th St. #2 CMCA 92627

SIGNATURE & DATE

NAME & ADDRESS

4/22/26 Mark L. Johnson 903 W. 17th St. #2 CMCA 92627

SIGNATURE & DATE

NAME & ADDRESS

4/22/26 Judith Small 903 W. 17th St # 38 CMCA 92627

SIGNATURE & DATE

NAME & ADDRESS

4/22/26 Michael W. Pottler 903 W 17 ST # 89 COSTA MESA CA 92627

SIGNATURE & DATE

NAME & ADDRESS

David Herman 903 W 17th St # 91 COSTA MESA CA 92627

SIGNATURE & DATE

NAME & ADDRESS

4-22-26 Kathleen Luhrsen 903 W 17th St # 49 Costa Mesa CA 92627

SIGNATURE & DATE

NAME & ADDRESS

4/22/26 Lorraine Gery LORRAINE GERY 903 W. 17th St # 84 Costa Mesa CA

SIGNATURE & DATE

NAME & ADDRESS

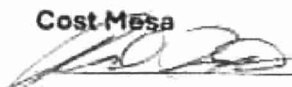
4/22/26 Trinda Lybay 903 W 17th St # 19, Costa Mesa

SIGNATURE & DATE

NAME & ADDRESS

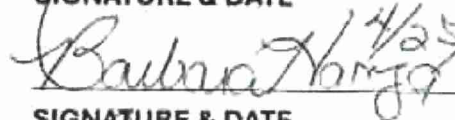
Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside

Cost Mesa

 4/25/26 903 17th St #34 ^{Cost Mesa} CA 92627

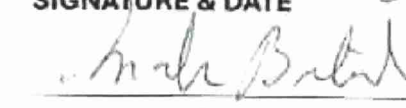
SIGNATURE & DATE

NAME & ADDRESS

 4/25/26 903 W 17th #50 ^{Cost Mesa} CA 92627


SIGNATURE & DATE

NAME & ADDRESS

 MARI- BARTOSH ^{Costa Mesa}
903 W 17th ST SPACE 41 92627

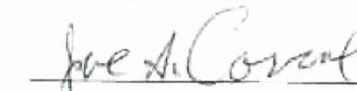
SIGNATURE & DATE

NAME & ADDRESS

 Nazdeha Coual 903 W 17th St. Costa Mesa, Ca.

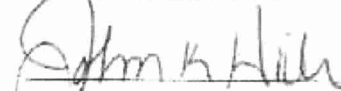
SIGNATURE & DATE

NAME & ADDRESS

 Joe A. Corral 903 W. 17th St. Costa Mesa, Ca. 92627

SIGNATURE & DATE

NAME & ADDRESS

 John K Hill 4/25/26 903 W ST COSTA MESA CA 92627


SIGNATURE & DATE

NAME & ADDRESS

 903 W 17th St Costa Mesa 92626

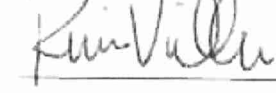
SIGNATURE & DATE

NAME & ADDRESS

 Leanna Rankin 4/25/26 903 W. 17th St., Costa Mesa, Ca 92627


SIGNATURE & DATE

NAME & ADDRESS

 Kim Valli 4/25/26 903 W 17th ST #39, COSTA MESA, CA 92627

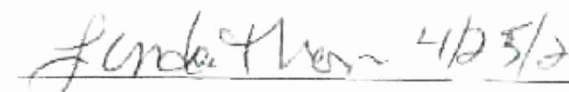
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 4/25/26 903 W 17th #39, COSTA MESA, CA 92627

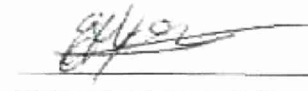
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 Linda Thomas 4/25/26 903 17th #8 ^{Cost Mesa} CA 92627

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 4/25/26 903 17th #8 ^{Costa Mesa} CA 92627

SIGNATURE & DATE

NAME & ADDRESS

Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside

Cost Mesa

Michelle Bancy 4-24-26 903 W. 17th St. Spc. 85 CM CA 92627

SIGNATURE & DATE

NAME & ADDRESS

Green Zoya 903 W. 17th St Spc 85 Costa Mesa, Ca 92627

SIGNATURE & DATE

NAME & ADDRESS

Juan Delacruz 4/24/2026 903 W 17th St CM #74

SIGNATURE & DATE

NAME & ADDRESS

Michelle Heleman 903 W 17th St Costa Mesa #86

SIGNATURE & DATE

NAME & ADDRESS

Cody Heleman 903 W 17th St H86 COSTA MESA, 92627

SIGNATURE & DATE

NAME & ADDRESS

ERIKKE DA SILVA 903 W 17th St. Costa Mesa 92627

SIGNATURE & DATE

NAME & ADDRESS

Miran Statter 4-24-26 Miran Statter 903 W 17th St Spc 82 Costa Mesa, 92627

SIGNATURE & DATE

NAME & ADDRESS

Daman Far 4-24-26 Daman Far 903 W. 17th St. Spc 78 Costa Mesa CA 92627

SIGNATURE & DATE

NAME & ADDRESS

Bill Westorpage 903 W. 17th St #81 Costa Mesa 92627

SIGNATURE & DATE

NAME & ADDRESS

Kandice Westorpage 903 W. 17th St #81 Costa Mesa 92627

SIGNATURE & DATE

NAME & ADDRESS

Craig B Hamill 4-24-26 403 W. 17th Street Costa Mesa CA #83 92627

SIGNATURE & DATE

NAME & ADDRESS

SIGNATURE & DATE

NAME & ADDRESS

Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside

Cost Mesa

Cherie Morales 4/23/26 Cherie Morales 903 W. 17th 916 Costa Mesa CA

SIGNATURE & DATE

NAME & ADDRESS

Mayra Holt 903 W. 17th St #10 Costa Mesa, Ca. 92627 4/25/26

SIGNATURE & DATE

NAME & ADDRESS

Charles Holt 903 W 17th St. #10 C.M. 92627 4/25/26

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Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside

Cost Mesa

[Signature] 4/23/26
SIGNATURE & DATE

903 W. 17th St. #100 Costa Mesa, CA 92627
NAME & ADDRESS

[Signature] 4/23/26
SIGNATURE & DATE

903 W 17th St #100 Costa Mesa, CA 92627
NAME & ADDRESS

[Signature] 4/23/26
SIGNATURE & DATE

Mary Beth Davis
903 W 17th St #99 Costa Mesa, CA 92627
NAME & ADDRESS

[Signature] 4-23-26
SIGNATURE & DATE

Ernest Vincent
903 W 17th St #99 Costa Mesa, CA 92627
NAME & ADDRESS

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crimes involving pedestrians.

Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside
Cost Mesa

Louise K. Salmin Louise Salmin 903 W. 17th St CM
SIGNATURE & DATE NAME & ADDRESS #66 92627

Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside
Cost Mesa

FRANK OLSEN FRANK OLSEN
SIGNATURE & DATE NAME & ADDRESS
9-24-25 903 W. 17TH, #98, CM, CA

Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside
Cost Mesa

Charles S Volner Charles S Volner #93
SIGNATURE & DATE NAME & ADDRESS
William K Volner
William K Volner 903 West 17th St #93
Coasta Costamessa Ca 92027

Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside
Cost Mesa

NANCY A. ALLEN NANCY A. ALLEN
SIGNATURE & DATE NAME & ADDRESS
1/24/26 903 W. 17TH ST
CM CA 92627

Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside
Cost Mesa

DIN DALEBOUT DIN DALEBOUT 903 W. 17TH ST #102
SIGNATURE & DATE NAME & ADDRESS CM CA 92627
4/22/2026

... to be used and bring drug use and alcohol use within an unsafe perimeter of the senior residents of Playport mobile home park. As seniors, it is common place to nap during the day and retire early in the evening. These events would interfere with this lifestyle and pose a wellbeing and health risk to this demographic.

- Play port mobile home parks surrounding neighborhood is not suitable for an increase in traffic and parking requirements on a daily basis for these events. Increased traffic would jeopardize the safety of the neighborhood due to the many senior residents of Playport Mobile home Park and the other 2 senior mobile home parks that are within a 4 blocks radius. There is limited parking within the perimeter of these parks and many of the residents of the senior mobile home parks park their vehicles in the street. If these parking spots were taken up by the participants of this venue, many of the seniors in these parks would have to walk long distances to get to their homes creating a tripping hazard as well as the vulnerability of seniors to crimes involving pedestrians.

Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside Cost Mesa

<u>Albert A. Morales 4-23-26</u>	<u>Robert Morales</u>
SIGNATURE & DATE	NAME & ADDRESS
	903 W. 17th St SPC 96 Costa Mesa 92627

Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside Cost Mesa

<u>Arnek Villanueva 4/23/2026</u>	<u>ARNEK VILLANUEVA 903 W 17th St #76, Costa Mesa, Ca. 92627</u>
SIGNATURE & DATE	NAME & ADDRESS

Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside Cost Mesa

<u>Janet JoAnn Harrell</u>	<u>JANET JOAN HARRELL</u>
SIGNATURE & DATE	NAME & ADDRESS
4-23-26	903 West 17th St Space 83 Costa Mesa Calif. 92627

- Play port mobile home parks surrounding neighborhood is not suitable for an increase in traffic and parking requirements on a daily basis for these events. Increased traffic would jeopardize the safety of the neighborhood due to the many senior residents of Playport Mobile home Park and the other 2 senior mobile home parks that are within a 4 blocks radius. There is limited parking within the perimeter of these parks and many of the residents of the senior mobile home parks park their vehicles in the street. If these parking spots were taken up by the participants of this venue, many of the seniors in these parks would have to walk long distances to get to their homes creating a tripping hazard as well as the vulnerability of seniors to crimes involving pedestrians.

**Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside
Cost Mesa**

Lois Good 4-25-26 Lois Good 903 W 17TH ST, SPACE 95
SIGNATURE & DATE NAME & ADDRESS C. M.

**Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside
Cost Mesa**

Mary Lamas 4-23-26 MARY LAMAS 903 W. 17TH ST
SIGNATURE & DATE NAME & ADDRESS SPACE 101 COSTA MESA CA 92627

**Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside
Cost Mesa**

Mark LeBeau 4/24/26 MARK LeBeau 903 W 17TH ST #64
SIGNATURE & DATE NAME & ADDRESS COSTA MESA CA 92627

The nest on 17th!

From Tori and Gabi Adams <twincraftedmobilebar@gmail.com>
Date Mon 4/27/2026 10:05 AM
To PC Public Comments <PCPublicComments@costamesaca.gov>

Dear Members of the Costa Mesa Community and City Council,

We're writing to share our support for The Nest on 17th and its owners, Mykal and Mackenzie, ahead of the public hearing on April 27th at 6:00 PM.

As the owners of Twincrafted Mobile Bar, we've worked with a lot of venues, and The Nest on 17th is one that really stands out. It's not just a venue... it's a space that feels welcoming and brings people together in a really genuine way.

Mykal and Mackenzie have created something special for the Costa Mesa community. Their space has become a place where people celebrate big moments, and where small businesses like ours get the chance to be a part of those experiences. They've built a strong network of local vendors and have been incredibly supportive to those around them.

Beyond that, they are simply great people... kind, hardworking, and easy to work with. They truly care about what they do and about the people they work with, and it shows!

We believe The Nest on 17th is a positive addition to Costa Mesa and an example of a small business that brings value to the community.

We fully support Mykal, Mackenzie, and The Nest on 17th, and we kindly encourage you to support them as well.

Thanks for your time and consideration.

Sincerely,
Gabi Adams & Tori Adams
Twincrafted Mobile Bar

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PCUP-25-0015

From Daniel <dtaylor10918@gmail.com>
Date Mon 4/27/2026 10:16 AM
To PC Public Comments <PCPublicComments@costamesaca.gov>

To Whom It May Concern,

I am writing to express my strong support for the proposed wedding and event venue, "The Nest," in westside Costa Mesa on 17th.

As a community member, I believe this venue would be a valuable addition to the city. Costa Mesa is known for its vibrant culture, small businesses, and community-centered experiences, and a thoughtfully operated event space aligns well with that identity. It would provide a local option for weddings, celebrations, and gatherings, supporting both residents and the local economy.

I understand that some nearby neighbors have expressed concerns, particularly regarding noise, traffic, and general disruption. These are valid considerations, and I appreciate the City taking them seriously. At the same time, I believe these concerns can be responsibly managed through reasonable operating conditions, such as defined event hours, sound limitations, traffic planning, and clear oversight.

Well-managed venues like this often operate successfully in similar communities by working collaboratively with neighbors and adhering to city guidelines. With proper regulation and accountability, this project can strike a balance between being a respectful neighbor and a meaningful asset to Costa Mesa.

Approving this venue would not only support local business growth but also provide a space for life's important moments to be celebrated within our own community rather than pushing these events elsewhere.

Thank you for your time and consideration. I respectfully urge you to approve this project.

Sincerely,
Daniel Taylor

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Supporting for PCUP-25-0015 The Nest Costa Mesa

From Cailend Robbins <wyldhoneyphotography@yahoo.com>
Date Mon 4/27/2026 10:18 AM
To PC Public Comments <PCPublicComments@costamesaca.gov>

Dear Planning Commission,

I am writing to express my strong support for PCUP-25-0015 and the continued operation of The Nest as a wedding and event venue in Costa Mesa.

As a member of the community and someone deeply familiar with the wedding industry, I have seen firsthand the positive impact thoughtfully run venues, like The Nest, bring not only to couples and families, but to the local economy and surrounding community as a whole. The Nest provides a unique, intentional space where meaningful life moments are celebrated with care, beauty, and professionalism.

Costa Mesa has a limited number of dedicated wedding venues, and spaces like The Nest are incredibly valuable in filling that need. Supporting this venue adds to the richness of the community by creating opportunities for people to gather, celebrate, and invest in local businesses.

Weddings are not just events, they are once in a lifetime milestones that bring people together and support a wide network of local vendors, from florists to planners to small creative businesses. The Nest plays an important role in making Costa Mesa a destination for these experiences, while maintaining a high standard of organization and respect for its surroundings.

From what I understand, The Nest has been mindful in its operations and committed to being a good neighbor. Supporting this permit ensures that responsible, well managed spaces for celebration can continue to exist in our community.

At the heart of it, venues like The Nest are where some of life's most meaningful memories are made and preserving spaces for those moments is something that truly matters.

I respectfully encourage the Commission to approve PCUP-25-0015 and support The Nest in continuing to offer a space that brings connection, joy, and economic vitality to Costa Mesa.

Thank you for your time and consideration.

Cailend Robbins

Wyld Honey Photography | Owner and Photographer
714-580-5689

www.wyldhoneyphotography@yahoo.com

Recent Feature: Vogue Magazine

Voted: Finalist for Best Wedding Photographer In Orange County - California Wedding Day

Office Hours:

M/T/W - 9:00am-5:00pm

Th/F/Sat - Working Remote

Sun - Out of Office

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PCUP-25-0015 - Public Comment

From Lani Love <svailuu42@yahoo.com>

Date Mon 4/27/2026 10:20 AM

To PC Public Comments <PCPublicComments@costamesaca.gov>

Dear Members of the Costa Mesa Planning Commission,

I am writing to express my strong support for Project PCUP-25-0015 and respectfully encourage its approval.

This project represents more than a business proposal—it reflects the entrepreneurial spirit that defines Costa Mesa. The applicants are a women-owned and minority-owned small business, and their journey from a retail concept into a thoughtfully curated event space demonstrates both innovation and dedication. Supporting this project is an opportunity for the City to champion inclusive economic growth and foster a space that brings people together through meaningful, beautiful events.

Women-owned businesses are a significant and growing force in California's economy. Nearly 40% of all businesses in the state are women-owned, contributing substantially to economic output and job creation. Likewise, minority-owned businesses play a vital role, accounting for approximately 45% of small businesses in California and generating billions in annual economic activity. While specific figures for Costa Mesa vary, it is clear that Costa Mesa reflects this broader trend, with a strong, visible presence of women entrepreneurs contributing to the local economy and culture.

Approving this project would not only support these broader economic contributions but also uplift a local, women-led, and minority-led venture that aligns with Costa Mesa's identity as a hub for creativity, diversity, and small business innovation.

The business is committed to being a responsible, collaborative member of the Costa Mesa community. The owners have expressed their intention to work closely with the City to ensure full compliance with all regulations and operational requirements. They are equally committed to engaging with nearby residents and stakeholders to maintain a safe, respectful, and well-managed environment. This level of accountability and community awareness should be recognized and encouraged.

Additionally, the proposed event space has the potential to become a meaningful addition to Costa Mesa—one that celebrates culture, creativity, and community connection. It represents the kind of thoughtful, locally driven development that enhances the City's character while supporting small business growth.

I also want to acknowledge the Planning Commission's role in ensuring fair, balanced, and thoughtful decision-making. Your commitment to evaluating projects based on community impact, compliance, and long-term benefit is appreciated. I'm confident you will see the value this project brings and approve it.

Thank you for your time, consideration, and continued service to the Costa Mesa community.

Thank you,

Saralani Anderson

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PCUP-25-0015 - Support for The Nest

From Dave Robbins <drobbs@mgtind.com>
Date Mon 4/27/2026 10:39 AM
To PC Public Comments <PCPublicComments@costamesaca.gov>
Cc cailend.robbins@yahoo.com <cailend.robbins@yahoo.com>

To Whom It May Concern,

I am writing to express my strong support for The Nest (PCUP-25-0015) ahead of the April 27 public hearing.

I have visited The Nest several times and have consistently been impressed by both the quality of the space and the professionalism of the team behind it. The staff is welcoming, thoughtful, and clearly committed to creating a positive and well-managed environment. It is evident that this project has been developed with care and intention.

From my perspective, The Nest is an ideal fit for the community. It brings a unique and elevated experience that will attract visitors, increase foot traffic, and contribute to the local economy. Projects like this not only enhance the character of Costa Mesa but also support surrounding businesses and generate meaningful revenue for the city through increased activity and engagement.

Equally important, The Nest reflects the kind of responsible ownership and community-minded approach that the city should encourage. The team has demonstrated a genuine commitment to operating in a way that is respectful, professional, and beneficial to the broader community.

I strongly encourage approval of this project and appreciate your consideration.

Regards,
Dave Robbins, COO
MGT Industries, Inc.
13889 S Figueroa St, Los Angeles, CA 90061
e. drobbs@mgtind.com
p. 310.516.5900 x1230
c. 949.689.1076

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PCUP-25-0015 - In Support of The Nest on 17th – A Wonderful Addition to Our Community

From Gabrielle Taylor <grveneracion@gmail.com>
Date Mon 4/27/2026 10:39 AM
To PC Public Comments <PCPublicComments@costamesaca.gov>

Dear City of Costa Mesa,

We are writing with genuine excitement and heartfelt support for The Nest on 17th, Wedding & Event Center, and the wonderful vision its owners are bringing to life right here in our beloved Costa Mesa.

We understand that any new venture, especially one centered around events and celebrations, naturally raises questions about things like parking, noise, and neighborhood impact. We want you to know that the ownership behind The Nest takes every one of these concerns seriously, and I know that they are committed to addressing them with intention, care, and a deep respect for the community. This isn't just a business to them; it's a passion project rooted in love for this city, its people, and all who visit, and that shows in every decision they make.

The Nest has every potential to become a genuine asset to Costa Mesa. A locally family-owned event venue doesn't just host events, it becomes a hub for the community. It brings visitors and tourism dollars to our local restaurants, florists, photographers, caterers, hotels, and small shops. It creates a stage for nonprofits to hold fundraisers, for community organizations to gather, and for milestones big and small to be celebrated in a space that truly feels like home. Costa Mesa deserves a venue that specifically champions its own, and The Nest is poised to do exactly that.

The owners behind this venture are the kind of people who show up for their clients, for their neighbors, and for this city. The community believes in them, and we are confident that The Nest will reflect the warmth, creativity, and spirit that make Costa Mesa so special.

Thank you so much for your time and consideration. We hope you'll join us in welcoming The Nest on 17th with open arms.

With warm regards and community pride,
Gabrielle Veneracion

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PCUP-25-0015

From Courtney Colleary <corosecolleary@gmail.com>
Date Mon 4/27/2026 10:48 AM
To PC Public Comments <PCPublicComments@costamesaca.gov>

Dear City of Costa Mesa,

My name is Courtney, and I'm a Costa Mesa community member writing to express my support for The Nest Event Venue.

I had my baby shower at The Nest, and it was one of the most meaningful experiences for my family. Since then, I've also booked my daughter's first birthday there, along with a community event this October that will bring together local women-owned businesses. For me and so many others, The Nest is not just a venue. It's a space that brings people together in a thoughtful, intentional way.

What makes The Nest so special is that it fills a gap in our community. Not every event belongs in a large banquet hall. Spaces like this allow for more intimate, meaningful gatherings while supporting local vendors and small businesses in the process.

From my personal experience, the owners are incredibly intentional about how they operate. They care deeply about the community, about doing things the right way, and about creating a space that people feel proud to be a part of. Beyond that, they have poured their entire livelihood into this venue. The amount of time, energy, and financial sacrifice they have committed is something that deserves recognition.

The prolonged nature of this process has had a significant impact on them, not only financially, but emotionally. They have been forced to refund clients who had already booked meaningful life events, which has created strain not just on their business, but on their mental health, their families, and even their personal relationships. It is incredibly difficult to watch people who have worked so hard and acted in good faith face this level of uncertainty and loss.

Costa Mesa benefits from venues like The Nest. It elevates the city, supports local business, and fosters connection in a way that feels rare and needed.

I respectfully ask that you consider the positive impact this space has already had and will continue to have on our community, as well as the very real human impact this situation has had on the owners behind it.

Thank you for your time and consideration.

Warmly,
Courtney

PCUP-25-0015

From Leigh Harlan <laharlan@gmail.com>
Date Mon 4/27/2026 10:52 AM
To PC Public Comments <PCPublicComments@costamesaca.gov>

Dear Members of the Costa Mesa City Council and Costa Mesa Community,

I am writing this email on behalf of our team at Leigh Rose Events, to express our strong support for The Nest on 17th and its dear owners, Mykle and Mackenzie ahead of the upcoming public hearing scheduled for this evening on April 27th, at 6:00 PM.

As a deep rooted Costa Mesa resident and owner of Leigh Rose Events, LLC., I have had the wonderful privilege of our team and family working alongside Mykle and Mackenzie and can say with the utmost certainty that The Nest on 17th is a beautiful community event space that has welcomed so many wonderful and thoroughly crafted community events. This space has become a beautiful space and staple for those in the event and creative industry to work alongside each other and expand our community network.

The Nest on 17th has been a community space that has hosted the most curated and thoughtfully crafted events, helping to create long lasting memories within the community of Costa Mesa. The owners and their staff have built a beautiful home for event owners and vendors to come together and share their talents and love while also giving a local network of community owners a place to build their brands and grow within the Costa Mesa network.

We are so grateful for the hard work Mykle and Mackenzie have poured into this space, which helps build stronger community ties, while helping to build a platform for small businesses to grow at, which enhances the demand for more customers to visit and plan their events at.

We fully support Mykle and Mackenzie and The Nest on 17th and hope that our support will be heard.

I thank-you for your time and consideration here.

Sincerely,



Leigh Harlan
Leigh Rose Events
Curated Tablescapes + Event Design

IG: @LeighRoseEvents
Direct: (714) 768-1364

As Seen In: Newport Beach Living, The Scout Guide of Newport Beach + Rivera Magazine + Newport Coast Living

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PCUP-25-0015

From Courtney Colleary <shametosparkle@gmail.com>
Date Mon 4/27/2026 11:01 AM
To PC Public Comments <PCPublicComments@costamesaca.gov>

Dear City of Costa Mesa,

On behalf of the Shame to Sparkle Foundation, I am writing to express our strong support for The Nest Event Venue in Costa Mesa.

Our foundation is built on a mission to normalize conversations around trauma and PTSD, and to advocate for individuals who have experienced abuse, violence, or life-altering events. We believe that being a victim of trauma should not be a life sentence, and that healing begins in spaces where people feel safe, supported, and connected.

In our search for a venue to host a future foundation event, The Nest immediately stood out, not only for its beauty, but for the integrity and intention behind it. We have seen firsthand the dedication, care, and heart that the owners bring to this space. It is clear that this venue was created with the purpose to serve people and to foster meaningful connection within the community.

Spaces like The Nest are essential for organizations like ours. They allow us to gather, share stories, raise awareness, and create moments of healing that extend far beyond a single event. Without venues like this, many of these opportunities simply would not exist.

We understand there may be concerns or misunderstandings regarding the venue. However, from what we have observed, The Nest has been operating thoughtfully and responsibly, hosting small-scale events with respect for its surroundings and community.

We strongly support The Nest and hope to one day host an event there that aligns with our mission and serves the Costa Mesa community in a meaningful and lasting way and it would be tragic to see a women owned business in this city close due to the you, the city of costa mesa.

Thank you for your time and for considering the broader impact that spaces like this provide.

Sincerely,

Shame to Sparkle Foundation Team

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Shame To Sparkle Team

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PCUP-25-0015

From SIP SIP Mobile Bar <hello@sipsipmobilebar.com>
Date Mon 4/27/2026 11:13 AM
To PC Public Comments <PCPublicComments@costamesaca.gov>

📎 1 attachment (34 KB)
The Nest - Support.pdf;

To Whom It May Concern:

Please find our attached support for The Nest below.

Thank you for your time,
Charlotte

--



Charlotte Spassoff

FOUNDER, SIP SIP MOBILE BAR

(949) 469-5516 | hello@sipsipmobilebar.com

www.sipsipmobilebar.com

Let's Connect



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April 27th, 2026

To Whom It May Concern,

I'm writing on behalf of SIP SIP Mobile Bar, a Costa Mesa-based business, in strong support of The Nest and their Conditional Use Permit application.

Over the past several years, we have had the pleasure of working closely with Mykal and Mackenzie as their exclusive bar service provider. Throughout this partnership, we have consistently witnessed their professionalism, attention to detail, and genuine commitment to creating thoughtful, well-executed events.

Beyond being a beautifully designed venue, The Nest serves as a vital gathering space that actively contributes to the local community. They provide opportunities for small businesses, independent vendors, and creatives to collaborate, grow, and connect. Their events regularly highlight local talent and foster meaningful relationships among community members, strengthening Costa Mesa's small business ecosystem.

The Nest operates with a clear sense of responsibility and intention, creating a welcoming, safe, and inclusive environment for guests while maintaining respect for the surrounding neighborhood. Their presence has had a positive ripple effect—supporting entrepreneurship, encouraging local commerce, and enhancing the cultural fabric of the area.

We strongly support The Nest's continued operation and growth. They are not only a responsible business, but a valuable community partner that adds measurable and meaningful value to Costa Mesa.

Thank you for your consideration.

Sincerely,
Charlotte Spassoff
Owner, SIP SIP Mobile Bar

The Nest 932 W 17th Street

From Denny Pender <dpender@gillettcommercial.com>
Date Mon 4/27/2026 11:15 AM
To PC Public Comments <PCPublicComments@costamesaca.gov>

On behalf of The Nest and their exciting new venture at 932 W. 17th Street, we are thrilled and fully supportive of this outstanding opportunity. As our community continues to evolve from the traditional era of machine shops, boat repair businesses, and factories, it is with 100 percent enthusiasm that we welcome this fresh new direction.

We truly admire the vision, business plan, and momentum behind creating a vibrant culture that attracts youthful energy, innovative businesses, design-focused enterprises, and creative platforms to the area. This is the kind of progress that brings new life, inspiration, and positive energy to the neighborhood, and we are excited to see it grow.

I thank you for your efforts.

Denny Pender

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PCUP-25-0015 - The Nest, Costa Mesa

From Mie Manniche <hello@hyggecc.com>
Date Mon 4/27/2026 11:17 AM
To PC Public Comments <PCPublicComments@costamesaca.gov>

Dear Costa Mesa Council Chambers,

In leu of being unabable to attend the public hearing tonight due to travel, I wanted to take a moment to share my endorsement of The Nest and the impact it has had on the community.

The Nest has proven to be an exceptional venue, both professionally and personally. It has quickly become a meaningful gathering place, supporting celebrations, fostering connection, and contributing to the local community's vibrancy in a way that feels both elevated and welcoming.

It is, without question, a valuable and positive addition to the area, and I strongly support its continued presence and success.

Please reach out with any further questions,

Mie

HYGGE
creative

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PCUP-25-0015

From Courtney Rose <courtroseevents@gmail.com>

Date Mon 4/27/2026 11:24 AM

To PC Public Comments <PCPublicComments@costamesaca.gov>

To Whom this concerns,

My name is Courtney, and I am an event coordinator who has worked closely with The Nest Event Venue on multiple events.

I'm writing to express not only my support for The Nest, but also to share the very real impact that the ongoing delays and uncertainty have had on my business, my clients, and our community as a whole.

The Nest is not just another venue option for me, it is a key part of how I serve my clients. It provides a unique, intimate setting that is incredibly difficult to replicate elsewhere in Costa Mesa. If The Nest were no longer able to operate, it would significantly affect my ability to deliver the level of experience my clients trust me to provide.

Over the past several months, I have already felt the impact. We have had to cancel events, issue refunds, and scramble to find last-minute alternative venues for clients who had planned meaningful life moments at The Nest. These are not just transactions, these are baby showers, birthdays, micro weddings, and gatherings that people have been looking forward to for months. The result has been disappointment, stress, and in many cases, completely avoidable heartbreak.

This situation does not only affect one business. It impacts a network of small, primarily women-owned businesses: planners, florists, rental companies, caterers, and creatives, who rely on venues like The Nest to operate and grow. When one space is held up, it creates a ripple effect across an entire local ecosystem.

I also want to emphasize that The Nest has been operating for the past two years hosting small, well-managed events without issue. The current perception that this is a new or disruptive venue is simply not accurate.

As a professional who works in this industry every day, I can confidently say that spaces like The Nest are essential. They allow for thoughtful, controlled, and community-driven events that elevate the city rather than detract from it.

At this point, the continued delays are not only impacting operations, they are beginning to risk the reputation of a business that has worked incredibly hard to build trust within the community. Negative experiences caused by cancellations and uncertainty reflect unfairly on the venue, despite being outside of their control.

I respectfully urge you to consider the broader impact this situation is having not just on The Nest, but on the many small businesses and clients who depend on it.

Thank you for your time and consideration.

Sincerely,
Courtney
Event Coordinator

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PCUP-25-0015 - Letter of Support

From Alan Robertson <alan@ptarealestate.com>

Date Mon 4/27/2026 11:40 AM

To PC Public Comments <PCPublicComments@costamesaca.gov>

Dear Planning Commissioners,

I am writing in support of the applicant's request for a Conditional Use Permit to allow an event space to operate within the existing building located at 932 West 17th Street.

This property is zoned industrial and is situated in the middle of a predominantly industrial and commercial area, which I believe makes it a perfect location for this type of use.

I previously lived just a few blocks from the subject property and also worked off 18th Street for several years. While I truly value and enjoy the City of Costa Mesa, this particular area has historically been one of the more challenging parts of the city. During my time there, my car was broken into multiple times, and the area often lacked the kind of positive activity and oversight that helps deter those types of issues.

I believe a high end, well managed event space can play a meaningful role in improving this area. Uses like this tend to bring, 1) increased foot traffic and legitimate activity during evening hours, enhanced lighting, security, and on-site management; 2) Greater attention to property maintenance and presentation; and 3) Visitors and clientele who expect and reinforce a higher-quality environment

All of these factors contribute to elevating the overall character of the area and can help reduce the types of problems that have existed there in the past.

It is also important to consider what could otherwise occupy this building under its current industrial zoning. Typical permitted uses in industrial zones often include warehousing and distribution facilities, manufacturing or fabrication operations, automotive repair, and contractor yards. These uses can generate significant truck traffic, early morning and late-night operations, loading and unloading activity, and ongoing mechanical noise.

By comparison, a managed event space operates during defined hours, with most activity contained indoors. While noise and parking are often raised as concerns, this proposal appears to address parking through valet service and coordinated operations. As for noise, the surrounding area is not residential in nature, and many industrial uses allowed by right would likely create more constant and impactful noise than an event venue.

In my view, approving this Conditional Use Permit would allow for a use that is not only compatible with the surrounding area, but one that has the potential to positively transform it.

For these reasons, I respectfully encourage you to approve the Conditional Use Permit for 932 West 17th Street.

Thank you for your time and consideration.



Alan Robertson
Principal

Phone: (949) 478-1630

Mobile: (925) 487-6093

Email: alan@PTArealestate.com

417 29th Street
Newport Beach, CA 92663

www.ptarealestate.com

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PCUP-25-0015

From Jill Gillies <jill@anotherland.com>

Date Mon 4/27/2026 11:48 AM

To PC Public Comments <PCPublicComments@costamesaca.gov>

 1 attachment (157 KB)

Letter for the Nest.pdf;

Hello,

Please see attached letter in support of "The Nest" event center.

Thank you!

--



Jill Gillies

Operations Manager

714 914 6197

www.anotherland.com

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Jill Gillies
938 W 17th Street
Costa Mesa, CA, 92627

To Whom It May Concern,

My name is Jill Gillies, and I serve as the Operations Manager at Anotherland Ventures LLC. I write this statement in support of The Nest and the incredible impact they have made through their event space.

As both a neighbor to their business and their landlord, I have had the privilege of witnessing first-hand the integrity, care, and community-minded spirit with which they operate. The Nest is more than just a business—they've become a reliable and thoughtful presence in our community. They have been in business for two years and have always looked after the property, communicated when events took place, and made sure all of their neighbors' needs and wants were accommodated for.

When the fires broke out in Palisades, they were among the very first to respond. They opened their doors without hesitation to collect donations, organize volunteers, and ensure resources reached those in need. Their generosity didn't stop there. I've seen them repeatedly open their space for young adult and women's ministries, giving churches a welcoming place to gather, connect, and grow.

On a personal level, their kindness has deeply touched me. Whether it's assisting with events or ensuring the property is cared for, The Nest consistently goes above and beyond. From day one, they've prioritized communication and collaboration with neighbors, creating a sense of unity and shared purpose that has enriched us all.

Without their presence, our area would lose a business that brings genuine light and connection. I wholeheartedly support The Nest and encourage others to do the same. The community is stronger, more compassionate, and more vibrant because of them.

Sincerely,



Jill Gillies
Operations Manager



PCUP-25-0015

From Ray Elie <raymonde1288@yahoo.com>
Date Mon 4/27/2026 11:48 AM
To PC Public Comments <PCPublicComments@costamesaca.gov>

Dear City of Costa Mesa,

My name is Raymond and I'm writing as the partner of an event coordinator who works closely with The Nest.

I wanted to share a perspective that goes beyond business. After my wife had our baby, The Nest became more than just a place she worked, it became a community. Being women-owned by two mothers who have worked tirelessly to build something meaningful, it gave her a space where she felt understood, supported, and capable during a time that can be incredibly overwhelming for a first-time mom.

Postpartum is not easy, and having a place where she could still feel like herself, productive, creative, and connected made a bigger difference than I can fully put into words. I watched it bring her confidence, purpose, and joy when she needed it most.

To think about this space no longer existing is honestly concerning, not just from a business standpoint, but from a human one. The Nest has created something special for families like mine, and for so many others in the community.

I respectfully ask that you consider the impact this venue has beyond events, it truly changes lives in ways that aren't always visible on paper.

Thank you for your time and consideration.
Raymond

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PCUP-25-0015

From Sunday Gathering <Sundaygathering.contact@gmail.com>
Date Mon 4/27/2026 11:53 AM
To PC Public Comments <PCPublicComments@costamesaca.gov>

To Whom It May Concern,

I am writing to express my wholehearted support for The Nest Event Venue ahead of their upcoming hearing. The Nest has become a true cornerstone of our community, offering far more than just a physical space. It has cultivated connection, creativity, and opportunity in a way that Orange County deeply needs.

Through their generosity, The Nest has opened its doors to countless individuals and small businesses, including my own. Their willingness to share their space has directly contributed to the growth and success of so many, creating a ripple effect that has strengthened our local creative and entrepreneurial community.

Beyond business, The Nest has served as a meaningful gathering place. One that is both beautiful and intentional. It has brought people together in ways that feel increasingly rare, fostering genuine connection among creatives and community members alike. They have also gone above and beyond by hosting charity drives and giving back to families in need, demonstrating a deep commitment to serving others.

Mykal and Mackenzie are at the heart of all of this. Their work ethic, integrity, and care for the people around them are evident in everything they do. They have built something truly special, not just for themselves, but for the entire community. Their character is exceptional. They consistently show up with generosity, thoughtfulness, and a genuine desire to uplift others and strengthen their community.

I can confidently say that my business would not be where it is today without their support, and I know I am far from alone in that sentiment.

I strongly encourage you to support The Nest as they continue to serve and enrich our community.

Sincerely,

Emilie Haberman

Sunday Gathering

www.sundaygatheringbrand.com

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PCUP-25-0015

From Jessica Bailey <jessica_mlo@yahoo.com>

Date Mon 4/27/2026 2:37 PM

To PC Public Comments <PCPublicComments@costamesaca.gov>

Dear Members of the Costa Mesa Community and City Council,

I am emailing to pass along my support for The Nest and its owners, Mykal and Mackenzie.

The Nest has become a near and dear space in both my business and to our local church community. Though commonly known for an event space for birthday, wedding, and celebrations alike, it has also housed intimate and powerful events for our local church. My business partner and I had held business events for our brand, OuerPeople, where we gather Christian women business and aspiring business owners + SAHM from all over LA, OC, SD, and even gals who flew from out of state, who are craving healthy ways to run their business, rooting it in christian values, and help them find like-minded kingdom community that want to see each other win, not view each other as competition. Plus, so many women encountered jesus for the first time that night, gave their life to christ, and had soo much internal breakthrough!

We have also hosted church young adults nights. Young adults nights at churches can be hard, especially for those who are new to the faith or dont want to be associated with it just yet because of past hurt or doubts. So Mykal, being so gracious to open up her space to us, not only helped us have the biggest attendance in our young adults nights, but also created a space where people could feel more relaxed and not so intimidated versus stepping foot into a church for the first time. We were also able to reach so many more young adults in other cities who would normally not want to make the drive to south county and it was so great to get them plugged in after.

The Nest may look like just another OC business trying to make big quick bucks. the space has truly become so much more.. and not just for the Costa Mesa community, but all the cities in OC, LA, and SD! It's a special place whose impact reaches much further than just 'generating revenue'. they really have been the gap to bridging small female minority business owners like us and non-profits and local churches with small budgets really push their vision out because they believe in us and want us to win.

Since the hiatus, it realy has been so difficult trying to find places that fit our vision and we have not resumed any external Young Adults nights nor have hosted another OuerPeople event in OC since because we have just not found anything like it with owners who are so special like Mykal and Mackenzie.

Our church and local business/faith-based communities truly hope that the city can continue to support The Nest on 17th. Thank you so much!

All the Love,

Jessica Bailey

Content Creator

Instagram: [@jessthrowiton](#)

TikTok: [@jessthrowiton](#)

Youtube: [Jessica Bailey](#)

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The Nest 932 W 17th Street

From Marta Tena <marta@morenabrand.com>

Date Mon 4/27/2026 2:46 PM

To PC Public Comments <PCPublicComments@costamesaca.gov>

Hello,

Very excited for The Nest and their next move at 932 W 17th Street! It will be a great addition to the community, servicing all the new homes coming in. We need more tenants like them!

Thank you,

--

Marta Tena

Property Manager

marta@morenabrand.com

(949) 413-6807

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The nest on 17th

From Sheryl Adams <kalela1963@icloud.com>

Date Mon 4/27/2026 3:25 PM

To PC Public Comments <PCPublicComments@costamesaca.gov>

Dear Members of the Costa Mesa City Council,

I am writing as a local to Orange County to express my strong support for The Nest on 17th and its approval as an event venue in Costa Mesa.

As someone who lives in and values this community, I truly believe The Nest is a meaningful and much-needed addition to our city. Orange County has a limited number of thoughtfully designed, intimate venues, and there is currently nothing quite like The Nest. It fills a gap for residents who are looking for a beautiful, well-curated space to celebrate life's milestones close to home, rather than having to look outside of the area.

Beyond its aesthetic appeal, The Nest brings real value to Costa Mesa. It supports local small businesses, creates opportunities for vendors, and contributes to the local economy in a positive way. Spaces like this foster connection, creativity, and community... things that are essential to a thriving city.

I understand that there may be concerns from nearby residents, and those perspectives are important. However, I respectfully believe that with thoughtful management and clear guidelines, The Nest can operate in a way that is respectful to its neighbors while still providing significant benefit to the broader community.

Costa Mesa has always embraced creativity, entrepreneurship, and local growth. The Nest reflects those values and represents the kind of small business that enhances the character of our city.

Thank you for your time and consideration!!

Thanks,
Sheryl Adams
Sent from my iPhone

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The Nest

From Andrew ferran <thesassquatch@yahoo.com>

Date Mon 4/27/2026 3:25 PM

To PC Public Comments <PCPublicComments@costamesaca.gov>

Dear Costa Mesa City Council,

I'm writing as an Orange County resident to share my support for The Nest on 17th and its approval to operate as a venue within the city.

Costa Mesa has always been known for its unique character and support of small, creative businesses, and The Nest feels like a natural extension of that. It offers something fresh that we don't often see locally... an intimate, thoughtfully designed space where people can gather and celebrate without needing to leave the area.

There is a clear demand for venues like this in Orange County. Many residents end up hosting events outside of their own community simply because there aren't enough options that feel both elevated and personal. The Nest helps fill that gap while keeping those experiences, and the economic benefit that comes with them, right here in Costa Mesa.

I recognize that there are concerns from nearby neighbors, and I respect that those voices should be heard. At the same time, I believe there is a way for The Nest to operate responsibly and coexist with the surrounding community. When managed thoughtfully, a space like this can add far more value than disruption.

Overall, I see The Nest as a positive addition!!! one that supports local vendors, brings people together, and contributes to the vibrancy of Costa Mesa.

Thank you for your consideration.

**Thanks,
An Orange County Resident
Andrew Ferran**

Sent from my iPhone

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