



# **CITY OF COSTA MESA**

## **PLANNING COMMISSION**

### **Agenda**

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**Monday, June 10, 2024**

**6:00 PM**

**City Council Chambers  
77 Fair Drive**

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4. Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov). Comments received by 12:00 p.m. on the date of the meeting will be provided to the Commission, made available to the public, and will be part of the meeting record.

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Note regarding agenda-related documents provided to a majority of the Commission after distribution of the agenda packet (GC §54957.5): Any related documents provided to a majority of the Commission after distribution of the Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

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**PLANNING COMMISSION REGULAR MEETING**

**JUNE 10, 2024 – 6:00 P.M.**

**ADAM ERETH  
CHAIR**

**RUSSELL TOLER  
VICE CHAIR**

**JOHNNY ROJAS  
PLANNING COMMISSIONER**

**ANGELY ANDRADE  
PLANNING COMMISSIONER**

**KAREN KLEPACK  
PLANNING COMMISSIONER**

**JON ZICH  
PLANNING COMMISSIONER**

**DAVID MARTINEZ  
PLANNING COMMISSIONER**

**TARQUIN PREZIOSI  
ASSISTANT CITY ATTORNEY**

**SCOTT DRAPKIN  
ASSISTANT DIRECTOR**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ANNOUNCEMENTS AND PRESENTATIONS**

**PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**  
Comments are limited to three (3) minutes, or as otherwise directed.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS**

**CONSENT CALENDAR:**

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. The public can make this request via email at [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov) and should include the item number to be addressed. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar

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1. [MINUTES](#) [24-253](#)

## RECOMMENDATION:

Planning Commission approve the Regular Meeting Minutes of May 28, 2024.

**Attachments:** [1. MAY 28, 2024 UNOFFICIAL MINUTES](#)

**PUBLIC HEARINGS:**

1. [PLANNING APPLICATION PCUP-24-0001 FOR A CONDITIONAL USE PERMIT FOR A NEW ESCAPE ROOM USE AND A MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM PARKING REQUIREMENTS AT 2706 HARBOR BOULEVARD, SUITES 200 & 202-205](#) [24-256](#)

## RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. Approve Planning Application PCUP-24-0001 based on findings of fact and subject to conditions of approval.

**Attachments:** [Agenda Report](#)

[1. Planning Commission Draft Resolution](#)

[2. Applicant Letter](#)

[3. Vicinity Map](#)

[4. Zoning Map](#)

[5. Site Photo](#)

[6. Project Plans](#)

**OLD BUSINESS: NONE.**

**NEW BUSINESS: NONE.**

**DEPARTMENTAL REPORTS:**

1. PUBLIC WORKS REPORT
2. DEVELOPMENT SERVICES REPORT

**CITY ATTORNEY REPORTS:**

1. CITY ATTORNEY REPORT

**ADJOURNMENT**

## PLANNING COMMISSION MEETING:

Costa Mesa Planning Commission meets on the second and fourth Monday of each month at 6:00 p.m.

## APPEAL PROCEDURE:

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an affected party files an appeal to the City Council, or a member of City Council requests a review. Applications for appeals are available through the City Clerk's Office; please call (714) 754-5225 for additional information.

## CONTACT CITY STAFF:

77 Fair Drive, Costa Mesa, CA 92626  
Planning Division (714) 754-5245  
[planninginfo@costamesaca.gov](mailto:planninginfo@costamesaca.gov)



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 24-253

**Meeting Date:** 6/10/2024

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**TITLE:**

MINUTES

**DEPARTMENT:** ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

**RECOMMENDATION:**

Planning Commission approve the Regular Meeting Minutes of May 28, 2024.

UNOFFICIAL UNTIL APPROVED

**MEETING MINUTES OF THE CITY OF  
COSTA MESA PLANNING COMMISSION**

**May 28, 2024**

**CALL TO ORDER**

Chair Ereth called the meeting to order at 6:02 p.m.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Chair Ereth led the Pledge of Allegiance.

**ROLL CALL**

Present: Chair Adam Ereth, Vice Chair Russell Toler, Commissioner Angely Andrade, Commissioner Karen Klepack, Commissioner David Martinez  
Commissioner Jonny Rojas, Commissioner Jon Zich

Absent: None

Officials Present: Assistant Director of Development Services Scott Drapkin, Planning and Sustainable Development Manager Bill Rodrigues, Assistant City Attorney Tarquin Preziosi, Associate Planner Chris Yeager, City Engineer Seung Yang and Recording Secretary Anna Partida

**ANNOUNCEMENTS AND PRESENTATIONS:**

None.

**PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA:**

Speaker one voiced his concerns about a general lack of parking in development projects concern for and about how the 19<sup>th</sup> Street bike enhancements have made that street more challenging for vehicles.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Martinez informed the public that May is Bike Month and stated he has been an active participant. He encouraged the public to go on a bike ride.

Commissioner Rojas thanked those in attendance and encouraged the public to voice their opinions on all matters.

Commissioner Zich thanked those in attendance.



## UNOFFICIAL UNTIL APPROVED

Commissioner Andrade thanked those in attendance. She continued her comments by thanking the Public Works Department for their recent work on city park updates and the Parks and Recreation Department for their work on the community events.

Vice Chair Toler presented a slideshow titled “Principles to Guide the Future of Costa Mesa” which expressed his concerns for car dependence and asked the City to prioritize people and the public realm. Vice Chair Toler also noted that May is Bike Month and encouraged the public to go for a ride.

Chair Ereth thanked Vice Chair Toler for his presentation. He continued his comments by updating the public on his recent public engagements. He stated he spoke to Leadership Tomorrow; he announced his participation on a thesis panel for the City of Costa Mesa’s Assistant Planner Caitlyn Curley; and, that he moderated a session at the U. S. Green Building Council’s conference about bringing together the entertainment industry to find the best environmental practices for the entertainment industry.

**CONSENT CALENDAR:**

**No member of the public or Commissioner requested to pull a Consent Calendar item.**

**1. APPROVAL OF MEETING MINUTES: MAY 13, 2024**

**MOVED/SECOND:** Toler/Ereth

**MOTION:** Approve recommended action for Consent Calendar Item No. 1.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade, Klepack, Martinez, Rojas, Zich

Nays: None

Absent: None

Abstained: None

Motion carried: 7-0

**ACTION:** Planning Commission approved the minutes of the regular meeting of the May 13, 2024.

**PUBLIC HEARINGS:****1. PLANNING APPLICATION PA-22-39 FOR A VARIANCE TO EXCEED THE MAXIMUM PERMITTED HEIGHT AND DEVELOPMENT REVIEW PDVR-23-0004 TO CONSTRUCT NEW CHURCH AND NEW SUNDAY SCHOOL BUILDINGS AT 234 FISCHER AVENUE**

**Project Description:** Development Review PDVR-23-0004 is a request to establish the development program associated with the phased removal of existing site improvements and construction of a new three-story, 35,154-square-foot church; a new three-story 10,514-square-foot Sunday school building; and a new

## UNOFFICIAL UNTIL APPROVED

6,285-square-foot children's play deck, which is elevated one-story above the proposed surface parking lot, and the addition of new landscaping, parking and other site features. Planning Application 22-39 is a variance request to allow architectural elements, including a steeple and two domes with crosses, up to 77 feet in height where the allowable height is 45 feet.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32), In-Fill Development.

One ex-parte communication reported.

Commissioner Zich met with the applicant and the applicant's team on-site.

Chris Yeager, Associate Planner, presented the staff report.

The Commission asked questions of staff including discussion about the Arts Commission's role will be in the approval of the proposed mural/mosaic; the criteria the Arts Commission follows to approve murals/mosaics; confirmation that the project adds 20 parking stalls to the site; whether the Arts Commission would review the stained glass windows; how staff determines if the mural/mosaic is visible from the right-of-way, bike rack location; sidewalk standards; pedestrian access to the site; whether the Planning Commission would review future changes to café operations; if more trees could be added to the site; proposed water feature; and whether the City Arborist reviewed the landscape plans.

**The Chair opened the Public Hearing.**

Tony Torres, representing the applicant, stated that he has read and agrees to the conditions of approval.

Commission questions of the applicant included church operating hours; gate hours; café operations ; number of parking spaces and if site design would change if less parking was needed; community outreach and engagement efforts; whether the multipurpose rooms were open to the public; and if the youth Sunday school building is open to the public for other education opportunities.

**The Chair opened public comments.**

Speaker one spoke in support of the item.

Speaker two spoke in support of the item.

Speaker three spoke in support of the item.

Father Paul Mikhail spoke in support of the item.

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Speaker five spoke in support of the item.

Cindy Fergus spoke in support of the item.

Speaker seven spoke in support of the item.

**The Chair closed public comments.**

**The Chair closed the Public Hearing.**

Chair Ereth made a motion. Seconded by Commissioner Rojas.

The Commission discussed the motion including the project's conformity to the findings; was complementary to the project's overall design including the requested height deviation that is ornamental only as there is no usable square footage therein; commented on the congregation's positive community involvement; and expressed preference to improve review process and timeline.

**MOVED/SECOND:** Ereth/Rojas

**MOTION:** Approve staff's recommendation.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade, Klepack, Rojas Martinez, Zich

Nays: None

Absent: None

Recused: None

Motion carried: 7-0

**ACTION:** The Planning Commission adopted a resolution to:

1. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32) In-Fill Development, and
2. Approve Planning Application PA-22-39 to grant a variance for allowing an exception to the required maximum building height, and Development Review PDVR-23-0004 to allow a new church building, Sunday school building, and site improvements based on findings of fact and subject to conditions of approval.

**RESOLUTION PC-2024-14 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION PA-22-39 FOR A VARIANCE TO EXCEED THE MAXIMUM PERMITTED HEIGHT AND DEVELOPMENT REVIEW PDVR-23-0004 TO CONSTRUCT NEW CHURCH AND NEW SUNDAY SCHOOL BUILDINGS FOR THE PROPERTY AT 234 FISCHER AVENUE**

## UNOFFICIAL UNTIL APPROVED

Chair Ereth explained the appeal process.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

None.

**DEPARTMENTAL REPORTS:**

1. Public Works Report – Mr. Yang reported the Public Works Department is continuing with the Adams Avenue Street construction project between Royal Palm Drive and the Santa Ana River Trail. He thanked the public for their patience and asked the community to follow safe driving practices.
2. Development Services Report – None.

**CITY ATTORNEY'S OFFICE REPORT:**

1. City Attorney – None.

**ADJOURNMENT AT 7:21 PM**

Submitted by:

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SCOTT DRAPKIN, SECRETARY  
COSTA MESA PLANNING COMMISSION



# CITY OF COSTA MESA

77 Fair Drive  
Costa Mesa, CA 92626

## Agenda Report

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**File #:** 24-256

**Meeting Date:** 6/10/2024

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**TITLE:**

**PLANNING APPLICATION PCUP-24-0001 FOR A CONDITIONAL USE PERMIT FOR A NEW ESCAPE ROOM USE AND A MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM PARKING REQUIREMENTS AT 2706 HARBOR BOULEVARD, SUITES 200 & 202-205**

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION**

**PRESENTED BY: JEFFREY RIMANDO, ASSISTANT PLANNER**

**CONTACT INFORMATION: JEFFREY RIMANDO, 714-754-5012;  
Jeffrey.Rimando@costamesaca.gov**

**RECOMMENDATION:**

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. Approve Planning Application PCUP-24-0001 based on findings of fact and subject to conditions of approval.



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: June 10, 2024

ITEM NUMBER: PH-1

**SUBJECT: PLANNING APPLICATION PCUP-24-0001 FOR A CONDITIONAL USE PERMIT FOR A NEW ESCAPE ROOM USE AND A MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM PARKING REQUIREMENTS AT 2706 HARBOR BOULEVARD, SUITES 200 & 202-205**

**FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/  
PLANNING DIVISION**

**PRESENTATION BY: JEFFREY RIMANDO, ASSISTANT PLANNER**

**FOR FURTHER INFORMATION**                      **JEFFREY RIMANDO**  
**CONTACT:**                                      **714-754-5012**

**CONTACT:**                                      **Jeffrey.Rimando@costamesaca.gov**

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## **RECOMMENDATION**

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. Approve Planning Application PCUP-24-0001 based on findings of fact and subject to conditions of approval.

## **APPLICANT OR AUTHORIZED AGENT**

The authorized agent is Andros Nguyen, representing the property owner, Mesa Verde Center LLC.

**PLANNING APPLICATION SUMMARY**

Location:	2706 Harbor Boulevard Suites 200 & 202-205	Application Numbers:	PCUP-24-0001
Request:	Conditional Use Permit to operate a new escape room and a Minor Conditional Use Permit for a deviation from parking requirements.		

**SUBJECT PROPERTY:**

**SURROUNDING PROPERTY:**

Zone:	C1 (Local Business District)	North:	C1
General Plan:	General Commercial	South:	C1
Lot Dimensions:	165 FT x 250 FT	East:	R3 (Multi-Family Residential District)
Lot Area:	41,500 SF	West:	C1 C2 (General Business District)
Existing Development:	Existing two-story 20,294-square-foot commercial building with shared surface parking.		

**DEVELOPMENT STANDARDS COMPARISON**

Development Standard	Required	Existing
Building Height	Two-stories / 30 feet Max	Two-Stories (no change)
Setbacks:		
Front	20 FT	115 FT
Side (left/right)	15 feet on one side and 0 feet on the other side	Zero Setback
Rear	0 FT	72 FT
Parking	247 <sup>1</sup>	247 <sup>1</sup>
<sup>1</sup> Pursuant to Table 13-89 in the CMMC when there are mixed uses within a single development that share the same parking facilities, the total requirement for parking should be determined by the Costa Mesa shared parking analysis procedures. Refer to the "Analysis" section of this Staff Report for shared parking analysis results.		
CEQA Status	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)	
Final Action	Planning Commission	

## **BACKGROUND**

The subject property is located at 2706 Harbor Boulevard, which is situated near the northeast corner of Harbor Boulevard and Mesa Verde Drive East/Peterson Place. The site is zoned C1 (Local Business District) and is surrounded by other commercially zoned properties (C1, C2 – General Business District, C1-S – Shopping Center District), and an existing R3-zoned (Multi-Family Residential District) apartment development (“Harbor at Mesa Verde), which contains over 300 residential units to the east of the site. The property is located on one of the City’s primary commercial corridors (Harbor Boulevard) and the surrounding uses predominantly include multi-tenant commercial centers. Existing businesses in these commercial centers consist of a variety of uses such as restaurants/bars, grocery stores, pharmacy, massage and beauty parlors, medical and general offices, gyms and automotive dealerships. The site has a General Plan Land Use Designation of General Commercial. Existing development on the approximate 41,500-square-foot property consists of a two-story 20,294 square-foot commercial building with a shared surface parking lot located at the front (with access from Harbor Boulevard) and rear of the building (with access from Peterson Place).

**Image 1 – 2706 Harbor Boulevard**



The parking and existing driveways are shared among the commercially zoned properties at 2706 (subject site), 2710, 2730, 2750, and 2790 Harbor Boulevard. There are multiple driveways that provide access to these properties including two driveways along Harbor Boulevard, one along Adams Avenue, and three along Peterson Place (to the rear of the properties). Each of these properties are individually owned. The proposed escape room project will occupy five suites on the second floor of a nine suite, two-story building. The subject suites cumulatively total 4,408 square feet in floor area. Business license history shows that office uses previously occupied these suites.

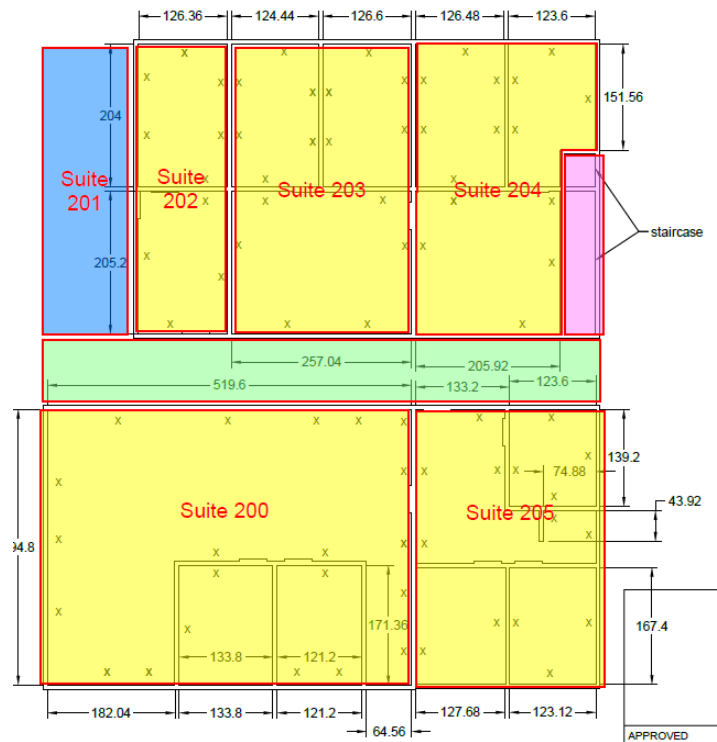


The Planning Commission approved an escape room use (“Legacy Escape Rooms”) located at 1525 Mesa Verde Drive East, Suite 212, on May 31, 2018, which is still in operation. “Unlocked: Escape Room” currently operates at 1111 Baker Street - Building A, and was previously approved by the Planning Commission on March 12, 2020. The business owner of “Unlocked: Escape Room” intends as part of this application to relocate to the subject site.

**DESCRIPTION**

Escape rooms are an experiential entertainment use where groups of guests are placed within either a single room or a series of rooms containing puzzles, riddles, or clues that require solving in order to “escape” from the room(s). The proposed hours of operation for the escape room are from 6:30 PM to 10 PM Monday through Friday, and from 11 AM to 11:45 PM on Saturday and Sunday.

**Exhibit 1 – Escape Room Floor Plan**



**ANALYSIS**

***Proposed Use***

Escape rooms are not a use listed within the Costa Mesa Municipal Code (CMMC) Section 13-30 (Land Use Matrix); however, the Code allows uses that are not listed to be approved through a Conditional Use Permit. As such, Planning Application PCUP-24-0001 is a request for a Conditional Use Permit to operate an escape room at 2706 Harbor Boulevard, Suites 200 & 202-205. In addition, the request includes a Minor Conditional Use Permit (MCUP) to deviate from parking requirements based on the use’s unique operating characteristics. Pursuant to the CMMC Table 13-89 (Non-Residential Parking

Standards) regarding mixed use developments, a reduction in parking may be approved by minor conditional use permit when it can be demonstrated that less parking is needed due to the hours of operation or other unusual features of the users involved. Pursuant to CMMC, the approval of the minor conditional use permit is subject to the Zoning Administrator's review and approval, or the higher-level review authority when multiple applications are applied.

### ***Proposed Escape Room Operation***

The proposed floor plan layout (Attachment 6 to this report) consists of a main entrance lobby/receptionist area and storage rooms within Suite 200. The game rooms would operate in Suites 203, 204 and 205 with the control rooms contained within Suite 202. The games would be played in a total of nine individual spaces located throughout the game room suites. The spaces would be clustered into three designated areas (identified on the plans as Rooms 1, 2 and 3). As proposed, the players (customers) move between the rooms within each designated area during the course of the game. The escape room operations require approximately one to three employees at the facility at any given time.

According to the applicant, guest access to the escape room facility is by appointment only. Once the reservation has been confirmed by the receptionist, the group enters the first room, and an employee explains the rules of the particular game and discusses the procedures in the event of an emergency, or if a player needs to communicate with an employee to ask for assistance if the group is "stuck" on a puzzle. Games change periodically to facilitate interest from a continued customer base.

Each game has a 60-minute time limit. The start of each game would be staggered so that only a maximum of two designated areas would be occupied at any given time. There would be a minimum 30-minute time gap between each game to allow adequate time for one group to depart before the arrival of the next group. Players under 18 years of age must be accompanied by a parent, legal guardian or adult chaperone. No food or beverage service is offered. Due to the staggered schedule, only a maximum of 17 occupants (customers and employees) would be in attendance at any given time for the business.

### ***Shared Parking Analysis and Parking Availability***

Pursuant to Table 13-89 in the CMMC, when there are mixed uses within a single development that share the same parking facilities, the total requirement for parking is determined by the Costa Mesa shared parking analysis procedures. The City's shared parking analysis considers parking demand by use type, floor area, and by time period (peak hourly demand). Pursuant to the CMMC Section 13-6, a "mixed-use development" is defined as "the development of lot(s) or structure(s) with two (2) or more different land uses such as, but not limited to a combination of residential, office, manufacturing, retail, public, or entertainment in a single or physically integrated group of structures." The subject site includes multiple land uses and is therefore considered a "mixed-use development" pursuant to the CMMC. In addition, the CMMC Section 13-89.5 specifies that a reduction in parking may be approved by minor conditional use permit where it can

be demonstrated that less parking is needed due to the hours of operation or other unusual features of the uses involved.

As previously mentioned, the subject property shares a common parking lot with several adjacent properties (2710, 2730, 2750 and 2790 Harbor Boulevard), and a recorded ingress/egress and parking agreement has been in place since 1968. The common parking area includes 247 parking spaces which are available to all employees and customers for the aforementioned properties. Utilizing the City’s shared parking method to analyze the parking demand based on the proposed and existing uses, during the operating hours on the weekdays and weekends, there is a constant parking surplus at the site, as shown in the below Tables 1 and 2. The analysis regarding the proposed escape room use conservatively estimates for all hours of operation that the use would operate at maximum customers and employees on site.

<b>Table 1 – Mixed Use Parking Demand (Weekdays)</b>				
<b>Monday – Friday</b>	<b>Parking Demand Per Hour (Existing)</b>	<b>Parking Demand Per Hour (Escape Room)</b>	<b>Parking Demand Per Hour (Total)</b>	<b>Parking Available</b>
6:00 PM	222.79	17	239.79	7.21
7:00 PM	228.47	17	245.47	1.53
8:00 PM	225.92	17	242.92	4.08
9:00 PM – 10:00 PM	190.94	17	207.94	39.06

<b>Table 2 – Mixed Use Parking Demand (Weekends)</b>				
<b>Saturday - Sunday</b>	<b>Parking Demand Per Hour (Existing)</b>	<b>Parking Demand Per Hour (Escape Room)</b>	<b>Parking Demand Per Hour (Total)</b>	<b>Parking Available</b>
11:00 AM	144.16	17	161.16	85.84
Noon	171.80	17	188.80	58.20
1:00 PM	179.09	17	196.09	50.91
2:00 PM	180.05	17	197.05	49.95
3:00 PM	180.81	17	197.81	49.19
4:00 PM	182.76	17	199.76	47.24
5:00 PM	198.40	17	215.40	31.60
6:00 PM	201.04	17	218.04	28.96
7:00 PM	175.31	17	192.31	54.69
8:00 PM	154.23	17	171.23	75.77
9:00 PM	119.62	17	136.62	110.38
10:00 PM	108.57	17	125.57	121.43
11:00 PM – 12:00 AM	70.52	17	87.52	159.48

Further, staff has visited the site after 6:30 PM on several weekdays and witnessed the actual parking demand was never exceeded, and a surplus of significantly more than the 17 parking spaces were available. However, if parking shortages or other parking-related problems develop, the business operator would be required to institute appropriate operational measures necessary to minimize or eliminate the problem including, but not limited to, reducing maximum participants per room and/or reduced or modified operating hours of the business (COA No. 8).

## **GENERAL PLAN CONFORMANCE**

The following analysis further evaluates the proposed project's consistency with specific policies and objectives of the 2015-2035 General Plan.

1. **Policy LU-6.1:** *Encourage a mix of land uses that maintain and improve the City's long-term fiscal health.*

**Consistency:** Developing a diverse and comprehensive supply of services for the primary and secondary business markets within the community assists in retaining existing and attracting new businesses. The proposal would provide an entertainment use (an experiential service) for residents and visitors of Costa Mesa to enjoy and also consider using other local City uses such as eating and drinking establishments.

2. **Policy LU-6.7:** *Encourage new and retain existing businesses that provide local shopping and services.*

**Consistency:** The applicant currently maintains an existing business of a similar use at 1111 Baker Street - Building A and is intending to relocate into the proposed location. The proposed application will result in retaining an existing business that provides an entertainment service for City residents and visitors.

## **FINDINGS**

Pursuant to Title 13, Section 13-29(g), Findings, of the CMMC, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required findings:

- *The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.*

The proposed use would be compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. Parking impacts would be avoided because the escape room would limit the number of occupants, and the use would generally operate during offset hours from the surrounding uses. By doing so, any potential site circulation and/or use compatibility issues would be avoided.

- *Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.*

Granting the approval of the escape room use would not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. All business activities would be

conducted within the building (underroof), and, prior to operations, the proposed tenant improvements will be reviewed by the City's Building and Fire Departments to ensure safety, suitable occupancy and the necessary occupant ingress and egress.

- *Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.*

The use would be compatible with the existing uses in the commercial complex and meets the intent of the Local Business District in that the district encourages "a wide range of goods and services in a variety of locations throughout the City". Based on this, the proposed use is consistent with the General Plan's General Commercial land use designation intended land uses, and complies with the applicable development standards of the Zoning Code. Lastly, the proposed operations would occur within existing tenant spaces, and no additional floor area is proposed.

## **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of existing facilities. This project site contains an existing building, and the application does not propose an increase in floor area. The project would result in limited interior (such as devising walls) and exterior site improvements (such as signage) to adequately address operation and safety concerns as conditioned. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative environmental impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

## **ALTERNATIVES**

Planning Commission alternatives include the following:

1. *Approve the project with modifications.* In consideration of any required findings or project use operations, the Planning Commission may suggest specific project changes. If any of the additional requested changes are substantial, the hearing could be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.
2. *Deny the project.* If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the

findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six months.

## **LEGAL REVIEW**

The draft Resolution and this report have been approved as to form by the City Attorney's Office.

## **PUBLIC NOTICE**

Pursuant to Title 13, Section 13-29(d) of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

As of the date this report was circulated, no written public comments have been received. Any public comments received prior to the June 10, 2024, Planning Commission meeting will be provided separately.

## **CONCLUSION**

Approval of the project would allow for the use of an escape room within an existing building with a deviation from parking requirements based on unique operating characteristics. The proposed use is in conformance with the General Plan and Zoning Code. The operation of the escape room, as conditioned, would be compatible with the surrounding commercial and industrial businesses.

**RESOLUTION NO. PC-2024****A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION PCUP-24-0001 FOR A CONDITIONAL USE PERMIT FOR A NEW ESCAPE ROOM AND A MINOR CONDITIONAL USE PERMIT FOR A DEVIATION FROM PARKING REQUIREMENTS AT 2706 HARBOR BOULEVARD, SUITES 200 & 202-205**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Planning Application PCUP-24-0001 was filed by Andros Nguyen, authorized agent for the property owner, Mesa Verde Center LLC, requesting approval of the following: Conditional Use Permit for new escape room project and a Minor Conditional Use Permit for a deviation from parking requirements. The project proposes to convert suites 200 and 202-205 with cumulative square footage of 4,408 square feet into an escape room business.

WHEREAS, a duly noticed public hearing held by the Planning Commission on June 10, 2024 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Class 1), for Existing Facilities.

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PCUP-24-0001 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PCUP-24-0001 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change

that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

**PASSED AND ADOPTED this 10th day of June, 2024.**

---

Adam Ereth, Chair  
Costa Mesa Planning Commission



STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss  
CITY OF COSTA MESA )

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2024-\_\_ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on June 10, 2024, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

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Scott Drapkin, Secretary  
Costa Mesa Planning Commission

Resolution No. PC-2024-\_\_

## EXHIBIT A

### FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(2) because:

**Finding:** The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

**Facts in Support of Finding:** The proposed use would be compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. Parking impacts would be avoided because the escape room would limit the number of occupants, and the use would generally operate during offset hours from the surrounding uses. By doing so, any potential site circulation and/or use compatibility issues would be avoided.

**Finding:** Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

**Facts in Support of Finding:** Granting the approval of the escape room use would not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. All business activities would be conducted within the building (underroof), and, prior to operations, the proposed tenant improvements will be reviewed by the City's Building and Fire Departments to ensure safety, suitable occupancy and the necessary occupant ingress and egress.

**Finding:** Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

**Facts in Support of Finding:** The use would be compatible with the existing uses in the commercial complex and meets the intent of the Local Business District in that the district encourages "a wide range of goods and services in a variety of locations throughout the City". Based on this, the proposed use is consistent with the General Plan's General Commercial land use designation intended land uses, and complies with the applicable development standards of the Zoning Code. Lastly, the proposed operations would occur within existing tenant spaces, and no additional floor area is proposed.

- B. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of existing facilities. This project site contains an existing building, and the application does not propose an increase in floor area.

The project would result in limited interior and exterior site improvements (such as signage) to adequately address operation and safety concerns as conditioned. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative environmental impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

- C. The project is not subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## EXHIBIT B

### CONDITIONS OF APPROVAL

- Plng.
1. Approval of Planning Application PCUP-24-0001 is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
  2. The conditions of approval for PCUP-24-0001 shall be blueprinted on the face of the site plan as part of the plan check submittal package. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
  3. The hours of operation of the business shall be limited to between 6:30 PM to 10 PM, Monday through Friday, and 11 AM to 11:45 PM Saturday and Sunday.
  4. The maximum number of occupants – including employees – allowed in the building at any one time shall be no more than 17 people.
  5. The start of each game shall be staggered so that no more than two games start at the same time. There shall be a minimum 30-minute time gap between each game to allow adequate time for one group to depart before the arrival of the next group.
  6. No alcoholic beverages shall be served or consumed on the premises.
  7. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to the final review authority determined by the Economic and Development Services Director.
  8. A copy of the conditions of approval for the conditional use permit shall be kept on the premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.

9. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures in the sole and absolute discretion of the Economic and Development Services Director or his/her designee necessary to minimize or eliminate the shortage and/or problem, including, but not limited to, reducing the number of games, hours of operation and/or the maximum number of participants and/or occupants.
10. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approval granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
11. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
12. Prior to operation, the City's Building and Fire Departments shall review the proposed tenant improvement floor plans to determine compliance with all building and safety and fire codes, and to ensure safety, suitable occupancy and the necessary occupant ingress and egress.
13. No signage shall be installed until a sign permit is issued by the City's Development Services Department.

### **CODE REQUIREMENTS**

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- PIng.
1. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
  2. Outside security lighting shall be provided under the direction and upon the recommendation of the development services department and/or the police department.

- Bldg. 3. Comply with the requirements of the most recent adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code, California Energy Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa at the time of plan submittal or permit issuance. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with Chapter 11B of the California Building Code.
4. Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or Engineer.
5. Maximum area of exterior wall openings shall be determined in accordance with the applicable provisions of California Building Code 705.8.
- Fire 6. Comply with the requirements of the 2022 California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire & Rescue.
- Bus. 7. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- Lic. 8. Business license shall be obtained prior to the initiation of the business.

# Applicant Letter - Project Description

Dear City of Costa Mesa:

This letter serves as our application for a Conditional Use Permit. Below are the business description and operation details for your review:

**Company Name:** HSTLA LLC

**Doing Business As:** UNLOCKED: Escape Room

**Business Type:** Entertainment - Escape Games

**Potential Location:** 2706 Harbor Blvd, Costa Mesa, CA 92626.

**Location Size:**

The size of the suite is 4,000 SF.

**Number of employees:**

Unlocked currently employs 12 part-time employees.

**Types of use proposed:**

Lobby: Check-in area for guests.

Game Rooms #1 - 3: A group will reserve a room during the activity. The number of participants per time slot will be a maximum of 6 players (Room #2, 3) or 8 players (Room #1). Only one group will participate at a time per room.

Control Room: On-site staff will monitor the activity of participants through audio visual equipment and provide in-game hints.

Indoor Storage & Office: Used for on-site staff when not in the control room and for miscellaneous storage.

**Hours of operations:**

Weekdays

Monday - Friday : 6:30 pm - 10 pm

Weekends

Saturday - Sunday: 11:00 am - 11:45 pm

**Weekday (Monday-Friday) Operating Schedule**

Time	Room #1 (maximum)	Room #2 (maximum)	Room #3 (maximum)	On-site Staff (maximum)	Total People
6:15 PM	0	0	0	3	3
6:30 PM	8	0	0	3	11
6:45 PM	8	0	0	3	11
7:00 PM	8	6	0	3	17
7:15 PM	8	6	0	3	17
7:30 PM	0	6	6	3	15
7:45 PM	0	6	6	3	15
8:00 PM	8	0	6	3	17
8:15 PM	8	0	6	3	17
8:30 PM	8	6	0	3	17
8:45 PM	8	6	0	3	17
9:00 PM	0	6	6	3	15
9:15 PM	0	6	6	3	15
9:30 PM	0	0	6	3	9
9:45 PM	0	0	6	3	9
10:00 PM	0	0	0	3	3



### Weekend (Saturday-Sunday) Operating Schedule

Time	Room #1 (maximum)	Room #2 (maximum)	Room #3 (maximum)	On-site Staff (maximum)	Total People
11:00 AM	0	0	0	3	3
11:15 AM	0	0	0	3	3
11:30 AM	0	6	0	3	9
11:45 AM	0	6	0	3	9
12:00 PM	0	6	6	3	15
12:15 PM	0	6	6	3	15
12:30 PM	8	0	6	3	17
12:45 PM	8	0	6	3	17
1:00 PM	8	6	0	3	17
1:15 PM	8	6	0	3	17
1:30 PM	0	6	6	3	15
1:45 PM	0	6	6	3	15
2:00 PM	8	0	6	3	17
2:15 PM	8	0	6	3	17
2:30 PM	8	6	0	3	17
2:45 PM	8	6	0	3	17
3:00 PM	0	6	6	3	15
3:15 PM	0	6	6	3	15
3:30 PM	8	0	6	3	17
3:45 PM	8	0	6	3	17
4:00 PM	8	6	0	3	17
4:15 PM	8	6	0	3	17
4:30 PM	0	6	6	3	15
4:45 PM	0	6	6	3	15
5:00 PM	8	0	6	3	17
5:15 PM	8	0	6	3	17
5:30 PM	8	6	0	3	17

Time	Room #1 (maximum)	Room #2 (maximum)	Room #3 (maximum)	On-site Staff (maximum)	Total People
5:45 PM	8	6	0	3	17
6:00 PM	0	6	6	3	15
6:15 PM	0	6	6	3	15
6:30 PM	8	0	6	3	17
6:45 PM	8	0	6	3	17
7:00 PM	8	6	0	3	17
7:15 PM	8	6	0	3	17
7:30 PM	0	6	6	3	15
7:45 PM	0	6	6	3	15
8:00 PM	8	0	6	3	17
8:15 PM	8	0	6	3	17
8:30 PM	8	6	0	3	17
8:45 PM	8	6	0	3	17
9:00 PM	0	6	6	3	15
9:15 PM	0	6	6	3	15
9:30 PM	8	0	6	3	17
9:45 PM	8	0	6	3	17
10:00 PM	8	6	0	3	17
10:15 PM	8	6	0	3	17
10:30 PM	0	6	6	3	15
10:45 PM	0	6	6	3	15
11:00 PM	8	0	6	3	17
11:15 PM	8	0	6	3	17
11:30 PM	8	0	0	3	11
11:45 PM	8	0	0	3	11
12:00 AM	0	0	0	3	3

**Compatibility with the Uses Permitted in General Area:**

We believe that an escape in this area will be substantially compatible with the uses permitted in this general area due to the mutually beneficial relationship of business uses nearby.

Examples of compatible uses in a 500-ft radius:

- a. Ding Tea (Food & Beverage)
- b. Starbucks (Food & Beverage)
- c. Cocos Bakery and Restaurant (Restaurant)
- d. Pizza Hut (Take out Food)
- e. Firehouse Subs (Restaurant)
- f. Fina’s Pizza and Pastaria (Restaurant)
- g. 7-Eleven (Convenience Store)

The mutually beneficial relationship to other businesses in the area is due to the customers who are drawn to an escape room. These customers are typically seeking entertainment and have disposable income. As business owners, we would be able to refer to nearby restaurants and convenience stores to support the success of local Costa Mesa businesses.

**Proposed Use Not Detrimental to Other Properties:**

The proposed use would not be materially detrimental to other properties in the same area due to the minor overlap in overall business hours (See Appendix 1 for a full list of business hours). Business that do overlap in business hours have compatible uses.

- h. Weekdays - only 4 out of 15 business overlap business hours
- i. Weekends - Only 5 out of 15 businesses overlap business hours

Thank you for your review. Please contact us for any further information at [Unlockedescaperooms@gmail.com](mailto:Unlockedescaperooms@gmail.com)

**Appendix 1 - Business Hours Overlap within 500 ft**

## **SUMMARY**

**Total # of Businesses: 15**

**Estimated # of Parking Spaces: ~275**

### **Weekday Hours of Overlap (5 out of 15)**

- Up in Smoke and Vape
- Pizza Hut
- Cocos Bakery and Restaurant
- Total Relax Massage
- Ding Tea

### **Weekend Hours of Overlap (4 Out of 15)**

- Pizza Hut
- Cocos Bakery and Restaurant
- Total Relax Massage
- Ding Tea

## **ALL BUSINESSES**

### **Crown Cleaners**

Sunday: Closed  
Monday: 8:00AM - 6:00PM  
Tuesday: 8:00AM - 6:00PM  
Wednesday: 8:00AM - 6:00PM  
Thursday: Closed  
Friday: 8AM - 6PM  
Saturday: 9AM - 5PM

### **H&R Block**

Sunday: Closed  
Monday: Closed  
Tuesday: By Appointment  
Wednesday: 9:00AM - 5:00PM  
Thursday: By Appointment  
Friday: By Appointment  
Saturday: Closed

**OC Outdoors Guns and Ammo**

Sunday: Closed  
Monday: Closed  
Tuesday: 10:00AM - 5:00PM  
Wednesday: 10:00AM - 5:00PM  
Thursday: 10:00AM - 5:00PM  
Friday: 10:00AM - 5:00PM  
Saturday: 10:00AM - 3:00PM

**White Feather Lashes**

Sunday: 10:00AM - 6:00PM  
Monday: 10:00AM - 8:00PM  
Tuesday: 10:00AM - 8:00PM  
Wednesday: 10:00AM - 8:00PM  
Thursday: 10:00AM - 8:00PM  
Friday: 10:00AM - 7:00PM  
Saturday: 10:00AM - 7:00PM

**Up in Smoke and Vape**

Sunday: 9:00AM - 9:00PM  
Monday: 9:00AM - 9:00PM  
Tuesday: 9:00AM - 9:00PM  
Wednesday: 9:00AM - 9:00PM  
Thursday: 9:00AM - 9:00PM  
Friday: 9:00AM - 9:00PM  
Saturday: Closed

**La Belle Nail Spa**

Sunday: 10:00AM - 5:00PM  
Monday: 9:00AM - 7:00PM  
Tuesday: 9:00AM - 7:00PM  
Wednesday: 9:00AM - 7:00PM  
Thursday: 9:00AM - 7:00PM  
Friday: 9:00AM - 7:00PM  
Saturday: 9:00AM - 7:00PM

**Pizza Hut**

Sunday: 10:00AM - 11:00PM  
Monday: 10:00AM - 11:00PM  
Tuesday: 10:00AM - 11:00PM  
Wednesday: 10:00AM - 11:00PM  
Thursday: 10:00AM - 11:00PM  
Friday: 10:00AM - 12:00AM  
Saturday: 10:00AM - 12:00AM

**Lollipop Dental**

Sunday: Closed  
Monday: 8:00AM - 5:00PM  
Tuesday: 8:00AM - 5:00PM  
Wednesday: 8:00AM - 5:00PM  
Thursday: 8:00AM - 5:00PM  
Friday: 8:00AM - 5:00PM  
Saturday: 8:00AM - 5:00PM

**Cocos Bakery and Restaurant**

Sunday: 6:00AM - 10:00PM  
Monday: 6:00AM - 10:00PM  
Tuesday: 6:00AM - 10:00PM  
Wednesday: 6:00AM - 10:00PM  
Thursday: 6:00AM - 10:00PM  
Friday: 6:00AM - 10:00PM  
Saturday: 6:00AM - 10:00PM

**Hertz**

Sunday: Closed  
Monday: 8:00AM - 5:00PM  
Tuesday: 8:00AM - 5:00PM  
Wednesday: 8:00AM - 5:00PM  
Thursday: 8:00AM - 5:00PM  
Friday: 8:00AM - 5:00PM  
Saturday: 9:00AM - 12:00PM

**Total Relax Massage**

Sunday: 10:00AM - 10:00PM  
Monday: 10:00AM - 10:00PM  
Tuesday: 10:00AM - 10:00PM  
Wednesday: 10:00AM - 10:00PM  
Thursday: 10:00AM - 10:00PM  
Friday: 10:00AM - 10:00PM  
Saturday: 10:00AM - 10:00PM

**Harbor Modern Dentistry**

Sunday: Closed  
Monday: Closed  
Tuesday: 9:30AM - 6:00PM  
Wednesday: 9:30AM - 6:00PM  
Thursday: 9:30AM - 6:00PM  
Friday: 9:00AM - 4:00PM  
Saturday: 9:00AM - 4:00PM

**Ding Tea**

Sunday: 11:00AM - 9:00PM  
Monday: 11:00AM - 9:00PM  
Tuesday: 11:00AM - 9:00PM  
Wednesday: 11:00AM - 9:00PM  
Thursday: 11:00AM - 9:00PM  
Friday: 11:00AM - 10:00PM  
Saturday: 11:00AM - 10:00PM

**Sassy Nail Bar**


Sunday: 10:00AM - 5:00PM  
Monday: 9:30AM - 7:00PM  
Tuesday: 9:30AM - 7:00PM  
Wednesday: 9:30AM - 7:00PM  
Thursday: 9:30AM - 7:00PM  
Friday: 9:30AM - 7:00PM  
Saturday: 9:30AM - 6:00PM

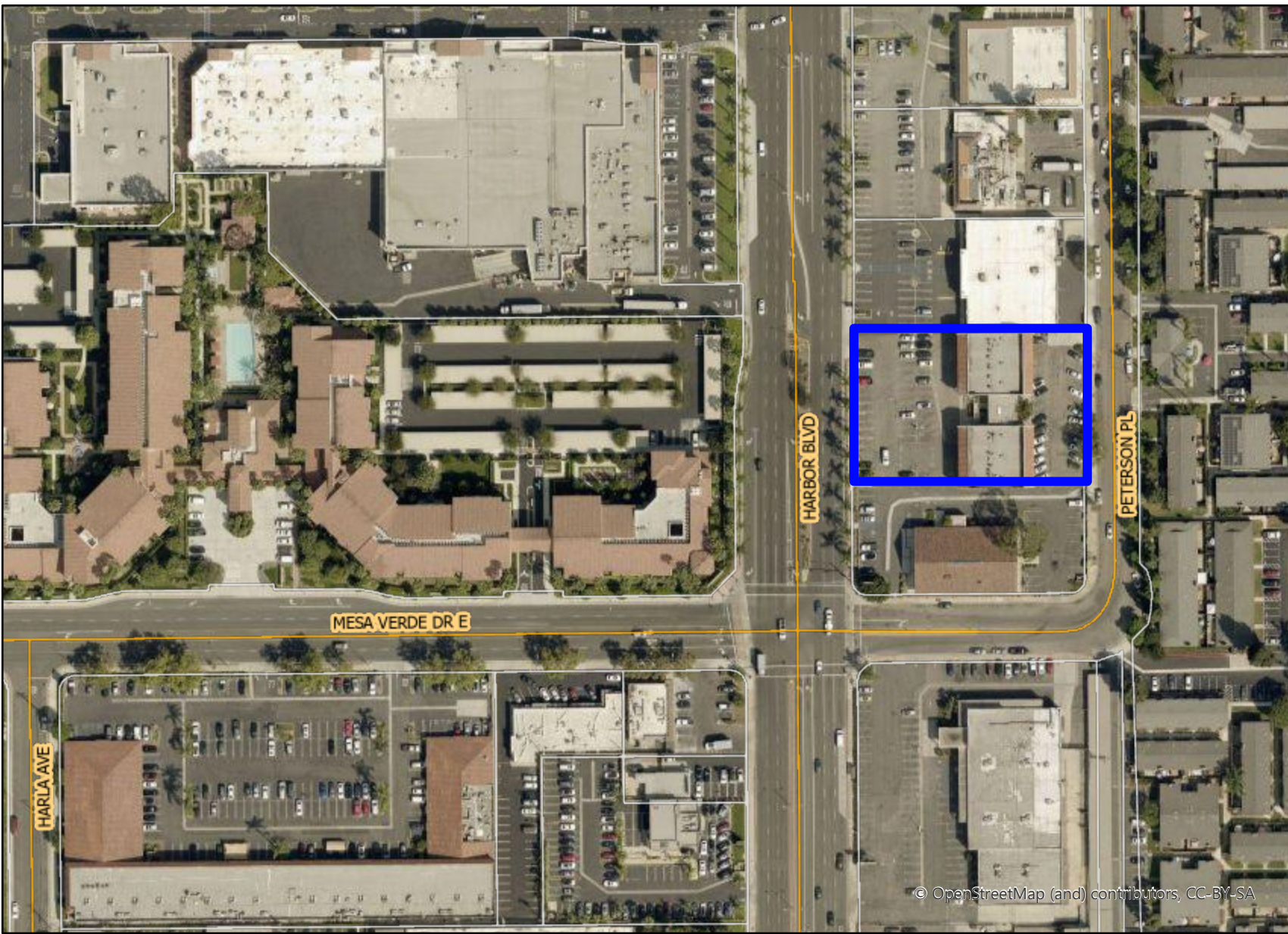
**Citi**

Sunday: Closed  
Monday: 10:00AM - 5:00PM  
Tuesday: 10:00AM - 5:00PM  
Wednesday: 10:00AM - 5:00PM  
Thursday: 10:00AM - 5:00PM  
Friday: 10:00AM - 5:00PM  
Saturday: 10:00AM - 2:00PM

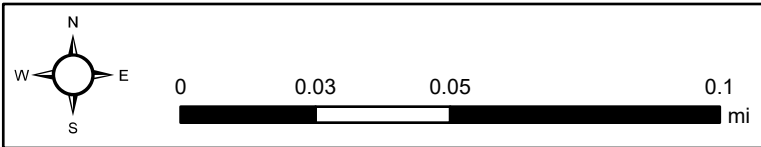
# 2706 Harbor Blvd - Vicinity Map

### Legend

-  City Limit
-  Streets
-  Silver



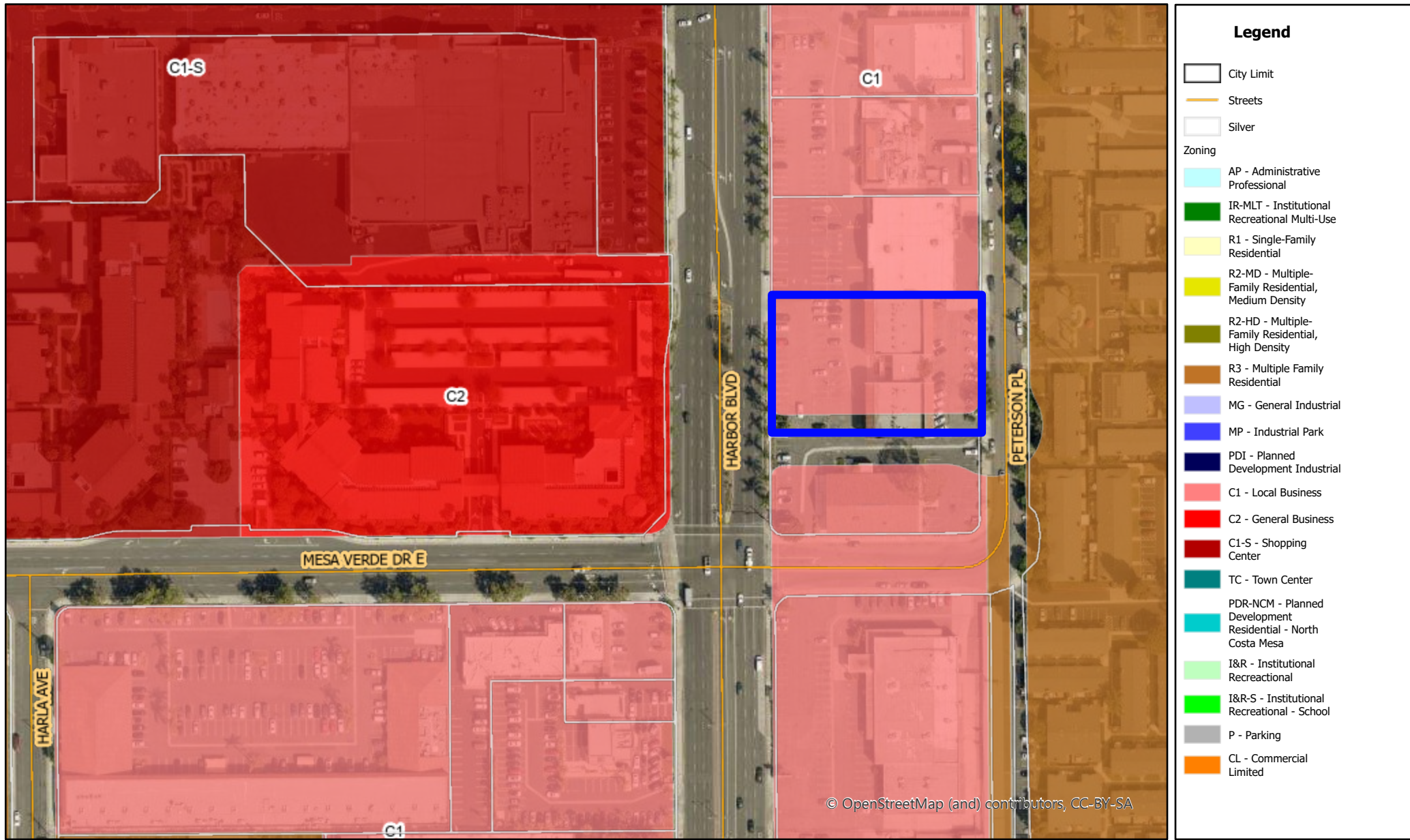
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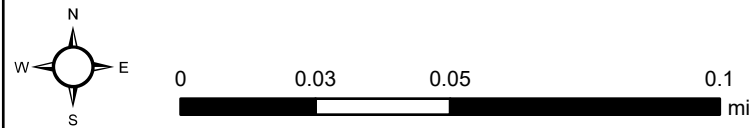
WGS 1984 Web Mercator Auxiliary Sphere  
© City of Costa Mesa





Legend	
	City Limit
	Streets
	Silver
Zoning	
	AP - Administrative Professional
	IR-MLT - Institutional Recreational Multi-Use
	R1 - Single-Family Residential
	R2-MD - Multiple-Family Residential, Medium Density
	R2-HD - Multiple-Family Residential, High Density
	R3 - Multiple Family Residential
	MG - General Industrial
	MP - Industrial Park
	PDI - Planned Development Industrial
	C1 - Local Business
	C2 - General Business
	C1-S - Shopping Center
	TC - Town Center
	PDR-NCM - Planned Development Residential - North Costa Mesa
	I&R - Institutional Recreational
	I&R-S - Institutional Recreational - School
	P - Parking
	CL - Commercial Limited

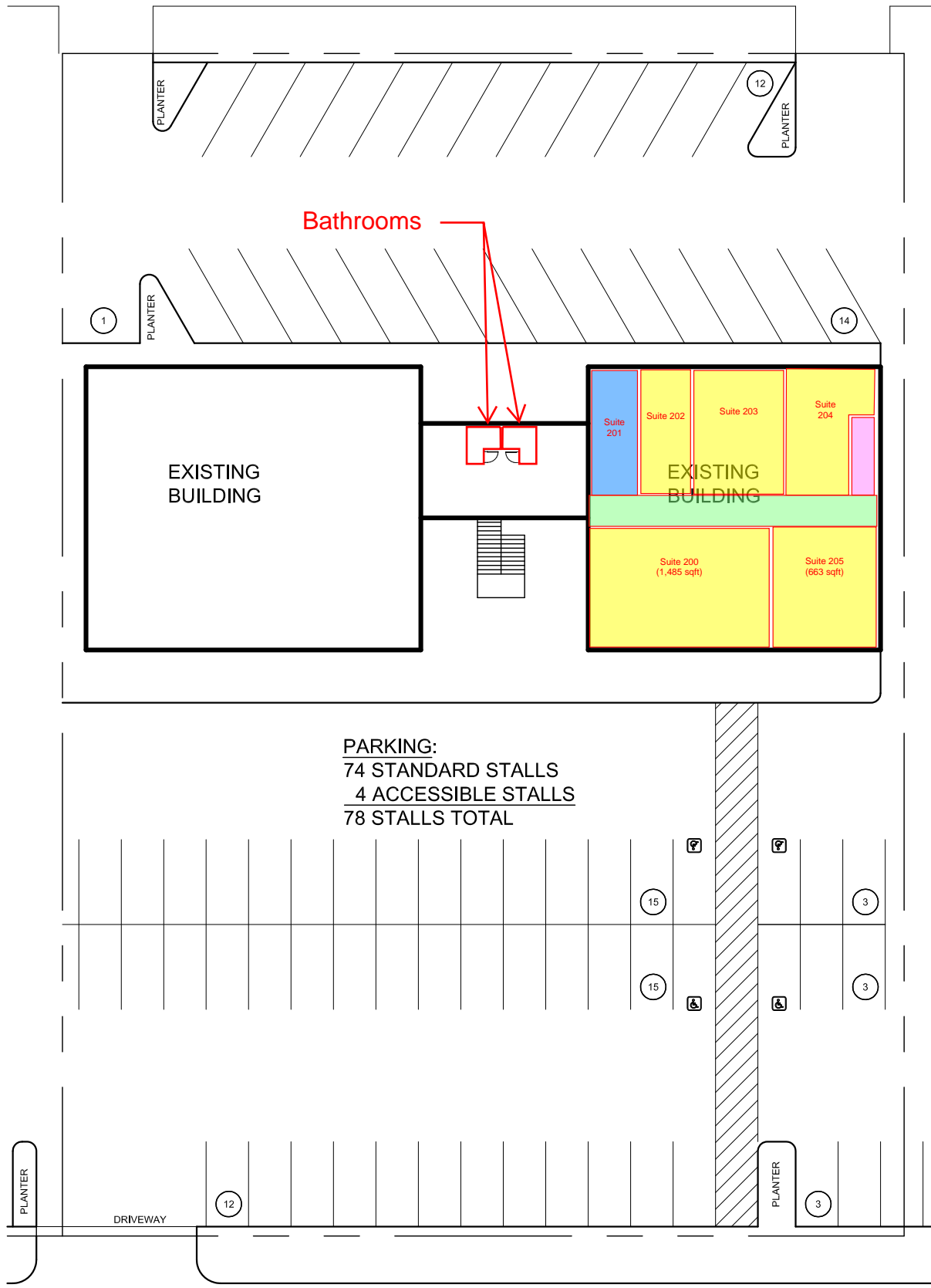
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2706 Harbor Blvd





**Mesa Verde Center**  
COSTA MESA, CALIFORNIA

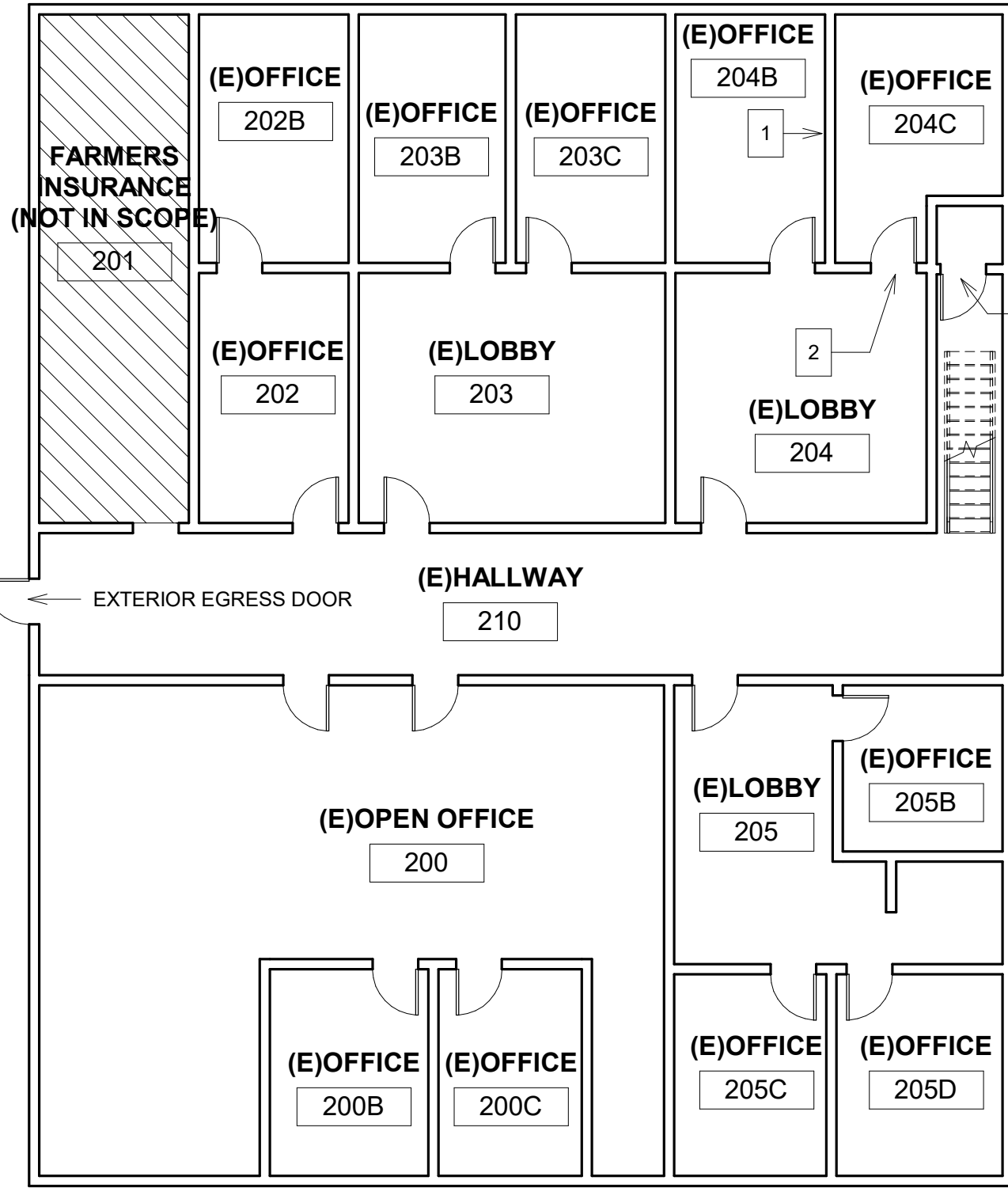
-1-

SITE PLAN

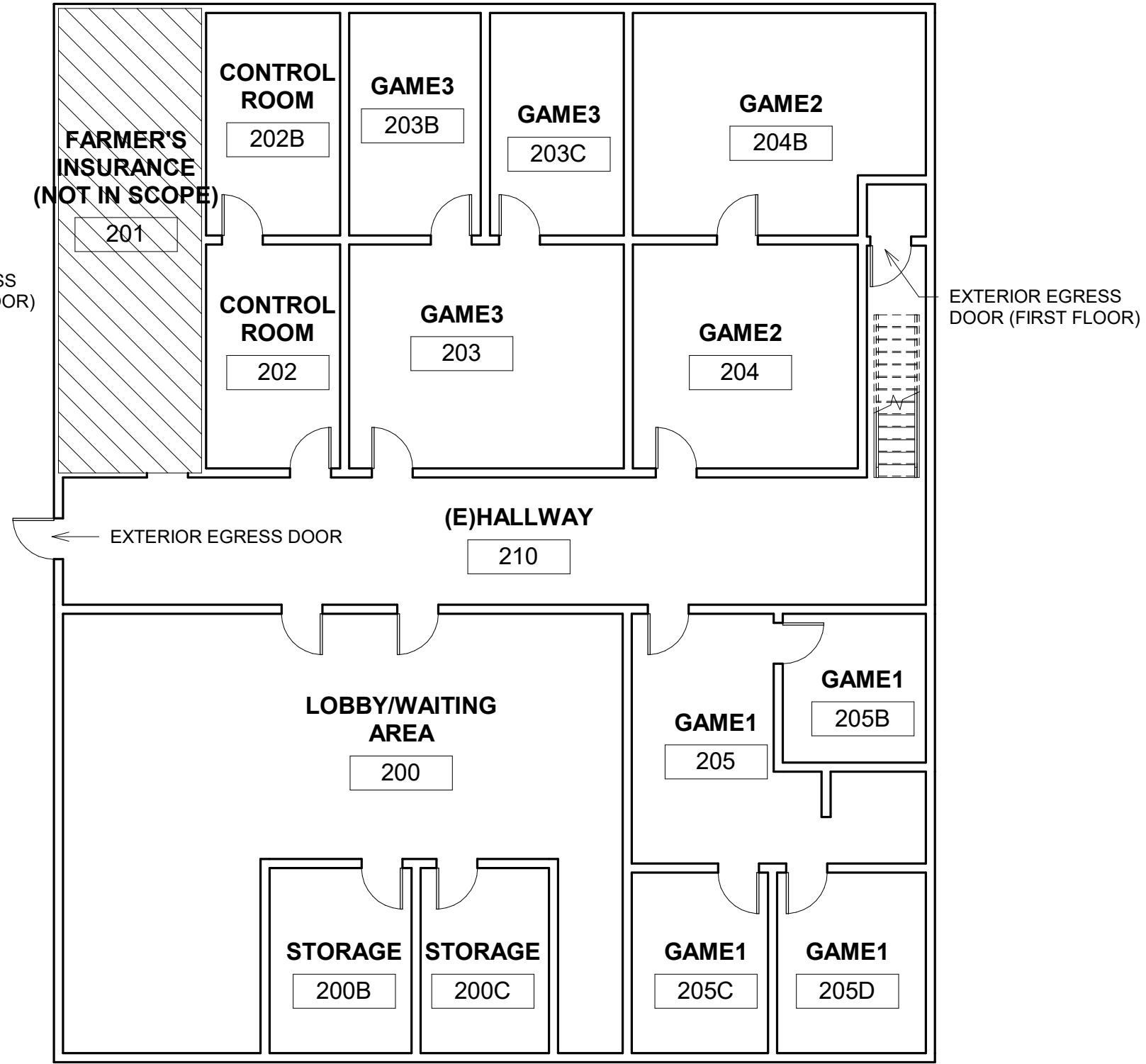
SCHEME: 01  
DATE: 03/20/15  
SCALE: 1" = 20'-0"  
JOB #: 15-017



Existing/ Demo plan



New/Proposed Plan

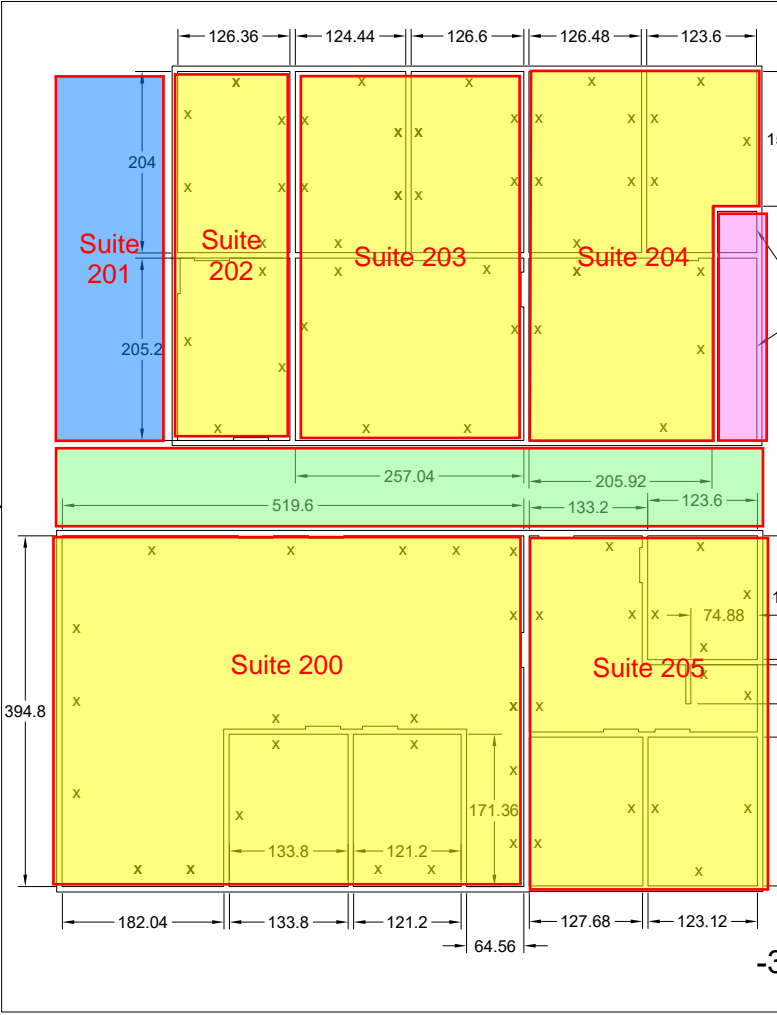


- Keynotes
- 1 Demo wall
  - 2 Remove door and install drywall

**2706 HARBOR**

**FLOOR PLAN**

Project number	Project Number	<b>1</b>
Date	Issue Date	
Drawn by	AN	
Checked by	Checker	
		Scale 1" = 10'-0"



Suite# - Square footage (Occupancy)

- Suite 200 - 1,485 sqft (10)
- Suite 201 - Farmers Insurance 385 sqft
- Suite 202 - 385 sqft (4)
- Suite 203 - 770 sqft (8)
- Suite 204 - 720 sqft (8)
- Suite 205 - 663 sqft (10)

- Unlocked Escape Room
- Existing Occupied Suite
- Shared Hallway
- Stairwell to ground floor

PROJECT  
**2706 Harbor Layout**  
 TITLE  
**Floor plan**

APPROVED		SIZE	CODE	DWG NO	REV
CHECKED		B			
DRAWN	Steve Tran	10/31/2023	SCALE 0.002998	WEIGHT	SHEET 1/1