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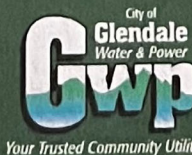
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January 21, 2025

Costa Mesa City Council
Lori Ann Farrell Harrison, City Manager
Raja Sethuraman, Director of Public Works
77 Fair Drive
Costa Mesa, CA 92626



Dear Members of the City Council, City Manager Farrell Harrison and Director Sethuraman:

As you may recall, we sent you [a letter last year setting out our goals for Costa Mesa in 2024](#). Today, we write to congratulate the city on the significant progress it has made to make our streets better for everyone, while also setting out new goals for 2025.

City Accomplishments in 2024

We were very excited to see the city take on a number of specific projects and reforms that have made a meaningful difference. These include:

- Lowering speed limits on 30+ street segments, implementing AB 43
- Installing leading pedestrian intervals at intersections throughout the city
- Closing the bike lane gap in front of Kaiser Elementary School
- Extending the Santa Ana Avenue bike lane south of E. 17th Street
- Making several bad intersections into four-way stops (California, Ogle, E. 18th, etc.)
- Launching Let's Go Costa Mesa and the GOAT
- Planning for the Safe Routes to School Action Plan
- Securing a \$305,000 CMPD grant to increase traffic safety
- Securing a \$400,000 Federal grant to hold pedestrian safety festivals
- Reforming the city's bicycle ordinances to address increased e-bike usage
- Hosting several bike rodeos throughout the city to educate riders on traffic safety
- Planting new trees and installed white bollards on Placentia bike lanes
- Organizing successful Walk- and Bike-to-School days
- Hosting Costa Mesa Grand Prix (Majestic Cycling) and earning a "bike-friendly city" moniker from the Daily Pilot
- Refurbishing many bus shelters and issuing an RFP for a new bus shelter contract
- Progressing plans for the Adams Avenue and Fairview Road projects
- Installing many bicycle racks in the public right-of-way and at city parks and facilities

Congratulations to the City Council, City Manager Lori Ann Farrell Harrison, Public Works Director Raja Sethuraman, Chief of Police Ron Lawrence and their teams for these wonderful accomplishments, and thank you for working so hard to make Costa Mesa a safer, more pleasant, and more delightful place to walk, roll, scoot, bicycle, ride and drive.

Goals in 2025

That said, the work of making our streets better is never done. Here's what we hope the city will enact this year:

- 1. Leverage our Pedestrian Opportunity Zones (POZs).** The Circulation Element states that POZs are "areas where the City will pursue street enhancements to create pedestrian-friendly environments." [We urge the city to take this statement seriously.](#) Therefore, we call on the city to disfavor car-oriented uses such as *new* drive-throughs and gas stations in POZs, which work against the city's mobility goals. We also urge the city to identify intersections in the POZs to prohibit right-turns-on-red and, where possible, yield left turns. Unaddressed, these traffic patterns allow those on foot or bike to [get hit from three different directions](#) while legally crossing at a signalized crosswalk. Further, studies suggest that [up to half of drivers turning right do not even look for pedestrians or bicyclists](#), making these changes critical in the POZs.
- 2. Implement AB 413 (Daylighting).** This state law went into effect on January 1, 2024 and prohibits the stopping, standing, or parking of a vehicle within 20 feet of the vehicle-approach side of a *marked or unmarked* crosswalk, whether or not the curb is painted red. We recommend that the city conduct outreach to drivers regarding this new law (see what [Oxnard](#) and [San Rafael](#) did), and select locations to implement physical barriers like bike racks or [striping with fixed traffic delineator posts](#) which will then further discourage fast-moving right-turn pockets.
- 3. Work to increase staffing and retention at CMPD to...** We are particularly concerned that the CMPD has disbanded its DUI unit due to staffing issues. We call on the City Manager to work with the CMPD to ensure this critical unit is reinstated as soon as possible. Additionally, so long as we solely rely on a high-attrition body of sworn law enforcement officers to handle our city's moving violations, we are going to struggle to enforce run-of-the-mill traffic laws. We encourage the city to innovate with respect to traffic enforcement, including considering the use of non-sworn personnel to issue low-level traffic and parking citations and to free up sworn officers for more critical tasks.
- 4. ... more effectively enforce traffic and parking laws.** This includes cars blocking traffic (queuing drive-throughs, for example), cars blocking bike lanes (queuing school dropoff/pickup lines, for example), violations of the parking permit program, reckless driving, speeding, and red-light running. Additionally, we ask that the city reconsider its stance on force multipliers like red light and speeding cameras, which we think would produce equally dramatic and positive results.
- 5. Adopt modern and innovative land-use and parking policies.** We urge the city to develop a more liveable Costa Mesa through smart land-use policy changes, including: activating the public right-of-way by orienting doors and windows to the street; removing unscientific, government-mandated parking requirements; eliminating FAR; easing DU/A

and setback limitations; auditing the parking permit program to ensure it can address legitimate parking overflow concerns; adopting innovative development rules, such as tying traffic impact fees to the number of provided parking spaces or requiring the unbundling of parking from for-rent units; and implementing paid street parking in appropriate commercial areas, like Randolph Ave and Permian Way.

6. **Move to phase 2 for protected bike lanes.** The city has done a great job of creating new Class IV separated bike lanes using K72 bollards as protection for cyclists. We believe that it's now time for the city to move to these bike lanes to the next phase, following the lead of cities like Santa Ana, Irvine, and Long Beach, and lay the groundwork to convert them to concrete-protected bike lanes. Long Beach, for example, has gone further and adopted a straight-to-permanent approach because doing so is more cost-effective than continuously replacing bollards. We challenge the city to figure out how we can reflect our city's commitment to active transportation and vibrant public spaces through more permanent and visually appealing design.
7. **Utilize the Major Accident Investigations Team to analyze street infrastructure.** When major collisions happen or when people are seriously hurt or killed on our streets, **all** factors contributing to these events should be analyzed. We call on the city to expand the mandate of the Major Accident Investigations Team to include an examination of the infrastructure factors involved in a collision in addition to the primary cause of the crash. This analysis should include a formal report of these findings to the Public Works Department and the City Council. Not only will being proactive about high-profile incidents show that the city is responsive, but it will also insulate the city from negligence claims by instilling a culture of constant evaluation and improvement.

Once again, the city made great strides in improving our streets in 2024. We look forward to continued progress in 2025 and beyond.

Sincerely,

The Board of the Costa Mesa Alliance for Better Streets

Alec Daigle
Kathryn Hoist
Mike Lingle
Flo Martin
David Martinez
Ralph Taboada
Jenn Tanaka
Russell Toler
Marc Vukceovich

CC:

Brett Atencio Thomas (brettatencio.thomas@costamesaca.gov)

Brenda Green (brenda.green@costamesaca.gov)

From: [Joel and Rose-Ellen](#)
To: [CITY CLERK](#)
Subject: Objection to approval of conditional use permit for Westend Bar
Date: Monday, January 20, 2025 1:27:31 PM

I am an owner/partner in two businesses in the Vista Shopping Center.

I object to the approval of the conditional use permit for the Westend Bar.

The removal of parking spaces will leave only one parking space for the business. Because the Westend Bar will provide no parking, you are assuming free access to the parking lot of the Vista Shopping Center across 19th Street by the patrons of the bar with no permission of the owners of this private property. The parking lot of Vista Shopping Center is for the CUSTOMERS of the businesses in the Vista Center. It is not a public parking lot.

In November I inspected the Vista Center Property. I watched for a 30 minute period . I observed 5 cars and 8 people park in the Vista Center lot and jaywalk across 19th Street, ignoring the signs prohibiting non-customer parking. They all walked into the Westend bar.

To approve this conditional use permit without addressing the parking and the unauthorized use of the Vista Parking lot by the patrons of the Westend Bar will cost us expenses we should not have to bear. Increased liability insurance costs, increased parking lot security costs to prevent unauthorized and misuse of the privately owned Vista Parking lot. There will be bad neighborhood feelings when non-customer cars are towed. I repeat. The owners of the Vista Center have not given any permission or authorization for use of our parking lot by the patrons of the Westend Bar.

I urge you to reject this conditional use permit until the Westend Bar solves its own parking problem by providing its own parking facilities within 100-200 feet of their business.

Thank you for your consideration,
Rose-Ellen Leonard

From: [Michael](#)
To: [CITY CLERK](#)
Subject: West End
Date: Tuesday, January 21, 2025 8:21:10 AM

Dear Costa Mesa City Council,

I'd like to take a moment to shine a light on West End Restaurant, one of Costa Mesa's standout dining spots. Its eclectic vibe, exceptional cuisine, and welcoming atmosphere make it a true reflection of our city's vibrant spirit.

The menu at West End is always impressive, with dishes that showcase creativity and a commitment to quality. The staff adds to the experience, making every visit enjoyable and memorable. It's a place where Costa Mesa's unique energy comes alive, bringing people together in a space that feels both exciting and inclusive.

West End embodies the eclectic charm that sets our city apart, and I hope we can continue to support businesses like this that add so much to our community.

Thank you for your time and for all you do to support local businesses.

Sincerely,

Michael Geraghty
Sent from my iPhone

From: [Kylee Floodman](#)
To: [CITY CLERK](#)
Subject: West End Letter of Support
Date: Tuesday, January 21, 2025 11:04:15 AM

Dear Costa Mesa City Council,

Ahead of tonight's city council meeting, I wanted to reach out in support of the approval of Westend's agenda item.

Westend is a true example of Costa Mesa's spirit of being inclusive, creative and a genuine community. Since the reopening about a year and a half ago, I feel all who have visited Westend both before their closure and after can wholeheartedly say there has been an impressive shift in the level of excellence, professionalism and responsibility of being a Costa Mesa business, all while maintaining their brand, unique vibe and commitment to excellent service, food and drinks.

Westend's proposal to continue to grow in a way that embodies the spirit of Costa Mesa is one that I would love to see the City Council support. There are not many businesses that are still able to provide a space for expression, artistry, and community the way that West End does and is hoping to do through their expansion.

Westend is an example of a small business that has done everything they can to stay alive through the challenges during the pandemic and post. This expansion helps ensure a small business in Costa Mesa can continue to thrive and create a welcome space for the community.

Thank you for your time and consideration.

Best,
Kylee

From: [Chelsea Jarrell](#)
To: [CITY CLERK](#)
Subject: West End Costa Mesa
Date: Tuesday, January 21, 2025 9:09:35 AM

To the City Council of Costa Mesa,

Hello,

As a long time patron of this establishment, I'm writing this in support and the community which it fosters.

This restaurant is more than a place where you come in to grab a bite to eat. If you have been lucky enough to have experienced West End before, it's a special place for people to come together and share.

Small businesses are the heart and pulse of our community. To me, my family and friends, West End has always been a fantastic gem to share laughter and a warm meal. The staff there has always been enjoyable and brought much comfort and amazing atmosphere. The food is fantastic, and the music, along with old timey pictures and records lining the walls serves as a reminder of the common thread between us all.

Thank you for your continued support of our beloved team of people who run this restaurant. They deserve every bit of it. In the recent fires West End has made it their duty to reach out to locals for donations and help for the needy. It is overwhelming how many people have come through and given their resources. This is because of trust and loyalty. I will continue to love the community there and remind you that we have to keep working together as much as possible for the benefit fo somewhere as special as West End.

Thank You for your service and dedication.

Chelsea Jarrell

From: [Tracy James](#)
To: [CITY CLERK](#)
Subject: Urgent! Westend Restaurant in Costa Mesa
Date: Tuesday, January 21, 2025 11:21:45 AM

Dear Costa Mesa City Council,

It has come to my attention that the City might be trying to close Westend Restaurant in Costa Mesa. I'm shocked and dismayed!

Westend is an phenomenal addition to the Costa Mesa restaurant scene. It is such a warm, welcoming and unique environment that greatly compliments the entire area. The staff is warm, friendly and kind. The food and drinks are creative, amazing and delicious.

Westend also contributes to the community in other ways. Recently, they've even done what they can to help the LA fire victims by offering them food and collecting clothing and items for them.

I hope you can help this wonderful small business thrive!

Thank you for your attention and consideration.

Tracy James

From: [Dan Mages](#)
To: [CITY CLERK](#)
Subject: Support for Westend's Entertainment Permit and Outdoor Seating
Date: Monday, January 20, 2025 10:49:30 PM
Attachments: [Video.mov](#)

Dear City Council,

I am writing to express my enthusiastic support for the reinstatement of Westend's entertainment permit and outdoor seating. Before its closure in 2020, Westend was my favorite spot in all of Orange County—a place where I connected with friends over memorable food, craft cocktails, and enjoyed its uniquely candle-lit, artsy atmosphere. It was a vibrant hub that brought life and energy to the community, offering a much-needed space for nightlife and social engagement.

Having lived in the area for nearly two decades, I can confidently say that the absence of Westend has left a noticeable void. Without its late-hour presence, the area has felt dull and lacking in character. Westend contributed greatly to the cultural and social fabric of our community, and its return is something I, along with many others, eagerly anticipate.

I urge the city council to uphold the ruling in favor of Westend's entertainment permit and outdoor seating. Reviving this beloved venue would not only enrich our local social scene but also support the economic and cultural vitality of the area.

Thank you for your time and consideration. I am truly excited and grateful for the opportunity to welcome Westend back into our community.

Best regards,

Dan Mages

PS I think you should be aware that their neighbor Semi Tropic Wine is doing all of the above already without an entertainment permit since they opened (live Jazz on Thursdays etc). See attached video.

From: [anna ekstrand](#)
To: [CITY CLERK](#)
Subject: Regarding West End Restaurant
Date: Tuesday, January 21, 2025 9:57:07 AM

Dear Costa Mesa City Council,

I'm writing to express my appreciation for West End Restaurant, one of the standout establishments in our city. This place has a special energy that truly captures the essence of Costa Mesa.

The food is consistently top-notch, blending creativity and quality in every dish. Beyond that, the staff creates an atmosphere that's warm and inviting, making it a favorite spot for locals and visitors alike. West End isn't just a restaurant—it's a space where people come together to enjoy great food and great company.

Businesses like West End play a big role in what makes Costa Mesa such a wonderful place to live. I hope we can continue to support establishments like this that bring so much value to our community.

Thank you for your time and for your dedication to our city.

Best regards,
Anna

WESTEND

814 W 19th St
Costa Mesa, CA 92627
Kayleigh@westendcostamesa.com
January 2025

Dear Costa Mesa City Council members; Mayor John B Stephens, Mayor Pro Tem Manuel Chavez, Mike Buley, Loren Gameros, Jeff Pettis, Arlis Reynolds, Andrea Marr, City Attorney; Kimberly Hall Barlow & City Manager; Lori Ann Farrell Harrison.

My name is Kayleigh Brunner, and I'm the operating partner of Westend Costa Mesa. I took on this role 2 months prior to the reopening in June 2023, but my history with Westend goes back much further. I've been a proud member of the community of Costa Mesa since 2013, and have been with Westend since 2017. Even when life took me to the East Coast from August 2019-August 2021, my heart stayed here. When the opportunity came to reopen Westend my partner, Tyler Hertzske and I with our shared passion for Westend and our City of the Arts, Costa Mesa, knew we had to make it happen. The community we had built over the years brought us so much joy and purpose and we were so excited to reopen, and then June 2023, we were open!

Before I get into anything else I want to start off by acknowledging that there have been some challenging times in Westend's history, and while I was not in a leadership role of Westend at that time, I am taking full accountability on behalf of the business. I've made a commitment: over the past year and a half since the reopen; to the Westend name, the community and neighborhoods surrounding us and the city of Costa Mesa as a whole to ensure that we set a higher standard, one with integrity, accountability, and focus on safety, one that has no tolerance for stepping outside of the guidelines that have been set for us as a business. We hope to stay and continue growing in Costa Mesa, as we are committed to doing so, we understand that rebuilding our reputation and trust with the community and our City leaders must remain a top priority.

And yes we are a restaurant and a bar that is requesting extended hours, however that does not mean anything will change on our end with respect to the level of standards we've set since our reopening in June 2023.

Despite financial challenges since reopening, the support of our community, staff, family, and friends has been overwhelming. It's pushing us to keep going in spite of the challenges and difficulties we have faced. The positive feedback we've received reminds us of the joy and purpose Westend brings to Costa Mesa.

Upon reopening we quickly got to reconnect with our long-time patrons, some of them who have been supporting us since day 1, We welcomed new faces and built relationships with our neighboring businesses, even the neighborhood dogs out for their daily walks always stop to say hello when passing by us. Westend has become a hub for connection, support, and celebration, and for that we are deeply grateful for the love and positivity that fills our establishment.

You know as a business you're doing something right, when something is broken or needs fixing and before you even turn around one of your customers is already fixing it without even asking. That to us is the definition of community and that is what we are all about.

I know that our team as well as the patrons of Westend have been eager and praying that we can start doing our live entertainment. So I'm here because I believe live music and extended hours would allow us to do more for Costa Mesa, by hosting live entertainment like art shows, comedy nights, karaoke, live bands and vinyl dj. These things are not just about boosting business, they're about bringing people together, giving local talent a platform and creating a vibrant space where the community can connect and thrive together.

As a small business we are not a big corporation driven by only profits. We are regular working class people trying to make a living by doing what we love: serving our community. From being one of the only late night kitchen in the area that isn't a fast food service(We also are currently working hard to be one of the cleanest eating establishments in Orange County, and are in transition into being a seed oil free restaurant). And not limited to but also supporting our local artists and hosting meaningful events. Westend is about so much more than food and drinks. It's about people, connection and giving back.

To address and acknowledge the concerns about the limited parking and how this could potentially affect neighboring businesses, We are fortunate to have secured the two different parking lots at the Electric Bike company off Placentia Ave, on their off hours which will provide ample parking on weekends and after 5pm weekdays, and only just around the corner from us with the proximity being under 500 feet away from our front door. And we'll make sure to include clear signage and directions as well as a security guard on site to keep everyone safe.

Lastly for any noise concerns we are lucky enough to have a team of musical and audio design professionals that can ensure the project for live music and outdoor dining is done properly and the sound is contained and not affecting the closest residents or disturbing the public.

Thank you for taking the time to read this and hear my story. I hope you'll consider allowing us to bring live music and extended hours to Westend. It would mean the world to us and our community. I look forward to meeting with you.

With Gratitude,

Kayleigh Brunner

Proud small business owner

Westend Costa Mesa

From: [Lexi Geraghty](#)
To: [CITY CLERK](#)
Subject: 1/21/25 City Council Meeting
Date: Tuesday, January 21, 2025 7:59:03 AM

I'd like to take a moment to highlight West End Restaurant, a true treasure of Costa Mesa. This exceptional dining spot not only offers an eclectic vibe and outstanding cuisine, but it also embodies the heart and soul of our city. West End's warm, welcoming atmosphere perfectly captures the vibrant spirit of Costa Mesa, making it a standout in our community.

The menu is always a delight, featuring creative dishes crafted with the highest quality ingredients. But what really sets West End apart is its staff, whose genuine hospitality ensures that every visit is not only enjoyable but memorable. It's a place where people come together, where our city's unique energy comes alive, and where both locals and visitors feel at home.

Beyond being a top-notch restaurant, West End is also deeply committed to giving back to the community. Its charitable efforts and support for local causes further demonstrate its dedication to the people and places that make Costa Mesa so special.

West End truly embodies the eclectic charm and community spirit that define our city. Let's continue to support businesses like West End that make Costa Mesa such an extraordinary place to live and thrive.

Thank you for your time and for all the work you do to uplift our local businesses.

Lexi

From: [Mike Hannegan](#)
To: [CITY CLERK](#)
Subject: 1.21.25 city meeting
Date: Monday, January 20, 2025 9:16:44 PM

Hello,

I would like to add this to the record for tomorrow's meeting in support of West End restaurant.

Thank you,

Mike

Dear Members of the Costa Mesa City Council,

I am writing to express my appreciation for one of our local gems, West End Restaurant. This establishment is more than just a place to dine—it embodies the spirit of Costa Mesa through its exceptional food, warm staff, and the inviting, mom-and-pop atmosphere that makes it a true cornerstone of our community.

The food at West End is consistently outstanding, crafted with care and showcasing a commitment to quality that rivals the finest dining experiences. From creative dishes to comforting classics, every meal feels thoughtfully prepared and genuinely satisfying.

Equally impressive is the staff, who go above and beyond to ensure every guest feels welcome. Their kindness, professionalism, and attention to detail create an atmosphere that turns a simple meal into a memorable occasion.

Perhaps most special is the sense of community West End fosters. It's a place where neighbors gather, friendships are formed, and the values of small business and local connection thrive. The restaurant's mom-and-pop charm is a refreshing reminder of the importance of supporting local businesses that contribute so much to the unique character of Costa Mesa.

West End Restaurant is a shining example of what makes our city special, and I hope we can continue to celebrate and support businesses like this that bring so much value to our community.

Thank you for your time and for your continued efforts to support local businesses in Costa Mesa.

Sincerely,

Mike Hannegan
20+ year Business owner in Costa Mesa