

**From:** [Steve Saltsman](#)  
**To:** [PC Public Comments](#)  
**Subject:** 814 W 19th street business concern  
**Date:** Wednesday, October 9, 2024 10:07:29 AM

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Hello,

I am a property owner of the Vista Center in Costa Mesa. I received public notice of a business near my property at 814 W 19th St planning to construct a new outdoor patio, expanding hours, and allowing live music. I have some concerns to address relating to this notice. First, I am concerned with the liability for people crossing the street, especially intoxicated for fear that someone will get hit by a car. Second, people may be parking in our lot illegally and taking possible parking spaces for our customers. Third, this may cause our center additional expenses including being forced to hire security which costs are substantial and placed unfairly on the tenants. Fourth, this expansion may cause issues between neighboring businesses. Finally, if this is approved, it will most like cause other businesses to have the same request.

Thank you for your attention to this matter.

Sincerely,  
Steve Saltsman

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**From:** [RODRIGUES, BILL](#)  
**To:** [PARTIDA, ANNA](#)  
**Subject:** FW: Application NO.: PODA-24-0001 & PMCP-24-0008  
**Date:** Thursday, October 10, 2024 9:12:27 AM

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Dear Planning Department,

I hope this message finds you well. My name is Leila Lester, and I am the property manager for Vista Center. I am reaching out regarding Application No. PODA-24-0001 & PMCP-24-0008, which seeks approval for the expansion of outdoor dining and extended hours of operation at a nearby establishment.

We have significant concerns regarding this application, and I would like to bring them to your attention for consideration:

Currently, we are facing persistent issues with customers from neighboring restaurants and bars parking in our private lot. Despite multiple conversations with the managers of these businesses, we frequently have to resort to towing unauthorized vehicles, often causing a large group of patrons to rush back and move their cars. This creates a hazardous situation where individuals, in their urgency, may cross the street unsafely, increasing the risk of accidents—something we feel could become a liability issue.

Given that the surrounding streets are largely permit-only and parking is already extremely limited, we question where these additional patrons, as well as the employees, will be expected to park should the proposed expansion be approved. Without adequate parking solutions, we fear the burden will continue to fall on our property, adding to our operational expenses and exposing us to greater risks.

We understand the Planning Department's role in making informed decisions, and we trust your expertise in addressing these kinds of concerns. We respectfully request that you consider the impact on established businesses like ours, which may face undue hardship if this application is approved without a viable plan for mitigating these issues.

Again to reiterate our concerns:

**CONCERNS:**

- liability for people crossing the street, especially intoxicated. Fear that someone will get hit by a car
- parking in our lot illegally, taking parking spaces for our customers
- causing the center additional expenses including being forced to hire security which costs are substantial and placed unfairly on the tenants
- causing issues between neighboring businesses

- approval will most like cause other businesses to have the same request

We would greatly appreciate your help in ensuring that you protect the current established businesses.

Thank you for your time and consideration.

- Regards,

**Leila Lester**

Executive Property Manager

L&M Coastal Property Management, Inc

1810 Newport Blvd Suite C, Costa Mesa, CA 92627

O: 949-646-3679

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