General Public Comment

PARTIDA, ANNA

From:

Jim Fitzpatrick < jim@solutioneer.biz> Thursday, November 6, 2025 1:59 PM

Sent: To:

PC Public Comments

Subject:

Re: Public Comment - PH1 11.10.2025 PCUP-25-0011

Attachments:

General Public Comments - Planning Commission 11.6.2025.pdf

Commissioners,

It is Thursday.

Please forward this email to City Staff, and request a response at Monday's meeting

City Clerk, Please confirm receipt

Cheers!

Jim Fitzpatrick Solutioneer

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November 10, 2025 - General Comments - Planning Commission

11.6.2025

Commissioners,

Residents and Business need your help to provide a solution to long standing issues

I request you ask Staff for a formal response on Monday. This is Thursday, plenty of time

TESSA:

Here are issues that need some action, and will benefit from your leadership:

- 1. Searching for a project, it is super hard to locate responsive documents:
 - 1. Either nothing is under the exact address, copied and pasted from a Staff Report
 - 2. Or there is nothing for any variation of the address
 - 3. ACTION: find a solution to remedy this, or TESSA functionality is substantially reduced
- 2. The document you seek, in a multi-tenant scenario is bulk included under the numbered address, not reflecting the individual suite number
 - 1. It becomes a needle in a hay stack effort
 - 2. ACTION: Have each Permit, License or Plan included under each individual suite
- 3. Legacy documents still not present in TESSA
 - 1. The City is in process of taking paper documents and converting to Laserfiche, so theoretically these legacy documents would be searchable in TESSA
 - 2. ACTION: Request Staff for an update
 - What is the Plan?
 - How long?
 - · Where are they starting? Oldest, newest
 - What is the timeline to complete?
 - What are the milestones?
- 4. No visibility for projects in the Application Phase (Other Cities provide online)
 - 1. ACTION: Have Staff prepare a project matrix and include in Staff Report Consent Item
 - 2. There needs to be transparency
 - 3. TESSA has been around long enough now, and needs to produce such a report
 - 4. When Staff tells you that that list is fluid, changes all the time ...
 - 5. Request the Report be a point in time, and bold letters indicate SUBJECT TO CHANGE
 - 6. If someone tells you no such report exists ... ask them for a copy of the document they use to allocate resources, manage Staff, and efficiently prepare Agenda

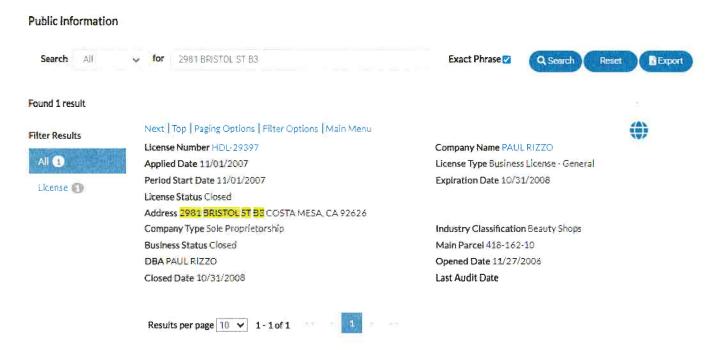
Jim Fitzpatrick

Solutioneer

November 10, 2025 - General Comments - Planning Commission

The "Family Friendly Retail Shop" with a "Cat Longe is not easily found in TESSA, yet the address was specifically copied from the Staff Report and Pasted into Tessa

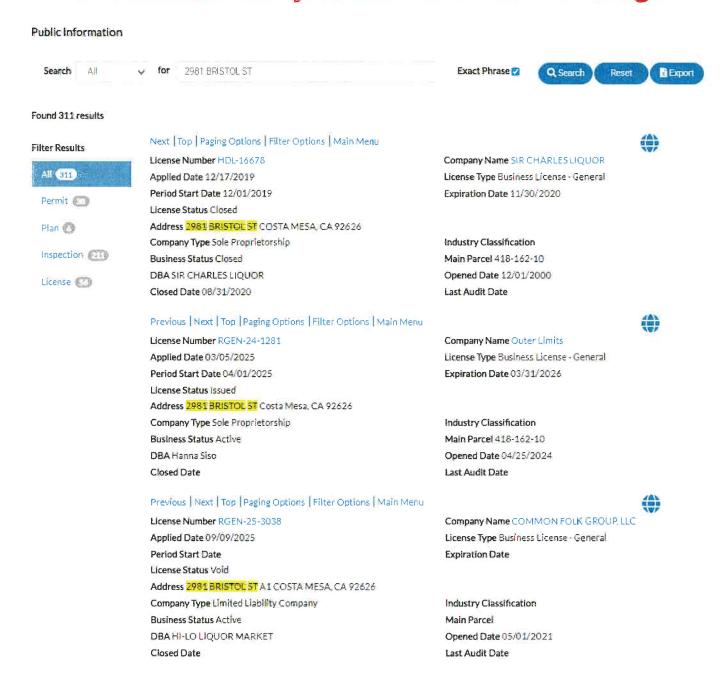
NO INFORMATION ON THE APPLICATION



November 10, 2025 - General Comments - Planning Commission

When search 2981 Bristol St, in a multi tenant environment, you have to play "Find the Needle in the Haystack!"

311 documents you have to search through



PARTIDA, ANNA

PH-1

From:

Christopher Moore <chris@cscenterprises.net>

Sent:

Thursday, November 6, 2025 9:09 AM TAI, CARRIE; PC Public Comments

To: Cc:

INLOES, DANIEL

Subject:

Public Comment Re: PCUP-25-0011 Cat Lounge

Dear Planning Commissioners and Staff,

This communication is regarding the CUP application PCUP-25-0011 for the cat lounge at 2981 Bristol St., Ste. B3. This is Item PH-1 on the Nov 10 agenda. I am shocked that this business would even need a conditional use permit to open. The staff report makes the obtuse claim that since "cat lounges" are not verbatim listed in the Land Use Matrix then they need a CUP. This is absurd. This use is permitted by right in the C1 zone under the "general retail" and "establishments where food or beverage are served" category. For example, neither pharmacies or video rental stores are explicitly listed in the land use matrix, but common sense would indicate they would be considered "general retail".

I have never heard of nor have a relationship with this cat lounge, but the situation struck me as another painful example of bureaucratic overreach negatively impacting our small businesses. The CUP fee alone is nearly \$8,000.00 which is a significant expense for a tenant trying to get their business off the ground, not to mention weeks of delay to schedule a public hearing, and uncertainty. Property owners also have a hard time attracting tenants if they think they will need a CUP. Vacant retail is the death knell for the quality of life in any neighborhood, so city leadership and staff should be adopting a "default yes" mindset to help our small businesses and keep our neighborhoods thriving.

I am asking that staff correctly interpret the code to no longer require a CUP, authorize the use by right, and refund the applicant their CUP fee in advance of this hearing. If staff does not, I request that the Planning Commission direct staff to do so. Let's set the right example for attracting businesses to our city.

Sincerely,

Chris

Christopher Moore
Vice President of Operations
The CSC Enterprises
Mobile: (949) 415-4378
chris@cscenterprises.net
1278 Glenneyre Street #457
Laguna Beach, CA 92651

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PARTIDA, ANNA

PH-1

From:

Jim Fitzpatrick < jim@solutioneer.biz> Thursday, November 6, 2025 1:36 PM

Sent: To:

PC Public Comments

Subject:

Public Comment - PH1 11.10.2025 PCUP-25-0011

Attachments:

Public Comments - PH1 11.10.2025 PCUP-25-0011.pdf

Hello,

Please share the attached written public comments with the Planning Commissio for Monday's meeting

Please confirm

Cheers!

Jim Fitzpatrick Solutioneer

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Common Sense Recommendation

November 10, 2025 Planning Commission

Item: PCUP-25-0011

Commissioners,

Costa Mesa has a terrible reputation for treating Residents and Business poorly when seeking Permits.

Let's start to change that, TODAY!

Recommended Motion:

The Planning Commission find that a proposed use of a "Family Friendly Retail with Cat Lounge" is allowable by right in the C1 Zone. The "Family Friendly" Use is the primary use, and is allowable by right under General Commercial Retail. That Staff write a Use Determination Letter to that effect. Charge the Applicant the \$500 fee, and refund the balance of the Conditional Use Permit Fee.

Common Sense Approach = the most frictionless, lowest time and money pathway allowed

As is often the case, this was not applied here, and as a policy, needs to be.

Standard of Review: Use Determination Letter VS CUP ... why wasn't this pursued?

We must exercise every effort to consider the easiest process allowed

Rather than a costly CUP, the pathway for this project should have been a Use Determination Letter.

In a <u>Use Determination Letter</u>, the Applicant drafts a letter for Staff review that outlines the unique operating characteristics.

Cost: \$500

Benefit:

- Gives Staff the chance to review and formally respond
- Gives the Applicant / Business defensible certainty

Conditional Use Permit:

- Takes 4-12 months
- Costs: \$8,000 Application Fee, Architect, Landscape Plan, Consultants, Rent

Common Sense Recommendation

Accessory Use (Ancillary Use) definition:

An accessory use is a use that is clearly incidental and subordinate to the primary use of the property, and which is located on the same lot as the principal use.

The land-use request is for a family-friendly retail and entertainment establishment that includes an ancillary cat lounge and adoption component. The cat lounge is designed to enhance the retail experience, provide a therapeutic and educational opportunity, and support animal welfare, but it is secondary to and subordinate to the primary retail and entertainment function.

Executive framing of the use:

- <u>Primary use</u>: Family-friendly retail and entertainment destination featuring curated cat-themed merchandise and high-quality prepackaged desserts (including ice cream treats, cookies, macarons) and related beverages.
- Ancillary use: A separate, enclosed cat lounge experience for up to 15 adoptable cats, operated by reservation or limited walk-ins as capacity allows, and supported by a rescue partner for adoptions.
- Relationship of uses: The cat lounge and adoption activities are an accessory feature that complements and enhances the primary retail/entertainment use, without constituting a separate, primary occupancy or independent commercial function.

Project scope and operations

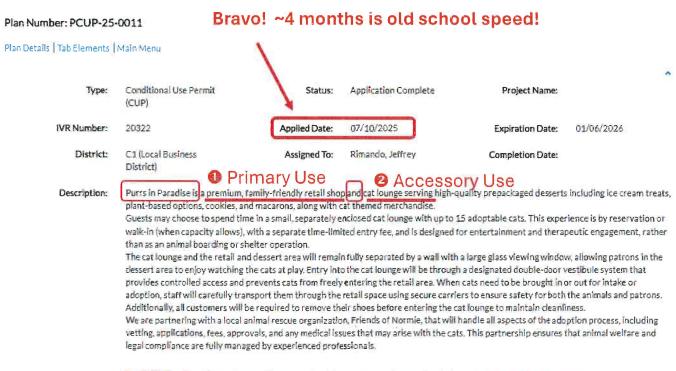
- Retail/entertainment emphasis: Revenue will be driven primarily by the sale of cat-themed merchandise and prepackaged desserts, consistent with typical C1 retail establishments, along with an entertainment-oriented cat lounge component that adds customer value and differentiates the concept.
- Cat lounge (ancillary use):
 - O Capacity and operations: The lounge is time-limited (30- and 60-minute bookings) and offers a controlled experience for up to 15 cats with a maximum of 12 guests at any given time, reinforcing its function as a supplementary attraction rather than the core use.
- <u>Primary vs. ancillary framing</u>: The application clearly establishes the retail and entertainment use as the principal function, with the cat lounge and adoption activities being subordinate, ancillary, and optional enhancements to the customer experience.

In the Costa Mesa Zoning context, the General Commercial designations within the C1 Local Business District are crafted to accommodate a broad spectrum of retail and service uses. Not every specific use must be enumerated in the zoning code for approval to occur by right; many uses are allowed as a general category so long as they are clearly incidental or accessory to the primary permitted use. For example, within General Retail or General Commercial, typical clearly retail activities include: - traditional retail storefronts selling goods (e.g., cat-themed merchandise, toys, clothing). - beverage or dessert cafes that primarily operate as a retail/amenity venue. - personal-services or experiential retail that centers on a consumer retail experience. In these contexts, a primary retail/entertainment function can validly accommodate an ancillary.

Common Sense Recommendation

Primary vs Accessory Use:

The excellent Applicant's Use description clearly articulates the Primary and Accessory Uses



NOTE: Solid Use Description to clearly identifies the use ... Assuming someone can discover the project!

2 Related Policy Change Recommendations:

- 1. This took 4 Months, which is great. This important fact should be a part of every Staff Report!
- 2. Staff should produce a monthly report as part of a Planning Commission Agenda that provides a matrix of pending Permit Applications with basic data. Staff should already have such a document they use to allocate resources and plan future meetings

Thank you for your service!

Let's work together to change the reputation of Costa Mesa!

Jim Fitzpatrick

Solutioneer