

General Public Comment

PARTIDA, ANNA

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

Public Information

Search for ☐ Exact Phrase

Found 1 result

Filter Results

1

[License](#) 1

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License Number HDL-29397

Applied Date 11/01/2007

Period Start Date 11/01/2007

License Status Closed

Address 2981 BRISTOL ST B3 COSTA MESA, CA 92626

Company Type Sole Proprietorship

Business Status Closed

DBA PAUL RIZZO

Closed Date 10/31/2008

Company Name PAUL RIZZO

License Type Business License - General

Expiration Date 10/31/2008

Industry Classification Beauty Shops

Main Parcel 418-162-10

Opened Date 11/27/2006

Last Audit Date

Results per page 1 - 1 of 1

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

Public Information

Search

All

for

2981 BRISTOL ST

Exact Phrase

Search

Reset

Export

Found 311 results

Filter Results

All 311

Permit

Plan

Inspection 211

License

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License Number HDL-16678

Applied Date 12/17/2019

Period Start Date 12/01/2019

License Status Closed

Address 2981 BRISTOL ST COSTA MESA, CA 92626

Company Type Sole Proprietorship

Business Status Closed

DBA SIR CHARLES LIQUOR

Closed Date 08/31/2020

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License Number RGEN-24-1281

Applied Date 03/05/2025

Period Start Date 04/01/2025

License Status Issued

Address 2981 BRISTOL ST Costa Mesa, CA 92626

Company Type Sole Proprietorship

Business Status Active

DBA Hanna Siso

Closed Date

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License Number RGEN-25-3038

Applied Date 09/09/2025

Period Start Date

License Status Void

Address 2981 BRISTOL ST A1 COSTA MESA, CA 92626

Company Type Limited Liability Company

Business Status Active

DBA HI-LO LIQUOR MARKET

Closed Date

Company Name SIR CHARLES LIQUOR

License Type Business License - General

Expiration Date 11/30/2020

Industry Classification

Main Parcel 418-162-10

Opened Date 12/01/2000

Last Audit Date

Company Name Outer Limits

License Type Business License - General

Expiration Date 03/31/2026

Industry Classification

Main Parcel 418-162-10

Opened Date 04/25/2024

Last Audit Date

Company Name COMMON FOLK GROUP, LLC

License Type Business License - General

Expiration Date

Industry Classification

Main Parcel

Opened Date 05/01/2021

Last Audit Date

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From: Christopher Moore <chris@cscenterprises.net>
Sent: Thursday, November 6, 2025 9:09 AM
To: TAI, CARRIE; PC Public Comments
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>
Sent: Thursday, November 6, 2025 1:36 PM
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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

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 **Use Determination Letter**, 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:

- **Primary use:** 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):
 - **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.
- **Primary vs. ancillary framing:** 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

Plan Number: PCUP-25-0011

Bravo! ~4 months is old school speed!

[Plan Details](#) | [Tab Elements](#) | [Main Menu](#)

Type:	Conditional Use Permit (CUP)	Status:	Application Complete	Project Name:	
IVR Number:	20322	Applied Date:	07/10/2025	Expiration Date:	01/06/2026
District:	C1 (Local Business District)	Assigned To:	Rimando, Jeffrey	Completion Date:	
Description:	① Primary Use ② Accessory Use Purrs in Paradise is a premium, family-friendly retail shop and cat lounge serving high-quality prepackaged desserts including ice cream treats, plant-based options, cookies, and macarons, along with cat themed merchandise. Guests may choose to spend time in a small, separately enclosed cat lounge with up to 15 adoptable cats. This experience is by reservation or walk-in (when capacity allows), with a separate time-limited entry fee, and is designed for entertainment and therapeutic engagement, rather than as an animal boarding or shelter operation. The cat lounge and the retail and dessert area will remain fully separated by a wall with a large glass viewing window, allowing patrons in the dessert area to enjoy watching the cats at play. Entry into the cat lounge will be through a designated double-door vestibule system that provides controlled access and prevents cats from freely entering the retail area. When cats need to be brought in or out for intake or adoption, staff will carefully transport them through the retail space using secure carriers to ensure safety for both the animals and patrons. Additionally, all customers will be required to remove their shoes before entering the cat lounge to maintain cleanliness. We are partnering with a local animal rescue organization, Friends of Normie, that will handle all aspects of the adoption process, including vetting, applications, fees, approvals, and any medical issues that may arise with the cats. This partnership ensures that animal welfare and legal compliance are fully managed by experienced professionals.				

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