



CITY OF COSTA MESA

PLANNING COMMISSION

Agenda

Monday, November 10, 2025

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. 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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PLANNING COMMISSION REGULAR MEETING**NOVEMBER 10, 2025 – 6:00 P.M.****JEFFREY HARLAN
CHAIR****JON ZICH
VICE CHAIR****ANGELY ANDRADE
PLANNING COMMISSIONER****ROBERT DICKSON
PLANNING COMMISSIONER****KAREN KLEPACK
PLANNING COMMISSIONER****DAVID MARTINEZ
PLANNING COMMISSIONER****JOHNNY ROJAS
PLANNING COMMISSIONER****TARQUIN PREZIOSI
ASSISTANT CITY ATTORNEY****CARRIE TAI
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:**

1. [OCTOBER 27, 2025 UNOFFICIAL MEETING MINUTES](#) [25-579](#)

RECOMMENDATION:

Planning Commission approve the regular meeting minutes of October 27, 2025.

Attachments: [OCTOBER 27, 2025 UNOFFICIAL MEETING MINUTES](#)

PUBLIC HEARINGS:

1. [CONDITIONAL USE PERMIT PCUP-25-0011 TO OPERATE A CAT 25-580 LOUNGE WITH 15 ADOPTABLE CATS AND ANCILLARY RETAIL \("PURRS IN PARADISE"\) AT 2981 BRISTOL STREET, SUITE B3](#)

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PCUP-25-0011 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:**

1. [HOUSING ELEMENT IMPLEMENTATION \(NEIGHBORHOODS 25-581 WHERE WE ALL BELONG\) PUBLIC ENGAGEMENT UPDATE](#)

RECOMMENDATION:

Staff recommends the Planning Commission receive the presentation, provide feedback, and file this report.

Attachments: [Agenda Report](#)

- [1. NWWAB Presentation](#)

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



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-579

Meeting Date: 11/10/2025

TITLE:

OCTOBER 27, 2025 UNOFFICIAL MEETING MINUTES

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION

RECOMMENDATION:

Planning Commission approve the regular meeting minutes of October 27, 2025.



REGULAR PLANNING COMMISSION MONDAY, OCTOBER 27, 2025 - MINUTES

CALL TO ORDER - The Regular Planning Commission Meeting was called to order by Chair Harlan at 6:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG - Commissioner Martinez led the Pledge of Allegiance.

ROLL CALL

Present: Chair Jeffrey Harlan, Vice Chair Jon Zich, Commissioner Angely Andrade, Commissioner Robert Dickson, Commissioner Karen Klepack, Commissioner David Martinez, Commissioner Johnny Rojas

Absent: None

ANNOUNCEMENTS AND PRESENTATIONS: None.

PUBLIC COMMENTS - MATTERS NOT LISTED ON THE AGENDA:

Mike Fleming expressed concerns regarding parking restrictions at the 17 West condominium complex, located between 17th Street, Pomona Avenue, and Superior Street. He explained that when the project was approved in 2015, the City required open parking spaces to be reserved for clients and guests of live-work units, leaving residents limited to parking in undersized two-car garages. As a result, many residents with larger vehicles are unable to park in their garages, and the HOA's attorney has advised that parking enforcement cannot be applied under the existing conditions. Mr. Fleming requested assistance from the City to review and clarify the parking requirements so the HOA can update its CC&Rs and properly regulate parking use on the property.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Martinez announced two upcoming community events. The Parks and Community Services Commission will hold a special meeting on Thursday, October 30, at 6:00 p.m. to discuss the draft Fairview Park Master Plan and gather public input on future uses of the park. In addition, a free paper shredding event sponsored by

Assemblywoman Cottie Petrie-Norris will take place on Friday, November 1, from 9:00 a.m. to 12:00 p.m. at City Hall.

Commissioner Dickson followed up on a public comment regarding noise concerns from The 12 Gym, noting that there were no existing conditions of approval related to noise and that such issues fall under the City's noise ordinance. He advised residents to contact the Code Enforcement hotline and follow up with staff as necessary. Regarding Mr. Fleming's comments on parking at the 17 West development, Commissioner Dickson recalled that when the project was approved in 2015, the focus was on residents parking in their garages. Planning Director Tai explained that residents may email planninginfo@costamesaca.gov or call (714) 754-5245 to begin discussions with the Planning Division, which would determine whether an amendment is appropriate and, if so, bring the matter back to the Planning Commission.

Chair Harlan followed up on the discussion regarding The 12 Gym, noting that Mrs. Caron had provided a memo with updates and expressing appreciation for the information. He mentioned that a special event permit has been issued for the property for and even on November 9, and requested that staff inform Ms. Simo, who has been actively involved with the property for several years, to ensure she is aware of the event.

Commissioner Andrade encouraged the community to participate in sharing feedback on the Fairview Park Master Plan, noting that residents can review the full document and submit comments either at the City Council meeting or online via email.

Vice Chair Zich invited Mike Fleming to contact him via the City (email available on the City website) to facilitate connection with appropriate staff. Noted that fewer than 10% of units operating home businesses raises questions about the effectiveness of live-work developments. Cautioned that allowing reduced parking widths—referencing a recent project where guest spaces were permitted below recommended width—can create unintended consequences when deviating from established industry standards. Offered to assist Mr. Fleming in reaching the right City contacts.

CONSENT CALENDAR:

1. October 13, 2025, UNOFFICIAL MEETING MINUTES

MOVED/SECOND: MARTINEZ/ DICKSON

MOTION: to approve Consent Calendar.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Klepack, Commissioner Martinez, Commissioner Rojas

Nays: None
Absent: None
Recused: None
Motion carried: 7-0

ACTION:

Planning Commission approved consent calendar items.

-----**END OF CONSENT CALENDAR**-----

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT PCUP-25-0018 TO OPERATE A DOG DAYCARE (THE BONE HOME) AT 1619 SUPERIOR AVENUE AND CONDITIONAL USE PERMIT PCUP-25-0019 (AMENDING PA-03-14) TO MODIFY THE SITE PLAN OF AN EXISTING DOG DAYCARE WITH OVERNIGHT KENNELING ("THE BONE ADVENTURE") AT 1629 SUPERIOR AVENUE.

Seven ex-parte communications reported.

Presentation by Assistant Planner, Froylan Garcia.

Diane Cuniff stated she read and agreed to the conditions if approval.

Public comments:

Jim Fitzpatrick commended staff for a well-prepared presentation and praised the applicant for being a responsible operator with 23 years of successful, complaint-free operation, noting their proactive investment in noise mitigation. He also encouraged the City to improve processing efficiency and include application timelines in staff reports to enhance government productivity.

Motion Discussion:

Commissioners expressed strong support for the project, praising the applicant for maintaining a well-run facility, completing a thorough noise study, and incorporating improvements such as a bike rack and consolidated driveway for better pedestrian safety. They commended the applicant's commitment to being a good neighbor, adherence to best practices like proper staff-to-dog ratios, and long-standing positive reputation in the community. Commissioners also noted the absence of complaints, positive public feedback, and appreciation for the business's continued investment in Costa Mesa.

MOVED/SECOND: MARTINEZ/ANDRADE

MOTION: To move staff recommendations with the following modifications:

1. Condition of Approval No. 20 in both CUPs were revised to read: "but not limited to double doors, double gates, and vestibule systems"
2. Condition of Approval No. 17 in PCUP 25-0018 and Condition of Approval No. 28 in PCUP 25-0019: modified so that the last sentence becomes a clause of the first sentence (changing the period to a comma).
3. Condition of Approval No. 14 in PCUP 25-0019: amended to remove the word "security," clarifying that it requires a staff person on site rather than a security staff person.

Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Klepack, Commissioner Rojas, Commissioner Martinez

Nays: None

Absent: None

Recused: None

Motion carried: 7-0

ACTION:

The Planning Commission adopted a resolution to:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PCUP-25-0018 and PCUP-25-0019 (amending PA-03-14) based on findings of fact and subject to conditions of approval.

OLD BUSINESS:

1. MINOR CONDITIONAL USE PERMIT (ZA-22-35) CONDITION OF APPROVAL NO. 28 - TWELVE-MONTH REVIEW ("ARENA OC")

Presentation by Assistant Planner, Gabriel Villalobos.

Public comments:

None.

Motion Discussion:

Vice Chair Zich spoke to the motion, recalling that when the project was originally approved in August of the previous year, the Police Department had submitted a memo expressing a lack of support for the application. He noted that this concern was the primary reason the Commission required six- and twelve-month reviews, which have now been completed. Vice Chair Zich emphasized the importance of

continued oversight and stated that if issues arise in the future, the City should closely monitor compliance with the conditions of approval.

MOVED/SECOND: DICKSON/MARTINEZ

MOTION: To move staff recommendation.

Ayes: Chair Harlan, Commissioner Andrade, Commissioner Dickson, Commissioner Klepack, Commissioner Rojas, Commissioner Martinez

Nays: Vice Chair Zich

Absent: None

Recused: None

Motion carried: 6-1

ACTION:

The Planning Commission received staff presentation.

NEW BUSINESS: None.

REPORT - PUBLIC WORKS - Mr. Yang announced that the Costa Mesa Safe Routes to School and Fairview Road Improvement Project Joint Community Workshop will be held on November 6 from 6:00 to 8:00 p.m. at Costa Mesa High School. The workshop will allow staff and the community to review the Safe Routes to School plan and discuss recommended infrastructure improvements for the 23 public school campuses serving Costa Mesa residents, with the goal of promoting safer walking and biking routes for students. The event will also cover planned improvements to Fairview Road from Fair Drive to Adams Avenue, including bicycle facility upgrades and transit stop enhancements.

REPORT - DEVELOPMENT SERVICES - Mrs. Caron reported that at the October 24 City Council meeting, the Council directed staff to study the Fairview Developmental Center (FDC) scope as recommended by the Planning Commission, with the modification to increase the minimum open space requirement from 12 to 14 acres. Staff also sought Council direction regarding the Harbor Boulevard frontage area for potential open space or other uses, but no action was taken on that item. She noted that at the November 4 City Council meeting, the Council will consider the Land Use Element cleanup items previously reviewed by the Planning Commission, and on October 13, the Council will receive an update on the Neighborhoods Where We All Belong outreach effort and next steps.

REPORT - ASSISTANT CITY ATTORNEY - None.

ADJOURNMENT AT 7:18 p.m.

Submitted by:

CARRIE TAI, SECRETARY
COSTA MESA PLANNING COMMISSION



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-580

Meeting Date: 11/10/2025

TITLE:

CONDITIONAL USE PERMIT PCUP-25-0011 TO OPERATE A CAT LOUNGE WITH 15 ADOPTABLE CATS AND ANCILLARY RETAIL ("PURRS IN PARADISE") AT 2981 BRISTOL STREET, SUITE B3

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 exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PCUP-25-0011 based on findings of fact and subject to conditions of approval.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: NOVEMBER 10, 2025 ITEM NUMBER: PH-1

SUBJECT: CONDITIONAL USE PERMIT PCUP-25-0011 TO OPERATE A CAT LOUNGE WITH 15 ADOPTABLE CATS AND ANCILLARY RETAIL ("PURRS IN PARADISE") AT 2981 BRISTOL STREET, SUITE B3

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

PRESENTATION BY: JEFFREY RIMANDO, ASSISTANT PLANNER

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

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PCUP-25-0011 based on findings of fact and subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

The applicant and authorized agent is Michelle Lioe representing the property owner, Bristol Square Partners, LLC.

PLANNING APPLICATION SUMMARY

Location:	2981 Bristol Street Unit B3	Application Number:	PCUP-25-0011
Request:	To operate a cat lounge with 15 adoptable cats and ancillary retail within an existing 1,222-square-foot commercial tenant space.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	C1 (Local Business District)	North:	C1 (Local Business District)
General Plan:	General Commercial	South:	C1 (Local Business District)
Lot Dimensions:	Irregularly Shaped	East (across Bristol St):	C1 (Local Business District)
Lot Area:	27,191 SF	West:	C1 (Local Business District)
Existing Development:	One single tenant commercial building and one multi-tenant commercial building with surface parking.		

DEVELOPMENT STANDARDS COMPARISON

Development Standard		Required	Existing/Proposed
Building Height			
		2 Stories / 30 FT	1 Story / 17 FT (no change)
Setbacks:			
Front		20 FT	57 FT (no change)
Side (left/right)		15 FT / 0 FT	203 FT 8 IN left (no change) 15 FT right (no change)
Rear		0 FT	0 FT (no change)
Floor Area Ratio			
		0.30	0.27 (no change)
Parking			
		N/A*	28 spaces** (no change)
CEQA Review	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)		
Final Action	Planning Commission		
* Subject property is subject to Assembly Bill (AB) 2097, since it is located within one-half mile of two major transit stops. Pursuant to AB 2097, the City is barred from imposing a minimum parking requirement on the project.			
** Per ZA-03-49, a Minor Conditional Use Permit was approved by the Zoning Administrator to allow for a shared driveway access between 2937 Bristol Street and 2981 Bristol Street.			

EXECUTIVE SUMMARY

Purrs in Paradise is requesting Planning Commission approval to operate a cat lounge with up to 15 adoptable cats and ancillary retail serving prepackaged desserts and cat themed merchandise within a 1,222 square-foot commercial tenant space. Staff supports the request in that the proposed use is consistent with applicable goals, objectives, and policies of the General Plan, complies with applicable provisions of the Zoning Ordinance and respective findings, and is not proposed to operate in a way that would be incompatible with nearby uses. The use also provides a necessary community service. Therefore, staff recommends that the Planning Commission find that the project is exempt from the California Environmental Quality Act (CEQA), and approve the application based on findings of fact and subject to conditions of approval.

SETTING

The subject 27,191-square-foot property is located at 2981 Bristol Street and contains one detached 1,810-square-foot single-tenant commercial building and one detached 7,503-square-foot five-tenant commercial building developed in 1919. The subject property is located on the west side of Bristol Street, mid-block between Baker Street and Sobeca Way (see Figure 1). The proposed cat lounge would occupy the 1,222-square foot Suite B3, which previously was occupied by a retail use.

Figure 1 Project Location



The site is designated General Commercial by the City's Land Use Element of the General Plan and is zoned C1 (Local Business District). The General Commercial designation is intended for a wide range of commercial uses that serve both local and regional needs such as retail stores, theaters, restaurants and service establishments. The C1 zone allows for a wide range of goods and services in a variety of locations throughout the city.

The subject property is adjacent to C1-zoned properties from all sides. To the west and south is the multi-tenant retail center called "The Camp." Immediately across Bristol Street are variety of commercial uses (El Pollo Loco, Baker Bristol Pet Hospital and TK Burgers) and adjacent to the north is a Chevron gas station.

BACKGROUND

On September 2003, Minor Conditional Use Permit ZA-03-49 was approved by the Zoning Administrator to allow shared driveway access between 2937 Bristol Street (The Camp) and 2981 Bristol Street.

The subject tenant space (suite B3) was previously occupied by a retail store called "Bohemian Mama." The applicant requests to occupy the existing tenant space and propose interior improvements to convert the suite into a cat lounge and retail store.

REQUEST

Cat lounges are not a use listed within Table 13-30 under the Costa Mesa Municipal Code (CMMC) Section 13-30 (Land Use Matrix); however, pursuant to CMMC Section 13-30(d), the Code allows uses that are not listed to be approved through a Conditional Use Permit. As such, Conditional Use Permit PCUP-25-0011 is a request for a Conditional Use Permit (CUP) to operate a cat lounge with up to 15 adoptable cats and ancillary retail in the C1 zone.

STANDARD OF REVIEW

To approve a CUP application under CMMC Section 13-29(g)(2)(a-c), the Planning Commission must find that the proposed use must meet specific criteria. The project must be compatible with surrounding developments and should not be detrimental to nearby properties. Additionally, granting the permit must not harm public health, safety, or welfare, nor permit a use, density, or intensity that is inconsistent with the general plan or applicable specific plans. Each application is project-specific and evaluated on its unique merits to ensure it aligns with the City's development standards and the zoning code.

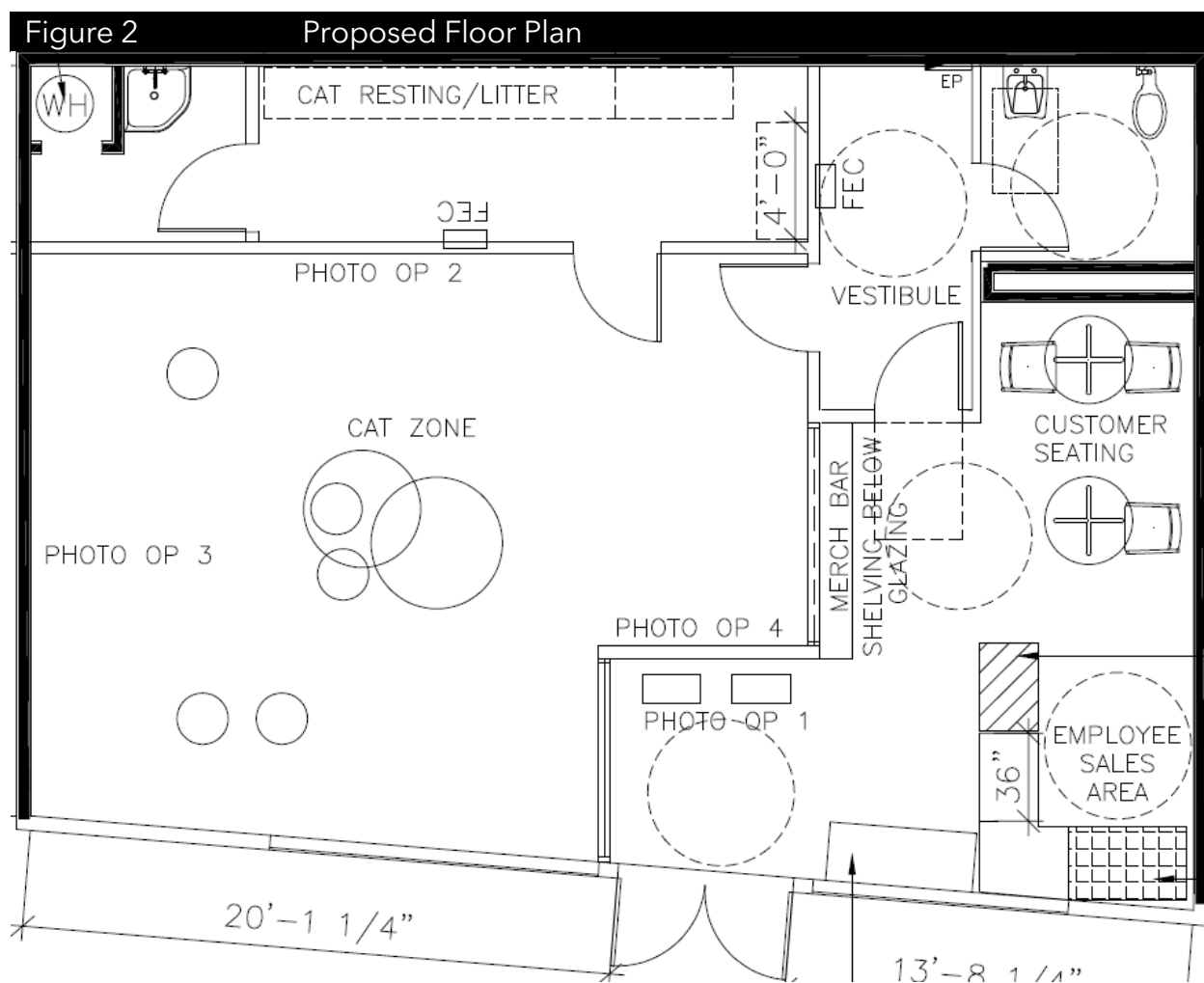
As necessary, proposed conditional uses may have conditions of approval applied to the development or their operations to ensure that the required findings can be met. An

assessment of the project's relationship to the findings and General Plan is provided later in this report.

PROJECT DESCRIPTION

Use and Operations

Purrs in Paradise proposes to utilize the space primarily as a cat lounge with an ancillary retail component. The business would operate daily from 10:00 a.m. to 9:00 p.m. As shown on the proposed floor plan (Figure 2), the cat lounge and retail area would be fully separated by a wall containing a large glass viewing window to allow visibility between spaces while maintaining enclosure. Access to the cat lounge would be provided through a designated double-door vestibule system designed to control entry and maintain separation between the retail and cat lounge areas.



The retail area would involve sale of cat themed merchandise and prepackaged desserts including ice cream treats, cookies and macarons. The cat lounge experience is reservation based with the option of walk-ins when capacity allows. The experience requires a time-limited (30-minute and 60-minute bookings) entry fee in which guests may spend time in the enclosed cat lounge with up to 15 adoptable cats designed for entertainment and therapeutic engagement. The lounge would host no more than 12 guests at a time.

Purrs in Paradise is partnering with a local animal rescue organization called “*Friends of Normie*” that will handle all aspects of the adoption process. If a guest were interested in adopting a cat in the lounge, the applicants would be pre-screened and approved in advance by the rescue partner and the adoption pickup would be coordinated at the business during business hours.

At closing, cats would remain onsite overnight in individual kennels located within the dedicated cat resting and litter room. Although no overnight staffing would be provided, the cat lounge and kennel area would be monitored by a security system with video, audio, motion and sound detection handled primarily by the business owners with assistance from staff and their designated rescue partner.

Parking

The subject property consists of 28 parking spaces to be shared amongst the six tenants on site. The proposed use would occupy Suite B3, which was previously occupied by a retail use. Based on the CMMC, four parking spaces are required for each 1,000 square feet of retail use and the use would require 5 parking spaces similar to the prior use. However, the project sites are subject to Assembly Bill (AB) 2097, and thus, the City is barred from imposing a minimum parking requirement on the project and no additional parking is required.

ANALYSIS

The proposed cat lounge involves the handling of animals which may cause potential noise and odor impacts from cats. However, cats, unlike dogs or other animals, are not typically a significant noise source. Their vocalizations are low volume and are anticipated to not generate noise levels that would exceed thresholds defined in the CMMC for commercial zones or disrupt adjacent businesses.

The business would utilize HEPA (High Efficiency Particulate Air) air purifiers in both the cat lounge and litter room to eliminate potential odor generated from the cats. The cat litter boxes would also be maintained and cleaned throughout the day to ensure odor control.

The City's Police Department Animal Services Unit has reviewed the request and indicated that it has no concerns regarding the cat lounge service and overnight kenneling of the cats. However, the department requested each cat shall have their Rabies vaccination certificate readily available on site. Staff has included Condition No. 13 to address the department's request.

Staff supports the proposal as the use would be compatible with the nearby commercial uses because all activity would occur indoors. The business is adjacent to a restaurant use ("The Taco Stand") and a tattoo shop ("Outer Limits") in which the businesses generate noise comparable to a general service use such as a cat lounge and retail.

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-1.1:** "Provide for the development of a mix and balance of housing opportunities, commercial goods and services and employment opportunities in consideration of the need of the business and residential segments of the community."

Consistency: Approval of the proposed cat lounge use would provide a new unique business in Costa Mesa that would add to the variety of commercial services and goods in the neighborhood by providing a new customer experience to meet the needs of businesses and residents of the community.

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

Consistency: Costa Mesa has a diverse mix of land uses and, more specifically, uses of a retail and service oriented commercial nature. The proposed cat lounge would further diversify our land use mix in an area that is appropriate for such activity.

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

Consistency: The proposed cat lounge be a new, unique business that provides entertainment opportunities for local businesses and residents. Furthermore, unique land uses like a cat lounge contribute to retaining existing and attracting new businesses since unique and creative businesses tend to locate near each other.

FINDINGS

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

- a) 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.

Consistent. The existing commercial tenant was previously occupied by a retail store and is proposed to be converted into a cat lounge with ancillary retail. The proposal would not generate adverse noise, odor, traffic or parking impacts that are unusual for commercially zoned properties. The business would provide a cat lounge experience in which cats are in general are low volume in comparison to other animals such as dogs. Odor will also be mitigated with the use of HEPA air purifiers between the cat lounge and litter room.

- b) 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.

Consistent. Granting the approval of the cat lounge 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 would be reviewed by the City's Building and Fire Departments to ensure safety, suitable occupancy and the necessary occupant ingress and egress.

- c) 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.

Consistent. The General Plan designation is "General Commercial," which allows for a wide range of commercial uses that serve both local and regional needs. The proposed use is an appropriate retail and service use for the General Commercial land use designation. The proposal would not increase the size of the existing commercial tenant and would not increase traffic volume to the site beyond that is typical for a commercial use. Furthermore, the proposed project is consistent with General Plan Land Use Policies LU-1.11, LU-6.1 and LU-6.7 as indicated previously.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Permitting and/or Minor Alteration of Existing Facilities. The site is located in an urbanized area that is fully developed and does not contain any sensitive species or habitat including nearby water bodies. This project site contains existing buildings, and the application does not include any new construction that would adversely affect native plants or species. The project would result in limited interior improvements to adequately address operation and safety concerns. 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 apply. 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

As an alternative to the recommended action, the Planning Commission may:

Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should 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.

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 has been approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to CMMC Section 13-29(d) 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 October 29, 2025. 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 on October 31, 2025.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper on October 31, 2025.

As of the completion date of this report, no written public comments have been received. Any public comments received prior to the November 10, 2025, Planning Commission meeting will be provided separately.

CONCLUSION

Approval of the project would allow for the use of a cat lounge within an existing tenant space with ancillary retail. The proposed use is in conformance with the General Plan, Zoning Code, Planning Application Review Criteria, and the required CUP findings can be made. The proposed use, as conditioned, would be compatible with the surrounding residents and commercial businesses and would not be materially detrimental to other properties within the area. Therefore, staff recommends approval of the proposed project, subject to the conditions of approval contained in the attached resolution.

RESOLUTION NO. PC-2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION PCUP-25-0011 TO OPERATE A CAT LOUNGE WITH 15 ADOPTABLE CATS AND ANCILLARY RETAIL (“PURRS IN PARADISE”) AT 2981 BRISTOL STREET, SUITE B3

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

WHEREAS, Planning Application PCUP-25-0011 was filed by Michelle Lioe, authorized agent for the property owner, Bristol Square Partners, LLC requesting approval of a Conditional Use Permit to operate a cat lounge with 15 adoptable cats and ancillary retail;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 10, 2025 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); and

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-25-0011 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-25-0011 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 November, 2025.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

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

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2025-20 was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on October 13, 2025 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMSSIONERS

Carrie Tai, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2025-

EXHIBIT A

FINDINGS

- A. 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 Conditional Use Permit findings:

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 Findings: The existing commercial tenant was previously occupied by a retail store and is proposed to be converted into a cat lounge with ancillary retail. The proposal would not generate adverse noise, odor, traffic or parking impacts that are unusual for commercially zoned properties. The business would provide a cat lounge experience in which cats are in general are low volume in comparison to other animals such as dogs. Odor will also be mitigated with the use of HEPA air purifiers between the cat lounge and litter room.

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 cat lounge 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 would 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 General Plan designation is "General Commercial," which allows for a wide range of commercial uses that serve both local and regional needs. The proposed use is an appropriate retail and service use for the General Commercial land use designation. The proposal would not increase the size of the existing commercial tenant and would not increase traffic volume to the site beyond that is typical for a commercial use. Furthermore, the proposed project is consistent with General Plan Land Use Policies LU-1.11, LU-6.1 and LU-6.7 as indicated previously.

- B. **Environmental Determination.** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Permitting and/or Minor Alteration of Existing Facilities. The site is located in an urbanized area that is fully developed and does not contain any sensitive species or habitat including nearby water bodies. This project site contains existing buildings, and the application does not include any new construction that would adversely affect native plants or species. The project would result in limited interior improvements to adequately address operation and safety concerns. 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 apply. 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.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. Approval of Planning Application PCUP-25-0011 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 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.
 3. The conditions of approval for PCUP-25-0011 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 4. Hours of operation open to the public shall be limited to 10:00 a.m. to 9:00 p.m.
 5. All uses shall be conducted underroof. All waste will be immediately and properly disposed of, and the area shall be maintained to prevent nuisance odors and negative impacts to adjacent properties and pedestrians.
 6. The operator shall maintain free of litter all areas of the premises under which the applicant has control.
 7. Food sold on the premises must be prepackaged only. No preparation of food shall be conducted on site.
 8. Commercial-grade HEPA filter(s) shall be installed prior to building occupancy.

9. 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. Modifications are subject to the final review authority determined by the Economic and Development Services Director or his/her designee.
 10. The project shall be limited to the type of operation/building as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require an amendment to the Conditional Use Permit.
 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. No signage shall be installed until a sign permit is issued by the City's Development Services Department.
- Animal Control
13. The adoptable cats must be vaccinated for Rabies and each cat shall have their Rabies vaccination certificate readily available on site.

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.

- Plng.
1. Permits shall be obtained for all signs and window signs according to the provisions of the Costa Mesa Sign Ordinance.
 2. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.
 3. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
 4. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
 5. All requirements of the California Alcoholic Beverage Control Board (ABC) shall be complied with.

6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
- Bldg. 7. 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, 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.
8. 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.
9. Separate compartments, one for each animal, maintained in a sanitary manner so as to assure comfort.
10. Exercise runs which provide and allow effective separation of animals and their waste products. [CBC 1251.3]
11. Facilities shall maintain a sanitary environment to avoid sources and transmission of infection. This is to include the proper routine of disposal of waste materials. [CBC 1251.4.1]
12. The temperature and ventilation of the facility shall be maintained so as to assure the comfort. [CBC 1251.4.3]
13. An approved automatic sprinkler system shall be installed. [CBC 441.2]
14. If required, provide a plan to the County of Orange Health Dept. for review and approval.
- Fire 15. Comply with the requirements of the 2022 California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire & Rescue.
- Bus. 16. All contractors and subcontractors must have valid business licenses to do
Lic. 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.
17. Business license shall be obtained prior to the initiation of the business.

Purrs in Paradise - Project Description Letter

To: City of Costa Mesa
Planning Department
77 Fair Drive
Costa Mesa, CA 92626

Dear Planning Department,

We would like to formally ask for consideration for our proposed business, **Purrs in Paradise**, to operate at 2981 Bristol St, 1st Floor, Ste B3, Costa Mesa, CA (The CAMP), which lies within a C1 (Local Business District) zoning designation. While the inclusion of a cat lounge may traditionally be permitted in a C2 zone, we believe our business qualifies for a Conditional Use Permit (CUP) within a C1 zone due to its primary identity as a retail and entertainment establishment.

Project Overview

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.

Primary Retail and Entertainment Use

- **Revenue from Retail Sales:** We anticipate a large portion of our revenue will be generated from dessert and merchandise sales, aligning with traditional C1 retail establishments such as cafes and dessert parlors.
 - **Entertainment-Oriented Cat Lounge:** The cat lounge is an ancillary, time-limited entertainment feature that enhances the customer experience. It is similar in nature to play areas in family-oriented cafes or art studio lounges.
 - **Minimal Cross-Contamination:** There is a strict separation between the retail food sales area and the cat lounge.
-

Addressing Kennel & Overnight Stays

We recognize that overnight stays typically prompt kennel classification concerns. However, we respectfully submit that our use is fundamentally different:

- **Cats Only:** We will only have cats on premises and not any other animals such as dogs, birds, or reptiles. There will be no barking or any other issues with noise.
- **Indoors Only:** There will be no animals outdoors at any time. All cats will be kept indoors in a temperature-controlled, quiet environment.
- **Low Impact Overnight Stays:** Cats will remain onsite overnight and will not be transported daily to reduce stress and risk. While they will be unaccompanied at night, they will be continuously monitored via audio and video security systems and in their own individual kennels in the cat resting and litter room.
- **No Public Access After Hours:** There is no foot traffic or noise generated at night.
- **Use of Kennels for Health and Safety:** Cats will remain onsite overnight in individual kennels located within the dedicated cat resting and litter room. These kennels are designed to provide each cat with adequate space, ventilation, and comfort while ensuring their safety and preventing conflicts between animals. During operating hours, cats will have supervised free access to the lounge area to interact with visitors and each other. At closing, cats will be transitioned into their kennels in the resting and litter room for the night. This approach ensures a secure and low-stress environment overnight, while still allowing the cats freedom and socialization during the day. Additionally, kennels will be used to separate any cats that require temporary isolation due to illness or for acclimation to the new space.
- **No Animal Boarding or Public Drop-Offs:** We are not a boarding facility. Cats are not accepted from the public, and no temporary housing services are offered.
- **Pre-Screened Cats Only:** All cats are temperament-tested and selected by our rescue partner to ensure they are highly socialized and well-suited to a lounge environment.
- **Quiet, Predictable Environment:** Unlike typical kennels that may house noisy or stressed animals, our facility is limited to calm, quiet cats in a peaceful space.

- **Strict Capacity Limits:** A maximum of 15 cats will be onsite at any time—no fluctuations during holidays or peak times like kennels.
- **No Overnight Staffing Required:** Cats will remain onsite overnight in secured kennels to ensure their safety and well-being. The cat lounge and kennel area will be continuously monitored by a security system with video, audio, motion, and sound detection. The system is capable of sending real-time alerts not only if motion is detected but also if unusual or loud noises are captured, such as a cat in distress. While there will not be a staff member physically present overnight, the owners will have remote access to the monitoring system at all times. If an alert is triggered, or if unusual behavior or sound is observed, one of the owners will respond immediately if necessary. If we are unavailable, a trusted staff member or our designated rescue partner contact will provide assistance. This layered approach—with kenneling, surveillance, motion and sound alerts, and a defined response plan—ensures that the cats are secure, supervised, and able to receive timely assistance in the event of an emergency. In the event of an emergency, cats will be taken to a local 24 hour emergency animal hospital (such as Central Orange County Emergency Animal Hospital) for immediate care.
- **Therapeutic, Recreational Purpose:** The cat lounge is meant to provide guests with a unique, therapeutic experience—not to serve as a functional animal holding space.
- **Dedicated Rescue Partner Management:** We work solely with one cat rescue partner, Friends of Normie, who handles all animal logistics, care, adoption processing, and medical oversight. In addition to this primary rescue partnership, we also plan to reach out to the Costa Mesa Animal Shelter (Priceless Pet Rescue) to explore ways we can support their efforts and collaborate on shared animal welfare goals.

Cleanliness, Sanitation, and Air Quality Measures

- **Cleanable Materials and Furnishings:** All furnishings and materials used in the cat lounge will be carefully selected for their durability and ease of cleaning. Surfaces will be non-porous and washable, allowing us to maintain strict cleanliness and sanitation protocols.
- **HEPA Air Purifiers:** Commercial-grade HEPA air purifiers will be used in both the cat lounge and the litter room to eliminate dander, odor, and airborne particles.
- **Double Door Entry System:** Entrance into the cat lounge is through a vestibule with two doors; interior doors will be sensor-enabled so only one can open at a time.
- **No Smell or Noise Disturbance:** Through our design, ventilation, and strict sanitation protocols, we will ensure there is no detectable odor inside or outside the premises. The building is constructed with standard commercial walls that meet current building code requirements for separation between tenant spaces. While the walls are not specially treated with added soundproofing materials, they provide adequate acoustic separation, as evidenced by the fact that no neighboring noise is audible within our

space. Cats, unlike dogs or other animals, are not typically a significant noise source. Their vocalizations (meowing, purring, or play sounds) are intermittent and low-volume, and do not rise to a level considered disruptive under municipal noise standards. To further minimize potential sound, cats will be kenneled during non-operational hours, reducing both movement and activity overnight. Based on the building's construction, the quiet nature of cats, and our operational protocols, we do not anticipate generating noise levels that would exceed thresholds defined in Costa Mesa's Municipal Code for commercial zones or that would disturb adjacent businesses.

- **No Outdoor Seating or Animals:** All activity will take place indoors with no animals or customers congregating outdoors.
- **Cat Litter Box Maintenance:** Cat litter boxes will be cleaned throughout the day and sanitized and disinfected as often as once per week or more frequently as needed to ensure optimal sanitation and odor control.
- **Dedicated Mop Sink and Equipment:** A mop sink will be installed near the cat litter room. We will use separate mops for the cat lounge and the retail area to prevent cross-contamination.

Predictability, Safety, and Minimal Impact

- **Structured Visits:** Access to the cat lounge is time-limited (30 minute & 60 minute bookings) and available by reservation or walk-in (as long as reservations are not full), creating predictable and monitored foot traffic.
- **Limited Capacity:** The lounge will host no more than 12 guests at a time, with a maximum of 15 cats on-site.
- **Noise Control:** The lounge is designed for quiet, therapeutic interaction and is not a high-energy or noisy environment.
- **Adoption Window Hours:** Adoptions will be facilitated during our regular business hours. Our rescue partner does not need to be present on site or off site for the adoption process. Instead, all adoption applicants will be pre-screened and approved in advance by our rescue partner. Once approved, the adoption pickup can take place directly at our location during business hours. This ensures that adoptions are coordinated efficiently, with all necessary approvals completed ahead of time, while still providing flexibility and accessibility for adopters.
- **Blinds Installed:** Windows will be outfitted with blinds to reduce visual stimulation and will be drawn down only at night once the shop is closed.
- **Proposed Hours of Operation:** Operating hours will be daily from 10am-9pm (subject to change depending on demand)

- **Employees:** We plan to have two employees working at all times; one for the retail side and one in the cat lounge to interact with guests. An estimated five part-time employees will be working in rotation upon business opening.
-

Commitment to Compliance and Community

- **Professional Drafting and Design:** We are working with experienced interior designers, architects, and draftspeople to ensure plans meet city expectations.
 - **Community-Oriented:** Our goal is to build a positive, neighborhood-friendly destination that enriches the local commercial environment.
 - **No Impact to Surrounding Businesses:** Our business is thoughtfully designed to operate quietly and cleanly, with no negative impact on adjacent tenants. We will maintain strict noise control within the cat lounge, which will host only calm, temperament-tested cats. No amplified sound or high-energy activities will occur on-site. Odor mitigation will be ensured through commercial HEPA air purifiers, and regular litter maintenance. All operations, including animal access, will be conducted indoors, and no animals or guests will congregate outside. We are committed to managing customer flow in a way that avoids congestion or disruption to nearby businesses. Our controlled, predictable schedule and limited occupancy will ensure our presence remains harmonious with the surrounding commercial environment.
-

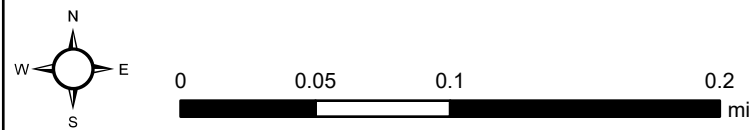
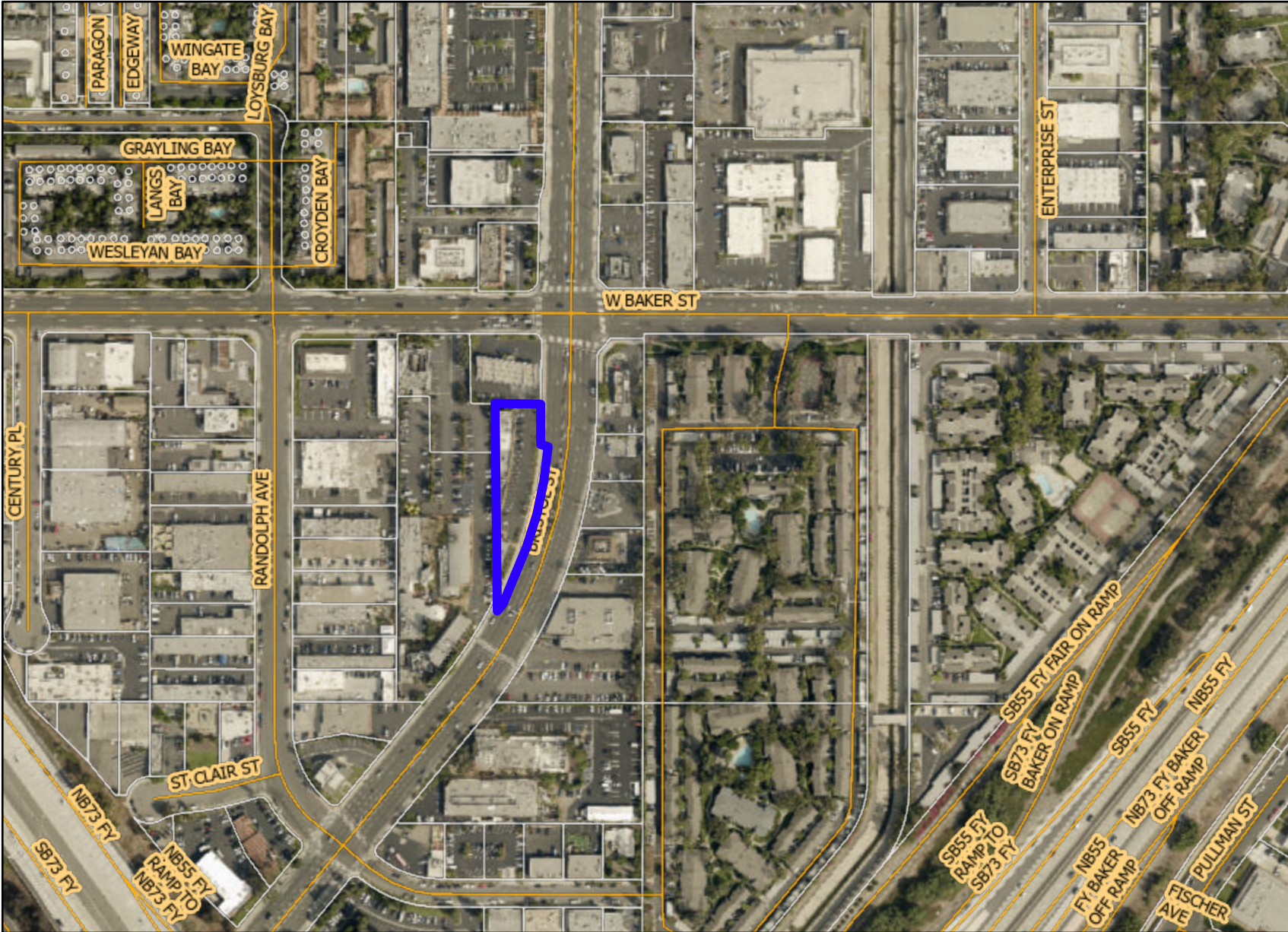
We kindly ask for your support and consideration in granting a Conditional Use Permit so that we may bring this thoughtful, community-driven concept to Costa Mesa. We believe Purrs in Paradise will be a source of delight, social good, and economic activity for the city.

Warm regards,
Michelle and Ben Lioe
Co-Founders, Purrs in Paradise

2981 Bristol St - Vicinity Map

Legend

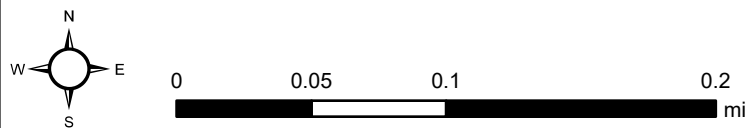
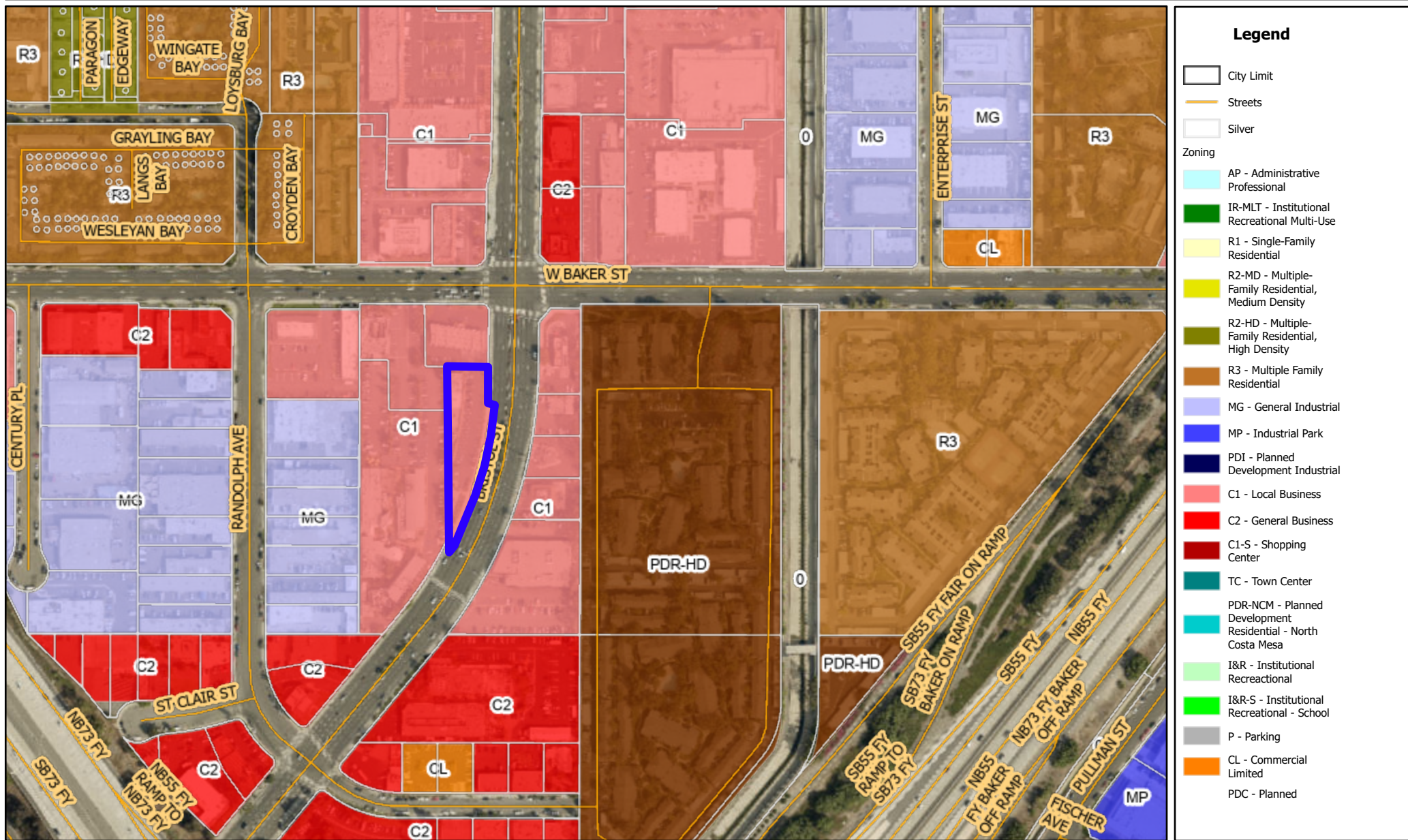
-  City Limit
-  Streets
-  Silver



The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

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2981 Bristol St - Zoning Map

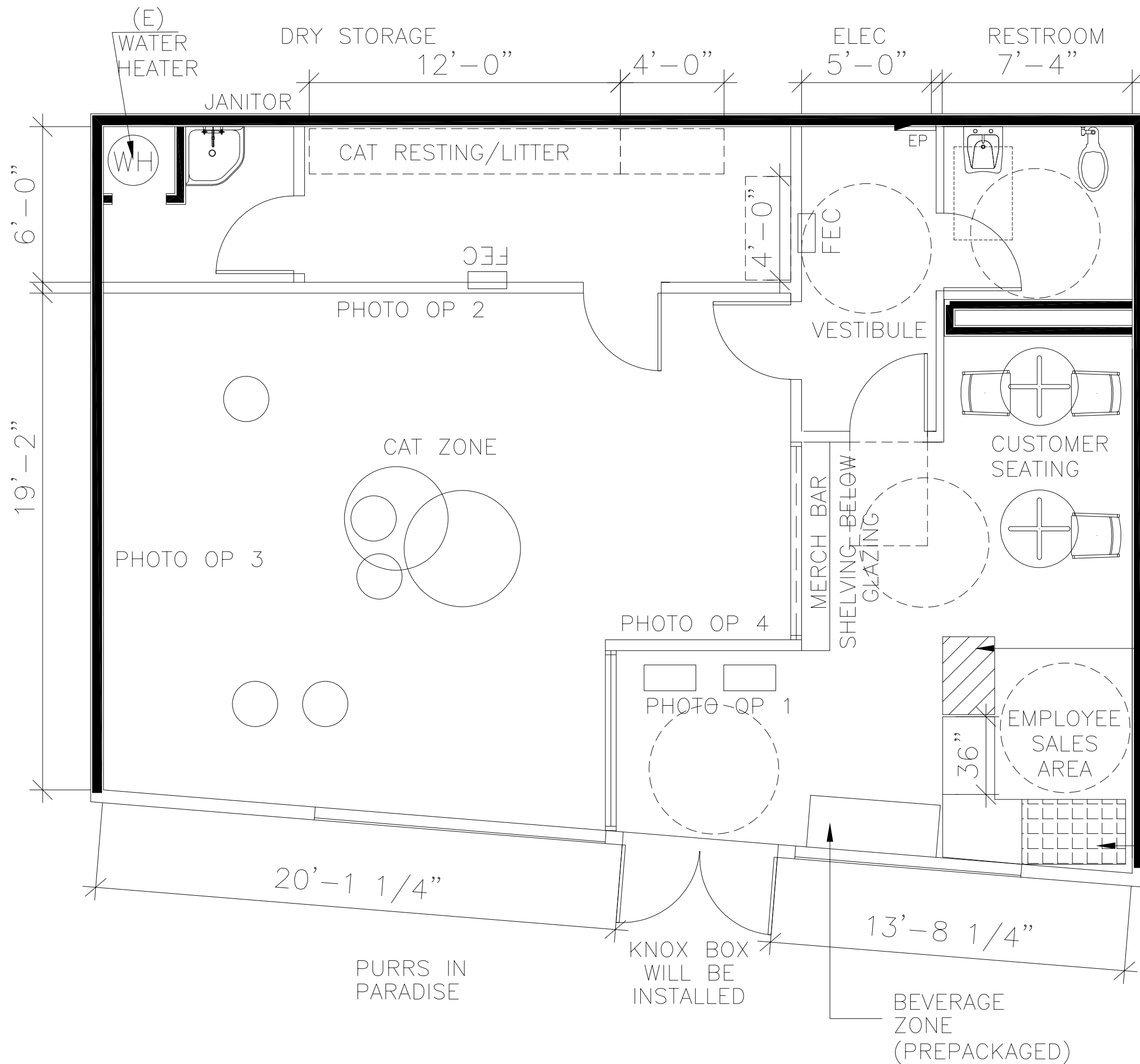


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2981 Bristol Street Suite B3





SQUARE FOOTAGES:
 ENTRY AREA: 94 SF
 SALES AREA: 64 SF
 CUSTOMER SEATING: 128 SF
 VESTIBULE: 61 SF
 RESTROOM: 48 SF
 CAT ZONE: 482 SF
 CAT RESTING: 113 SF
 JANITOR: 44 SF

NOT INCLUDING WALL THICKNESS.



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-581

Meeting Date: 11/10/2025

TITLE:

HOUSING ELEMENT IMPLEMENTATION (NEIGHBORHOODS WHERE WE ALL BELONG) PUBLIC ENGAGEMENT UPDATE

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTED BY: ANNA MCGILL, PLANNING AND SUSTAINABILITY MANAGER, CATHY TANG-SAEZ, DUDEK

CONTACT INFORMATION: MICHELLE HALLIGAN, 714-754-5608;
Michelle.Halligan@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission receive the presentation, provide feedback, and file this report.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: NOVEMBER 10, 2025

ITEM NUMBER: NB-1

SUBJECT: HOUSING ELEMENT IMPLEMENTATION (NEIGHBORHOODS WHERE WE ALL BELONG) PUBLIC ENGAGEMENT UPDATE

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

**PRESENTATION BY: ANNA MCGILL, PLANNING AND SUSTAINABILITY
MANAGER, CATHY TANG-SAEZ, DUDEK**

**FOR FURTHER INFORMATION CONTACT: MICHELLE HALLIGAN
714-754-5608
Michelle.Halligan@costamesaca.gov**

RECOMMENDATION:

Staff recommends the Planning Commission receive the presentation, provide feedback, and file this report.

BACKGROUND:

The City's adopted Housing Element is a State-mandated strategic blueprint for addressing Costa Mesa's existing and projected housing needs through 2029. The Housing Element describes housing characteristics, establishes housing programs, and identifies Housing Element Opportunity Sites to meet a housing target called the Regional Housing Needs Assessment (RHNA). Costa Mesa's current Regional RHNA allocation is 11,760 units. The City must complete zoning and land use regulations described in the Housing Element, allowing 17,042 units, due to needing a buffer beyond the RHNA, to adequately plan for the RHNA capacity and achieve Housing Element certification by the California Department of Housing and Community Development (HCD).

In November 2022, Costa Mesa voters approved Measure K, an ordinance to allow updates to land use plans that support housing in commercial and industrial corridors without a citywide vote. Costa Mesa Municipal Code 13-200.106(g), the ordinance implementing Measure K, requires city-sponsored land use plans on sites within the Measure K boundary, such as the Housing Element Opportunity Sites, to "include a public

community visioning process (e.g., workshops, design charrettes, community surveys) prior to adoption or amendment by the City Council at any required public hearing.”

In response to State-mandated housing regulations and in accordance with the City Council’s goal to “diversify, stabilize and increase housing to reflect community needs,” the City endeavors to implement the Housing Element. At its February 18, 2025, meeting, the City Council approved a Professional Services Agreement with Dudek for the Housing Element rezoning program, including a public community visioning process and Environmental Impact Report. Since officially kicking off the project in March 2025, the Consultant Team and City staff have been working diligently on several components, including public visioning and outreach.

On November 4, 2025, the City’s consultant, Dudek, and City staff provided the City Council with an update regarding progress in public engagement for the implementation of the adopted Housing Element. The staff report and meeting materials can be found via the link below. The presentation is provided as Attachment 1 to this report

- November 4, 2025, City Council Housing Element Public Engagement Update staff report:
<https://costamesa.legistar.com/View.ashx?M=PA&ID=1344835&GUID=252C41AB-59A0-4FE9-A8AA-C7218C393102>

ANALYSIS:

Since many components of Housing Element implementation may be subject to Planning Commission consideration, review and/or approval, staff is providing this update so the Planning Commission would benefit from the same public engagement status update provided to the City Council. The presentation

Public engagement is an important component of the Housing Element implementation effort. The scope of work includes three “rounds” of public outreach for Neighborhoods Where We All Belong. Each round is be designed to provide a variety of time, date, location, and activity options to create diverse opportunities for participation. A summary report specific to the first round of community visioning and outreach will be posted to the project website in November. In the first round of outreach, the public visioning and engagement options included, but were not limited to the following:

- Project website <https://www.costamesaneighborhoods.com>;
- Community Open House;
- Workshops in three areas of the community (Harbor and Newport Boulevards, Westside, and North Costa Mesa/SoBECA)
- Walking tour of the Westside;

- Pop-ups (casual outreach activities designed to meet the public where they are) at five coffee shops, one brewery, three community celebrations, and three local organization events;
- Online survey; and
- Focused discussion groups.

Early analysis of the input provided during the first round of outreach identified some common themes of what Costa Mesans want in the future of housing and neighborhoods:

- Affordable housing options and a variety of development types;
- Multi-modal transportation options with improved walkability and safer streets;
- Open spaces and landscaped pathways within residential developments connecting to other uses;
- Public and private spaces for community gathering and culture;
- Eclectic character so Costa Mesa continues to feel unique from other cities; and
- Transparency in the outreach process to ensure the public has more technical information.

The data collected at the Open House, workshops, pop-ups, focused discussions, and surveys are being distilled into more detailed key findings.

NEXT STEPS:

A summary document of the outreach information and findings will be posted to the project website and emailed to the interested parties list by the end of November. The input collected through the public visioning and outreach process will influence upcoming land use regulations and design standards, and other Zoning Code amendments. A study session is anticipated to be held in December 2025 to discuss the approach to the code amendments.

The next major work efforts for Neighborhoods Where We All Belong in 2025 include, but are not limited to:

- Pursuant to the California Environmental Quality Act, preparing an Initial Study and Notice of Preparation for an Environmental Impact Report;
- Drafting Zoning Code amendments to comply with state law; and
- Drafting residential and mixed-use development zoning and objective design standards.

The planning for Round 2 of public outreach has also begun. The activities are anticipated to begin in late January or early February in 2026. Based on feedback received at workshops and pop-ups, in addition to in-person workshops, pop-ups, and

focused discussions, Round 2 will include an online survey that is available for several weeks and an online workshop.

ENVIRONMENTAL DETERMINATION

This informational presentation to the Planning Commission with no associated decisions is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines because the action is not a “project” pursuant to Section 15378(b)(5). The action involves an organizational or administrative activity of government that will not result in the direct or indirect physical change in the environment because this is a status update regarding public engagement and outreach efforts for a project that will be analyzed pursuant to the CEQA Guidelines.

ALTERNATIVES

This agenda report is limited to providing an informational presentation to the Planning Commission with no associated decisions; therefore, alternative actions are not applicable.

PUBLIC NOTICE

There is no public notice requirement for the City Council Neighborhoods Where We All Belong public engagement update. However, the City provided the following informal courtesy notices:

- The date and time of the Neighborhoods Where We All Belong public engagement update to the Planning Commission was posted on the project website on Thursday, November 6, 2025.
- Information on the Neighborhoods Where We All Belong public engagement update to the Planning Commission was posted on the project website on Thursday, November 6, 2025.

CONCLUSION

The City successfully engaged a broad audience in the first round of Neighborhoods Where We All Belong outreach through a variety of activities. Public engagement leads to better-informed decisions and empowers residents and other stakeholders to help shape their community. By meaningfully incorporating public input, the City will create regulations that reflect local needs, comply with state law, and lead to more positive outcomes. The City is preparing to utilize feedback from the community to inform the next steps of the project. In early 2026, the public will be invited to reconnect with this effort, review draft regulations, and continue this important work toward a future with more housing options for all Costa Mesans.



Community Visioning Update
Costa Mesa Planning Commission Meeting
November 10, 2025

Project Overview



- Adopted by City Council in 2022
- State mandated chapter (element) of the City's General Plan
- Updated every 8 years (cycle)
- Studies housing conditions
- Establishes programs to address housing (like identifying sites to accommodate City's RHNA)
- City is required to implement the programs (like rezoning sites and updating zoning code)



- Ballot measure approved by Costa Mesa voters in 2022
- Authorizes City to update zoning regulations to allow housing in commercial and industrial areas
- Creates new opportunities while preserving existing neighborhoods
- Community visioning is required prior to rezoning

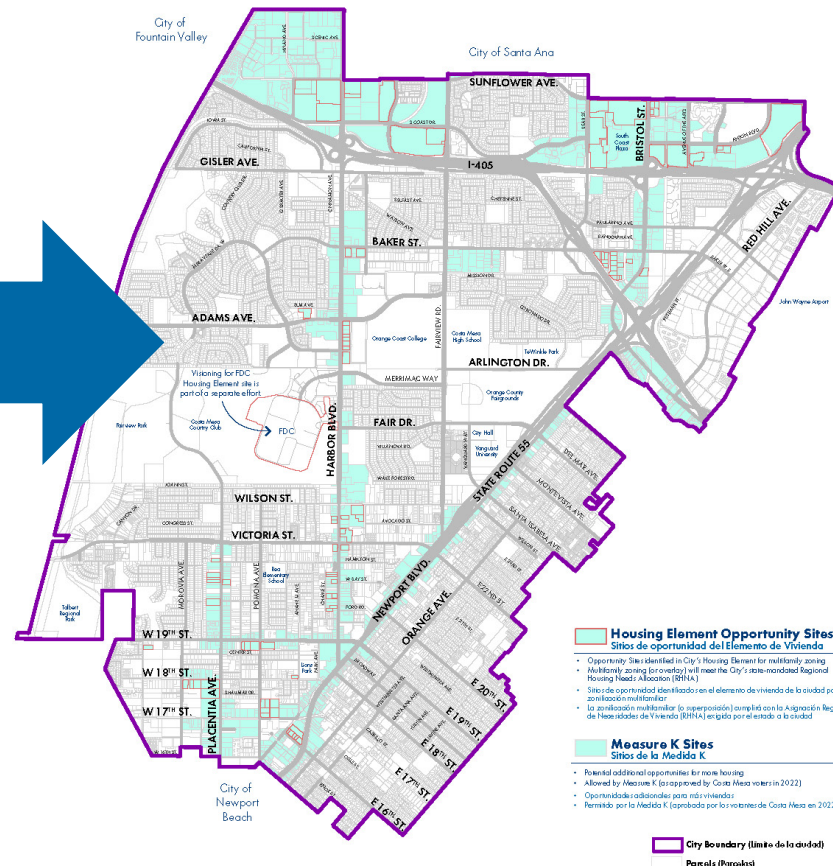
Its objective is to implement the Housing Element:

1

Housing Development Opportunities

- Rezone sites to allow housing development
- Sites are identified in Housing Element and Measure K
- Prioritizes housing near jobs and amenities, while preserving existing neighborhoods

Map of sites to be rezoned:



2

Zoning Code Amendments

- Update the zoning code to comply with state housing laws
- Streamline permitting for new housing projects
- Prepare objective design standards for multifamily and mixed-use developments

Community visioning through **OUTREACH & ENGAGEMENT**

- Envision with the community to inform the effort
- Inform the public about the effort
- Create multiple opportunities for participation
- Satisfy Measure K and Housing Element requirements
- Foster hope for the future



Overview of Round 1

COMMUNITY VISIONING

Multi-layered to offer various opportunities, locations, and formats to hear from a variety of voices.



1

**CITYWIDE
OPEN HOUSE**

Jul 2025



3

**COMMUNITY
WORKSHOPS**

Aug-Sep 2025

*Newport & Harbor Blvd
Westside Walking Tour
North Costa Mesa & SoBECA*



3

**FOCUSED
DISCUSSIONS**

Sep-Oct 2025

*Newport & Harbor Blvd
Westside
North Costa Mesa & SoBECA*



12

**POP-UP
EVENTS**

Aug-Oct 2025



1

**ONLINE
SURVEY**

Sep-Oct 2025

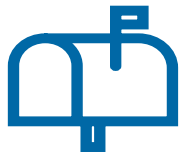
ROUND 1

GETTING THE WORD OUT

Several methods of notification were used to raise awareness of the effort, share information, and invite Costa Mesans to participate in the visioning process:

- Social media (Facebook, Instagram, X)
- City Council announcements
- www.CostaMesaNeighborhoods.com
- Press release

- Direct email blasts
- City Hall Snapshot
- Citywide postcard mailer
- Partner emails



51,061 HOUSEHOLDS received
a city-wide postcard invitation



10,000+ EMAIL RECIPIENTS of
City Hall Snapshot



228,600 VIEWS of social
media posts



10,000+ RECIPIENTS of
Citywide eblasts and press
releases



2,700 UNIQUE VIEWS
of project website



206 UNIQUE SIGN-UPS to
project website interest list

1 CITYWIDE OPEN HOUSE

Neighborhoods Where We All Belong was kicked off at a Citywide Open House on Wednesday, July 30 at the Norma Hertzog Community Center.

- Over 77 community members participated
- 7 informational boards and 3 visioning activities were provided



147 Sticky Note Comments



280 Prioritization Response Dots



3 COMMUNITY WORKSHOPS

Three Community Workshops were subsequently held:

- Newport & Harbor Blvd, Thursday, August 21st
- Westside, Saturday, August 23rd
- North Costa Mesa & SoBECA, Wednesday, September 10th
- Over 129 community members participated in various activities that were specific to each focus area



65 Sticky Note
Comments



135 Map Flags



207 Prioritization
Response Dots



21 Worksheet
Activity Responses



3 FOCUSED DISCUSSIONS

Focused Discussions held:

- North Costa Mesa & SoBECA, Thursday, September 18th
- Westside, Thursday, September 18th
- Newport & Harbor Blvd, Friday, October 3rd

Representatives from community organizations, as well as local developers and property owners participated.





12 POP-UPS

Meet people where they are! City staff reached out to the community at coffee shops, a brewery, and special events



1 ONLINE SURVEY

Priorities for good neighborhoods
Designing multistory housing
Vision for future new housing
250 surveys taken in 2.5 weeks!



ROUND 1

WHAT WE HEARD

Many voices were heard. Costa Mesa residents, property owners, representatives from local organizations, and members of the local business community shared their perspectives. A snapshot of the number of participants and contributions is shown below.

WHO WAS INVOLVED?



Over **545**
Participants

HOW MANY RESPONSES?



354 Sticky Note
Comments



460 Prioritization
Response Dots

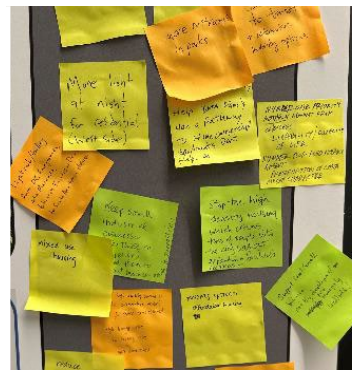
342 Online
Prioritization
Responses



135 Identified
Locations on
Community Maps



21 Walking Tour and Design
Worksheet Activity Responses



ROUND 1

WHAT WE HEARD

Early analysis has identified some key themes. Other themes may arise as well.

- Affordable housing options and a variety of development types;
- Multi-modal transportation options with improved walkability and safer streets;
- Open spaces and landscaped pathways within residential developments connecting to other uses;
- Public and private spaces for community gathering and culture;
- Eclectic character so Costa Mesa continues to feel unique from other cities; and
- Transparency to ensure the public has more technical information.

NEXT STEPS

- Round 1 to inform Round 2
 - Community input received to inform draft regulations for how housing should be designed and developed
- CEQA
 - Initial Study & Notice of Preparation
- Zoning Amendments
 - Addressing existing urban plans and overlays
 - Draft residential/mixed-use regulations
 - Draft of other Zoning Code amendments
 - Draft new objective design standards
- Round 2 of Community Visioning
 - More events in February 2026



Thank you!

Questions?

For more information, visit:
www.CostaMesaNeighborhoods.com