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PCUP - 25-0015

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**From** Dave Serna <davecserna@gmail.com>  
**Date** Thu 4/23/2026 11:25 AM  
**To** PC Public Comments <PCPublicComments@costamesaca.gov>

Dear Planning Commission,

I am writing to express my support for the Conditional Use Permit application for The Nest at Still.

I have had the opportunity to experience The Nest and have found it to be a thoughtfully operated, well-managed space that hosts small, curated events. In my experience, the events are respectful of the surrounding area and do not create noticeable disruptions related to noise, traffic, or parking.

The ownership has demonstrated a clear commitment to maintaining a professional, community-oriented environment, and to being considerate of neighboring businesses and residents. Their approach feels intentional and aligned with the character of Costa Mesa's small business and creative community.

I believe formalizing their operations through the CUP process is a positive step and will only further ensure accountability and adherence to city guidelines.

Thank you for your time and consideration.

Sincerely,  
Dave Serna  
912 west 17th st Costa Mesa  
Ca 92627

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PCUP-25-0015

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**From** Amy Ransons <amy@oc-photoboosth.com>

**Date** Thu 4/23/2026 12:47 PM

**To** PC Public Comments <PCPublicComments@costamesaca.gov>

Dear Members of the Costa Mesa Community and City Council,

I am writing to express my strong support for The Nest on 17th and its owners, Mykal and Mackenzie, ahead of the upcoming public hearing on April 27th at 6:00 PM.

As the owner of a small business, OC Photo Booths, I've had the privilege of working with many venues, and I can confidently say that The Nest on 17th stands out as something truly special. Mykal and Mackenzie have created far more than just an event space, they've built a welcoming, thoughtfully designed environment that brings people together and fosters genuine connection within the Costa Mesa community.

Their vision, dedication, and attention to detail are evident in every event they host. The Nest on 17th has become a place where milestones are celebrated, memories are created, and local businesses are given opportunities to thrive. From photographers and planners to florists and entertainers, their venue has played a meaningful role in supporting a wide network of small businesses, including my own.

Beyond the economic impact, what truly sets Mykal and Mackenzie apart is who they are as people. They are passionate, hardworking, and deeply committed to their clients and community. They lead with integrity and kindness, and it shows in the relationships they've built and the reputation they've earned. They consistently go above and beyond to ensure every event is not only successful, but memorable.

The Nest on 17th is a positive and valuable addition to Costa Mesa. It reflects the kind of small business that strengthens community ties, supports local entrepreneurship, and enhances the city's culture.

I **wholeheartedly** support Mykal, Mackenzie, and The Nest on 17th, and I respectfully encourage you to do the same.

Thank you for your time and consideration.

Sincerely,

Amy Ransons

OC PHOTO BOOTHS

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**Public Comments - Public Hearing #1 - PCUP-25-0015**

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From Jim Fitzpatrick <jimfitzeco@gmail.com>  
Date Thu 4/23/2026 2:43 PM  
To PC Public Comments <PCPublicComments@costamesaca.gov>  
Cc CITY CLERK <CITYCLERK@costamesaca.gov>

📎 1 attachment (839 KB)  
Public Hearing Item #1 - PCUP-25-0015 - Public Comments.pdf;

Please make the attached Public Comments available for Public Hearing #1

Please confirm receipt of this email

Cheers,

Jim Fitzpatrick  
Solutioneer

**G.O.A.T.**  
**Government Openness And Transparency**  
**DOGE** for Costa Mesa  
Riffs on **Goat Hill** &  
**Greatest Of All Time.**



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## Public Hearing Item #1: PCUP-25-0015

Commissioners, Please have the Transportation Department clarify this issue, please make the following motion to modify either Finding C, or if it is moved to the Conditions with language below, and I hope you will also make the below comments to Staff. Thank you

### TRAFFIC IMPACT FEE (TIF) – How much and when paid?

#### Recommended Planning Commission Motion:

- Modify Finding C in Exhibit A to read: (Or Condition if relocated)
  - a. The Traffic Impact Fee of \$\$\$ (Specific Amount), shall be paid prior to Certificate of Occupancy, and shall not be required to be paid prior to issuance of Building Permit.

#### Recommended Planning Commissioner Comments, requesting Staff to:

- On all further conditional Use Permits, have the above Condition be Template with 1) how much is the TIF and 2) when the TIF shall be paid
- Investigate and report back:
  - a. Why isn't the CUP on TESSA?
  - b. Why isn't the CUP on the new Beta Active Development Map?
  - c. Can we receive some reports from TESSA?:
    - How long does the average CUP process take, from submission to Public Hearing?
      - Suggest Include other Types of Applications. mCUP, ADU, TI's and Housing Projects

### **EXHIBIT A**

#### FINDINGS

C. The project is subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

- Location of Traffic Impact Fee notification has been relocated **FROM** Conditions in Exhibit B **TO** Findings in Exhibit A. **WHY?**
- Traffic Impact Fee is known and knowable, why is Applicant not made aware of the exact Fee now?
- Payment timing not specified and needs to be specified.
- **NOTE:** Notification of the TIF is often a last minute surprise for Applicants, as they are not notified in TESSA. This process needs to be improved

Policy Clarification from the Traffic Impact Fee Committee October 9, 2025

Fitzpatrick Comments at Traffic:

**5. COMMITTEE MEMBER/LIAISON COMMENTS**

- a. Member Fitzpatrick commented that he would like to change the timing of City collection of traffic impact fees to the last possible threshold based on the application type. He also stated he would like to see a credit towards the traffic impact fee for any City-conditioned work performed in the public right-of-way such as the installation of new curb, gutter and sidewalk. He questioned the ability for the City to use traffic impact fee funds to fund active transportation projects and stated that he did not understand the nexus between developments and active transportation facilities.

Director Sethuraman Response at Traffic Impact Fee Committee October 9, 2025:

**6. STAFF COMMENTS**

- a. Public Works Director, Raja Sethuraman, clarified that the traffic impact fees are collected by the City prior to issuance of the certificate of occupancy or other similar timing threshold. He mentioned that tenant improvement projects may require earlier fee payment at building permit phase since there is subsequent certificate of occupancy issuance. He stated that the City is flexible working with developers on payment of the traffic impact fee such as approving payment of the fees through a payment plan. Mr. Sethuraman mentioned that he received Mr. Moore's letter in the morning and was only able to have a brief conversation with the City's legal team. He stated that City staff are working on a response and noted interest in updating the traffic impact fee program and nexus study in early 2026.

**Historically, Traffic Impact Fees have been enumerated and in the Conditions of Approval:**

- Why not enumerated TIF amount, to alert the Applicant?
- Why shift the location from Exhibit B to Exhibit A
- At the TIF Meeting October 9, 2025, Director Sethuraman clarified this instances were not consistent with policy

RESOLUTION NO. PC-2025-06  
**1619 Superior**  
Monday, October 27, 2025

**AGENDA:**

<https://costamesa.legistar.com/View.ashx?M=F&ID=14885778&GUID=3437F60B-1923-498A-A052-DD207278DBC1>

RESOLUTION NO. PC-2025-06  
Monday, April 28, 2025

**AGENDA:**

<https://costamesa.legistar.com/View.ashx?M=F&ID=14113208&GUID=91DFE710-48DE-4A92-A3AD-31C25C2165CF>

Trans 33. Fulfill mitigation of off-site traffic impacts at the time of issuance of building permits by submitting to the Transportation Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based upon the average daily trip generation rate of 34.70 trip ends per TSF for the proposed project. It includes a credit for any previously existing use. At the current rate, the Traffic Impact Fee is estimated at \$ 3,648.00. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permits based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

TRAN 30. Fulfill mitigation of off-site traffic impacts at the time of issuance of Building Permit by submitting the required Traffic Impact Fee to the Transportation Division under the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based on the average daily trip generation rate of 4.81 trip ends per dwelling unit for the proposed project. It includes a credit for any previously existing use. At the current rate, the Traffic Impact Fee is estimated at \$4,332.00. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of the Building Permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

**CONCLUSIONS:**

- At the Traffic Impact Fee Ad Hoc Committee Meeting
  - Staff assured Committee Members the Traffic Impact Fees are collected at the latest point in the process, as close to the nexus of actual impacts
- This is factually incorrect, as proven by these Conditions of Approval
  - You MUST pay
  - You SHAL NOT receive your Building Permit, UNTIL YOU PAY!

# NOT ON TESSA

## Public Information

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Permit 2

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Permit Number E99-00876

Type Electrical-Residential

Project Name

Status Final

Main Parcel 424-371-04

Address 932 W 17TH ST Costa Mesa

Applied Date 09/17/1999

Issued Date 09/17/1999

Expiration Date 05/15/2000

Finalized Date 11/17/1999

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Permit Number PS09-00169

Type Construction Access - ECOA - Construction Access Permit

Project Name

Status Final

Main Parcel 424-371-04

Address 932 W 17TH ST Costa Mesa

Applied Date 04/29/2009

Issued Date 01/11/2010

Expiration Date 10/29/2009

Finalized Date 12/22/2017

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Plan Number PAGR-26-0001

Type Professional Service Agreement - PAGR - Professional Service Agreement

Status Submitted

Project Name

Address 932 W 17TH ST Costa Mesa, CA 92627

Applied Date 02/02/2026


Completion Date

Expiration Date

Main Parcel 424-371-04

Results per page  1 - 1 of 1 << < 1 > >>

**NO INFORMATION AVAILABLE:** Address not available to be pulled up

 **Active Development Map (Public Beta)**  
City of Costa Mesa

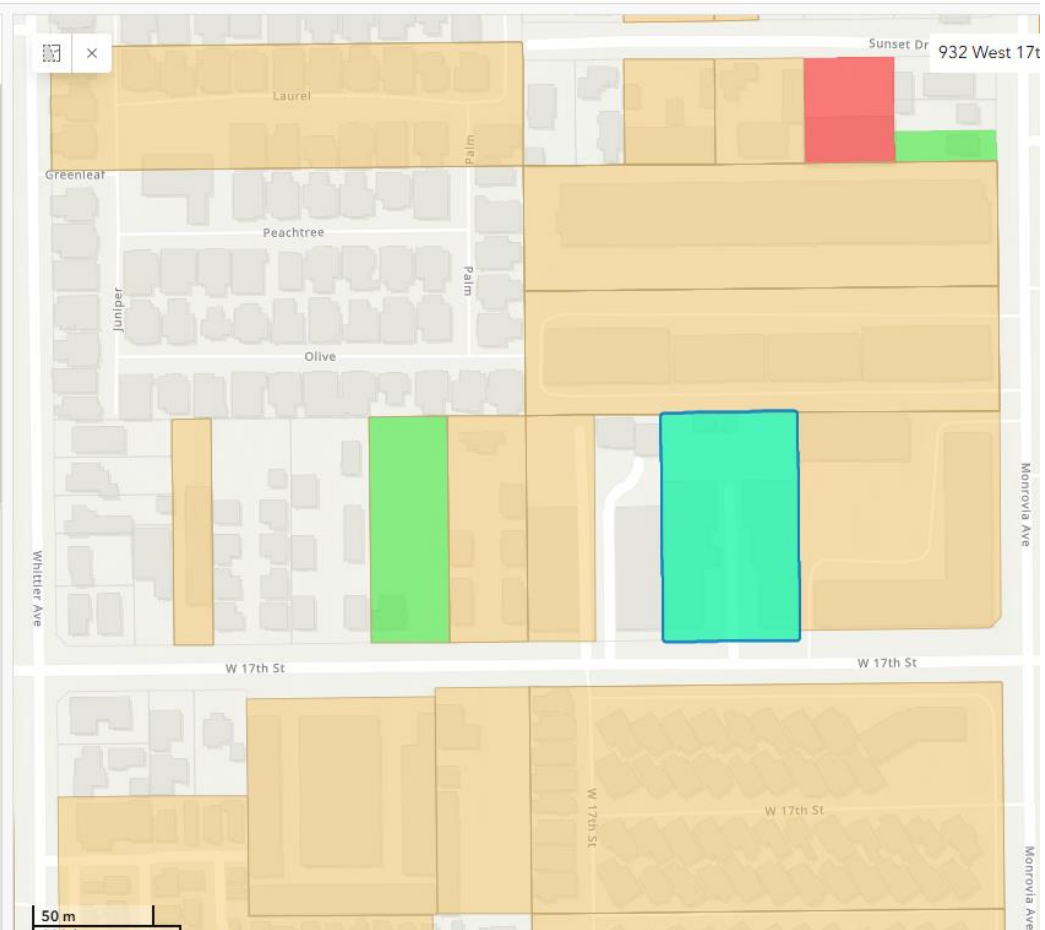
Search...

**Parcel Address: 928 W 17th St  
(424-371-04)**

### Costa Mesa Building and Planning

Zoning	<b>MG</b>
General Plan Designation	<b>LI</b>
Specific Plans Sub Area	<b>Mesa West Bluff</b>
Transit Priority Area (AB 2097)	<b>Transit Priority Areas (Connect SoCal 2024; 2050 Plan Year)</b>
Housing Element Site	<b>No</b>
Hillside Area / Bluff Crest	<b>No</b>
Potential Historic Sites	<b>No</b>
Opportunity Zone	<b>No</b>
SB 9 Activated	<b>No</b>
Measure K / Y	<b>Measure Y</b>
Occupancy	<b>A-1 Assembly - Theaters, Concert Halls; A-3 Assembly - Churches, Gyms, Halls, Museums; B Business - Office, Professional, Service</b>
Building Type	<b>Commercial; Industrial</b>

Jurisdictional



Lastly, we all need to recognize what the Chamber of Commerce Member Survey revealed:

## Permits are a significant issue

QUESTION: What is each Planning Commissioner doing about it?

**#1 ISSUE**



### Key themes

#### Permitting & regulatory processes (most common theme)

- Requests to streamline permitting and approvals
- Desire for faster processing and fewer administrative burdens
- Calls for an ombudsman/business liaison to help navigate City processes
- Concern about reliance on expeditors and inconsistent review timelines

**#1**

#### Homelessness, safety, and neighborhood conditions

- Repeated requests for stronger and more consistent homelessness policies
- Desire for quicker response and enforcement mechanisms
- Safety and cleanliness are noted as factors impacting business operations

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**Public Comments - Public Hearing #1 - PCUP-25-0015**

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**From** Jim Fitzpatrick <jimfitzeco@gmail.com>  
**Date** Thu 4/23/2026 4:35 PM  
**To** PC Public Comments <PCPublicComments@costamesaca.gov>

Commissioners,

I wish to modify my previous comments regarding the notification of Traffic Impact Fees in both the amount and the timing of payment by removing my comments and concerns and recognizing the Conditions of Approval correctly stated amount and timing of the payment if the TIF

I got part of it wrong

My other comments stand in hopes that you might pursue continuous improvements

Jim Fitzpatrick  
SOLUTIONEER

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