
From: David Gottlieb <dagott678@gmail.com>
Sent: Sunday, October 13, 2024 10:03 PM
To: PC Public Comments
Subject: Application PMAP-24-0003, 800 Baker Street

The following are our comments on the subject application which is for a new fire station. Overall the design of the new facility should try to mitigate any negative noise impacts upon the adjacent residential projects especially Wesleyan Bay. Also any changes to the access to the site should be mitigated as much as possible so as to not negatively impact the residential uses on Wesleyan Bay, Elmira Bay Randolph Street and Jeffrey Drive. Thank you

David & Sandi Gottlieb, owners
784 Wesleyan Bay Costa Mesa Ca

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From: Margie S <margiesevenbays@gmail.com>
Sent: Thursday, October 10, 2024 5:55 PM
To: PC Public Comments
Subject: Application No PODA-24-0001 & PMCP-24-0008

Dear Planning Department

As one of owners of Vista Center on Placentia Street I am not in favor of approval for the expansion of outdoor dining and extended hours of operation at the establishment requesting consideration under Application NO PODA 24-0001 & PMCP 24-0008.

The reasons for not being in favor are as follows:

The business doesn't have enough parking for clients.

The Vista Center Parking is for our customers only, not for other businesses in that area.

We have signs posted and if other businesses use our parking lot are subject to being towed. If the Planning Department were to okay the permit, it would be an added expense for additional security to enforce the no parking requirement and maintenance of the parking lot.

I am also very concerned about liability of other businesses using our parking lot and crossing the street at night. If you issue the permit, it will place another hardship on our business to seek legal advice regarding liability if someone got hurt or killed, that was not shopping at Vista Center.

Before the Planning Department issues a Business License they should make sure that business has ample parking; whether it is on that business property or city street parking. It is not up to an existing business to share parking with another business, except on city streets.

Also refer to the email sent by the property manager of Vista Center for additional concerns

Sincerely,
Margie Schwartz

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From: Dan Vozenilek <dv92627@yahoo.com>
Sent: Thursday, October 10, 2024 8:30 PM
To: PC Public Comments
Subject: Agenda Item #3 - Westend

I'm writing this email to oppose approval of the conditional use permit requested by Westend restaurant (applicant). The report and the applicants letter describe the location site location and surrounding area as industrial, which is technically true for the restaurant parcel but within a few hundred feet is a very large quiet residential neighborhood. There is no need to have live music until 2 a.m.

I understand that expanding their outdoor dining doesn't require additional parking, but I think our commissioners should take a close look at how poorly the existing parking situation is. I live in the abutting Freedom Home neighborhood, I've had too many close encounters with pedestrians jaywalking in both directions across 19th to get to this and the other two establishments nearby because most of their patrons are parking in the lot across the street. It's not safe, period. To allow them to expand their restaurant size without considering the actual safety of this location is irresponsible.

Additionally, this applicant was charged with several misdemeanors by our code enforcement department for purposefully breaking COVID restrictions so that they could profit during the height of the pandemic. I think the council needs to take a close look at all of the previous violations and disregard for public safety that has been caused by this applicant. Please reject their CUP applications for all of the reasons outlined.

Thank you,

Concerned local resident

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From: Kim Platt <plattk1@icloud.com>
Sent: Friday, October 11, 2024 10:56 AM
To: PC Public Comments
Subject: Application # PODA-24-0001 & PMCP-24-0008

Dear Planning Department,

I am one of the owners of the Vista Shopping Center in Costa Mesa and I am concerned about granting the expansion of outdoor dining and extended hours to a nearby business due to their lack of parking. I feel it will negatively impact our shopping center due to their customers using our parking lot, which is for our customers and adding to our expenses to hire security.

Thank you,
Kim Platt
Sent from my iPhone

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From: Jess J <jess_516@hotmail.com>
Sent: Sunday, October 13, 2024 8:49 PM
To: PC Public Comments; PLANNING INFO
Subject: Application NO.: PODA-24-0001 & PMCP-24-0008

Dear Planning Department,

My name is Jessica Jennings and I am an owner of Vista Center. I am reaching out regarding Application No. PODA-24-0001 & PMCP-24-0008, which seeks approval for the expansion of outdoor dining and extended hours of operation at a nearby establishment.

The owners of the Vista Center have significant concerns regarding this application, and I would like to bring them to your attention for consideration:

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

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

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

Again, to reiterate our concerns:

Liability for people crossing the street, especially intoxicated. Fear that someone will get hit by a car parking in our lot illegally, taking parking spaces for our customers causing the center additional expenses including being forced to hire security which costs are substantial and placed unfairly on the tenant's causing issues between neighboring businesses approval will most like cause other businesses to have the same request. I would greatly appreciate your help in ensuring that you protect the current established businesses.

Thank you for your time and consideration.

Respectfully,

Jessica Jennings

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: ARIOS, JUSTIN
Sent: Monday, October 14, 2024 12:08 PM
To: PARTIDA, ANNA
Subject: FW: Item #3: Call to Review Zoning Administer Approval of A 24-380 Minor Conditional Use Permit and Outdoor Dining Permit (PODA-24-0001 and PMCP-24-0008) at 814 West 19th Street ("Westend")

From: kari nieblas <knieblas@yahoo.com>
Sent: Saturday, October 12, 2024 6:45 AM
To: ERETH, ADAM <ADAM.ERETH@costamesaca.gov>; TOLER, RUSSELL <RUSSELL.TOLER@costamesaca.gov>; KLEPACK, KAREN <KAREN.KLEPACK@costamesaca.gov>; ZICH, JON <JON.ZICH@costamesaca.gov>; ROJAS, JOHNNY <JOHNNY.ROJAS@costamesaca.gov>; VALLARTA, ANGELY <ANGELY.VALLARTA@costamesaca.gov>; MARTINEZ, DAVID <DAVID.MARTINEZ@costamesaca.gov>; DRAPKIN, SCOTT <SCOTT.DRAPKIN@costamesaca.gov>
Cc: REYNOLDS, ARLIS <ARLIS.REYNOLDS@costamesaca.gov>; STEPHENS, JOHN <JOHN.STEPHENS@costamesaca.gov>; ARIOS, JUSTIN <JUSTIN.ARIOS@costamesaca.gov>
Subject: Item #3: Call to Review Zoning Administer Approval of A 24-380 Minor Conditional Use Permit and Outdoor Dining Permit (PODA-24-0001 and PMCP-24-0008) at 814 West 19th Street ("Westend")

Dear Planning Commissioners,

I'm a resident of Costa Mesa in the Freedom Homes/Canyon Park neighborhood near Westend. I'm concerned about safety and noise from the proposed expansion of Westend and request you deny this application.

The agenda report identifies surrounding uses as Light Industrial, and General Commercial. It should also note that the Freedom Homes/Canyon Park neighborhood starts less than a block from Westend.

Lack of parking for Westend (and the two other bars next to it) is an existing problem that leads to significant safety concerns for the bar patrons, nearby residents, and everyone else on that part of W. 19th. City approval of the proposed application would allow that problem to continue and be exacerbated.

As it is now, bar patrons park at the shopping center across W. 19th – I can't tell you how many times I've slammed the brakes to avoid a jaywalker suddenly running across W. 19th to get to/from those bars.

The bar patrons also park in the residential neighborhood only half a block west of Westend. This puts just-leaving-a-bar-drivers with the pedestrians on no-sidewalk quiet residential streets.

The agenda report relies that Westend will secure and direct bar patrons to off-site parking around the corner on Placentia, but nothing indicates how this requirement will be actually enforced, or ensured to continue over time.

Also, the agenda report notes that Westend is near a bus route, but gives no indication that bar patrons ever actually use buses, or that buses actually run on that route at 2am.

Noise is also a significant concern. Outdoor music can be heard far further than 200 feet. As it is now, I can hear from W. 19th when Estanica's band is playing for a football game, or if someone is having an outdoor house party near Victoria St. That music wouldn't be allowed to continue outside until 2am – and the City shouldn't allow this for Westend.

The agenda report notes that Westend would be required to comply with the City's noise ordinance, but doesn't give any indication how live entertainment outside until 2am can meet that standard. This is particularly true as Westend already has a terrible reputation for blatant, repeated non-compliance with local ordinances (Covid-19 safety restrictions during the pandemic).

There is no reason for the City to allow outdoor live music at Westend when the Wayfarer already provides an option for live music in the immediate area – indoor and with its own adjacent parking lot.

Please deny the application.

Thank you.

Concerned Resident

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