

**PARTIDA, ANNA**

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PH-1

**From:** deanna rankin <deanna.rankin6@gmail.com>  
**Sent:** Sunday, September 11, 2022 9:42 PM  
**To:** PC Public Comments  
**Subject:** Trenta Valet - YES!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Yellow Category, Purple Category

I live in Westside Costa Mesa and have been so happy to see a high quality, family friendly restaurant, such as Trenta become a success in our neighborhood. I support whatever it takes to maintain their operation, such as valet parking.

Thank you.

Sent from my iPhone

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**PARTIDA, ANNA**

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PH-1

**From:** James Dobrott <jedobrott@me.com>  
**Sent:** Monday, September 12, 2022 5:53 AM  
**To:** PC Public Comments  
**Subject:** Trenta

**Categories:** Yellow Category, Purple Category

The purpose of this email is to show our support for Trenta Restaurant.

It is a fabulous restaurant. We love eating lunch and dinner there and it's an asset to the community and a great place to be in the city of Costa Mesa.

Thank you,

Jim Dobrott  
(949) 439-4965

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**PARTIDA, ANNA**

PH-1

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**From:** Jenny Brosnan <jlbrosnan@gmail.com>  
**Sent:** Monday, September 12, 2022 7:27 AM  
**To:** PC Public Comments  
**Subject:** Trenta

**Categories:** Yellow Category, Purple Category

I am writing in support of Trenta. The restaurant has been an amazing addition to Costa Mesa. It is a hometown favorite and also very popular with the many visitors to the city. In a short time, they have made their way through word of mouth and tons of hard work. The valet parking is great benefit to the area and enhances the experience for guests. I fully support the outdoor dining area. They are continually at full capacity!! Amazing work and delicious, authentic Italian experience!

Thank you

Jenny Brosnan

Sent from my iPhone

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**PARTIDA, ANNA**

PH-1

**From:** tara d'ambrosia <dambrosia@icloud.com>  
**Sent:** Monday, September 12, 2022 8:05 AM  
**To:** PC Public Comments  
**Subject:** Trenta!

**Categories:** Yellow Category, Purple Category

Hello,

I am writing to show my support for Trenta!

What a special place run by very special people! Marco and Sergio are staples in our community, giving back to our youth through sports, coaching, jobs and mentorship. Trenta is a family restaurant where locals can come together to see other families of our community to reconnect and eat an amazing meal. Trenta is a place I can take my Mom and Dad who are in their 70's and 80's and not have to worry about Covid (which is not going away) because they offer outdoor seating. We can all enjoy a meal knowing we are outside and the risk is not as great as dining indoors.

Valet parking is something I look for when dining with my elderly parents. It is a controlled, safe way to enter and exit any restaurant. Having this service at Trenta is very beneficial to anyone dining there. Often I am not sure where to park, nervous that I will be parking somewhere that is not to the benefit of the business' or surrounding neighbors. With Valet the guesswork will be taken out of the equation and there will be less noise and foot traffic.

Thank you for taking the time to read this.

Best,  
Tara D'Ambrosia  
949-331-6255

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## PARTIDA, ANNA

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**From:** Catherine Anderson <catherine.anderson05@gmail.com>  
**Sent:** Monday, September 12, 2022 10:51 AM  
**To:** PC Public Comments  
**Subject:** Trenta Restaurant-Valet Parking  
  
**Categories:** Purple Category

To Whom it May Concern:

I am writing to express my support for the proposed valet parking service at Trenta Cucina in Costa Mesa. We are regular diners at Trenta and have been since it opened its doors. It is a wonderful asset to the community and provides a unique, fun atmosphere and delicious, authentic food different than anything else one can experience in the area. Trenta is a true asset to Costa Mesa.

Valet parking would dramatically improve the experience of both the diners at Trenta and its neighbors. Because of its popularity, parking can be a challenge at Trenta, resulting in patrons backed up in the parking lot or driving back and forth up the street in an attempt to find parking. In addition, there are many other businesses around Trenta, so knowing where to park without accidentally impeding parking for another enterprise is a challenge. A valet would be instructed as to proper parking areas and would remove the guesswork from guests, thus both improving diners experiences, but also minimizing any negative impacts to the surrounding community.

In addition, one of the very best parts of Trenta is the outdoor dining area. It is ideal for lunches and dinners, and provides a great, anxiety-free ambiance in the era of COVID. I always feel comfortable taking my family there, and it is one of the few places I will take my father, who has significant health challenges. Increasing parking by removing the wonderful outdoor dining area would be counterproductive and would not improve their overall parking challenge at Trenta. Please allow their outdoor dining area to remain, and provide valet parking, thus resolving two issues at once (providing COVID friendly dining and improved parking control).

Thank you for your consideration.

Best regards,  
Catherine Anderson  
Regular Patron of Trenta Cucina

Sent from my iPad

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Best,  
Catherine Anderson

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## PARTIDA, ANNA

PH-1

**From:** Chris Riley <chris@riley-email.com>  
**Sent:** Monday, September 12, 2022 12:00 PM  
**To:** PC Public Comments  
**Subject:** OBJECTION Costa Mesa Planning Application Number PA 21 07 AND ZA 19 50 ADDRESS 1661 Superior Avenue Units C and D and 1645 Superior Avenue  
**Attachments:** OBJECTION Costa Mesa Planning Application Number PA 21 07 AND ZA 19 50 ADDRESS 1661 Superior Avenue Units C and D and 1645 Superior Avenue.docx

Please find photos and a summary objection the above proposed application



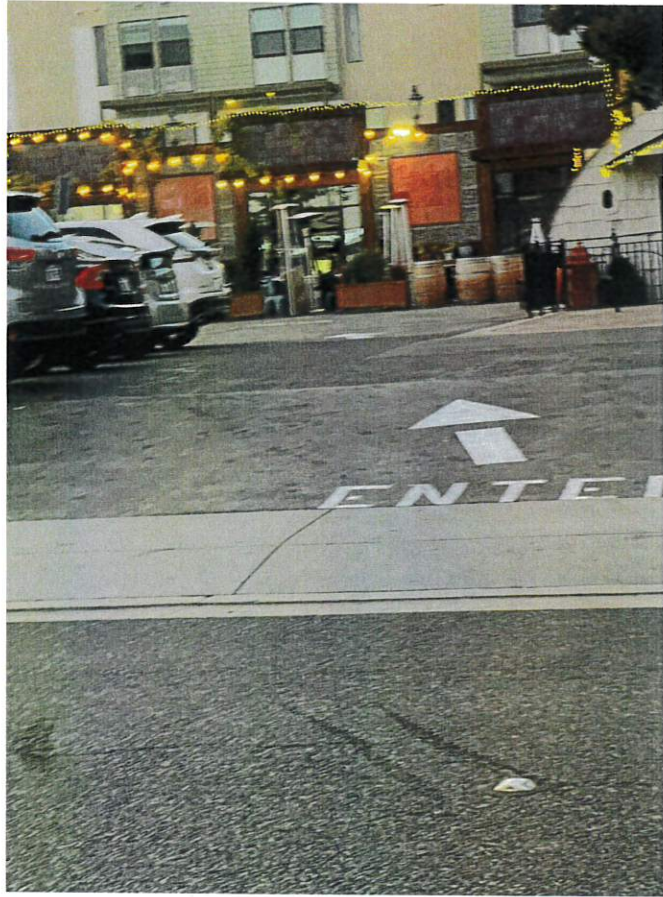
Chris Riley

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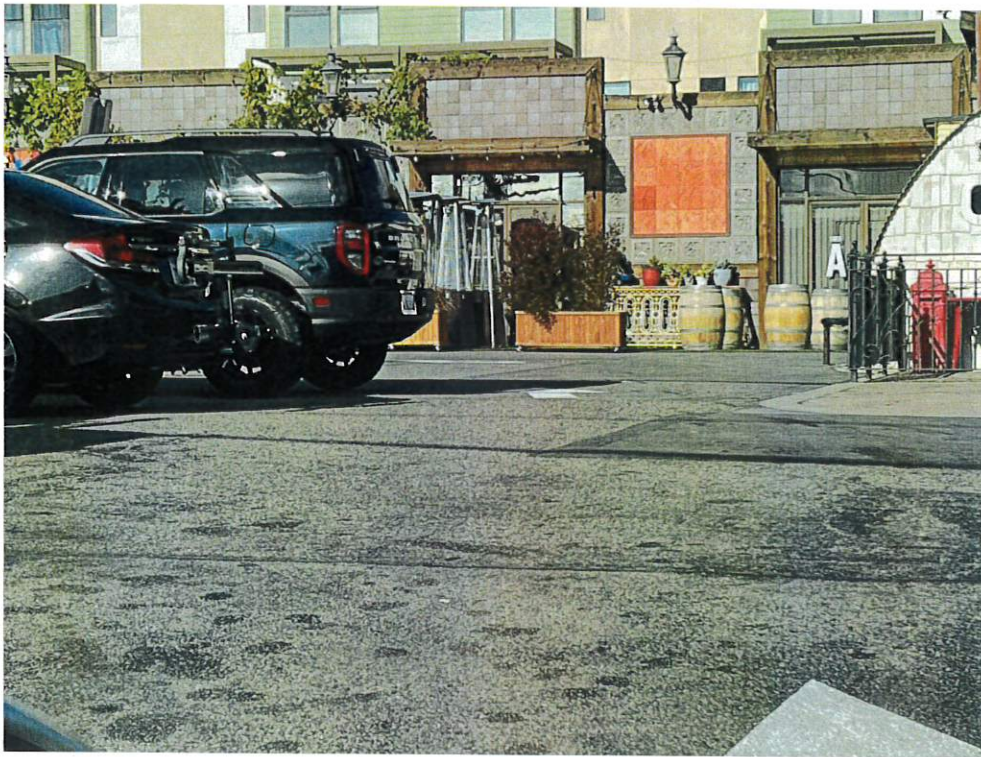




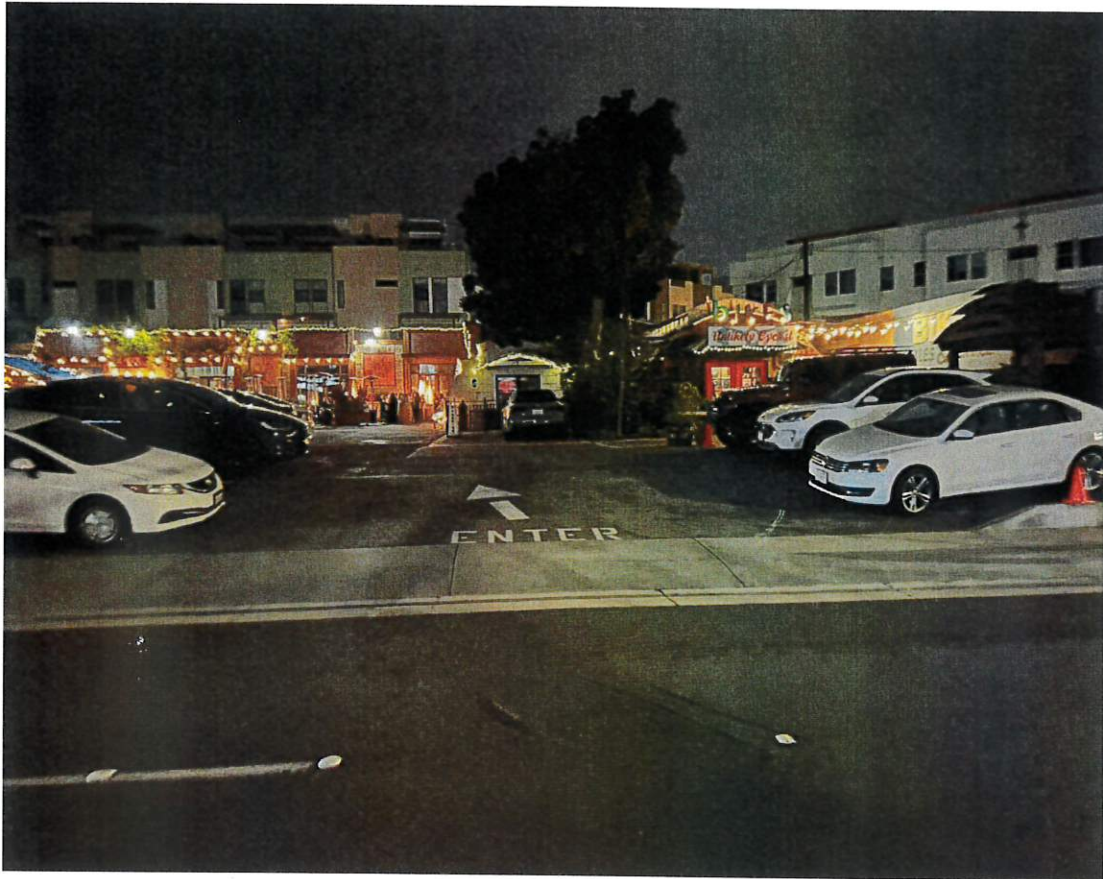




















**OBJECTION Costa Mesa Planning Application Number  
PA 21 07 AND ZA 19 50 ADDRESS 1661 Superior Avenue Units C and D  
and 1645 Superior Avenue**

**Summary:** The proposed increase in external restaurant size by some 500% from the present approved single external space (Note only one is presently in the planning system, one more was temporarily added during COVID and should no longer be used) will

1. Reduce parking spaces available for patrons as the proposed increase cannibalizes 5 existing parking spaces out of approximately 20 total a 25% decrease in parking spaces – see photographs – by one vendor within a multi-vendor plaza
2. Materially impact surrounding residences with additional noise and light pollution – see photographs – impacting quiet enjoyment and property values in anew community that generates \$1.7 million in city property tax revenue annually.
3. Place additional demands on an already undersized kitchen both in Occupational health and safety as well as food hygiene area – the present proprietors have approached patrons to fund a new larger kitchen, to service the additional tables, they have already added. This requires a study by the City as to allow growth without the correct infrastructure investments by the proprietors would create potential future liability for the City



4. The proprietors have stated their ambition to take the whole plaza over for dining purposes with no parking remaining, which would make the facility far too large within zoning and planning rules, as well as eradicate further parking spots including Disabled access. This is an industrial zoned area not suited to a very large restaurant. If the proprietors wish to grow their business, they should move to a fit for purpose building with sufficient parking per city code as well as appropriate ingress and egress management, there are many available post COVID. Also, many other restaurants that built external facilities during COVID have returned to normal operation, why have the proprietors not returned to pre COVID operational status today? Today the internal dining space that was the original restaurant is hardly used indeed ever, mainly used to stage food to the illegal outside areas.

In the event inclement weather occurs with the proprietor just place the large structure they used during COVID or request planning permission for a permanent weatherproof structure during the winter, or do patrons dine in inclement weather? What are the power requirements and how are they served in this area? Today household extension cables are jury rigged across the facility causing potential danger to unsuspecting patrons.

Restrooms are not being increased so one single stall restroom per gender will service how many patrons at peak times? Like parking there are restroom requirements with city rules, they need to be applied

5. Today restaurant patrons' trespass on the private W17th property while visiting the restaurant daily, effectively using it as overflow parking, the community would have to fund more patrols and towing services in the event this catastrophe was allowed to continue

The W17th community has been refused the possibility of placing much needed gates on the community entrances, part of the cities rational is that Malibu is a critical thoroughfare for Fire Department, Ambulances and Police vehicles. All those approaches the community by passing by this plaza. With the significantly increased vehicle and pedestrian traffic this will increase the potential of major accidents.

W17th has suffered continual theft and recently there were two home invasions with theft occurring, we do not need more illegal parking in our facility

If this was a ground up planning application, there is no way what is currently in position would be passed as a base case. The proprietors now wish to add tables without thinking through the Cities requirements and infrastructure needs as well as their patrons wellbeing

6. The proprietors have acted in bad faith towards planning and zoning requirements as shown in the attached photographs. While equipment is stored during work week hours The dining facility presently expand surreptitiously in the evening and during the day at weekends, meaning planning department visitors are

misled. This also applies to the existing valet system that has been running on site despite visits and warnings from city officials. The word Valet was removed from illegal boards directing traffic within the facility. However Valet services were still offered and performed and captured on video. Again, suggesting the present proprietors are ignoring city officials and rules, essentially bad actors. The parking onsite is public parking available to all but has been 100% monopolized by the restaurant with disregard for the governing rules. This is a Plaza and no one tenant should command control of the facilities and improvements

7. With specific regard to the Valet proposal, this would increase egress and ingress movements by at least 100% if not 200%, on a major thoroughfare Superior Avenue

Today a patron arrives parks dines and leaves, creating one ingress and one egress – still difficult with poor visibility caused on entering Superior by other parked cars.

If Valet services are performed then that first ingress/egress occurs as the vehicle is moved to a parking lot, whereupon an additional ingress and egress occurs from the storage car park, then an additional ingress and egress occurs back at the restaurant in order for the diner to depart in their vehicle. 6 movements versus two

This occurs with Valet staff running across superior in the first version of the illegal and ill thought-out Valet Service which was set up with city applications, evaluation or approval. Again, while the city stated this should cease it has continued

Therefore this application should be denied and would be litigated if passed. Parking and traffic studies should be

undertaken at a minimum as well as infrastructure issues resolved.  
The reality is the restaurant should move to a fit for purpose  
facility elsewhere