



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

November 30, 2020

Trenta Pizza Cucina
 1661 Superior Avenue, STE. D.
 Costa Mesa, CA 92626

**RE: TEMPORARY USE PERMIT – OUTDOOR DINING
 1661 SUPERIOR AVENUE, STE. D**

Dear Marco and Giorgio:

In compliance with City Council Urgency Ordinance No. 2020-15, the City of Costa Mesa (the City) has reviewed and approved your request for temporary outdoor seating related to the COVID-19 pandemic. The outdoor dining approval is subject to the approved plan and conditions below. Any alterations to the outdoor dining must be approved by the City. The approval is valid through December 2, 2021, or the end of the State of Emergency, whichever comes first – unless the temporary approval is extended by the City Council.

Approval parameters: General

- All dining areas shall observe State and local health guidelines for restaurants
- Temporary outdoor seating is restricted to serving existing, on-site restaurants
- Any service of alcoholic beverages in these temporary areas is subject to approval by the ABC
- Temporary outdoor dining on a property within 200 feet of a residential zone to be closed between 11 PM and 6 AM
- Patio shall be posted with a contact phone number so any noise concerns can be reported to the business owner or her/his representative
- Businesses which are permitted to have indoor entertainment shall maintain all such entertainment inside the premises, with no amplification or speakers to broadcast or pipe the entertainment to the outdoor areas.
- The combined occupancy of the existing and temporary indoor and/or outdoor spaces shall not exceed the approved occupant load listed on the certificate of occupancy under non-COVID pandemic conditions.

Parameters specific to private parking lots:

- As indicated on the approved plans, only parking areas and/or driveways abutting a restaurant or access to a restaurant shall be permitted to be converted to temporary outdoor dining – no satellite patio spaces or crossing of active drive aisles would be permitted unless otherwise approved by staff
- Clearly visible safety barriers (such as planters and other vertical barriers) are required so drive aisles/access for drivers is clearly visible – including in the evening hours
- Temporary outdoor dining must allow for adequate vehicular circulation
- Use of shared parking lots for temporary outdoor seating should be closely coordinated with landlords and/or other users
- Any canopies or tents will require typical Fire and Building Department approval prior to installation

As a reminder, **all temporary improvements will be required to be removed and any temporary activity discontinued by December 2, 2021** unless the City Council extends the expiration date of Urgency Ordinance No. 2020-15.

If you have any questions, feel free to contact me at 714.754.4883 or via email at Christopher.Yeager@costamesaca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'C Yeager', with a long horizontal flourish extending to the right.

CHRIS YEAGER
Assistant Planner

Enclosure: Approved Plans
 Signed Application



TEMPORARY USE PERMIT APPLICATION OUTDOOR DINING

Planning Division: 714.754.5245 | planninginfo@costamesaca.gov

Address: 1661 SUPERIOR AVE, STE. D, COSTA MESA CA 92627
Business Name: TRENTA PIZZA CUCINA
Applicant: MARGARITA BUZZALCA
Contact information: Phone: 949 699 4657 Email: info@Trenta.pizza.com
Property Owner name: JOHN MOREHART
Contact information: Phone: 949 289 6465 Email: johnmorehart@sbglobal.net

Area to be used: ☒ Parking lot ☐ Expansion into another building ☐ Public right-of-way

A detailed site plan, depicting the location of the outdoor dining patio/area, is required to be attached. In addition, include the following information on the site plan: dimensions of the outdoor patio, vertical barrier type and location, tent/canopy location including total square footage, distance of the tent/canopy from existing building(s) and surrounding property lines, any umbrellas or other shade structures, and any ground coverings such as astroturf. Attached site plans can be modified for your use.

Tent, canopies, or other shade structures:

☐ Yes, I will be using a tent Tent size: ☒ No, I will not be using a tent

Approval parameters: General (applies to all)

- All dining areas shall observe State and local health guidelines and requirements for restaurants; refer to covid19.ca.gov for the most up-to-date health guidelines from the State and ochealthinfo.com for local guidelines from the County of Orange. A temporary use permit **CANNOT** and **will NOT** be issued if in conflict with State or County of Orange health guidelines and mandates at the time of applying for the temporary use permit.
- Temporary outdoor seating is restricted to serving existing, on-site restaurants
- Any service of alcoholic beverages in these temporary areas is subject to approval by the ABC; a copy of ABC's approval will be required prior to approval of the temporary use permit
- Temporary outdoor dining on a property within 200 feet of a residential zone to be closed between 11 PM and 6 AM
- Patio shall be posted with a contact phone number so any noise concerns can be reported to the business owner or her/his representative
- A minimum 4-foot-wide pedestrian access is required to accommodate wheelchairs
- Businesses which are permitted to have indoor entertainment shall maintain all such entertainment inside the premises, with no amplification or speakers to broadcast or pipe the entertainment to the outdoor areas.
- No music or other sound amplification is permitted in the outside area nor is it permitted to be audible outside the businesses' premises
- Approval for temporary use shall be for a period of no longer than 180 days (from the date the urgency ordinance was adopted by City Council on June 2, 2020) unless the temporary approvals are extended, subject to a similar reconsideration and potential extension at that time. All temporary improvements – such as barriers, tents, canopies, etc. – will be required to be removed by December 2, 2020 unless Urgency Ordinance No. 2020-15 is extended by the City Council
- Case by case review is possible for expanding restaurant seating area inside of an existing vacant building adjacent to the restaurant (subject to State and County of Orange guidelines for indoor dining)
- The combined occupancy of the existing and temporary indoor and/or outdoor spaces shall not exceed the approved occupant load listed on the certificate of occupancy under non-COVID pandemic conditions.

Parameters specific to private parking lots:

- Only parking areas and/or driveways abutting a restaurant or access to a restaurant shall be permitted to be converted to temporary outdoor dining – no satellite patio spaces or crossing of active drive aisles would be permitted unless otherwise approved by staff

- Clearly visible safety barriers (such as planters and other vertical barriers) are required so drive aisles/access for drivers is clearly visible – including in the evening hours
- Temporary outdoor dining must allow for adequate vehicular circulation
- Use of shared parking lots for temporary outdoor seating should be closely coordinated with landlords and/or other users
- Any shade structures, canopies or tents will require typical Fire Department and Building Division approval prior to installation. A temporary use permit will **NOT** be issued until the tents or canopies have been issued a permit by the Fire Department AND Building Division (Note: each review is separate from each other). Contact the Fire Department (firedepartment@costamesaca.gov) and the Building Division (buildingpermit@costamesaca.gov) for tent permit submittal requirements
- Accessible parking spaces including the access aisle and accessible path of travel must be maintained; no outdoor area may encroach or obstruct the accessible parking spaces, access aisle, or path of travel

Parameters specific to public rights-of-way:

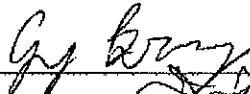
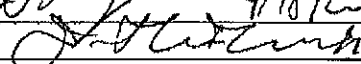
- Temporary outdoor seating shall be adjoining or in immediate vicinity to the restaurant
- A minimum 4-foot-wide pedestrian access is required to accommodate wheelchairs
- Pedestrian or vehicular ingress/egress to the subject and/or other businesses may not be obstructed
- An encroachment permit shall be obtained before the establishment of temporary outdoor dining spaces in public rights-of-way; contact the Public Services Department at either 714.754.5323 or permits-ps@costamesaca.gov
- Umbrellas only will be permitted; no canopies or tents will be allowed within public rights-of-way

Additional information regarding the operation may be submitted on a separate sheet/page.

By signing this application, the business and property owners acknowledge that they will comply with the above parameters as well as the limitations of the dining patio as shown on the approved site plan. Failure to comply or causing impacts on neighboring residents could be a basis for summarily revoking this temporary use permit.

Business Owner signature and date:

Property Owner signature and date:

 9/18/20
 09/18/2020

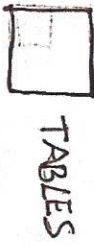
9.28.2020

ADA 1	←
ADA 2	←

LEGEND;



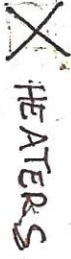
TURF



TABLES



CHAIRS



HEATERS

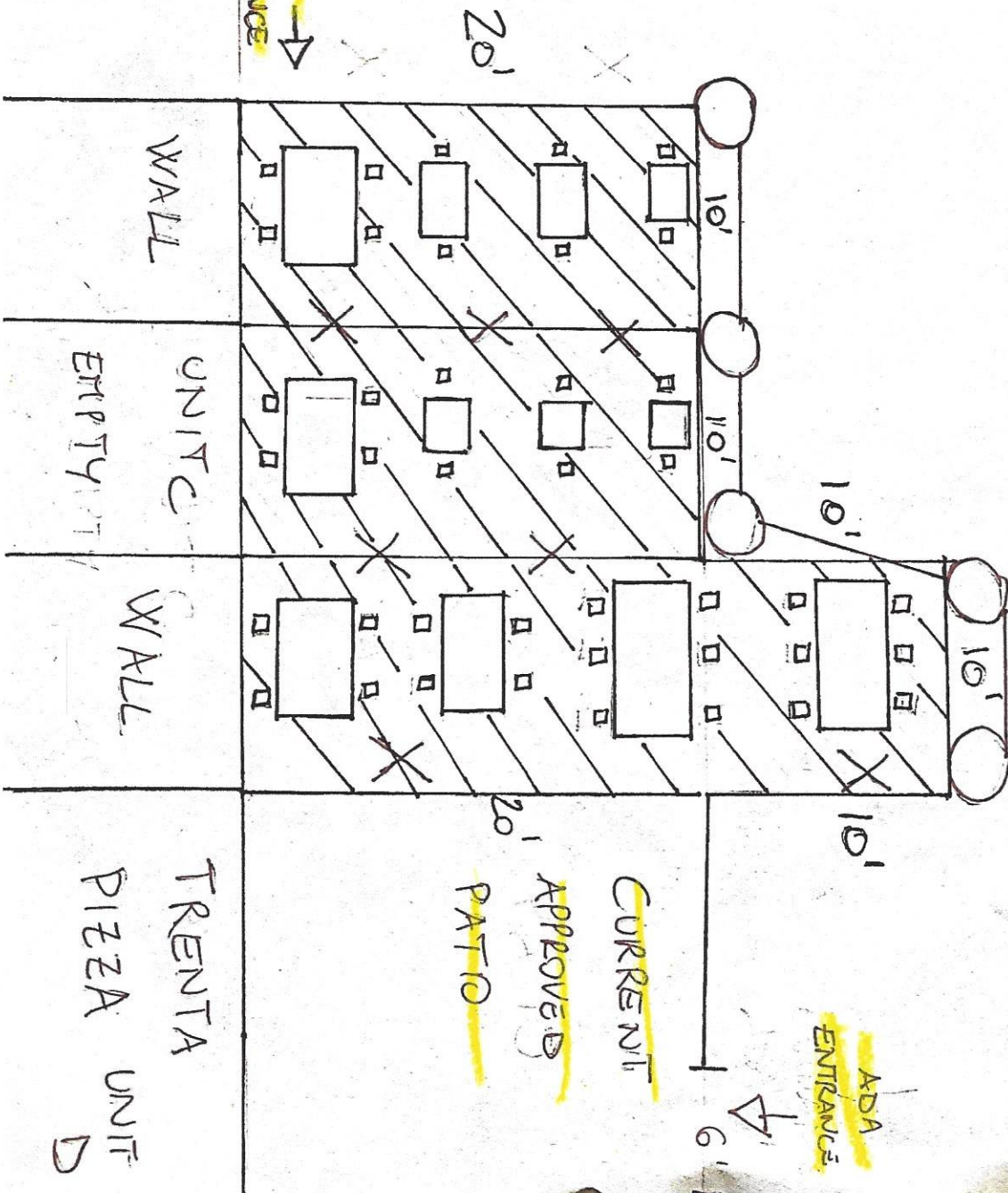


BARRELS



CORID

ADA →
ENTRANCE





Jacob Applegate, Director

COVID-19 TEMPORARY CATERING AUTHORIZATION



Gov. Gavin Newsom, Governor

Licensee Name: SUPERIORE PIZZA, LLC

License Number: 41-591811

Business Name: TRENTA PIZZA E CUCINA

WHEREAS, the Department of Alcoholic Beverage Control has temporarily suspended certain limitations pertaining to Business and Professions Code Section 23399 and Rule 60.5 (Catering Authorizations); and,

WHEREAS, the above licensee has applied for a Covid-19 Temporary Catering Authorization to temporarily expand their existing licensed premises; and,

WHEREAS, applicant attests to having legal responsibility and control of the temporarily expanded area; and,

WHEREAS, applicant acknowledges the temporarily expanded area is intended to create additional dining space and must be used as such; and,

WHEREAS, the Covid-19 Temporary Catering Authorization must be used in accordance with state and local health and safety directives;

NOW THEREFORE, said Covid-19 Temporary Catering Authorization is issued subject to the following conditions:

1. This authorization is limited to service of those alcoholic beverages authorized by the applicant's license type.
2. This authorization is limited to service of alcoholic beverages during times in which bona fide meals are being served in the expanded area, whether by the licensee or another person under agreement with the licensee.
3. All operating conditions imposed on the applicant's permanently licensed premises shall remain in effect and be subject to enforcement, except as to any conditions that the Department has determined will not be enforced under other Notices of Regulatory Relief.
4. Although new operating conditions may or may not be placed on this authorization at the time of issuance, if the Department determines that operation of the temporarily authorized area is contrary to public health, safety, or welfare, new or additional operating conditions may be added to this authorization after issuance or it may be canceled.
5. Upon request by any Peace Officer, the licensee or responsible person shall immediately provide this Covid-19 Temporary Catering Authorization as evidence of their ability to utilize the expanded area.
6. In addition to the above, the following operating conditions are imposed on this authorization:

See Attached for conditions.

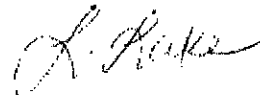
This Covid-19 Temporary Catering Authorization, along with a diagram of the expanded area (Form ABC-253) must be kept on-site and available for review during all times that alcoholic beverages are being sold, served, or consumed in the expanded area.

Violation of the operating conditions herein may result in revocation of this authorization and administrative action being taken against the license number under which the authorization has been issued.

Additionally, the Department of Alcoholic Beverage Control may summarily revoke this authorization should the Department, in its discretion, determine that the public welfare and morals are being impaired, or a law enforcement problem is being created.

Name of ABC Official Approving This Authorization: Linda Lake

Signature of ABC Official and Date of Approval:



9/18/20

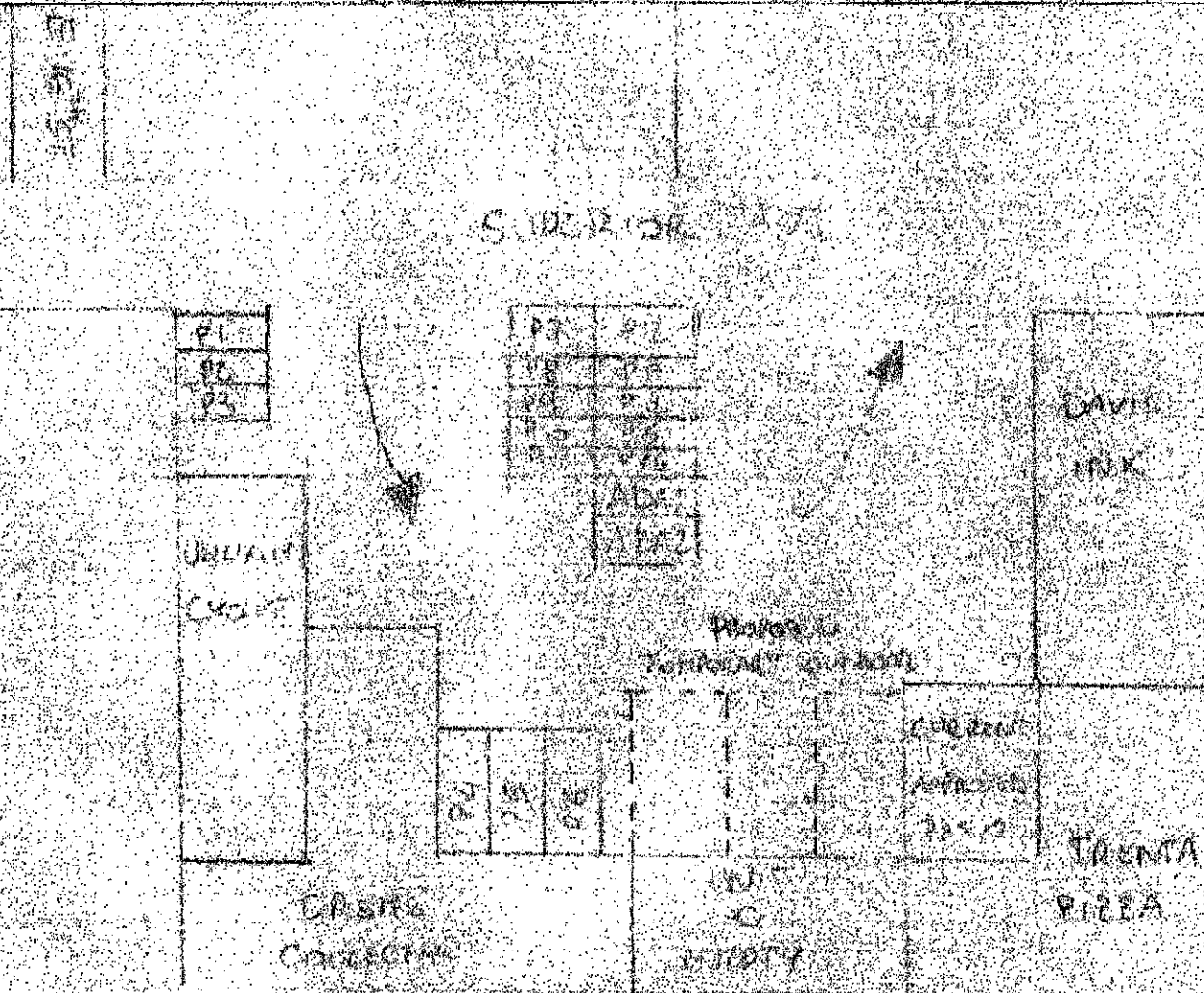
SUPPLEMENTAL DIAGRAM

Instructions to Applicant:

Draw a sketch of the area on which the licensed premises is or will be located. Show adjacent structures and nearest cross streets. If this is an event for a daily license, catering authorization, event authorization or miscellaneous use, show the area where sales and consumption of alcoholic beverages will occur. Post a copy of this diagram with Daily License, Catering Authorization or Event Authorization where the event is held. Sales and consumption of alcoholic beverages must be confined to the area designated in the diagram and supervised to prevent violations of the Alcoholic Beverage Control Act.

1. APPLICANT NAME (Last, first, middle) TRENTA PIZZA & CUCINA	2. LICENSE TYPE 41
3. PREMISES ADDRESS (Street number and name, city, zip code) 1661 SUPERIOR AVE STE D COSTA MESA 92627	4. NEAREST CROSS STREET E 16TH ST

DIAGRAM



I have read the above instructions and I declare under penalty of perjury that the above diagram is true and correct.

APPLICANT SIGNATURE

[Signature]

DATE SIGNED

09/12/2020

FOR ABC USE ONLY

CERTIFIED CORRECT (Signature)

PRINTED NAME

INSPECTION DATE

INENIM
PIZZA UNIT D
WALL
EMPTY
WALL