



Superiore Pizza LLC
dba Trenta Pizza - Cucina
1661 Superior Ave Ste. D
Costa Mesa, CA 92627
T. 949 270 6652
info@trentapizza.com

October 22, 2021 (Original Submittal Date)
January 26, 2022 (1st Resubmittal Date)
February 10, 2022 (2nd Resubmittal Date)
June 15, 2022 (3rd Resubmittal Date)

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

R.E. Applicant Letter, Permanent Outdoor Dining, and Valet Parking
Attn. Justin Arios, Associate Planner

Dear Mr. Arios,

Project Description:

Trenta Pizza & Cucina has been operating since 2019 serving the community of Costa Mesa and the surrounding area. During the last two years (2020, 2021) Covid 19, the global pandemic has affected all of us across the nation and world.

ATTACHMENT 2

During these difficult times, customers of Trenta have voiced their concern for social distancing and since we all enjoy the Mediterranean climate in Southern California, they have expressed a desire to dine outdoors. With that said, Trenta applied for a Temporary Outdoor Dining permit.

Now that the customers of Trenta have enjoyed the outdoor dining experience, Trenta would now like to continue the outdoor dining experience on a permanent basis.

At the end of operating hours, we will remove all of the outdoor seating area and conveniently store it in the adjacent existing city-approved patio. This frees the parking lot for the neighboring businesses during their hours of operations. Trenta Pizza & Cucina STE D operating hours are listed below in this letter. Suite C will be solely used as extra storage for paper goods and/or to-go containers. There are no hours of operation for the storage.

A total of (4) spaces were initially lost due to Temporary Outdoor Dining access therefore no additional parking spaces will be lost from converting the Temporary Outdoor Dining to Permanent Outdoor Dining. In order to provide a more efficient and safer service to our community Trenta is proposing to hire a Valet Parking company. If the Valet parking permits will be approved a total of (39) spaces will be added to the total parking of the mall. Our proposed Patio is not shared between all tenants, but the other tenants will have access to the Valet Parking service if needed and with no charge.

The existing city approved area of the patio at Trenta is 250 sq. ft. and the proposed Permanent Outdoor Dining Area is 842 sq. ft.

Trenta is proposing to hire a Valet Parking Service to provide a safe drop off and pick up zone in the limited parking lot. The Valet Runners will park the cars off-site at an agreed upon location with business neighbor on 1645 Superior Ave (Beach Cities Car Wash).

The use for outdoor dining will not be materially detrimental to other tenants or properties in the same area because the hours of operations of the other tenants and the business neighbor Beach Cities Car Wash (where the Valet Parking will operate) will not be in conflict with the hours of operation of the restaurant.

Beach Cities Car Wash 1645 Superior Ave (proposed Valet off site parking)

MON-SUN 10am-5pm

No ADA space from the off-site valet parking site will be removed.

Refer to revised Architectural Plans dated 02-09-22 for Proposed Permanent Outdoor Dining size and location.

Tenant list and hours of operation at Midway Market:

Trenta pizza & cucina: 1661 Superior Ave ste D

SUN 11:30am to 2:30pm, and 5pm to 9pm

MON 5pm to 9pm

TUES-THURS 5pm to 9pm

FRI 5pm to 10pm

SAT 11:30am to 2:30pm, and 5pm to 10pm

The Unlikely cyclist: 1663 Superior Ave ste B

MON CLOSED

TUES-THURS 10am to 4pm

FRI 10am to 5pm

SAT 12pm to 5pm

SUN Closed

Crème Collective: 1663 Superior Ave ste A

MON-FRI 9am to 5pm

SAT-SUN CLOSED

Davis Ink: 1661 Superior Ave ste A

MON-FRI 9am to 6pm

SAT-SUN CLOSED

Sincerely,

Marco Palazzo & Giorgio Buzzanga

Trenta Pizza & Cucina Managing Member & Owners.