



City of Costa Mesa

PLANNING COMMISSION

Agenda

Monday, September 26, 2022

6:00 PM

**City Council Chambers
77 Fair Drive**

The Commission meetings are presented in a hybrid format, both in-person at City Hall and virtually via Zoom Webinar. Pursuant to the State of California Assembly Bill 361 (Gov. Code §54953(b)(3)) Commission Members and staff may choose to participate in person or by video conference.

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During the Public Comment Period, press *9 to add yourself to the queue and wait for city staff to announce your name/phone number and press *6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

4. Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the PCPublicComments@costamesaca.gov. Comments received by 12:00 p.m. on the date of the meeting will be provided to the Commission, made available to the public, and will be part of the meeting record.

5. Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or cityclerk@costamesaca.gov and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City’s website.

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PLANNING COMMISSION REGULAR MEETING

MONDAY, SEPTEMBER 26, 2022 - 6 PM

BYRON DE ARAKAL
Chair

JON ZICH
Vice Chair

DIANNE RUSSELL
Planning Commissioner

RUSSELL TOLER
Planning Commissioner

ADAM ERETH
Planning Commissioner

JOHNNY ROJAS
Planning Commissioner

JIMMY VIVAR
Planning Commissioner

TARQUIN PREZIOSI
Assistant City Attorney

JENNIFER LE
Director of Economic and
Development Services

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ANNOUNCEMENTS AND PRESENTATIONS

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA
Comments are limited to three (3) minutes, or as otherwise directed.

COMMISSIONER COMMENTS AND SUGGESTIONS

CONSENT CALENDAR: None.

PUBLIC HEARINGS: (Next page)

1. [ZONING APPLICATION 22-22 TO AMEND A 22-876 PREVIOUSLY-APPROVED CONDITIONAL USE PERMIT \(PA-17-17\) TO DEVIATE FROM SHARED PARKING REQUIREMENTS AND ALLOW AN ACCESSORY TASTING AREA IN AN EXISTING HOME-BREWING SUPPLY AND SPECIALTY BEER AND WINE STORE \(WINDSOR HOMEBREW SUPPLY\) IN THE C1 ZONE FOR PROPERTY AT 743 BAKER STREET, SUITES D AND E](#)

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 (Class 1) Existing Facilities; and
2. Approve Zoning Application 22-22 and making a finding of public convenience or necessity for the issuance of a Type 42 (On-Sale Beer and Wine - Public Premises) ABC license, subject to conditions of approval.

Attachments: [1. Draft Planning Commission Resolution](#)
[2. Applicant Letter](#)
[3. Vicinity Map](#)
[4. Zoning Map](#)
[5. Code-Required Parking](#)
[6. Shared Parking Demand Calculation](#)
[7. Project Plans](#)
[8. ABC On-Sale Licenses within Census Tract 639.08](#)

2. **PLANNING APPLICATION 22-17 FOR A CONDITIONAL USE PERMIT 22-875 TO ALLOW A PRIVATE K-12 SCHOOL (RENASCENCE SCHOOL INTERNATIONAL) IN THE C1 ZONE FOR THE PROPERTY AT 1600 ADAMS AVENUE AND 2850 MESA VERDE DRIVE EAST**

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 (Class 1) Existing Facilities and Section 15332 (Class 32) Infill; and
2. Approve Planning Application 22-17, subject to conditions of approval.

Attachments: 1. Draft Planning Commission Resolution

2. Applicant Letter

3. Vicinity Map

4. Zoning Map

5. Reciprocal Parking Agreement

6. PA-85-102 Staff Report

7. Residential Distance Exhibits

8. Project Plans

9. Council-Adopted Outdoor Play Area Guidelines

3. **PLANNING APPLICATION 21-29 FOR A RETAIL CANNABIS 22-874 STOREFRONT BUSINESS LOCATED AT 170 EAST 17th Street, SUITES 115 AND 116 (catalyst)**

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 21-29, subject to conditions of approval.

Attachments: 1. Draft Planning Commission Resolution

2. Applicant Letter

3. Vicinity Map

4. Zoning Map

5. Site Photos

6. Project Plans

7. Public Comments

OLD BUSINESS: None.

NEW BUSINESS: None.

DEPARTMENT REPORTS:

1. PUBLIC WORKS REPORT

2. DEVELOPMENT SERVICES REPORT

CITY ATTORNEY REPORTS:

1. CITY ATTORNEY

ADJOURNMENT

Next Meeting: Planning Commission regular meeting, October 10, 2022, 6 PM



City of Costa Mesa

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 22-876

Meeting Date: 9/26/2022

TITLE:

ZONING APPLICATION 22-22 TO AMEND A PREVIOUSLY-APPROVED CONDITIONAL USE PERMIT (PA-17-17) TO DEVIATE FROM SHARED PARKING REQUIREMENTS AND ALLOW AN ACCESSORY TASTING AREA IN AN EXISTING HOME-BREWING SUPPLY AND SPECIALTY BEER AND WINE STORE (WINDSOR HOMEBREW SUPPLY) IN THE C1 ZONE FOR PROPERTY AT 743 BAKER STREET, SUITES D AND E

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTED BY: Patrick Achis, Assistant Planner

CONTACT INFORMATION: Patrick Achis, 714.754.5276, Patrick.Achis@costamesaca.gov

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 (Class 1) Existing Facilities; and
2. Approve Zoning Application 22-22 and making a finding of public convenience or necessity for the issuance of a Type 42 (On-Sale Beer and Wine - Public Premises) ABC license, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

The Applicant is Scott Windsor of Windsor Homebrew Supply Company, for the property owners, Boris Pirihi and Jacob Logar.

BACKGROUND:

The project site is located within a commercial center on the southeast corner of Baker Street and Randolph Avenue. The property is zoned C1 (Local Business), and has a General Plan land use designation of GC (General Commercial). Physical on-site improvements include two multi-tenant commercial buildings (eight tenants total) with 77 parking spaces, and two points of vehicular ingress/egress (one on Baker Street and one on Randolph Avenue). The existing operation occupies a 2,240-square-foot tenant space, located in the northwest multi-tenant building. Other commercial tenants in the center include restaurants, retail, a bar, and offices.

Surrounding land uses include residences located on Baker Street to the north, a retail center (The

Camp) to the east, a restaurant to the south, and a gas station and hair salon across Randolph Avenue to the west.

On May 22, 2017, the applicant obtained Planning Commission approval of PA-17-07 for a conditional use permit to modify the operations of an existing home-brewing supply store (Windsor Homebrew Supply) to allow the sale of beer and wine for off-premise consumption. The business conducts a monthly class as allowed under PA-17-07. The existing tenant space is an open floor plan with various shelving and refrigerator units for beer and wine bottles and home-brewing equipment, as well as a storage room and restrooms. The staff report for Conditional Use Permit No. PA-17-07 is provided at the following link:

<https://ftp.costamesaca.gov/costamesaca/planningcommission/agenda/2017/2017-05-22/PH-2.pdf>

DESCRIPTION:

Proposed Use

Windsor Homebrew Supply proposes the following changes to their existing permitted operations, amending PA-17-07.

- **Operate a 476-Square-Foot Accessory Tasting Area** within the existing tenant space. The purpose of the accessory tasting area is to educate customers about the beer-making process and sample different beers/wines before product purchase. If approved, the applicant intends to acquire a Type 42 (On-Sale Beer and Wine - Public Premises) license through the California Department of Alcoholic Beverage Control (ABC), in addition to its existing Type 20 off-sale license.
- **Deviate from Parking Requirements** based on offset hours of operation with other on-site uses.
- **Amend Existing Hours of Operations** to allow extended business hours Monday through Friday from 10 a.m. to 7 p.m. daily. Existing hours of operation are Monday through Friday, 10 AM - 4 PM, and Saturday and Sunday, 10 AM - 6 PM.
- **Modify Classes** to occur up to twice a month Monday to Thursday. Home-brewing classes are currently held once a month on Sundays.

For full details on the proposed project, please see the Applicant's Project Description, provided as "Attachment No. 2." Project plans are available as "Attachment No. 7." Table 1 below provides a summary of existing and proposed operations.

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Table 1 - Existing and Proposed Operations

	Existing (PA-17-07)	Proposed
Use	Homebrewing supply store with off-sale beer and wine	Same as existing with new accessory tasting area for on-site consumption of beer and wine.
ABC License Type	Type 20 (Off-Sale)	Same as existing with Type 42 License (On-Sale Beer and Wine – Public Premises)
Classes	Permitted once-a-month and only on a Sunday. Maximum of 15 attendees.	Permitted up to twice a month and only Monday to Thursday. Maximum of 15 attendees.
Hours of Operation	10 a.m. to 4 p.m. Monday to Friday, 10 a.m. to 6 p.m. Saturday and Sunday	10 a.m. to 7 p.m., daily

ANALYSIS:***Conditional Use Permit Amendment Required***

The applicant proposes to develop and operate a 467-square-foot accessory tasting area within the existing home-brewing and specialty beer and wine store. Within the C1 Zoning District, the proposed tasting area is permitted by right subject to zoning code compliance. However, the project requires a minor conditional use permit to deviate from parking requirements in order to operate. In addition, pursuant to current conditions of approval, the existing use permit must be amended to allow the proposed operational modifications. Specifically, PA-17-07 conditions that “any changes to the business’s use or operational characteristics must be approved by the Planning Commission in the form of an amendment to the existing use permit”. Pursuant to the CMMC, the approval or amendment of a CUP requires that the decision-making body make specific findings related to neighborhood compatibility, health and safety, and land use compatibility. The analysis regarding CUP findings is provided later in this report. Lastly, staff has drafted specific conditions of approval, included in the Resolution, to ensure site-specific land use compatibility.

Public Convenience or Necessity (PCN) Determination Required

The PCN determination is a process established by the Department of Alcoholic Beverage Control (ABC) that allows local jurisdictions to support or reject an application for off-sale and on-sale alcoholic beverage licenses in census tracts with an “undue concentration” of ABC licenses. ABC defines an “undue concentration” of off-sale or on-sale alcoholic beverage licenses as the following:

- The ratio of off-sale or on-sale retail licenses to population within the census tract exceeds the ratio of licenses to population in the county as a whole; or
- An area that is located in a crime-reporting district has a 20 percent or greater number of reported crimes than the City average.

Pursuant to Section 23958.4 of the Business and Professions Code (BPC), the governing body of a local jurisdiction (e.g. City Council) has the authority to determine PCN findings. The City Council also has the authority to delegate the determination of PCN findings related to ABC licenses to a designated subordinate officer or body. City Council Policy 500-8 allows the Planning Commission to make findings of public convenience or necessity as required for liquor license transactions that require approval of a CUP.

The proposed tasting area will require issuance of a Type 42 - On Sale Beer and Wine - Public Premises license from the ABC. As indicated above, State law limits the issuance of ABC licenses when a business requests this type of license for a property located in a police-reporting district with a crime rate above the City average, or when there is an over-concentration in the number of ABC licenses within a census tract. Within the subject census tract, there are 7 on-sale licenses allowed and 42 existing. However, the law also states that ABC can waive this restriction if the local jurisdiction makes a determination that the proposed license would serve a "public convenience or necessity." The property at 743 Baker Street is located in Census Tract Number 639.08, and it is over-concentrated with regard to on-sale and off-sale alcoholic beverage licenses. Therefore, the proposed use requires a determination of "public convenience or necessity" in order to be approved by ABC. Establishments with current on-sale retail licenses within Census Tract Number 639.08 may be referenced in "Attachment No. 8."

Staff believes that the requested license would serve a convenience or necessity to the customers seeking home-brewing products and specialty beer and wine, and recommends Planning Commission approval of the request. Lastly, the project was reviewed by the Costa Mesa Police Department and the Department determined that the area did not have a crime rate above average, and no other issues related to the issuance of the alcohol license were identified or anticipated.

Tasting Area

The 476-square-foot tasting area is proposed within the existing retail floor area and would be separated from the existing sales area by a permanent barrier (as required by the ABC). The barrier consists of a 40-inch high stanchion-type partition. Except for the installation of the permanent barrier, rearranging of existing displays and the installation of a tasting bar area with five seats and two stand-up tables, no further tenant improvements are proposed.

As described in the applicant's letter, the tasting area is intended to allow customers to sample products before purchase, and to educate interested customers about the beer making process. The tasting will occur during the normal business operating hours and there will be a charge for product sampling. The applicant indicates that the business will be staffed by two to three employees to operate both the retail sale and the tasting areas. The last service to customers in the tasting area would occur no later than 6:30 p.m. The applicant has operated a similar establishment with a tasting component in Anaheim for the last several years and will operate similarly to those tasting operations provided in larger stores such as Beverages and More (BevMo) and Whole Foods, which do not operate as traditional bars. No distilled spirits ("hard alcohol") will be sold or sampled. Additionally, no brewing of alcohol will occur on-site. Condition of Approval No. 2, limits the number of occupants within the tasting area to a maximum of 15 persons at any time, and that the retail portion of the business (including tasting) cannot operate during class hours. The project complies with all applicable development standards of CMMC Section 13-49 (Development standards for establishments within two hundred feet of residentially-zoned property), including hours of operation.

Parking

Nonconforming Parking

The eight tenants at the subject property share a total of 77 surface parking spaces. See below Table 2 for the existing tenant mix at the property and hours of operation, which demonstrates site uses with varying operating hours/days. While the project proposes an intensification of the use by adding a tasting area which has a higher parking requirement than a retail store, the staggered hours of operation and shared-parking analysis demonstrate sufficient parking would be provided. The shared parking analysis is further described in the following section.

Table 2 - Existing Tenant Mix On-Site

Unit	Tenant	Size	Hours of Operation		Use
743 Baker					
A & B	Rhodium Smoke Shop	3,080 square feet	Daily	8 a.m. - 12 a.m., daily	Retail
C	T and H Salon	1,120 square feet	Wednesday to Saturday	9 a.m. - 7 pm,	Retail
D & E	Windsor Homebrew (Subject Tenant)	2,240 square feet	Monday – Saturday Sunday	10 a.m. - 4 p.m., 12 – 5 p.m. (10 a.m. to 7 p.m. Proposed)	Retail
735 Baker					
A	Farmers Insurance	545 square feet	Weekdays	8:30 a.m. - 5:30 p.m.	Office
B	Ramen Zetton	725 square feet	Tuesday to Saturday	6 p.m. to 10 p.m.	Restaurant
C	Ikko Japanese	816 square feet	Wednesday to Sunday	5:30 p.m. - 7:30 p.m.	Restaurant
D	Dolphin Hair Design	408 square feet	Tuesday - Saturday	10 a.m.- 7 p.m.	Retail
741 Baker					
	The Huddle	3,441 square feet	Daily	8 a.m. - 2 a.m.	Bar

Shared Parking Calculation

Pursuant to the Costa Mesa Municipal Code (CMMC) Section 13-6, a "mixed-use development" is defined as "the development of lot(s) or structure(s) with two (2) or more different land uses such as, but not limited to a combination of residential, office, manufacturing, retail, public, or entertainment in a single or physically integrated group of structures." The proposed site includes a variety of different land uses and is therefore considered a "mixed-use development." The CMMC Table 13-89 specifies that shared parking standards shall be applied for mixed use developments (instead of the City's base parking standards), and that a reduction in parking for mixed-use developments beyond the shared parking standards may be approved by minor conditional use permit (MCUP) where it can be demonstrated that less parking is needed due to the hours of operation or other unusual features of the users involved. In this case, an unusual feature exists in that the tasting area is accessory to the retail establishment. Additionally, the tasting area does not operate as a traditional bar and is not intended as an eating and drinking destination. For these reasons, staff's shared parking analysis

applies the restaurant parking rate for the 467-square-foot tasting area rather than the entire “gross floor area.” The remainder of the retail space is parked at the standard retail parking rate.

The shared parking demand calculation is included as “Attachment No. 6” of this report. Because the applicant is requesting approval of a use with greater parking demand than provided on-site, a shared parking demand study was completed to evaluate site parking conditions. Specifically, the intention of the study was to evaluate if any parking surplus is available and at what times.

The shared parking demand calculation concludes that during the project’s daily hours of operation (10 a.m. to 7 p.m.), on-site parking is sufficient to support the anticipated demand based on the proposed use modifications. Based on the shared parking demand calculations, the maximum peak demand for the site is 76 spaces on weekdays from 6 p.m. to 7 p.m. Refer to Table 3, Parking Analysis Summary. Overall, a surplus of one to five spaces is expected during project operations.

Table 3 - Shared Parking Analysis Summary

Windsor Homebrew Hours	Shared Parking Required During Peak Hours	Parking Provided
<u>Monday – Friday</u> 10 a.m. 7 p.m.	76 spaces ³	77 spaces
<u>Saturday – Sunday</u> 10 a.m. 7 p.m.	72 spaces ⁴	77 spaces

If parking shortages or other parking related problems develop, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem including, but not limited to, reducing the number of customers, reduce class sizes, reduce the amount of classes, securing additional offsite parking, and/or other measures deemed appropriate by the Development Services Director.

GENERAL PLAN CONFORMANCE:

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa for the next two decades. This vision focuses on protecting and enhancing Costa Mesa’s diverse residential neighborhoods, accommodating an array of businesses that both serve local needs and attract regional and international spending, and continuing to provide cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives and policies contained in this Plan. The following analysis evaluates the proposed project’s consistency with applicable policies and objectives of the 2015-2035 General Plan.

- 1. Policy LU-1.1:** Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.

Consistency: The project will provide an economic opportunity and allow residents and

visitors to enjoy an experiential service (product tasting) that specifically compliments the specialty beer and wine retail operations of the existing Costa Mesa business.

2. **Policy LU-6.7:** Encourage new and retain existing businesses that provide local shopping and services.

Consistency: The proposed project would encourage the retention of an existing established retail store within the City, thus encouraging the long-term productivity and viability of the community's economic base. The proposed project would expand an existing successful local land use, which contributes to the City's tax base and ultimately preserves the City's long-term fiscal health.

3. **Policy LU-6.7:** Encourage new and retain existing businesses that provide local shopping and services.

Consistency: The project will provide economic opportunity for a local business, and allow residents and visitors to enjoy the tasting area.

4. **Policy LU-3.1:** Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.

Consistency: The project has been designed to ensure that potential conflicts with the closest residential land uses are minimized. Surrounding land uses are compatible with the project including the office, salons, restaurants, and bar.

JUSTIFICATIONS FOR APPROVAL:

Pursuant to Title 13, Section 13-29(g)(2), Conditional Use Permit Findings, of the Costa Mesa Municipal Code, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record demonstrates that the proposed project substantially meets specified findings. Staff recommends approval of the request, based on the following assessment of facts and findings, which are also reflected in the draft resolution.

1. *The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.*

Staff believes that the proposed sale of alcoholic beverages for on and off-site consumption would not adversely affect the surrounding land uses or the growth and development of the area as the property is located in a commercial area, and the hours of operation are limited from 10 a.m. to 7 p.m. Further, the tasting area will be separated from the rest of the retail store. Lastly, the staggered hours of operation for the uses in the center based on the shared parking calculation shows adequate parking would be provided on-site. There are no project impacts to neighboring residential uses due to the limited hours of operation, availability of parking, and all operations will be conducted indoors. Further, the project complies with all applicable development standards of CMMC Section 13-49 for eating and drinking

establishments within two hundred feet of residentially-zoned property, including hours of operation.

2. Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

As part of the conversion of a portion of retail space to the tasting area, the applicant is required to obtain Health Department approval prior to operating and will be required to comply with the ABC and the California Building Code to ensure the safety and welfare of customers and employees within the establishment. The project also includes conditions of approval to ensure that potential health and safety conflicts are minimized to the greatest extent possible. Although the establishment is located approximately 50 feet from residential units across Baker Avenue to the north, the building is oriented southward and hours of operation conclude by 7 p.m. with tasting ending at 6:30 p.m.

3. Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Granting the conditional use permit will not allow a use, density or intensity, which is not in accordance with the general plan designation. The project is a complementary use to the area, including the adjacent residential uses, and as conditioned, the tasting area does not generate noise or parking impacts unusual for a commercially-zoned property, and the current retail operations (which are essentially the same as proposed) do not adversely affect the surrounding uses. Lastly, the proposed project is consistent with applicable policies and objectives of the 2015-2035 General Plan as previously described in this report.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

The Class 1 exemption applies to minor alterations to existing facilities or structures involving negligible or no expansion of the existing use. The project falls within this exemption because it involves minor interior alterations and the change of use is negligible. The project will have little or no impact on the surrounding area. The project involves tenant improvements to convert an existing portion of retail space into a 467-square-foot accessory tasting area. There will be no resulting increase in the existing floor area of the tenant space and the shared parking analysis shows adequate parking is available.

ALTERNATIVES:

The Planning Commission has the following alternatives:

1. Approve the project. The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. Approve the project with modifications. The Planning Commission may suggest specific

changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign and/or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.

3. **Deny the project.** If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings for denial into a Resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for at least six months.

LEGAL REVIEW:

The draft resolution has been reviewed and approved as to form by the City Attorney's Office.

PUBLIC NOTICE:

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. Mailed notice. A public notice was mailed to all property owners and occupants within a 500-foot radius of the project sites. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. On-site posting. A public notice was posted on the street frontage of the project sites.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

As of the date of this report's publishing, no public comments have been received. Any public comments received prior to the September 26, 2022 Planning Commission meeting will be provided separately to the Planning Commission.

CONCLUSION:

The proposed tasting area is a reasonable and consistent land use modification to the existing establishment that sells home-brewing equipment and ingredients and specialty beer and wine. The project complies with the City's Zoning Code, General Plan, and compliance with the Conditions of Approval will further minimize any adverse impacts to surrounding properties. Staff recommends approval of Planning Application ZA-22-22, subject to conditions of approval.

RESOLUTION NO. PC-2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING ZONING APPLICATION 22-22 FOR A CONDITIONAL USE PERMIT AMENDMENT TO DEVIATE FROM SHARED PARKING REQUIREMENTS AND ALLOW AN ACCESSORY TASTING AREA IN AN EXISTING HOME-BREWING SUPPLY AND SPECIALTY BEER AND WINE STORE IN THE C1 ZONE FOR PROPERTY AT 743 BAKER STREET, SUITES D AND E

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Zoning Application ZA-22-22 was filed by Scott Windsor of Windsor Homebrew Supply Company, authorized agent for the property owner, Jacob Logar, requesting approval of the following: Planning Application ZA-22-22 is an amendment to an existing conditional use permit (PA-17-07). The proposed amendment would add a 476-square-foot accessory tasting area within an existing retail establishment that specializes in beer, wine, and home brewing. The accessory tasting area is designed to provide customers with a special tasting and educational experience. If approved, the Applicant intends to acquire a Type 42 (On-Sale Beer and Wine – Public Premises) license through the California Department of Alcoholic Beverage Control (ABC). Proposed hours of operation are 10 a.m. to 7 p.m. daily.

WHEREAS, a duly noticed public hearing held by the Planning Commission on September 26, 2022 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities).

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Zoning Application 22-22 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Zoning Application 22-22 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 26th day of September, 2022.

Byron de Arakal, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2022- __ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on September 26, 2022 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2022-__

EXHIBIT B

CONDITIONS OF APPROVAL

- PIng. 1. The use shall be limited to the type of operation described in this staff report, which includes a retail establishment selling equipment and ingredients to make beer, and the sales of specialty beer and wine, with a Type 20 (Off-Sale Beer & Wine) ABC license, located 743 Baker Street, Suite D & E. Hours of operation are Monday through Sunday, 10 AM - 7 PM. No customer shall be in the store past 7 p.m. Any change in the operational characteristics including, but not limited to, increased hours of operation, will require approval of an amendment to the conditional use permit.
2. Class shall be limited to no more than twice a month with up to 15 people maximum. Classes shall only occur Monday to Thursday during regular hours of operation. Retail operations (including tasting) shall not occur during classes. Classes, or any other class related event, in excess of 15 persons shall be prohibited unless reviewed and approved by the Planning Division prior to the event. Alcohol service ("last pour") shall end at 6:30 p.m.
3. All uses, including classes, shall be conducted within the tenant space with the doors closed.
4. There shall be no dancing and/or live entertainment allowed on the premises.
5. The tasting area shall not operate as a bona fide eating establishment. No kitchen or food preparation area shall be provided on the premises.
6. During operations, if parking shortages or other parking related problems develop, the applicant/operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem including, but not limited to, reducing the number of clients, reduce class sizes, reduce the amount of classes, securing additional offsite parking, and/or other measures deemed appropriate by the Development Services Director.
7. Wine and beer shall be sold in the factory manufactured packages for retail sales. Factory multiple-packed bottles or cans shall not be unpackaged to be sold individually. This restriction is not intended to prohibit the sale of beverages in a single container packaged by the manufacturer for individual sale.
8. Alcoholic beverage sales from drive through or walk-up service windows is prohibited.
9. Beer or wine shall not be displayed or sold from an ice tub or any other type of portable refrigerated unit.
10. The licensee shall not employ or use the services of any full- or part-time active or reserve peace officer currently employed by the City of Costa Mesa or any contiguous agency for security purposes.

11. Approval of the planning/zoning application is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29(k)(6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
12. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers and/or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by the City.
13. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the Building Division's final inspections. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
- Trans 14. Prior to issuance building permit issuance, the applicant shall pay 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 net daily trips generated by the proposed project. At the current rate the Traffic Impact Fee is estimated at \$5,581.25. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of Building Permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- | | |
|-------|--|
| Plng. | <ol style="list-style-type: none">1. Development shall comply with all requirements of Article 1, Chapter 5, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be <u>prohibited</u> on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.3. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to neighbors.4. Once the use is legally established, the planning application herein approved shall be valid until revoked. The Development Services Director or his designee may refer the planning application to the Planning Commission for modification or revocation at any time if, in his opinion, any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances or 3) one or more of the findings upon which the approval was based are no longer applicable.. |
| Bldg. | <ol style="list-style-type: none">5. Prior to building permit issuance, the conditions of approval shall be on the approved Architectural plans.6. Comply with the requirements of the following adopted codes Code, 2019 California Building Code, 2019 California Electrical code, 2019 California Mechanical code , 2019 California Plumbing code , 2019 California Green Building Standards Code and 2019 California Energy Code (or the applicable adopted, California Building code California Electrical code, California Mechanical code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites ,facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2019 California Building Code.7. Prior to building permit issuance, the Applicant shall submit a plan to the County of Orange Health Dept. for review and approval. |
| Fire | <ol style="list-style-type: none">8. Comply with the requirements of the 2019 California Fire Code and referenced standards as amended by the City of Costa Mesa. |

- Bus. 9. All contractors and subcontractors must have valid business licenses to
Lic. do business in the City of Costa Mesa. Final inspections, final occupancy
and utility releases will not be granted until all such licenses have been
obtained.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- AQMD 1. Applicant shall contact the Air Quality Management District (800) 288-7664
for potential additional conditions of development or for additional permits
required by AQMD.
2. Prior to the Building Division (AQMD) issuing a demolition permit, contact
South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909-396-2000

OR

Visit their web site:

<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>

The Building Division will not issue a demolition permit until an
identification number is provided by AQMD.

- Sani. 3. It is recommended that the applicant contact the Costa Mesa Sanitary
District at (949) 645-8400 for current district requirements.

Description

Windsor Homebrew Supply Co is a specialty retail shop selling equipment and ingredients to make beer and wine at home with a strong focus on community and education. We have been in operation for over 7 years in Costa Mesa and expanded to Anaheim with a second location 2 years ago. In 2017 the Costa Mesa planning commission approved a CUP to allow us to sell beer and wine for off premise consumption. We are proposing to add a 476 Square Foot tasting area to the existing bottle shop to allow for the tasting of beer, wine, and cider for on premise consumption. We have applied for a Type 42 Alcoholic Beverage Control (ABC) license that will allow for the on premise consumption of beer and wine. Within the small tasting area we plan to add a few taps of draft beer continuing with our focus on hyper local breweries and also hard to find limited, unique beers from around the US and globe. We also plan to have cider and wine samples. The tasting room would be greatly beneficial to our shop and to the local community as it would allow us to further our education by adding tastings to our classes. We plan to hold a class every month or two. They will be held on a weekday (Monday - Thursday) starting at 5pm and ending at 7pm. Classes range from 6-12 people per class and lead patrons on how to make beer at home and further beer education through style demonstrations. The main focus of the tasting room will be to provide a specialized tasting and educational experience for customers and to amplify the retail side of the shop. We plan to build a wooden tasting bar that can accommodate up to six guests. We will also have two standing tables that can accommodate 2 guests per table.

We feel the tasting area would be beneficial because patrons could come and taste beers and wines not found anywhere else in the area. We carry very limited and unique selections from small producers. Having the tasting area would be greatly beneficial to my supply shop as sharing and tasting beer is a great way to learn about new styles to be brewed and also learning the nuances of how they are made.

We have been operating a tasting room at our Anaheim shop for the last two years with great success. We abide completely by all rules and have had zero infractions. We are committed to providing a safe, comfortable well lit place to shop or enjoy a few samples. We post signs that deter loitering and have a fully trained and licensed staff of 2-3 employees operating the shop and tasting area. Our proposed hours are 10am-7:00pm, daily, and we have no intention of being a late night destination or a standard "bar." Last call would be at 6:30pm and no customers would be allowed to remain in the shop past closing. The sales from the proposed tasting area would only be around 5-10% of gross sales for the shop. We will have a designated sectioned off area for the tasting that will be no more than 476 square feet. It will be marked with signs allowing only for patrons 21 and over and will follow all local, state, and federal regulations. Tasting will only be allowed inside the sectioned off area with posted signs. The tasting area will be set up consistent with ABC requirement for separation from the rest of the retail sales area.

July 29,2022

To Whom it May Concern,

I am writing to express my enthusiasm for the prospect of Windsor Homebrew Supply adding a tasting room to its Costa Mesa location. As a craft beer culture enthusiast, I have driven many times from my home in Riverside to attend events hosted by the Windsor team at its Anaheim location, and think a similar model at its flagship location in Costa Mesa will be a great addition to the community. Windsor Homebrew Supply has become a conduit for the Southern California craft beer community, as well as a great local employer. Scott Windsor and his team have curated a thoughtful offering of brewing education and ingredients, along with beer and wine from around the world. I ask for your thoughtful consideration in granting their request to incorporate a tasting room into their long-standing establishment in Costa Mesa, and thank your for your time.

Best,
Armin Tchami

Dear City of Costa Mesa Representative:

Windsor Homebrew Supply Co. has become the gold standard of beer related retail shops.

Whereas most shops would specialize in either homebrew equipment OR beer sales, Windsor has excelled in both capacities. This duality has allowed Windsor to cater to a variety of crowds from professional brewers to home brewers to veteran beer drinkers to new beer drinkers and more.

Additionally, another meaningful element of Windsor is its focus on beer education; the shop has put on several classes/events that have focused on a variety of topics including beer styles, brewing techniques, beer and food pairings, craft beer culture, etc. Consistently, the shop has aimed to empower its consumers to take more ownership over their beer journeys.

Furthermore, it's undeniable the near complete beer experience that Windsor provides; yet, the missing piece that has eluded the shop, because of city restrictions, is a tasting room. A tasting room would further empower shop visitors by introducing them to different beer styles while simultaneously developing their palates. Additionally, the tasting room would go hand in hand with the classes/events of Windsor by providing the tangible/concrete form of many of the topics being discussed.

While I do believe Windsor "deserves" to have a tasting room considering how much the shop has given back to its supporters, what ultimately is most important in my eyes is that an added tasting room is so important to the overall ethos of Windsor. It's clear that Windsor is predicated on beer being experienced in a very dynamic manner and the addition of a tasting room is absolutely integral to the shop's ultimate vision of how one should engage with beer.

Thank you for your time and consideration of this endeavor for Windsor,

Brenton Agahan

Hello,

The intent of this letter is to support Scott and the Windsor team in their mission to sell alcohol on premise at the Costa Mesa location. Windsor Homebrew Supply has been such an integral part of the community, opening their doors to everyone and being so kind. Opening a tasting room at this location would mean a great deal to the local community and most importantly Windsor Homebrew Supply. The craft brew community, including myself and my friends/family, are such a tight family - opening a tasting room would only bring this community that much closer. It's much deeper than simply just beer, it's about sharing experiences, knowledge, and just spending time together enjoying each other's company. Thank you so much for your consideration.

Thomas Dacanay

To whom it may concern,

I would like to write this letter in support of Windsor Homebrew Supply Co. in their efforts to open up a tasting room here in our beloved city of Costa Mesa. As a lifelong born and raised Costa Mesan since 1979, I have seen this city go through many changes. One recent change I've noticed on Randolph St is the progression to more of a nightlife, get people to walk up and down the street and create a more social vibe with the addition of all the breweries and clubs, especially with the new parking set up. It would only add to attraction and lure of this location to add a taproom to someone and an establishment that has already shown to be an appreciative and giving member of the community that has accepted him into it. So in short it really makes no sense not to allow someone who has shown to be a productive member of this community that we all love and want to be the best place for all of its residents and visitors.

Durke Atwell

To whom it may concern,
Windsor is a great local business which I support as a Costa Mesa business owner. They should be approved to pour beer on tap as it would be good for the sense of community they've built for people that have a passion for beer. I also feel that it's important to support smaller local businesses and their endeavors.
Thank you,

GAVIN RAINEY
ENVIRO DIAGNOSTICS
3100 AIRWAY AVE, STE 111
COSTA MESA, CA 92626
800.963.8184 OFFICE
www.envirodiagnostics.com

To whom it may concern,

City of Costa Mesa / planning division

RE:Windsor Homebrew Supply Company

Windsor is a fresh concept for our current image on Randolph Ave. Costa Mesa needs this place. The staff at this location are very good at what they do. Professional, and bring a quality group of people into our neighborhood. I feel that they understand the responsibility that comes along with a consumption license and will not abuse its purpose. I personally would like to endorse these gentlemen and I am confident they will be an asset to our city.

Thank you for your consideration.

Alec Tenace
gods&heros Inc.
C: 949.244.5163

To whom it may concern:

I am writing this letter to express my full support for the addition of a tasting room space at Windsor Homebrew Supply on Baker St. I have lived in the "SoBeCa District" of Costa Mesa for about the last 10+ years, owning my home for about the last 8 years. I am currently a short walk/drive away from the Windsor Homebrew Supply store and have been a regular customer for several years. Scott Windsor and his team have created a welcoming environment in this store, full of knowledgeable employees and like-minded customers who all enjoy the world of creating, exploring, and drinking delicious craft beers. I was a customer of this store when it was just a place to buy homebrew supplies, but have continued to frequent it as it has expanded into a bottle shop. It is my go-to place to find new and exciting beers to try and share with friends. I recently heard that Scott intends to add a tasting room space to his store and could not be more excited about this idea. I believe this will just continue to expand the aforementioned welcoming environment and I see this space being a great addition to the area. It will be a perfect fit for the growing craft beer hub on Randolph Ave, as it will complement the existing craft breweries in the area, allowing customers to explore an even broader range of great beers.

I know that Scott already has a similar tasting room in Anaheim that has been enjoyed by many. But many of us that live in Costa Mesa and the surrounding cities can't always make the time to trek up to Anaheim, so having something closer to home is quite desirable. Therefore, I ask that you please approve and expedite whatever necessary permitting is required for Windsor to make this new addition.

Thank you.

Jared Rounsevell

805-674-6880

jaredrounsevell@gmail.com

Hi Scott,

Last week I was in your Anaheim shop, and we chatted about your efforts to get approval for your Costa Mesa location to sell beer for consumption on-site. I just wanted to send a quick note to you to express my support - this will be a positive addition for the community! I would much rather not have to drive all the way to Anaheim to try some of the limited beers you offer.

Thanks for all you do!
Jon Haritatos

Hello,

My name is Max and I would truly love to see Windsor Home Brew Supply's Costa Mesa location have on site pours for all of us to consistently enjoy.

Scott and his team have always been the best at bringing in top quality beer and always provided a great environment for it. Not only would I enjoy this, but I know for a fact that everyone else would too.

Sincerely,
Max Bluestein
631-897-4806

Dear Council Member,

I am writing this letter to ask for your support in giving Windsor HomeBrew Supply Co. an Alcohol license to consume on-premise.

An Alcohol license makes perfect sense in the area, Scott Windsor has been supporting Costa Mesa for more than 7 years he pretty much is a folk hero in the area.

There are a lot of bars in the area with terrible beverage choices not to mention poor customer service. Windsor HomeBrew has always been my choice for some amazing beverages and top-notch customer service. I commute from Santa Ana and never think twice about going anywhere else but to Windsor HomeBrew Supply.

A tasting room inside Windsor HomeBrew makes good sense for convenience reasons and for networking with homebrewers and locals alike. I feel that giving a license to Windsor HomeBrew is a win win for the community and the city as well. It will bring in revenue to the city and bring the community closer together. When the benefits are so great and there is no harm done to existing business it makes perfect sense to support a tasting room and a loyal Costa Mesa patron like Scott Windsor.

Thank you so much for your help.

Miguel Torres
714-425-1000

To the City of Costa Mesa,

I would like to throw my support to Scott Windsor and the Windsor Home Brew Supply Company to have a tasting room. I have been a long time customer of the shop and I get most of my home brewing supplies from Scott's shop. I see the Anaheim shop and their offerings in the tasting room and know people who will go to that location in order to shop and taste beer that Scott has brought in for their customers. That is tax revenue that could be going to the city of Costa Mesa. Although I do not do that, and I'm loyal to Costa Mesa, I would love to try some of those samples that Scott would bring in while I continue to shop for my homebrewing ingredients. Please help Scott to allow his shop to deliver a tasting shop. There are already a few breweries down the street and Scott's shop would only add to the enjoyment of craft beer enthusiasts like myself.

Best regards,
Pat Murray

To whom it may concern,

Windsor has filled a niche need in our community for many years. It quickly became my go-to place for quality homebrew supplies and a quality curated selection of local and rare craft beers. As a homebrewer for many years and a craft-beer enthusiast I feel very lucky to have a business in the community that offers friendly and knowledgeable service, quality products, and cares for the community.

I fully support Windsor Homebrew store's ambition to create a tasting room. It's obvious that Scott is passionate about this craft and has put in a lot of effort to source local, rare, and impossible-to-find craft beers, many that you would not be able to try anywhere else. I know this is not going to just be a place to grab a brew, like the many other locations in walking distance, but a place to get to experience the craft from world class brewers from around the globe. I personally am excited to show my support for a small business whose goal is to share their passion with the community. I think it's the community leaders' job to show this support back.

Sincerely,

Robert Lucy
19 Calvados
Newport Coast, Ca 92657
949-338-1273

To Whom it May Concern,

I just wanted to vouch for the fine folks at Windsor, and say I whole-heartedly support the addition of a tasting room at the Costa Mesa location of Windsor Homebrew Supply Co. I have been a customer since they opened, and I try to stop at the Anaheim location any time I can to visit their tap room.

A big reason I'm looking forward to this is it will make more good beer and rare beer more accessible. There's a big difference between macro beer (your average beer at a bar) and craft beer. The beer you find at your average bar will not be served at Windsor. With the bottle shop that Windsor already has, I've had the pleasure of selecting from an excellent rotation of super fresh or hard to find beer from around the US and around the world. Every now and then the Anaheim location has events like tap takeovers and tastings. I've been to a few and have one marked on my calendar for next month. Those are expensive Lyft rides to Anaheim.

The beer selection is helpful for an educational journey with homebrewing as well. When you start homebrewing you learn that there are style guidelines with objective metrics for every style ever created, and those guidelines also specify commercial examples of beer. We have used Windsor to secure beer for study groups and homebrew clubs to let people taste a classic example and build some vocabulary and word association so they could clearly communicate perceived attributes of beer. Next week I'll be reviewing Czech Lager and Dark Czech Lager with Orange County Mash Ups. I've even picked up a \$99 bottle to share the best of the best at an open club meeting.

The Anaheim location got pretty popular with beer industry workers, who often congregate in the early afternoon at the end of their morning shift. I know they regularly attract industry folk as well as craft beer enthusiasts from as far away as Long Beach and beyond. A tasting room at Windsor will certainly bring people from all around.

Hopefully you support this idea as much as I do. Thanks for reading,
Rocky Evans
Costa Mesa

August 22, 2022

To the City of Costa Mesa:

This letter is being written in support of a local business, Windsor Home Brew Supply, in their ambition to open a beer/wine tap room within their home brewing equipment and supply showroom. Windsor fills a niche market in Orange County providing home brew equipment and supplies to hobbyist home brewers across the County. Likewise, they also currently provide a wide variety of lesser known and hard-to-find canned and bottled craft beer and wine as part of their business as home brewers like to experiment and see where the market is going and taste what the true professionals are doing that are pushing the envelope in the industry. The next logical extension of this is to provide a small taproom with hard to find and unique offerings on tap. This will help their clientele while also making their business more resilient.

I have been to the Windsor's Anaheim taproom and this is exactly what I am describing. Like their core business, this taproom fills a niche in the area by augmenting what a lot of bars and breweries in the area do not have and that's a small selection of unique and oftentimes very different styles and types of beers and wines. Generally, from what I've experienced, Windsor is frequented by home brew enthusiasts and it is a different experience from a typical bar and even the local breweries that usually focus on their particular styles. The clientele here is just a little more serious and it's less an entertainment destination. This will provide a unique place and a unique product that is underserved in the local makeup of bars and brewpubs.

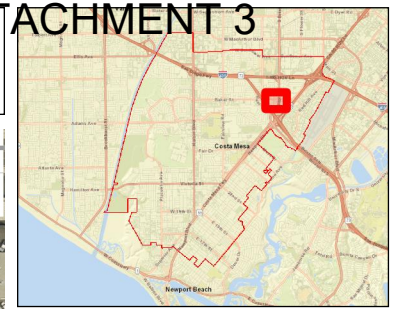
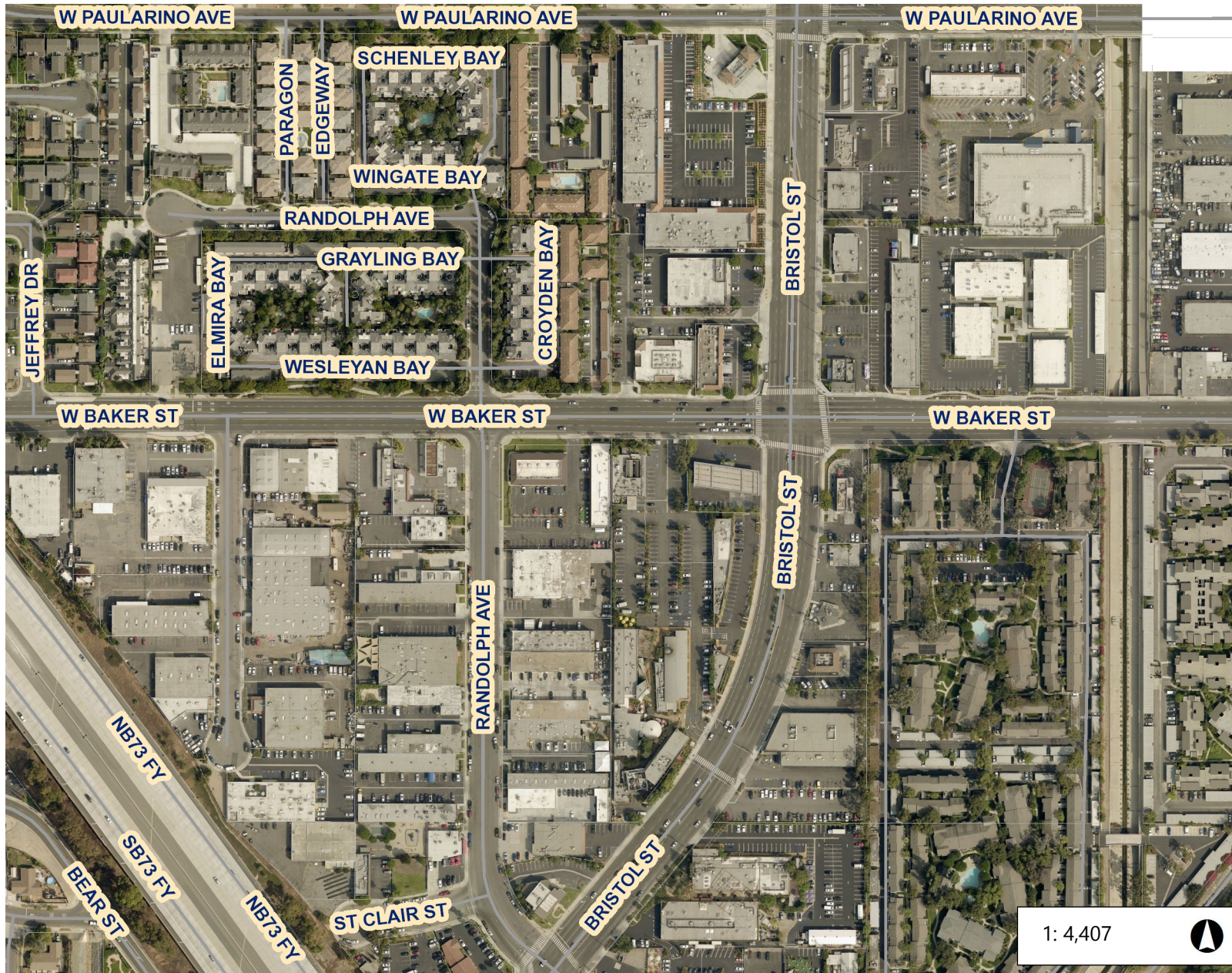
Thank you, Costa Mesa, for your support on this issue.

Sincerely,




Dean M. Fisher

3030 Babb Street, Costa Mesa | (714) 713-6163 | deanfisher.pe@gmail.com

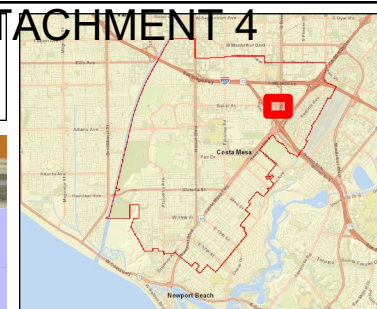


Legend

 Costa Mesa

Notes





ZA-22-22



Legend

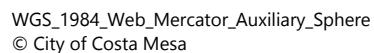
-  **Costa Mesa**

Zoning

 -  AP - Administrative Professional
 -  IR-MLT - Institutional Recreational Medium Density
 -  R1 - Single-Family Residential
 -  R2-MD - Multiple-Family Residential Medium Density
 -  R2-HD - Multiple-Family Residential High Density
 -  R3 - Multiple Family Residential
 -  MG - General Industrial
 -  MP - Industrial Park
 -  PDI - Planned Development Industrial
 -  C1 - Local Business
 -  C2 - General Business
 -  C1-S - Shopping Center
 -  TC - Town Center
 -  PDR-NCM - Planned Development Neighborhood Medium Density
 -  I&R - Institutional Recreational
 -  I&R-S - Institutional Recreational Single-Family
 -  P - Parking
 -  CL - Commercial Limited
 -  PDC - Planned Development Commercial
 -  PDR-LD - Planned Development Residential Low Density
 -  PDR-MD - Planned Development Residential Medium Density
 -  PDR-HD - Planned Development Residential High Density

Notes

ZA-22-22



4- The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

Code-Required Parking Requirements. ¹

Building	Unit	Tenant	Size	Parking Ratio	Spaces
743 Baker					
	A & B	Rhodium Smoke Shope	3,080 square feet	Retail, 4:1,000	12.32
	C	T and H Salon	1,120 square feet	Retail, 4:1,000	4.48
	D & E	*Windsor Homebrew (Project)*	1764 sq. ft. 476 sq. ft. ²	Retail, 4:1,000 Restaurant 10:1,000	7.056 4.76
745 Baker					
	A	F a r m e r s Insurance	545 square feet	Office, 4:1,000	2.18
	B	Ramen Zetton	725 square feet	Restaurant, 10:1,000	7.25
	C	Ikko Japanese	816 square feet	Restaurant, 10:1,000	8.16
	D	Dolphin Hair Design	408 square feet	Retail, 4:1,000	1.63
741 Baker					
		The Huddle	3,441 square feet	Bar, 10:1,000	34.41
				<u>Total Required</u>	83
				<u>Total Provided</u>	77
				Deficiency	6

- (1) Parking requirements calculated from CMMC Table 13-89 (Non-Residential Parking Standards).
- (2) The tasting area is classified as an “Establishments where food or beverages are served with more than 300 square feet of public area” under CMMC Table 13-89 (Non-Residential Parking Standards).

SHARED PARKING DEMAND MIXED USE DEVELOPMENT																					
USE	Office		Banks (Sq. Ft.)	Medical Office (Sq. Ft.)	Retail (Sq. Ft.)	Restaurant		Theaters and Cinemas (seats)	Hotel/Motel		Conference/Convention		Bachelor (units)	Residential			Guest (total units)	Total Parking Demand by Hour			
	<100,000	>100,000				1st 3K	>3K		Guest Rooms (units)	Restaurant/Lounge 1st 3K	>3K	1st 3K		>3K	1 bedroom	2 bedroom					3+ Bedroom
	(Sq. Ft.)	(Sq. Ft.)																			
	545.00	0.00	0.00	0.00	6372.00	2017.00	3441.00	0.00	0.00	0.00	0.00	0.00	0.00	#	0.00	0.00	0.00	0.00	0.00		
PEAK DEMAN	2.18	0.00	0.00	0.00	25.49	20.17	41.29	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	89.13	
WEEKDAY																				Weekdays	
6:00 AM	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	6:00 AM	
7:00 AM	0.44	0.00	0.00	0.00	2.04	0.40	0.83	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	7:00 AM	
8:00 AM	1.37	0.00	0.00	0.00	4.33	1.01	2.06	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	8:00 AM	
9:00 AM	2.03	0.00	0.00	0.00	10.20	2.02	4.13	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	9:00 AM	
10:00 AM	2.18	0.00	0.00	0.00	16.57	4.03	8.26	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	10:00 AM	
11:00 AM	2.18	0.00	0.00	0.00	21.16	6.05	12.39	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	11:00 AM	
NOON	1.96	0.00	0.00	0.00	23.45	10.09	20.65	0.00	0.00	0.00	0.00	0.00	0.00	Weekday peak parking demand is 76 parking spaces from 6 -7 p.m., during the project's hours of operation.	0.00	0.00	0.00	0.00	0.00	NOON	
1:00 PM	1.96	0.00	0.00	0.00	24.21	14.12	28.90	0.00	0.00	0.00	0.00	0.00	0.00		0.00	69.20	1:00 PM				
2:00 PM	2.11	0.00	0.00	0.00	23.45	12.10	24.78	0.00	0.00	0.00	0.00	0.00	0.00		0.00	62.44	2:00 PM				
3:00 PM	2.03	0.00	0.00	0.00	22.94	12.10	24.78	0.00	0.00	0.00	0.00	0.00	0.00		0.00	61.84	3:00 PM				
4:00 PM	1.68	0.00	0.00	0.00	21.16	10.09	20.65	0.00	0.00	0.00	0.00	0.00	0.00		0.00	53.56	4:00 PM				
5:00 PM	1.02	0.00	0.00	0.00	19.12	14.12	28.90	0.00	0.00	0.00	0.00	0.00	0.00		0.00	63.16	5:00 PM				
6:00 PM	0.50	0.00	0.00	0.00	19.88	18.15	37.16	0.00	0.00	0.00	0.00	0.00	0.00		0.00	75.70	6:00 PM				
7:00 PM	0.15	0.00	0.00	0.00	21.66	20.17	41.29	0.00	0.00	0.00	0.00	0.00	0.00		0.00	83.28	7:00 PM				
8:00 PM	0.15	0.00	0.00	0.00	21.16	20.17	41.29	0.00	0.00	0.00	0.00	0.00	0.00		0.00	82.77	8:00 PM				
9:00 PM	0.07	0.00	0.00	0.00	14.78	20.17	41.29	0.00	0.00	0.00	0.00	0.00	0.00		0.00	76.31	9:00 PM				
10:00 PM	0.07	0.00	0.00	0.00	7.65	18.15	37.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.03	10:00 PM					
11:00 PM	0.00	0.00	0.00	0.00	3.06	14.12	28.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.08	11:00 PM					
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	10.09	20.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.73	MIDNIGHT					
MAXIMUM WEEKDAY DEMAND 83.28																					
WEEKEND	545.00				6548.00	1841.00				3441.00										Weekend	
6:00 AM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	6:00 AM	
7:00 AM	0.07	0.00	0.00	0.00	0.76	0.40	0.83	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	2.06	7:00 AM	
8:00 AM	0.22	0.00	0.00	0.00	2.55	0.61	1.24	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	4.61	8:00 AM	
9:00 AM	0.28	0.00	0.00	0.00	7.65	1.21	2.48	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	11.62	9:00 AM	
10:00 AM	0.28	0.00	0.00	0.00	11.47	1.61	3.30	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	16.67	10:00 AM	
11:00 AM	0.37	0.00	0.00	0.00	18.61	2.02	4.13	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	25.12	11:00 AM	
NOON	0.37	0.00	0.00	0.00	21.66	6.05	12.39	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	40.47	NOON	
1:00 PM	0.28	0.00	0.00	0.00	24.21	9.08	18.58	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	52.15	1:00 PM	
2:00 PM	0.22	0.00	0.00	0.00	25.49	9.08	18.58	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	53.36	2:00 PM	
3:00 PM	0.15	0.00	0.00	0.00	25.49	9.08	18.58	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	53.30	3:00 PM	
4:00 PM	0.15	0.00	0.00	0.00	22.94	9.08	18.58	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	50.75	4:00 PM	
5:00 PM	0.07	0.00	0.00	0.00	19.12	12.10	24.78	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	56.06	5:00 PM	
6:00 PM	0.07	0.00	0.00	0.00	16.57	18.15	37.16	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	71.95	6:00 PM	
7:00 PM	0.07	0.00	0.00	0.00	15.29	19.16	39.23	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	73.75	7:00 PM	
8:00 PM	0.07	0.00	0.00	0.00	14.02	20.17	41.29	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	75.55	8:00 PM	
9:00 PM	0.00	0.00	0.00	0.00	10.20	20.17	41.29	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	71.66	9:00 PM	
10:00 PM	0.00	0.00	0.00	0.00	9.69	19.16	39.23	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	68.07	10:00 PM	
11:00 PM	0.00	0.00	0.00	0.00	3.31	17.14	35.10	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	55.56	11:00 PM	
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	14.12	28.90	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	43.02	MIDNIGHT	
MAXIMUM WEEKEND DEMAND 75.55																					
REQUIRED PARKING		83.28																			

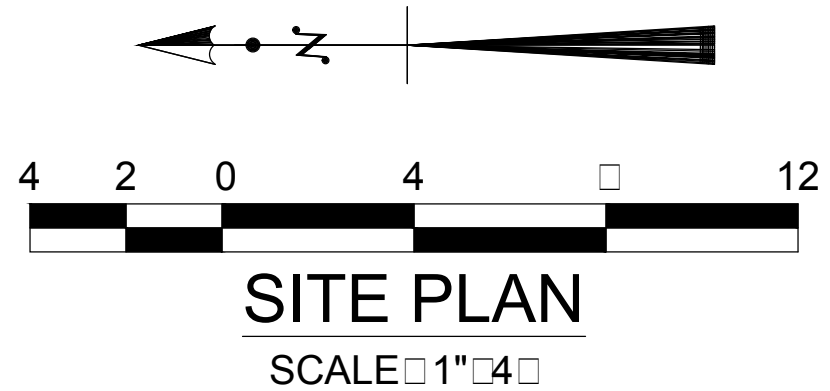
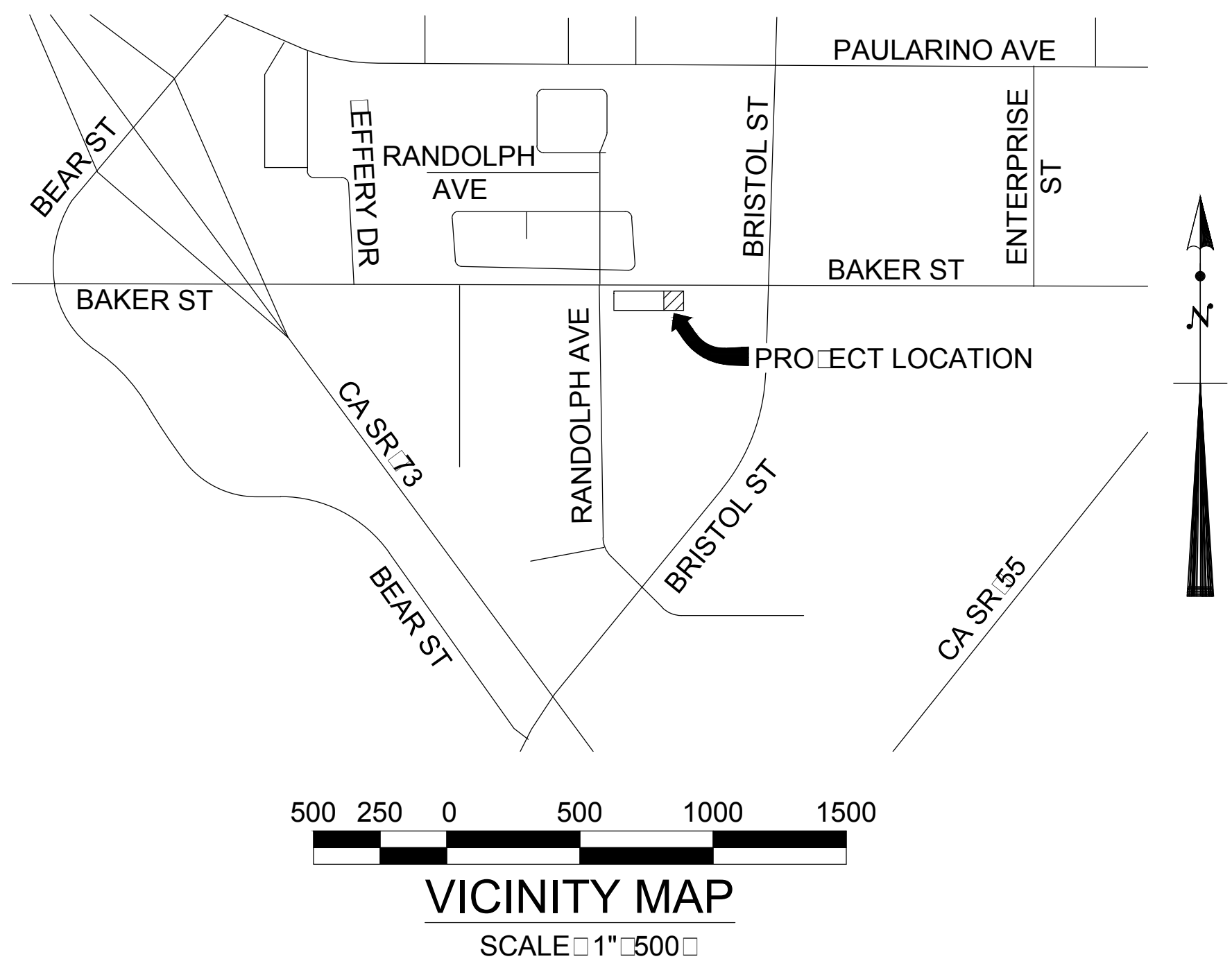
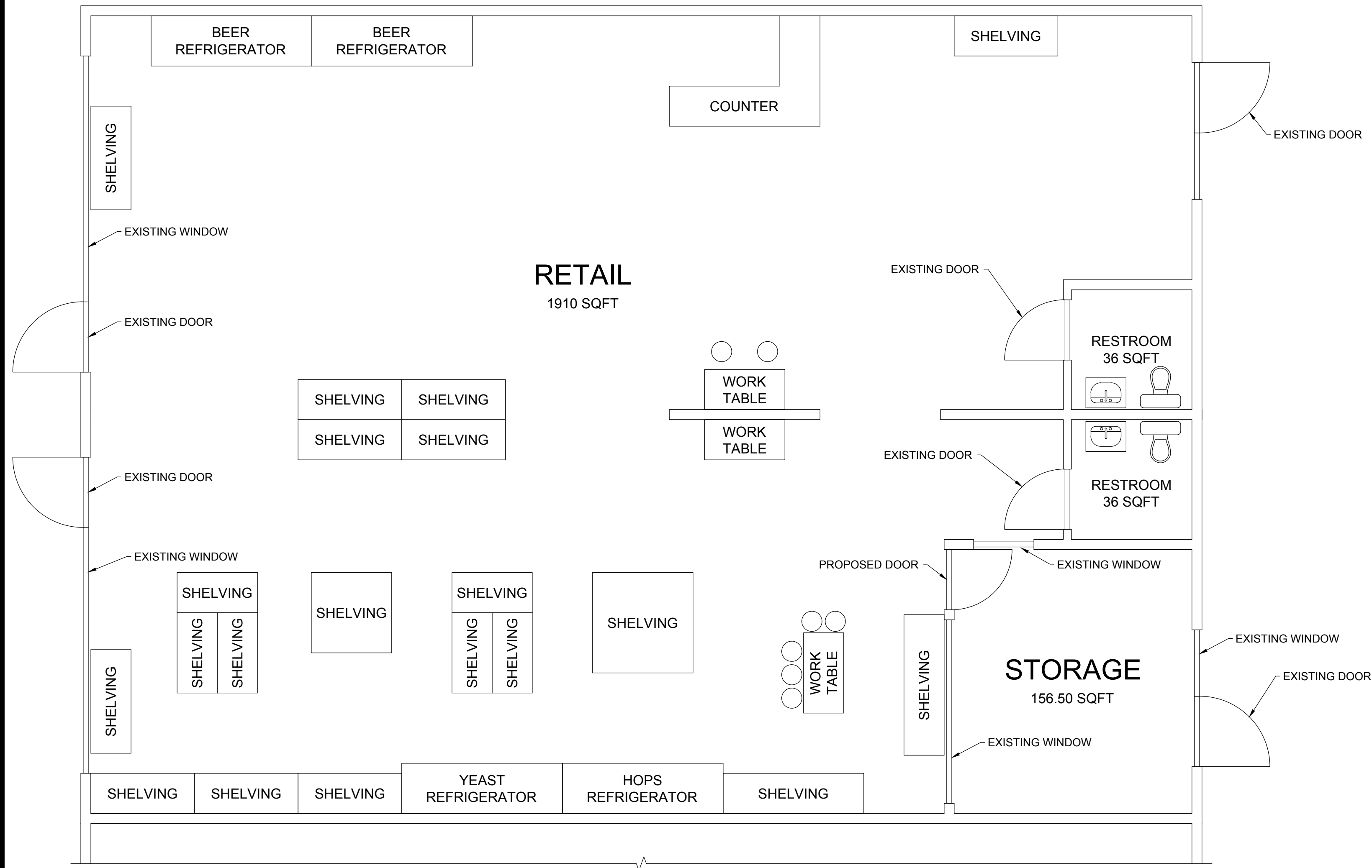
Weekday peak parking demand is 76 parking spaces from 6 -7 p.m., during the project's hours of operation.


Weekend peak parking demand is 72 parking spaces from 6 - 7 p.m., during the project's hours of operation.

CONDITIONAL USE PERMIT

ATTACHMENT 7

743 BAKER STREET D & E, COSTA MESA, CA 92626



NO.	REVISION	DATE	BY
PREPARED FOR: SCOTT WINDSOR 416 ELMIRA AVE HUNTINGTON BEACH, CA 92648 SCOTT@WINDSORHOMEBREW.COM (405) 922-1417			
			
PREPARED BY: KYLE SHERMAN K.SHERM55@GMAIL.COM (518) 308-8501			
ISSUED: 2/18/17			
SHEET TITLE: FLOOR PLAN		PROJECT: WINDSOR HOMEBREW SUPPLY CO	
ADDRESS: 743 BAKER STREET D & E COSTA MESA, CA 92626		SHEET NO.	
		EXHIBIT	

7					
6					
5					
4					
3					
2					
1					
NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE

ABC On-Sale Licenses within Census Tract 639.08

License Number	Status	License Typ	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name
37429	ACTIVE	48	10/01/2003	09/30/2023	RANDOLPH BAKER INC	741 BAKER ST,COSTA MESA, CA 92626-4319Census Tract: 0639.08	HUDDLE THE
37429	ACTIVE	58	10/01/2003	09/30/2023	RANDOLPH BAKER INC	741 BAKER ST,COSTA MESA, CA 92626-4319Census Tract: 0639.08	HUDDLE THE
233352	ACTIVE	41	06/29/1989	02/28/2023	MITSUWA CORPORATION	665 PAULARINO AVE,COSTA MESA, CA 92626-3033Census Tract: 0639.08	MITSUWA MARKETPLACE
248282	ACTIVE	47	11/05/1990	02/28/2023	KAWAMOTO & SUGAWARA CORPORATION	688 BAKER ST, STE 9-10,COSTA MESA, CA 92626Census Tract: 0639.08	BRISTOL RESTAURANT & BAR
268919	ACTIVE	41	03/09/1992	09/30/2023	LAMKONE RESTAURANTS INC	3000 BRISTOL ST,COSTA MESA, CA 92626Census Tract: 0639.08	WAHOOS FISH TACO
302534	ACTIVE	58	08/23/1995	12/31/2022	BRISTOL EQUITY PARTNERS L-PSHIP	2930 BRISTOL ST, STE A110,COSTA MESA, CA 92626Census Tract: 0639.08	HABANA RESTAURANT
302534	ACTIVE	47	08/23/1995	12/31/2022	BRISTOL EQUITY PARTNERS L-PSHIP	2930 BRISTOL ST, STE A110,COSTA MESA, CA 92626Census Tract: 0639.08	HABANA RESTAURANT
329520	ACTIVE	47	09/30/1997	04/30/2023	GARFS SPORTS LOUNGE INC	3046 BRISTOL ST,COSTA MESA, CA 92626-3036Census Tract: 0639.08	GARFS SPORTS LOUNGE
394979	ACTIVE	41	01/27/2003	12/31/2022	KIKUHISA CORPORATION	3033 BRISTOL ST, STE N,COSTA MESA, CA 92626Census Tract: 0639.08	ANJIN
413391	ACTIVE	41	08/30/2004	07/31/2023	TK BURGERS III INC	2966 BRISTOL ST,COSTA MESA, CA 92626Census Tract: 0639.08	TK BURGERS
422034	ACTIVE	48	04/04/2005	03/31/2023	725 BAKER LLC	725 BAKER ST,COSTA MESA, CA 92626Census Tract: 0639.08	MESA COSTA MESA
424803	ACTIVE	48	06/01/2005	05/31/2023	SOUND & VISION LLC	752 ST CLAIR,COSTA MESA, CA 92626Census Tract: 0639.08	TIN LIZZIE SALOON THE
430101	ACTIVE	58	11/18/2005	10/31/2022	MEMPHIS GROUP CORP	2920 BRISTOL ST,COSTA MESA, CA 92626Census Tract: 0639.08	MEMPHIS CAFE
430101	ACTIVE	47	11/18/2005	10/31/2022	MEMPHIS GROUP CORP	2920 BRISTOL ST,COSTA MESA, CA 92626Census Tract: 0639.08	MEMPHIS CAFE
448035	ACTIVE	41	01/18/2007	12/31/2022	MOD SQUAD LLC	750 SAINT CLAIR ST,COSTA MESA, CA 92626-4314Census Tract: 0639.08	ROOSTER CAFE
461284	ACTIVE	41	12/19/2007	11/30/2022	ENDO, HISAFUMI	675 PAULARINO AVE, STE 5,COSTA MESA, CA 92626-3039Census Tract: 0639.08	ANGO TEI
468971	ACTIVE	47	04/02/2009	05/31/2023	CALIFORNIA SHABU SHABU SOUTH COAST LLC	801 BAKER ST, STE A,COSTA MESA, CA 92626-4347Census Tract: 0639.08	CALIFORNIA SHABU SHABU
468971	ACTIVE	58	04/02/2009	05/31/2023	CALIFORNIA SHABU SHABU SOUTH COAST LLC	801 BAKER ST, STE A,COSTA MESA, CA 92626-4347Census Tract: 0639.08	CALIFORNIA SHABU SHABU
486676	ACTIVE	41	03/25/2010	02/28/2023	345 OKIDOKI DINING CORPORATION	3033 BRISTOL ST, STE O,COSTA MESA, CA 92626-3001Census Tract: 0639.08	HAKATA IKKOUSHA
486768	ACTIVE	41	06/09/2010	05/31/2023	HARMAN ENTERTAINMENT CO	3030 BRISTOL ST,COSTA MESA, CA 92626-3036Census Tract: 0639.08	UROKO CAFE
505392	ACTIVE	41	03/04/2011	02/28/2023	TRUTH AND ALCHEMY INC	2930 BRISTOL ST, STE B102,COSTA MESA, CA 92626-7927Census Tract: 0639.08	GYPSY DEN
510517	ACTIVE	41	06/13/2011	12/31/2022	ZIPANGU ENTERTAINMENT CORPORATION	2930 BRISTOL ST, STE C106,COSTA MESA, CA 92626-7927Census Tract: 0639.08	CALIPOKE
513086	ACTIVE	68	02/01/2012	01/31/2023	LIVEMORE LLC	841 BAKER ST,COSTA MESA, CA 92626-4315Census Tract: 0639.08	MANSION COSTA MESA
513086	ACTIVE	47	02/01/2012	01/31/2023	LIVEMORE LLC	841 BAKER ST,COSTA MESA, CA 92626-4315Census Tract: 0639.08	MANSION COSTA MESA
513086	ACTIVE	58	02/01/2012	01/31/2023	LIVEMORE LLC	841 BAKER ST,COSTA MESA, CA 92626-4315Census Tract: 0639.08	MANSION COSTA MESA
520472	ACTIVE	41	06/05/2012	05/31/2023	COMESA 92626, LLC	2981 BRISTOL ST, STE B2,COSTA MESA, CA 92626-5915Census Tract: 0639.08	UMAMI BURGER
521029	ACTIVE	41	03/29/2013	02/28/2023	ITA-CA, LLC	2937 BRISTOL ST, #B 100B,COSTA MESA, CA 92626-5982Census Tract: 0639.08	VITALY
523556	ACTIVE	47	11/19/2013	10/31/2022	ASHFORD TRS CM LLC	3050 BRISTOL ST,COSTA MESA, CA 92626-3036Census Tract: 0639.08	COSTA MESA HILTON
523556	ACTIVE	68	11/19/2013	10/31/2022	ASHFORD TRS CM LLC	3050 BRISTOL ST,COSTA MESA, CA 92626-3036Census Tract: 0639.08	COSTA MESA HILTON
523556	ACTIVE	66	11/19/2013	10/31/2022	ASHFORD TRS CM LLC	3050 BRISTOL ST,COSTA MESA, CA 92626-3036Census Tract: 0639.08	COSTA MESA HILTON
523556	ACTIVE	58	11/19/2013	10/31/2022	ASHFORD TRS CM LLC	3050 BRISTOL ST,COSTA MESA, CA 92626-3036Census Tract: 0639.08	COSTA MESA HILTON
529044	ACTIVE	48	04/03/2013	02/28/2023	BLESSED BLACK WINGS LLC	2968 RANDOLPH AVE,COSTA MESA, CA 92626-4312Census Tract: 0639.08	COMMISSARY LOUNGE
559164	ACTIVE	47	12/02/2015	02/28/2023	J.A.K UNCLE TEA, INC.	3033 BRISTOL ST, STE C,COSTA MESA, CA 92626-3001Census Tract: 0639.08	CAPITAL NOODLE BAR
560039	ACTIVE	41	09/14/2015	08/31/2023	CHL MANAGEMENT GROUP, INC.	3033 BRISTOL ST, STE M,COSTA MESA, CA 92626-3001Census Tract: 0639.08	HASHIGO
561461	ACTIVE	41	11/03/2015	10/31/2022	NAKASAN INC.	688 BAKER ST, STE 7,COSTA MESA, CA 92626-4400Census Tract: 0639.08	SAKANAYA
563922	ACTIVE	41	03/11/2016	02/28/2023	TAKEE INTERNATIONAL INC	3033 BRISTOL ST, STE D,COSTA MESA, CA 92626-3001Census Tract: 0639.08	HACHI ASIAN FUSION RESTAURANT
565762	ACTIVE	47	03/17/2016	02/28/2023	BRIGHT BRISTOL STREET LLC	3131 BRISTOL ST,COSTA MESA, CA 92626-3037Census Tract: 0639.08	CROWNE PLAZA COSTA MESA
568168	ACTIVE	41	06/06/2016	05/31/2023	TENKATORI USA, INC.	3001 BRISTOL ST, STE D,COSTA MESA, CA 92626Census Tract: 0639.08	
568933	ACTIVE	77	10/17/2016	09/30/2022	SUPPLY HOUSE, LLC	2960 RANDOLPH AVE,COSTA MESA, CA 92626-4312Census Tract: 0639.08	GUNWHALE ALES
570054	ACTIVE	41	08/02/2016	07/31/2023	NF CALIFORNIA LLC	2937 BRISTOL ST, STE E100,COSTA MESA, CA 92626-7997Census Tract: 0639.08	NATIVE FOODS CAFE
587452	ACTIVE	48	01/10/2018	12/31/2022	RUIN BAR, LLC	2930 BRISTOL ST, STE A111,COSTA MESA, CA 92626-7949Census Tract: 0639.08	RUIN BAR
588358	ACTIVE	77	10/11/2018	09/30/2022	BOOTLEGGERS BREWERY LLC	696 RANDOLPH AVE, STE B,COSTA MESA, CA 92626-5905Census Tract: 0639.08	BOOTLEGGERS BREWERY
603033	ACTIVE	47	08/28/2019	07/31/2023	OLD VINE CAFE LLC	2937 BRISTOL ST , A103,COSTA MESA, CA 92626-7993Census Tract: 0639.08	OLD VINE CAFE
605352	ACTIVE	58	08/05/2019	07/31/2023	FOLKS HOSPITALITY	2937 BRISTOL ST, STE A102,COSTA MESA, CA 92626-7993Census Tract: 0639.08	FOLKS HOSPITALITY
605352	ACTIVE	41	08/05/2019	07/31/2023	FOLKS HOSPITALITY	2937 BRISTOL ST, STE A102,COSTA MESA, CA 92626-7993Census Tract: 0639.08	FOLKS HOSPITALITY
609704	ACTIVE	42	12/05/2019	11/30/2022	WINE TRIBE LLC	2937 BRISTOL ST, STE A101B,COSTA MESA, CA 92626-7925Census Tract: 0639.08	WINE LAB
617710	ACTIVE	41	04/28/2021	03/31/2023	WIP COFFEE INC	2944 RANDOLPH AVE, UNIT 1,COSTA MESA, CA 92626-4312Census Tract: 0639.08	WIP
617845	ACTIVE	41	11/06/2020	05/31/2023	ZETRIZE INC.	735 BAKER ST, STE B,COSTA MESA, CA 92626-4349Census Tract: 0639.08	RAMEN ZETTON
618490	ACTIVE	41	08/10/2020	06/30/2023	KOBAYASHI, KAZUNARI	735 BAKER ST,COSTA MESA, CA 92626Census Tract: 0639.08	IKKO JAPANESE CUISINE
625948	ACTIVE	41	04/06/2022	03/31/2023	EAST BOROUGH BRISTOL CORP.	2937 BRISTOL ST, STE B102,COSTA MESA, CA 92626-7994Census Tract: 0639.08	EAST BOROUGH
625948	ACTIVE	58	04/06/2022	03/31/2023	EAST BOROUGH BRISTOL CORP.	2937 BRISTOL ST, STE B102,COSTA MESA, CA 92626-7994Census Tract: 0639.08	EAST BOROUGH
629923	ACTIVE	86	04/29/2022	03/31/2023	COMMON FOLK GROUP LLC	2981 BRISTOL ST,COSTA MESA, CA 92626-5715Census Tract: 0639.08	HI-LO LIQUOR MARKET
634963	ACTIVE	41	03/09/2022	02/28/2023	SRB MANAGEMENT INC	2981 BRISTOL ST, STE B5,COSTA MESA, CA 92626-5915Census Tract: 0639.08	SLURPIN RAMEN BAR
636141	ACTIVE	41	08/19/2022	07/31/2023	SEABIRDS KITCHEN LLC	2930 BRISTOL ST, STE A101A,COSTA MESA, CA 92626-5934Census Tract: 0639.08	SEABIRDS KITCHEN
637552	ACTIVE	41	07/08/2022	06/30/2023	KATSUKEN INC	688 BAKER ST, STE 8,COSTA MESA, CA 92626-4400Census Tract: 0639.08	KAGURA COSTA MESA



City of Costa Mesa

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 22-875

Meeting Date: 9/26/2022

TITLE:

PLANNING APPLICATION 22-17 FOR A CONDITIONAL USE PERMIT TO ALLOW A PRIVATE K-12 SCHOOL (RENASCENCE SCHOOL INTERNATIONAL) IN THE C1 ZONE FOR THE PROPERTY AT 1600 ADAMS AVENUE AND 2850 MESA VERDE DRIVE EAST

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTED BY: Patrick Achis, Assistant Planner

CONTACT INFORMATION: Patrick Achis, 714.754.5276, Patrick.Achis@costamesaca.gov

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 (Class 1) Existing Facilities and Section 15332 (Class 32) Infill; and
2. Approve Planning Application 22-17, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

The applicant is Carrie Mizera with Renascence School International (RSI), for the property owners, Mesa Verde Associates and C J Segerstrom & Sons.

BACKGROUND:

Zoning, Project Setting and Surrounding Uses

The subject property has a General Plan Land Use Designation of General Commercial (GC) and is zoned Local Business District (C1). The approximate 1.2 acre site contains a vacant, two-story, 23,000-square-foot building with a 46-space parking lot that was constructed in 1978 for the operation of a gym. Project implementation would repurpose and modify the existing gym building for the operation of a new private K-12 school. The project site is located between Elm Avenue to the immediate north, Adams Avenue to the south, Royal Palms Drive to the east and Mesa Verde Drive to the west.

Three other commercial properties are located generally to the west of the property and include an existing surgical center (1650 Adams Avenue), a dance studio (1640 Adams Avenue) and a pre-school (1620 Adams Avenue). The aforementioned adjacent three commercial properties and the

subject proposed school property (1600 Adams Avenue) maintain a private agreement with an adjacent property owner for the use of a parking lot (2850 Mesa Verde Drive) that is located to the north of the proposed school site. The parking lot is a stand-alone parking lot with no other development on-site. To the immediate east of the subject property is a United States Post Office facility (1590 Adams Avenue) and a City Fire Station (1570 Adams Avenue). (See the below Exhibit 1.)

Exhibit 1 - Project Vicinity.



The subject property is outlined in red, including the shared surface parking lot.

Prior Land Use Approvals

In 1972, a private reciprocal access and parking agreement was recorded among the properties at 1600 - 1650 Adams Avenue, and the property at 2850 Mesa Verde Drive East. The 1972 access/parking agreement has been provided as Attachment 2. At one time, these properties were all owned in common by a single property owner. Although the parking lot is technically a separate parcel, the titles for the properties at 1600 (subject site), 1620, 1640 and 1650 Adams Avenue include allowed use of the common parking lot for access and parking. Further and as indicated below, the City has also permitted entitlements based on reciprocal access and parking between the aforementioned properties and the parking lot property at 2850 Mesa Verde Drive East.

On June 10, 1985, the Planning Commission approved Conditional Use Permits for reciprocal access and compact parking spaces for the three existing commercial buildings located at 1600, 1640, and 1650 Adams Avenue (Planning Application PA-85-102). The staff report and resolution for PA-85-102 has been provided as Attachment 3.

On August 30, 2022, the Director of Development Services approved Development Review 21-08 and Minor Modification 21-21 to allow the demolition of an existing medical office building and the construction of a 17,424-square-foot new medical office building at 1650 Adams Avenue and reduced landscaped building side setback along Mesa Verde Drive. The staff report and resolution for Development Review 21-08 and Minor Modification 21-21 has been provided as Attachment 4.

Non-Conforming Development

The existing development is legal-nonconforming in terms of setback and floor area ratio (FAR). The applicant does not propose additional floor area or to expand the existing nonconforming setback and all proposed improvements will comply with the current C1-zone development standards.

DESCRIPTION:***Proposed Project***

The applicant is requesting a conditional use permit to operate a private K-12 school (Renaissance School International) in the existing 23,000-square-foot building. A maximum of 210 students would attend the school on weekdays from 8:00 a.m. to 3:30 p.m. Approximately 32 teachers and staff members would be employed at the school. To prepare the building for the proposed use, a tenant improvement would create classrooms, administrative offices, breakrooms, two external playgrounds, a multi-purpose gym, and equipment/storage space. Please reference the applicant's project description included as Attachment No. 5 for specific project details.

Pursuant to Table 13-39 of the Costa Mesa Municipal Code (CMMC), a school use requires Planning Commission approval of a conditional use permit (CUP) in the C1 - Local Business District. In order to approve a CUP, the CMMC requires that the Planning Commission make specific findings related to neighborhood compatibility, health and safety, and land use compatibility. The analysis regarding CUP findings is provided below in this report. Lastly, staff has drafted specific conditions of approval, included in the Resolution, to ensure site-specific land use compatibility.

ANALYSIS:***Exterior Modifications***

The proposed architectural changes to the existing building focus on repurposing the previous fitness use (gym) to facilitate the new school. The design includes new fenestrations, colors, and materials that visually enhance the building. Mechanical equipment proposed for the building will be completely screened from the public right-of-way and neighboring properties. The applicant also proposes the development of two exterior playground areas that would replace an existing landscape area and 15 existing parking spaces. The northerly playground area is proposed to be approximately 4,000 square feet, and the southerly playground area is proposed to be approximately 2,600 square feet. Both playground areas would include grass and playground equipment. In addition to the outdoor playareas, a 3,290-square-foot multi-purpose room will also be used as a play area.

On March 4, 2002, City Council adopted review criteria, guidelines, and conditions of approval for private school outdoor play areas. Staff have reviewed the conceptual play area plans for consistency with the guidelines, which are provided as Attachment No. 9. At this time, the outdoor play areas have been designed conceptually and the applicant intends to submit detailed play area plans at a later date. Based on the conceptual plans, the design complies with the guidelines, with the exception of minimum exterior play area. Based on the total number of students, the minimum exterior play area per the guidelines is approximately 22,000 square feet; the conceptual proposal provides for 6,600 square feet of exterior play area. However, additional indoor play areas are provided and recess schedules are staggered such that no more than 30 students would utilize each play area at a time. Staff believes that the play areas are adequate given the operating conditions, but will also continue to work with the applicant on the final design. Condition of Approval No. 10 is

included to require the final design of the playground areas to be reviewed by staff and forwarded to the Planning Commission for final approval. Consistency with the guidelines will be evaluated in detail at that time.

The existing front stairwell and other landscape around the building is not proposed to change. All proposed alterations comply with the C1 Development Standards. See Exhibit 2 below which depicts the proposed project's east facing façade elevation.

Exhibit 2 - Project Rendering of the East-facing Façade



Interior Modifications

Only tenant improvements with no floor area additions are proposed to the existing interior of the facility, which includes a 17,119-square-foot lower main floor and a 5,274-square-foot second-floor level. The first floor is proposed to include 11 student classrooms, a multi-purpose gym/basketball court, a fitness area, a media and computer room, facility bathrooms, kitchen facilities and a teacher's lounge. The second floor level is proposed to include one classroom, an administrative office, a student multi-use room and additional bathrooms. The second-floor existing hallway will remain which provides for required emergency ingress/egress.

School Operations

Renascence School International (RSI) has operated a private school in the City of Costa Mesa for approximately 11 years. Until recently, the school was located at 2990 Mesa Verde Drive East and as a result of a lease not being continued, the school temporarily operates on a short-term lease now at 1701 Baker Avenue. Both the former and current site of the school are approximately 0.6 miles from the proposed permanent project location at the subject property.

Current and proposed hours of school operation are 7 a.m. to 6 p.m., Monday through Friday. During the school year from September to June, the school is in session weekdays from 8 a.m. to 3:30 p.m., and extended childcare is offered outside of instruction hours from 7 a.m. to 6 p.m. The school

currently operates with 220 students that include pre-kindergarten to 9th grade. The school is modifying their operations to decrease their student capacity to 210 with the elimination of pre-kindergarten, and the addition of grade levels 10th - 12th. Once established, the School anticipates a future growth in student numbers to approximately 350 students (staff has informed the applicant that additional entitlements would be necessary to increase student capacity beyond 210 students).

Students are provided one 30 minute lunch break and two 15-minute recess breaks per school day. Recess and lunch breaks may be indoors (inside the gymnasium) or outdoors (inside the playgrounds) at staggered times with approximately 30 students in one area. There will be adult supervision during breaks. The student to teacher ratio is 18:1 during academic instruction time with a 30:1 ratio during breaks. The school currently operates with 52 employees (including staff and teachers) and is proposing to reduce the facility staff and teachers to 32 total.

Circulation and Student Pick-up and Drop-off

The subject site currently includes direct site access (ingress and egress) from Adams Avenue, and indirect access (ingress and egress) from Mesa Verde Drive East. Vehicular ingress to the site is from Adams Avenue for vehicles traveling northbound with right-turns into the site, and southbound traveling vehicles on Adams Avenue via left-hand turns from a dedicated center median turn-lane. Vehicles exiting the site can currently make both left-hand or right-hand turns onto Adams Avenue; however, a Condition of Approval 29 has been added to limit vehicle movements from this driveway to right-hand turns only. Indirect access to the subject site is provided from Mesa Verde Drive East, via the property at 2850 Mesa Verde Drive East (through the existing parking lot). As previously indicated, a private reciprocal access and parking agreement was recorded in 1972 between the subject property and the parking lot property for access and use of parking. In addition, in 1985, the Planning Commission approved a CUP for similar purposes as the aforementioned private access/parking agreement.

Similar to the schools existing operating conditions, all students attending the school are transported by car and according to school records, 18 percent of the school attendees have other siblings that attend the school, and thus carpool in a single vehicle. According to the applicant's project description, the proposed student pick-up and drop-off activity will be coordinated by school staff through the on-site parking lots. The school assigns each student an arrival/departure time slot by grade levels allowing a 15 minute grace period before drop-off time and after pick-up time to control traffic and vehicle stacking. The morning arrival window is from 7:45 a.m. to 8:45 a.m. Parents are required to arrive and depart within that timeframe and organized into groups of approximately 40 students during each arrival time window. According to the applicant, prior to each school year, parents will be required to attend a school orientation which will provide instruction and hand-outs regarding student drop-off/pick-up.

As indicated in the below Exhibit 3, with the use of the school parking area on-site (1600 Adams Avenue), and the parking lot at 2850 Mesa Verde Drive East, the capacity for student drop-off/pick-up queuing is approximately 900 linear feet, and allows a vehicle stacking area for approximately 45 cars, which is consistent with the amount of cars expected during each group drop-off/pick-up time.

Exhibit 3 - Queuing and Drop-off/Pick-up Plan



The applicant proposes that student drop-off/pick-up vehicles would turn right from Mesa Verde Drive East into the parking lot at 2850 Mesa Verde Drive East and follow a specified queuing path until reaching the drop-off/pick-up area located in front of the school. The applicant further indicates that on-site circulation will be controlled by four staff members and additional volunteers to expedite the flow of vehicles through the shared parking lot to the drop-off zone. The vehicle queuing and drop-off/pick-up areas will be coned, identified by signage, and have specific dedicated staff to assist drivers from Mesa Verde Drive East to the front of the school.

As required by the City's Traffic Division and previously indicated, the applicant is conditioned to re-design the parking lot ingress/egress on Adams Avenue to allow right-hand turn exits only. Several other Conditions of Approval will ensure the pick-up and drop-off plan is implemented to avoid conflicts with neighboring tenants and surrounding uses, such as:

- Condition of Approval No. 6 requires the applicant to maintain and enforce the pick-up and drop-off schedule set forth in the "Applicant's Operation Plan" to prevent adverse traffic conditions;
- Condition of Approval No. 7 requires the applicant to evaluate site access during peak times to identify any operational issues with vehicle parking and queueing. If operational problems arise, the applicant shall contract with a qualified professional to

prepare a traffic circulation study identifying causes and solutions. Recommended actions from the traffic circulation study shall be implemented to the satisfaction of the Public Works Department; and

- Condition of Approval No. 31 requires the applicant to submit a “Circulation and Final Drop-off/Pick-up Plan” to the Public Works Department for review and approval. The Final Plan shall show the location of proposed directional signage, striping, and provide the proposed number and location of staff assisting with circulation and drop-off/pick up operations.

ANALYSIS:

Parking

As indicated in the “Background” section of this report, in 1972, a private reciprocal access and parking agreement was recorded among the properties at 1600-1650 Adams Avenue and the property at 2850 Mesa Verde Drive East. The agreement provided the subject property, along with the several other adjacent commercial properties exclusive shared access and use of parking at 2850 Mesa Verde Drive East. At that time, the aforementioned properties were all owned in common and have subsequently been sold to individual owners; with the exception of the property at 2850 Mesa Verde Drive East (parking lot). In 1986, the Planning Commission approved a conditional use permit for “consolidation of the use of the parking lot” at 2850 Mesa Verde Drive East with the adjacent properties that front Adams Avenue (1600, 1620, 1640 and 1650 Adams Avenue).

The total number of parking spaces provided for the commercial buildings at 1600, 1620, 1640 and 1650 Adams Avenue, and shared parking is 294 spaces. The current mix of uses that share parking include a montessori school (1620 Adams Avenue), a dance studio (1640 Adams Avenue), and a medical office (1650 Adams Avenue). The subject site (1600 Adams Avenue) has been used as a gym since its development, and has been vacant for several years.

The below Table 1 provides the required parking ratio for the current uses/properties that share the parking lot at 2850 Mesa Verde Drive East (not including the proposed subject school property at 1600 Adams Avenue). In summary, Table 1 concludes that when comparing the required parking for the currently operating uses (1620, 1640 and 1650 Adams Avenue) and the parking provided on site and within the shared parking lot, there are 135 parking spaces remaining and available to the proposed school.

Table 1

Table 1: Parking Requirements 1620-1650 Adams Avenue				
Address	Square Footage	Use	Parking Requirement	Required Parking
1620 Adams	9,852 SF	Montessori School	PA-07-25	26
1640 Adams	4,500 SF	Dance Studio	10 spaces per 1,000 SF	45
1650 Adams	14,597 SF	Medical Office	6 space per 1,000 SF	88
Total Required:				159
Total Provided:				294
Parking Available:				135

While parking requirements for colleges and trade schools are outlined in the Municipal Code, parking ratios for K-12 schools are not specified. In such cases, the CMMC (Section 13-90 - "Parking for uses not specified"), allows the Planning Division to determine required parking for unlisted uses.

As previously mentioned, the School requires that all students be driven to school and dropped off, which negates the potential parking demand created by students/parents. In addition, the School's upper grade students older than 16 (driving age) are also restricted from driving. However, staff believes that it is likely that there will be a small percentage of parents that will park for administrative and/or other student related school purposes, and therefore a certain amount of parking is needed even though student drop-off/pick-up is required. In addition, as with generally any use, the School will require parking for staff, delivery and other associated visitors. In consideration of the School's total potential parking demand, the Planning Division believes an appropriate amount of parking for the proposed school use would be 78 spaces. The 78 parking spaces accounts for 32 staff members requiring one parking space each, ten-percent of the student capacity requiring daily parking for administrative/other purposes, and an additional 25 parking spaces for daily deliveries and other non-contemplated visitor parking demand.

As indicated in Table 1 above, after subtracting the required parking for the adjacent uses, there are 135 parking spaces available for the School's use. The 135 spaces includes 89 shared parking spaces at 2850 Mesa Verde Drive East and 46 on-site spaces at 1600 Adams Avenue.

The applicant will remove 15 of the 46 on-site spaces at 1600 Adams Avenue for the installation of two outdoor playground areas. As a result, the total surplus parking for the project is 42 spaces as shown in the calculation of Table 2:

Table 2

Parking Available w/o School	135
Project-Required Spaces	-78
On-Site Parking Removed	-15

Total Parking with Project	42 Surplus Spaces
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During student pick-up/drop-off, the school will restrict use of a majority of the 31 on-site spaces to facilitate vehicle flow. However, adequate parking would be still be available for the use.

Traffic

CMMC Section 13-275(a), specifies that “a traffic impact study shall be required for all development projects estimated by the Public Works Department to generate one hundred (100) or more vehicle trip ends during a peak hour.” The morning peak hour period is generally considered to be 7:00 a.m. to 9:00 a.m., and the evening peak hour is 4:00 p.m. to 6:00 p.m.

Since proposed classes end at 3:30 p.m. and before the evening peak hour, this analysis only considers the morning peak hour trip generation. As part of the analysis, staff considered the potential morning peak hour period traffic demand of the students being dropped-off starting at 7:45 a.m. until 8:45 a.m. The City’s traffic review focuses on net trip increase and therefore the previous use’s trips (gym) are credited (subtracted) from the proposed use estimated peak hour trip generation. Additionally, according to current student records, approximately 18 percent of the school families have multiple siblings (multiple students) that attend the school, and therefore staff discounted a limited amount of trips related to carpooling. Based on this analysis, staff determined that the proposed use does not meet the threshold for requiring a traffic study. Additionally, pursuant to the Institute of Transportation Engineers (ITE) 11th Edition Trip Generation Manual, the previous use of the gym generated more average daily trips (ADT) than the proposed school; therefore, the change in use reduces average daily trips from the site and therefore no traffic impact fee is required.

Compatibility with Adjacent Residential Land Uses

The project is designed and conditioned to minimize potential impacts to neighboring residential uses that are located across Adams and Elm Avenues, and on Lido Place. Specifically, the existing site walls, roadways, and orientation of the project, minimize impacts and ensure the school use does not interfere with the adjoining residential neighborhoods. “Residential Distance Exhibits” are included as Attachment 6 and illustrates the proximity of the project site to the nearest residential uses. The Exhibits observe the following relationships between the project and nearby residential uses:

Adams Avenue. On Adams Avenue, the project is separated from residences by a six-lane arterial roadway. Existing mature trees, an eight-foot block wall, and the rear yard orientation of the residences serve to adequately address potential conflicts with these residential properties.

Lido Place. The school is over 250 feet away from these residences, which are also separated from the shared parking area by an eight-foot high block wall. However, several residential properties on Lido Place abut the project’s shared parking lot and at this location during drop-off and pick-up times, increased traffic is anticipated to occur. To minimize potential impacts such as vehicle noise (doors opening and closing and engine start-up) the project is conditioned that this area only be used for queuing of vehicles. Further, school parking monitors are required to direct drivers away from this area towards the school. The parking lot monitors will also ensure that vehicle radio volume cannot be heard from outside of the car and horns shall not be used. As conditioned, staff anticipates that the parking lot will

operate similar to existing conditions.

Elm Avenue. Residences along Elm Avenue are located over 160 feet from the project site. Existing tall trees and a four-foot high block wall serve to screen the project. Elm Avenue does not provide direct access to the project site, and this will remain unchanged by the project.

Project compliance with noise control standards pursuant to Chapter 13 of the Zoning Code is required. In the event that the noise level exceeds the City's noise standard, conditions of approval have been added to require that the project provide a six-foot high wall around playground areas for sound screening or other similar solution to address the issue. Additionally, Condition No. 6 includes a limitation of 30 students in each outdoor play area to minimize potential noise.

GENERAL PLAN CONFORMANCE:

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa for the next two decades. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods, accommodating an array of businesses that both serve local needs and attract regional and international spending, and continuing to provide cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives and policies contained in this Plan. The following analysis evaluates the proposed project's consistency with applicable policies and objectives of the 2015-2035 General Plan.

1. **Policy LU-1.1:** Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.

Consistency: The project will allow for the relocation of an existing private school that has operated in the City for over 11 years. The proposed school would maintain and provide a local educational opportunity that supports the City's goals of providing high quality and diverse services to residents.

2. **Policy LU-3.1:** Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.

Consistency: The project has been designed to ensure that potential conflicts with residential land uses are minimized. Surrounding land uses share compatibility with the project including a preschool, dance studio, and medical office. The project upgrades the existing vacant building with articulation and building modulations to enhance the urban environment. Queueing, driveways, parking and loading spaces have been reviewed by the Public Works Department for adequacy, efficiency, and safety. Lastly, the project has been designed and conditioned to protect the character and enjoyment of nearby residences.

REQUIRED FINDINGS:

Pursuant to Title 13, Section 13-29(g)(2), Conditional Use Permit Findings, of the Costa Mesa Municipal Code, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record demonstrates that the proposed project substantially meets specified findings. Staff recommends approval of the request, based on the following assessment of facts and findings, which are also reflected in the draft resolution.

- *The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.*

The proposed private school improvements and operating characteristics are compatible with the allowed commercial, public/private institutional, and residential uses in the vicinity. Physical alterations to establish the school conform to all current building and safety standards. The School's parking demand will not exceed the parking available within the shared parking lot and will not interfere with the access agreement for the surrounding properties. All rooftop equipment will be screened and hidden from view. The development would be required to comply with the City's Water Efficient Landscape Ordinance. The proposed school improvements will comply with the development standards for the C1 (Local Business District), and the architectural design creates visual interest through building articulation, window treatments, and landscaping.

- *Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.*

The School's operations, including circulation, parking, operational hours and playground location are designed to avoid conflicts with surrounding properties. Additionally, the operation of the school will be required to comply with all local, State, and federal regulations. Pedestrian and vehicular access would be provided from Mesa Verde Drive East via an existing on-site two-way driveway. The Adams Avenue driveway would be reconstructed as a one-way right-hand turn exit only. The on-site driveway will be re-constructed pursuant to City Standards and reviewed and approved by the Public Works Department. The proposed site design includes the provision of adequate emergency vehicle access and public services and utilities.

- *Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.*

The project, as proposed and conditioned, complies with the General Plan, and with approval of the CUP, the standards prescribed in the Zoning Code. The proposed use as a private school is consistent with the General Commercial General Plan land use designation and Local Business District zoning classification. The proposed project does not increase the building square footage and does not otherwise change the site's existing density or intensity. There are no Specific Plan's applicable to this site.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Class 1) "Existing Facilities" and 15332 (Class 32) "In-Fill Development Projects".

The Class 1 CEQA exemption exempts minor alterations to existing facilities involving negligible or no expansion of the existing or prior use. The proposed new private school involves negligible to no expansion of the existing or prior use because it will have little or no impact on the surrounding area since all parking required by the private school use will be accommodated at the project site. The project involves tenant improvements to convert a gym space into a private school for up to 210 students, and there will be no increase in existing floor area. Lastly, average daily traffic of the private school is considered less than the previous use of the gym.

The Class 32 CEQA exemption applies to projects characterized as in-fill development provided that the project is consistent with the general plan designation and applicable general plan policies, as well as with applicable zoning designations and regulations. Further, the Class 32 Exemption requires that the project development occurs within the City limits, on a project site of no more than five acres, the project site has no value as habitat for endangered, rare or threatened species, and that the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Lastly, the site must be adequately served by all required utilities and public services.

The proposed project site is approximately 1.2 acres in size, is located within an urban area, and can be adequately served by all required utilities and public services. The project is consistent with the General Plan designations and policies, and is consistent with all applicable zoning regulations upon approval of the requested entitlement. The project site and adjacent areas have no value as habitat for endangered, rare, or threatened species. Lastly, as designed and conditioned, the project will not have significant environmental impacts related to traffic, noise, air quality, and water quality.

ALTERNATIVES:

The Planning Commission has the following alternatives:

1. Approve the project. The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign and/or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.
3. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings for denial into a Resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for at least six months.

LEGAL REVIEW:

The draft resolution has been reviewed and approved as to form by the City Attorney's Office.

PUBLIC NOTICE:

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project sites. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. **On-site posting.** A public notice was posted on the street frontage of the project sites.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

As of the date of this report's publishing, no public comments have been received. Any public comments received prior to the September 26, 2022 Planning Commission meeting will be provided separately to the Planning Commission.

CONCLUSION:

The applicant proposes to relocate an existing private school that is currently operating in the City less than one-mile away. The school has operated in the City for the last 11 years. The school is proposed between an existing montessori school and a United States Post Office, and would replace an existing gym. The school will be located on one of the City's major commercial corridors, is compatible with surrounding commercial uses and is designed and conditioned to avoid and minimize potential impacts to nearby residential properties. The project meets the required findings for approval of a Conditional Use Permit, and therefore staff recommends approval of the project subject to conditions of approval.

RESOLUTION NO. PC-2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-17 FOR A CONDITIONAL USE PERMIT TO ALLOW A PRIVATE K-12 SCHOOL IN THE C1 ZONE FOR THE PROPERTY AT 1600 ADAMS AVENUE AND 2850 MESA VERDE DRIVE EAST

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Planning Application 22-17 was filed by Carrie Mizera, authorized agent for the property owner, Mesa Verde Associates, requesting approval of the following: A conditional use permit to operate a private K-12 school (Renascence School International) in the existing 23,000 square foot building. Up to 210 students would attend the school on weekdays from 8:00 a.m. to 3:30 p.m.

WHEREAS, a duly noticed public hearing held by the Planning Commission on September 26, 2002 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) and 15332 (Class 32) In-Fill Development Projects.

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application 22-17 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-22-17 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall

be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 26th day of September, 2022.

Byron de Arakal, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2022- __ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on September 26, 2022 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2022-__

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 2. The school shall not accommodate more than 210 students and 35 staff at any time. The applicant shall also meet all State and local (Building and Fire) occupancy limitations or requirements.
 3. The regular hours for which students are present shall be from 7:00 a. m. to 6:00 p. m., Monday through Friday. Special events may occur beyond these hours.
 4. The school shall maintain a minimum of 89 parking spaces.
 5. Each outdoor play area shall be utilized by no more than 30 students at a time in a recess-like manner. Larger groups are permitted within the outdoor play areas when students are gathered for assembly events.
 6. During operation, the applicant shall maintain and enforce the pick-up and drop-off schedule set forth in the Applicant's Operation Plan to prevent adverse traffic conditions. During pick-up and drop off times, a minimum of 5 staff members shall monitor the parking lot to direct circulation and quickly move vehicles off Mesa Verde Drive and onto the parking lot.
 7. During operation, the applicant shall evaluate site access during peak times to identify any operational issues with vehicle parking and queueing. If operational problems arise, the applicant shall contract with a qualified professional to prepare a traffic circulation study identifying causes and solutions. Recommended actions from the traffic circulation study shall be implemented to the satisfaction of the Public Works Department.
 8. Prior to issuance of a building permit, project plans shall demonstrate location of designated staff parking stalls along vehicle queueing path.
 9. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the applicant and, where applicable, the Authorized Agent, for reference.
 10. Prior to building permit issuance, the applicant shall submit a final playground plan to the Planning Division for review and forwarded to the Planning Commission for final approval. Consistency with the Council-adopted outdoor play area guidelines will be evaluated in detail at that time.
 11. Prior to building permit final, the applicant shall submit a letter to the Planning Division stating that the play equipment installation has been inspected by a person authorized by the manufacturer, that the equipment has been installed per manufacturer's specifications, and that it complies with the minimum playground safety regulations adopted

by the State of California (California Code of Regulations, Title 22, Division 4, Chapter 22).

12. Approval of the planning/zoning application is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29(k)(6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
13. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers and/or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by the City.
14. The conditions of approval, code requirements, and special district requirements for PA-22-17 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
15. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the Building Division's final inspections. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
16. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning

Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.

17. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
18. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
19. Demolition permits for existing structure(s) shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
20. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
21. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
22. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (i.e. Water Efficient Landscape Guidelines). The final landscape plan shall meet tree count, tree selection, shrub count, groundcover and turf requirements per the City's Zoning Code.
23. Existing mature trees shall be retained wherever possible. Should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed and may be

required on a 1:1 basis. This requirement shall be completed under the direction of the Planning Division

24. All landscaped areas shall be separated from paved vehicular areas by 6" high continuous Portland Cement Concrete curbing.
25. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager. Any construction access from the neighboring properties will require property owner permission.
26. Prior to issuance of grading permits, developer shall identify to the Development Services Director a construction relations officer to act as a community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities.
27. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
28. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas either within the garages or within the side yard areas (behind fences).
- Trans 29. Prior to issuance building permit issuance, project plans shall show the driveway on Adams Avenue reconfigured to operate as a right turn exit only. Plans shall show physical modifications to the drive approach, proposed signage and striping changes to the satisfaction of the Public Works Department.
30. Prior to issuance building permit issuance, project plans shall show replacement of on-site bike racks with inverted u-racks.
31. Prior to issuance building permit issuance, the applicant shall submit a Final Drop-off/Pick-up Plan to the Public Works Department for review and approval. The Final Drop-off / Pick-up Plan shall show the location of proposed directional signage, striping, and provide the proposed location and number of staff assisting with drop-off/pick up operations.

- 32. Prior to building permit issuance, project plans shall show a parking plan designating parent parking area for pick-up/drop-off of younger students, designated staff parking, and student parking (if any) areas. All parking stalls and aisles for the project shall comply with Costa Mesa Parking Design Standards.
- Eng 33. Prior to issuance of a building permit, the applicant shall obtain a permit from the City of Costa Mesa, Engineering Division, to reconstruct a driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan to accommodate a right turn exist only. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance is required for all new driveway approaches.
- 34. Prior to issuance of a building permit, the applicant shall submit required cash deposit or surety bond to guarantee construction of off-site street improvements per Section 15-32, C.C.M.M.C. and as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- PIng. 1. Development shall comply with all requirements of Article 1, Chapter 5, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
- 2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
- 3. All on-site utility services shall be installed underground.
- 4. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box under the direction of the Planning Division.
- 5. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (i.e. Water Efficient Landscape Guidelines). The final landscape plan shall meet tree count, tree selection, shrub count, ground cover and turf requirements per the City's Zoning Code requirements.

6. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in the Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to the issuance of building permits.
7. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
8. All unpaved areas visible from public right-of-ways shall be landscaped and the landscaping shall be maintained in a healthy condition, free of dying, dead, diseased, decayed, discarded, and/or overgrown vegetation.
9. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to neighbors.
10. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
11. Transformers, backflow preventers, and any other approved above-ground utility improvements shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
- Bldg. 12. Prior to building permit issuance, the conditions of approval shall be on the approved Architectural plans.
13. Comply with the requirements of the following adopted codes Code, 2019 California Building Code, 2019 California Electrical code, 2019 California Mechanical code , 2019 California Plumbing code , 2019 California Green Building Standards Code and 2019 California Energy Code (or the applicable adopted, California Building code California Electrical code, California Mechanical code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites ,facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2019 California Building Code.
14. A change of occupancy shall require compliance with 2019 California Building codes and Disabled access requirements of Chapter 11B of the 2019 California Building Code..
15. Prior to building permit issuance, the Applicant shall submit a plan to the County of Orange Health Dept. for review and approval.
16. A change of occupancy shall require compliance with 2019 California Building codes and Disabled access requirements of chapter 11B of the 2019 California Building Code.

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|--------------|--|
| Fire | 17. Comply with the requirements of the 2019 California Fire Code and referenced standards as amended by the City of Costa Mesa. |
| Bus.
Lic. | 18. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained. |

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

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| AQMD | 1. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
2. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909-396-2000 |
|------|--|

OR

Visit their web site:

<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>

The Building Division will not issue a demolition permit until an identification number is provided by AQMD.

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|-------|--|
| Cable | 3. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service. |
| Sani. | 4. It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements. |
| State | 5. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information. |



September 21, 2022

**Chair Byron de Arakal and members of the Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626**

**Subject: Renascence School International (RSI)
 Conditional Use Permit - Project Description (Revised)
 1600 Adams Avenue - Private School (K-12th grade)**

Dear Chair de Arakal and Commissioners:

Thank you for taking the time to consider Renascence School International ("RSI") Conditional Use Permit for 1600 Adams Ave. The opportunity to find a permanent home base for our thriving, culturally enriched, trilingual school would offer us the completion of a dream 11 years in the making.

Our Story

RSI has been a long-term tenant at 2987 Mesa Verde Dr E, less than one mile from 1600 Adams Ave, since 2011, when the school was first opened. We have experienced substantial growth and established roots within the Costa Mesa community during our tenure at the space. Although, RSI has thrived and enjoyed the experience in the current location, we have never been fully able to realize the opportunity of a permanent home within the space. The school is now forced to relocate because the current school site was sold, and the new owner does not intent to renew the lease. With the strong support and patronage of Costa Mesa residents, the school has been diligently searching for potential new sites within the city of Costa Mesa. After exhausting numerous options, the school is moving forward in leasing 1600 Adams owed by C. J. Segerstrom and Sons. The Segerstrom team took the time to visit the school and to understand the culture and offerings which led to their decision of selecting the school to occupy the space. As RSI moves forward into the next chapter, the significance of moving to another location in Mesa Verde, offers another level of stability and opportunity to serve the community. The 1600 Adams building, and property was formerly a 24-hour fitness health club.

Renascence School International is a preschool through high school, private educational institute in Costa Mesa that focuses on trilingual immersion, advanced academics, leadership development, community service, and healthy lifestyle. The school prepares children for the global environment through strong academics, creativity training, leadership opportunities and proficiency in world languages. From day one, beginning as young as 2 years old, students enter full language immersion classes in Mandarin Chinese, Spanish and English. RSI always strives to be on the educational edge, offering enriching academic standards based on curriculum from around the world and researched best practices. In addition, RSI has a robust focus on the Arts and offers after school enrichment programs focusing on theatre, dance, and artistic pursuits. RSI offers students the opportunity to be well-rounded in their education.

RSI is the first trilingual immersion school in Orange County, opening due to the visionary pursuit of the founders, Tom & Carrie Mizera. Carrie, who continues to operate as Executive Director of the school, took a leap of faith, and left her career in corporate America to pursue a passion for a more well-rounded global education for her son. Under the vision and leadership of the Mizeras, RSI has grown to become a premier educational facility in Orange County, with global recognition and accolades for the quality and level of education that are offered. Families come from all corners of Orange County, Riverside County and Los Angeles County and beyond to pursue their education at RSI and are in turn making positive economic impacts in the City of Costa Mesa.

Since inception, RSI has experienced substantial growth, taking on a Campus Director, a Program Director, and an Accounting Manager position over the years. Today the team of faculty and support staff has also grown. In September 2011 RSI had 17 students, today the school has over 200 students. The future growth of enrollment is anticipated to not exceed 350 students and 45 staff which will be requested under a separate entitlement. For this CUP we request a capacity of 210 students and 32 staff. Most of the growth in the school has come from a strong reputation, word of mouth and surrounding communities taking notice of our students in the public. This is due to the strength of the program and importance placed on leadership and character-building qualities. Students from RSI present themselves with poise, kindness and a focus on community enrichment and involvement.

In addition, RSI has started a dual enrollment program with Orange Coast College, something that will bring further notoriety to the school. The partnership will offer students 2-years of college credit as they pursue their high school diploma. OCC's location less than one mile from 1600 Adams Ave presents RSI with the perfect opportunity to further grow this vision. The students in this program are non-driving which won't impact traffic or parking. Please feel free to browse our website www.rschooloc.org to get to know our school and the community.

Surrounding uses at 1600 Adams

Next door to 1600 Adams Ave is the Gaowa Montessori School which was approved through a CUP in 2007. Gaowa has a student population of about 100 students with a similar student mix and size, up to age 6. Their school hours start at 8:30 am and ends at 2:30 pm with most of the student arrivals between 8:15 am and 8:30 am. We are working together with Gaowa on any additional arrival tweaks needed for our mutual success during the am arrival window. Additional commercial neighbors include a medical office, a dance instruction business, post office, and fire station.

Vehicle circulation and student drop offs

The parking at 1600 Adams Ave has 32 spaces, which will be ample to accommodate our current staff with additional shared parking available the shared parking area. Even with the addition of a high school program, RSI does not anticipate any student parking demand, as the program will be a hybrid with OCC. The high school students do not drive to the OCC campus or RSI. Either their parents or their high school counselor will provide transportation.

As to circulation, RSI does assign each student an arrival/departure time slot by grade levels allowing a 15 min grace period before drop-off time and after pick-up time to control traffic impacts to surrounding area. The am arrival window is from 7:45am to 8:45am. Parents are required to arrive and depart within that timeframe and paired in groups of approximately 28 students during each arrival slot. That flow pattern will quickly move traffic off Mesa Verde Drive East into the

drop-off vehicle queue winding around a delineated path to the school's main entrance then out to Adams. Our measurement of the vehicle queue path shows approximately 900 linear feet of space which allows a vehicle stacking area for 45 cars. All students are all transported to school by car with 18% of the enrollees having other siblings attending RSI so they arrive together. A total of 39% of the students travel to the school from outside Costa Mesa typically exiting the 405 freeway from Harbor turning right on Baker traveling southward toward Adams to enter the back parking lot to the campus. A total of 14% from the city of Costa Mesa and 12% of the students live in Huntington Beach. The rest of the student body comes from 19 other cities in Orange County and neighboring cities of Los Angeles County. On-site circulation will be controlled by 4 RSI staff members and additional volunteers to expedite the flow of vehicles through the shared parking lot to the drop off zone (this area will be coned, identified by signage, and have additional staff) where students exit the car and enter the school. No parking will occur in this area during the am arrival window to prevent cars from backing up into this controlled queue. Extended care is provided for any student who needs to arrive before or stay after the normal school hours. The number of students required extended care averages around 10% of the student population. RSI parents and student must participate in a school orientation session ahead of every school year. We provide handouts and/or video that explain how the school arrival queuing works. We successfully use this system at our interim school location (1701 Baker) and our prior location (2987 Mesa Verde East). It works very well. See our operational plan exhibit for details on the school routine and the circulation plan exhibit for where RSI staff will park and be positioned and student hand-offs to teachers will occur.

Physical details on repurposing and updating 1600 Adams

The school will be able to utilize a substantial amount of the existing infrastructure of the prior 24-hour fitness facility to begin operations as quickly as possible after CUP approval and tenant improvements. For instance, maintaining the basketball court as an indoor gym for student use, the racquetball court and daycare room will be converted into classrooms or offices without the need to modify the existing walls. The other open spaces will be converted to classrooms, science lab and media lab with new windows. See the visual concept design of the proposed exterior changes to the building in our elevation and rendering exhibit. The rooms that are not specified will be used by all age groups of students scheduled at different time intervals. Gymnasium may be used for all age groups together for assembly, performances, recess, or other all school functions. The current second story space will work well for upper division classrooms, staff(admin) offices, and conference room. The front stairwell and landscape around the building will be retained. Due to building and property limitations, the preschool element of the school will not be part of our school operation at this location. Two fenced in outdoor playgrounds will be created from the designated green belt and existing parking stalls shown on the site plan. Detailed playground designs will be provided at the next stage of the project building permit submittal. That will provide enough room for students to play with adult supervision (1 to 2 supervisors) in the playground. Students have one 30 min lunch break and two 15 min recess breaks per school day. Recess and lunch breaks may be indoor (inside the gymnasium) or outdoor (inside the playgrounds) at staggered times with approximately 30 students in one area. They will be adult supervision and to ensure safety and appropriate noise level. Our student to teacher ratio is 18:1 during academic instruction time with a 30:1 during breaks. Where lunch takes place depends on weather conditions and availability of space. A mandatory teacher to student ratio is not required by any governing body but the school's rule of thumb to uphold the quality of education. In the parking lot 32 of existing 43 designated parking stalls will remain for school parking. Additionally, there are 198 shared and in common parking stalls available in the parking lot north and northwest of the building for teacher/staff parking and special events. Our site plan exhibit provides detailed information on the student drop off and pickup plan along with the circulation

system from Mesa Verde Drive East to Adams plus it shows where employees will be stationed in the vehicle queuing area to expedite the flow and provide student safety. Additionally, we understand the school will required to follow and make all building and safety regulations as part of the plan check review process.

Given the proximity to the existing campus to this location, size of the building, parking lot and grounds, along with the opportunity to work with the C.J. Segerstrom & Sons, the entire RSI faculty, staff, and students would feel extremely blessed to have the opportunity to call 1600 Adams Ave our home.

We look forward to Planning Commission's approval and will gladly answer all questions of staff and the Commission at your convenience.

Thank you for your time and consideration of our request.

Sincerely,

Carrie Mizera
Executive Director



2987 Mesa Verde East
Costa Mesa, CA 92626

Attachments: CUP plans package

cc: Adrienne Gladson, Gladson Consulting
C.J. Segerstrom & Sons

**Operations Plan for Renaissance School International, Orange County Campus
at 1600 Adams, Costa Mesa, CA 92626**

	Current operations	Proposed capacity for 2023/24 school year	Anticipated capacity through a future and separate entitlement)
Hours of Operation	Monday through Friday 7 a.m. to 6 p.m.	Monday through Friday 7 a.m. to 6 p.m.	Monday through Friday 7 a.m. to 6 p.m.
# of Children / Students	220 students (Prek-9 th grade)	210 students (K-12 th grade) K – 28 1 st – 28 2 nd – 28 3 rd – 28 4 th – 15 5 th – 15 6 th – 12 7 th – 12 8 th – 12 9 th – 12 10 th – 10 11 th – 10 12 th - 0	350 students (K-12 th grade)
# of Staff / Employees	52 staff total	32 staff total	45 staff total
Parent Drop-off and Pick-up times Class start & end times	Prek 8:30 a.m. to 2:30 p.m. K 8:30 a.m. to 3:30 p.m. Grade 1-8 8:00 a.m. to 3:30 p.m. *Parents have 15 min grace period before drop-off and after pick-up time. Extended care is offered outside of these hours from 7am to 6pm.	K 8:30 a.m. to 3:00 p.m. Grade 1-8 8:00 a.m. to 3:30 p.m. Grade 9-10 8:30 a.m.- 3:30p.m. *Parents have 15 min grace period before drop-off and after pick-up time. Extended care is offered outside of these hours from 7am to 8:30am and 3:30pm to 6pm.	K 8:30 a.m. to 3:00 p.m. Grade 1-8 8:00 a.m. to 3:30 p.m. Grade 9-12 8:30 a.m.- 3:30p.m. *Parents have 15 min grace period before drop-off and after pick-up time. Extended care is offered outside of these hours from 7am to 8:30am and 3:30pm to 6pm.

September 19, 2022

City of Costa Mesa
Costa Mesa Planning Commission
77 Fair Dr
Costa Mesa, CA 92626

To: Costa Mesa Planning Commissioners:

As a citizen of the City of Costa Mesa, I would like to express my resounding support for the Renaissance School International's project at 1600 Adams, Costa Mesa. It is great to see a thoughtful reuse of the former 24-hour fitness building. I am excited for RSI to move and grow into this new location. Plus, I am very happy that our commute is not affected.

My child, Hannah Kollar, is a student at the school for the last seven years. We chose Renaissance School International (RSI) for her because it was very important for us that Hannah not only learn another language but become a global citizen. Working for an International company has shown me the importance of understanding the uniqueness of other cultures and the value of intentional teachings. I am proud to see the growth of my child in her understanding of diversity and excitement around learning since attending RSI. This year she's learning about Greek Mythology and is working on a yearlong science project that involves, research, concept formalization and an end of year presentation. I don't think I've ever seen her this excited to learn. RSI has not only helped my daughter academically, but she's also learned to be a good community partner as well since community hours are part of every student's curriculum. This is extremely important to our family as I am currently serving as the Marketing Director in a volunteer capacity for Newport Mesa Girls Softball Program.

Renaissance School International is an innovative and forward-thinking school, so I believe having the school at the 1600 Adams location will enhance Costa Mesa's image and show strength in the areas of educational diversity and cultural enrichment. Renaissance School International will unite people together to further make Costa Mesa a great place to live, work, and be global. Please approve their request for a Conditional Use Permit.

Sincerely,



Jennifer Guran Kollar

Herbalife Nutrition, Sports Marketing Director

Newport Mesa Girls Softball Volunteer, Marketing Director

Date: September 19, 2022

City of Costa Mesa
Costa Mesa Planning Commission
77 Fair Dr
Costa Mesa, CA 92626

To: Costa Mesa Planning Commissioners:

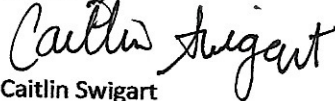
As a citizen of the City of Costa Mesa, I would like to express my resounding support for the Renascence School International's project at 1600 Adams, Costa Mesa. It is great to see a thoughtful reuse of the former 24-hour fitness building. I am excited for RSI to move and grow into this new location. Plus, I am very happy that our commute is not affected.

My eldest child, Siobhan Swigart, is a kindergartener this year. She spent two wonderful years at the preschool. My middle child, Clara Swigart, is starting her second year of preschool. We hope that she will be utilizing the new school building at the Adam location in a couple more years. We have owned our home in Eastside Costa Mesa for nearly 10 years. We first rented it out and then moved into it ourselves in 2019. We love being a Costa Mesa family. We chose Renascence School International (RSI) for our eldest to see if trilingual language immersion was going to be a good fit for her. I looked at several Costa Mesa preschools and some immersion schools, several of which were in Irvine. I was very impressed on my tour of RSI and absolutely delighted that it was in Costa Mesa! My daughters' progress at RSI has exceeded every expectation. They are challenged and nurtured. They are confident, thriving and having so much fun. I am also extremely grateful for my involvement in the community of teachers and parents.

I am very impressed with the RSI administration's attentiveness to the community. We have received ample communications about where and how to drive and park on a daily basis and for special events in order to respect the landlord and the neighborhood. The culture at RSI promotes the student's awareness of their surroundings to ensure the school is a safe and well run space. My 5 year old will "Renascence walk" to her classroom in the morning – instead of running she walks with her hands behind her back and her head held high. The RSI program actively fosters a strong sense of school spirit. As one of the tenets at RSI is community service, the fostering of one leads to the fostering of the other. An example was RSI's involvement in Love Costa Mesa which brought students who live in other towns back into Costa Mesa for a day of community service and togetherness.

I believe having Renascence School International at the 1600 Adams location will enhance Costa Mesa's image and show strength in the areas of educational diversity and cultural enrichment. Renascence School International will unite people together to further make Costa Mesa a great place to live, work, and be global. Please approve their request for a Conditional Use Permit.

Sincerely,



Caitlin Swigart
192 Cecil Place
Costa Mesa, CA 92627
781-492-7768

City of Costa Mesa
77 Fair Dr
Costa Mesa, CA 92626

To Whom It May Concern:

It is my pleasure as both a citizen and business owner of Corcapa 1031 Advisors in the of City of Costa Mesa, to express my resounding support for Renascence School International's building project at 1600 Adams, Costa Mesa, CA 92626. After looking through the plans and discussing the building's improvements inside and out, parking, and traffic, I have concluded that what Renascence School International has planned will make the most cohesive use of the space in that area.

My children, Truman and Henry Nielson Koch, are and have been students at the school, Henry is currently at Newport Harbor High School and went to Renascence until eighth grade. We chose Renascence School International (RSI) for them for the following reasons, that this school offered advanced academics, language immersion, and a kind and helpful staff. I am proud to see the growth of my child in their proficiency in Mandarin Chinese, Spanish, English, Mathematics, Science, and Music, and Art since attending RSI. Both our boys started in the pre-school offered through RSI and we could not be more appreciative of the kind and patient staff and teachers who have played a huge role into what both our boys have become today.

I believe having Renascence School International at the 1600 Adams location will enhance Costa Mesa's image and show strength in the areas of educational and cultural enrichment. Renascence School International will unite people together to make Costa Mesa a great place to live, work, and visit.

Mark Koch & Christina Nielson
349 Gulf Stream Way
Costa Mesa, CA 92627
(714) 349-5648

Sincerely,

Mark Koch & Christina Nielson


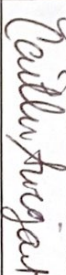




Handwritten signatures of Mark Koch and Christina Nielson. The signature of Mark Koch is at the top, and the signature of Christina Nielson is below it, both in cursive script.

RSI 1600 Adams Info Session

[illegible]








Petition to support RSI's new campus at 1600 Adams

Petition summary and background	<p>Renescence School International (RSI) now has the opportunity to make 1600 Adams location their future home. Having RSI at this location will enhance Costa Mesa's image and show strength in the areas of educational diversity and cultural enrichment. RSI will unite people together to further make Costa Mesa a great place to live, work, and be global.</p>
Action petitioned for	<p>I would like to express my resounding support for the Renescence School International's project at 1600 Adams, Costa Mesa. It is great to see a thoughtful reuse of the former 24-hour fitness building. I am excited for RSI to move and grow into this new location. Please approved their request for a Conditional Use Permit.</p>

Printed Name	Signature	Address	Comment	Date
Jordan France		1598 Elm Ave	Great Job	
Caitlin Singart		192 Cecil Place 94027	So looking forward to it!	9/15/22
Mark Koch		3496418 Steven Way 92627	Looks great	9/15/22
Brittne Childs		349 Guilford Ave 94027	We need this school	9/15/22
Adam Ereth				
Steven Choco		201 N. Wayfield Orange 92867	Excited for future.	9/15/22

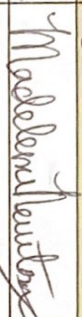


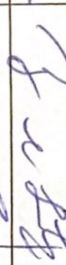


Petition to support RSI's new campus at 1600 Adams

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Printed Name	Signature	Address	Comment	Date
Matthew Patrick		6 Fore Newport Coast	Fully Support	9-20
Ben Guran		209 W. Alhambra St	fully support	9-20
Chris MAA		1439 Sanderby Cir	" "	9-20
Kathryn Shte		21 Orchard Inn Rd	Full support	9-20
Cheryl Chen		3237 Topaz	Fully Support	09/20/22
Jani Tan		75 Fairfax	Fully support	9/20/22
Hannah Juang		23 Spring Buck	Fully support	9/20/22

Petition to support RSI's new campus at 1600 Adams

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Printed Name	Signature	Address	Comment	Date
Madeline Errand		20041 Glenhaven Drive YL CA 92666	I support RSI's	9/19/22
Christina Park		33 Tide Walk Newport Coast, CA 92657	I support RSI	9/19/22
Leuc Kan		P.O. Box 171532 Irvine, CA 92612	I support RSI	9/19/22
Edward Ma		11 Skycrest Newport	I support RSI	9/20/22
Angela Sun		122 Coyote Brush, Irvine	I support RSI	9/20/22
Michael Phum		15601 Buckhorn St Irvine, CA	I support RSI	9/20/22




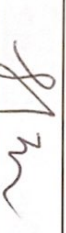
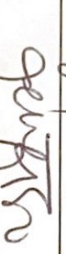




Petition to support RSI's new campus at 1600 Adams

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Printed Name	Signature	Address	Comment	Date
James Lee		17585 Cassia Pl. FV, CA 92708	It will be great	9/20/22
Bob Zheng		15510 Sonoma St, Tustin, CA 92782		9/20/22
Paul Krane		200 S. Orange Ave., D, Anaheim, CA 92807	As-yet this move	9/20/22
HELEN NGUYEN		3332 GULF STREAM WAY COSTA MESA, CA 92626		9/20/22
Roy Kim		32 Sea Terr	Let's Go!!	9/20/22
Mary Pham		2850 Udo Pl Costa Mesa, CA 92626	Please support our school	9/20/22
Henry Hsieh		4510 Port Royal Circle 92648 <small>Huntington Beach, CA</small>	Please support our school	9/20/22
Wenwen Sun		4790 Irvine Blvd, Irvine, CA 92618	Support	9/20/22
Shaden Lu		9655 Talbot Ave FV 92708	Let's do it	9/20/22
Heather Bricker		62 Sequoia Freeway Irvine, CA 92602		9/20/22
Joe Gelfand		2868 W 7th St Hg		9/20/22












Petition to support RSI's new campus at 1600 Adams

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Printed Name	Signature	Address	Comment	Date
JERRY GONZALEZ		211 3RD ST SEAL BEACH 90740		09/29
KARL SIMONE		324 FORD COSTA MESA 92627		09/29
JOAN PENA		29 Bridgeport Rd Alhambra CA 91801		09/29
MIMI FENG		1047 Cheyenne St Costa Mesa 92626		09/29
JENNIFER SO		1111 Yarnbough Rd Santa Ana, CA 92705		09/29
Sid Arns		6 Oriole, Irvine, CA 92618		09/29
Diana Lee		18191 South 9th Street Mountain Valley CA 92458		09/29
THOMAS SELVATHAN		20765, Caballero Lane Huntington Beach		09/29
Doug Barker		258 E. Bay St Costa Mesa, CA 92627		09/29








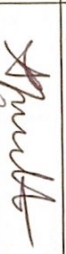
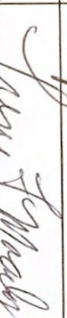

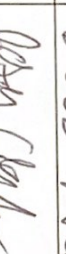
Petition to support RSI's new campus at 1600 Adams

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Printed Name	Signature	Address	Comment	Date
Juan Gragales		1000 5 Coast Plaza #903, Costa Mesa, CA 92626	✓	9/19
Mark Hone		15091 Creek Dr., Huntly Brook, CA 94044		9/19
Kore Khe.		4 Alcedo, Irvine CA 92614		9/19
Lisa Yoon		3706 Beacon Dr., Costa Mesa, CA 92626		9/19/22
Michelle Yoon		2145 Canyon Dr., Costa Mesa, CA 92627		9/19/22
Karen Liao		14021 Chesuire Pl, Foothill, CA 92303		9/19/22
Amber Nelson		9401 Dier Dr, Huntington Beach, CA 92646		9/19/22
Dawn Seltzer		3805 18th St, Placentia, CA 92676		9/19/22
Talashir Kaur		143 Dora Irvine, CA 92618		9/19/22
Stephanie		27837 Centisca, Costa Mesa, CA 92626		9/19/22
Kanna Lina		7545 Katella Ave, Stanton, CA 90680		9/19/22



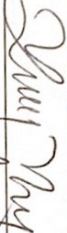

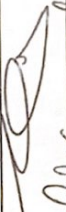





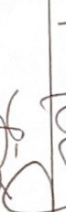
Petition to support RSI's new campus at 1600 Adams

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Printed Name	Signature	Address	Comment	Date
Kyle Roach		6510 Melrose Dr. #2		09/19
Nick Summerlin		1349 Galaxy Dr		09/19
MIMI GABOR		1420 N Plum St		09/19
Nancy Chung		1 Straw Flower, Irvine		9/19
John V. Folger		20411 SW Cypress St		9/19
J. David Smith		2351 Azusa St Newport Beach		9/19
Michael Yeo		116 Hargrove, Irvine		9/19
John Brunell		512 20th St Huntington Beach		9/19
Robert M. Smith		1966 Vista Landel Cir. #1013		
John Smith		1566 Vista Landel Cir. #1013		
Jason Clark		8202 River Dr HB CA		9/19

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Printed Name	Signature	Address	Comment	Date
Nick Shirh		116 Chant, Irvine 92618.		9/19/2022
Vijay Sundararaman		24 Belcanto, Irvine, CA 92612		9/19/22
Lucy T. Ly		238 Orange Ave Costa Mesa, CA 92628		9/19/20
Michelle Guzman		211 3rd St. Seal Beach, CA 90740		9/19/22
Daniel De		29 Bridgeport Rd Newport Coast, CA 92657		9/19/22
Deb Rutnicki		6 Fiore Newport Coast, CA 92657		9/19/22
Brian Larrauri		11111 Yacamon Rd, TUSTIN, CA 92705		9/19/22
Chenxi Guo		156 Desert Bloom, Irvine, CA 92618		9/19/22
Seraphy He		1962 Nolan Lane GG 92840		9/19/22
Callie Kimmyr		1410 Henry Evans Ave G.S. CA 92840		9/19/22
Yan Xiong		8208 Pepperwell Ln, Cypress, CA 90630		9/19/22



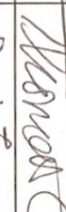
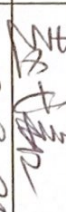


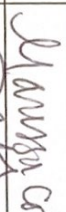


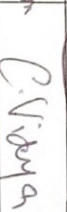

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Printed Name	Signature	Address	Comment	Date
Heather Barber	Heather Barber	258 E Bay St CM 92627		9/19
Linda Phan	Linda Phan	16325 Hemlock St. FV 92708		9/19
Niffany Wong	Niffany Wong	405 Rinacle, Lake Forest, CA 92630		9/19
Mei Paul	Mei Paul	55 Declaration Pl, Irvine 92602		9/19
Rh Min	Rh Min	9402 Fairview Cir, HB 92644		9/19
Kathy Chen	Kathy Chen	31 Summit St, NB		9/19
Syed Ishtak	Syed Ishtak	2797 Redwing Cir, CM		9/19
Yvonne Chan	Yvonne Chan	Irvine, CA		9/19
Karen Wong	Karen Wong	21100A, Irvine, CA	Strong Support.	9/19
Tim Ong	Tim Ong	11 Palmdale Irvine CA	"	9-19
Anna Huang	Anna Huang	11 boardwalk Newport		9/19





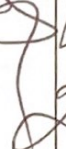
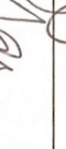

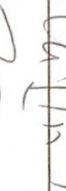



Petition to support RSI's new campus at 1600 Adams

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Printed Name	Signature	Address	Comment	Date
Angela Kramer		340 S. Orange Ave Dr, Anaheim, Ca. 92807	I support the project.	9/19/22
Debra Lee		24071 Berman Ln, Huntington Beach, CA 92646		9/19/22
Tom Casco		77 Finch, Lake Forest, CA 92630		9/19/22
Bebei Zhao		26 Poppy, Lake Forest, CA 92630		9/19/22
Kimberly Hunsby		13041 Loetha Dr, Santa Ana, CA 92705		9/19/22
Debbie Kanehira		P.O. Box 52491, Irvine, CA 92619		9/19/22
Mariisa Cogdon		3337 Alhambra Cir, CA 92626		9/19/22
Bythe thuan		52 Lund Grant Irvine		9/19/22
Thuan Lee		PO Box 9747 Fountain Valley, CA 92728		9/19/22
Vidya Chokalingam		20965 Cabrillo Ln, Laguna Hills, CA 92653		9/19/22
Dina Hermsillo		1110 Elements way, Irvine, CA 92612	I'm in full support of new campus	9/19/22

Petition to support RSI's new campus at 1600 Adams




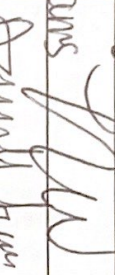
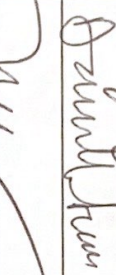

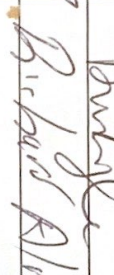



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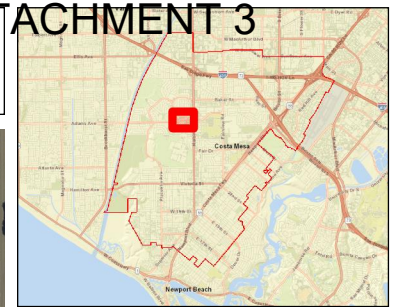
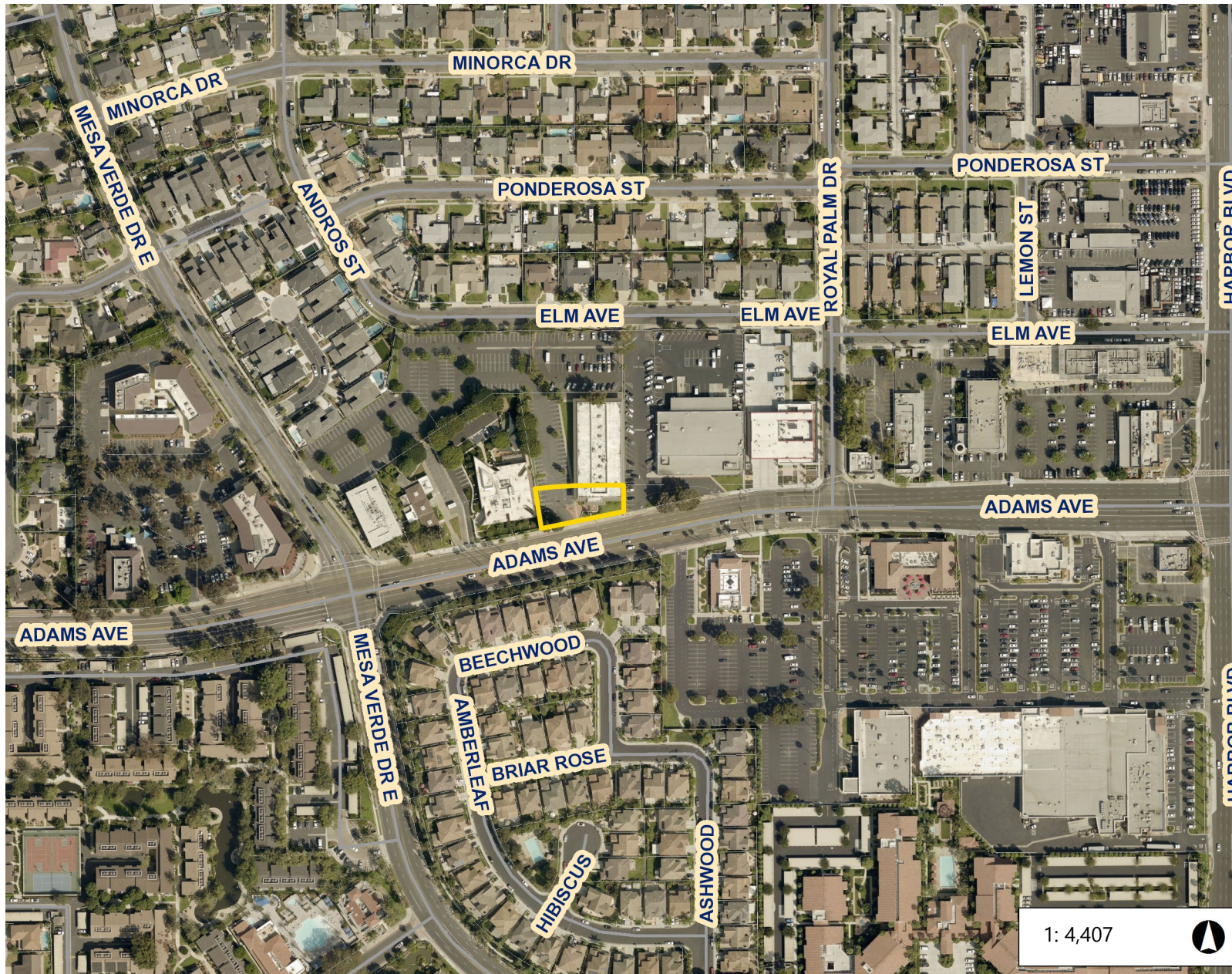
Printed Name	Signature	Address	Comment	Date
Patricia Valenzuela		17892 Polard Lane HB	I support the project	9/19/22
Rui Chen		11641 Wadsworth Rd.		9/19/22
JENNIFER CHEN		121 THORNQUEST 18th ST CA 92620		9/19/22
Lela Farz		14301 YORBA ST CA 92780		9/19/22
Galen Dao		3891 Baker St Irvine CA 92606		9/19/22
Jeanine And		60812, Irvine CA 92601		9/19/22
Chia Hsien		50 Vidor Ave Newport 92460		9/19/22
Tina Huh		11 Courtland Irvine 92620		9/19/22
Michelle H		3722 Haverford St. Irvine CA 92614		9/19/22
Rance Yan		26 Sylvan, Irvine CA		9/19/22
Lina Xue		11 Skycrest Newport		9/19/22

Coast CA 92657

Petition to support RSI's new campus at 1600 Adams

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Printed Name	Signature	Address	Comment	Date
Natalie Nguyen		1939 Janderling Cir		9/19
Van Nguyen		15201 Columbus St		9/19
Des Keller		204 Widdely Ln Cm		9/19
Natalie Williams		12 Hallcrest Dr.		9/19
Annaliese Dzumher		8232 Partridge St MS		9/19
Lu Nguyen		18191 S. 3rd Street Fountain Valley		9/19
Dung Le		18191 S. 3rd Street FV.		9/19
	Richard Almeida	15902 Hawthley Westminster 94013		9/19
Debbie Le Schae		380 S. Pine St. Orange		9/20
Leipane Dao		3891 Balboa St Irvine		9/20



Legend

 Costa Mesa

1: 4,407



Notes

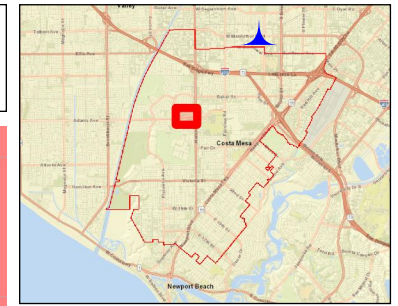
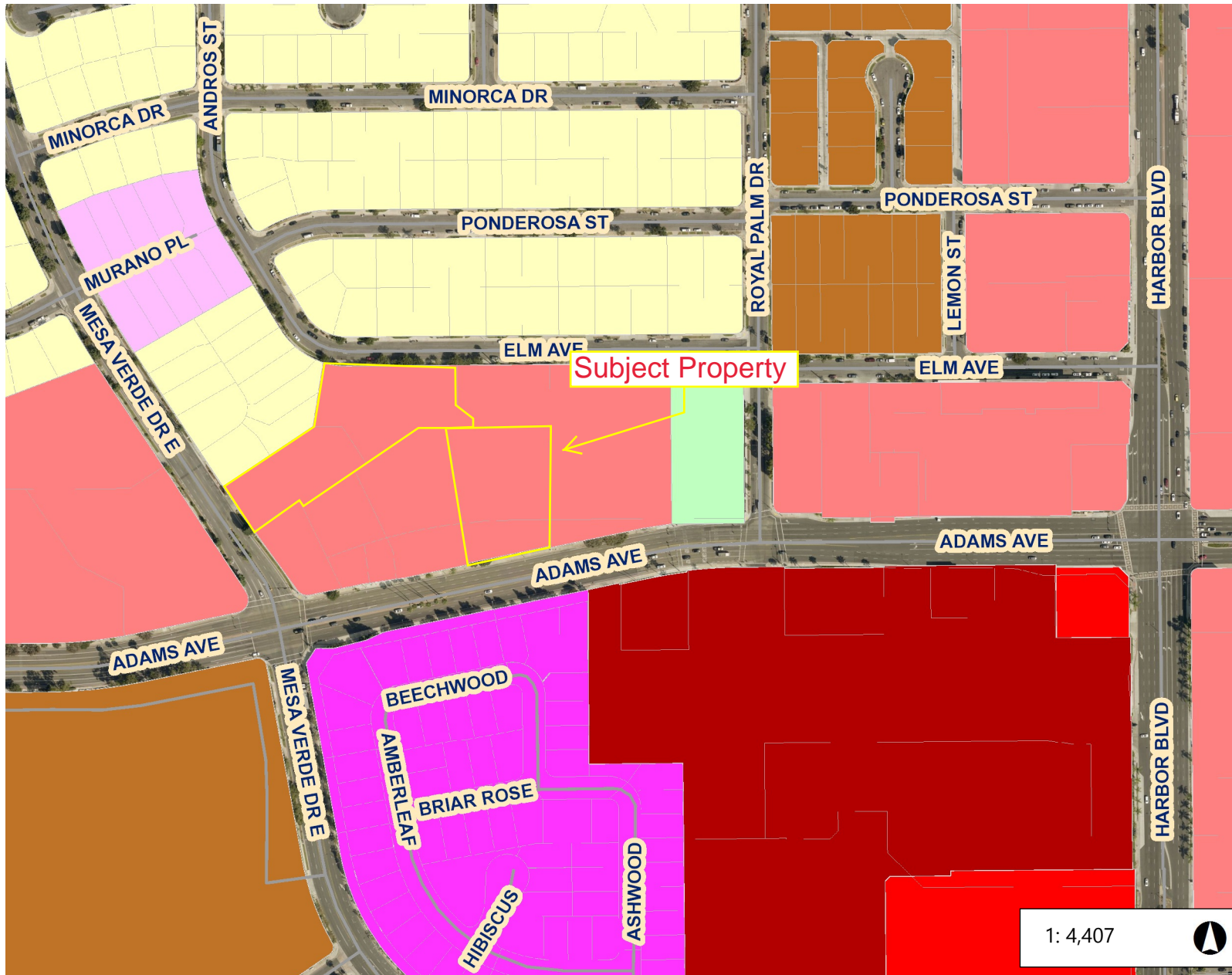
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The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.



Vicinity Map



Legend

- Costa Mesa
- Zoning**
- AP - Administrative Professional
- IR-MLT - Institutional Recreational I
- R1 - Single-Family Residential
- R2-MD - Multiple-Family Residencie
- R2-HD - Multiple-Family Residencia
- R3 - Multiple Family Residential
- MG - General Industrial
- MP - Industrial Park
- PDI - Planned Development Indust
- C1 - Local Business
- C2 - General Business
- C1-S - Shopping Center
- TC - Town Center
- PDR-NCM - Planned Development Mesa
- I&R - Institutional Recreational
- I&R-S - Institutional Recreational - S
- P - Parking
- CL - Commercial Limited
- PDC - Planned Development Comr
- PDR-LD - Planned Development R
- PDR-MD - Planned Development R Density
- PDR-HD - Planned Development R

1: 4,407



0.1 0 0.07 0.1 Miles

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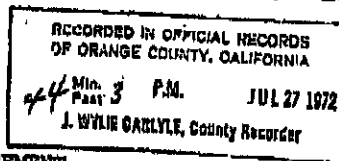
Notes

2d1 ATTACHMENT 5

Recording Requested by
C. J. SEGERSTROM & SONS
When Recorded Please Mail To:
C. J. Segerstrom & Sons
P.O. Box 1486
Costa Mesa, Calif. 92626

26385

10245 PAGE 204



RECIPROCAL PARKING AGREEMENT

This Agreement made this 26th day of July,
1972, by and between HAROLD T. SEGERSTROM, VERONICA P.
SEGERSTROM, NELLIE RUTH SEGERSTROM, HENRY T. SEGERSTROM, YVONNE
deC. SEGERSTROM, HAROLD T. SEGERSTROM, JR., and JEANETTE E.
SEGERSTROM, (hereinafter collectively referred to as "Segerstrom"),
FIRST NATIONAL BANK OF ORANGE COUNTY ("Bank"), GIRL SCOUT
COUNCIL OF ORANGE COUNTY ("Girl Scouts"), and BRENTWOOD SAVINGS
AND LOAN ASSOCIATION ("Brentwood").

RECITALS

A. Segerstrom is or was the owner of all of the
real property outlined with a solid line on Exhibit "A"
attached hereto and incorporated herein by this reference (the
"Development").

B. Segerstrom heretofore has deeded to Girl Scouts
the portion of said real property outlined in dashes on
Exhibit "A," has leased to Bank the portion of said real
property outlined in circles on Exhibit "A," and has leased
to Brentwood the portion of said real property outlined with
squares on Exhibit "A." Segerstrom contemplates developing
the balance of said real property with commercial or similar
buildings and with parking areas serving such buildings as
constructed, but without thereby committing itself to do so
except as herein specifically provided.

C. Segerstrom, Bank, Girl Scouts and Brentwood
each desire to establish reciprocal nonexclusive parking
rights in portions of said real property, for the mutual

EXHIBIT B

10245 205

benefit of each of them, and of the contemplated future owners and lessees of premises within said real property, all as more specifically hereinafter set forth.

AGREEMENT

In consideration of the foregoing recitals, the mutual covenants hereinafter set forth, and the mutual benefits to be derived by each of the parties therefrom, it is hereby agreed among the parties as follows:

1. Those portions of said real property designated by shading on Exhibit "A," and more fully described on Exhibit "B," shall from and after the effective date hereof be deemed "common parking areas." Each of the parties, their successors in interest, and their respective employees and invitees shall be entitled to use the common parking areas from and after the effective date in common with all other persons Segerstrom from time to time authorizes to use such areas, subject to such reasonable rules and regulations relating to such use as Segerstrom may from time to time establish, including validation requirements.

2. Segerstrom shall improve at its expense those portions of the common parking areas not already improved with parking at the date hereof. From and after the effective date Segerstrom shall operate, manage, equip, police, light, repair and maintain the common parking areas in such manner as it may in its sole discretion determine to be appropriate. Segerstrom may temporarily close all or portions of the common parking area for repairs or alterations, to

10245 PAGE 206

prevent a dedication thereof or the accrual of prescriptive rights therein, or for any other reason deemed sufficient by Segerstrom. Segerstrom may make changes at any time and from time to time in the size, shape, location, number and extent of the common parking areas or any of them and may provide within the Development parking in substitution for that initially provided hereunder which may be surface, multi-deck or underground in nature, provided that Segerstrom may not so long as this Agreement remains in effect reduce the number of parking spaces within the common parking areas below the greater of (a) the number of spaces required by the City of Costa Mesa to serve the Development as it from time to time exists or (b) 100 spaces.

3. Segerstrom shall at all times during the term of this Agreement have the sole and exclusive control of the automobile parking areas, driveways, entrances and exits and the sidewalks and pedestrian passageways within the common parking areas, and may at any time and from time to time during the term hereof restrain any use or occupancy thereof except as authorized by the rules and regulations for the use of such areas established by Segerstrom from time to time. The rights of each of the parties in and to the common parking areas shall at all times be nonexclusive and subject to the rights of other parties from time to time authorized to use the common parking areas on a nonexclusive basis (all parties so authorized to use the common parking areas being herein-after referred to as "Users").

10245 PAGE 207

4. Each User shall pay to Segerstrom in the manner and at the time provided below, such party's proportionate share, as defined below, of all costs and expenses incurred by Segerstrom for the operation and maintenance of the common parking areas. Such costs and expenses shall include, without limiting the generality of the foregoing, gardening, landscaping, cost of public liability, property damage, vandalism and malicious mischief, and other insurance, real estate taxes and assessments, repairs, painting, lighting, cleaning, trash removal, depreciation of equipment and common parking area improvements, fire protection, and similar items, and an amount (not to exceed fifteen percent (15%) of all other maintenance costs and expenses) equal to Segerstrom's expenses in supervising such maintenance. Each User's proportionate share of such common parking area costs shall be that proportion thereof which the gross floor area of each User's premises bears to the gross floor area of the premises in the Development from time to time occupied by Users. Prior to the commencement of each calendar year, Segerstrom shall give each User a written estimate of its share of such common area costs for the ensuing year. Each User shall pay such estimated amount to Segerstrom in equal monthly installments, in advance. Within ninety (90) days after the end of each calendar year, Segerstrom shall furnish to each User a statement showing in reasonable detail the costs and expenses incurred by Segerstrom for the operation and maintenance of the common parking areas during such year, and the parties shall promptly make any payment or allowance

10245 PAGE 208

necessary to adjust each User's estimated payment to such User's actual proportionate share of common parking area costs as shown by such annual statement.

5. The customers, invitees and employees of each of the parties will have the right of access, ingress and egress over and upon all driveways connecting the common parking areas to public streets, whether such driveways, as the same may exist from time to time, are located upon the common areas or upon portions of the property of the parties not constituting common areas.

6. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors, assigns, lessees and sublessees.

EXECUTED this 26th day of July, 1972.

FIRST NATIONAL BANK OF
ORANGE COUNTY

GIRL SCOUT COUNCIL OF ORANGE
COUNTY

By C. Schroeder

By Carlson Schmidt

By John A. White

By _____

BRENTWOOD SAVINGS AND LOAN
ASSOCIATION

By David L. Hume

Harold T. Segerstrom
Harold T. Segerstrom

By Dana K. Gelling

Veronica P. Segerstrom
Veronica P. Segerstrom

Nellie Ruth Segerstrom
Nellie Ruth Segerstrom

Henry T. Segerstrom
Henry T. Segerstrom

Ivonne de C. Segerstrom
Ivonne de C. Segerstrom

Harold T. Segerstrom, Jr.
Harold T. Segerstrom, Jr.

Jeanette E. Segerstrom
Jeanette E. Segerstrom

10245 210

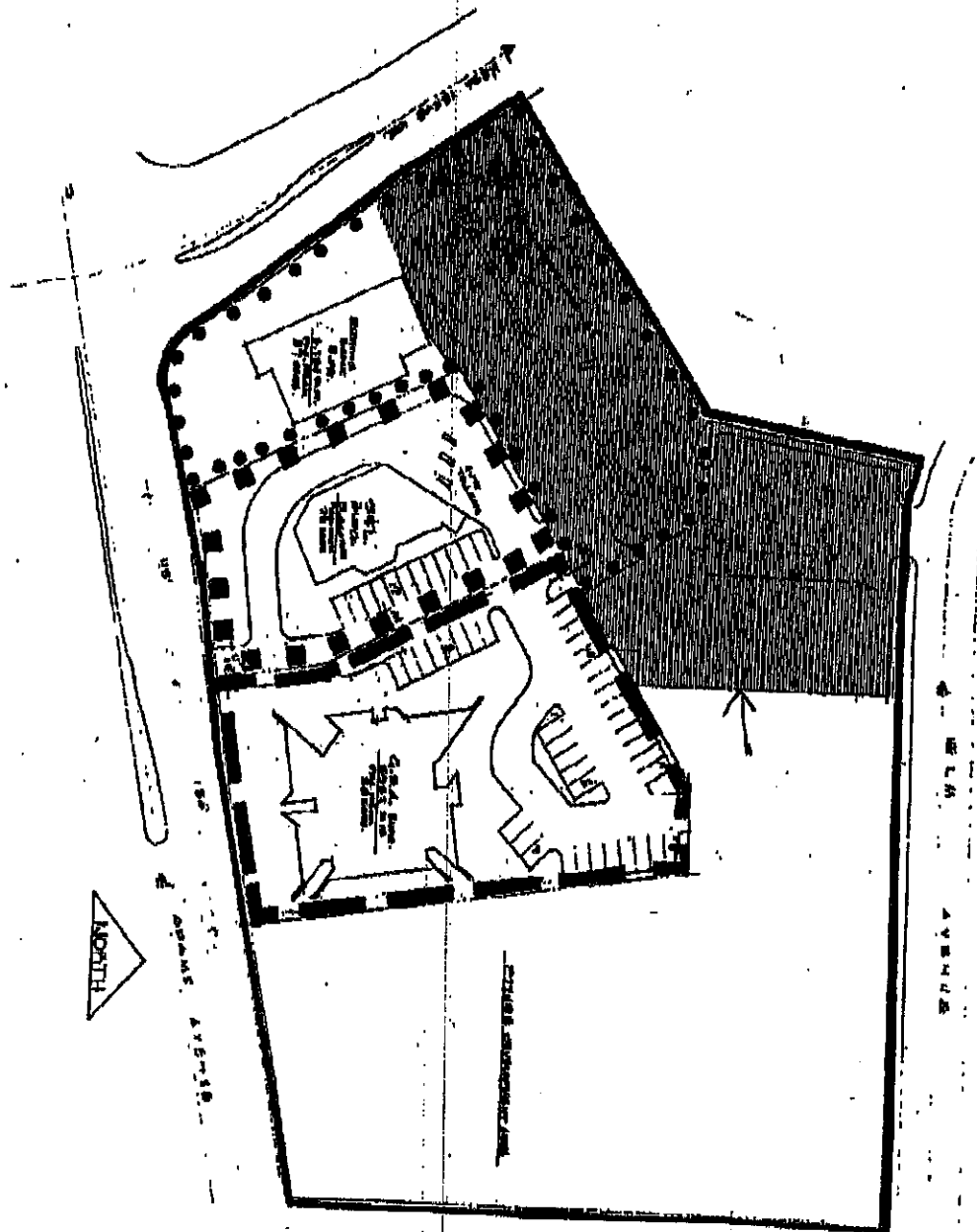


EXHIBIT A

COMMON PARKING AREAS

10245 211

PARCEL NO. 1

That portion of Lot 51 in the City of Costa Mesa, County of Orange, State of California as shown on the map of the Fairview Tract recorded in Book 25 Page 76 of Miscellaneous Records, in the Office of the County Recorder of Los Angeles County, California, described as follows:

COMMENCING at a point in the Northerly line of Adams Avenue as described in the deed to the City of Costa Mesa recorded November 9, 1961 in Book 5908 Page 266 of Official Records, records of said Orange County, said point being distant along said Northerly line North 01°20'10" East 73.11 feet from the Westerly terminus of that certain course described in said deed as having a bearing and length of "North 81°20'10" East 116.11 feet"; said point being the Southwest corner of the land described in the Deed recorded February 7, 1972 in Book 9993 Page 183 of Official Records of said County; thence along the Westerly line of said deed the following courses; North 08°39'50" West 63.00 feet and North 25°30'00" West 176.64 feet to the Southeasterly line of the land described in the memorandum of lease recorded May 7, 1964 in Book 7036 Page 426 of Official Records, records of said Orange County, said point being also the most Westerly corner of the land described in said deed Recorded in Book 9993 Page 183; thence North 56°52'49" East along the Northwesterly line of said last mentioned deed 28.39 feet to the TRUE POINT OF BEGINNING; thence continuing along the Northwesterly line of said deed recorded in Book 9993 Page 183 North 56°52'49" East 65.00 feet; thence North 00°04'00" East 164.13 feet to the South line of Elm Avenue as shown on a map of Tract No. 3487 as per map recorded in Book 122 Pages 6 to 16 inclusive of Miscellaneous Maps, records of said County; thence North 89°54'01" West 92.83 feet to the beginning of a tangent curve concave Northerly having a radius of 160.00 feet; thence Westerly along said curve through a central angle of 17°49'46" an arc distance of 49.79 feet; thence South 09°38'41" West 132.77 feet to the most Northerly corner of Parcel 2 of the hereinbefore mentioned lease; thence along the Northerly and Easterly lines of said lease the following bearings and distances: South 88°45'36" East 60.26 feet and South 33°07'11" East 90.00 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "B"

PARCEL NO. 2

ELL 10245 PAGE 212

That portion of the 2760.54 acre parcel of land allotted to
Edwardo Pullereno in Decree of Partition of the Rancho Santiago
De Santa Ana, recorded in Book E of Judgments of the 17th
Judicial District Court of California in the City of Costa
Mesa, County of Orange, State of California, described as follows:

Beginning at a point in the Northeasterly boundary of that cer-
tain parcel of land described by Deed recorded November 9, 1961
in Book 5908, Pages 266 thru 272 inclusive of Official Records
of said county, said point being in a line parallel with and
distant Southeasterly 110.00 feet, measured at right angles,
from the Southeasterly line of that certain parcel of land
described in Deed recorded January 29, 1963 in Book 6412,
Page 51 of said Official Records; thence along said parallel
line North 56° 52' 49" East 112.64 feet; thence South 25° 14'
41" East 14.14 feet to a point in a line parallel with and
distant Southeasterly 124.00 feet, measured at right angles,
from said Southeasterly line; thence along said parallel line
North 56° 52' 49" East 159.00 feet; thence North 33° 07' 11"
West 90.00 feet; thence North 88° 45' 36" West 60.26 feet to
said Southeasterly line; thence along said Southeasterly line
South 56° 52' 49" West 223.00 feet to a point in said North-
easterly boundary; thence along said Northeasterly boundary
South 33° 07' 11" East 71.95 feet; thence continuing along said
Northeasterly boundary South 37° 42' 30" East 38.18 feet to
the point of beginning.

EXHIBIT "D"

PLANNING DIVISION STAFF REPORT

1600, 1640 and 1650
 SITE LOCATION Adams Avenue AGENDA NO. 6h
 APPLICATION NO. PA-85-102
 AP # * See below MANDATORY ACTION DATE May 21, 1986
 APPLICANT C.J. Segerstrom & Sons AUTHORIZED AGENT Bennie Williams Associates
 (Owner of Record)
 ADDRESS 3315 Fairview Road ADDRESS 24661 Del Prado
Costa Mesa, CA. 92626 Dana Point, CA. 92629

Applicant is reminded that all ordinances and regulations governing the use of the land or building(s) to which this application pertains must be complied with whether specified herein or not.

PREPARED BY KAC:alm

REQUEST:

Conditional Use Permits for reciprocal parking and excess compact spaces for three existing commercial buildings.

- * 139-311-02
- 139-312-01 through 24
- 139-313-08, 09, 11, 12, 16, 18, 19, 21, 22, 24, 25, 27, 28, 29, 30, 31, 32
- 139-321-21, 23, 24,
- 139-352-38
- 139-361-15, 33, 34

FINAL COMMISSION ACTION: June 10, 1985

PLANNING ACTION PA-85-102 - Approved, based on Planning Staff analysis and findings, and subject to the conditions contained in the Planning Division Staff Report with the addition of Condition No. 13 to read:

13. A block wall shall be installed along the Elm Street frontage.

(5-0)

APPLICANT NOTIFIED be DATE 6/13/85

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92626 (714) 754-6245



I. PLANNING COMMISSION MEETING OF MAY 28, 1985

Applicant requested a 2-week continuance in order to research existing parking agreements pertaining to the sites.

II. PLANNING COMMISSION ACTION - MEETING OF MAY 28, 1985

Continued to the meeting of June 10, 1985.

MEETING OF JUNE 10, 1985

III. DESCRIPTION

A. Subject Property

1. Location - 1600, 1640, 1650 Adams Avenue
2. General Plan Designation - Commercial Center
3. Zone - C1
4. Present development - Family Fitness Center, former Brentwood Savings and Loan, former Wells Fargo Bank
5. CEQA - Exempt; Class 1, Existing Facilities

B. Surrounding Property

1. North - R1 (across Elm Avenue), Single-family residences
2. South - C1S (across Adams Avenue), Gas station and vacant lot
3. East - C1, Post Office
4. West - C1 (across Mesa Verde Drive), Commercial Uses

C. Request

Conditional Use Permits for reciprocal parking and excess compact spaces for three existing commercial buildings.

D. Background

Zone Exception Permit ZE-80-66, a Parking Variance and a Conditional Use Permit for off-site parking for an athletic club, was approved in May, 1980.

Under the permit, the club was required to provide 104 spaces during the day between 9 a.m. and 5 p.m. with 47 on-site and 57 off-site spaces. During the peak hours between 5 p.m. and 9 a.m., 148 spaces are required (47 on-site and 101 off-site).

The off-site parking area is behind the adjacent property where the Girl Scout headquarters and former bank buildings are located.

IV. PROJECT DESCRIPTION

The applicant proposes to consolidate the use of parking lots adjacent to three buildings. Reciprocal parking agreements require prior approval of a Conditional Use Permit. The parking layout is such that a Conditional Use Permit for excess compacts is no longer necessary.

V. PLANNING STAFF ANALYSIS

A. Four commercial buildings, under one ownership but located on separate parcels, are located at the corner of Mesa Verde Drive and Adams Avenue.

1. 1650 Adams Avenue - the former Wells Fargo Bank building will be used for medical offices with a parking ratio of 6 spaces per 1000 sq.ft. of gross floor area.
2. 1640 Adams Avenue - the former Brentwood Savings and Loan building will be occupied by the Fashion Academy which will hold classes at certain times. The parking requirements are 4/1000 for the office area and 10/1000 for the classrooms.
3. 1620 Adams Avenue - the Girl Scout headquarters and adjacent parking lots are not included in this application due to an existing lease agreement.
4. 1600 Adams Avenue - the Family Fitness Center, although already operating under a previous Conditional Use Permit, has been included in this application due to proposals for access to the off-site parking area previously mentioned.

B. All lots are connected to each other except for the one nearest the athletic club. The applicant is in the process of negotiating an ease-

ment agreement with the Post Office to provide a driveway from the club through the Post Office lot to the westerly lot. The drive should be designed and fencing installed so that club patrons will not park in the Post Office lot.

C. Hours of Operation

1. Medical Building - Proposed business hours are 9 a.m. to 6 p.m.
2. Fashion Academy - The office would be open from 9 a.m. to 7 p.m. with a portion of the area used as classrooms from 9 a.m. to 11 a.m. In the evenings, from 7 p.m. to 9 p.m., only the classrooms would be used.
3. Family Fitness Center - Hours are 6 a.m. to 11 p.m. during the week and 8 a.m. to 8 p.m. on weekends.

D. Parking

1. The daytime and evening parking requirements for the three businesses are provided in the chart below. Some overlap into the evening hours is evident for the medical and Fashion Academy office uses. A worse case situation may arise whereby there would be insufficient parking between 5 p.m. and 7 p.m. Staggered work hours for the employees of these two businesses would eliminate this problem. A condition has been included addressing this issue.

<u>Use</u>	<u>Size and Parking Ratio</u>	<u>Daytime Requirement 9 a.m. - 5 p.m.</u>	<u>Evening Requirement 5 p.m. - 9 a.m.</u>
Medical	10,320 sq.ft. @ 6/1000	62	none except for 1 hour overlap between 5-6 pm
Fashion Academy	a) 4,437 sq.ft. office space @ 4/1000	18	none except for 2 hour overlap between 5-7 pm
	b) 720 sq.ft. of classrooms @ 10/1000	7	7
Athletic Club	Per ZB-80-66	<u>104</u>	<u>148</u>
	TOTAL	191	155

2. The applicant proposes to provide 195 spaces by restriping the lots. Currently, 171 spaces exist. The type of stalls required and provided are as follows.

	<u>Standard</u>	<u>Compact</u>	<u>Handicap</u>	<u>Total</u>
Required	142	44	5	191
Provided	154	36	5	195

*209 per plan approved
6-10-85*

- E. The reciprocal parking plan would not only add 24 spaces but it would also greatly clarify the existing confusion between the three buildings. The proposal for connecting the athletic club lot to the west lot will keep patrons off the Girl Scout and Post Office properties.

VI. PLANNING STAFF FINDINGS

The evidence presented substantially satisfies Costa Mesa Municipal Code Section 13-347 as the reciprocal parking plan and the revised parking layout will improve overall circulation and provide adequate spaces for the three businesses, and as the request will not be materially detrimental to the subject or surrounding properties.

VII. PLANNING STAFF RECOMMENDATION

Approve, subject to conditions.

VIII. CONDITIONS, IF APPROVED

Shall meet all of the requirements of the various City Departments, copy attached hereto.

CONDITIONS OF APPROVAL

- Plng. 1. Classroom area for the Fashion Academy shall be no more than 720 sq.ft.
2. All conditions of ZB-80-66 still apply to the athletic club.
3. Prior to issuance of either building permits for interior alterations or business licenses for the Fashion Academy or medical office, the applicant shall show proof of recordation of the following documents:
a. A Reciprocal Parking Agreement
b. An easement providing athletic club patrons direct access from the on-site parking lot to the off-site parking area to the west. If the easement cannot be obtained, the existing access drive between the athletic club and the Post Office shall be closed and fencing installed across the club's rear property line.
4. Directional signs shall be located in both the lot next to the athletic club and the lot east of the Fashion Academy directing patrons to the off-site parking area.
5. If parking conflicts develop, the applicant shall resolve the problem. If a solution acceptable to the Planning Division cannot be reached, the permit shall be referred to the Planning Commission for review.
6. Approval of the Planning Action is valid for one (1) year and will expire at the end of that period unless building permits are obtained or the applicant applies for and is granted an extension of time.
7. Final site plan shall show all typical stall and aisle width dimensions.

APPLICANT IS REMINDED THAT THE FOLLOWING CONDITIONS ARE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS AND CANNOT BE WAIVED OR MODIFIED:

8. Parking stalls shall be double-striped in accordance with City standards.
9. A detailed landscape/irrigation plan per the requirements set forth in Costa Mesa Municipal Code Sections 13-263 through 13-266, inclusive, shall be approved by the Planning Division prior to issuance of any building permits. Drought resistant vegetation together with a water conserving irrigation system shall be utilized. Landscaping shall be installed in accordance with the approved plan prior to release of utilities.
10. All landscaped areas shall be separated from paved vehicular areas by 6" high continuous Portland cement concrete curbing.
11. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
Fire 12. Provide address numerals which conform to fire Department standards with respect to size (12") and location.

Segerstrom/Williams Assoc.
PA-85-102

PLANNING COMMISSION ACTION - June 10, 1985

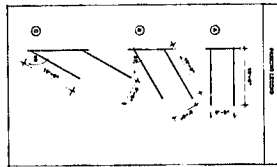
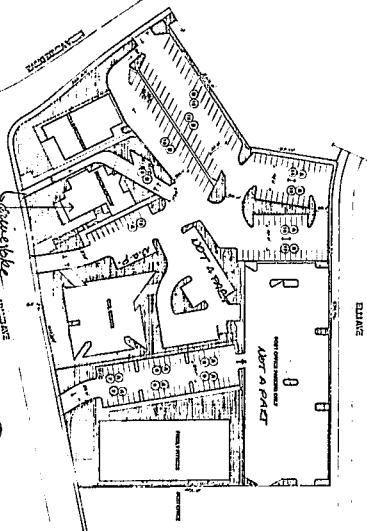
Addition of Condition No. 13.

13. A block wall shall be installed along the Elm Street frontage.

EXISTING BUILDING 5-85

STREET

variable
angled
GEOMETRIC



NO.	DESCRIPTION	DATE	BY	CHKD.	REV.
1	FOUNDATION	1/1/85	W	W	1
2	FOUNDATION	1/1/85	W	W	2
3	FOUNDATION	1/1/85	W	W	3
4	FOUNDATION	1/1/85	W	W	4
5	FOUNDATION	1/1/85	W	W	5
6	FOUNDATION	1/1/85	W	W	6
7	FOUNDATION	1/1/85	W	W	7
8	FOUNDATION	1/1/85	W	W	8
9	FOUNDATION	1/1/85	W	W	9
10	FOUNDATION	1/1/85	W	W	10

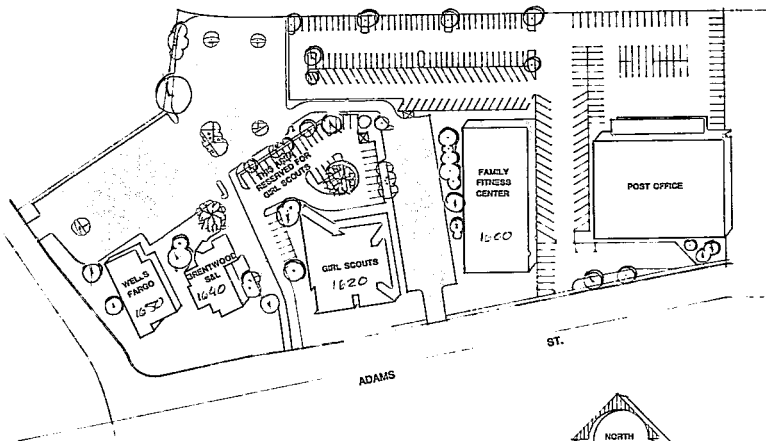
Bennie Williams
ARCHITECTS
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202

CONCRETE FOUNDATION
BUILDING NUMBER: 1000 W. 10TH AVE.
OWNER: G.A. RESEARCH & BOND
PERMIT: PERMITS ACADemy

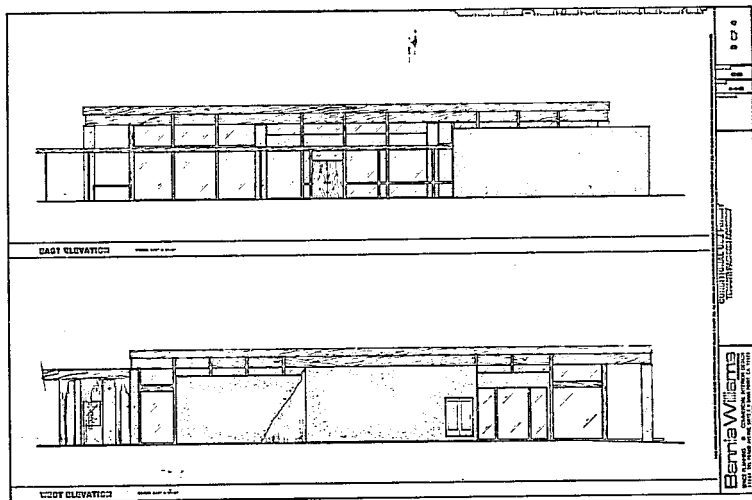
1	UP 4
2	UP 4
3	UP 4
4	UP 4
5	UP 4
6	UP 4
7	UP 4
8	UP 4
9	UP 4
10	UP 4

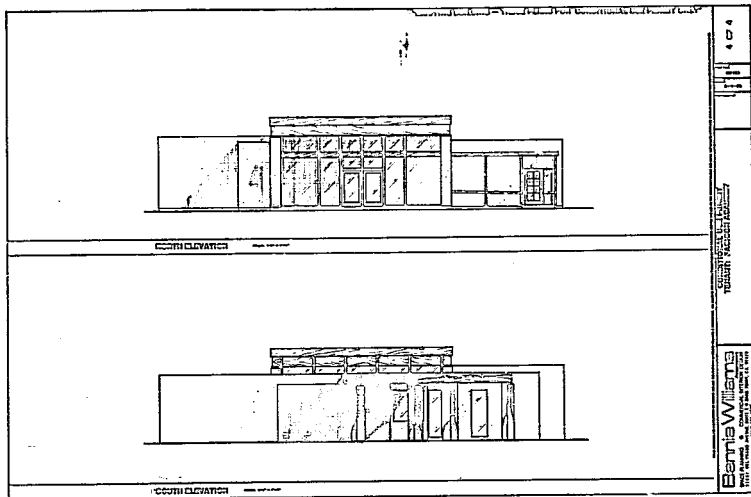
STANDARD: 161
COMPACT: 86 25%
TOTAL: 197

ALL SHADED AREA NON-EXCLUSIVE



proposed





C. J. SEGERSTROM & SONS
3315 Fairview Road • Costa Mesa, California 92626
Telephone 540-0110

August 12, 1985

Kristen Caspers
Assistant Planner
Development Services Department
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Re: Adams Street/Mesa Verde Drive Parking

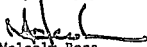
Dear Kristen:

Enclosed please find one 20:1 scale plan of proposed parking lot improvements, one 1/8:1 scale plan of proposed concrete block wall for north portion of parking lot, one copy of Reciprocal Parking Agreement between "Segerstrom" and "other users" of the parking lot, and one copy of correspondence with and memorandum about United States postal service.

All of the above is submitted with the hope that the City will allow construction of tenant improvements at the California Federal Building to proceed while our parking lot improvements are under construction.

We propose to start construction of the wall on Monday, August 12, 1985 and the parking lot itself on August 19, 1985.

Very truly yours,


Malcolm Ross
Director of Development

MR:ck

Enclosures

cc: Doug Clark
Sam Keyes
Bennie Williams
Ted Segerstrom

MEMORANDUM

TO: ✓MALCOLM
BOB
MIKE

FROM: SAM

DATE: AUGUST 7, 1985

SUBJ: COSTA MESA MAIN POST OFFICE

As reported to Malcolm last Monday, I was finally able to make recognizable progress with regard to my April 23, 1985 letter to Lloyd Robinson and the Los Angeles postal field office. (Copy attached.)

Lloyd gave me the names of two individuals, Tom Casey and Don Reggi, that I should telephone and discuss extracting a driveway from a portion of the subject Post Office parking lot. I telephoned and spoke with Dennis Deitz, who told me that Case and Reggi were at a special meeting out of the office to discuss our request for a driveway through the subject property.

Yesterday, I telephoned Tom Casey and he told me the following. They look favorably at honoring our request but, as always, it is someone else that will make the final decision. At least Tom, Don, Dennis and Lloyd all appear to be in favor for whatever it is worth.

Additionally, Tom Casey told me that someone, but he did not recall who, would be telephoning me on the week of August 19 to arrange a meeting with all effected parties with regard to the necessity of the driveway.

The purpose of this memorandum is to alert your department to decide on a representative to attend said meeting with me.

Sam -
Sam

/ct

San

C. J. SEGERSTROM & SONS

3315 Fairview Road • Costa Mesa, California 92626

Telephone 548-0110

April 23, 1985

Mr. Lloyd Robinson -
Real Estate Support
Los Angeles Field Office
Real Estate and Buildings Dept.
U. S. Postal Service
Western Region
Inglewood, CA 90311-9202

RE: COSTA MESA MAIN OFFICE
1590 Adams
Costa Mesa, California 92626

Dear Mr. Robinson:

Pursuant to our telephone conversation regarding the subject property, enclosed please find two parking plot plans. One is titled, "Existing", and the other one, "Proposed". The darkened areas are the community reciprocal parking areas.

The Family Fitness Center property was not developed until five years after the Postal Service 1974 Amendment adding your additional parking area outlined in red. We inadvertently, at that time, did not retain a driveway connecting the two reciprocal parking areas.

The Girl Scout property is held in fee.

This oversight has, for several years now, created a horrendous parking situation that in all good judgement should be corrected.

We are, therefore, with this letter, requesting that the Postal Service amend its lease granting the Landlord a driveway easement with curbs over the Southwest corner of the Postal parking lot as located on the Proposed plot plan. Also shown on the Proposed plot plan that after you resurface the parking lot, the same number of parking spaces may be obtained.

- Page 1 of 2 -

C. J. SEGERSTROM & SONS

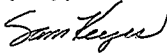
Mr. Lloyd Robinson
April 23, 1985

Page 2 of 2

The Postal Service by granting this easement will be of great service to our small community in which the Postal Service is an integral part.

We thank you in advance for your favorable reply.

Very truly yours,



Sam Keyes
Director of Real Estate

SK/ct

Enc.

PARKING REQUIREMENTS
FOR WELLS FARGO, BRENTWOOD SAVINGS
AND
FAMILY FITNESS CENTER

(Existing Total Parking - 166)

check
FORMER WELLS FARGO (PROPOSED MEDICAL BLDG.): Req. 6/1,000
at 10,000 S.F.

10,320
Business Hours: 9 a.m. - 6 p.m.
Total No. of Stalls Req.: 60
Standard : 49
25% Compact : 11

FAMILY FITNESS CENTER: Req. 151 *per Variance*

Peak Load Hours: 6 a.m. - 9 a.m.
5 p.m. - 8 p.m.
Total No. of Stalls : 151
Standard : 117
25% Compact : 34

50% Reduction in Parking Requirements:

Non-Peak Load Hours of 9 a.m. - 5 p.m.
Total No. of Stalls : 76
Standard : 60
25% Compact : 16

PROPOSED FORMER BRENTWOOD SAVINGS BUILDING
(FASHION ACADEMY): Class Room Area - 720 S.F., Staff Area - 4,437 S.F.

Operating Hours:

9 a.m. - 11 a.m. Class Room Requirements:
17 Stalls : 720 S.F. 10/1,000
9 a.m. - 11 a.m. Staff Area Requirements:
17 Stalls : 4,437 S.F. 4/1,000
9 a.m. - 11 a.m. Total Stalls Requirements: 25
11 a.m. - 7 p.m. Staff Area Only: Requirements:
17 Stalls 4,437 S.F. 4/1,000
7 p.m. - 9 p.m. Class Room Only: Requirements -
7 Stalls 720 S.F. 10/1,000

TOTALS:

MAXIMUM PARKING
REQUIRED DURING
PEAK HOURS

161 STALLS

Family, Filing, and Original
agreement through, later parking action
Please refer for indication of F. L. C. (H. L. C.)

Recording Requested by

26385

10245 Page 204

C. J. SEGERSTROM & SONS
When Recorded Please Mail to:
C. J. Segerstrom & Sons
P.O. Box 1486
Costa Mesa, Calif. 92626

\$11.00

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

44 Min. 3 P.M. JUL 27 1972
J. WILIE CARLYLE, County Recorder

RECIPROCAL PARKING AGREEMENT

This Agreement made this 26th day of July,
1972, by and between HAROLD T. SEGERSTROM, VERONICA P.
SEGERSTROM, NELLIE RUTH SEGERSTROM, HENRY T. SEGERSTROM, YVONNE
deC. SEGERSTROM, HAROLD T. SEGERSTROM, JR., and JEANETTE E.
SEGERSTROM, (hereinafter collectively referred to as "Segerstrom"),
FIRST NATIONAL BANK OF ORANGE COUNTY ("Bank"), GIRL SCOUT
COUNCIL OF ORANGE COUNTY ("Girl Scouts"), and BRENTWOOD SAVINGS
AND LOAN ASSOCIATION ("Brentwood").

RECITALS

A. Segerstrom is or was the owner of all of the
real property outlined with a solid line on Exhibit "A"
attached hereto and incorporated herein by this reference (the
"Development").

B. Segerstrom heretofor has deeded to Girl Scouts
the portion of said real property outlined in dashes on
Exhibit "A," has leased to Bank the portion of said real
property outlined in circles on Exhibit "A," and has leased
to Brentwood the portion of said real property outlined with
squares on Exhibit "A." Segerstrom contemplates developing
the balance of said real property with commercial or similar
buildings and with parking areas serving such buildings as
constructed, but without thereby committing itself to do so
except as herein specifically provided.

C. Segerstrom, Bank, Girl Scouts and Brentwood
each desire to establish reciprocal nonexclusive parking
rights in portions of said real property, for the mutual

benefit of each of them, and of the contemplated future owners and lessees of premises within said real property, all as more specifically hereinafter set forth.

AGREEMENT

In consideration of the foregoing recitals, the mutual covenants hereinafter set forth, and the mutual benefits to be derived by each of the parties therefrom, it is hereby agreed among the parties as follows:

1. Those portions of said real property designated by shading on Exhibit "A," and more fully described on Exhibit "B," shall from and after the effective date hereof be deemed "common parking areas." Each of the parties, their successors in interest, and their respective employees and invitees shall be entitled to use the common parking areas from and after the effective date in common with all other persons Segerstrom from time to time authorizes to use such areas, subject to such reasonable rules and regulations relating to such use as Segerstrom may from time to time establish, including validation requirements.

2. Segerstrom shall improve at its expense those portions of the common parking areas not already improved with parking at the date hereof. From and after the effective date Segerstrom shall operate, manage, equip, police, light, repair and maintain the common parking areas in such manner as it may in its sole discretion determine to be appropriate. Segerstrom may temporarily close all or portions of the common parking area for repairs or alterations, to

prevent a dedication thereof or the accrual of prescriptive rights therein, or for any other reason deemed sufficient by Segerstrom. Segerstrom may make changes at any time and from time to time in the size, shape, location, number and extent of the common parking areas or any of them and may provide within the Development parking in substitution for that initially provided hereunder which may be surface, multi-deck or underground in nature, provided that Segerstrom may not so long as this Agreement remains in effect reduce the number of parking spaces within the common parking areas below the greater of (a) the number of spaces required by the City of Costa Mesa to serve the Development as it from time to time exists or (b) 100 spaces.

3. Segerstrom shall at all times during the term of this Agreement have the sole and exclusive control of the automobile parking areas, driveways, entrances and exits and the sidewalks and pedestrian passageways within the common parking areas, and may at any time and from time to time during the term hereof restrain any use or occupancy thereof except as authorized by the rules and regulations for the use of such areas established by Segerstrom from time to time. The rights of each of the parties in and to the common parking areas shall at all times be nonexclusive and subject to the rights of other parties from time to time authorized to use the common parking areas on a nonexclusive basis (all parties so authorized to use the common parking areas being herein-after referred to as "Users").

4. Each User shall pay to Segerstrom in the manner and at the time provided below, such party's proportionate share, as defined below, of all costs and expenses incurred by Segerstrom for the operation and maintenance of the common parking areas. Such costs and expenses shall include, without limiting the generality of the foregoing, gardening, landscaping, cost of public liability, property damage, vandalism and malicious mischief, and other insurance, real estate taxes and assessments, repairs, painting, lighting, cleaning, trash removal, depreciation of equipment and common parking area improvements, fire protection, and similar items, and an amount (not to exceed fifteen percent (15%) of all other maintenance costs and expenses) equal to Segerstrom's expenses in supervising such maintenance. Each User's proportionate share of such common parking area costs shall be that proportion thereof which the gross floor area of each User's premises bears to the gross floor area of the premises in the Development from time to time occupied by Users. Prior to the commencement of each calendar year, Segerstrom shall give each User a written estimate of its share of such common area costs for the ensuing year. Each User shall pay such estimated amount to Segerstrom in equal monthly installments, in advance. Within ninety (90) days after the end of each calendar year, Segerstrom shall furnish to each User a statement showing in reasonable detail the costs and expenses incurred by Segerstrom for the operation and maintenance of the common parking areas during such year, and the parties shall promptly make any payment or allowance

necessary to adjust each User's estimated payment to such User's actual proportionate share of common parking area costs as shown by such annual statement.

5. The customers, invitees and employees of each of the parties will have the right of access, ingress and egress over and upon all driveways connecting the common parking areas to public streets, whether such driveways, as the same may exist from time to time, are located upon the common areas or upon portions of the property of the parties not constituting common areas.

6. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors, assigns, lessees and sublessees.

EXECUTED this 26th day of July, 1972.

FIRST NATIONAL BANK OF
ORANGE COUNTY

GIRL SCOUT COUNCIL OF ORANGE
COUNTY

By C. E. Schroeder

By Calvin P. Schmidt

By John A. White

By _____

BRENTWOOD SAVINGS AND LOAN
ASSOCIATION

Harold T. Segerstrom
Harold T. Segerstrom

By Will H. Ginn

Veronica P. Segerstrom
Veronica P. Segerstrom

By Dana K. Goring

Nellie Ruth Segerstrom
Nellie Ruth Segerstrom

Henry T. Segerstrom
Henry T. Segerstrom

Yvonne de C. Segerstrom
Yvonne de C. Segerstrom

Harold T. Segerstrom, Jr.
Harold T. Segerstrom, Jr.

Jeanette E. Segerstrom
Jeanette E. Segerstrom

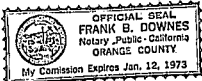
STATE OF CALIFORNIA

COUNTY OF Orange

10245 PAGE 209

On July 19, 1972
before me, the undersigned, a Notary Public in and for said State, personally appeared
CARVIN F. SCHMIDT

President, known to me to be the
of the Girl Scout Council of Orange County
the Corporation that executed the within Instrument, known to me to be the person who
executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged
to me that such Corporation executed the same.



WITNESS my hand and official seal.

Frank B. Downes
Notary Public in and for said State.

STATE OF CALIFORNIA

COUNTY OF Orange

On July 21, 1972

before me, the undersigned, a Notary Public in and for
said State, personally appeared C. E. Schroeder

known to me to be the President, and John A. White

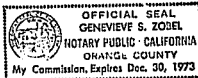
known to me to be the Secretary of the corporation that executed the within Instrument,

and known to me to be the persons who executed the within
Instrument on behalf of the corporation therein named, and ac-
knowledged to me that such corporation executed the within
Instrument pursuant to its by-laws or a resolution of its board of
directors.

WITNESS my hand and official seal.

Signature Emmanuel Zibel

Name (Typed or Printed)



TO 448 C

(Corporation)

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 10 July 1972

before me, the undersigned, a Notary Public in and for said
State, personally appeared David C. Grimes

known to me to be the President, and David K. Golding

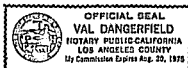
known to me to be the Secretary of the corporation that executed the within Instrument,

known to me to be the persons who executed the within
Instrument on behalf of the corporation therein named, and
acknowledged to me that such corporation executed the within
Instrument pursuant to its by-laws or a resolution of its board
of directors.

WITNESS my hand and official seal.

Signature Val Dangerfield

Name (Typed or Printed)



12201 San Vicente Blvd., Los Angeles, CA 90049

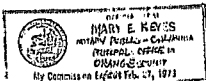
(This area for official notarial seal)

STATE OF CALIFORNIA } SS
COUNTY OF ORANGE

On June 22, 1972 before me, the undersigned, a Notary Public in and for said
State personally appeared Harold T. Segerstrom, Veronica P. Segerstrom,
Mellie Ruth Segerstrom, Henry T. Segerstrom, Yvonne de C. Segerstrom,
Harold T. Segerstrom, Jr. and Jeannette E. Segerstrom, known to me to be the
persons whose names are subscribed to the within Instrument and acknowledged
that they executed the same.

WITNESS my hand and official seal.

Mary E. Koyes
Mary E. Koyes, Notary Public



3315 Felview Rd., Costa Mesa, Ca., 92626

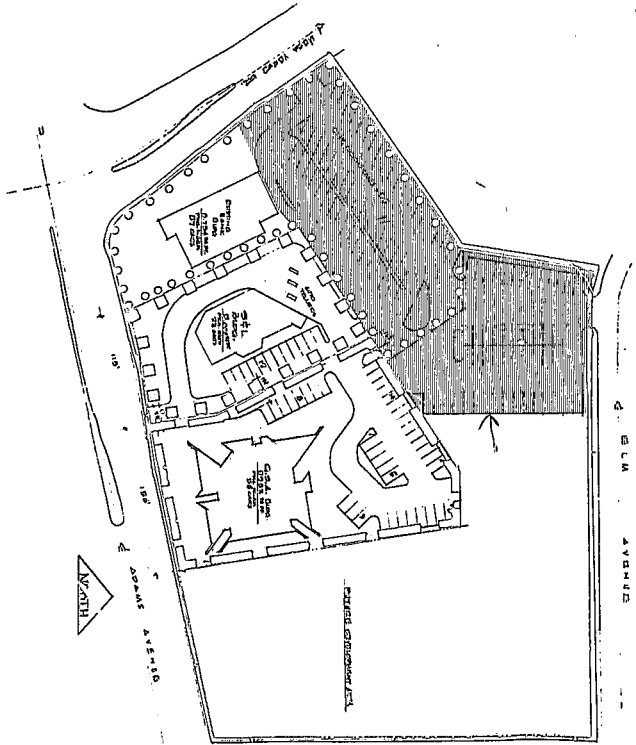


EXHIBIT A

COMMON PARKING AREAS

10245 PAGE 211

PARCEL NO. 1

That portion of Lot 51 in the City of Costa Mesa, County of Orange, State of California as shown on the map of the Fairview Tract recorded in Book 25 Page 76 of Miscellaneous Records, in the Office of the County Recorder of Los Angeles County, California, described as follows:

COMMENCING at a point in the Northerly line of Adams Avenue as described in the deed to the City of Costa Mesa recorded November 9, 1961 in Book 5908 Page 266 of Official Records, records of said Orange County, said point being distant along said Northerly line North 81°20'10" East 73.11 feet from the Westerly terminus of that certain course described in said deed as having a bearing and length of "North 81°20'10" East 116.11 feet"; said point being the Southwest corner of the land described in the Deed recorded February 7, 1972 in Book 9993 Page 183 of Official Records of said County; thence along the Westerly line of said deed the following courses; North 08°39'50" West 63.00 feet and North 25°30'00" West 176.64 feet to the Southeasterly line of the land described in the memorandum of lease recorded May 7, 1964 in Book 7036 Page 426 of Official Records, records of said Orange County, said point being also the most Westerly corner of the land described in said deed Recorded in Book 9993 Page 183; thence North 56°52'49" East along the Northwesterly line of said last mentioned deed 28.39 feet to the TRUE POINT OF BEGINNING; thence continuing along the Northwesterly line of said deed recorded in Book 9993 Page 183 North 56°52'49" East 65.00 feet; thence North 00°04'00" East 164.13 feet to the South line of Elm Avenue as shown on a map of Tract No. 3487 as per map recorded in Book 122 Pages 6 to 16 inclusive of Miscellaneous Maps, records of said County; thence North 89°54'01" West 92.83 feet to the beginning of a tangent curve concave Northerly having a radius of 160.00 feet; thence Westerly along said curve through a central angle of 17°49'46" an arc distance of 49.79 feet; thence South 09°38'41" West 132.77 feet to the most Northerly corner of Parcel 2 of the hereinbefore mentioned lease; thence along the Northerly and Easterly lines of said lease the following bearings and distances: South 88°45'36" East 60.26 feet and South 33°07'11" East 90.00 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "B"

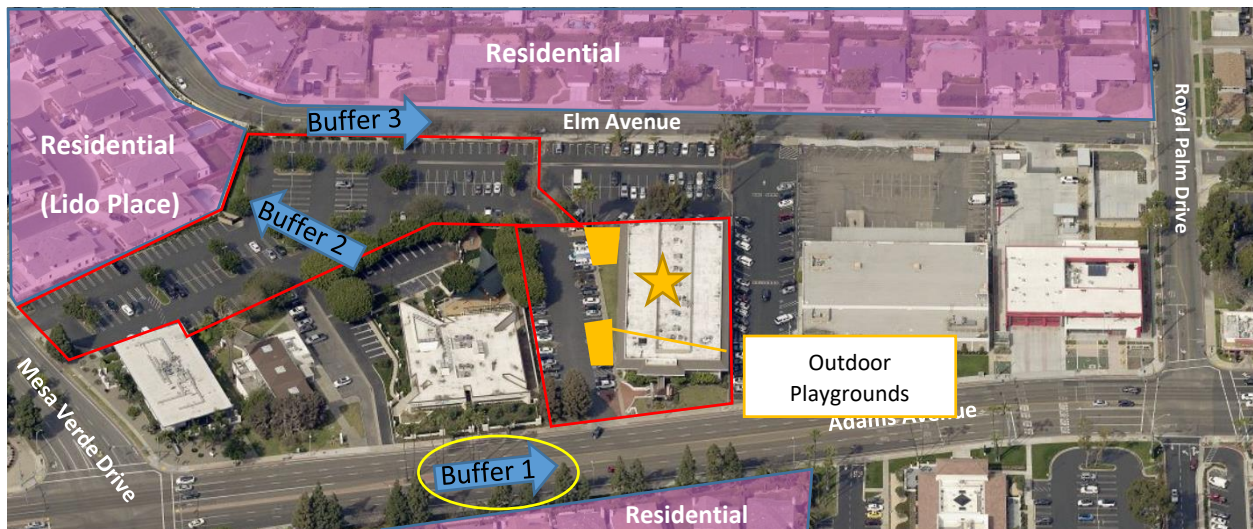
PARCEL NO. 2

That portion of the 2760.54 acre parcel of land allotted to Edwardo Pollereno in Decree of Partition of the Rancho Santiago De Santa Ana, recorded in Book B of Judgments of the 17th Judicial District Court of California in the City of Costa Mesa, County of Orange, State of California, described as follows:

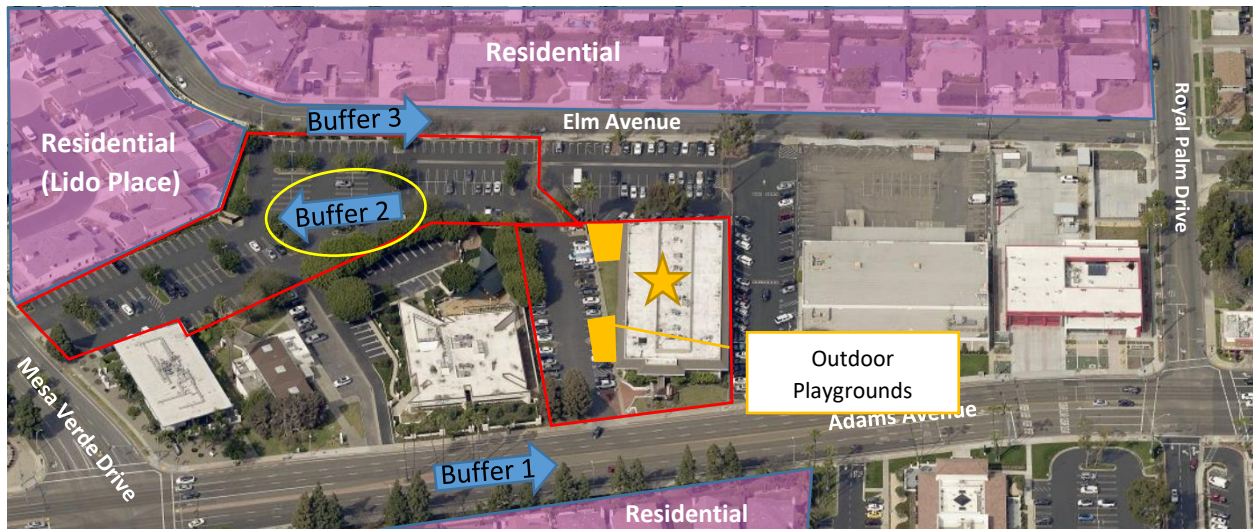
Beginning at a point in the Northeasterly boundary of that certain parcel of land described by Deed recorded November 9, 1961 in Book 5908, Pages 266 thru 272 inclusive of Official Records of said county, said point being in a line parallel with and distant Southeasterly 110.00 feet, measured at right angles, from the Southeasterly line of that certain parcel of land described in Deed recorded January 29, 1963 in Book 6412, Page 51 of said Official Records; thence along said parallel line North 56° 52' 49" East 112.64 feet; thence South 25° 14' 41" East 14.14 feet to a point in a line parallel with and distant Southeasterly 124.00 feet, measured at right angles, from said Southeasterly line; thence along said parallel line North 56° 52' 49" East 159.00 feet; thence North 33° 07' 11" West 90.00 feet; thence North 88° 45' 36" West 60.26 feet to said Southeasterly line; thence along said Southeasterly line South 56° 52' 49" West 223.00 feet to a point in said Northeasterly boundary; thence along said Northeasterly boundary South 33° 07' 11" East 71.95 feet; thence continuing along said Northeasterly boundary South 37° 42' 30" East 38.18 feet to the point of beginning.

EXHIBIT "B"

View of Adams Avenue, looking east. Buffers include 6-lane Adams Avenue, existing mature trees, and the rear yard orientation of the residences.



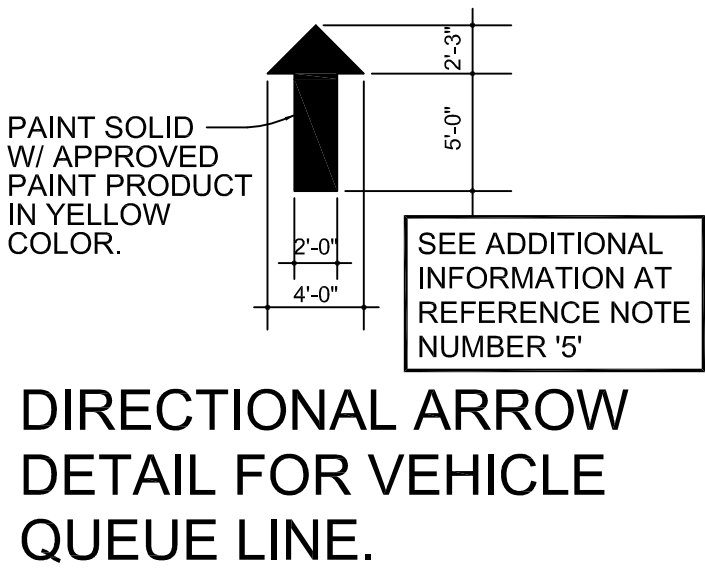
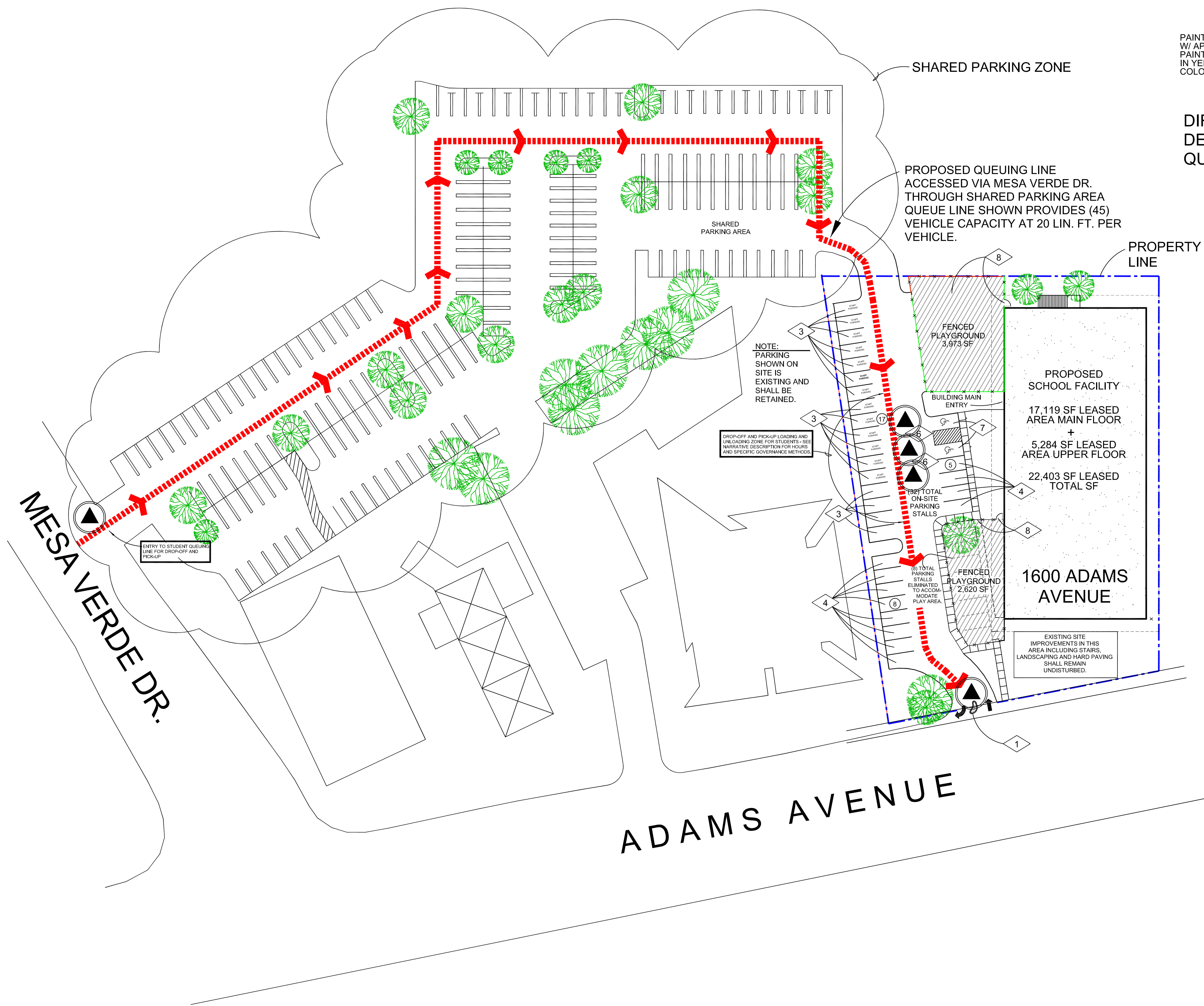
View of residences on Lido Place, looking east from the shared parking lot. Buffers include over 250 feet of separation from the project sit and an 8-foot block wall.



View of residences on Elm Avenue, looking west. Buffers include over 160 feet of separation from the project site, tall trees, and a 4-foot block wall. Elm Avenue does not provide direct access to the project site, and this will remain unchanged by the project.



ATTACHMENT 8



REFERENCE NOTES:

- 1 INSTALL NEW CURB TO DIRECT EXIT TRAFFIC FROM CUE LINE TO RIGHT-ONLY RELEASE FROM PICK-UP ZONE. INCLUDE SIGN AT EXIT INDICATING NO LEFT TURN PERMITTED. FINAL LAYOUT OF NEW CURB TO INFLUENCE RIGHT-ONLY EXIT SHALL BE COORDINATED WITH LOCAL STREETS DEPT. TO INSURE CONFORMANCE TO DESIGN STANDARDS.
- 2 THIS SOLID TRIANGULAR SYMBOL IS PLACED TO INDICATE THE POSITION OF TRAFFIC MONITORS, IE. STAFF TO DIRECT PARTICIPANTS IN THE QUEUE PROCEDURE INCLUDING TO OFFER ASSISTANCE TO CHILDREN ENTERING AND EXIT-ING VEHICLES SAFELY AND TO ASSIST IN BOTH ENTERING AND EXISTING THE SITE FROM BOTH MESA VERDE AS WELL AS ADAMS STREET. MONITORS WILL BE PLACED IN ACCORDANCE WITH THE SCHOOL'S REQUIRED TIMEFRAMES AS DESCRIBED IN THE ACCOMPANYING NARRATIVE FOR PERIODS OF PICK-UP AND DROP-OFF.
- 3 INDICATES STAFF PARKING STALL.
- 4 INDICATES PARENT/VISITOR PARKING STALL. THESE STALLS SHALL BE RESTRICTED FROM USE DURING CERTAIN HOURS AS DESCRIBED IN DESIGN NARRATIVE TO PROVIDE SAFETY FOR CHILDREN. DURING THESE RESTRICTED HOURS PARENTS AND VISITORS ARE PERMITTED TO PARK WITHIN THE SHARED PARKING ZONE TO CONDUCT BUSINESS WITHIN THE SCHOOL FACILITY. DURING PEAK PERIODS THESE STALLS SHALL BE "CONED" OR USING OTHER DEVICE TO PROHIBIT USAGE.
- 5 PROVIDE PATHWAY ARROWS TO DIRECT QUEUING TRAFFIC. ARROWS TO BE PLACED AT 50' O.C. ALONG THIS PATHWAY. SEE DETAIL THIS SHEET FOR ARROW.
- 6 TRAFFIC MONITORS SHALL PLACE CONES AT DROP AND PICK-UP PERIODS TO INDICATE LOCATIONS THAT QUEUE PARTICIPANTS MAY ALLOW FOR CHILDREN TO ENTER OR EXIT THE VEHICLE.
- 7 PARKING DESIGNATED FOR DISABLED ACCESS SHALL BE MADE ACCESSIBLE DURING ALL TIME PERIODS. AT PEAK TIMES THESE STALLS SHALL BE CONTROLLED TO ALLOW FOR VEHICLES TO ENTER OR EXIT BY PARKING MONITORS SITUATED IN THIS ZONE.
- 8 ENCLOSE PLAYGROUND ZONE INDICATED BY WITH SIX FOOT HIGH. BLACK PAINTED CHAIN LINK FENCING. GATE SHALL BE 4'-0" X 6'-0" WITH LOCKING HASP TO ALLOW SCHOOL TO SECURE PLAYGROUND AT NON-USE PERIODS.

DROP-OFF / PICK-UP
NAVIGATION DIAGRAM

1600 ADAMS AVE. -73-

ROOM #	AREA	ROOM NAME
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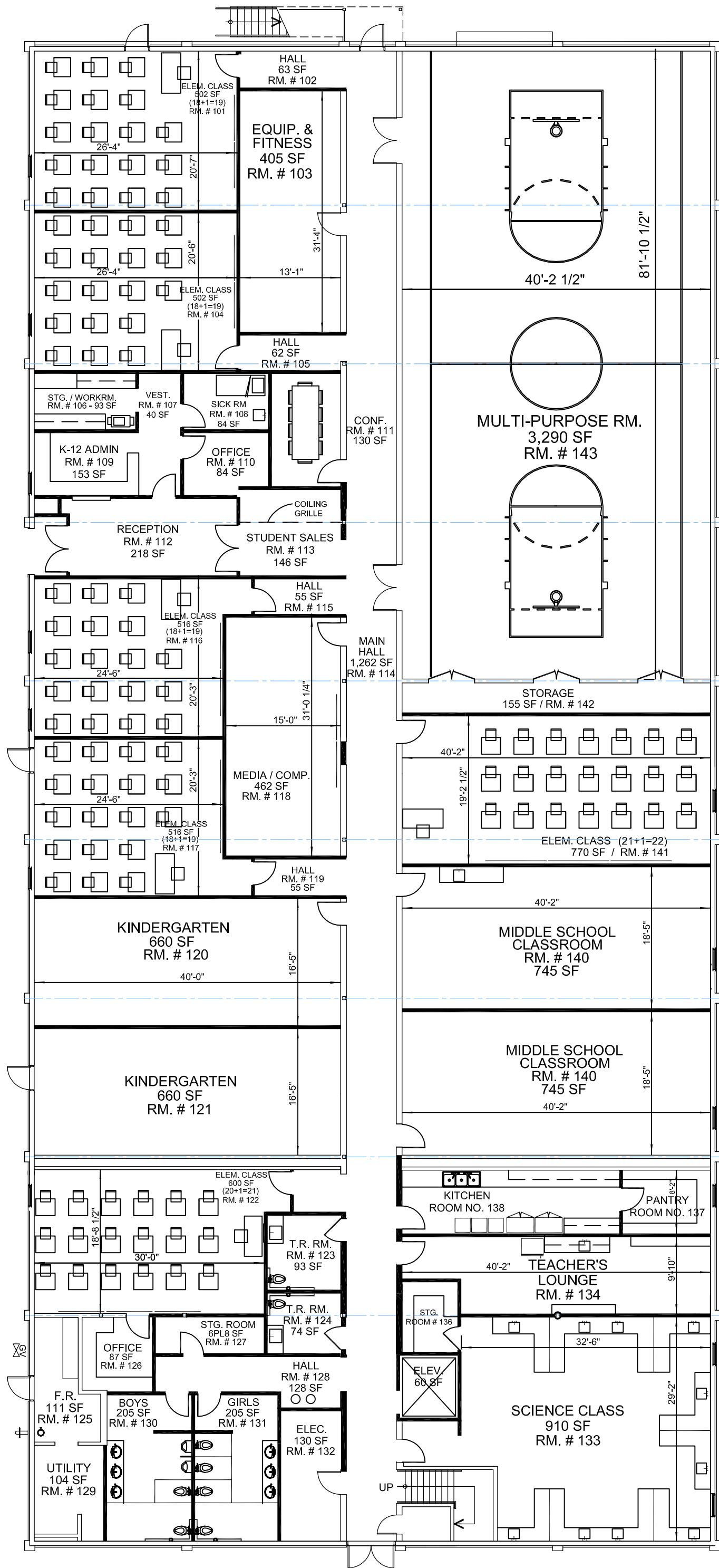
● NO. 101	502 SF	ELEMENTARY CLASS
○ NO. 102	63 SF	HALL
● NO. 103	405 SF	EQUIP. & FITNESS
● NO. 104	502 SF	ELEMENTARY CLASS
○ NO. 105	62 SF	HALL
○ NO. 106	93 SF	STG. / WORKROOM
○ NO. 107	40 SF	VESTIBULE
● NO. 108	84 SF	SICK ROOM
● NO. 109	153 SF	ADMIN.
● NO. 110	84 SF	OFFICE
● NO. 111	130 SF	CONFERENCE
○ NO. 112	218 SF	ENTRY AREA
○ NO. 113	146 SF	STUDENT SALES
○ NO. 114	1,262 SF	MAIN HALL
○ NO. 115	55 SF	HALL
● NO. 116	516 SF	ELEMENTARY CLASS
● NO. 117	516 SF	ELEMENTARY CLASS
● NO. 118	462 SF	MEDIA / COMP. ROOM
○ NO. 119	55 SF	HALL
● NO. 120	660 SF	KINDERGARTEN
● NO. 121	660 SF	KINDERGARTEN
● NO. 122	600 SF	ELEMENTARY CLASS
○ NO. 123	93 SF	TOILET ROOM
○ NO. 124	74 SF	TOILET ROOM
○ NO. 125	111 SF	FIRE RISER
● NO. 126	87 SF	OFFICE
○ NO. 127	68 SF	STORAGE ROOM
○ NO. 128	128 SF	HALL
○ NO. 129	104 SF	UTILITY
○ NO. 130	205 SF	BOYS RESTROOM
○ NO. 131	205 SF	GIRLS RESTROOM
○ NO. 132	130 SF	ELECTRICAL
● NO. 133	910 SF	SCIENCE CLASS
○ NO. 134	374 SF	TEACHER'S LOUNGE
○ NO. 135	0 SF	NOT USED
○ NO. 136	66 SF	STORAGE ROOM
○ NO. 137	90 SF	PANTRY
● NO. 138	232 SF	KITCHEN
● NO. 139	745 SF	MIDDLE SCHOOL CLASS
● NO. 140	745 SF	MIDDLE SCHOOL CLASS
○ NO. 141	606 SF	ELEMENTARY CLASSROOM
○ NO. 142	155 SF	STORAGE
● NO. 143	3,290 SF	GYMNASIUM

15,686 NET SQUARE FEET

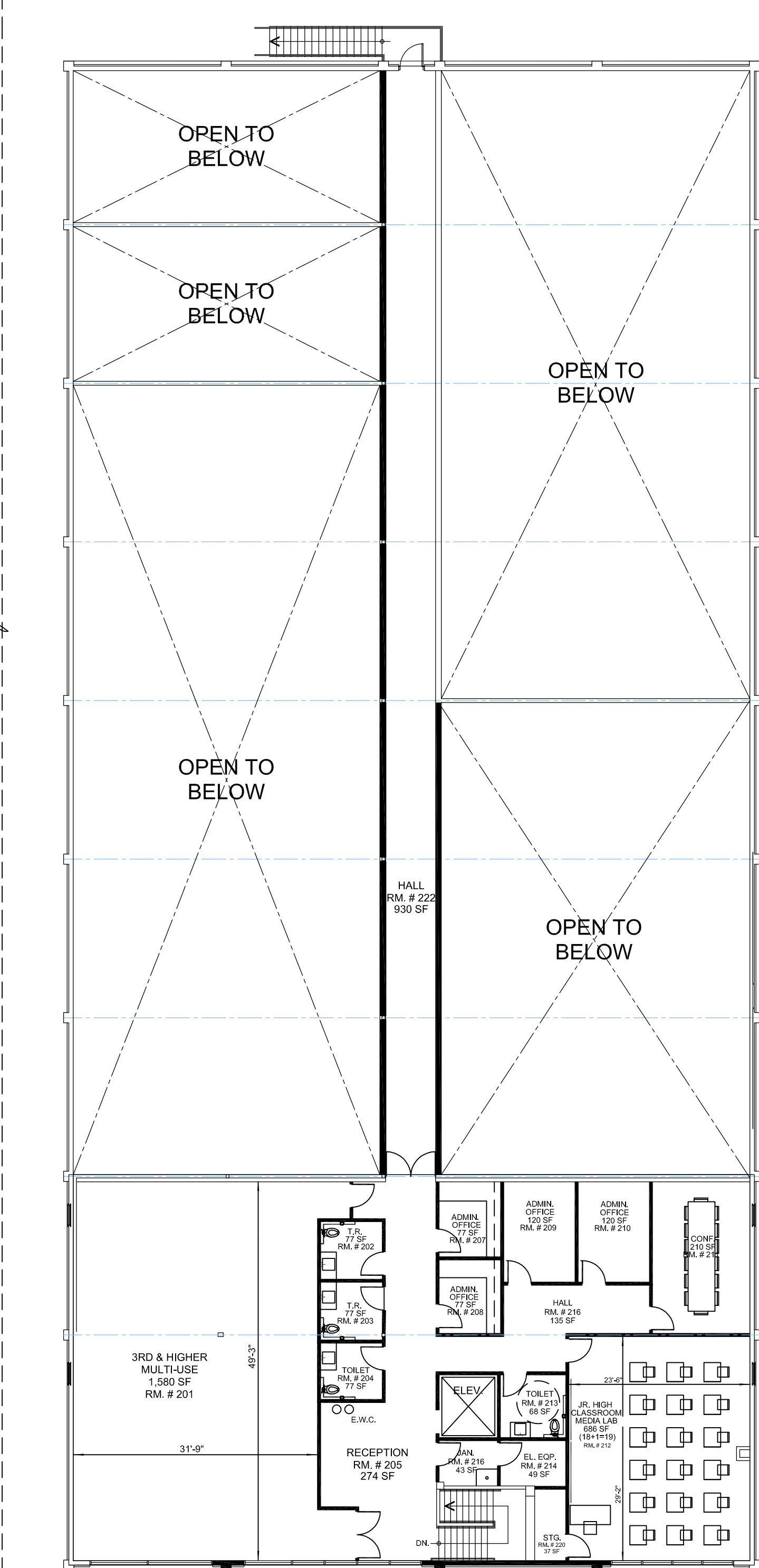
TOTAL MAIN LEVEL NET AREA = 15,686 SF
TOTAL MAIN LEVEL GROSS AREA = 17,119 SF *
OCCUPANT AREAS = 11,788 SF (DENOTED BY, [□])
TOTAL MAIN LEVEL SUPPORT* = 3,797 SF

* - INCLUDES SUPPORT AREAS, WALL FOOTPRINTS
STAIRS AND ALL ITEMS DENOTED BY, [□] FROM TABLE
ABOVE.

NOTE THAT OCCUPANCY COUNTS
WITHIN CLASSROOMS INDICATE
STUDENTS + (1) INSTRUCTOR AS SHOWN.



NOTE:
ALL ROOMS ON THE MAIN FLOOR MAY BE USED
BY ANY AGE GROUP (K-8TH GRADE) AT ANY GIVEN
TIME. USE OF ROOMS ON MAIN FLOOR MAY BE
BY AGE OR WITH MIXED AGE GROUPS AS EVENTS
MAY REQUIRE.



NOTE:
ROOMS ON THIS LEVEL WILL BE USED ONLY BY
CHILDREN FROM 3RD GRADE THROUGH 8TH
GRADE. CHILDREN BELOW THIS AGE WILL ONLY
OCCUPY ROOMS ON THE MAIN FLOOR.

ROOM #	AREA	ROOM NAME
--------	------	-----------

● NO. 201	1,580 SF	3RD & HIGHER MULTI-USE
○ NO. 202	60 SF	TOILET ROOM
○ NO. 203	60 SF	TOILET ROOM
○ NO. 204	60 SF	TOILET ROOM
○ NO. 205	274 SF	RECEPTION
○ NO. 206	210 SF	HALL
● NO. 207	77 SF	ADMIN. OFFICE
● NO. 208	77 SF	ADMIN. OFFICE
● NO. 209	120 SF	ADMIN. OFFICE
● NO. 210	120 SF	ADMIN. OFFICE
● NO. 211	240 SF	CONFERENCE
● NO. 212	686 SF	MIDDLE SCHOOL CLASS
○ NO. 213	68 SF	TOILET ROOM
○ NO. 214	49 SF	EL. EQUIP.
○ NO. 215	43 SF	JANITOR
○ NO. 216	135 SF	HALL
○ NO. 217	930 SF	HALL

4,789 SF NET SF

TOTAL UPPER LEVEL NET AREA = 4,789 SF
TOTAL UPPER LEVEL GROSS AREA = 5,586 SF
OCCUPANT AREAS = 2,900 SF (DENOTED BY, [□])
TOTAL UPPER LEVEL SUPPORT* = 1,889 SF

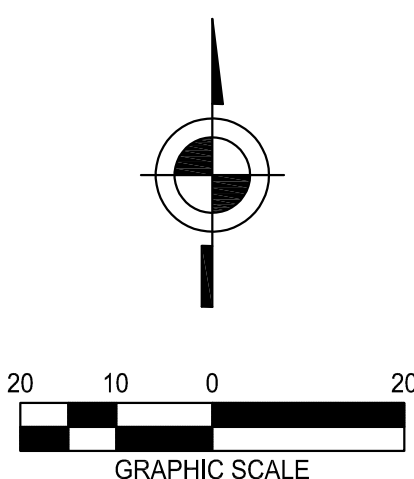
* - INCLUDES SUPPORT AREAS, WALL FOOTPRINTS
STAIRS AND ALL ITEMS DENOTED BY, [□] FROM TABLE
ABOVE.

NOTE THAT OCCUPANCY COUNTS
WITHIN CLASSROOMS INDICATE
STUDENTS + (1) INSTRUCTOR AS SHOWN.

MAIN LEVEL FLOOR PLAN

UPPER LEVEL FLOOR PLAN

13. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.



PRIVATE SCHOOL – OUTDOOR PLAY AREAS FOR CHILDREN**Review Criteria**

- A1. The location of outdoor play areas should be sensitive to residential and other adjacent land uses. Further, the play areas located adjacent to the residential uses should be landscaped with trees, shrubs, and berms, and/or wall or similar treatment as buffering mechanisms for visual and noise purposes.
- A2. Outdoor play areas with stationary play equipment or permanent seating are encouraged to be shaded by a canopy structure, awnings, or landscaping.
- A3. If the outdoor play area is located adjacent or in proximity to a street, driveway, loading area, or any other traffic circulation area, a street barrier with a minimum height of 42 inches (i.e. steel reinforced bollards, reinforced block walls, etc.) should be used to enclose the play area for adequate protection from vehicular traffic. Any other type of comparable street barrier which may provide adequate protection shall be subject to review and approval by the final review authority. Fences and block walls shall be in conformance with development standards for the zoning district in which they are located.
- A4. The Playground Plan should demonstrate compliance to State of California Playground Safety Regulations R-39-97, (California Code of Regulations, Title 22, Division 4, Chapter 22, available from Barclay's California Code of Regulations (800) 888-3600. State safety regulations are based on the ASTM F1487-98 Standard Consumer Safety Performance Specification of Playground Equipment for Public Use, and the Consumer Product Safety Commission Handbook for Public Playground #325, both available from the California Department of Health Services, (916) 654-0381.
- A5. At least one of each type of ground level play equipment should be handicapped accessible.
- A6. When two or more playgrounds are provided on one site, there should be distinct separation between preschool age playgrounds (2-5 years) and school-age playgrounds (5-12 years) through the use of walkways, seating areas, or landscaped buffers to separate the two distinct areas.
- A7. No metal slides or merry-go-rounds are allowed.
- A8. A variety of play experiences and graduated play challenges should be provided, including crawling, pulling/pushing, balancing, swinging, climbing, spinning, sliding, and creative/social play opportunities.

- A9. The playground should be located a minimum of 50 feet in all directions from any such hazards such as streets, parking lots and bike paths, barbecues, water features, and tripping hazards.
- A10. The playground should be visible from the street for surveillance.
- A11. A minimum of one shaded seating area should be provided nearby to foster adult supervision of children.
- A12. Minimum exterior space for a private school play area should be provided at the following rate:

Elementary (K-6):	116 square feet per student
Junior High School (7-8):	160 square feet per student
High School (9-12):	182 square feet per student

Outdoor play areas for preschool children (0 – pre-kindergarten) are subject to review and approval by the Planning Division, on a case-by-case basis.

- A13. Areas included in this calculation are outdoor play areas, turf areas, open play fields, paved play areas, apparatus areas, and areas used for physical education or active outdoor recreational use. Areas excluded from this calculation are areas used for parking, loading, and traffic circulation, landscaped areas in parking lots, service areas, eating areas, and any required street setbacks.
- A14. The number of students on the playground at any one time; the hours of recess and outside play; the design and precise location of the outside play area; shall be subject to review and approval by the final review authority. Also, the final review authority may, at its discretion, limit the number of students that may be engaged in outside play if it finds that outside play is causing a noise nuisance for the neighborhood. The outdoor play area is subject to the exterior noise standards of the City of Costa Mesa as set forth in Section 13-280 of the zoning code.



City of Costa Mesa

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 22-874

Meeting Date: 9/26/2022

TITLE:

PLANNING APPLICATION 21-29 FOR A RETAIL CANNABIS STOREFRONT BUSINESS LOCATED AT 170 EAST 17TH STREET, SUITES 115 AND 116 (CATALYST)

DEPARTMENT: **ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION**

PRESENTED BY: NANCY HUYNH, SENIOR PLANNER

CONTACT INFORMATION: NANCY HUYNH, 714-754-5609; Nancy.Huynh@costamesaca.gov

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 21-29, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

The applicant/authorized agent is Elliot Lewis of RD x Catalyst - Costa Mesa LLC, on behalf of the property owner, Jewell Brother Properties LLC.

BACKGROUND:

At the Planning Commission meeting on August 22, 2022, Planning Application 21-29 was requested to be continued by the applicant due to a noticing issue. The applicant requested to continue their project so that they could work with staff to address these issues. The Planning Commission voted 7-0 to continue the public hearing to their regular meeting on September 26, 2022. The details and analysis of the proposed project can be found in the August 22, 2022 Planning Commission staff report and attachments at the link below:

<https://costamesa.legistar.com/View.ashx?M=PA&ID=922027&GUID=087F0A0E-03A6-4E97-8C5D-DEFB294D6957>

Public comments received during the August 22, 2022 Planning Commission meeting can be found at the link below:

<https://costamesa.legistar.com/View.ashx?M=E3&ID=922027&GUID=087F0A0E-03A6-4E97-8C5D-DEFB294D6957>

This staff report focuses on providing analysis of issues raised as part of the public comments which were not already addressed in the prior staff report.

DESCRIPTION:

Planning Application 21-29 is a request for a Conditional Use Permit (CUP) to allow a retail cannabis use in an existing 2,559-square-foot tenant space within the existing multi-tenant commercial building located at 170 East 17th Street. The affiliated State license is a Type 10 "storefront retailer" license which also allows for retail cannabis delivery. However, the applicant is not proposing retail delivery services. Should the storefront wish to offer delivery services in the future, an amendment to the CUP would be required.

Upon approval of a CUP, CBP, City Business License, and State licenses, the business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite, subject to conditions of approval and other City and State requirements.

ANALYSIS:

August 22, 2022 Planning Commission Staff Report

This staff report focuses on the previous continuance matter specifically relating to tenant noticing and a clarification of the commercial center's shared parking arrangement with the adjacent car wash located at 176 East 17th Street, which was raised in a public comment letter. For a comprehensive review of the proposed CUP request, please refer to the August 22, 2022 staff report for details such as CUP requirements, separation requirements, proposed exterior and interior changes, customer and employee access, proposed business operations, required security measures, required parking, and traffic and odor.

Tenant Noticing

Regarding the public noticing issue, the applicant has provided an updated public notice list that includes all occupants of the subject commercial building, and staff re-noticed 10 days prior to the September 26, 2022 public hearing.

Shared Parking with Adjacent Car Wash Property at 176 East 17th Street

The subject property (170 East 17th Street) is developed with 75 parking spaces (including credit for one existing bicycle rack) shared with all tenants of the subject commercial property and located on various commonly owned adjacent parcels. The CMMC required parking demand for the two buildings on-site (19,204 square feet total) is 77 parking spaces, and is therefore considered legal nonconforming. As mentioned in the August 22, 2022 report, the CMMC permits a conforming use to be located on a nonconforming property so long as any new site modifications do not result in greater site nonconformities, and such improvements bring the site into greater conformance with Code requirements. In addition, the CMMC requires that if a site is legal non-conforming in regard to parking, a use may not be replaced with a use that requires more parking, unless the additional parking is provided pursuant to the CMMC. Pursuant to the CMMC, the parking required for a vacuum and sewing machine sales and supply store (previous retail use) is the same as a cannabis retail establishment (four parking space per 1,000 square feet of floor area), and therefore no additional parking is required.

Prior to the previously scheduled Planning Commission review of this matter, staff received a public comment indicating that the adjacent car wash property located at 176 East 17th Street (which is under the same ownership as the subject property) also utilizes certain parking spaces at the subject property's parking lot. Staff reviewed City records and confirmed that in 1990, the Planning Commission approved a CUP for offsite parking at 170 East 17th Street in order to allow the car wash to construct a small customer waiting area. The conclusion of the Planning Commission review was that there was surplus parking available at 170 East 17th Street, and a total of six offsite parking spaces were approved for the car wash operation.

Including both the proposed and existing uses on-site, and the off-site parking permitted in 1990 by the Planning Commission for the car wash, the cumulative total required parking for the property at 170 East 17th Street is 83 spaces. However, and similar to the findings made by the Planning Commission in 1990, the uses at 170 East 17th Street generally do not utilize all of the provided parking, and there is sufficient parking for the proposed retail cannabis storefront and previously permitted/allowed uses based on actual operating conditions. Further, staff conducted several recent parking lot observations during various weekdays and on various hours of the day and found that the subject parking lot is generally utilized at approximately 50-percent.

GENERAL PLAN CONFORMANCE:

The Costa Mesa General Plan establishes the long range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa for the next two decades. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods, accommodating an array of businesses that both serve local needs and attract regional and international spending, and providing cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan.

The following analysis evaluates the proposed project's consistency with applicable policies and objectives of the 2015-2035 General Plan.

1. **Policy LU-1.1:** *Provide for the development of a mix and balance of housing opportunities, commercial goods and services and employment opportunities in consideration of the need of the business and residential segments of the community.*

Consistency: The proposed use would provide a new entrepreneurial business in Costa Mesa located within a commercial area as allowed under Measure Q, and provides new goods and services and new employment opportunities in the community.

2. **Objective LU-6B:** *Encourage and facilitate activities that expand the City's revenue base.*

Consistency: Retail cannabis uses generate increased tax revenues in that cannabis sales are subject to a seven-percent local tax on gross receipts. Approval of the proposed cannabis retail storefront would allow business operations that would expand the City's revenue base. This revenue can then be used for community services and infrastructure improvements that serve the community.

3. **Policy LU-6.15:** *Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries.*

Consistency: The proposed use is part of the specialized and growing cannabis industry that is limited in the surrounding region. Approval of this CUP would facilitate a new local business opportunity in a specialized and expanding industry. The proposed retail cannabis business would replace an existing retail business in a commercial district.

REQUIRED FINDINGS:

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets specified findings as follows:

- *The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.*

The subject site is located within a commercial zone (C2, General Business District) where commercial development is specifically allowed to include retail storefronts. In addition, the property is located on one of the City's primary commercial corridors which is predominantly intended for commercial uses. Pursuant to the CMMC, cannabis retail storefronts are permitted uses in the City's commercial zones and are subject to extensive regulation (as specifically described in the August 22, 2022 Planning Commission staff report). These regulations are adopted to prevent land use inconsistencies with adjacent properties. Additionally, the proposed cannabis retail storefront use is not located within 1,000 feet of a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet of a youth center. All retail sales would take place underroof, no outdoor storage or sales are proposed nor would be allowed and operations would be conditioned to be compliant with applicable local and State laws as well as to minimize potential impacts. Staff does not anticipate that the proposed retail cannabis use would be materially detrimental to the adjacent uses that include office uses, a variety of commercial/service uses and multi-tenant commercial centers. Existing businesses in these commercial centers consist of a variety of restaurants/bars, grocery store, pharmacy, massage and beauty parlors, general retail, medical and general offices, and automotive repair. In addition, staff does not anticipate that the use would be materially detrimental to the existing businesses onsite since the majority of the existing businesses have unique operating characteristics that generate minimal customer traffic resulting in available parking spaces onsite. Therefore, the retail cannabis use would be compatible with other properties within the area, and in compliance with local and State requirements.

- Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

The proposed cannabis retail storefront use would follow safety measures detailed in a professionally-prepared security plan. The security plan was evaluated for compliance by the City's cannabis consultant, HdL. Measures designed to maintain safety at the site include, but are not limited to, at least one security guard would be onsite at all times and security devices shall be installed before operation. Examples of security devices include window and door alarms, motion-detectors, limited access areas, and a monitored video surveillance system covering all exterior entrances, exits, and all interior limited access spaces. In addition, the business employees, and part-time staff, must pass a live scan background check and obtain an identification badge from the City. The conditions of approval include, but are not limited to, the aforementioned security measures to ensure that the use would not be materially detrimental to the health, safety and general welfare of the public or be otherwise injurious to property or improvements within the immediate neighborhood.

- Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

The proposed retail use is located within an existing commercial building on a property that has a General Plan land use classification of "General Commercial." Pursuant to CMMC

Sections 13-28(B) and 13-200.93(c)(1), subject to the approval of the Planning Commission, a CUP is required for the establishment of cannabis retail storefronts in a commercial zone. The subject site is located within a commercial zone (C2 - General Business District) where commercial development is specifically allowed to include retail storefronts. No additional square footage is proposed; therefore, approving the CUP would not increase site intensity. As stated in the General Plan Land Use Element, the City's commercial designations "accommodate the full range of commercial activity present and desired in Costa Mesa." The use is consistent with General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; expanding the City's tax base; and promoting the incubation of unique and specialized businesses.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities, involving negligible or no expansion of the existing or prior use. This project site contains an existing commercial building that has been used for commercial activities and the application does not propose an increase in commercial floor area or otherwise expand the prior commercial use. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations.

ALTERNATIVES:

The Planning Commission has the following alternatives:

1. Approve the project. The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the hearing should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.
3. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six months.

LEGAL REVIEW:

The draft Resolution and this report have been approved as to form by the City Attorney's Office.

PUBLIC NOTICE:

Pursuant to Title 13, Section 13-29(d) of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-

foot radius of the project site. The required notice radius is measured from the external boundaries of the property.

2. **On-site posting.** A public notice was posted on each street frontage of the project site.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

Public comments received after the August 22, 2022 Planning Commission meeting have been included as Attachment 7. Any additional public comments received prior to the September 26, 2022 Planning Commission meeting will be provided separately.

CONCLUSION:

The proposed project is a retail cannabis storefront business at an existing developed commercial property that is located on one of the City's commercial corridors and meets separation requirements established in CMMC 13-200.93(e). Staff and the City's cannabis consultant completed the Pre-application Determination, Business Plan and Security Plan evaluations, owner background checks, and thoroughly reviewed the CUP materials. If approved, the operation would be required to comply with all conditions of approval and extensive City and State regulations.

If the Planning Commission approves the project, the applicant would next obtain building permits, complete tenant improvements, and pass City inspections prior to obtaining a CBP and City Business License. The CBP is valid for two years and must be continuously renewed, including inspections, prior to expiration. During each two-year CBP period, the Community Improvement Division, along with other City staff, will conduct site inspections to verify that the operation complies with CUP and CBP requirements. Violations identified during site inspections may be grounds for revocation of issued permits or non-renewal of a CBP.

As proposed and conditioned, the use would be consistent with other commercial uses in the C2 zone, the Zoning Code, and the City's General Plan. The required findings for the CUP can be made, as described above, and therefore, staff recommends approval of Planning Application 21-29 subject to conditions of approval.

RESOLUTION NO. PC-2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 21-29 FOR A STOREFRONT RETAIL CANNABIS BUSINESS (CATALYST) IN THE C2 ZONE AT 170 EAST 17TH STREET, SUITES 115 AND 116

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, in November 2020, the Costa Mesa voters approved Measure Q; which allows for storefront and non-storefront retail cannabis uses in commercially zoned properties meeting specific location requirements, and non-storefront retail cannabis uses in Industrial Park (MP) and Planned Development Industrial (PDI) zoned properties;

WHEREAS, on June 15, 2021, the City Council adopted Ordinance Nos. 21-08 and No. 21-09 to amend Titles 9 and 13 of the Costa Mesa Municipal Code (CMMC) to establish regulations for cannabis storefront and non-storefront uses;

WHEREAS, Planning Application 21-29 was filed by Elliot Lewis with RD x Catalyst Costa Mesa LLC, authorized agent for the property owner, Jewell Brother Properties LLC, requesting approval of the following:

A Conditional Use Permit to operate a storefront retail cannabis business within an existing 2,559-square-foot tenant space (suites 115 and 116) within an existing commercial building located at 170 East 17th Street. The business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite, subject to conditions of approval and other City and State requirements;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 22, 2022 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the Planning Commission voted 7-0 to continue the project to September 26, 2022 based on the applicant's request;

WHEREAS, a duly noticed public hearing was held by Planning Commission on September 26, 2022 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of CEQA per Section 15301 (Class 1), for Existing Facilities, as described specifically in the staff report;

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application 21-29 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application 21-29 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable State, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 26th day of September, 2022.

Byron de Arakal, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2022- was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on September 26, 2022 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2022-

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(2) because:

Finding: The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Findings: The subject site is located within a commercial zone (C2, General Business District) where commercial development is specifically allowed to include retail storefronts. In addition, the property is located on one of the City's primary commercial corridors which is predominantly intended for commercial uses. Pursuant to the CMMC, cannabis retail storefronts are permitted uses in the City's commercial zones and are subject to extensive regulation (as specifically described in the August 22, 2022 Planning Commission staff report). These regulations are adopted to prevent land use inconsistencies with adjacent properties. Additionally, the proposed cannabis retail storefront use is not located within 1,000 feet of a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet of a youth center. All retail sales would take place underroof, no outdoor storage or sales are proposed nor would be allowed and operations would be conditioned to be compliant with applicable local and State laws as well as to minimize potential impacts. Staff does not anticipate that the proposed retail cannabis use would be materially detrimental to the adjacent uses that include office uses, a variety of commercial uses and multi-tenant commercial centers. Existing businesses in these commercial centers consist of a variety of restaurants/bars, grocery store, pharmacy, massage and beauty parlors, general retail, medical and general offices, and automotive repair shop. In addition, staff does not anticipate that the use would be materially detrimental to the existing businesses onsite since the majority of the existing businesses have unique operating characteristics that generate minimal customer traffic resulting in available parking spaces onsite. Therefore, the retail cannabis use would be compatible with other properties within the area, and in compliance with local and State requirements.

Finding: Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Finding: The proposed cannabis retail storefront use would follow safety measures detailed in a professionally-prepared security plan. The security plan was evaluated for compliance by the City's cannabis consultant, HdL. Measures designed to maintain safety at the site include, but

are not limited to, at least one security guard would be onsite at all times and security devices shall be installed before operation. Examples of security devices include window and door alarms, motion-detectors, limited access areas, and a monitored video surveillance system covering all exterior entrances, exits, and all interior limited access spaces. In addition, the business employees, and part-time staff, must pass a live scan background check and obtain an identification badge from the City. The conditions of approval include, but are not limited to, the aforementioned security measures to ensure that the use would not be materially detrimental to the health, safety and general welfare of the public or be otherwise injurious to property or improvements within the immediate neighborhood.

Finding: Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Facts in Support of Finding: The proposed retail use is located within an existing commercial building on a property that has a General Plan land use classification of “General Commercial.” Pursuant to CMMC Sections 13-28(B) and 13-200.93(c)(1), subject to the approval of the Planning Commission, a CUP is required for the establishment of cannabis retail storefronts in a commercial zone. The subject site is located within a commercial zone (C2 - General Business District) where commercial development is specifically allowed to include retail storefronts. No additional square footage is proposed; therefore, approving the CUP would not increase site intensity. As stated in the General Plan Land Use Element, the City’s commercial designations “accommodate the full range of commercial activity present and desired in Costa Mesa.” The use is consistent with General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; expanding the City’s tax base; and promoting the incubation of unique and specialized businesses.

- B. The project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities, involving negligible or no expansion of the existing use. This project site contains an existing commercial building that has been used for commercial activities and the application does not propose an increase in floor area or otherwise expand the prior commercial use. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations.
- 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.

EXHIBIT B

CONDITIONS OF APPROVAL

General

- Plng.
1. The use of this property as a cannabis storefront business shall comply with the approved plans and terms described in the resolution, these conditions of approval, and applicable sections of the Costa Mesa Municipal Code (CMMC). The Planning Commission may modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
 2. Approval of the planning/zoning application is valid for two years from the effective date of this approval and will expire at the end of that period unless the applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the Building Official, 2) a certificate of occupancy has been issued, or 3) the use is established and a business license has been issued. A time extension can be requested no less than 30 days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
 3. No person may engage in any cannabis business or in any cannabis activity within the City including sale of cannabis or a cannabis product unless the person:
 - a. Has a valid Cannabis Business Permit from the City;
 - b. Has paid all Cannabis Business Permit and all application fees and deposits established by resolution of the City Council, including annual Community Improvement Division inspection deposits;
 - c. Has obtained all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such cannabis business intends to operate;
 - d. Has obtained a City business license pursuant to Chapter I of the Municipal Code;
 - e. Is in compliance with all requirements of the Community Improvement Division regarding the property;
 - f. Has obtained any and all licenses required by State law and/or regulations; and
 - g. Has satisfied all CUP conditions of approval.

4. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the Conditional Use Permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
5. No cultivation of cannabis is allowed anywhere on the premises.
6. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
7. Except for operations allowed by this Conditional Use Permit and under an active Cannabis Business Permit and State Type 10 license, no permit holder or any of its employees shall sell, distribute, furnish, and/or otherwise provide any cannabis or cannabis product to any person, firm, corporation, group or any other entity, unless that person or entity is a lawful, bona fide customer, or it possesses all currently valid permits and/or licenses required by both the State of California and applicable local governmental entity to lawfully receive such cannabis and to engage in a "cannabis activity" as defined by Costa Mesa Municipal Code sec. 9-485. The permit holder shall verify that the recipient, regardless of where it is located, of any cannabis or cannabis product sold, distributed, furnished, and/or otherwise provided by or on behalf of the permit holder, possesses all required permits and/or licenses therefor.
8. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
9. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
10. The use shall operate in accordance with the approved Security Plan. Any changes to the Security Plan must be submitted to the Planning Division with

a written explanation of the changes. If the Director determines that changes are substantial, a modification to the Cannabis Business Permit and/or amendment to the CUP may be required.

11. A parking management plan, including techniques described in Operational Condition of Approval No. 7, must be approved by the Director of Economic and Development Services or designee prior to any grand opening or other high volume event on the subject property.
- Bldg. 12. Development shall comply with the requirements of the following adopted codes: 2019 California Residential Code, 2019 California Building Code, 2019 California Electrical Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Green Building Standards Code and 2019 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2019 California Building Code.
- CBP 13. The operator shall maintain a valid Cannabis Business Permit and a valid Business License at all times. The Cannabis Business Permit application number associated with this address is MQ-21-18. Upon issuance, the Cannabis Business Permit will be valid for a two-year period and must be renewed with the City prior to its expiration date, including the payment of permit renewal fees. No more than one Cannabis Business Permit may be issued to this property.
14. The use shall operate in accordance with the approved Business Plan. Any changes to the Business Plan must be submitted to the Planning Division with a written explanation of the changes. If the Director determines that changes are substantial, a modification to the Cannabis Business Permit and/or amendment to the CUP may be required.
15. A Cannabis Business Permit may be revoked upon a hearing by the Director of Economic and Development Services or designee pursuant to Section 9-120 of the CMMC for failing to comply with the terms of the permit, the applicable provisions of the CMMC, State law or regulation and/or any condition of any other permit issued pursuant to this code. Revocation of the Cannabis Business Permit shall trigger the City's proceedings to revoke the Conditional Use Permit and its amendments. The Conditional Use Permit granted herein shall not be construed to allow any subsequent owner/operator to continue operating under PA-21-29 until a valid new Cannabis Business Permit is received from the City of Costa Mesa.
16. A change in ownership affecting an interest of 51 or more percent, or an incremental change in ownership that will result in a change of 51 or more percent over a three year period, shall require submittal and approval of a

- new Cannabis Business Permit. A change in ownership that affects an interest of less than 51 percent shall require approval of a minor modification to the Cannabis Business Permit.
- State 17. The business must obtain any and all licenses required by State law and/or regulation prior to engaging in any cannabis activity at the property.
18. The applicant shall obtain State License Type 10 prior to operating. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
19. Suspension of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a cannabis business to operate within the City, until the State of California, or its respective department or division, reinstates or reissues the State license. Should the State of California, or any of its departments or divisions, revoke or terminate the license of a cannabis business, such revocation or termination shall also revoke or terminate the ability of a cannabis business to operate within the City. This Conditional Use Permit will expire and be of no further force and effect if any State issued license remains suspended for a period exceeding six (6) months. Documentation of three violations during routine inspections or investigations of complaints shall result in the Community Improvement Division scheduling a hearing before the Director of Development Services to consider revocation of the Cannabis Business Permit.
20. Persons under the age of twenty-one (21) years shall not be allowed on the premises of this business, except as otherwise specifically provided for by state law and CMMC Section 9-495(h)(6). It shall be unlawful and a violation of this CUP for the owner/operator to employ any person who is not at least twenty-one (21) years of age.
- PD 21. Every manager, supervisor, employee or volunteer of the cannabis business must submit fingerprints and other information specified on the Cannabis Business Permit for a background check by the Costa Mesa Police Department to verify that person's criminal history. No employee or volunteer may commence paid or unpaid work for the business until the background checks have been approved. No cannabis business or owner thereof may employ any person who has been convicted of a felony within the past 7 years, unless that felony has been dismissed, withdrawn, expunged or set aside pursuant to Penal Code sections 1203.4, 1000 or 1385, or who is currently on probation or parole for the sale, distribution, possession or manufacture of a controlled substance.
- CID 22. Should any employee, volunteer or other person who possesses an identification badge be terminated or cease their employment with the business, the applicant shall return such identification badge to the City of

Costa Mesa Community Improvement Division within 24 hours, not including weekends and holidays.

23. The property owner and applicant shall use "Crime Prevention Through Environmental Design" techniques to reduce opportunities for crime, loitering and encampments on the property as deemed appropriate by the Community Improvement Manager and Director of Economic and Development Services.
- Finance 24. This business operator shall pay all sales, use, business and other applicable taxes, and all license, registration, and other fees and permits required under State and local law. This business operator shall cooperate with the City with respect to any reasonable request to audit the cannabis business' books and records for the purpose of verifying compliance with the CMMC and this CUP, including but not limited to a verification of the amount of taxes required to be paid during any period.
25. The following records and recordkeeping shall be maintained/conducted:
 - a. The owner/operator of this cannabis business shall maintain accurate books and records, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis, or at any time upon reasonable request of the City, the owner/operator shall file a sworn statement detailing the number of sales by the cannabis business during the previous twelve month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes paid or due to be paid.
 - b. The owner/operator shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this condition shall be provided to the City Manager upon a reasonable request.
 - c. The owner/operator shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for all stages of the retail sale process. Subject to any restrictions under the Health Insurance Portability and Accountability Act (HIPPA), the owner/operator shall allow City officials to have access to the business's books, records, accounts, together with any other data or documents relevant to its permitted cannabis activities, for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than twenty-four (24) hours after receipt of the City's request, unless otherwise stipulated by the City.
 - d. The owner/operator shall have in place a point-of-sale tracking system to track and report on all aspects of the cannabis business including, but not limited to, such matters as cannabis tracking, inventory data,

and gross sales (by weight and by sale). The owner/operator shall ensure that such information is compatible with the City's record-keeping systems. The system must have the capability to produce historical transactional data for review by the City Manager or designees.

- Insp.
26. The City Manager or designees may enter this business at any time during the hours of operation without notice, and inspect the location of this business as well as any recordings and records required to be maintained pursuant to Title 9, Chapter VI or under applicable provisions of State law.
 27. Inspections of this cannabis business by the City will be conducted, at a minimum, on a quarterly basis. The applicant will pay for the inspections according to the adopted Fee Schedule.
 28. Quarterly Fire & Life Safety Inspections will be conducted by the Community Risk Reduction Division to verify compliance with the approved operation. The applicant will pay for the inspection according to the Additional Required Inspections as adopted in the Fee Schedule.
 29. Annual Fire & Life Safety Inspections will be conducted by the Fire Station Crew for emergency response pre-planning and site access familiarization. The applicant will pay for the inspection according to the adopted Fee Schedule.
 30. Pursuant to Title 9, Chapter VI, it is unlawful for any person having responsibility for the operation of a cannabis business, to impede, obstruct, interfere with, or otherwise not to allow, the City to conduct an inspection, review or copy records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsify any records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law.

Prior to Issuance of Building Permits

1. Plans shall be prepared, stamped and signed by a California licensed Architect or Engineer.
2. The conditions of approval and ordinance or code provisions of Planning Application 21-29 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. Prior to the Building Division issuing a demolition permit, the applicant shall contact the South Coast Air Quality Management District (AQMD) located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
Or visit its website:
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid>

=23381. The Building Division will not issue a demolition permit until an Identification Number is provided by AQMD.

4. Odor control devices and techniques shall be incorporated to ensure that odors from cannabis are not detected outside the property, anywhere on adjacent property or public right-of-way. Building and mechanical permits must be obtained from the Building Division prior to work commencing on any part of the odor control system.
5. Plan check submittal shall include air quality/odor control device specification sheets. Plan check submittal shall also include a landscape plan that complies with CMMC requirements, drought-tolerant plants and/or California native plants, parking lot striping in conformance with CMMC requirements, and trash enclosure.
6. No signage shall be installed until the owner/operator or its designated contractor has obtained permits required from the City. Business identification signage shall be limited to that needed for identification only. Business identification signage shall not include any references to cannabis, whether in words or symbols. All signs shall comply with the CMMC.
7. The plans and business operator shall comply with the requirements of the 2019 California Fire Code, including the 2019 Intervening Update and referenced standards as amended by the City of Costa Mesa.
8. The Traffic Impact Fee as calculated by the Transportation Services Division shall be paid in full.
9. Construction documents shall include a temporary fencing and temporary security lighting exhibit to ensure the site is secured during construction and to discourage crime, vandalism, and illegal encampments.
10. The applicant shall submit a lighting plan to the Planning Division for review and approval. The lighting plan shall show locations of all security lighting. As determined by the Director of Economic and Development Services or their designee, a photometric study may be required to demonstrate compliance with the following: (a) lighting levels on the property including the parking lot shall be adequate for safety and security purposes (generally, at least 1.0 foot candle), (b) lighting design and layout shall minimize light spill at the adjacent residential property line and at other light-sensitive uses (generally, no more than 0.5-footcandle at the property line), and (c) glare shields may be required to prevent light spill.
11. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
12. An application for a lot line adjustment shall be submitted to the Planning Division to consolidate the three separate parcels containing the parking spaces with the parcel containing the existing commercial building as one parcel and shall be approved prior to the issuance of building permits. The

lot line adjustment shall be required to be recorded prior to final building inspection and a copy shall be provided to the Planning Division.

13. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of plan review and then construct P.C.C. commercial sidewalk along Fullerton Avenue per City of Costa Mesa Standards as shown on the site plan, including four (4) feet clear around obstructions in the sidewalk.

Prior to Issuance of a Certificate of Use/Occupancy

1. The operator, contractors, and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final occupancy and utility releases will not be granted until all such licenses have been obtained.

Prior to Issuance of Cannabis Business Permit

1. The applicant shall contact the Planning Division for a facility inspection and provide a matrix of conditions of approval explaining how each was met prior to issuance of a Cannabis Business Permit.
2. The applicant shall pay the public notice fee (\$1 per notice post card) and the newspaper ad publishing cost.
3. The final Security Plan shall be consistent with the approved building plans.
4. Each entrance to the business shall be visibly posted with a clear and legible notice stating the following:
 - a. That smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the cannabis business is prohibited;
 - b. That no person under the age of twenty-one (21) years of age is permitted to enter upon the premises;
 - c. That loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises is prohibited; and
 - d. The premise is a licensed cannabis operation approved by the City of Costa Mesa. The City may also issue a window/door sticker, which shall be visibly posted.
5. The owner/operator shall obtain and maintain at all times during the term of the permit comprehensive general liability insurance and comprehensive automotive liability insurance protecting the permittee in an amount of not less than two million dollars (\$2,000,000.00) per occurrence, combined single limit, including bodily injury and property damage and not less than two million dollars (\$2,000,000.00) aggregate for each personal injury liability, products-completed operations and each accident, issued by an insurance provider admitted and authorized to do business in California and shall be rated at least A-:viii in A.M. Best & Company's Insurance Guide. Such policies of insurance shall be endorsed to name the City of Costa Mesa as an additional insured. Proof of said insurance must be provided to the Planning Division before the business commences operations. Any

changes to the insurance policy must be submitted to the Planning Division within 10 days of the date the change is effective.

6. The applicant shall submit an executed Retail Cannabis Business Permit Defense and Indemnity Agreement on a form to be provided by the City.
7. The applicant shall post signs within the parking lot directing customers, employees and vendors to use consideration when entering their vehicles and leaving the parking lot such as no loud voices, shouting, loud music, revving car engines, etc. The language of the parking lot signs shall be reviewed and approved by the Planning Division prior to installation.
8. The security plan shall be revised to include an exhibit identifying the location of the designated loading/unloading area.

Operational Conditions

1. No product deliveries to the facility shall occur after 10:00 PM and before 7:00 AM.
2. Onsite sales to customers is limited to the hours between 7:00 AM and 10:00 PM.
3. At least one security guard shall be onsite at all times.
4. The operator shall maintain free of litter all areas of the property under which applicant has control.
5. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The operator shall institute appropriate security and operational measures as necessary to comply with this requirement.
6. If parking shortages or other parking-related problems develop, the business owner or operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services or designee. Temporary or permanent parking management strategies include, but are not limited to, reducing operating hours of the business, hiring an employee trained in traffic control to monitor parking lot use and assist with customer parking lot circulation, encouraging customers to take advantage of delivery service instead of store visits, limiting the number of employees that park onsite, offering an employee shuttle service, and incentivizing employee carpooling/cycling/walking.
7. All employees must wear an identification badge while on the premises of the business, in a format prescribed by the City Manager or designee. When on the premises, badges must be clearly visible and worn on outermost clothing and above the waist in a visible location.
8. Vehicle loading and unloading for onsite product sales shall only take place within direct unobstructed view of surveillance cameras, located in close proximity to the vendor entry door, as shown on an exhibit approved by the Director of Economic and Development Services or designee. No loading and unloading of cannabis products into or from the vehicles shall take place

outside of camera view. The security guard shall monitor all on-site loading and unloading of delivery vehicles. Video surveillance cameras shall be installed on the exterior of the building with direct views of the vendor entry door and the entire parking lot. Any modifications or additional vehicle loading and unloading areas shall be submitted to the Director of Economic and Development Services or designee for approval.

9. Vehicle standing, loading and unloading shall be conducted so as not to interfere with normal use of streets, sidewalks, driveways and on-site parking.
10. The sale, dispensing, or consumption of alcoholic beverages on or about the premises is prohibited.
11. No outdoor storage or display of cannabis or cannabis products is permitted at any time.
12. Cannabis shall not be consumed on the property at any time, in any form.
13. The owner/operator shall prohibit loitering on and within fifty (50) feet of the property.
14. No cannabis or cannabis products, or graphics depicting cannabis or cannabis products, shall be visible from the exterior of the property.
15. The owner or operator shall maintain air quality/odor control devices by replacing filters on a regular basis, as specified in the manufacturer specifications.
16. If cannabis odor is detected outside the building, the business owner or operator shall institute corrective measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services.
17. Cannabis liquid or solid waste must be made unusable and unrecognizable prior to leaving a secured storage area and shall be disposed of at facility approved to receive such waste.
18. Each transaction involving the exchange of cannabis goods between the business and consumer shall include the following information: (1) Date and time of transaction; (2) Name and employee number/identification of the employee who processed the sale; (3) List of all cannabis goods purchased including quantity; and (4) Total transaction amount paid.
19. Prior to operation, the applicant shall submit plans and obtain City approval for the installation of a bicycle storage area within the interior of the building for a minimum of two employee bicycles and personal storage lockers for employees who bike to work.



RD x CATALYST - COSTA MESA LLC
6700 PACIFIC COAST HWY, STE. 201, LONG BEACH, CA 90803
PHONE: (757) 652-0460 | EMAIL: DAMIAN.MARTIN.ESQ@GMAIL.COM

June 22, 2022

City of Costa Mesa
 ATTN: Development Services Department
 77 Fair Drive
 Costa Mesa, CA 92626
 Phone: (714) 754-4902
 Email: cannabis@costamesaca.gov

RE: Resubmittal #3 Applicant Letter (the "Letter") for the Cannabis Storefront Business Pre-Application by RD x Catalyst - Costa Mesa LLC at 170 E. 17th Street, Suite 115 & 116, Costa Mesa, CA 92627 ("170 E. 17th Street")

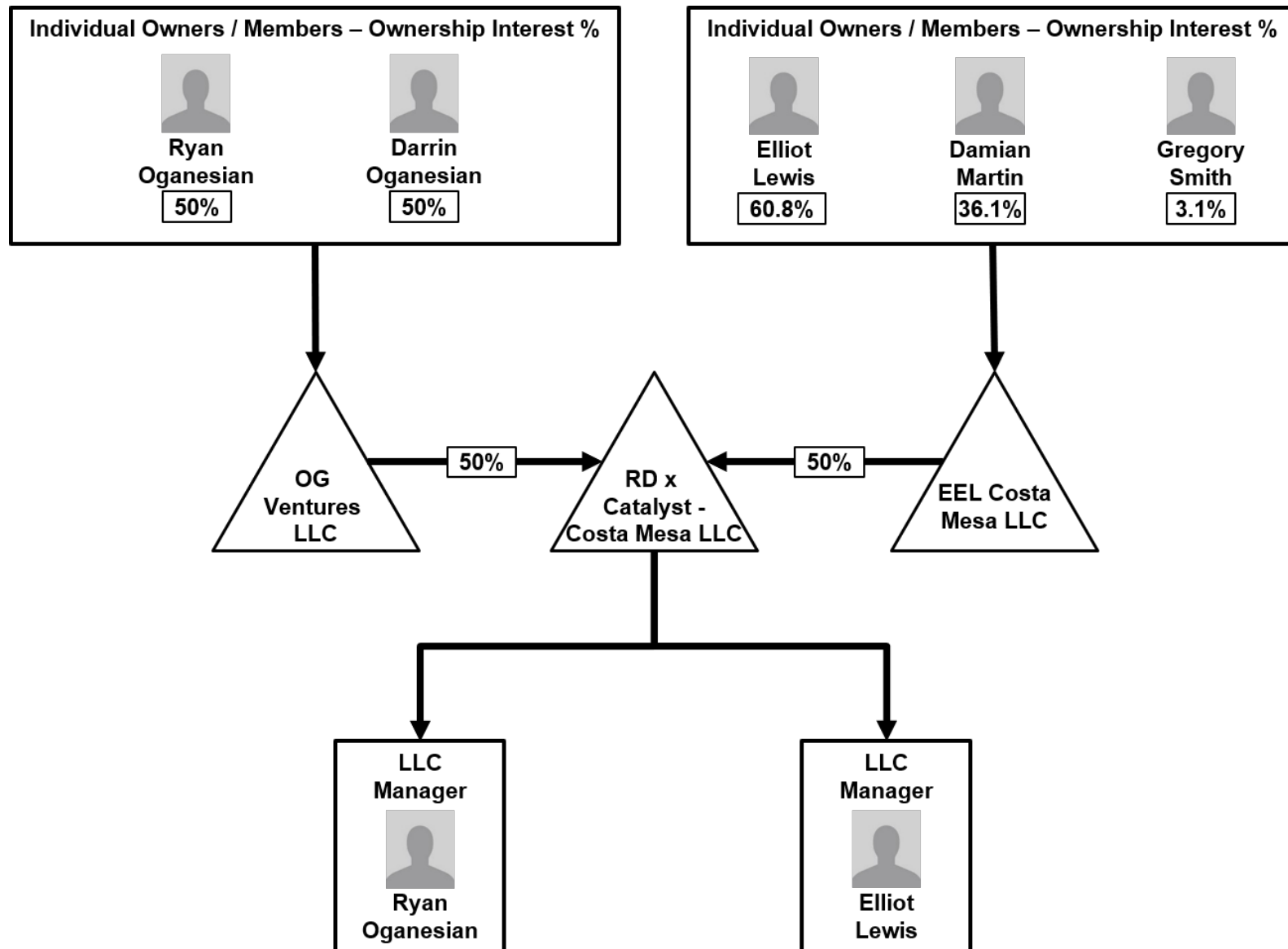
To the City of Costa Mesa and its Development Services Department and to whom it may concern:

This purpose of this Letter submitted by RD x Catalyst - Costa Mesa LLC (our "Company" or "Catalyst - Costa Mesa") is respond to Section 2 of Step 5 of the City of Costa Mesa's (the "City" or "Costa Mesa") "Submittal Guide and Application Forms" and the City's "Planning Application" and provide the following information: (1) Describe the business / project description, (2) square footage of the premises, (3) how the space will be used, (4) types of products to be sold, and (5) justification for approval.

1. Describe the Business / Project Description

Catalyst - Costa Mesa through its owners and officers has an unmatched track record of successful and timely development, establishment, and operation of cannabis businesses—in particular cannabis storefront businesses—throughout the State of California (the "State"), and starting into the rest of the United States ("U.S."). Our Company's Owners / Members and officers are a team of experienced professionals and stalwarts of the cannabis industry, to include: Two highly successful entrepreneurial brothers that are fourth generation pioneers in the waste industry with a successful waste management business and that developed the first cannabis vape pen recycling program along with a vertically integrated cannabis supply chain stretching across Southern California, the owner and operator of one of the largest and most successful cannabis business portfolios in California and the U.S., and a U.S. navy veteran and one of the most experienced cannabis compliance and regulatory attorneys in the entire cannabis industry. Catalyst - Costa Mesa is on a mission to bring its Weed for the People mantra to Costa Mesa. Weed for the People is an all-encompassing way of life for our business that reflects how our Company treats its patrons, employees, and the local community. Our Company will bring the best menu at a better price than any other cannabis storefront business in the City, along with the most knowledgeable team of employees to Costa Mesa to serve the local community. Beyond the business, Catalyst - Costa Mesa will actively seek partnerships with local organizations to engage in community events to contribute back to the community for social good. Catalyst - Costa Mesa seeks to provide world class service to the customers and the community as a whole. On that note, through its owners and officers, our Company will operate an all-inclusive, elevated cannabis storefront business that is custom-tailored and completely integrative and symbiotic with the local neighborhood at 170 E. 17th Street.

A. Who We Are



Elliot Lewis – Owner & Manager of RD x Catalyst - Costa Mesa LLC

Mr. Lewis, initially a successful real estate developer that has bought and sold upwards of 800 homes in excess of \$250 million in value, has applied his investment and business acumen in the emerging cannabis industry. In 2016, Elliot set high sights on retail dispensaries in Long Beach, CA, successfully capturing 6 out of 32 of the City's retail dispensary licenses. He then founded and developed Catalyst Cannabis Co. Elliot Lewis has successfully led a team, which has won more commercial retail cannabis licenses in California than anyone in the State. Elliot currently manages five licensed retail cannabis dispensaries, with 18 under development. Mr. Lewis estimates that thirteen Catalyst stores will be open by the end of 2021, and approaching 20 locations by Summer 2022.

Beyond running a successful retail cannabis business, Elliot is committed to contributing positive changes and developments in the community. Elliot believes that being good corporate citizens is key to having long-lasting success. On a micro scale, Elliot created a community outreach program within Catalyst called Catalyst Cares. Catalyst Cares coordinates and hosts various volunteer events, ranging from beach clean ups to record expungements. Through Catalyst Cares, Elliot has had the opportunity to meet with community leaders to learn from the community leaders directly on their needs and how he could help create a positive impact. On a macro scale, Elliot has championed the disparity of social equity owners in the industry and continues to meet with local officials to help change legislation to allow for more opportunities for individuals negatively impacted by the War on Drugs.

Catalyst Cannabis Co.'s mantra is "Weed for the People." Every company decision made is a step towards ensuring "Weed for the People" becomes a reality so that everyone can have access to quality cannabis products at affordable prices. With over 18 Catalyst stores set to be open in the next 18 months, each passing day is one step closer to "Weed for the People."

Damian A. Martin, Esq., M.B.A. – Owner of RD x Catalyst - Costa Mesa LLC

Damian A. Martin, Esq. (CA State Bar #309684), M.B.A., is an attorney that provides legal and consulting services to clients in the regulated commercial cannabis industry that has been serving cannabis clients since the very beginning of the State of California's licensing of cannabis businesses. In his tenure in the industry, Mr. Martin has personally drafted over ten local regulatory ordinances for various cities in California, has successfully obtained local approval for over 20 commercial cannabis license applications, and has legal, project management, and/or ownership responsibilities in over 20 applications that are currently pending approval or appeal / litigation—making him one of the most prolific and successful cannabis compliance attorneys in California and the U.S. Immediately prior to his work in the cannabis industry, Mr. Martin served as a Strategic Management Analyst for the D.C. Courts and a Senior Operations Analyst for Capital One Financial Corp. Mr. Martin also served in the U.S. Navy in a series of high-level operational leadership positions as an intelligence analyst conducting deployments to Chad, Iraq, and Yemen in support of U.S. Navy SEAL operations. Mr. Martin's extensive experience providing ongoing operational and compliance consulting and legal advice to cannabis operators throughout the State.

SCHOLARSHIP

- *California's Water Regulations for Cannabis: Life-Altering Substance for Cannabis Cultivators* (2015)
- *Environmental Regulation of Marijuana Cultivation in California: Got the Munchies for*

Some New Regulation but Only Boring Old Sticks are on the Menu (3rd place winner in the Texas A&M Journal of Property Law 2015 Writing Contest)

- *California Medical Marijuana Law: The Voters and Legislature Have Made Their Decision; Now Let Them Interpret It!*, 11 Journal of Law, Economics & Policy 105 (2015)

AWARDS & HONORS

Capital One Process Excellence; Capital One Excellence in Action; Analyst Development Program Business Case Winner; Joint Service Commendation Medal; Navy Achievement Medal (2x); NSW Group Two “Sailor of the Quarter”; SEAL Team Eight “Sailor of the Quarter”; Joint Meritorious Unit; Navy Unit Commendation; Captain Anthony D. Sesow Scholarship; OPINTEL “C” School Honor Graduate; IS “A” School Honor Graduate; Navy Recruit Academic Excellence

Gregory A. Smith, M.D., QME – Owner of RD x Catalyst - Costa Mesa LLC

Gregory A. Smith, M.D. (Physician’s and Surgeon’s Certificate No. A 50680), QME, is on the cutting-edge of numerous proven therapeutic uses of cannabis, particularly opioid replacement and addiction management. From 1992 to 1995, Dr. Smith was the Director of Pain Management at Harbor UCLA and Assistant Clinical Professor at UCLA. He then formed the Comprehensive Pain Relief Group, Inc. in 2001 and GS Medical Center Inc. in 2004, for which he served as both President and Medical Director. In 2005, Smith created the Nutritional, Emotional, Social, and Physical Program to combat addiction and chronic pain. Currently, he is the President and CEO of Red Pill Medical, Inc., a health and wellness company developing medical-grade cannabinoid over the counter supplements. Beyond his medical practice, in 2012, Dr. Smith formed Pain MD Productions, Inc., through which he executive produced and co-wrote the feature films American Addict (2012) and The Big Lie: American Addict 2 (2016). American Addict examines how the U.S. comprises 5% of the world’s population but consumes 75% of its pharmaceutical narcotics. A new film, American Weed, is in production with Dr. Smith as a producer.

MEMBERSHIPS AND SOCIETIES

- American Society of Anesthesiologists
- California Society of Anesthesiologists
- American Medical Association
- American Pain Society
- American Society of Regional
- Anesthesia National Medical Association
- Research and Education Institute

ADMINISTRATIVE ACTIVITIES

- Chairman, Interdisciplinary Pain Committee – Harbor-UCLA
- Resident Education Committee
- Morbidity and Mortality Committee
- Treatment of the Dying Patient Task Force
- Physician Competency Committee

SELECTED AWARDS & HONORS

- **2015** – CCHR Humanitarian Award
- **2005** – Consumer’s Research Council of America Top Pain Medicine Physician
- **2003** – National Leadership Award Physician’s Advisory Board
- **1993-94** – Outstanding Attending Teacher of the Year Award (Golden Blade Award)
- **1991** – Chief Resident in Anesthesiology Award
- **1989** – Intern of the Year Award
- **1985-86** – National Medical Fellowship

Ryan Oganessian – Owner & Manager of RD x Catalyst - Costa Mesa LLC

Mr. Oganessian is a successful entrepreneur that started his career as a fundamental contributing member of his family-owned business, OK Associates. Mr. Oganessian is a fourth-generation pioneer in the waste industry, who has worked with and managed relationships with recognized firms and agencies such as Disney Studios, Paramount Pictures, Glendale Unified School District, Duarte Unified School District, Department of General Services, Sodexo, Aramark, Kaiser, and Prime HealthCare. With a commitment to service, integrity, and partnership with businesses as well as individuals, Mr. Oganessian has been successful with building a top-quality enterprise with a strong foundation that is committed to its clients, employees, and the communities it serves. Over the past 20 years, Mr. Oganessian oversaw the development of MediWaste Disposal, LLC, which is now one of California's largest privately-owned medical and cannabis waste management businesses and based in the City of Corona. Mr. Oganessian's responsibilities with MediWaste include the vetting and hiring of team members, developing a cooperative company culture, developing clear lines of reporting and communication, and holding himself and the company accountable for meeting their internal goals and responsibilities. Amongst other contracts / customers, MediWaste Disposal, LLC, has the exclusive city contract with the City of San Jacinto for residential, commercial, and multi-family waste and recycling services. From inception, Mr. Oganessian led a campaign of regulatory permitting through local, regional, State, and Federal requirements. Mr. Oganessian has led his organization creating an atmosphere of achievement by turning his medical waste company from an idea into a successful thriving business which is now one of California's largest privately-owned medical waste management businesses.

With over 25 years of entrepreneurial and executive experience, Mr. Oganessian has a proven track record of growing and scaling businesses with a focus on supporting the local community and has become a regional leader in the emerging cannabis industry. Further, Mr. Oganessian established MediWaste in 2017 as the first compliant cannabis waste service provider in California to include the development of "Canna-cycle", the first vape pen recycling program in California. Mr. Oganessian serves as the Co-Founder and Chairman of the Board for the Montebello Cannabis Association, the Commerce Cannabis Association, the Baldwin Park Cannabis Association, and the Lynwood Cannabis Association.

Darrin Oganessian – Owner of RD x Catalyst - Costa Mesa LLC

With over fifteen years' experience in the cannabis industry, Mr. Oganessian has a track record of running successful, compliant, cannabis operations throughout the State of California. Mr. Oganessian has owned, operated, and managed storefront retailers, delivery services, cultivation operations, extraction manufacturing operations, and distribution operations under Proposition 215. Overseeing over 40 employees and over 250,000 square feet of cannabis grow space, Mr. Oganessian also has experience with start-ups, retail management, acquisition, and consulting experience. Over the past 15 years, Mr. Oganessian has worked with and managed relationships with recognized cannabis firms including but not limited to ProCanna, Alpine Extractions, Aresnal Extracts, Pickled Monkey Extractions, Potters, Orchid, Couch Lock, Flurish, Ish Vapors, Lifts, Doobsy, DNA Genetics, Live Extracts, Guild Extracts, Moxie, Green Wolf, Hand and Hand, Hill Valley Healers, King Concepts, West Coast Cure, Doc Greens, Harborside, The Grove, City Compassionate Caregivers, Kish Valley Collective, over 250 various dispensaries in California. Mr. Oganessian has been successful with building top quality enterprises with a strong operational foundation and a commitment to its clients, employees, and local communities.

Mr. Oganessian's experience in medical and cannabis waste hauling with MediWaste Disposal, LLC, provides him with direct knowledge of the complex regulatory environment of the California cannabis industry and environmentally friendly solutions to waste disposal. Mr. Oganessian's role in MediWaste provides him with comprehensive knowledge of various sales and operations leadership strategies while working directly to achieve internal deadlines and goals. His work as the company's project leader led to the development of detailed actions plans that have been instrumental in the growth and expansion of the business. Ryan and Darrin Oganessian are the owners of nineteen California cannabis licenses, including manufacturing, cultivation, distribution, and retail in locations including Lynwood, Montebello, the City of Commerce, Baldwin Park, Moreno Valley, and a potential license in San Bernardino.

B. Existing Catalyst Locations

CATALYST - SANTA ANA

- Address: 2400 Pullman Street, Santa Ana, CA 92705
- Open since: April 2017
- State License #: C10-0000230-LIC
- 2021 annual revenue: \$12.64M
- Projected 2022 revenue: \$12.0M

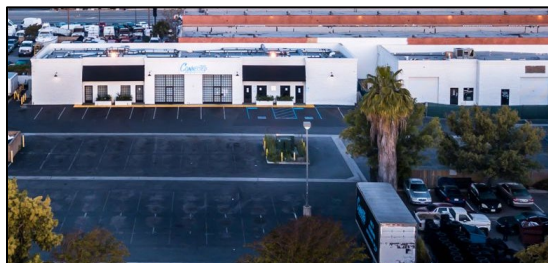


CATALYST - BELMONT SHORE

- Address: 5227 E. 2nd Street, Long Beach, CA 90803
- Open since: October 2017
- State License #: C10-0000227-LIC
- 2021 annual revenue: \$6.87M
- Projected 2022 revenue: \$7.0M

CATALYST - CHERRY

- Address: 3170 Cherry Avenue, Long Beach, CA 90807
- Open since: October 2018
- State License #: C10-0000525-LIC
- 2021 annual revenue: \$9.22M
- Projected 2022 revenue: \$9.0M



CATALYST - BELLFLOWER

- Address: 9032 Artesia Boulevard, Bldg. B, Bellflower, CA 90706
- Open since: May 2019
- State License #: C10-0000376-LIC
- 2021 annual revenue: \$13.45M
- Projected 2022 revenue: \$13.5M

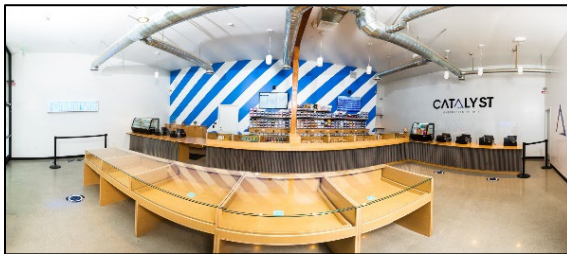
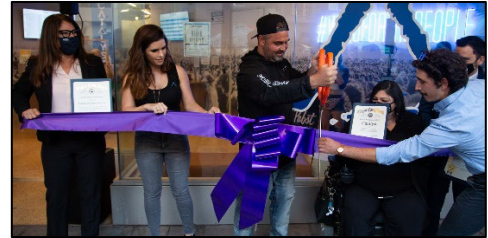


CATALYST - EASTSIDE

- Address: 2115 E. 10th Street, Long Beach, CA 90804
- Open since: June 2020
- State License #: C10-0000364-LIC
- 2021 annual revenue: \$6.16M
- Projected 2022 revenue: \$6.0M

CATALYST - DOWNTOWN LONG BEACH

- Address: 433 Pine Avenue, Ste. 500, Long Beach, CA 90802
- Open since: August 2021
- State License #: C10-0000801-LIC
- Projected 2022 revenue: \$9.0M



CATALYST - FLORENCE

- Address: 316 W. Florence Avenue, Los Angeles, CA 90003
- Open since: August 2021
- State License #: C10-0000865-LIC
- Projected 2022 revenue: \$4.8M

CATALYST - EL MONTE

- Address: 12154 Valley Boulevard, El Monte, CA 91732
- Open since: October 2021
- State License #: C10-0000885-LIC
- Projected 2022 revenue: \$8.0M



CATALYST - POMONA

- Address: 456 E. Holt Avenue, Pomona, CA 91767
- Open since: November 2021
- State License #: C10-0000903-LIC
- Projected 2022 revenue: \$8.1M

CATALYST - MARINA

- Address: 3100 Del Monte Boulevard, Marina, CA 93933
- Open since: January 2022
- State License #: C10-0000915-LIC
- Projected 2022 revenue: \$3.0M





CATALYST - PALM DESERT

- Address: 39420 Berkey Drive, Palm Desert, CA 92211
- Open since: March 2022
- State License #: C10-0000937-LIC
- Projected 2022 revenue: \$3.0M

2. Square Footage of the Premises

The square footage of Catalyst - Costa Mesa's cannabis storefront business premises located at 170 E. 17th Street will be 2,559 square feet.

3. How the Space Will be Used

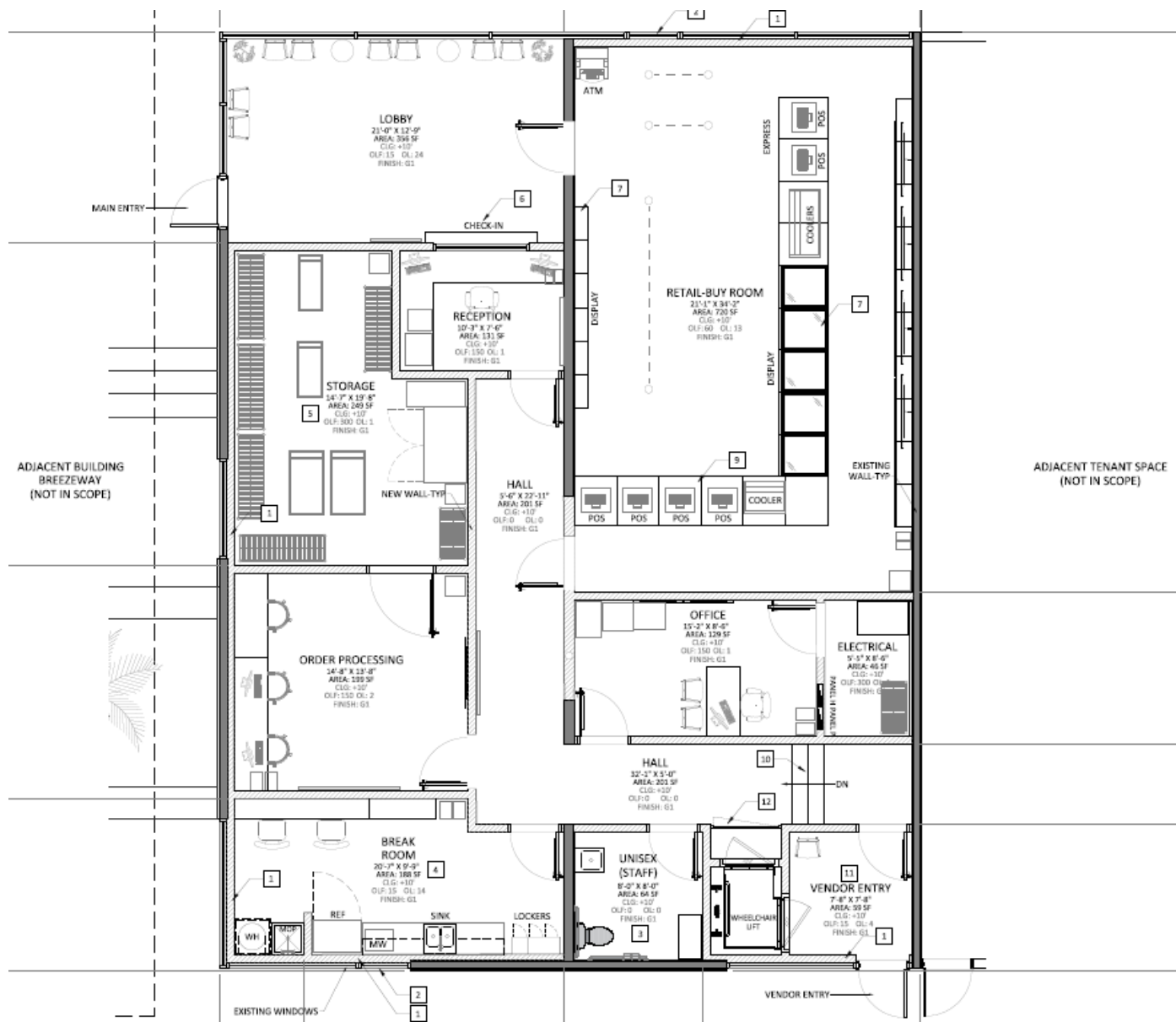
At a high-level, the Company will conduct the following activities as part of its cannabis storefront business operation: (i) Our Company will purchase, from licensed distributors, finished cannabis and cannabis products ("cannabis products") that have undergone the quality assurance, inspection, and testing procedures contained in Section 26110 of the California Business and Professions Code (the "B&P Code") and (ii) our Company will offer cannabis products for retail sale to customers and patients ("patrons") at 170 E. 17th Street (*i.e.*, our Company is not initially planning to offer cannabis products for retail sale to patrons via delivery vehicles from 170 E. 17th Street). Accordingly, Catalyst - Costa Mesa's premises is designed to provide a positive shopping experience while also ensuring the space is secure and safe. The premises will be split into three main sections—the lobby, the retail-buy room, and back-of-house. Each space serves a specific function.

The lobby will ensure that only patrons that are of the legal age and with valid identification will be allowed to purchase cannabis products in our retail-buy room. The lobby is also designed to ensure that there is a physical separation between the retail-buy room and the general public to prevent access to unauthorized and unverified persons. The lobby will provide a comfortable space for patrons to get checked-in and verified prior to entering the retail-buy room. Patrons will be greeted by our receptionist. The receptionist will request identification and will verify that the identification is valid prior to allowing the patron to enter the retail-buy room. Once patrons are verified, security will allow them to enter the retail-buy room.

Upon entering the retail-buy room, patrons will be greeted and assisted by one of our sales representatives. The sales representative will ensure that the patron receives the best customer service while ensuring that all Company policies are followed, such as allowing patrons to only purchase cannabis products up to the established legal limits. The retail-buy room will hold ten different displays for merchandise so patrons will be able to see all the great products in stock while they wait to be helped. The retail-buy room will consist of seven point-of-sale systems to ensure patrons can be assisted quickly and efficiently. The layout of the retail-buy room is designed to force patrons to move about the retail-buy room in a specific manner to discourage patrons from roaming the space and accessing employee-only areas. The layout is also intuitive and makes it easy for customers to know where they should be walking to be helped. Upon exiting the retail-buy room, patrons will exit the premises through the lobby. Security will be present and will ensure that patrons are not consuming products in the premises or in the parking lot. Signage will also be displayed at the entrance of the building and throughout the premises to ensure patrons are aware that cannabis consumption on the premises, including the parking lot, is strictly forbidden.

The back-of-house areas will be only accessible to employees and other authorized personnel, such as id-verified vendors, law enforcement, or emergency medical professionals. The back-of-house area includes an employee break room where employees will be able to take breaks. There will also be a vendor entry to allow vendors to enter the premises separate from patrons. Specific employees will be allowed to access the order processing area to verify products received are in compliance with State regulations. The back-of-house areas will also have specific limited-access areas to ensure that entry-level employees are not accessing areas like the secured storage area or office as these areas typically house sensitive information that is not pertinent for all staff to have access to. The office will house employee records and other documents to be retained for seven years, as required by State regulations.

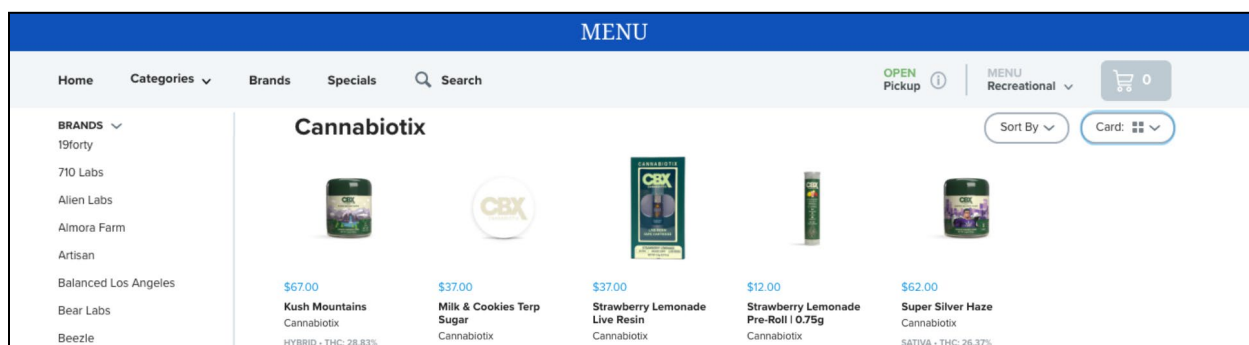
A. Cannabis Storefront Business Premises Floor Plan



4. Types of Products to be Sold

Catalyst - Costa Mesa will carry a multitude of products that are pre-packaged and in compliant packaging as required by the State. These products will be ordered exclusively from State-licensed vendors and delivered through State-licensed distributors with all items being tracked through METRC, the State track-and-trace system. The products to be carried will include but are not limited to: pre-packaged cannabis flower; prerolls; infused prerolls; cannabis concentrates in various forms like shatter, budder, wax, sauce, rosin, and live resin; cannabis-infused beverages; cannabis-infused edibles in various forms like gummies, chocolates, and fruit chews; topicals such as lotions, balms, salves, and bath bombs; and tinctures. The expected volume of sales of flower versus manufactured products is about a 50-50 ratio based on our Company's owners previous experience operating cannabis storefront Businesses. Catalyst - Costa Mesa will also carry limited quantities of State-approved cannabis accessories and branded merchandise or promotional materials like clothing and hats to be sold to patrons. Catalyst - Mesa will ensure that all non-cannabis products are approved and in compliance with State regulations, specifically that all non-cannabis merchandise will have license numbers prior to sale.

A critical element of operating successful cannabis storefront businesses is maintaining an attractive menu of products and managing relationships with cannabis product suppliers. Accordingly, all of our owners' currently operating cannabis storefront businesses presently maintain relationships with the suppliers of the most successful and notable cannabis product brands in the State. To illustrate, below is an excerpt of Catalyst - Bellflower's menu:



However over and above the simple buying and selling of cannabis products, Catalyst - Costa Mesa will maintain a formal retailer marketing program, whereby our Company promotes the most prominent brands through in-store displays, "takeover" days, text messages, and other methods, which has the effect of significantly strengthening our Company's relationships with suppliers, particularly because such marketing program relationships involve more formal and long-term relationships with cannabis product vendors.

5. Justification for Approval

As demonstrated above and further in the Plans, Security Plan, and Business Plan accompanying Catalyst - Costa Mesa's CUP Application for its proposed cannabis storefront at 170 E. 17th Street, our Company is comprised of team of owners and officers constituting cannabis industry experts with a well-established track record of opening economically successful and community-integrated cannabis storefronts in numerous municipalities in Southern California. On that note, our Company has developed a proven, thoughtful, and comprehensive plan for developing and operating an economically successful and community-integrated cannabis storefront at 170 E. 17th Street. To illustrate:

- 170 E. 17th Street is zoned C2 - General Business and is within the prohibited distances of any cannabis storefront sensitive uses under Section 13-200.93(e) of the Costa Mesa Municipal Code.
- Catalyst - Costa Mesa's development of a cannabis storefront at 170 E. 17th Street is consistent with 170 E. 17th Street's General Plan Land Use designation of General Commercial.
- 170 E. 17th Street is located within the City's Redevelopment Plan for the Costa Mesa Downtown Redevelopment Project, and Catalyst - Costa Mesa's development of a cannabis storefront at 170 E. 17th Street achieves the Project's objective of "eliminat[ing] the present blighting conditions, and, at the same time, provide modifications to parcel patterns, the street network and public facilities needed to insure development that is compatible with, and will result in the implementation of the Costa Mesa General Plan."
- 170 E. 17th Street is surrounded by other commercially zoned properties and complimentary commercial uses—the nearest residentially zoned property to 170 E. 17th Street is over 350 feet away measured in a straight line (and even further if actual path of travel is taken into consideration).
- 170 E. 17th Street has 70 parking spaces to accommodate customers of Catalyst - Costa Mesa's proposed cannabis storefront.
- 170 E. 17th Street is an existing commercial combination retail-office building with existing retail uses—Catalyst - Costa Mesa will serve as a retail anchor to bring in customers and compliment the existing retail uses.
- Because of its existing use as a commercial combination retail-office building, 170 E. 17th Street will require only require tenant improvements for Catalyst - Costa to establish its proposed cannabis storefront resulting in fast opening and proof of concept for the success of Costa Mesa's cannabis storefront business permit program.
- Catalyst - Costa Mesa has proposed a comprehensive Business Plan demonstrating its ability to comply with the stringent City and State regulations for operating a cannabis storefront and protecting the health, safety, and welfare of the citizens of the City of Costa Mesa.
- As demonstrated in its Business Plan and by its proven track record of successfully establishing numerous cannabis storefronts in Southern California, Catalyst - Costa Mesa is properly financially capitalized to follow through and complete the development of its proposed cannabis storefront at 170 E. 17th Street.
- As demonstrated in the pro formas in its Business Plan, Catalyst - Costa Mesa projects its cannabis storefront at 170 E. 17th Street will generate over \$1,500,000 in Measure Q taxes over its first four years of operation.
- Catalyst - Costa Mesa has already signed a Labor Peace Agreement with The United Food and Commercial Workers International Union ("UFCW") as part of a collective bargaining agreement with UFCW that automatically applies / accretes to Catalyst - Costa

Mesa's cannabis storefront at 170 E. 17th Street.

- As a result of and demonstrated by the collective bargaining agreement with UFCW that automatically applies / accretes to Catalyst - Costa Mesa's cannabis storefront at 170 E. 17th Street, Catalyst - Costa Mesa pays living wages and follows the highest labor standards in the cannabis industry.
- As demonstrated in its Business Plan and combined with the collective bargaining agreement with UFCW that automatically applies / accretes to Catalyst - Costa Mesa's cannabis storefront at 170 E. 17th Street, Catalyst - Costa Mesa's cannabis storefront at 170 E. 17th Street will result in at least 12 new high quality, well-paying, middle-class jobs in the City.
- Catalyst - Costa Mesa has proposed a comprehensive Security Plan demonstrating its ability to comply with the stringent City and State security requirements for operating a cannabis storefront and protecting the health, safety, and welfare of the citizens of the City of Costa Mesa.

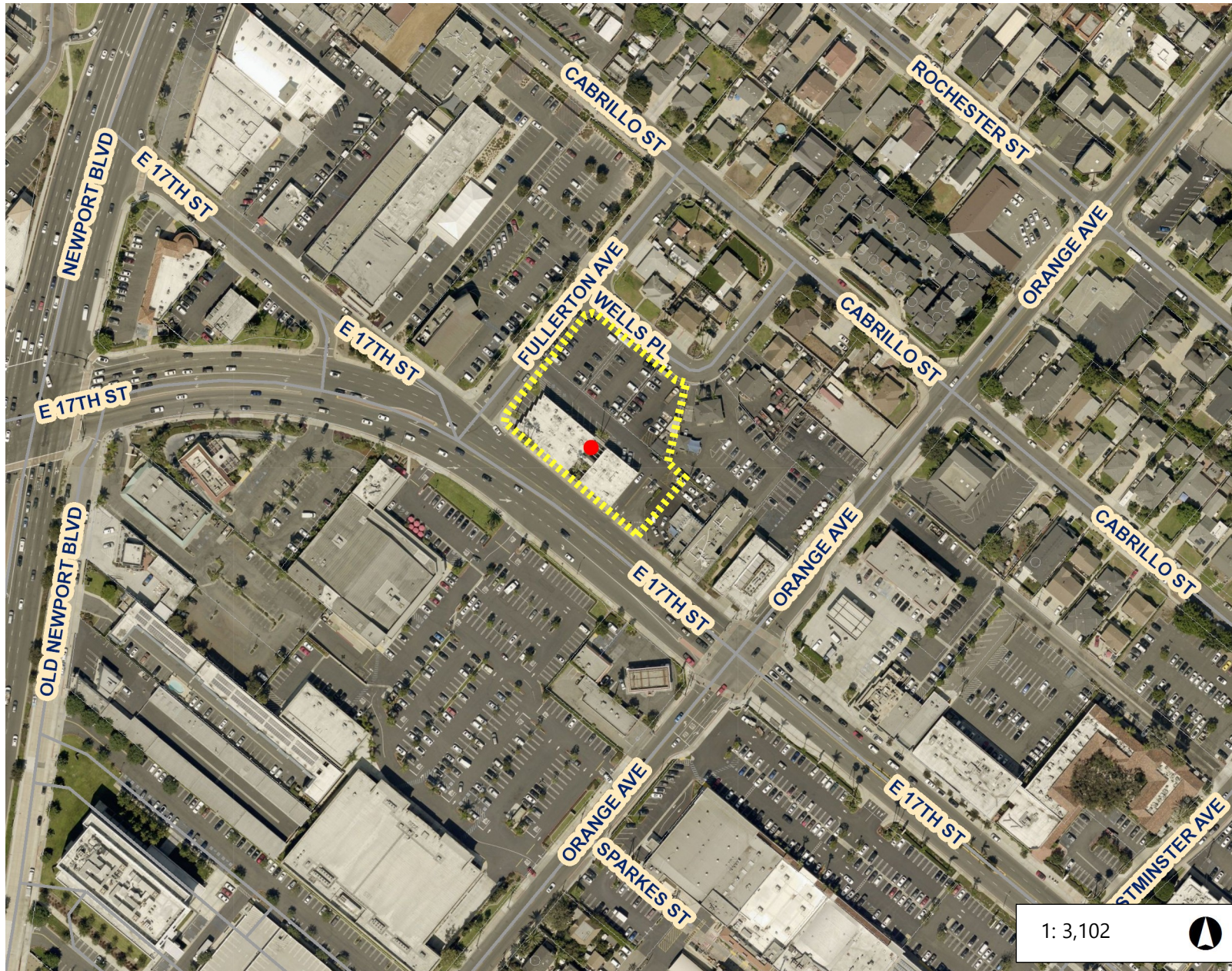
For the foregoing reasons and others articulated in this Letter and the Plans, Security Plan, and Business Plan accompanying Catalyst - Costa Mesa's CUP Application, the City of Costa Mesa should approve Catalyst - Costa Mesa for a cannabis business permit and conditional use permit to operate a cannabis storefront at 170 E. 17th Street.

Not only will Catalyst - Costa Mesa develop and operate an economically successful and community-integrated cannabis storefront as its owners and officers have done now multiple times in Southern California, Catalyst - Costa Mesa will serve as a shining beacon and exemplar for the success of Costa Mesa's cannabis storefront business permit program.

Respectfully submitted,



Elliot Lewis, Manager
RD x Catalyst - Costa Mesa LLC



Legend

 Costa Mesa

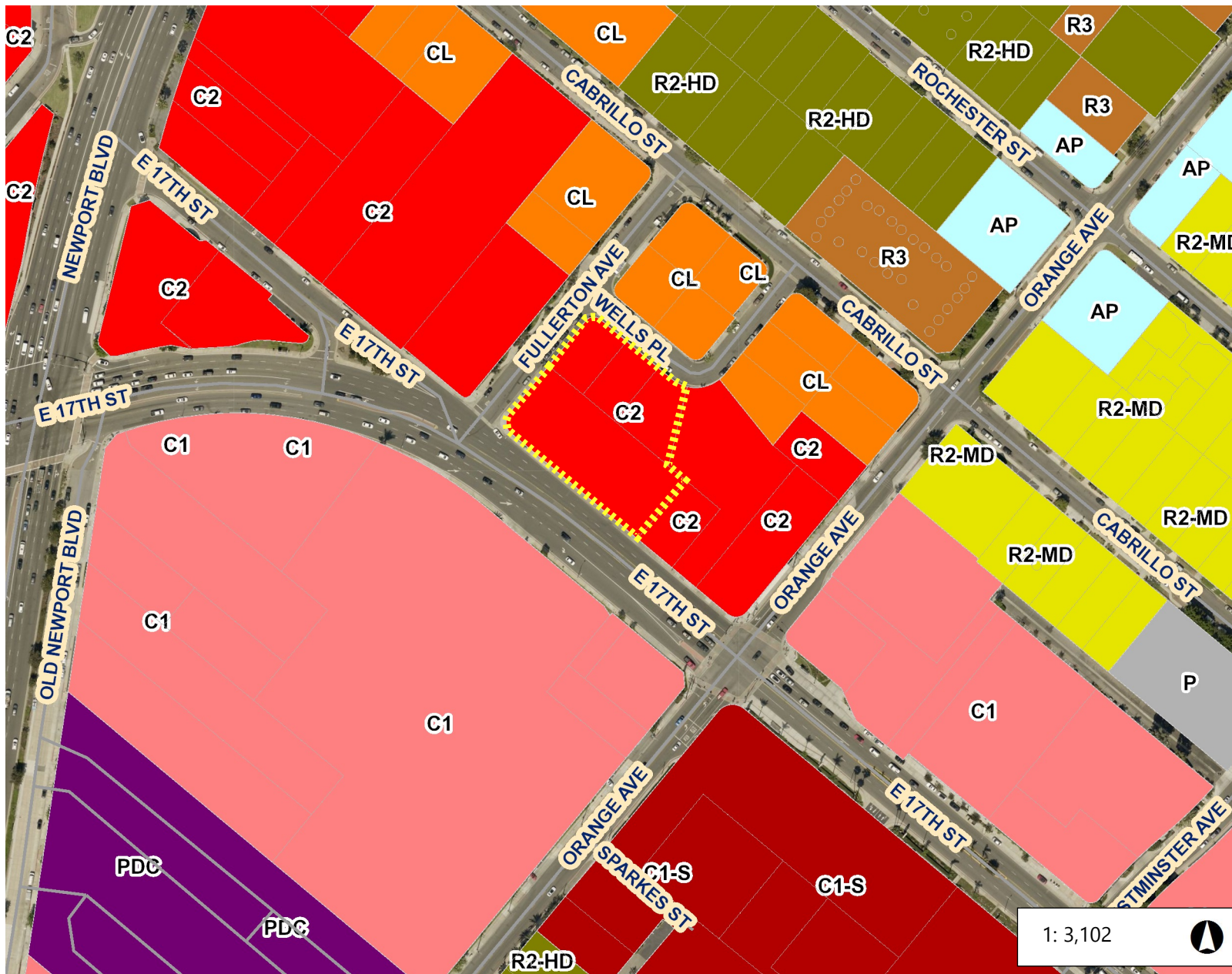
Notes
























170 East 17th Street (PA-21-29)

0.1 0 0.05 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Costa Mesa

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.



- Legend**
-  Costa Mesa
 - Zoning**
 -  AP - Administrative Professional
 -  IR-MLT - Institutional Recreational I
 -  R1 - Single-Family Residential
 -  R2-MD - Multiple-Family Residenc
 -  R2-HD - Multiple-Family Residia
 -  R3 - Multiple Family Residential
 -  MG - General Industrial
 -  MP - Industrial Park
 -  PDI - Planned Development Indust
 -  C1 - Local Business
 -  C2 - General Business
 -  C1-S - Shopping Center
 -  TC - Town Center
 -  PDR-NCM - Planned Development Mesa
 -  I&R - Institutional Recreational
 -  I&R-S - Institutional Recreational - S
 -  P - Parking
 -  CL - Commercial Limited
 -  PDC - Planned Development Comr
 -  PDR-LD - Planned Development R
 -  PDR-MD - Planned Development R Density
 -  PDR-HD - Planned Development R

Notes

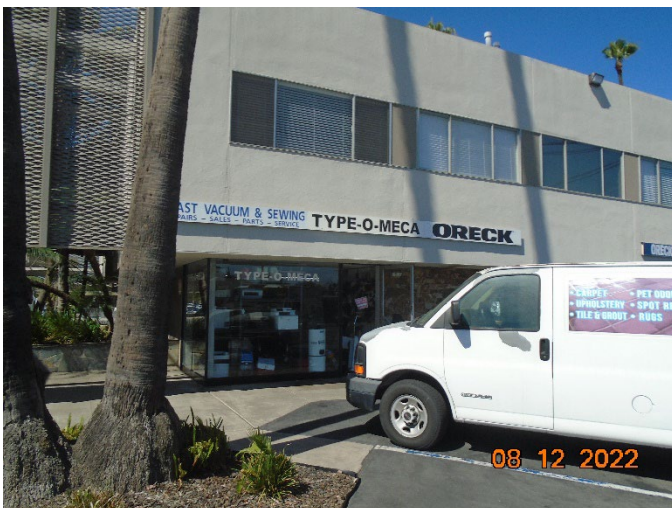
170 East 17th Street (PA-21-29)

0.1 0 0.05 0.1 Miles

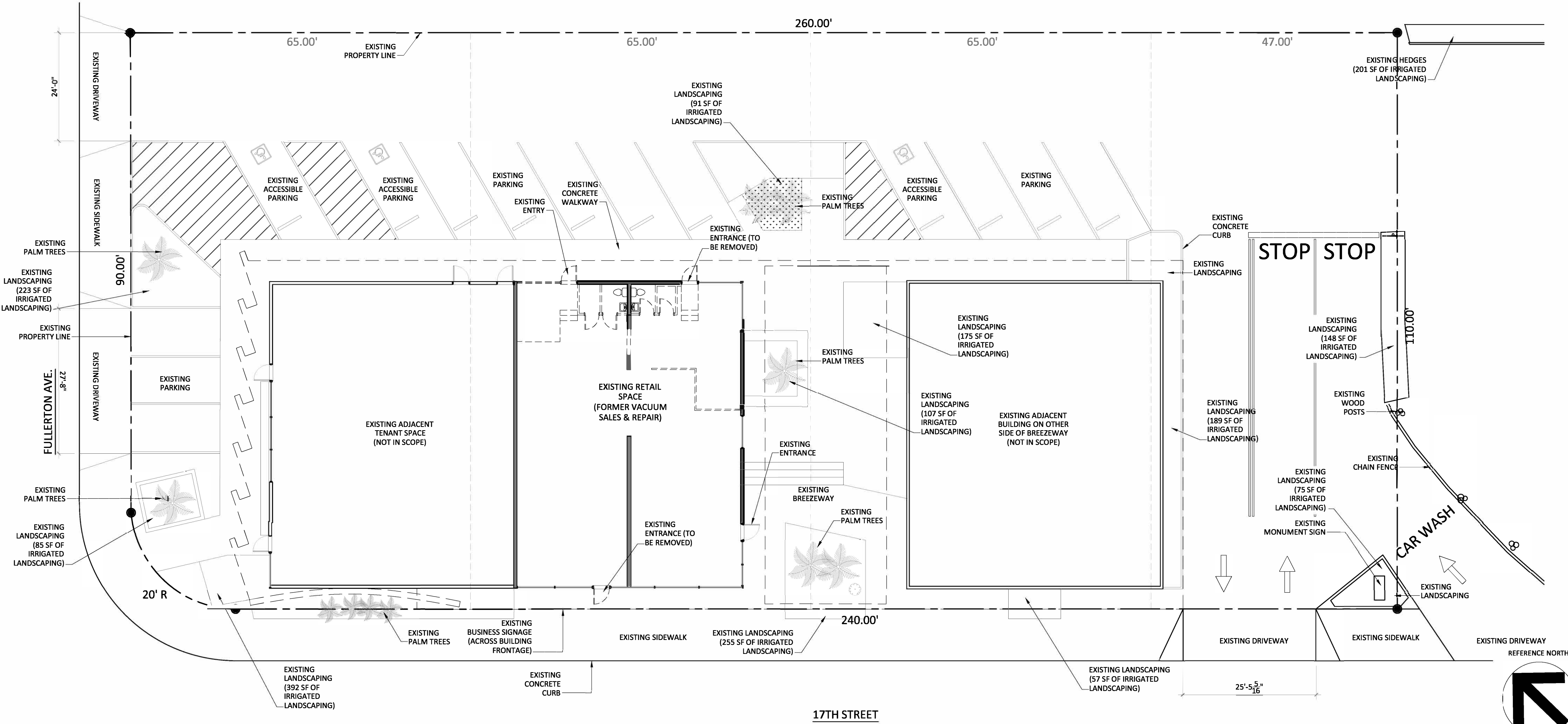
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170 EAST 17TH STREET (PA-21-29)

EXISTING SITE PHOTOS



ATTACHMENT 6



PROJECT - EXISTING SITE PLAN

SCALE: 0 10' 1

PROPERTY INFO:
170 E. 17TH STREET
COSTA MESA, CA 92672
APN: 425-413-04
SITE: 28,499 SF
BUILDING: 19,204 SF
THIS PROJECT SPACE: 2,559 SF
67.4% LOT COVERAGE

PER COSTA MESA LANDSCAPE REQUIREMENTS
(SECTION 13-105):

25 SF OF IRRIGATED LANDSCAPING PER PARKING STALL REQUIRED
82 PARKING STALLS (74 CURRENTLY SUPPLIED)
(25 SF X 82 STALLS = 2,050 SF OF IRRIGATED LANDSCAPING REQUIRED)

EXISTING LANDSCAPING:
2,177 SF OF IRRIGATED LANDSCAPING

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GRAPHIA.com

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PROJECT: 20200819

CLIENT:
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SUITE 201 LONG BEACH, CA 90803
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ELLIOT.LEWIS@SCOHOLDINGS.COM

CONDITIONAL USE PERMIT FOR:
RD X CATALYST - COSTA MESA LLC
170 E. 17TH STREET, SUITE 115 & 116
COSTA MESA, CA 92627
(APN: 425-413-04)

TITLES:
PROJECT - EXISTING SITE PLAN

DATE: 6/22/2022

ARCHITECT'S APPROVAL:



THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE STAMPED AND WET SIGNED BY THE ARCHITECT AND THE BUILDING AUTHORITY HAVING JURISDICTION.

SHEET:

A2.11

SHEET: OF SHEETS

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(APN: 425-413-04)

TITLES:

PROJECT - PROPOSED SITE PLAN

DATE: 6/22/2022

ARCHITECT'S APPROVAL:

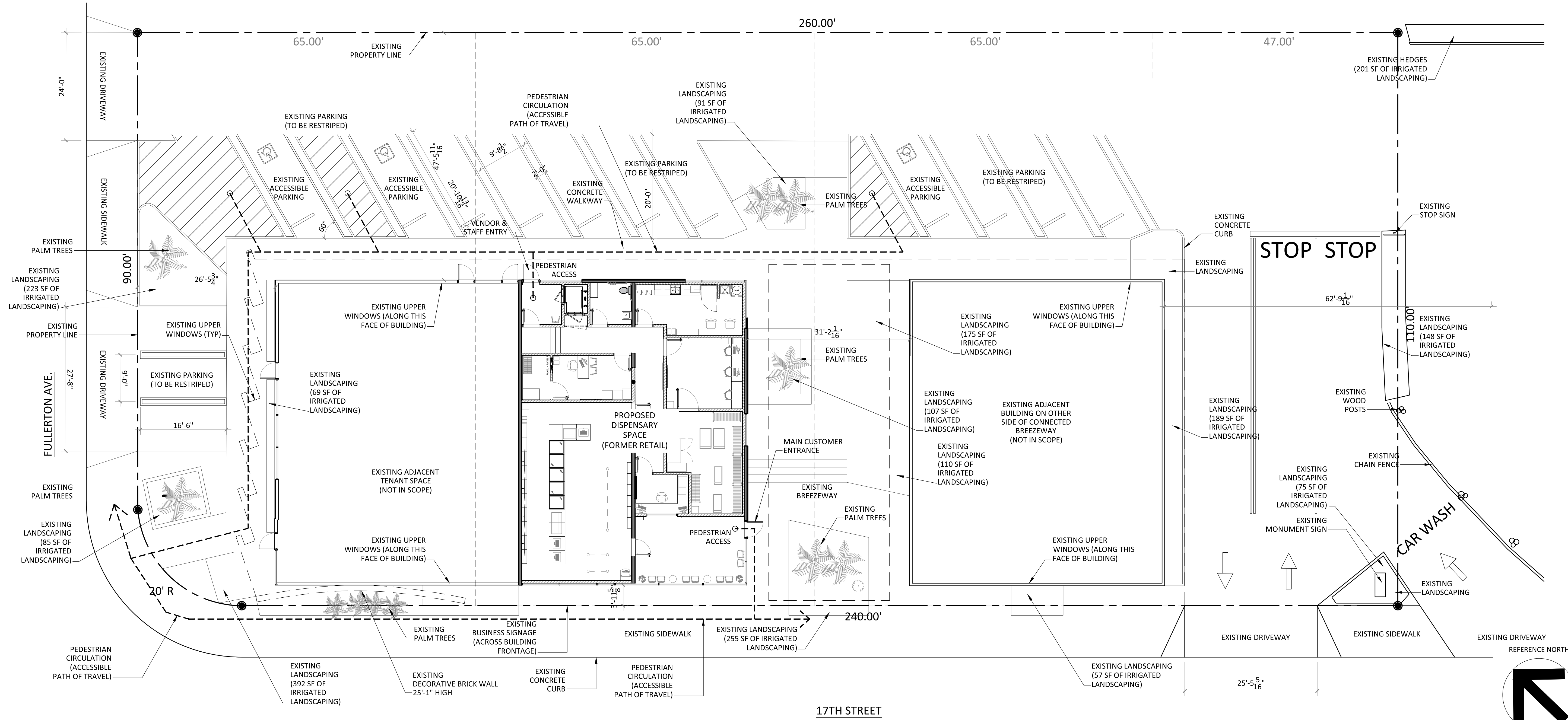
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SHEET:

A2.21

SHEET: OF SHEETS

REF: SHEET A2.22 FOR EXPANDED SITE PLAN, PARKING & LANDSCAPING



PROJECT - PROPOSED SITE PLAN

SCALE: 0 10'

1

PROPERTY INFO:
170 E. 17TH STREET
COSTA MESA, CA 92672
APN: 425-413-04
ZONING: C2 (GENERAL BUSINESS)
SITE: 28,499 SF
BUILDING: 19,204 SF
PROPOSED SPACE: 2,559 SF
LANDSCAPING: 1,998 SF (7%)

TOPOGRAPHY AND GRADING NOTES:
NEW GRADING OR ALTERATION TO THE SITE IS NOT BEING PROPOSED. EXISTING SITE HAS LESS THAN 24" OF GRADE DIFFERENTIAL ONSITE AND DOES NOT EXCEED 12" OF GRADE DIFFERENTIAL TO NEIGHBORING SITES.

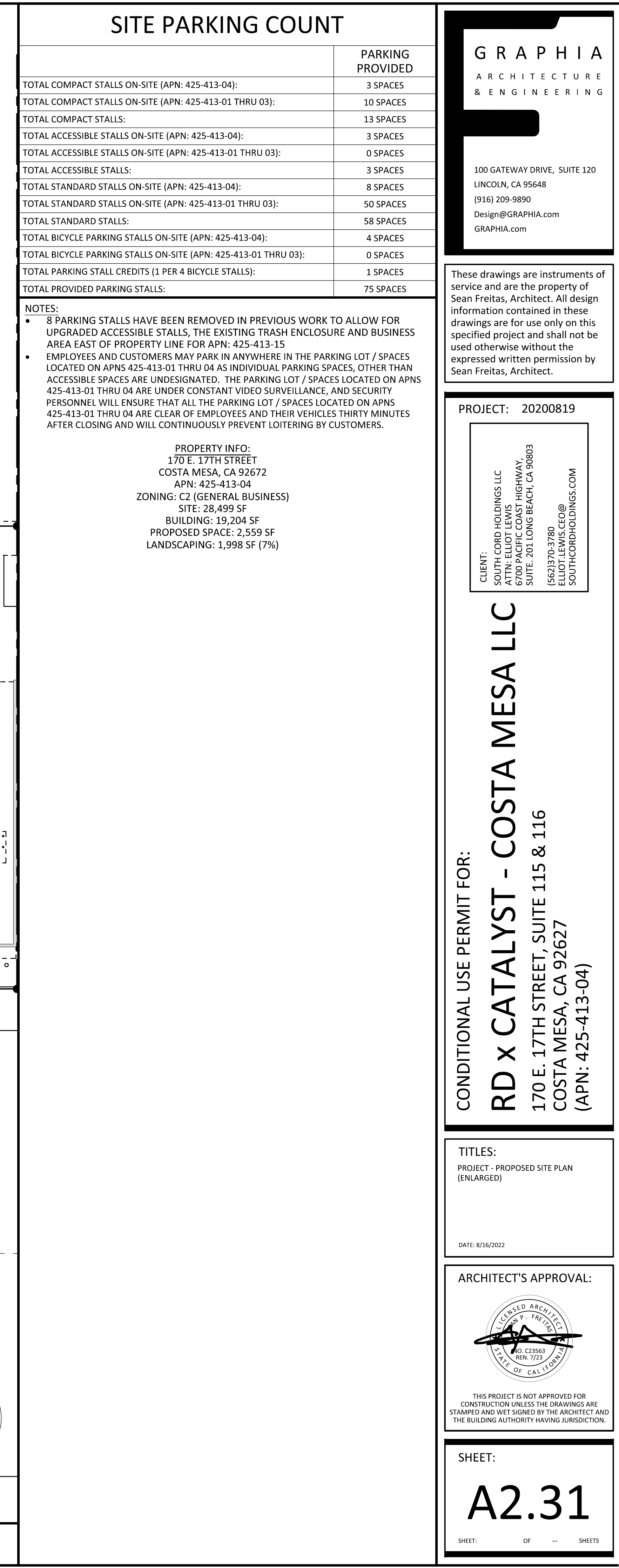
PER COSTA MESA LANDSCAPE REQUIREMENTS
(SECTION 13-105):

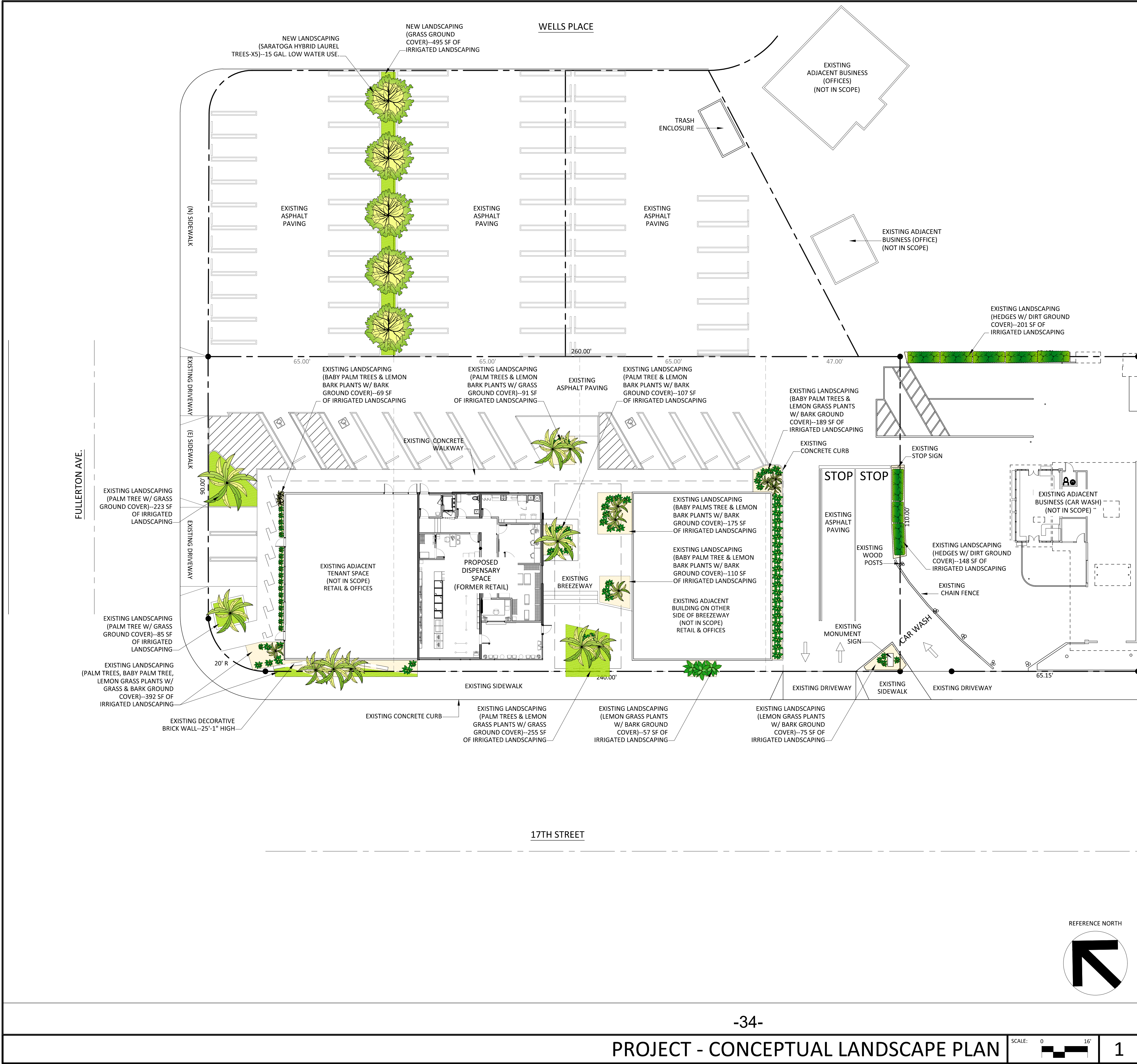
25 SF OF IRRIGATED LANDSCAPING PER PARKING STALL REQUIRED
82 PARKING STALLS (74 CURRENTLY SUPPLIED)
(25 SF X 82 STALLS = 2,050 SF OF IRRIGATED LANDSCAPING REQUIRED)

EXISTING LANDSCAPING:
2,177 SF OF IRRIGATED LANDSCAPING

NEW LANDSCAPING:
495 SF OF IRRIGATED LANDSCAPING

TOTAL LANDSCAPING:
2,672 SF OF IRRIGATED LANDSCAPING
(REF: A2.41)





LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
	EXISTING MATURE PALM TREE
	NEW SARATOGA HYBRID LAUREL TREES (15 GAL.) LOW WATER USE
	EXISTING MATURE BABY PALM TREE
	EXISTING MATURE LEMON GRASS PLANT
	EXISTING MATURE HEDGE
	EXISTING BARK GROUND COVER
	EXISTING GRASS GROUND COVER (NEW AT BASE OF NEW TREES)

PER COSTA MESA LANDSCAPE REQUIREMENTS (SECTION 13-105):
25 SF OF IRRIGATED LANDSCAPING PER PARKING STALL REQUIRED
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170 E. 17TH STREET, SUITE 115 & 116
COSTA MESA, CA 92627
(APN: 425-413-04)

TITLES:

PROJECT - PROPOSED SITE PLAN
(ENLARGED)

DATE: 6/22/2022

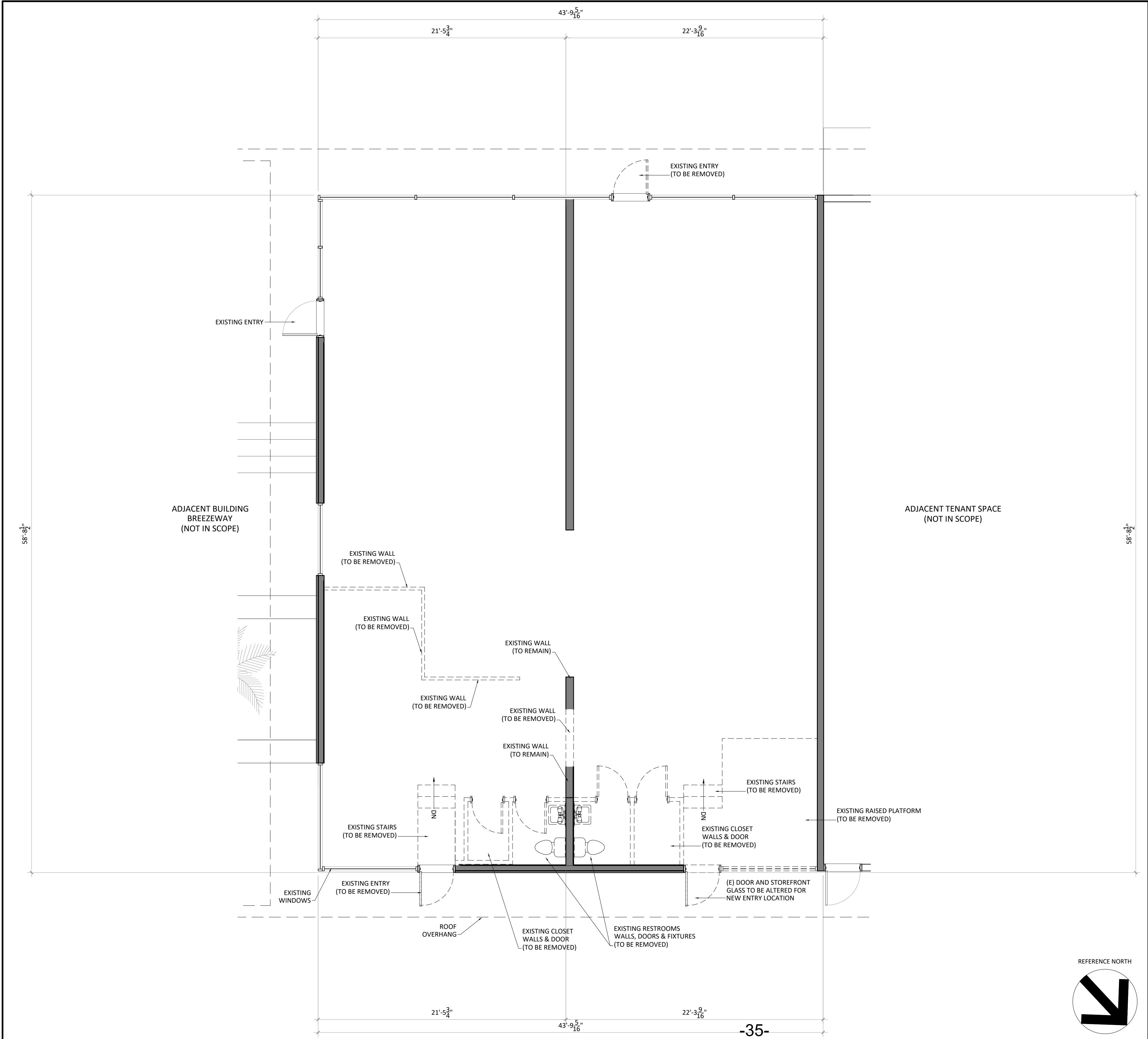
ARCHITECT'S APPROVAL:

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SHEET:

A2.41

SHEET: OF SHEETS



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RD x CATALYST - COSTA MESA LLC
170 E. 17TH STREET, SUITE 115 & 116
COSTA MESA, CA 92627
(APN: 425-413-04)

TITLES:
PROJECT - EXISTING FLOOR PLAN

DATE: 5/19/2022

ARCHITECT'S APPROVAL:

SEAL

SEAN P. FREITAS
ARCHITECT
NO. 23563
REN. 7/23
STATE OF CALIFORNIA

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SHEET:

A3.11

SHEET: OF SHEETS



PROJECT - PROPOSED FLOOR PLAN



KEYNOTES

1	SECURITY WALL FRAMED BEHIND EXISTING STOREFRONT GLAZING.
2	EXISTING STOREFRONT DOOR TO BE WELDED SHUT AND ABANDONED IN PLACE. DOOR SHALL HAVE A SIGN AFFIXED TO THE EXTERIOR SIDE OF THE DOOR WITH THE WORDS "THIS DOOR BLOCKED". THE SIGN SHALL CONSIST OF LETTERS HAVING A PRINCIPAL STROKE OF NOT LESS THAN 3/4 INCH WIDE AND AT LEAST 6 INCHES HIGH ON A CONTRASTING BACKGROUND. OR DOOR TO BE REMOVED AND REPLACED WITH STOREFRONT GLASS TO MATCH EXISTING.
3	NEW ACCESSIBLE RESTROOM - WATER CLOSET, LAVATORY, ACCESSORIES, AND HARDWARE TO COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS.
4	NEW EMPLOYEE BREAK ROOM.
5	NEW REINFORCED STORAGE/VAULT ROOM WITH VAULT DOOR.
6	NEW CUSTOMER CHECK-IN WINDOW.
7	NEW PRODUCT DISPLAY CABINETRY AND CASEWORK.
8	(RESERVED)
9	NEW MAIN POINT OF SALES COUNTER.
10	NEW LANDING AND STAIRS FOR GRADE DIFFERENCE IN DOOR AND SALES FLOOR.
11	NEW RAISED FLOOR AREA (VENDOR SECURE ENTRY AREA) W/ SECURE ENTRY TO STAIRS AND WHEELCHAIR LIFT.
12	NEW INTERIOR SECURITY GATE AT WHEELCHAIR OPENING.

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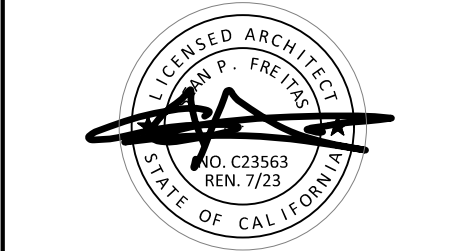
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(APN: 425-413-04)

TITLES:
PROJECT - PROPOSED FLOOR PLAN

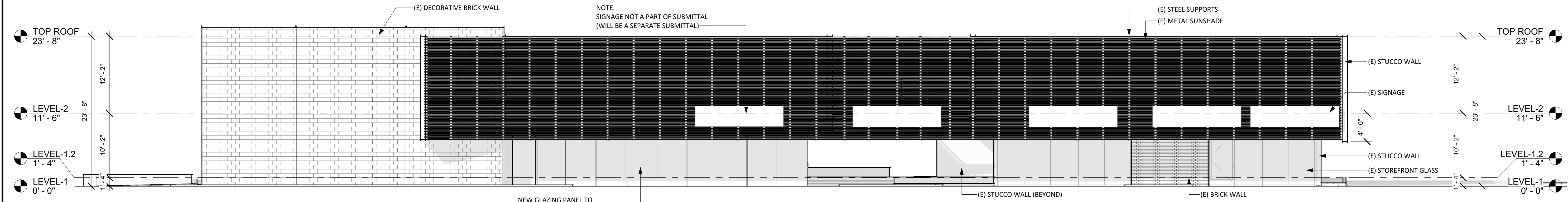
DATE: 5/19/2022

ARCHITECT'S APPROVAL:



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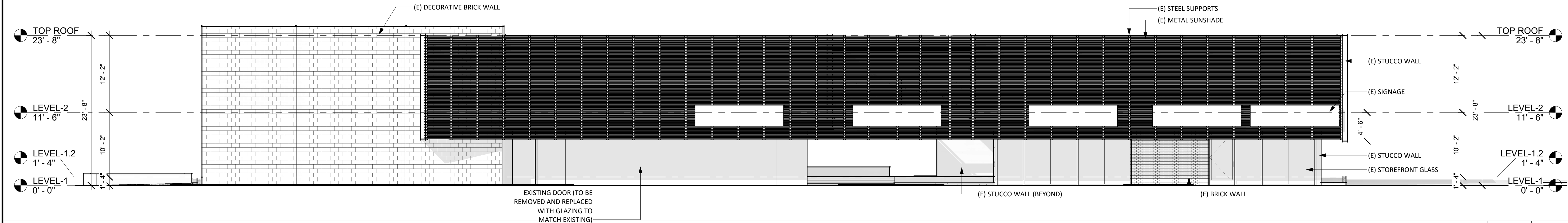
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SHEET: OF SHEETS



PROPOSED FRONT ELEVATION (SOUTH)

SCALE
1/8" = 1'-0"

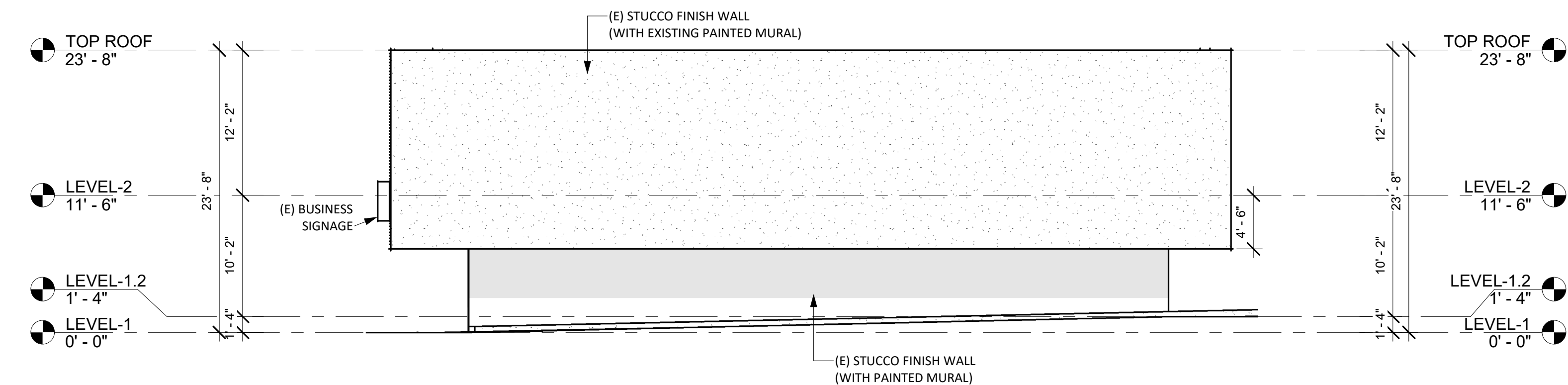
3



EXISTING FRONT ELEVATION (SOUTH)

SCALE
1/8" = 1'-0"

2



EXISTING RIGHT ELEVATION (EAST)

SCALE
1/8" = 1'-0"

1

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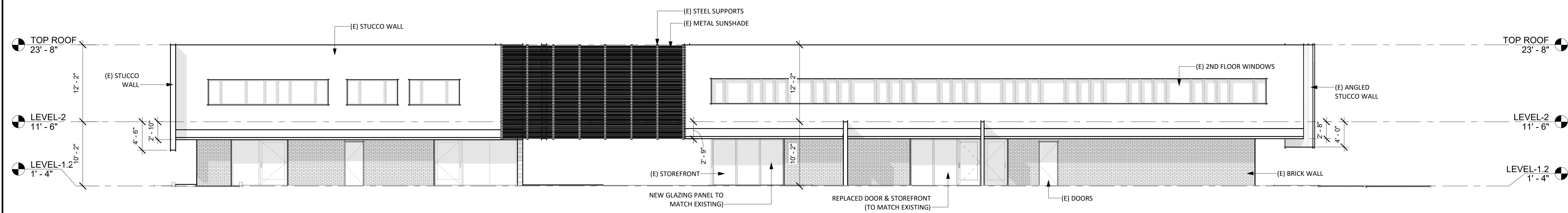
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170 E. 17TH STREET, SUITE 115 & 116
COSTA MESA, CA 92627
(APN: 425-413-04)

TITLE:
EXTERIOR ELEVATIONS
ISSUES:
Project Issue Date: 02-24-2022
Project Status: CUP RESUBMITTAL-2
Sheet Issue Date: 05-18-2022
Revision Number:
Revision Date:

ARCHITECT'S APPROVAL

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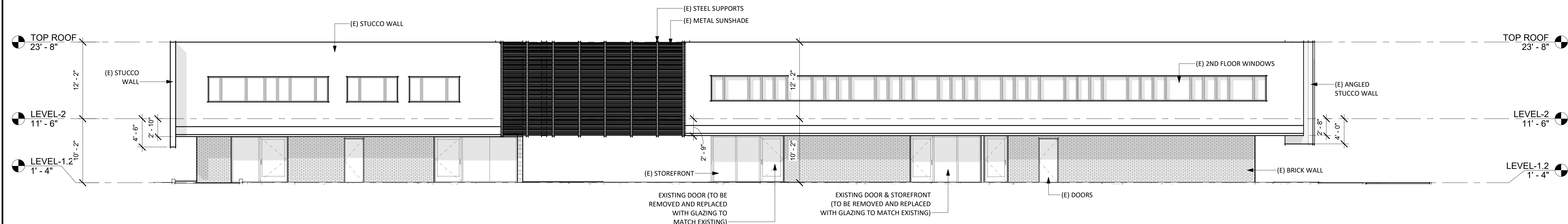
SHEET:
A6.11
SHEET: OF SHEETS



PROPOSED REAR ELEVATION (NORTH)

SCALE
1/8" = 1'-0"

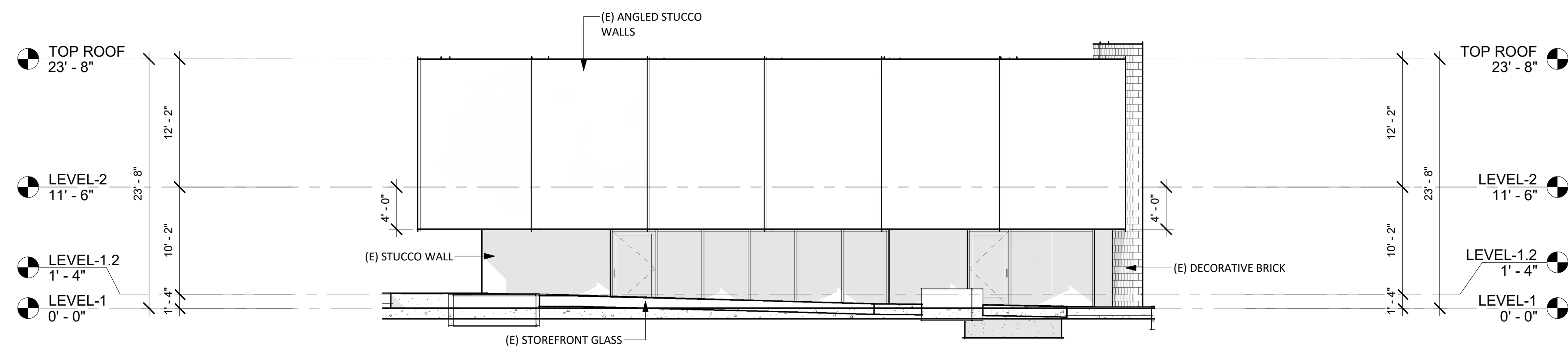
3



EXISTING REAR ELEVATION (NORTH)

SCALE
1/8" = 1'-0"

2



EXISTING LEFT ELEVATION (WEST)

SCALE
1/8" = 1'-0"

1

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PROJECT: 20200819

CLIENT:
SOUTH CORD HOLDINGS LLC
ATTN: ELLIOT LEWIS
6700 PACIFIC COAST HIGHWAY, SUITE 201
LONG BEACH, CA 90803
(562) 701-3780
ELLIOT.LEWIS@CFO@
SOUTHCORDHOLDINGS.COM

CONDITIONAL USE PERMIT FOR:
RD x CATALYST - COSTA MESA LLC
170 E. 17TH STREET, SUITE 115 & 116
COSTA MESA, CA 92627
(APN: 425-413-04)

TITLE:
EXTERIOR ELEVATIONS

ISSUES:
Project Issue Date: 02-24-2022
Project Status: CUP RESUBMITTAL-2
Sheet Issue Date: 05-18-2022
Revision Number:
Revision Date:

ARCHITECT'S APPROVAL



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SHEET:

A6.12

SHEET: OF SHEETS



RENDERING (LOOKING NORTHWEST)



RENDERING (LOOKING NORTHWEST)



RENDERING (LOOKING SOUTHWEST)



RENDERING (LOOKING NORTHEAST)



RENDERING (LOOKING SOUTHEAST)

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PROJECT: 20200819

CLIENT:
SOUTH CORD HOLDINGS LLC
ATTN: ELLIOT LEWIS
6700 PACIFIC COAST HIGHWAY, SUITE 201
LONG BEACH, CA 90803
(562) 770-3780
ELLIOT.LEWIS@SCOHOLDINGS.COM
SOUTHCORDHOLDINGS.COM

CONDITIONAL USE PERMIT FOR:
RD X CATALYST - COSTA MESA LLC
170 E. 17TH STREET, SUITE 115 & 116
COSTA MESA, CA 92627
(APN: 425-413-04)

TITLE:
EXTERIOR RENDERINGS

ISSUES:
Project Issue Date: 02-24-2022
Project Status: CUP RESUBMITTAL-2
Sheet Issue Date: 02-24-2022
Revision Number:
Revision Date:

ARCHITECT'S APPROVAL



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SHEET:

A6.22

SHEET: OF SHEETS

EXTERIOR RENDERINGS

SCALE
1/2" = 1'-0"

1

ON-SITE NOTICE SIGNAGE:
NOTIFICATION SIGNAGE TO BE POSTED AT ENTRANCES, EXITS, PARKING LOTS, AND OTHER CONSPICUOUS AREAS. THE 12"x12" SIGNS WILL READ AS FOLLOWS:

- LOITERING, PUBLIC DRINKING, OR PUBLIC SMOKING, VAPING, INGESTING OR OTHERWISE CONSUMING CANNABIS ON THE PREMISES OR IN THE AREAS ADJACENT TO THE PROPERTY IS PROHIBITED; NO ONE UNDER THE AGE OF TWENTY-ONE SHALL BE PERMITTED WITHIN THE PREMISES EXCEPT A QUALIFIED PATIENT OVER THE AGE OF EIGHTEEN
- THESE PREMISES ARE BEING DIGITALLY RECORDED; ALARM MONITORED

ON-SITE CANNABIS WASTE MITIGATION:

OUR COMPANY SHALL USE MEDI-WASTE, ("MW") A FULL-SERVICE WASTE MANAGEMENT SOLUTION AS THE THIRD PARTY WASTE HAULER FOR THE COLLECTION AND DISPOSAL OF CANNABIS WASTE. ALL AUTHORIZED STAFF WILL BE TRAINED BOTH TO USE OUR OWN INTERNAL WASTE MANAGEMENT PROCEDURES AND WITH THE USE OF MW'S STANDARD OPERATING PROCEDURES INCLUDED AS PART OF THE SERVICE AGREEMENT. OUR COMPANY SHALL MAKE SURE THAT MW PERFORMS THE DISPOSAL OF CANNABIS PRODUCTS IN THE DISPENSARY PURSUANT TO THE FOLLOWING OPERATIONAL PROCEDURES:

- OUR COMPANY'S ONSITE MANAGERS, ALONG WITH AT LEAST ONE OTHER PERSONNEL AUTHORIZED TO HANDLE CANNABIS PRODUCTS ACTING AS WITNESS, SHALL BE PRESENT PRIOR TO THE DESTRUCTION OF ANY CANNABIS PRODUCTS.
- OUR COMPANY SHALL TRANSFORM THE CANNABIS PRODUCTS INTO A CANNABIS WASTE BY RENDERING THE CANNABIS PRODUCTS NON-RETRIEVABLE BY MIXING WITH SAWDUST.
- "CANNABIS WASTE" MEANS WASTE THAT IS NOT HAZARDOUS WASTE THAT CONTAINS CANNABIS AND THAT HAS BEEN MADE NON-RETRIEVABLE. "NON-RETRIEVABLE" MEANS THAT THE CANNABIS AND CANNABIS PRODUCTS HAVE BEEN RENDERED UNAVAILABLE AND UNUSABLE FOR ALL PRACTICAL PURPOSES.
- THE RENDERING OF CANNABIS AND CANNABIS PRODUCTS INTO CANNABIS WASTE SHALL BE RECORDED ON THE VIDEO SURVEILLANCE SYSTEM AND FOOTAGE WILL BE SAVED FOR 90 DAYS. MW WILL PROVIDE A SECURED LOCKABLE STORAGE BIN FOR ALL WASTE EARMARKED FOR DESTRUCTION. THE BIN IS DESIGNED TO ENSURE THAT WITH PROPER USE NO CROSS CONTAMINATION WILL AFFECT CANNABIS PRODUCTS AVAILABLE FOR RETAIL SALE. AS NEEDED OUR COMPANY WILL ARRANGE SECURED PICK UP FOR CANNABIS WASTE. OUR COMPANY EXPECTS MINIMAL CANNABIS WASTE AND WILL ARRANGE A MONTHLY PICK UP AS NEEDED WITH MW. THE CANNABIS WASTE BIN WILL BE LOCATED IN THE BACK SECURITY ENTRANCE AREA WITH A CAMERA DIRECTLY AIMED AT IT IN ORDER TO MONITOR IF THE WASTE BIN IS TAMPERED WITH.

ON-SITE ODOR MITIGATION:

- THE BUSINESS WILL INCORPORATE AN ODOR CONTROL SYSTEM IN AREAS WHERE CANNABIS IS STORED, DISPLAYED AND SOLD.

CLEANLEAF
Air Filtration System

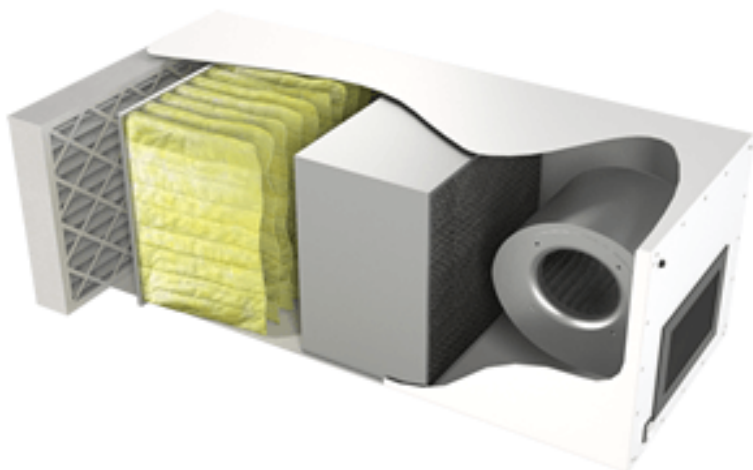


1. EXHAUST AIR FILTRATION SYSTEM WITH ODOR CONTROL THAT PREVENTS INTERNAL ODORS FROM BEING EMITTED EXTERNALLY.
2. AIR SYSTEM THAT CREATES NEGATIVE PRESSURE BETWEEN THE COMMERCIAL CANNABIS BUSINESS' INTERIOR AND EXTERIOR. ODORS INSIDE THE BUSINESS ARE NOT DETECTABLE ON THE OUTSIDE.



FEATURING AMERICA'S NUMBER 1 FILTER

CLEANLEAF AIR CLEANERS HAVE BEEN CONSISTENTLY RATED AT THE TOP OF AIR CLEANER CATEGORIES IN INDEPENDENT TESTING. THE CLEANLEAF CLEANS UP WITH 15 LBS. OF CARBON-ZEOULITE MIX AND TRUE MEDICAL HEPA FILTER MEDIA FOR ABSORPTION OF ODORS AND GASES.



- ON-SITE SECURITY MITIGATION:**
- THE BUSINESS WILL INCORPORATE THE USE OF SEPARATE PUBLIC AND PRIVATE ENTRANCES.



- ON-SITE SECURITY MITIGATION:**
- THE BUSINESS WILL INCORPORATE THE USE OF SEPARATE PUBLIC AND PRIVATE ENTRANCES.

ON-SITE NOTICE SIGNAGE:
NOTIFICATION SIGNAGE TO BE POSTED AT ENTRANCES, EXITS, PARKING LOTS, AND OTHER CONSPICUOUS AREAS. THE 12"x12" SIGNS WILL READ AS FOLLOWS:

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- THESE PREMISES ARE BEING DIGITALLY RECORDED; ALARM MONITORED

- ON-SITE SIGNAGE:**
- NEW BUSINESS SIGNAGE.



- ON-SITE NOISE MITIGATION:**
- THE BUSINESS IN GENERAL IS NOT A NOISE PRODUCING BUSINESS, SO IN-HOUSE NOISES WILL NOT BE AN ISSUE.
 - THE BUSINESS WILL EMPLOY SECURITY STAFF WHO WILL HELP REDUCE ANY NOISE FROM ITS CUSTOMERS ON THE EXTERIOR OF THE BUILDING.

- ON-SITE SECURITY MITIGATION:**
- THE BUSINESS WILL EMPLOY SECURITY STAFF WHO WILL HELP REDUCE ANY NOISE FROM ITS CUSTOMERS ON THE EXTERIOR OF THE BUILDING.
 - THIS BUSINESS WILL IMPLEMENT A COMPLETE SECURITY PLAN.

- ON-SITE LIGHT MITIGATION:**
- THE BUSINESS WILL HAVE ITS WINDOWS TINTED TO HELP REDUCE ANY INTERIOR LIGHT TRESPASS. THE BUSINESS IS A RETAIL LOCATION, SO WILL NOT PRODUCE ANY MORE LIGHT THAN AN AVERAGE RETAIL STORE.
 - THE EXTERIOR OF THE BUILDING HAS EXISTING LIGHTING THAT IS TO REMAIN.

- ON-SITE VEHICLE & PEDESTRIAN TRAFFIC MITIGATION:**
- THE BUSINESS IS LOCATED IN AN EXISTING RETAIL & BUSINESS SITE THAT IS EQUIPPED WITH A LARGE REAR & SIDE PARKING LOT AND IS EQUIPPED FOR THE TRAFFIC PRODUCED BY THIS RETAIL LOCATION.

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PROJECT: 20200819

CLIENT:
SOUTH CORD HOLDINGS LLC
ATTN: ELLIOT LEWIS
6700 PACIFIC COAST HIGHWAY, SUITE 201
LONG BEACH, CA 90803
(562) 770-3780
ELLIOT.LEWIS@SCHEQ.COM
SOUTHCORHOLDINGS.COM

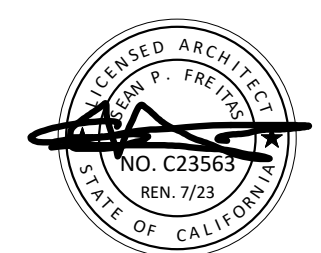
CONDITIONAL USE PERMIT FOR:
RD x CATALYST - COSTA MESA LLC
170 E. 17TH STREET, SUITE 115 & 116
COSTA MESA, CA 92627
(APN: 425-413-04)

TITLE:
NEIGHBORHOOD COMPATIBILITY SCHEMATIC

ISSUES:

Project Issue Date:	02-24-2022
Project Status:	CUP RESUBMITTAL-2
Sheet Issue Date:	05-18-2022
Revision Number:	
Revision Date:	

ARCHITECT'S APPROVAL



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SHEET:

A7.11

SHEET: OF SHEETS

NEIGHBORHOOD COMPATIBILITY SCHEMATIC

HUYNH, NANCY

From: HUYNH, NANCY
Sent: Thursday, September 15, 2022 4:54 PM
To: HUYNH, NANCY
Subject: RE: PA-21-29 Jewell Brothers Properties LLC

From: rebel1717@msn.com <rebel1717@msn.com>
Sent: August 26, 2022 12:16 PM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: PA-21-29 Jewell Brothers Properties LLC

To: Costa Mesa Planning Commission
Re: Rescheduled Hearing for Application PA-21-29
From: Lorraine Lambeth, CPA 170 Wells Place

This email is submitted in support of the approval of the Conditional Use Permit (CUP) to allow a retail cannabis storefront business and non-storefront delivery use for an existing 2,559 square-foot tenant space located at 170 E. 17th Street, d.b.a. Jewell Brothers Properties LLC for their application number PA-21-29.

PARKING:

One of the advantages attached to this property is that it has more than ample parking. In the 34 years that I have owned 170 Wells Place, located across the street from said property, the parking lot has never been full, day or night. Since my business is directly across the street from the parking lot, it naturally forces me to visually scan the parking lot many times each day for the past 34 years. So, parking should not be a problem for the building located at this site.

To further indicate the advantage of the parking lot: when the Crack Shack restaurant, on the corner of 17th Street and Orange Street, first opened the employee's and the customers were parking on the Jewell Brothers parking lot every day but the parking never reached full capacity. This problem was eventually resolved but the tenants were never deprived of parking, even during this time.

In addition to the above, the Cannabis shops are allowed to stay open until 10:00 [p.m.so](#) much of the traffic will be after normal business working hours for the building tenants.

Also, many cannabis sales are delivered to the customers, leaving no impact on parking.

TENANT MANAGEMENT:

The Jewell Brothers have been well established for 40 plus years and have always complied with all city codes. They have management skills that not only created long-term tenants but also maintained their tenants as good neighbors. In 34 years, I have never had a problem with any of the tenants or management and that's an indication of the management by the Jewell brothers. From my own past experience, I know the Jewell Brothers will also manage the tenancy of the Cannabis dispensary in their established manner, which has been consistently displayed over the past 34 years.

PUBLIC LETTERS TO PLANNING COMMISSON REGARDING CHILD CARE AND/OR A SCHOOL WITHIN A 1,000 FEET:

There are no legally zoned or legally licensed child care facilities or schools within 1,000 feet from 170 E. 17th Street, to my knowledge. 170 E. 17th Street is zoned Commercial (C). Across the street on Wells Place, and the contiguous properties on Cabrillo Street, the zone is Commercial Limited (CL).

In a C and CL zone, Child Care is prohibited without a CUP.

In both C and CL zones a School needs either a CUP or an MC (Minor Conditional Use Permit).

Since there are no legal entities, to my knowledge, within 1,000 feet this should not be an issue in a decision to approve a CUP for a Cannabis dispensary and delivery business at 170 E. 17th Street. (Please refer to the city Zoning Matrix)

Thanking you in advance for your kind consideration in this matter.

Lorraine Lambeth

Lorraine Lambeth, CPA
An Accountancy Corporation
170 Wells Place
Costa Mesa, CA 92627
Tel 949-646-7178
Fax 844-245-7808

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HUYNH, NANCY

From: HUYNH, NANCY
Sent: Thursday, September 15, 2022 5:07 PM
To: HUYNH, NANCY
Subject: RE: Application No. PA-21-29

From: rebel1717@msn.com <rebel1717@msn.com>
Sent: August 29, 2022 2:42 PM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: Application No. PA-21-29

Please find attached a letter to the Planning Commission in regards to the CUP Application number PA-21-29 for the Jewell Brothers Property located at 170 E. 17th Street.

Conrad and Stacy Tona
160 Wells Place, Costa Mesa, CA 92627

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To: City of Costa Mesa Planning Commission

Re: Re: Rescheduled Hearing for Application PA-21-29

Date: August 28, 2022

From: Conrad and Stacy Tona: 160 Wells Place, Costa Mesa, CA

This email is submitted in support of the approval of the Conditional Use Permit (CUP) to allow a retail cannabis storefront business and non-storefront delivery use for an existing 2,559 square-foot tenant space located at 170 E. 17th Street, d.b.a. Jewell Brothers Properties LLC for their application number PA-21-29.

Across the street from 170 E. 17th street are four houses and the area is zoned Commercial Limited. These 4 houses consist of 160 and 170 Wells Place and 167 and 175 Cabrillo Street. My house, located at 160 Wells Place, is the only property that has never been used as a business and thereby is legally considered "Nonconforming Residential," meaning we are permitted to live on the property. My wife and I have lived at 160 Wells Place for 34 years. Our children were born and raised here and we are now in the beginning of our retirement.

Our house faces the parking lot at 170 E. 17th Street. Someone is always home at our residence and no one in the family can ever remember the parking lot across from us ever being full on any day of the week or at any time during the day or night. We have never had any problem with the renters or with the owners of the property. They have all been good neighbors for 34 years.

Cannabis stores stay open until 10:00 p.m. so approximately 5 hours of the 8 hour work day most tenants will have closed their businesses and left the parking lot. Also, the added feature of "delivery" of the product fits into the now popular preferred way to shop in the comfort of your home. A good share of the onsite sales will be performed after 5:00 p.m. and the balance of the sales will be by delivery with no impact to parking.

For anyone who might complain about parking in the area, There are only two active businesses that I know of located on Wells Place or Cabrillo Street that have required parking: 170 and 182 Wells Place have required legal parking. The Jewell Brother's property has never caused a parking problem in this area, unlike the other businesses that have either no onsite parking or only one or two spaces.

Please remember, the Cannabis shop is taking the place of a retail store that had lots of customers and the parking lot still was never full.

My wife and I believe that a Cannabis shop will not present any problems to our area, including parking. On the contrary, we think it will bring customers to the surrounding businesses in the area and the required strict security by the City and State for a Cannabis shop will be a welcome addition to our neighborhood. Thank you for your time.

CIT

8-29-22

Gray L. Sona

8/29/22

HUYNH, NANCY

From: HUYNH, NANCY
Sent: Monday, September 19, 2022 9:13 AM
To: HUYNH, NANCY
Subject: RE: letter of support

From: Jewell Brothers <jewellbrothers@gmail.com>
Sent: Thursday, September 15, 2022 11:18 PM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: letter of support

Please find the following letter of support for CUP application PA 21-29.

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Commissioners,

The purpose of this letter is to introduce myself and express 100% support for the approval of the CUP application PA 21-29. The address of this application is 170 East 17th Street known as Jewell Brothers Properties, LLC, for suites 115 and 116. The operator is to be Catalyst Cannabis.

I am William Jewell the managing Member of our family LLC and co owner with my family members. I recently retired from managing the building after 42 years. My 2 sons now manage the business for me handling the day-to-day duties. We have owned this property since 1976 and witnessed the phenomenal development of East 17th Street during the 45+ years of ownership. As the area has evolved, we've developed the administrative skills to retain office and retail tenants over the long term. I believe we operate at the highest level of management especially in selecting quality tenants that have served our community and city for almost a half a century.

Our site is comprised of 5 lots and is over one acre in size it affords and abundance of parking. In all the years of managing our property, I can not recall a single time when there was a problem with parking, it has just never been an issue. The building is situated in a landmark location so, it is therefore of paramount concern we strive daily to maintain a well-kept facility in tip top condition. It pleases me to support our new tenant "Catalyst" after an enduring and exhaustive vetting process which truly determined the best fit for our property, the community, and the city of Costa Mesa.

Finally, the proof that Catalyst is a quality tenant is their eagerness to work with us and the city to implement further improvements to our property.

Thank you very much for your support,

William H Jewell
Managing Member
Jewell Brothers Properties, LLC

HUYNH, NANCY

From: PARTIDA, ANNA
Sent: Thursday, September 1, 2022 4:26 PM
To: HUYNH, NANCY
Subject: FW: 600 ft distance

Follow Up Flag: Follow up
Flag Status: Flagged

From: Anna Ackerman <annaackerman1@gmail.com>
Sent: Thursday, September 1, 2022 4:24 PM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: 600 ft distance

There should be a 600 ft distance from children a programs
This is regarding
address 170 E. 17th street and their “condition use permit” hearing

Camp Lila is magical and this puts them and the children in danger.

Please please keep a distance and do not let this pass tonight.

Local resident

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HUYNH, NANCY

From: HUYNH, NANCY
Sent: Monday, September 19, 2022 9:14 AM
To: HUYNH, NANCY
Subject: RE: File 22-840 - 170 E. Seventeenth Street, Suites115 & 116

From: jamesbnetzer@aol.com <jamesbnetzer@aol.com>
Sent: Friday, September 16, 2022 11:01 AM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: File 22-840 - 170 E. Seventeenth Street, Suites115 & 116

Commissioners Zich, Tolar, Rojas, Russell, Ereth, Vever & Chair De Arakal,

Subsequent to my August 19, 2022 e-mail and Memo regarding the above referenced file, the landlord (Jewell Brother Properties) set up a "Town Hall" with all the tenants and their agent - Elliot Lewis. The parking plan, security plan and business operations were fully explained and my concerns regarding the parking have been addressed and I support the proposed CUP.

On the basis of the additional input from both the landlord and their agent, I respectfully withdraw my August 19, 2022 Memo that was sent via e-mail. Unfortunately I will be out of town on September 26th and am not able to attend the Planning Commission meeting.

Thank you for your all the time and dedication to Costa Mesa residents and businesses.

Regards,

Jim Netzer

James B. Netzer, MAI
Netzer & Associates
170 E. Seventeenth Street, Suite 206
Costa Mesa, CA 92627
TEL: 949-631-6799
CELL: 949-413-7922
e-mail: JamesBNetzer@aol.com

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HUYNH, NANCY

From: HUYNH, NANCY
Sent: Tuesday, September 20, 2022 6:05 PM
To: HUYNH, NANCY
Subject: RE: PA-21-29

From: Garrett Osuch <garrett@coastaltile.com>
Sent: September 20, 2022 1:56 PM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Cc: Dietrich@jewellbrothers.com
Subject: PA-21-29

Dear Planning Commissioners;

I am a tenant at 170 17th Street, owned by Jewell Brothers Properties, LLC. I am the owner/operator of Coastal Tile and Stone. Coastal Tile and Stone has operated under the same name at this location since 2003.

I am writing to show my support for the approval of the Conditional Use Permit Application PA-21-29 for the property listed above. This building has a great history in Costa Mesa, and has proven to be a fantastic location for my business. That being said, the building is in need of some improvements, and revitalization. The new tenant will contribute greatly to updating the buildings appearance, infrastructure, as well as much needed security. When I come to work in the morning, I occasionally will find homeless people sleeping on the premises. I have also found trash; including needles, human waste, and remnants of small fires. The new tenant has committed to greatly improving the buildings security systems. That is a welcome relief to me, and many of the other tenants.

Additionally, I would like to bring to your attention some concerns I have regarding opposition to CUP PA-21-29 application. On September 1st, there was a meeting hosted by Dietrich Jewell, VP of Jewell Brothers Properties, LLC and Mr. Elliot Lewis, CEO, Catalyst Cannabis. The purpose was to meet Elliot, and allow him to address and alleviate any concerns the tenants may have. One particular attendee, Mr. Jim Fitzpatrick, was extremely vocal and disruptive during the meeting. At one point, he stated that he was working for other cannabis companies, including one potential competitor directly across the street. This created doubt in my mind as to the validity of Mr. Fitzpatrick's opposition and his true motivation. It appears his opposition may likely be motivated by self-interest. Please take this into consideration in connection with your deliberations.

Sincerely,

Garrett Osuch
President
Coastal Tile & Stone
170 E. 17th Street, Suite 119, Costa Mesa CA 92627
PH: (949)548-1868 • FX: (949)548-8761
www.coastaltile.com

SHOWROOM HOURS:

Monday – Friday, 8:00 am to 5:00 pm

Saturday, 10:00 am to 2:00 pm

WAREHOUSE HOURS:

Monday – Friday, 8:00 am to 4:00 pm

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