



# **City of Costa Mesa**

## **PLANNING COMMISSION**

### **Agenda**

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**Monday, October 10, 2022**

**6:00 PM**

**City Council Chambers  
77 Fair Drive**

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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.

You may participate via the following options:

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2. Members of the public can view the Commission meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) or [http://costamesa.granicus.com/player/camera/2?publish\\_id=10&redirect=true](http://costamesa.granicus.com/player/camera/2?publish_id=10&redirect=true) and online at [youtube.com/costamesatv](https://www.youtube.com/costamesatv).

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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](mailto: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](mailto: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.

Note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information.

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Note regarding agenda-related documents provided to a majority of the Commission after distribution of the agenda packet (GC §54957.5): Any related documents provided to a majority of the Commission after distribution of the Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

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In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling (714) 754-5225 at least 48 hours in advance.

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**PLANNING COMMISSION REGULAR MEETING**

**MONDAY, OCTOBER 10, 2022, 6:00 p.m.**

**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. [PLANNING APPLICATION 22-20 AND TENTATIVE PARCEL MAP 22-878 2022-140 FOR A FOUR-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 549 BERNARD STREET](#)

RECOMMENDATION:

Staff recommends that the Planning Commission continue the public hearing to the November 14, 2022 Planning Commission meeting to allow for the applicant to make the necessary design modifications.

**Attachments:** [1. Agenda Report \(Continuance\)](#)

2. [PLANNING APPLICATION 22-09 FOR A CONDITIONAL USE PERMIT 22-898 TO OPERATE AN ADULT DAY CARE FACILITY IN THE PLANNED DEVELOPMENT COMMERCIAL \(PDC\) ZONE AT 1901 NEWPORT BOULEVARD](#)

RECOMMENDATION:

Staff recommends 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 (Existing Facilities); and
2. Approve Planning Application 22-09, subject to conditions of approval.

Full Agenda Report provided as Attachment 1.

**Attachments:** [1. Agenda Report](#)  
[2. Draft Planning Commission Resolution](#)  
[3. Applicant Letter](#)  
[4. Vicinity Map](#)  
[5. Zoning Map](#)  
[6. Site Photos](#)  
[7. Share Parking Summary](#)  
[8. Building Tenant List](#)  
[9. Project Plans](#)

3. **PLANNING APPLICATION 22-26 FOR A CONDITIONAL USE PERMIT 22-899 TO OPERATE AN INDOOR AXE THROWING FACILITY WITH SALE OF ALCOHOLIC BEVERAGES AT 1941 NEWPORT BOULEVARD**

RECOMMENDATION:

Staff recommends 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 (Existing Facilities); and
2. Approve Planning Application 22-26, subject to conditions of approval.

Full Agenda Report provided as Attachment 1.

**Attachments:** [1. Agenda Report](#)  
[2. Planning Commission Draft Resolution](#)  
[3. Applicant Letter](#)  
[4. Vicinity Map](#)  
[5. Zoning Map](#)  
[6. Site Photos](#)  
[7. Project Plans](#)  
[8. Parking Study](#)

**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 24, 2022 - 6:00 p.m.**



# City of Costa Mesa

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 22-878

**Meeting Date:** 10/10/2022

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**TITLE:**

**PLANNING APPLICATION 22-20 AND TENTATIVE PARCEL MAP 2022-140 FOR A FOUR-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 549 BERNARD STREET**

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

**RECOMMENDATION:**

Staff recommends that the Planning Commission continue the public hearing to the November 14, 2022 Planning Commission meeting to allow for the applicant to make the necessary design modifications.



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: OCTOBER 10, 2022

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION 22-20 AND TENTATIVE PARCEL MAP 2022-140 FOR A FOUR-UNIT RESIDENTIAL SMALL LOT SUBDIVISION AT 549 BERNARD STREET**

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

**PRESENTATION BY: CHRIS YEAGER, ASSOCIATE PLANNER**

**FOR FURTHER INFORMATION CONTACT: CHRIS YEAGER  
714-754-4883  
Christopher.Yeager@costamesaca.gov**

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## **RECOMMENDATION**

During the final review and preparation of the project staff report, staff identified a Code compliance issue, which requires design adjustment prior to Planning Commission consideration of the application. Staff recommends that the Planning Commission continue the public hearing to the November 14, 2022 Planning Commission meeting to allow for the applicant to make the necessary design modifications.

## **APPLICANT OR AUTHORIZED AGENT**

The authorized agent and property owner is William Yang of 549 Bernard Costa Mesa LLC.



# City of Costa Mesa

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 22-898

**Meeting Date:** 10/10/2022

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**TITLE:**

**PLANNING APPLICATION 22-09 FOR A CONDITIONAL USE PERMIT TO OPERATE AN ADULT DAY CARE FACILITY IN THE PLANNED DEVELOPMENT COMMERCIAL (PDC) ZONE AT 1901 NEWPORT BOULEVARD**

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

**RECOMMENDATION:**

Staff recommends 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 (Existing Facilities); and
2. Approve Planning Application 22-09, subject to conditions of approval.

Full Agenda Report provided as Attachment 1.



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: OCTOBER 10, 2022

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION 22-09 FOR A CONDITIONAL USE PERMIT TO OPERATE AN ADULT DAY CARE FACILITY IN THE PLANNED DEVELOPMENT COMMERCIAL (PDC) ZONE AT 1901 NEWPORT BOULEVARD**

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

**PRESENTATION BY: SCOTT DRAPKIN, ASSISTANT DIRECTOR**

**FOR FURTHER INFORMATION CONTACT:** Scott Drapkin  
714.754.5278  
scott.drapkin@costamesaca.gov

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## **RECOMMENDATION**

Staff recommends 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 (Existing Facilities); and
2. Approve Planning Application 22-09, subject to conditions of approval.

## **APPLICANT OR AUTHORIZED AGENT**

GoUrban Development/Luis Gomez is the authorized agent on behalf of the applicant, La Palma Adult Day Health Care. The property owner is 1901 Newport, LLC (Jamison Services, Inc.).

## **BACKGROUND**

The subject site is located at the northwest corner of Newport Boulevard and West 19th Street, at the southerly terminus of the SR-55 Freeway. The property is zoned “Planned Development Commercial” (PDC) and has a General Plan designation of “Commercial Center.”

The project site is developed with a three-story commercial building, a single-story office building, and a five-story parking structure. The total building floor area, excluding the parking structure, is 133,556 square feet. The northerly portion of the site abuts a three-story residential development located at 401 and 421 Bernard Street (“Pacifica Apartments”). Parking for the residential apartments is provided within the aforementioned adjacent parking structure; however, the residential parking is physically separated from the commercial parking.



**Site Photo taken from West 19<sup>th</sup> Street**

## **History of Entitlements**

Conditional Use Permit ZE-84-73, Minor Conditional Use Permits ZA-08-16 and ZA-16-32 for Celebrations by Turnip Rose

On April 9, 1984, the Planning Commission granted a Conditional Use Permit (CUP, ZE-84-73) to allow the establishment of a banquet facility at the subject property in Suite 100. On June 5, 2008, the Zoning Administrator granted a Minor Conditional Use Permit (MCUP) ZA-08-16 to allow the banquet facility to expand and replace the previously existing nightclub located in Suite 101. In 2017, the Zoning Administrator approved MCUP ZA-16-32 to allow public restaurant services to be added to the existing private banquet facility. A minimum of 118 parking spaces were required as a condition of approval. In 2017, the banquet facility ceased operations and the parking spaces were reallocated to other tenants. An existing tenant (Saddleback Church) has since taken over the tenancy of Suite 100.

### Minor Conditional Use Permit ZA-09-34 for Sober Living By The Sea, Inc.

On November 5, 2009, the Zoning Administrator granted an MCUP to apply a reduced parking requirement for a group-counseling center. The counseling center is located in Suite 149, a tenant space of approximately 3,800 square feet. The hours of operation are 8 AM to 9 PM, Monday through Friday. The counseling center is conditioned to provide and use only six parking spaces (four employees and two passenger vans). All counseling clients are required to utilize passenger van services.

### Conditional Use Permits PA-14-25, PA-16-64, and PA-19-25 for "Saddleback Church"

On December 8, 2014, CUP PA-14-25 was approved to allow the establishment of the Saddleback Church. At the time of approval, there were parking and traffic concerns with the operation of the church and potential conflicts with other uses within the office complex; specifically, the catering and event facility (Celebrations by Turnip Rose). The applicant agreed to operate the church for two years and concurred with the Planning Commission's inclusion of a condition of approval that required the church to reapply for a new conditional use permit after two years, if the church desired continued operation at this location. On March 27, 2017, CUP PA-16-64 was approved which allowed the continued operation of the church use. The applicant again agreed to operate the church for two years and concurred with the Planning Commission's inclusion of a condition of approval that required the church to reapply for a new conditional use permit after two years. On February 20, 2020, CUP PA-19-25 was approved which allowed the permanent operation of the church use. The approval of the CUP also allowed the expansion of church into Suite 151 to provide a church administrative office, modified hours of operation to include weekday evening ministry services, as well as Saturday and Sunday service throughout the day, and deviation from parking requirements.

### **DESCRIPTION OF USE**

The proposed adult day care would occupy Suites 156, 176, 179, 180 and 190. The proposed tenant space encompasses 12,069 square feet. The subject suites were previously occupied by a day spa and separate office uses. As described in the applicant's letter (Attachment 2), the proposed project involves the following:

- Interior tenant improvements to accommodate the Adult Day Care facility;
- Hours of operation for staff of 6:00 AM to 6:00 PM, seven days a week;
- Services for clients 8:00 AM to 2:00 PM, seven days a week (no overnight occupancy);
- Maximum of 40 staff;
- Maximum of 270 clients on-site at any given time;
- Complimentary shuttle pick-up and drop-off services for clients; and
- Personal care (nurse monitoring and interventions), social services (case management, counseling, and care coordination by social workers, caregiver support), and therapeutic activities (including recreational activities, physical therapy and occupational therapy by a licensed physical/occupational



therapists). According to the applicant, the proposed adult day care facility will not provide any licensed medical treatment or procedures on site, and will not provide substance abuse service.

As conditioned, clients will either be dropped-off and picked-up by the Adult Day Care shuttle services provided by the facility, or their primary caregiver. Six parking spaces will be designated for drop-off and pick-up between 7:30 AM to 8:30 AM and 1:30 PM to 2:30 PM, seven days a week. Staff will generally arrive at the facility as early as 6:00 AM and remain onsite until 6:00 PM. Because the facility clients experience certain health conditions that inhibit their ability to operate a vehicle, parking demand is only anticipated from employees, the ten shuttle vans that will be stationed onsite and client's primary caregivers for drop-off/pick-up.

The applicant operates six other adult day care facilities within the Southern California region with similar business operation models, including facility size, staff size, hours of operation and client shuttle services. The applicant's other facilities are located in Orange, Harbor City, Laguna Woods, Covina and two in Los Angeles.

## **ANALYSIS**

### ***Conditional Use Permit (CUP)***

The CMMC requires a CUP for the establishment of a day care facility in the PDC zone; consequently, the applicant is requesting approval of a CUP to allow the establishment of an adult day care facility at this location. The new facility would offer daily services to the elderly and adults with chronic medical, cognitive or mental health conditions and/or disabilities that are at risk of needing institutional care. Pursuant to the CMMC, the approval of a CUP 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 later in this report.

### ***Parking and Circulation Analysis***

The CMMC required parking ratio for commercial office buildings exceeding two-stories in height and 100,000 square feet in area is three spaces per 1,000 gross square feet of floor area, resulting in 401 parking spaces required for the 133,556-square-foot Newport Plaza (this includes the floor area proposed to be used by the adult day care use). A total of 454 parking spaces are provided at the site, including the 391 parking spaces in the five-story parking structure (dedicated to the commercial uses) and 63 surface parking spaces. Based on the City's required parking ratios, Newport Plaza is developed with a surplus of 53 spaces.

The CMMC does not specify parking requirements for a "day care facility," or an "adult day care facility." Pursuant to CMMC Section 13-90, the parking requirements for uses not specified in the Municipal Code shall be determined by the Planning Division, and shall be based upon the requirements for the most comparable use specified, *or other appropriate sources [emphasis added]*.

According to the applicant, the proposed facility is limited to appointment-only services for adults with a maximum capacity of 40 staff and 270 clients (the applicant indicates that typically not all staff would be on the site at the same time). The applicant is proposing to use 10 shuttle vans for complimentary client drop-off and pick-up service, which will be parked onsite when not shuttling clients. The shuttle service is offered because their clients generally experience certain health conditions that inhibit their ability to operate a vehicle. As previously indicated, the applicant operates six other similar adult day care facilities in Southern California, and based on parking observations from the other facilities, the applicant anticipates that the majority of their Costa Mesa clients will also primarily use the complimentary shuttle service.

To further confirm the facilities potential parking demand, staff requested that the applicant survey actual parking demand data from their other facilities, and specifically requested that they provide their existing clients actual usage of the shuttle service vs. other modes of transportation. Table 1 below shows the number of clients that use the shuttle services vs. the number of clients who use alternative transportation at the applicant's existing adult day care facilities (complete parking data was not available for the applicant's sixth facility in Covina, California and therefore was not included). As shown in Table 1, approximately 97% of the applicant's total clients at their existing facilities use the provided complimentary shuttle service.

**Table 1 – Applicant's Other Facilities**

Center Name and Location	Average Daily Number of Participants Using Shuttle Service	Average Daily Number of Participants Not Using Shuttle Service
Commonwealth ADHC Buena Park, Orange County (2003)	114	2
Lomita ADHC Harbor City, LA County (2003)	125	1
Wilshire ADHC Los Angeles, LA County (2003)	180	5
El Toro ADS Laguna Woods, Orange County (2017)	130	8
Koreatown ADHC Los Angeles, LA County (2019)	120	5
<b>Total:</b>	<b>669 (97%)</b>	<b>21 (3%)</b>

Based on the empirical parking data from the other facilities, the Costa Mesa Facility's proposed staffing and maximum client occupancy, staff anticipates that there will be a parking demand for the proposed adult day care facility of 58 cars. This determination is conservative in that it assumes that all employees will be present on-site, and all

employees will drive individual cars (as opposed to carpooling and/or using public transportation). This parking demand assessment includes 40 spaces for staff vehicles (one parking space for each staff person), 8 vehicles for client use that do not use shuttle services (3% of 270 clients), and 10 shuttle vans.

Site ingress and egress is obtained from West 19<sup>th</sup> Street and includes a dedicated right-hand turn lane into the site. The center median on West 19<sup>th</sup> Street prevents left hand turns into the site. The driveway into the site provides access to both the surface parking (located generally in the front of the property) and the parking structure (located at the rear of the property). (See Exhibit 1 below.)

### Exhibit 1- Site Circulation



The applicant is proposing to designate specific client drop-off/pick-up times to prevent unnecessary bottlenecking of arrivals and departures, and the use of six specific parking spaces at the eastern edge of the Newport Plaza surface parking fronting the proposed Adult Day Care entrance (except the existing ADA parking stalls) to be designated specifically for drop-off and pick-up. The applicant will adequately staff the drop-off/pick-up service so that clients are safely escorted from the parking area to the facility. The distance from the drop-off/pick-up area to the proposed facility suite entrance is approximately 100 feet. Drop-off and pick-up services will occur onsite in the assigned area between 7:30 AM to 8:30 AM and 1:30 PM to 2:30 PM, respectively. The remaining hours of the day, these parking stalls will remain unrestricted for other users and tenants. As highlighted in Exhibit 2 below, the 10 shuttle vans parking spaces are located adjacent to the two main loading zones spaces allowing for an accessible path of travel for drop-offs and pickups to/from the building.

## Exhibit 2 - Shuttle Van and Drop-off/Pick-up Area



Parking demand for the floor area allocated originally to the proposed 12,069-square-foot office area is 41 parking spaces and therefore the potential parking demand for the proposed adult day care use would exceed the parking spaces allocated to the subject floor area by 17 spaces. However and as previously mentioned, the site is developed with 53 surplus parking spaces and therefore the anticipated 17 additional parking spaces needed for the adult day care facility would be provided on-site with the surplus parking.

Existing tenants within 1901 Newport Plaza include Saddleback Church, medical offices, a beauty salon, fitness studio, general offices, and vacant office suites. The Table 2 below shows the potential operational peak parking demand for all uses (including the proposed adult day care facility) at 1901 Newport Plaza.

**Table 2 – Shared Parking Analysis**

Hours	Weekday Peak Demand	Weekend Peak Demand
6:00 AM	60 spaces	75
7:00 AM	114 spaces	85
8:00 AM	281 spaces	313
9:00 AM	387 spaces	323
10:00 AM	409 spaces	323
11:00 AM	409 spaces	335
12:00 PM	377 spaces	335
1:00 PM	377 spaces	323
2:00 PM	399 spaces	313
3:00 PM	387 spaces	304
4:00 PM	336 spaces	304
5:00 PM	241 spaces	291
6:00 PM	148 spaces	291
<b>Total Spaces Provided</b>	<b>454</b>	<b>454</b>
<b>Surplus at highest parking demand</b>	<b>+45</b>	<b>+119</b>

As shown in Table 2, the existing parking at 1901 Newport Plaza would accommodate parking demands for existing uses and the proposed adult day care. Peak parking demand during weekday hours would occur at 10 AM and 11AM with a total parking demand of 409 spaces. Table 2 demonstrates that the parking demand remains below the total supply of parking during all hours of the day, resulting in a surplus of 45 spaces at weekday peak demand. During the highest weekend peak demand period, there will be a surplus of 119 parking spaces at 11 AM.

Based on the parking demand for 1901 Newport Plaza, the proposed hours of operation of the day care facility, and unique operation characteristics of providing drop off/pick up and shuttle services, adequate parking is available for the adult day care facility without impacting the parking for existing businesses in the center. However, if parking shortages or other parking-related problems develop, staff has included a condition of approval that requires the business operator to institute appropriate operational measures necessary to minimize or eliminate the problem including, but not limited to, reducing the number of clients, securing additional offsite parking, or another measure deemed appropriate by the Director of Economic and Development Services.

## **GENERAL PLAN CONFORMANCE**

### ***Conformance with the City of Costa Mesa General Plan***

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 serve both local needs and attract regional 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 specific 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 proposed adult day care facility would add to the variety of commercial services in the City. Adult day care will provide professional care services for adults who require supervised care during the day. The services offered include nurse monitoring and interventions, case management, counseling, and care coordination by social workers,

and therapeutic activities. The proposed use would create approximately 40 new jobs.

2. **Policy LU-6.1:** *Encourage a mixed of land uses that maintain and improve the City's long-term fiscal health.*

**Consistency:** Developing a diverse and comprehensive supply of services for certain populations with special needs in the community, such as adult day care, assists in providing a mix of services and land uses available to City residents..

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

**Consistency:** The proposed use would provide a specialized service in Costa Mesa. Adult day care would provide a safe environment with multiple services to assist adults with limited independence.

#### **FINDINGS AND 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 shall 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 use is compatible with existing uses on the subject property and the mixture of office, retail, and residential uses in the vicinity. Staff hours range between 6:00 AM to 6:00 PM and care services for clients are proposed between 8 AM to 2 PM, seven days a week. Parking demand would not exceed the parking supply for the site at any time since the facility proposes a pick-up/drop-off shuttle program. All clients will be required to be transported to the centers via shuttle vans or dropped-off/pick-up by their caregiver, so no parking/traffic issues are anticipated. In addition, subject to conditions of approval, the use would be conducted within the suite and not generate noise or other detrimental effects on surrounding uses.
- **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 adult day care facility, as proposed and conditioned, would operate underroof to prevent potential noise impacts, and utilize a shuttle service to prevent potential parking and circulation impacts. The proposed use would not generate noise, traffic, or parking impacts that would be unusual for a commercially zoned property and/or

affect the immediate neighborhood. Lastly, the applicant is conditioned to obtain any/all local/State health licenses that are applicable to providing the care services that are offered. Therefore, granting the CUP would not be detrimental to the health, safety and general welfare of the public or 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 General Plan designation is “Commercial Center,” which allows for a wide variety and scale of retail stores, professional offices, restaurants, hotels, and theaters. The proposed use would address a local and area need for specialized professional adult care during the day. As proposed and conditioned, the day care use would be compatible with the uses in 1901 Newport Plaza, would not increase the intensity of the development and is consistent with the General Plan designation.

## **ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities. This exemption applies to the operation of existing structures involving negligible or no expansion of the existing or prior use. The project involves no exterior alterations or expansion in floor area, and the change in use from commercial offices/day spa to limited adult day care is a “negligible change in use.” The use, as conditioned, is consistent with the General Plan land use designation and applicable General Plan policies, as well as with the 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 the requested changes are substantial, the item 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 a revised Resolution incorporating new findings and/or conditions.
3. **Deny the project.** If 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 six months.

## **LEGAL REVIEW**

The draft Resolution has 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. (See attached Notification Radius Map).
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.

As of the date of this report, no written public comments have been received. Any public comments received prior to the Planning Commission meeting will be forwarded separately to the Planning Commission.

## **CONCLUSION**

The proposed request is for a CUP to allow the establishment of an adult day care in the PDC (Planned Development Commercial) zoning district with a maximum of 40 staff and 270 clients, seven days a week. The adult day care use would occupy a tenant space that was previously occupied by a day spa and professional offices and would not involve any exterior changes or expansion to the site, and proposes only interior tenant improvements for Suites 156, 176, 179, 180 and 190. As proposed and conditioned, the parking demand for the site would not exceed supply at any time because the proposed use would incorporate a client shuttle service. The proposed use is consistent with the City's Zoning Code and General Plan, the Conditional Use Permit findings can be made, and the use is not anticipated to have adverse impacts on surrounding properties. 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 22-09 FOR A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF AN ADULT DAY CARE (LA PALMA ADULT DAY HEALTH CARE) IN THE PDC (PLANNED DEVELOPMENT COMMERCIAL) ZONE LOCATED AT 1901 NEWPORT BOULEVARD, SUITES 156, 176, 179, 180 and 190**

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

WHEREAS, Planning Application 22-09 was filed by Luis Gomez, authorized agent on behalf of the applicant, La Palma Adult Day Health Care for the property owner, 1901 Newport, LLC (Jamison Services, Inc.), requesting approval of a Conditional Use Permit to allow the establishment of an adult day care within the Planned Development Commercial (PDC) zone. The project proposes tenant improvements for suites 156, 176, 179, 180 and 190 (12,069 square feet) with no exterior alterations or floor area additions to the existing building. The proposed hours of operation are 6 AM to 6 PM for staff, and 8 AM to 2 PM for clients, seven days a week.

WHEREAS, a duly noticed public hearing held by the Planning Commission on October 10, 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) under Section 15301 (Class 1) for Existing Facilities.

WHEREAS, the CEQA categorical exemption for this projects 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 22-09 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 22-09 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 10th day of October, 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 October 10, 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 Finding:** The proposed use is compatible with existing office uses on the subject property and the mixture of office, retail, and residential uses in the vicinity. Staff hours range between 6:00 AM to 6:00 PM and care services for clients are proposed between 8 AM to 2 PM, seven days a week. Parking demand would not exceed the parking supply for the site at any time since the facility proposes a pick-up/drop-off shuttle program. All clients will be required to be transported to the centers via shuttle vans or dropped-off/pick-up by their caregiver, so no parking/traffic issues are anticipated. In addition, subject to conditions of approval, the use would be conducted within the suite and not generate noise or other detrimental effects on surrounding uses.

**Finding:** Granting the conditional use permit or minor 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 use, as proposed and conditioned, would operate underroof to prevent potential noise impacts, and utilize a shuttle service to prevent potential parking and circulation impacts. The proposed use would not generate noise, traffic, or parking impacts that would be unusual for a commercially zoned property. Lastly, the applicant is conditioned to obtain any/all local/State health licenses that are applicable to providing the care services that are offered. Therefore, granting the CUP would not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

**Finding:** 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.

- **Facts in Support of Finding:** The General Plan designation is Commercial Center, which allows for a wide variety and scale of retail stores, professional offices, restaurants, hotels, and theaters. The proposed use would address a local and area need for specialized professional adult care during the day. As proposed and conditioned, the day care use would be compatible with the existing medical office uses, other uses in 1901 Newport Plaza, would not

increase the intensity of the development and is consistent with the General Plan designation.

- B. **Finding:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities. This exemption applies to the operation of existing structures involving negligible or no expansion of the existing or prior use. The project involves no exterior alterations or expansion in floor area, and the change in use from commercial offices/day spa to an adult day care facility is a “negligible change in use.” The use, as conditioned, is consistent with the General Plan land use designation and applicable General Plan policies, as well as with the zoning designation and regulations.
- C. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## **EXHIBIT B**

### **CONDITIONS OF APPROVAL**

- Plng. 1. The use shall be limited to the type of operation as described in detail in the staff report, which generally includes the establishment of an adult day care service with limited hours of operation and shuttle service or pick-up/drop-off requirements for clients. Any change in the operational characteristics shall require review by the Planning Division 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. The applicant is reminded that Code allows the Planning Commission to 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. The maximum capacity of the day care center shall be limited to 270 clients and 40 staff members.
  3. The hours of operation of the day care center shall be from 6 AM to 6 PM for staff, and 8 AM to 2 PM for clients, seven days a week.
  4. The applicant shall ensure that clients are transported by the free shuttle service or by their caregivers, and use drop-off/pick-up services instead of parking.
  5. The applicant shall ensure that clients are not allowed to stay overnight nor live at the facility.
  6. All services shall be offered on an appointment-only basis; no walk-in services shall be provided.
  7. All uses shall be conducted within the tenant space (underroof).
  8. No live music, amplified sound, or music speakers permitted within the outdoor common areas.
  9. Staff shall park in the parking structure only.
  10. Six parking stalls at the eastern edge of the Newport Plaza surface parking fronting the proposed Adult Day Care entrance (except the existing ADA parking stalls) shall be designated for drop-off and pick-up only between 7:30 AM to 8:30 AM and 1:30 PM to 2:30 PM, seven days a week. During other hours of the day, these spaces shall be open and available for site parking.
  11. Drop-off and pick-up services shall not block the public right-of-way and shall occur onsite within the designated parking spaces
  12. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or operator shall institute whatever security and operational measures are necessary to comply with this requirement.
  13. 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.

14. The applicant shall contact the Planning Division to arrange a Planning inspection of the site. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
15. If parking problems arise, the operator shall institute appropriate operational measures necessary to minimize or eliminate the problem including, but not limited to, reducing the operating hours of the business.
16. The Planning Commission reserves the right to revoke Conditional Use Permit No. 22-09 pursuant to a public hearing for revocation, if any violation of the conditions of approval, the City of Costa Mesa General Plan or the Municipal Code.
17. The applicant, the property owner and the operator (collectively referred to as "indemnitors") shall each jointly and severally 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 or employees arising out of City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. 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 indemnitors' joint and several 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.
18. The applicant shall obtain all required local and State licenses for the operation of the adult day care facility. A copy of the licenses shall be forwarded to the City prior to operation, and issuance of a business license.

### **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.      1. 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.

2. 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.
3. All noise-generating construction activities shall be limited to 7 AM to 7 PM Monday through Friday and 9 AM to 6 PM. 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.
4. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.

Bldg.

5. **Prior to issuing the Building permit the conditions of approval shall be on the approved Architectural plans**

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.

**A change of occupancy shall require compliance with the Disabled access requirements of chapter 11B of the 2019 California Building Code.**

6. Prior to the Building Div. (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 Div. will not issue a demolition permit until an Identification no.is provided By AQMD

Fire

7. Comply with the I-4 Occupancy requirements of the 2019 California Fire Code and referenced standards as amended by the City of Costa Mesa.



- 8. A Fire alarm shall be installed according to CFC 907.2.6.
- 9. Fire Sprinklers shall be installed according to CFC 903.2.6.
- 10. Comply with CFC 436.1.
- 11. Comply with the 2019 CFC as adopted and amended by the City of Costa Mesa.
- Bus. 12. The operator, contractors, and subcontractors must have valid business  
Lic. licenses to do business in the City of Costa Mesa.

## CONDITIONAL USE PERMIT APPLICATION APPLICANT LETTER

**Submittal Date:** April 27, 2022

**Project Information:**

Property Address: 1901 Newport Blvd, Suite 180, Costa Mesa, CA 92627

APN: 419-205-20

Zoning: Planned Development Commercial (PDC)

Property Area: 34,251 square feet

Building Area: Total Gross Building - 134,387 square feet  
 Tenant Gross Area - 12,069 square feet  
 Tenant Project Improvement Area - 9,421 square feet

Property Owner: 1901 Newport LLC

Owner Contact: Jamison Services, Inc.  
 June Hwang, Property Manager  
 (714) 828-1114  
 junehwang@jamisonservices.com

Tenant/Operator: La Palma Adult Day Health Care Center, Inc.  
 Hyun Lee, Chief Operating Officer  
 (714) 521-0643  
 leehyunok@gmail.com

Applicant/  
 Authorized Agent: goUrban Development  
 Luis Gomez, Principal  
 (562) 895-3392  
 lagomez@gourbandev.com

**Project Request:**

The Tenant is requesting a Conditional Use Permit (CUP) to operate an Adult Day Health Care Center (Adult Day Care) located at 1901 Newport Blvd, STE 180 Costa Mesa, CA 92627. This report provides the supplemental documentation requested of the City of Costa Mesa CUP application.

## Project Background:

The Tenant proposes to occupy 12,069 gross square feet (9,421 net square feet) of commercial office space located at 1901 Newport Boulevard, Costa Mesa, CA 92627. The proposed space consists of multiple ground level suites (Suites 156, 176, 179, 180, and 190) as identified in Exhibit A. The Tenant shall complete interior improvements to accommodate the Adult Day Care facility (see Exhibit A). No exterior façade improvements are proposed. The Tenant intends to complete the interior improvements as soon as possible and be open for business by July 2022.

## Zoning and Surrounding Uses:

The Newport Plaza property is zoned Planned Development Commercial (PDC). In accordance with the City of Costa Mesa Municipal Code, Title 13 Planning, Zoning and Development, Chapter IV. Citywide Land Use Matrix, a day care facility is a conditionally approved use in a PDC designated zone.

Neighboring properties include the following uses:

Location	General Plan Designation	Zoning Designation	Existing Land Use
Project Site	Commercial Center	PDC	Newport Plaza commercial center
North	Commercial Center / Medium Density Residential	PDC / R2-MD	Multifamily residential
East	General Commercial	C2	Retail
South	Commercial Center	PDC	The Triangle retail center
West	Commercial Center	C2	Church / apartments

## Existing Use:

The 1901 Newport Plaza is a 134,387 square foot, three-story commercial office property located at the northwest corner of Newport Boulevard and 19th Street. This location offers great visibility and is easily accessible. The building's mission-style architecture varies in height, ranging from one to three stories. Architectural elements include arches, Terracotta roof tiles, white painted stucco walls, and courtyards and plazas. Newport Plaza is home to various office and medical uses, as well as Saddleback Valley Community Church.

A complete list of current Newport Plaza tenants is provided as Exhibit B.

Newport Plaza is broken into two main wings, the West Wing and East. Primary access to the Newport Plaza is through the main entry nearest the parking structure depicted in Photo 8 of Exhibit B. A secondary entrance to Newport Plaza is located on the southeast corner of the property. Additionally, several ground floor suites, including the proposed Adult Day Care facility, are accessible directly from

the surface parking areas. A property site plan is provided in Exhibit A and property photos are provided in Exhibit C.

### **Proposed Use and Services:**

The Tenant shall occupy Suites 156, 176, 179, 180, and 190 as one Adult Day Care facility, totaling 12,069 gross square feet (9,421 net square feet) as shown on Exhibit A: Floor Plan. The Adult Day Care will offer daily services to the elderly and adults with chronic medical, cognitive, or mental health conditions and/or disabilities that are at risk of needing institutional care.

Tenant Services shall include:

- Personal Care (nurse monitoring and interventions)
- Social services (case management, counseling and care coordination by social workers, caregiver support)
- Transportation to and from the home (with vans owned by the Operator)
- Meals (which will be provided and delivered daily by a separate outside catering company)
- Therapeutic activities (including recreational activities by activity coordinator; physical therapy and occupational therapy with exercise by licensed physical/occupational therapists and program aides)

For clarification purposes, the Tenant shall not provide licensed medical treatment or procedures on site nor will the Tenant provide substance abuse services.

### **Target Market and Operations:**

Although the proposed Adult Day Care will offer services to adults of all ages, the center's target market is senior citizens in need of supplemental care while their primary caretakers are busy during the day. Standard program hours of operation are 8:00 AM to 2:00 PM, 7 days a week. All services will be limited to shuttle transport and drop-offs by primary caretakers. Staff will generally arrive at the facility as early as 6:00 AM and may remain onsite as late as 6:00 PM. Participants arrive on an appointment-only basis, as walk-in service is prohibited outside of site visits for potential future clientele.

A typical visit for a patron (Participant) would begin at 8:00 AM after drop-off by their primary caretaker or by a Tenant-owned shuttle van. Upon arrival, participants will be greeted by a staff member from the parking lot, and escorted safely into the building. After an initial health check by a nurse, the Participant would be served breakfast followed by a variety of activities such as games, cognitive activities, therapeutic exercises, and other therapies (physical therapy and occupational therapy). There would also be group activities such as social worker-led support groups or interest groups (chess, cards, arts & crafts, etc.). Lunch would be served at noon. At the conclusion of the program day (1:30 PM - 2:00 PM), Participants would be picked up by their primary caretaker or transported home by the Adult Day Care shuttle vans. The Tenant plans on requesting for a license capacity of 270 participants, for both weekdays and weekends.

The Adult Day Care will employ approximately 30-40 full-time/part-time staff members whose hours range between 6:00 AM and 6:00 PM. Parking demand is only anticipated from employees and the 5-10 shuttle vans that will be stationed onsite. Participants generally will not drive to the Adult Day Care facility.

### **Shuttle Service:**

Two designated shuttle drop-off and pick-up areas are proposed at the eastern edge of the Newport Plaza surface parking lot fronting the Adult Day Care entrance (see Exhibit A). Each morning, Adult Day Care staff shall greet Participants arriving by shuttle at the shuttle loading zones. From the loading zones, staff shall escort Participants along an accessible path of travel to the main entrance. At the end of each service day, staff shall escort Participants from the main entrance to the shuttle loading zones.

### **Tenant Improvements:**

The Tenant proposes 9,421 net square feet of interior improvements that include the following:

- 4,308 square feet community hall with a stage, community seating, and tables
- Men and Women Restrooms
- Kitchen and Dining Area
- Various office and special use areas, including a quiet / counseling room, and nurse room
- Occupational Therapy / Physical Therapy room with treadmills and other health equipment.

No exterior improvements are proposed by the Project.

The Adult Day Care floor plan (see Exhibit A) provides a two-dimensional layout of the Office Building and proposed Adult Day Care facility floor plan.

### **Parking Analysis:**

In accordance with Table 13-89, Non-Residential Parking Standards of the Costa Mesa Municipal Code, the following parking standard applies to the proposed Adult Day Care use.

Use	Parking Ratio per Gross Floor Area
Office Buildings exceeding two stories in height and 100,000 square feet in area	3 spaces per 1,000 square feet

Based on the above specific City of Costa Mesa parking standard, the proposed Adult Day Care will require a total of 39 parking spaces (12,069 gross square feet at 3 spaces per 1,000 square feet). Tenant parking demand will be primarily driven by its staff needs given that most participants will utilize the shuttle services.

Newport Plaza offers 454 parking stalls to its guests and tenants. This equates to an overall parking ratio of 3.39 stalls per 1,000 square feet for the entire property (134,387 square feet). The parking ratio for currently occupied space is 4.43 per 1,000 square feet (102,628 square feet). As illustrated in the site plan, parking is provided via an above ground five-story parking structure located immediately north of the building and two surface parking areas that front the building. The parking structure provides 488 stalls, of which 391 stalls (floors 2-5) are dedicated to the Newport Plaza and the surface parking lots provide 63 stalls. Of the 63 surface spaces, 16 of them are located on the eastern end of the property. The tenant proposes to dedicate two of these spaces as shuttle loading zones.

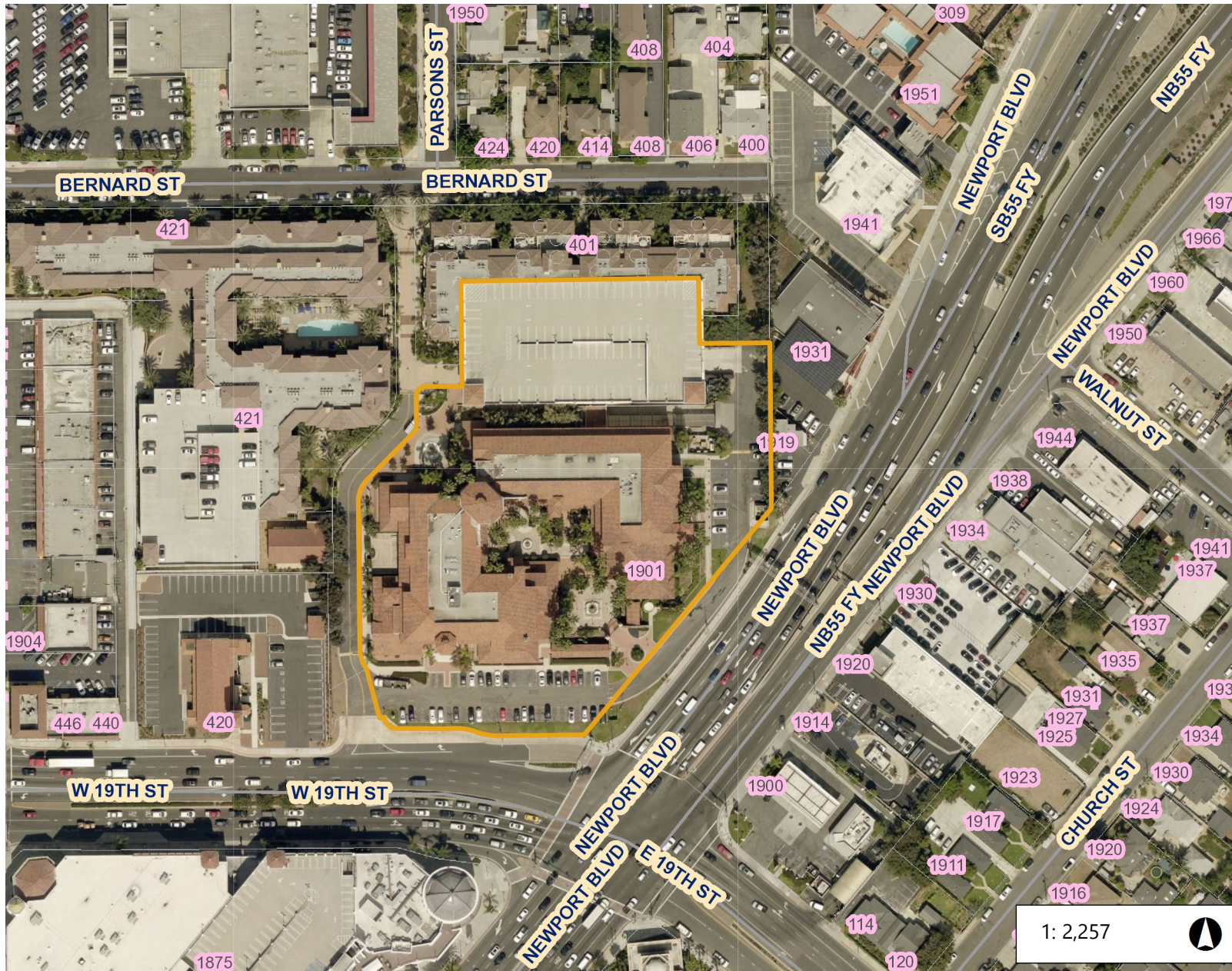
**Attachments:**

EXHIBIT A: SITE PLAN & FLOOR PLANS

EXHIBIT B: BUILDING TENANT LIST

EXHIBIT C: PROPERTY PHOTOS





Legend

 Costa Mesa

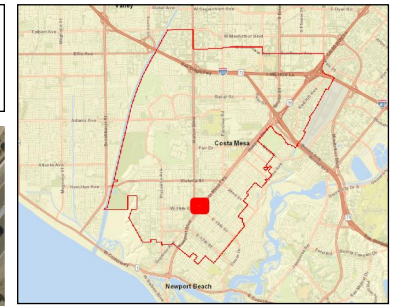
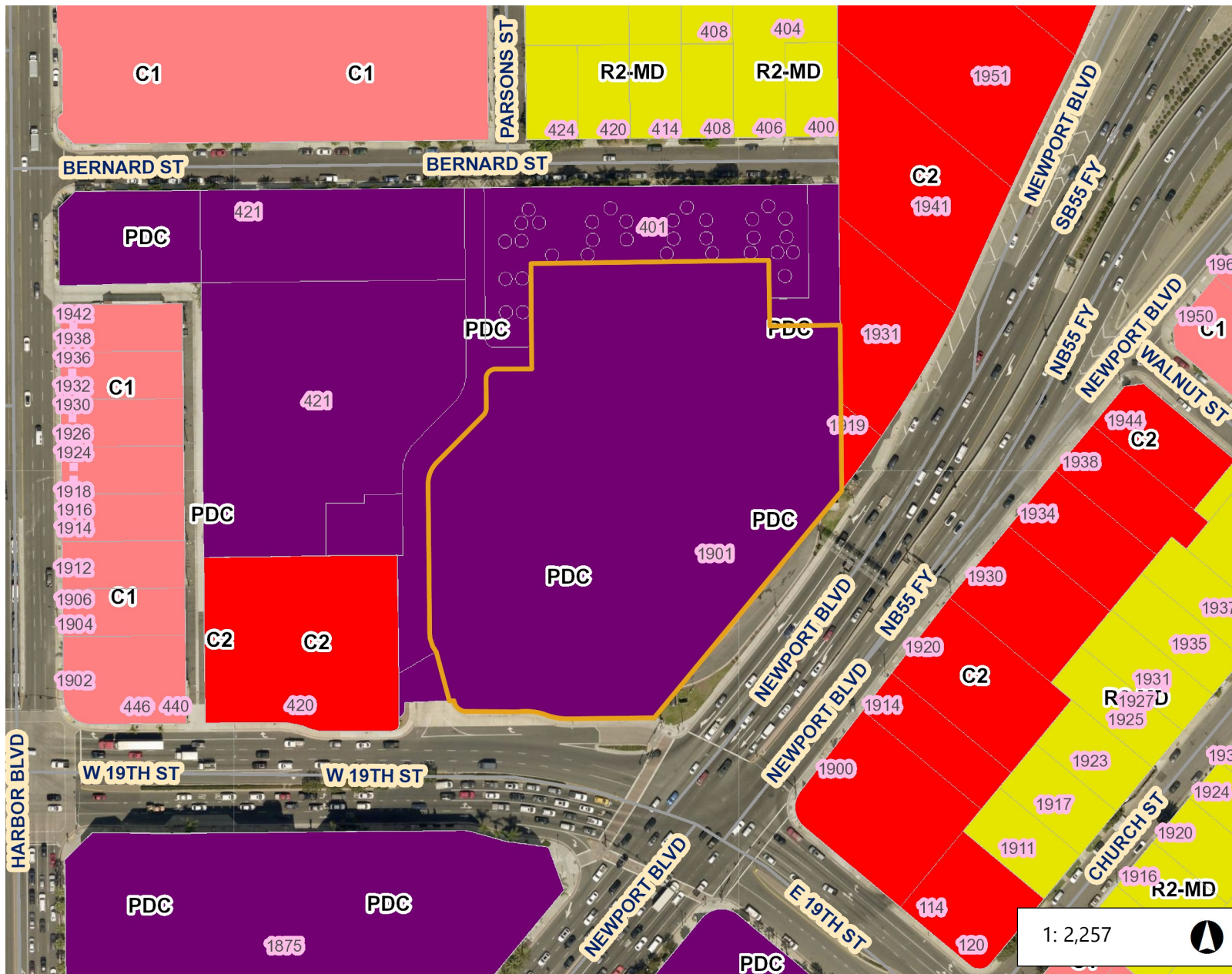
Notes

0.1 0 0.04 0.1 Miles

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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.





### Legend

- Costa Mesa
- Zoning**
- AP - Administrative Professional
- IR-MLT - Institutional Recreational I
- R1 - Single-Family Residential
- R2-MD - Multiple-Family Residentie
- R2-HD - Multiple-Family Residentia
- 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

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SHARED PARKING DEMAND MIXED USE DEVELOPMENT 1901 Newport 454 spaces														ATTACHMENT 7						
USE	Office		Banks	Medical Office	Retail	Restaurant		Theaters and Cinemas	Hotel/Motel				Residential				Guest (total)	Total Parking Demand		
	<100,000	>100,000				1st 3K	>3K		Guest Rooms	Restaurant/Lounge	Conference/Convention	1st 3K	>3K	Bachelor	1 bedroom	2 bedroom			3+ Bedroom	
	(Sq. Ft.)	(Sq. Ft.)				(Sq. Ft.)	(Sq. Ft.)		(Sq. Ft.)	(Sq. Ft.)	(seats)	(units)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)			(units)	(units)
		79640.00	0.00	12905.00				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
PEAK DEMA	0.00	238.92	0.00	77.43	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	316.35	
WEEKDAY																				Weekdays
6:00 AM	0.00	7.17	0.00	2.32	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	9.49	6:00 AM
0.29	0.00	47.78	0.00	15.49	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	63.27	7:00 AM
8:00 AM	0.00	150.52	0.00	48.78	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	199.30	8:00 AM
9:00 AM	0.00	222.20	0.00	72.01	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	294.21	9:00 AM
10:00 AM	0.00	238.92	0.00	77.43	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	316.35	10:00 AM
11:00 AM	0.00	238.92	0.00	77.43	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	316.35	11:00 AM
NOON	0.00	215.03	0.00	69.69	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	284.72	NOON
1:00 PM	0.00	215.03	0.00	69.69	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	284.72	1:00 PM
2:00 PM	0.00	231.75	0.00	75.11	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	306.86	2:00 PM
3:00 PM	0.00	222.20	0.00	72.01	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	294.21	3:00 PM
4:00 PM	0.00	183.97	0.00	59.62	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	243.59	4:00 PM
5:00 PM	0.00	112.29	0.00	36.39	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	148.68	5:00 PM
6:00 PM	0.00	54.95	0.00	17.81	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	72.76	6:00 PM
7:00 PM	0.00	16.72	0.00	5.42	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	22.14	7:00 PM
8:00 PM	0.00	16.72	0.00	5.42	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	22.14	8:00 PM
9:00 PM	0.00	7.17	0.00	2.32	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	9.49	9:00 PM
10:00 PM	0.00	7.17	0.00	2.32	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	9.49	10:00 PM
11:00 PM	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	0.00	11:00 PM
MIDNIGHT	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	0.00	MIDNIGHT
MAXIMUM WEEKDAY DEMAND				408.35																
WEEKEND																				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	0.00	6:00 AM
7:00 AM	0.00	7.17	0.00	2.32	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	9.49	7:00 AM
8:00 AM	0.00	23.89	0.00	7.74	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	31.64	8:00 AM
9:00 AM	0.00	31.06	0.00	10.07	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	41.13	9:00 AM
10:00 AM	0.00	31.06	0.00	10.07	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	41.13	10:00 AM
11:00 AM	0.00	40.62	0.00	13.16	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	53.78	11:00 AM
NOON	0.00	40.62	0.00	13.16	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	53.78	NOON
1:00 PM	0.00	31.06	0.00	10.07	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	41.13	1:00 PM
2:00 PM	0.00	23.89	0.00	7.74	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	31.64	2:00 PM
3:00 PM	0.00	16.72	0.00	5.42	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	22.14	3:00 PM
4:00 PM	0.00	16.72	0.00	5.42	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	22.14	4:00 PM
5:00 PM	0.00	7.17	0.00	2.32	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	9.49	5:00 PM
6:00 PM	0.00	7.17	0.00	2.32	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	9.49	6:00 PM
7:00 PM	0.00	7.17	0.00	2.32	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	9.49	7:00 PM
8:00 PM	0.00	7.17	0.00	2.32	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	9.49	8:00 PM
9:00 PM	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	0.00	9:00 PM
10:00 PM	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	0.00	10:00 PM
11:00 PM	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	0.00	11:00 PM
MIDNIGHT	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	0.00	MIDNIGHT
MAXIMUM WEEKEND DEMAND				334.78																
REQUIRED PARKING		316.35																		

1901 Newport

Use	Suite #	Tenant	Sq ft	Hours	Sat?	Sun?	Parking Demand
Church	100,177,261,271A,151	Saddleback Valley Community Church	21,273	Mon-Fri 9:00AM - 5:00PM	Y	Y	11
Medical	120, 155	Newport Plaza Surgery Center	7,144	Mon - Fri 6:00AM - 4:30PM			45.0
Medical	149	Sober Living By The Sea, Inc.	3,820	Mon - Fri 8:00AM - 5:00PM			6.0
Day Care	56, 176, 179, 180, 190	Adult day care	13,448	Mon- Fri 6:00 AM- 6:00 PM			50.0
Services (registratio	165	Reliable Documentation	951	Mon-Fri 9:00AM - 5:00PM			3.1
Office	175	Jamison Building Office	1,536	Mon - Fri 8:30AM - 5:30PM			4.2
Retail	200	Vacant	2,558	-			7.2
Retail	204	Vacant	2,603	-			7.7
Beauty Salon	205	T. Studio (Hortencia Salinas)	750	Mon - Fri 10:30AM - 8:00PM, Occasionally Sat	Y		3.1
Retail	210	Vacant	2,892	-			8.6
Medical	208	ony Kuo d/b/a Atrium Cosmetic & Restorative Dentistr	1,693	Thurs & Fri 8:00AM - 6:00PM			9.6
Retail	225	Vacant	2,019	-			6.0
Medical	235	Adult and Child Neurology Medical Associates, Inc	2,209	Mon - Fri 8:00AM - 5:00PM			13.2
Office Use (nonprofit	240, 250	Human Options	3,894	Mon - Fri 8:30AM - 5:00PM			24.0
Office	251	Campaign Services (Campaign Solutions)	1,693	Mon - Fri 8:00AM-5:00PM			5.1
Retail	271	Vacant	4,789	-			14.4
Retail	272	Vacant	622	-			1.8
Retail	274	Vacant	729	-			1.7
Retail	278	Vacant	1,353	-			4.5
Medical	280	Anew Era TMS	1,109	Mon - Fri 9:00AM - 5:00PM			6.0
Retail	284	Vacant	1,983	-			5.7
Retail	290	Vacant	3,691	-			9.9
Office	300, 310	Contactibility	8,783	Mon-Fri 6:00AM - 6:00PM			27.0
Retail	330	Vacant	6,297	-			19.2
Office	350	Wilshire Business Center	18,134	Mon - Fri 8:30 AM - 5:30PM			52.2
Catering	LL101	Ital Catering, LLC dba Celebrations	15,113	No operations since 01/2019			53.1
Catering	LL102	Celebratons Storage- Basement	-				
Fitness	SCH	Oh Yoga	2,470	M, W 8:30AM-8:30 PM THR 8:30AM-9PM F 8:30AM-7:30PM SAT 7:30AM-12:30PM SUN 8:30AM-5:30PM	Y	Y	24.0

133,556

Total area per use	
Medical uses + Beauty Sal	12,905
Office	34,991
Retail	29,536
Retail + celebration	79,640

Parking spaces fot conditioned uses	
Church	11
Sober Living	6
Fitness studio	25



Use	Suite	Tenant	Sq. ft.
Church	100	Saddle Back Valley Community Church	20,372
Medical	120	Newport Plaza Surgery Center	6,620
Medical	149	Sober Living by the Sea	2,998
Medical	155	Newport Plaza Surgery Center	887
Office	165	Reliable Documentation	1,052
Office	175	Jamison Building office	1,445
Adult Day Care	180	La Palma Adult Day Care	12,069
retail	200	Vacant	2,461
retail	204	Vacant	2,586
Office	205	T. Studio	518
Meical	208	Tony I. Kuo D.D.S	1,607
retail	210	Vacant	2,894
retail	225	Vacant	2,091
Medical	235	Adult and Child Neurology Medical Associates	2,297
	240	Human Options	4,029
	251	Campaign Services	1,739
retail	271	Vacant	4,825
retail	272	Vacant	661
retail	274	Vacant	578
retail	278	Vacant	1,540
	280	Anew Era TMS	1,061
retail	284	Vacant	1,991
retail	290	Vacant	3,322
	300	Contactibility	9,118
retail	330	Vacant	6,424
	350	Wilshire Business Center	17,411
Restaurant	LL101	Ita Catering	17,730
Restaurant	LL101	Celebratons Storage- Basement	1,742
	SCH	Oh Yoga	2,386

Parking Ratio	Entitlements	BL
	Conditioned	Active
		Active
6.00	Conditioned	Active
		Closed
	Conditioned, 5-10 walking per week	Active
9.84		
10.34		
2.07		Active
6.43		
11.58		
8.36		
16.12		
6.96		
19.30		
2.64		
2.31		
6.16		
4.24		
7.96		
13.29		
36.47		
25.70		
69.64		
	Conditioned	
	Conditioned	



DBA	Expiration	Suite	Size
Newport Plaza Surgical Center	12/31/2020	120.00	6,255
Gold Coast Counseling Center	3/31/2018	151.00	
Craig Feltman & Associates	5/31/2020	176.00	
A S Medication Solutions LLC	12/31/2020	179.00	1,342
Euphoria Wellness	8/31/2020	180.00	3,267
Adult and Child Neurology	7/31/2020	235.00	
Pediatric Gastroenterology	7/31/2020	235.00	
Tony Kuo, DDS	10/31/2020	208.00	1,693
Human Options Inc	11/30/2020	240.00	2,133
Forza Capital, LLC	8/31/2020	250.00	3,068
Tree House Recovery	2/29/2020	271.00	4,789
Reliable Documentation Inc	11/30/2020	274.00	729
Lenna Naturopathic Medicine	5/31/2020	278.00	1,353
Anew Era TMS LLC	6/30/2020	280.00	1,109
Summer Witty, LMFT	4/30/2020	305.00	
Ross Law Group	11/30/2020	284.00	1,983
Luna Rose Behavioral Health	7/31/2020	350.00	
Elite Homecare Companions	6/30/2020	350.00	18,134
Forza Capital	9/30/2020	350.00	
Building Maintenance of Tomorrow LLC	3/31/2020	350.00	
Louiselle Gagnon Skin Care	3/31/2020	350.00	
Winter, LLP	6/30/2020	350.00	
Brenda E Pinckney, CPA	10/31/2020	350.00	
Always Assisting Family Care	9/30/2020	350.00	
Winter Realty	5/31/2020	350.00	
1901 Newport LLC	12/31/2020	350.00	
Natural Grace	2/29/2020	350.00	
Payar Insurance Solutions	5/31/2020	350.00	
A to Z Studios, LLC	6/30/2020	350.00	
Premier Management & Maintenance	6/30/2020	350.00	
Lifetime Builder	7/31/2020	350.00	
Hoss Insurance Agency	8/31/2020	350.00	
SAC Food Supplies, Inc.	5/31/2020	350.00	
CCI Coastal Construction Inc	8/31/2020	350.00	

Access Investment Properties	7/31/2020	350.00
V/Z Athletics Sports Therapy	10/31/2020	350.00
Adam Swanson, LMFT	12/31/2020	350.00
OC Holistic Therapy	1/31/2021	350.00
Fierce and Fabulous Couture	10/31/2020	350.00
Fior Bel	9/30/2020	350.00
		<b>45,855</b>

ZA-03-07

granted a minor conditional use permit to deviate from parking requirement:

### 1901 Newport Blvd - Current Tenant List

Type	Hours	MCUP/CUP?	Medical?
Outpatient medical use		Y	Y
DUI/Group Counseling	M-H; 9A-5P F; 9A-4P	Y	Y
Advertising Office	M-F; 8:30A-5P		
Sales Office			
Skin Care (estetician)	M-W; 9:30A-9P H; 9:30A-8:30P F; 9A-7P Sa; 9:30A-4P	Y	Y
Medical Office			
Medical Office			
Denist Office	M-H; 9A-6P F; 9A-5P Sa; appointment	Y	Y
Office Use (nonprofit)			
Real Estate Office	M-F; 8A-6:30P Sa; 10A-1P		
Admin Office			
Business Services (regisration service)	M-H; 9A-5P F; 9A-4P		
Medical Office	M, F; 10A-4P T, H; 10A-6P	Y	Y
Medical Office	M-F; 8A-7P	Y	Y
Mental Health Therapy (medical)			
Law Office	M-F; 8:30A-5:30P		
Outpatient mental health counseling (individual and family)			
Office for In-Home Caregiving use			
Real Estate Office	M-F; 8A-6:30P Sa; 10A-1P		
Janiorial & Maintenance Services			
Retail (skin care)	M-F; 9A-8P Sa; 9A-3P		
Law Office			
Tax/Accounting Office			
Personal Assistance Agency			
Real Estate Office			
Property Management			
Admin Office			
Insurance Office			
Graphic Design Office			
Property Management			
Contractor Office	M-F; 9A-6P; Sa; 9A-5P		
Insurance Office			
Restaurant Equipment Supply Office			
Admin Office			

Real Estate Office	M-F; 9A-5P Sa; 10A-4P		
Massage Therapist	M-F; 11A-8P Sa; 11A-4P	Y	Y
Individual & Family Counseling	M-H; 9A-7P F; 9A-6P Sa; 10A - 5P	Y	Y
<a href="#">Individual &amp; Family Counseling</a>			
Online Retail			
<a href="#">Online Retail</a>			

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s to allow a total of 29,951 square feet of medical uses. The approval was granted based on

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**Note**

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no hours provided online

website & yelp says located at 2950 airway

website says located in Irvine

yelp

website & yelp says located in Long Beach

can't find online

website

no hours provided online

website says open 24/7 (phone only?)

no website, google shows in Irvine

online says located in Irvine?

can't find online

no hours provided online

no hours provided online

no hours provided online

can't find online

no hours provided online

no hours provided online

website says open 24/7 (phone only?)

no hours provided online

can't find online

can't find online

can't find online

webstie says located in Irvine

no hours provided online

[Redacted]

[Redacted]

can't find online

no hours provided online

can't find online

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# ATTACHMENT 8

Suite #	Occupied Suite #	Tenant	OCCUPIED BOMA SQFT	VACANT BOMA SQFT	Hours of Operation
100	100	Saddleback Valley Community Church			Admin Office: Mon-Fri 9AM - 5 PM
	151				Education: Sat 4:00PM - 9:00PM
	177		21,273		Sun 8:00AM - 9:00 PM
	261				Main Auditorium: Mon - Fri 6:30PM - 10:00PM
	271A				Sat 9:00AM - 9:00PM, Sun 8:00AM - 9:00PM
120, 155	120	Newport Plaza Surgery Center	7,144		Mon - Fri 6:00AM - 4:30PM
149	149	Sober Living By The Sea, Inc.	3,820		Mon - Fri 8:00AM - 5:00PM
165	165	Reliable Documentation, Inc.	951		Mon - Thurs 9:00AM - 5:00PM, Fri 9:00AM - 4:00PM
175	175	Jamison building office	1,536		Mon - Fri 8:30AM - 5:30PM
180	156	La Palma Adult Day Health Care Center, Inc (ADHC)	2,059		Mon - Fri 8:00AM - 2:00PM
	176		2,192		
	179		1,342		
	180				
	190		7,855		
200	<b>200</b>	<b>VACANT</b>		<b>2,558</b>	
204	<b>204</b>	<b>VACANT</b>		<b>2,603</b>	
205	205	T. Studio (Hortencia Salinas)	750		Mon - Fri 10:30AM - 8:00PM, Occasionally Sat
208	208	Tony I. Kuo, D.D.S., Inc.	1,693		Thurs & Fri 8:00AM - 6:00PM
210	<b>210</b>	<b>VACANT</b>		<b>2,892</b>	
225	<b>225</b>	<b>VACANT</b>		<b>2,019</b>	
235	235	Adult and Child Neurology Medical Associates, Inc & Pediatric Gastroenterology of Southern California	2,209		Mon - Fri 8:00AM - 5:00PM
240	240/250	Human Options	3,894		Mon - Fri 8:30AM - 5:00PM
251	251	Campaign Services (Campaign Solutions)	1,693		Mon - Fri 8:00AM - 5:00PM
271	<b>271</b>	<b>VACANT</b>		<b>4,789</b>	
272	<b>272</b>	<b>VACANT</b>		<b>622</b>	
274	<b>274</b>	<b>VACANT</b>		<b>729</b>	
278	<b>278</b>	<b>VACANT</b>		<b>1,353</b>	
280	280	Anew Era TMS	1,109		Mon - Fri 9:00AM - 5:00PM

284	<b>284</b>	<b>VACANT</b>		<b>1,983</b>	
290	<b>290</b>	<b>VACANT</b>		<b>3,691</b>	
300	300/310	Contactibility	8,783		Mon - Fri 6:00AM - 6:00PM
330	<b>330</b>	<b>VACANT</b>		<b>6,297</b>	
350	350	Wilshire Business Center, LLC	18,134		Mon - Fri 8:30AM - 5:30PM
LL101	LL101	Ital Catering, LLC dba Celebrations	15,113		No Operations Since 01/2019
	LL102	Celebrations Storage - Basement			
	SCH	Oh Yoga	2,470		M, W 8:30AM-8:30 PM T, R 8:30AM-9PM F 8:30AM-7:30PM SAT 7:30AM-12:30PM SUN 8:30AM-5:30PM
	PAR	NB, LLC			
	ROOF	Verizon Wireless			
	<b>TOTAL</b>		101,550	29,536	

Vacant SQFT	29,536
Occupied SQFT	101,550
Total SQFT	131,086
Total SQFT w Schoolhouse	133,556



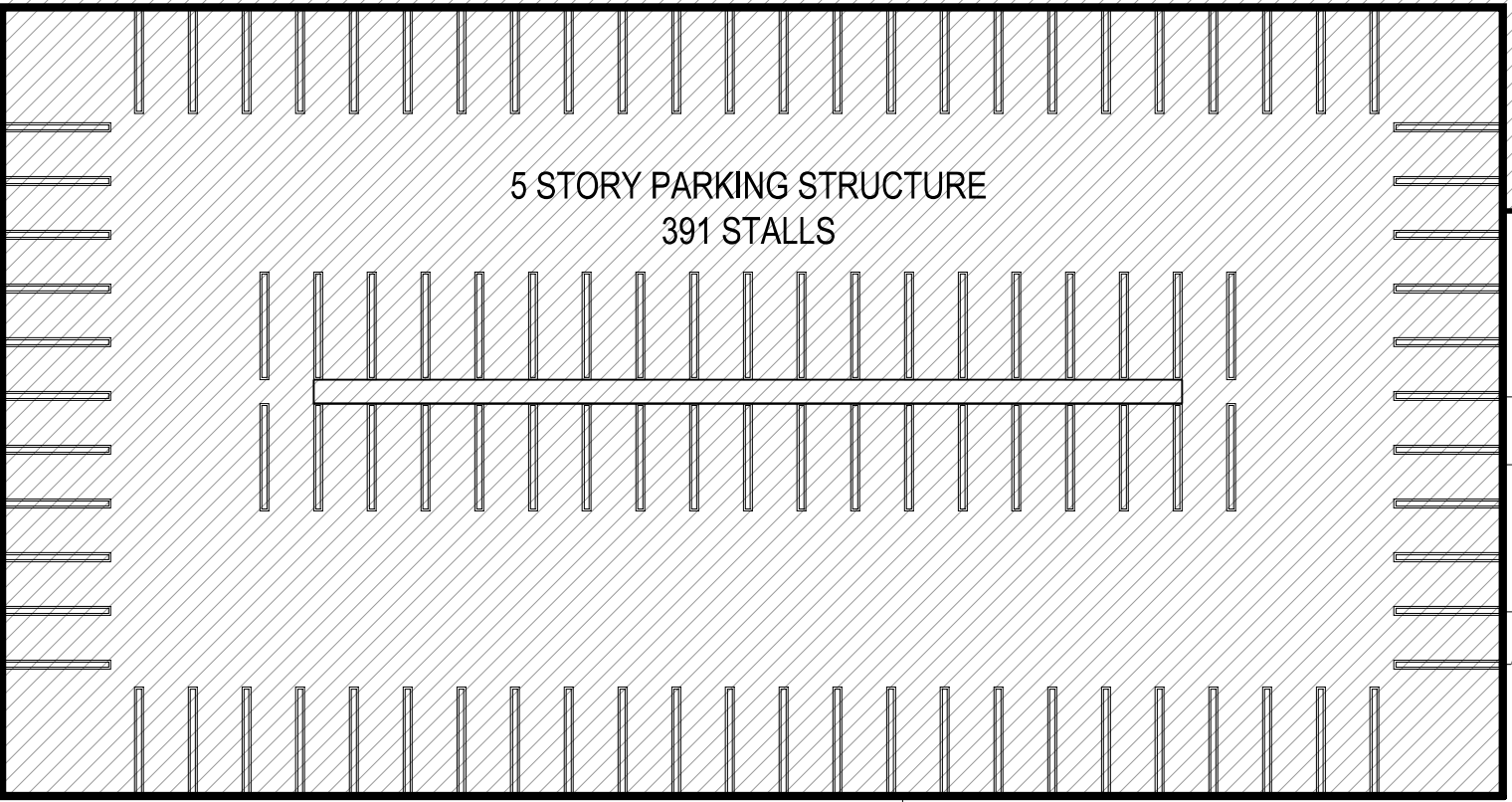
ATTACHMENT 9

BERNARD ST.

HARBOR BLVD.

19TH ST.

NEWPORT BLVD.



1901 NEWPORT ADHC  
(N) TENANT IMPROVEMENT  
GROUND FL.

LEGEND

ADA PATH OF TRAVEL ROUTE

PARKING NUMBERING DIRECTION

PROPERTY LINE

LANDSCAPE AREA

0' 4' 8' 12' 16' 20' 24' 28' 32' 36' 40' 44' 48' 52' 56' 60' 64'

SITE PLAN  
Scale: 1/32" = 1'-0"

01



www.corbelarchitects.com  
3450 Wilshire Blvd Suite 1000  
Los Angeles, California 90010  
T: 1 213 739-9902  
F: 1 213 739-9906

Project:

1901 NEWPORT BLVD.  
ADULT HEALTHCARE

1901 Newport Blvd., Costa Mesa, CA 92627

Project Owner:

NEWPORT ADULT DAY  
HEALTH CARE CENTER, INC.  
1901 Newport Blvd., Costa Mesa, CA 92627

Architect / Engineer Seal:

THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

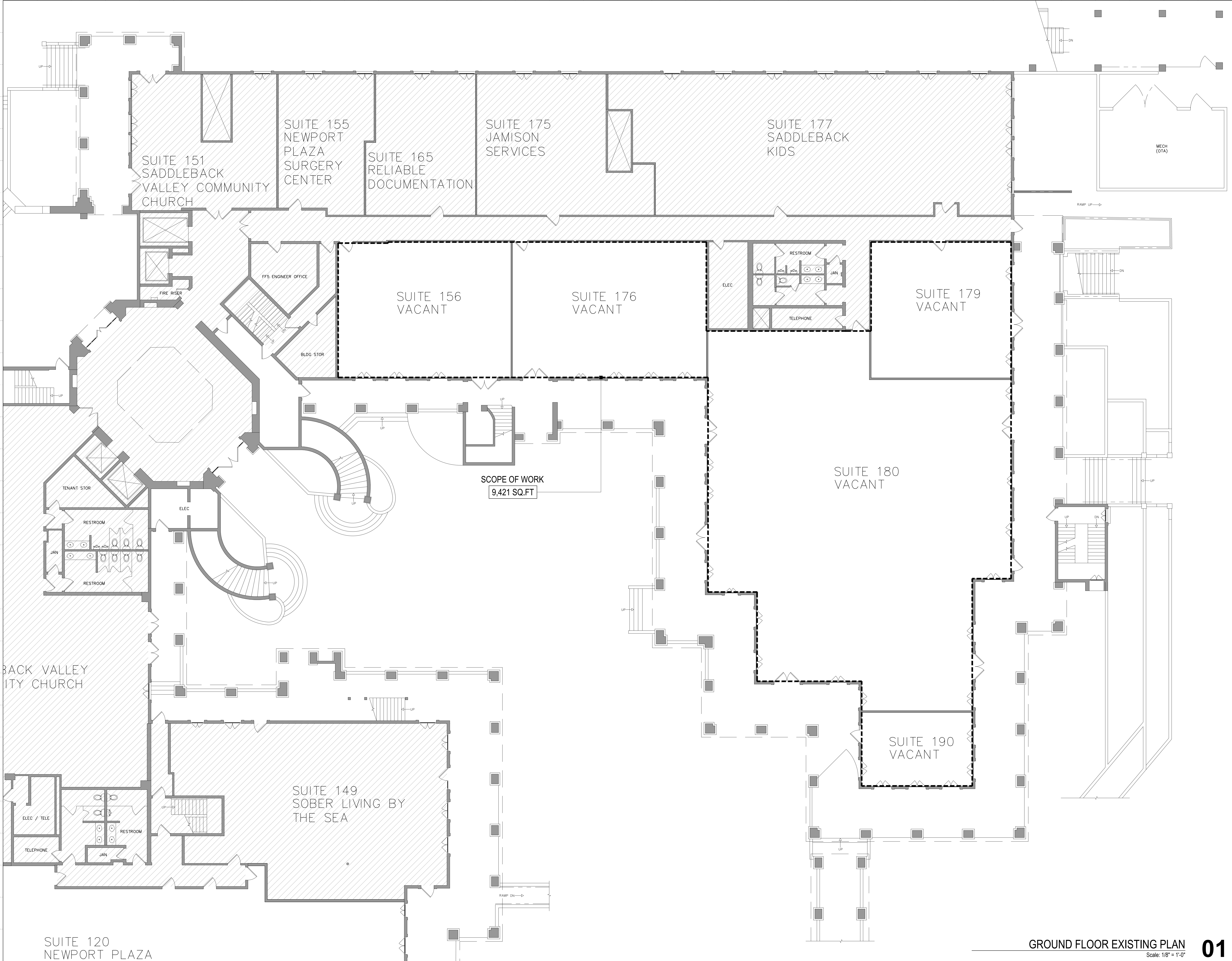
ISSUED	DATE
1ST PC SUBMITTAL	09/XX/2021

Project No:	20032
Drawn By:	CORBeL
Checked By:	TK
Sheet Name:	

Sheet No:

A1.01

REVIEW SET



Project:

**1901 NEWPORT  
ADHC**

1901 Newport Blvd,  
Costa Mesa, CA 92627

Project Owner:

**1901 NEWPORT, LLC.**

1901 Newport Blvd,  
Costa Mesa, CA 92627

Engineer:

Architect / Engineer Seal:

THE DRAWINGS AND SPECIFICATIONS, SEALS, DESIGNS AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ISSUED	DATE
-	11/30/2021

Project No: 21043

Drawn By:

Checked By:

Sheet Name:

**GROUND FLOOR  
EXISTING PLAN**

Sheet No:

**A2.01**

**GROUND FLOOR EXISTING PLAN**  
Scale: 1/8" = 1'-0"

**01**

Project

1901 Newport Blvd  
Costa Mesa, CA 92627

Project Owner:

1901 Newport Blvd  
Costa Mesa, CA 92627

Engineer

Architect / Engineer Seal:

THE DRAWINGS AND SPECIFICATIONS, IDEAL DESIGNS AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ISSUED	DATE
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DATE

Project No: 21043

Drawn By:

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Sheet Name:

GROUND FLOOR  
CONSTRUCTION PLAN

Sheet No: \_\_\_\_\_

**A2.55**

DESIGN REVIEW SET



# City of Costa Mesa

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 22-899

**Meeting Date:** 10/10/2022

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**TITLE:**

**PLANNING APPLICATION 22-26 FOR A CONDITIONAL USE PERMIT TO OPERATE AN INDOOR AXE THROWING FACILITY WITH SALE OF ALCOHOLIC BEVERAGES AT 1941 NEWPORT BOULEVARD**

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

**RECOMMENDATION:**

Staff recommends 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 (Existing Facilities); and
2. Approve Planning Application 22-26, subject to conditions of approval.

Full Agenda Report provided as Attachment 1.



## ***PLANNING COMMISSION AGENDA REPORT***

MEETING DATE: OCTOBER 10, 2022

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION 22-26 FOR A CONDITIONAL USE PERMIT TO OPERATE AN INDOOR AXE THROWING FACILITY WITH SALE OF ALCOHOLIC BEVERAGES AT 1941 NEWPORT BOULEVARD**

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

**PRESENTATION BY: JEFFREY RIMANDO, ASSISTANT PLANNER**

**FOR FURTHER INFORMATION** JEFFREY RIMANDO

714.754.5012

**CONTACT:** Jeffrey.Rimando@costamesaca.gov

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### **RECOMMENDATION**

Staff recommends 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 (Existing Facilities); and
2. Approve Planning Application 22-26, subject to conditions of approval.

### **APPLICANT OR AUTHORIZED AGENT**

The applicant/authorized agent is Dave See, for the property owner, 1941 Newport Blvd, LLC.

## **PLANNING APPLICATION SUMMARY**

Location:	1941 Newport Boulevard	Application Numbers:	PA-22-26
Request:	Planning Application 22-26 for a Conditional Use Permit to operate an indoor axe throwing facility with sale of alcoholic beverages.		

### **SUBJECT PROPERTY:**

### **SURROUNDING PROPERTY:**

Zone:	C2 (General Business)	North:	C2
General Plan:	General Commercial	South:	C2
Lot Dimensions:	Front = 145 FT Side (Left) = 160 Ft Side (Right) = 240 FT Rear = 183 FT	East:	55 Freeway
Lot Area:	26,450 SF	West:	R2-HD (Multi-Family Residential, Medium Density) PDC (Planned Development Commercial)
Existing Development:	Existing vacant two-unit commercial building.		

## **DEVELOPMENT STANDARDS COMPARISON**

Development Standard	Required/Allowed C2 Dev. Standard	Proposed/Provided
Building Height	30 ft.	18 ft. 6 in.
Setbacks:		
Front	20 ft.	22 ft.
Side (left/ right)	15 ft. one side / 0 ft. other side	48 ft. 4 in. / 0 ft.
Rear	10 ft.	131 ft.
Parking	31 spaces <sup>1</sup>	34 spaces
<sup>1</sup> The Zoning Code does not specify a parking ratio for indoor axe throwing facilities; required parking for the proposed use is not specified and is therefore determined by the Planning Division through the Conditional Use Permit process (CMMC Section 13-90). Refer to the analysis below.		
CEQA Status	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)	
Final Action	Planning Commission	



## **BACKGROUND**

The subject property is an approximate 30,000-square-foot parcel located on the northwest side of Newport Boulevard approximately one-block north of the 55 Freeway's southerly terminus. The subject property is zoned C2 (General Business District) and has a General Plan land use designation of "General Commercial." The property is surrounded by properties zoned C2 to the north and south and Multiple-Family Residential - Medium Density (R2-MD) and Planned Development Commercial (PDC) to the west. The surrounding uses include a hotel to the north, a design studio to the south, a mix of single and multi-family residential properties to the west, and Newport Boulevard/55 Freeway to the east.

The property is developed with a 7,750-square-foot retail commercial building that consists of two tenant spaces (a vacant 1,799-square-foot suite previously occupied by "Shoe City," and a vacant 5,951-square-foot suite currently proposed for the axe throwing use). The site is also developed with a 34 car surface parking lot with direct access from Newport Boulevard. At this location, Newport Boulevard/55 Freeway is a four-lane, one-way (southerly) right-of-way with site ingress/egress provided by right-hand turns only.

## **DESCRIPTION**

The proposal is to establish an indoor axe-throwing facility to be operated by "Slashers." The proposal would include nineteen axe throwing lanes, a customer waiting area, a bar and other back-of-house areas. Pursuant to the Costa Mesa Municipal Code (CMMC) Section 13-30(d), because the proposal is a unique use, which is neither listed nor similar to another listed use in the "Permitted Uses Table" in the Zoning Code, the CMMC requires approval of a Conditional Use Permit (CUP). Additionally and pursuant to Table 13-47, because the subject property is located within 200 feet of a residential zone and sale of alcoholic beverages is proposed after 11.00 PM, the Zoning Code requires Planning Commission consideration of applicable development standards pursuant to CMMC Section 13-49.

## **ANALYSIS**

### ***Conditional Use Permit***

The sport of axe throwing, which has a governing body called the World Axe Throwing League (WATL), is similar to bowling or darts in that it requires a large space with lanes to perform the activity. The proposed facility would include nineteen lanes and a trained staff member to assist customers and assure safety. Each lane will be limited to three participants per lane. Slashers would operate by reservation only, with a minimum of one to two-hour sessions. Participants, who must be at least 10 years of age, would book sessions online through the business site's software system. All participants are required to sign a waiver before using the space. The applicant is proposing to operate daily from 10:00 AM to 1:00 AM.

The floor plan will primarily consist of nineteen axe throwing lanes and an ancillary 481-square-foot bar area. The applicant will apply for a Type 40 ABC license (on-sale beer) for alcohol sales of beer only from the State (there is no State limit for Type 40 licenses and therefore an analysis of over-concentration and a local determination of “Public Convenience or Necessity” is not required). The bar will operate only during the hours of operation and will serve beer, non-alcoholic soft drinks and pre-packaged snacks.

An axe throwing use is not listed within the Zoning Code Land Use Matrix and pursuant to the CMMC Section 13-30, any proposed use not listed in the Land Use Matrix shall be “reviewed by the Development Services Director to determine its similarity to another listed use. If no similar use exists, the proposed use shall require approval of a conditional use permit.” The Development Service Director has reviewed the proposed axe-throwing establishment and determined that the use is not similar to any use listed in the Land Use Matrix, and therefore requires consideration through the City’s CUP process .

The subject property is zoned C2 – General Business District, which is intended for uses which offer a wide range of goods and services and may be compatible with nearby sensitive land uses, such as residential. Although not a specifically listed use, staff believes the use is consistent with the intent of allowed/permitted uses in the C2 Zoning District in that similar uses such as amusement centers, physical fitness facilities, bowling, billiards, and skating rinks are permitted in the C2 Zone.

Pursuant to the CMMC, the approval of a CUP 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 later in this report. Additionally, Article 4 of the CMMC, Section 13-49 specifies development standards for food and beverage establishments located within 200 feet of residentially zoned properties. Since the application proposes the sale of beer, beverages and limited packaged foods, and the subject property is located adjacent to a residentially zoned property, pursuant to the CMMC, the proposed use must comply with the below applicable standards.

- ***All exterior lighting shall be shielded and/or directed away from residential areas;***  
Staff has included Condition of approval (COA) No. 19 that requires lighting to be shielded and directed away from the adjacent residential areas, and that no light spill shall occur offsite.
- ***Outdoor public communication systems shall not be audible in adjacent residential areas;***  
Staff has included Condition of Approval (COA) No. 26 that restricts outdoor amplified sound and a customer communication system.
- ***Trash facilities shall be screened from view and designed and located appropriately to minimize potential noise and odor impacts to adjacent residential areas;***



Currently, the proposed trash area is located adjacent to the property line that divides the subject property with the adjacent hotel. Staff has included the standard Condition of Approval (COA No. 20) that requires trash facilities to be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas (behind fences). The final design for the trash enclosure will be reviewed at building plancheck.

- ***Outdoor seating areas shall be oriented away or sufficiently buffered from adjacent residential areas;***

Outdoor seating and/or customer waiting is prohibited pursuant to COA No. 27.

- ***For new construction, a landscaped planter area, a minimum of five (5) feet in width, shall be provided as an additional buffer to adjacent residential areas. The planter area shall contain appropriate plant materials to provide an immediate and effective screen. Plant materials shall meet with the approval of the planning division. For remodels, the planning division may also require the construction of a landscaped planter area to buffer adjacent residential areas, if feasible;***

This standard is not applicable in that the proposed project is limited to a change in tenant use and not considered “new construction.” However, a six-foot perimeter wall currently exists between the adjacent residential structures and the parking lot to provide a greater buffer between the existing commercial facility and adjacent residential areas.

- ***For new construction, all interior property lines abutting residentially-zoned property shall have a minimum six-foot high masonry wall, as measured from the highest grade. An eight-foot high masonry wall may be required, based on the establishment’s operational characteristics, in order to provide additional protection to adjacent residential uses. A planning application may be required for walls exceeding six (6) feet in height. For remodels, the planning division may also require the construction of a masonry wall to buffer adjacent residential areas, if feasible;***

This standard is not applicable in that the proposed project is limited to a change in tenant use and not considered “new construction.” However, a six-foot perimeter wall currently exists between the adjacent residential areas and the parking lot.

- ***Hours of operation for customer service shall not occur any time between 11:00 PM and 6:00 AM;***

The CMMC allows a deviation from the 6:00 AM to 11:00 PM operation requirement subject to the approval of a minor conditional use permit (MCUP) or a conditional use permit (CUP). The applicant proposes to end operations at 1:00 AM and therefore the proposed hours of operation are subject to Planning Commission consideration and approval. Staff believes that this request is problematic in that there are existing adjacent residential properties that would be impacted by customers arriving and leaving during late hours. Examples of potential noise impacts include opening/closing of vehicle doors, starting of vehicle

engines and customer dialogue). Although the property is developed with a six-foot wall, the potential for late evening noise impacts to the adjacent residential properties could be avoided by limiting the hours of operation. Therefore, staff recommends that the Planning Commission limit the hours of operation until 11PM, as prescribed by the CMMC.

- **Truck deliveries shall not occur anytime between 8:00 PM and 7:00 PM**

Staff has included Condition of approval (COA No. 22) that requires deliveries to not occur between 8:00 PM and 7:00 AM

### ***Parking***

Pursuant to CMMC Section 13-90 ("Parking for uses not specified"), "the parking requirements for the uses not specified in Table 13-89 shall be determined by the Planning Division. The determination shall be based upon the requirements for the most comparable use specified *or other appropriate sources*" [emphasis added]. The City's Parking Ordinance does not specify parking requirements for axe-throwing facilities and staff does not believe any of the City's listed parking standards are similar or provide comparable and applicable standards; therefore, a parking study (Attachment 9), was prepared by RK Engineering Group, Inc. that provides a parking analysis based on peak hour operation data collected from a similar use (Stumpy's Hatchet House in Huntington Beach) on a typical Friday and Saturday evening. The parking study surveyed the total number of vehicles within the parking lot during 30-minute intervals, and determined that the maximum number of vehicles within the parking lot did not exceed twenty-two cars. The parking study concluded that based on the floor area of the Huntington Beach axe throwing facility and the number of vehicles observed, the peak parking demand yielded a parking rate of four spaces per 1,000 square feet of gross floor area. Based on the engineer's collected empirical data, the parking study recommended that the total number of parking spaces required to accommodate the proposed axe-throwing facility and the additional vacant retail space is thirty-one spaces, which is less than the thirty-four provided on site.

### ***Noise***

Although the property is located within 200 feet of residentially zoned properties, the applicant proposes to install signs in the parking lot to prevent customer loitering and noise as customers leave the facility. Additionally, the axe throwing lanes will be installed with specialized rubber mats to minimize the noise caused by the axes. End grain wood will also be utilized for the targets in each throwing lane to reduce the noise upon impact. Furthermore, if noise-related problems arise as a result of customers activity in the parking lot, a parking monitor may be required at the discretion of the Director of Development Services. In cooperation, the applicant indicates that employees working within the lobby area will be responsible for monitoring the parking lot area to assure there is no loitering or excessive noise. Lastly, Police Department personnel have reviewed the application and indicated no concerns related to the proposed use with the application of conditions of approval.

## **GENERAL PLAN CONFORMANCE**

### ***Conformance with the City of Costa Mesa General Plan***

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 serve both local needs and attract regional 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 specific 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 proposed axe-throwing use would add to the variety of commercial services and goods in the neighborhood by providing a new customer experiential venue that also provides entertainment and team building experiences to meet the needs of businesses and residents of the community.

2. **Policy LU-6.1:** *Encourage a mixed of land uses that maintain and improve the City's long-term fiscal health.*

**Consistency:** Developing a diverse and comprehensive supply of services for the customer markets within the community assists in retaining existing and attracting new businesses. Axe-throwing is a use that provides a creative and experiential use in Costa Mesa.

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

**Consistency:** The proposed axe-throwing use would be a new, unique business that provides entertainment opportunities for local businesses and residents. Furthermore, unique land uses like axe-throwing contribute to retaining existing and attracting new businesses since unique and

creative entertainment-oriented businesses tend to locate near each other.

## **FINDINGS**

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall 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 proposed use would be compatible with commercial developments in the same general area (including an adjacent hotel and a design center) and would not be materially detrimental to the nearby residential properties in that conditions of approval have been included to avoid potential noise, vehicle, trash and light disturbances. Parking has also been thoroughly considered and analyzed for compliance and to avoid neighborhood impacts via an engineered parking study.
- 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. Potential noise impacts have been considered and the project will not have a negative impact on the surrounding neighborhood as all business activities as conditioned would be conducted within the building (underroof). Tenant improvements involving the installation of specialized rubber mats and the use of end grain wood will be utilized to reduce noise caused by axes upon impact. If noise-related problems arise as a result of customer activity in the parking lot, a parking lot monitor may be required at the discretion of the Director of Development Services.
- 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 General Plan designation is “General Commercial,” which allows for a wide range of commercial uses that serve both local and regional needs. The proposed use is consistent with the intent of the General Plan designation and the C2 Zoning District in that similar uses such as amusement centers, physical fitness facilities, bowling, billiards, and skating rinks are permitted or conditionally permitted in the C2 Zone. Lastly, conditions of approval have been included to address potential noise, traffic, and/or parking impacts.

## **ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1), Existing Facilities. The Class 1 exemption applies to minor alterations to existing facilities or structures involving negligible or no expansion of the existing or prior use. The project falls within this

exemption because it involves minor interior alterations and the change of use is negligible. As conditioned and proposed, the project will have little or no impact on the surrounding area. The project involves tenant improvements to convert an existing retail space into an axe-throwing use. There will be no resulting increase in the existing floor area of the tenant space.

## **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 the requested changes are substantial, the item 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 a revised Resolution incorporating new findings and/or conditions.
3. Deny the project. If 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 six months.

## **LEGAL REVIEW**

The draft Resolution has 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. (See attached Notification Radius Map).
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.

As of the date of this report, no written public comments have been received. Any public comments received prior to the Planning Commission meeting will be forwarded separately to the Planning Commission.

## **CONCLUSION**

The operation of an axe-throwing business, as proposed and conditioned, would have minimal impact to the surrounding area since all activity would be conducted indoors and sufficient on-site parking would be provided. The proposed use would also be compatible with adjacent existing commercial businesses, and provide experiential services to the surrounding neighborhood and the City. Further, the proposed use is consistent with the General Plan and Zoning Code.

RESOLUTION NO. PC-2022-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION PA-22-26 FOR AN INDOOR AXE THROWING FACILITY (SLASHERS) WITH SALE OF ALCOHOLIC BEVERAGES UNDER A STATE ALCOHOLIC BEVERAGE CONTROL (ABC) TYPE 40 LICENSE (ON-SALE BEER) AT 1941 NEWPORT BOULEVARD**

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

WHEREAS, an application was filed by Dave See, representing Slashers and as the authorized agent on behalf of the property owner, 1941 Newport Blvd, LLC.

WHEREAS, Planning Application 22-26 is a request for a Conditional Use Permit to operate an indoor axe-throwing facility within a 5,951-square-foot tenant space with sale of alcoholic beverages for on-site consumption at 1941 Newport Blvd.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 10, 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 (Class 1), for 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** Planning Application 22-26 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-22-26 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 10th day of October, 2022.**

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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 October 10, 2022 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

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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 Finding:** The proposed use would be compatible with commercial developments in the same general area (including an adjacent hotel and a design center) and would not be materially detrimental to the nearby residential properties in that conditions of approval have been included to avoid potential noise, vehicle, trash and light disturbances. Parking has also been thoroughly considered and analyzed for compliance and to avoid neighborhood impacts via an engineered parking study.

**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:** Potential noise impacts have been considered and the project will not have a negative impact on the surrounding neighborhood as all business activities as conditioned would be conducted within the building (underroof). Tenant improvements involving the installation of specialized rubber mats and the use of end grain wood will be utilized to reduce noise caused by axes upon impact. If noise-related problems arise as a result of customer activity in the parking lot, a parking lot monitor may be required at the discretion of the Director of Development Services.

**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 General Plan designation is General Commercial, which allows for a wide range of commercial uses that serve both local and regional needs. The proposed use is consistent with the intent of the General Plan designation and the C2 Zoning District in that similar uses such as amusement centers, physical fitness facilities, bowling, billiards, and skating rinks are permitted or conditionally permitted in the C2 Zone. Lastly, conditions of approval have been included to address potential noise, traffic, and/or parking impacts.

- B. The project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 (Class 1), Existing Facilities. The Class 1 exemption

applies to minor alterations to existing facilities or structures involving negligible or no expansion of the existing or prior use. The project falls within this exemption because it involves minor interior alterations and the change of use is negligible. As conditioned and proposed, the project will have little or no impact on the surrounding area. The project involves tenant improvements to convert an existing retail space into an axe-throwing use. There will be no resulting increase in the existing floor area of the tenant space.

- C. The project is not 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**

- PIng.
1. The use shall be limited to the type of operation described in the staff report and applicant's letters dated October 10, 2022, subject to conditions. Any change in the operational characteristics including, but not limited to, hours of operation, shall be subject to Planning Division review and may require an amendment to the minor/conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to 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 (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.
  3. The hours of operation of the business shall be limited to 10 AM to 11 PM. Any minor adjustments in these hours of operation that meet the intent of this condition may be granted with written approval of the Director of Development Services.
  4. Game sessions shall be by appointment only and shall be limited to a maximum of three persons per lane.
  5. Customers shall exit the facility immediately following the end of their game session. Each game session shall provide for a 15-minute gap between each session to allow participants adequate time to vacate the facility and parking lot before the next game begins.
  6. The rear gate providing access to Bernard Street shall remain closed during hours of operation.
  7. If noise is determined to be disruptive for adjacent residents, a parking lot monitor may be required at the discretion of the Director of Development Services.
  8. All uses shall be conducted within the tenant space with closed doors (underroof). If noise-related problems arise, the operator shall institute

appropriate operational or other measures as necessary to minimize or eliminate the problem.

9. All employees and customers shall park on site.
10. The ancillary bar area square footage shall be limited to 8% of the tenant square footage.
11. Sale of alcohol shall be limited to patrons with a reserved or active game session.
12. If parking shortages or other parking-related problems arise, the operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, reducing the days and/or hours of the business operation.
13. Prior to issuance of a Certificate of Occupancy (C of O) or commencement of operations, permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
14. A copy of the conditions of approval for the conditional use permit shall 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.
15. The applicant, the property owner and the operator (collectively referred to as "indemnitors") shall each jointly and severally 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 or employees arising out of City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. 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 indemnitors' joint and several 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.
16. 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.
17. Building permits, associated with existing interior improvements, shall be approved and finalized prior to issuance of Certificate of Occupancy and Business License.
18. 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.

19. All exterior lighting shall be shielded and/or directed away from residential areas, and no light spill shall occur offsite.
20. Trash facilities shall be screened from view and designed and located appropriately to minimize potential noise and odor impacts to adjacent residential areas (behind fences). Final design for the trash enclosure shall be approved by the Planning Division prior to issuance of building permits.
21. Hours of operation for customer service shall not occur any time between 11:00 p.m. and 6:00 a.m.
22. Truck deliveries shall not occur anytime between 8:00 p.m. and 7:00 a.m.
23. Signs shall be installed in the parking lot to prevent loitering and noise.
24. The parking lot shall be posted with signs directing customers and employees to use consideration when entering/exiting their cars and entering/leaving the parking lot.
25. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute appropriate security and operational measures as necessary to comply with this requirement.
26. No outdoor public communication or sound amplification systems shall be used or installed..
27. No outdoor seating and/or customer waiting areas shall be allowed.
28. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
29. 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.
30. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
31. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
32. The project shall be limited to the type of building as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require an amendment to the Minor Conditional Use Permit.
33. 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.

34. Once the use is legally established, the planning/zoning application herein approved shall be valid until revoked. The Director of Economic & Development or designee may refer the planning/zoning application to the Planning Commission for modification or revocation at any time if 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.
35. The applicant, property owner and/or the operator shall obtain and maintain at all times during the term of the permit comprehensive general 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.

## **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.
1. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
  2. The conditions of approval and ordinance or code provisions of Planning Application 22-26 shall be blueprinted on the face of the site plan as part of the plan check submittal package when building permits are necessary.
  3. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.
  4. 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.

5. 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.
6. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
- Bldg. 7. Prior to issuing the Building permit the conditions of approval shall be on the approved Architectural plans.
8. 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.
9. A change of occupancy shall require compliance with the Disbled access requirements of chapter 11B of the 2019 California Building Code.
10. Prior to the Building Division issuing a demolition permit. contact South Coast Air Quality Management District (AQMD) 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.
- Fire 11. Comply with the requirements of the 2019 California Fire Code requirements, including the referenced standards as amended by the City of Costa mesa.
- Bus. 12. All contractors and subcontractors must have valid business licenses to do  
Lic. 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.

13. Business license shall be obtained prior to the initiation of the business.



September 23, 2022

Development Services Department  
City of Costa Mesa  
77 Fair Drive, 2<sup>nd</sup> Floor  
Costa Mesa, CA 92626

**RE: Request Letter - Revised  
Conditional Use Permit application  
Slashers Axe Throwing and Ales  
1941 Newport Boulevard**

To Whom it may concern,

Request:

We are pleased to submit this request for Conditional Use Permit (CUP) to permit the establishment of a commercial recreation indoor axe throwing facility within an existing commercial building in the “C2” General Business District zone, as well as a state Alcoholic Beverage Control (ABC) license, Type 40, for the sale and on-site consumption of beer at the aforementioned business. Because the request is 1) a unique use which is neither listed nor similar to another listed use in the Permitted Uses table in the Zoning Code, and 2) a business seeking a state alcohol license, the Zoning Code requires approval of two land uses under the CUP.

Site Description

The 26,450 s.f. site is located mid-block on Newport Boulevard between E. 19<sup>th</sup> Street and W. Bay Street. The property consists of a 7,750 s.f. one-story building that is separated into two tenant spaces and 34 parking spaces, including 2 handicapped spaces. Shoe City is the owner of the entire property and has closed their commercial store that was located on the south side of the building. The front 1,785 sq. ft. tenant space is currently vacant and is available for a future retail use. The project applicant, Slashers, will occupy the majority of the building space. Customer and vehicular access to the business is from the private driveway located on the south side of the building with the majority of the parking and main business entrance located behind the building. The property is surrounded by a one-story multi-tenant commercial building on the south-side, a two-story hotel to the north, and single-family homes on the northwest side, behind the building and parking lot.

Proposal:

The applicant, Slashers Inc., a California Corporation, proposes to occupy a 5,951 sq. ft. tenant space in the 1941 Newport Blvd. multi-tenant building, being the only tenant currently operating as a commercial business that is open to and serving the public. A description of the axe throwing business is as follows:

- Hours of operation
  - Regular hours:
    - Monday-Sunday: 10:00 a.m. – 1:00 a.m.

- Last reservation available each day is at 11:45 p.m. for one hour
- Number of employees
  - 3-5 employees working at all times
  - Positions
    - Host – in the lobby area, checking customers in
    - Bartender – at the bar, RBS certified
    - “Camp Counselors” – training and assisting people in lanes; one employee for every six lanes; number of employees at any time will vary depending upon how many lanes are being utilized
- Number of customers:
  - 19 axe throwing stalls/lanes with a maximum of three customers per lane, leading to 57 customers total when fully booked and at lane capacity. However, the average number of customers when all lanes are being utilized will be between 36 and 45.
  - Staggered start times will be utilized for groups, creating a smoother flow of customers entering and exiting the facility and parking lot.
  - Most groups will utilize multiple lanes. For example, a group of four people would utilize two lanes, with two people in each lane. A group of seven people would utilize three lanes with two people each in two of the lanes and three people in the third lane.
- Time customers are at business
  - One to two hours spent utilizing a lane, depending upon the package purchased.
  - Customers can wait in the bar area for their group or party to arrive if they arrive before their reserved time.
  - Customers will exit the facility immediately following the end of their allotted time; they will be discouraged from “hanging out” in the bar area or other parts of the facility.
- Expected dates for construction and business opening
  - Begin construction – July/August 2022
  - Open business – October 2022
- Operating and Safety
  - Please see attached Operating and Safety Rules for Slashers Axe Throwing and Ales
- Axe throwing operations summary (See Operating and Safety Rules attachment for full details)
  - 90% of business is anticipated to be reservation based through the business site’s software system; walk-ins accepted only if lanes are available; no waiting/loitering on-site or in the parking lot for groups without reservations.
  - All ages can enter the facility.
  - Customers must be 10 years of age or older to participate.
  - All participants, or their legal guardians if under the age of 18, will be required to sign a waiver upon entry regarding the legal/liability component of being in the space and participating in the activity
  - Participants will throw axes at the wood board/structure located at the end of their lane from the designated throwing area for that lane.



562-514-5881



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Long Beach, CA 90808

- Tables and benches, located in the common area, will be provided for customer use when not throwing and consuming beer.
- Music will play continuously, providing a lively and fun atmosphere.
- Bar/alcohol-related operations summary (See Operating and Safety Rules attachment for full details)
  - A bar will operate within the facility during the hours of operation.
  - The bar will serve beer, non-alcoholic soft drinks, and pre-packaged snacks.
  - The bar will have a designated counter for the order and purchase of drinks and snacks; no waitress service is provided.
  - Eight barstools are available for customer use while waiting for their group or party to arrive for their reservation.
- Parking Analysis
  - The Costa Mesa Municipal Code does not have a parking requirement for axe throwing businesses, so this analysis will provide City staff and the Planning Commission with the estimated parking demand based on parking counts taken at a similar axe throwing business. The parking count was conducted on a Friday evening when the peak hours for the new axe throwing business is expected to occur. The results of the parking counts are shown in the following table.

<p style="text-align: center;">Stumpy's Hatchet House            7225 Edinger Ave.            Huntington Beach, CA 92647            18 throwing lanes            5,500 sq. ft.            Offers beer and wine for on-site consumption            Customer attendance: one to two hours per lane</p> <p style="text-align: center;">Parking Count conducted on:            Friday, March 5, 2022</p>					
<b>7:00 – 8:00 p.m.</b>					
NO. OF ARRIVALS		NO. OF DEPARTURES		NO. OF CARS	AVG. PERSON/CAR RATIO
31 people	15 cars	22 people	12 cars	INCREASE OF 3 CARS	1.94
<b>8:00 – 9:00 p.m.</b>					
NO. OF ARRIVALS		NO. OF DEPARTURES		NO. OF CARS	AVG. PERSON/CAR RATIO
16 people	10 cars	18 people	7 cars	INCREASE OF 3 CARS	2.05

- For comparative purposes, this analysis also includes a parking requirement that was applied for an axe throwing facility in another city. The Mighty Axe, located in the City of Thousand Oaks, is a 3,200 square foot axe throwing facility with 12 throwing lanes. The City applied a parking standard of 1.7 spaces per lane (including employees), for an overall parking requirement of 19 spaces, for this business. By applying this same parking standard to Slasher's, a total of 31 parking spaces



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would be required (18 lanes x 1.7 space/lane = 31). No parking spaces are needed for the front 1,785 sq. ft. tenant space since the property owner, Shoe City, utilizes that space for storage purposes only.

- Based on the parking counts shown above, which demonstrated that up to 31 people and 15 cars arrived at the facility during a one hour period, we believe that 34 parking spaces would be sufficient to accommodate the axe throwing business. In addition, we believe that the 1.7 space/lane standard applied in another city would be the correct standard to apply to the proposed Slasher's axe throwing business. Based on this standard, there would still be a surplus of 3 parking spaces during the weekend peak hours.
- Noise Mitigation
  - The entrance to the facility has a lobby which is separate from the main business activity, allowing for a quiet entry and exit for customers and less noise for surrounding properties.
  - Signs will be installed in the parking lot to prevent loitering and noise.
  - Employees working in the lobby will be responsible for intermittently checking the parking lot area to assure that there is no loitering or excessive noise.
  - Specialized rubber mats will be installed in each lane to minimize the noise caused by the bounce of axes.
  - End grain wood will be utilized in each lane to minimize the noise caused by the axes hitting the wood; the axes are able to more easily "stick" to the softer end grain wood when thrown instead of bouncing back.

Slashers Axe Throwing will be a great addition to the commercial core of the City. The business would complement the nearby downtown area and other retail, recreational, and restaurant uses in the area. The business will bring more activity and vibrancy to an underutilized commercial building. Commercial recreation businesses are assets to communities, create more activity in commercial areas, and provide residents with more recreational opportunities, especially along an arterial highway such as Newport Boulevard. Lastly, the applicant proposes safety and mitigation measures to ensure that impacts on adjacent tenants and owners will be negligible.

For any questions related to the proposed axe throwing facility, please feel free to call or email me anytime. Thank you for your time and consideration.

Regards,



David See  
President  
See's Development Advisors LLC



562-514-5881

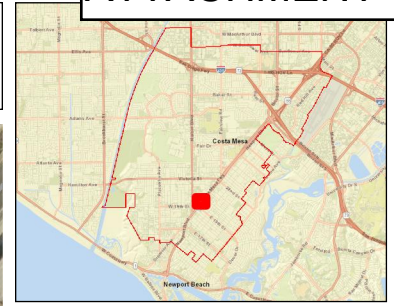
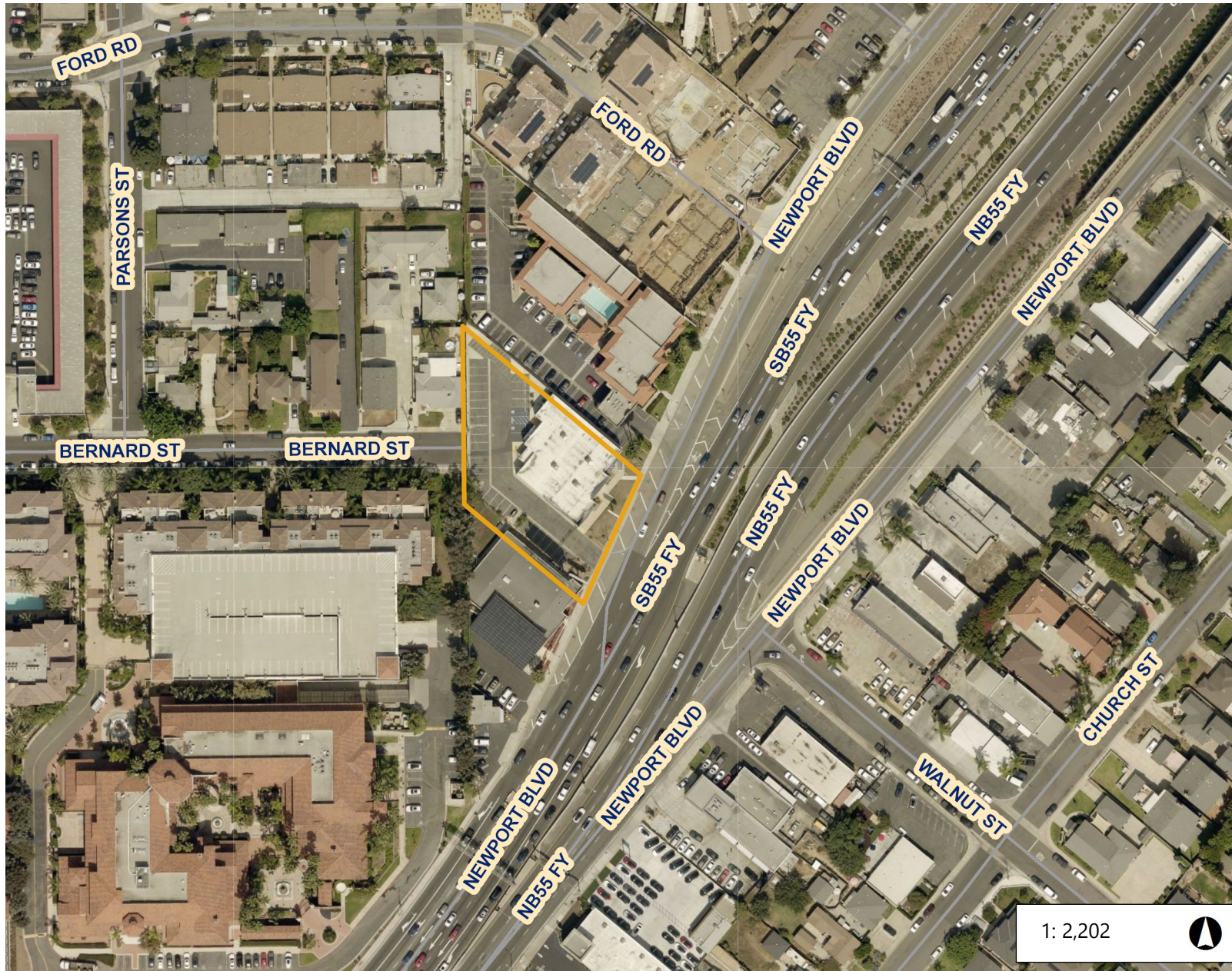


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Legend

 Costa Mesa

1: 2,202



0.1 0 0.03 0.1 Miles

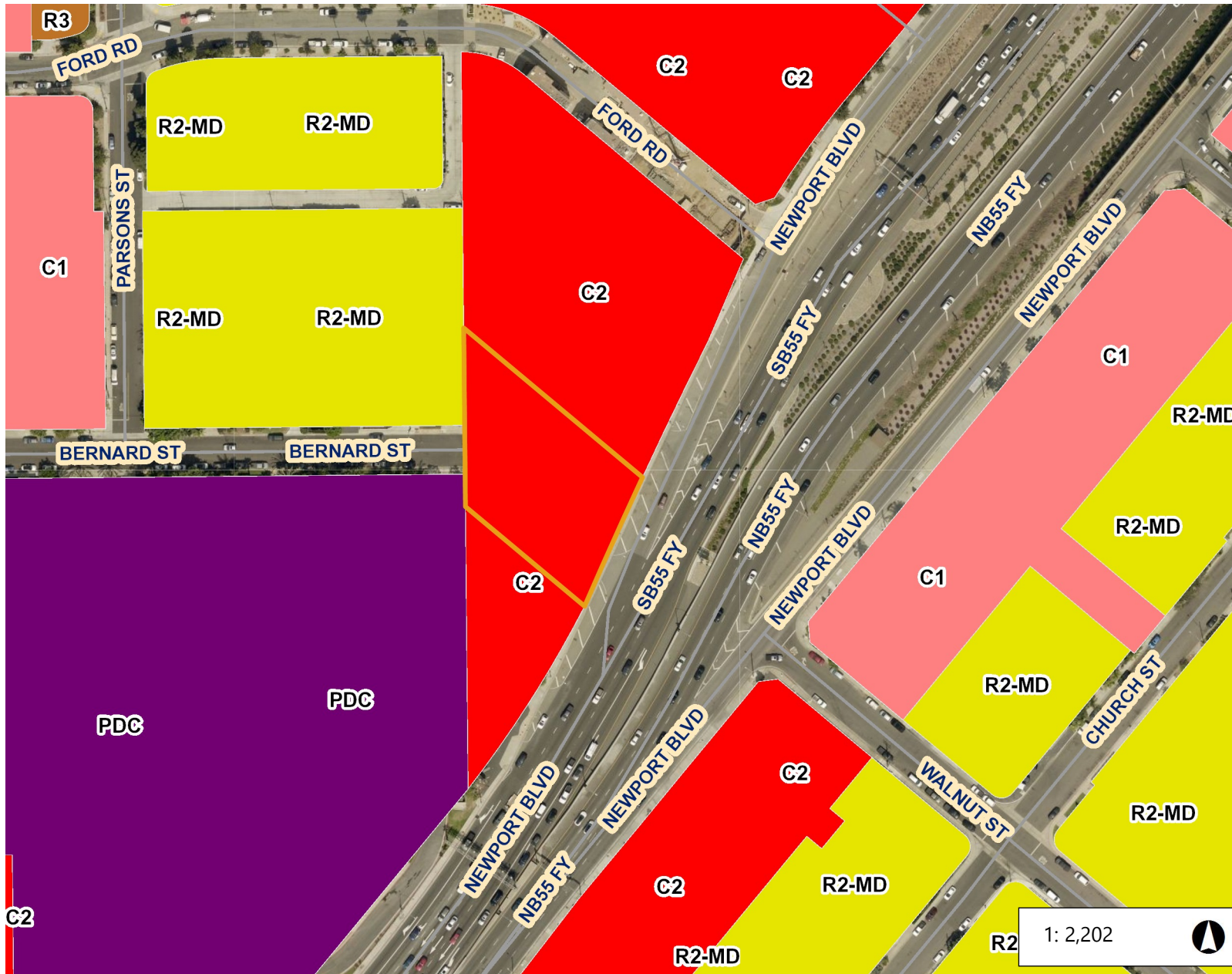
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-26-

Notes





### 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

1: 2,202



0.1 0 0.03 0.1 Miles

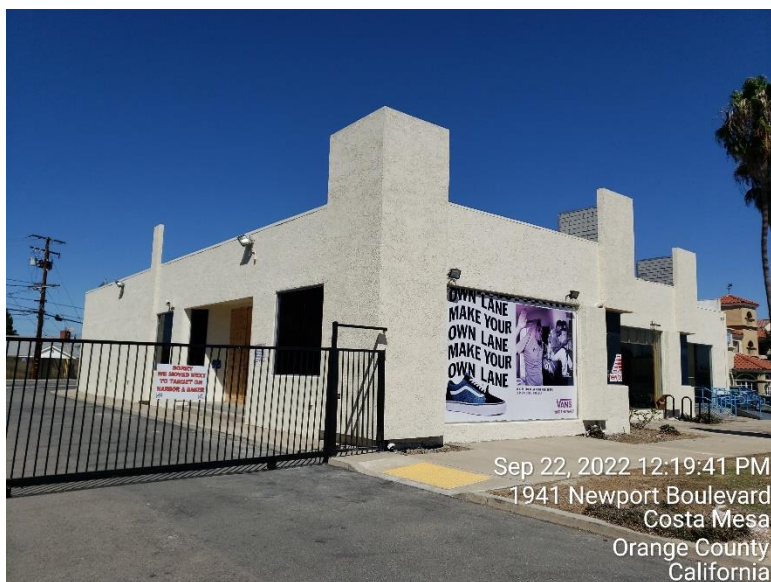
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### Notes

**1941 NEWPORT BOULEVARD (PA-22-26)**

**EXISTING SITE PHOTOS**





PROJECT INFORMATION

SCOPE OF WORK:  
INTERIOR TENANT IMPROVEMENT FOR A NEW SLASHERS - AXE AND ALE. A TENANT IMPROVEMENT WORK ON-GRADE LEVEL OF EXISTING BUILDING. THE WORK INCLUDES INSTALLATION OF NON-STRUCTURAL AND STRUCTURAL PARTITIONS, CEILING GRIDS, SOFFITS, HVAC DUCTWORK, ELECTRICAL OUTLETS, AND LIGHT FIXTURES. ADDITION OF NEW FACADE (PORTION OF EAST ELEVATION) WITH NEW SIGNAGES. EXISTING BUILDING IS A SINGLE STORY.

DISABLED ACCESSIBILITY:  
THIS PROJECT HAS BEEN DESIGNED TO BE IN COMPLIANCE WITH THE CALIFORNIA 2019 CALIFORNIA BUILDING CODE (CBC) & 2009 ADA STANDARDS.

PROJECT ADDRESS:  
1941 NEWPORT BLVD.  
COSTA MESA, CA 92627

LEGAL JURISDICTION:  
CITY OF COSTA MESA  
ORANGE COUNTY

BUILDING CONSTRUCTION TYPE:  
TYPE III-B (EXISTING)

NUMBER OF STORIES ACTUAL/ALLOWED:  
ONE STORY/ TWO ALLOWED

OCCUPANCY CLASSIFICATION:  
GROUP B (PER CBC SECTION 303.1.1) LESS THAN 50 PERSONS

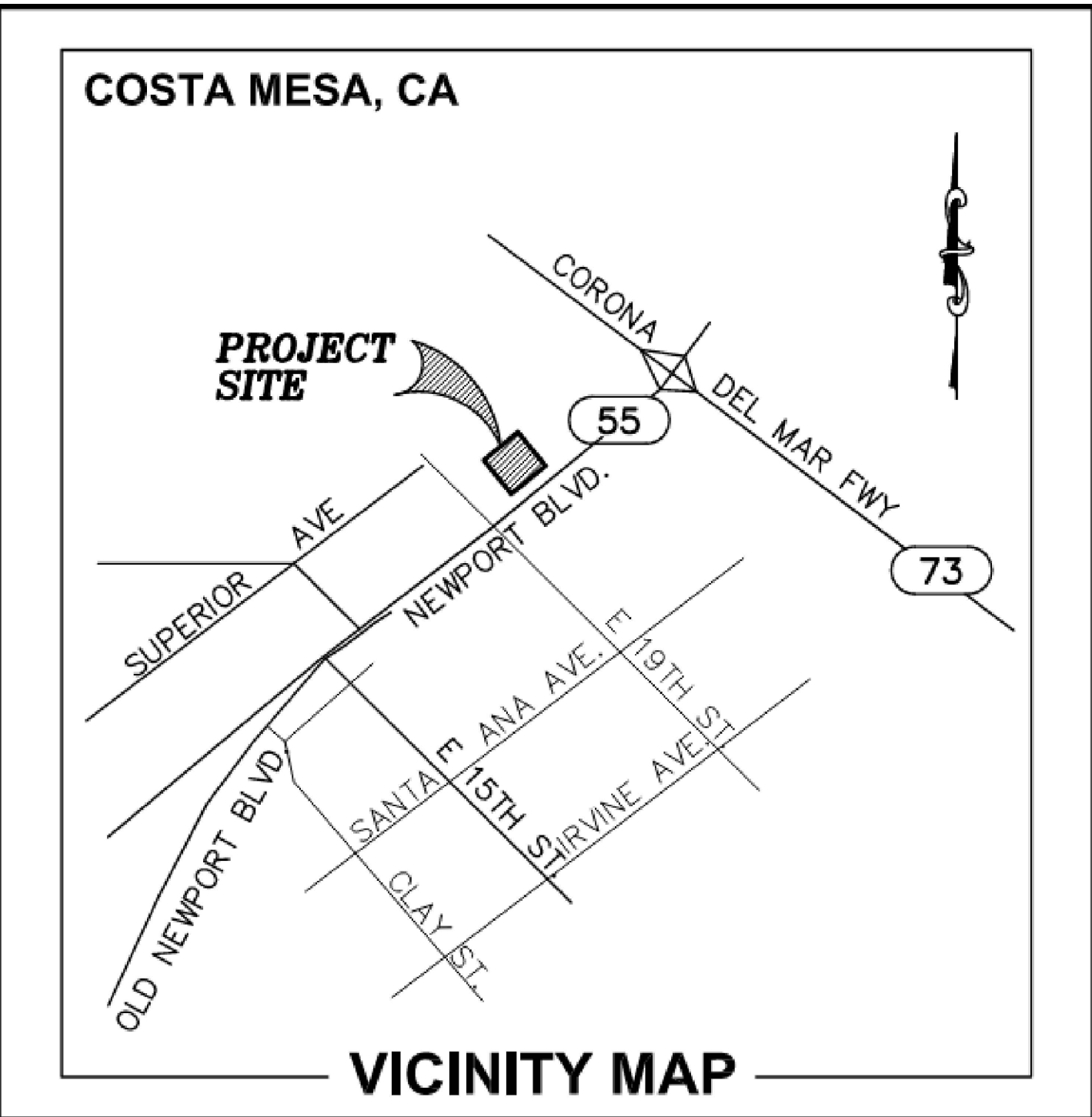
PROPOSED OCCUPANCY USE:  
'AXE THROWING'

FIRE SPRINKLER:  
NONE

BUILDING HEIGHT ACTUAL/ ALLOWED:  
18'-6" T.O. PARAPET (EXISTING) / 30' MAX. ALLOWED

ZONE:	C-2 COMMERCIAL
SETBACKS:	
FRONT:	20'
SIDES:	0' INTERIOR N/A STREET
REAR:	
HEIGHT:	TWICE THE BUILDING HT. MAX. HT. 2 STORIES OR 30' MAX. HT.
PARKING:	
REQUIRED:	±31 STALLS REQUIRED (1.7 SPACES/AXE LANES (INCLUSIVE OF EMPLOYEE)
PROVIDED:	±34 STALLS PROVIDED

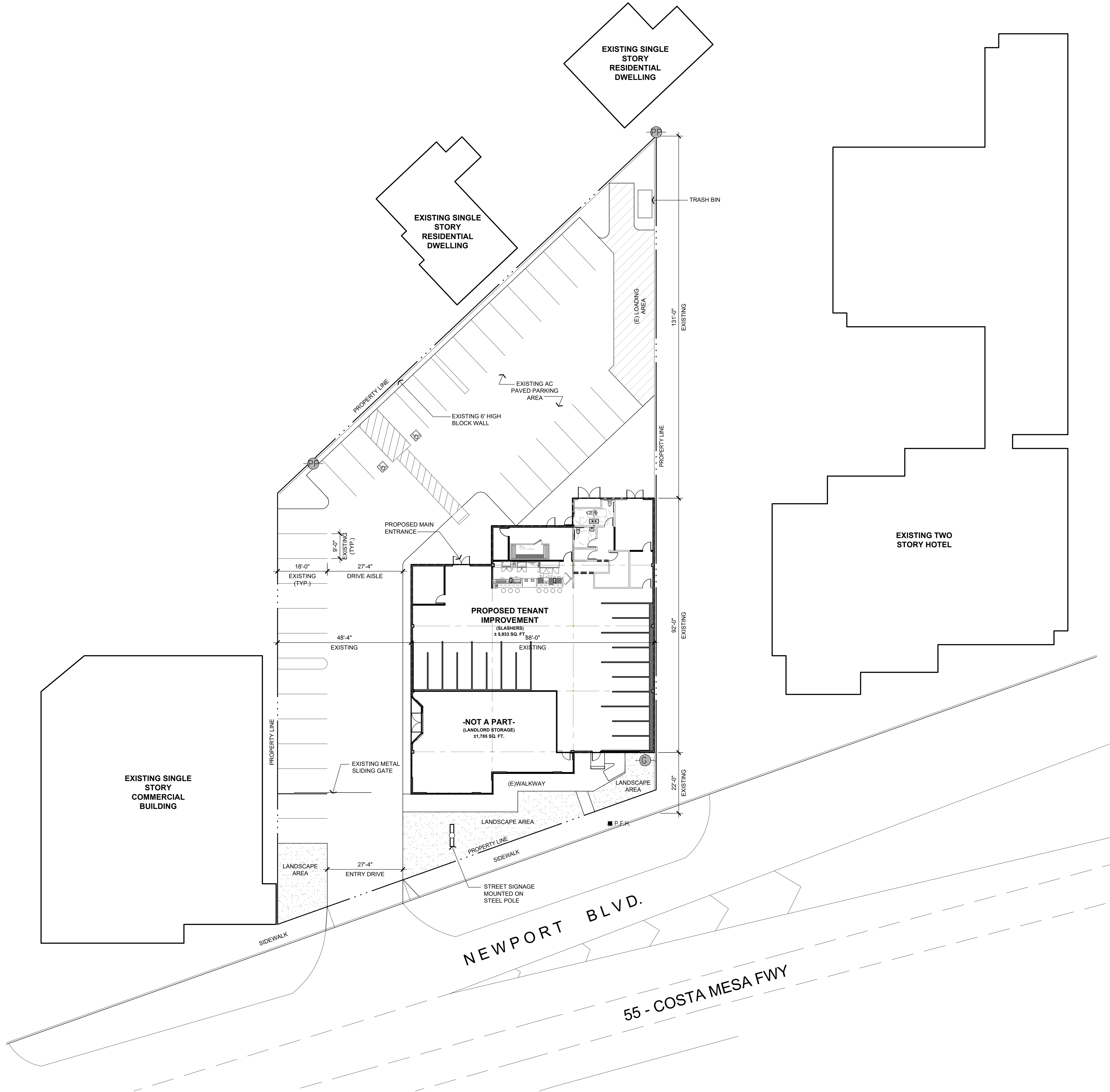
SITE PLAN LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	A.D.A. ACCESSIBLE PATH OF TRAVEL		GAS METER
	PROPERTY LINE		ELECTRIC METER
	P.F.H.		POWER POLE
			ACCESSIBLE PARKING STALL



SITE PLAN  
1/16" = 1'-0"



FOR REFERENCE ONLY. THIS SITE PLAN HAS BEEN REPRODUCED FROM THE ORIGINAL SHELL DRAWINGS. THE PURPOSE OF THIS SITE PLAN IS TO IDENTIFY THE PROPOSED SITE LOCATION AND SURROUNDING EXISTING CONDITIONS.



SLASHERS - TENANT IMPROVEMENT  
1941 NEWPORT BLVD.  
COSTA MESA, CA 92627

CLIENT:  
**Slashers, Inc.**  
Cross Roads Escape Games  
4245 East La Palma Ave.  
Anaheim, CA. 92807



WITHEE MALCOLM ARCHITECTS  
A 558 DESIGN STUDIO

2251 W. 190TH STREET, TORRANCE, CA 90504  
310.217.8885 WITHEEMALCOLM.COM

SITE PLAN

A2-01

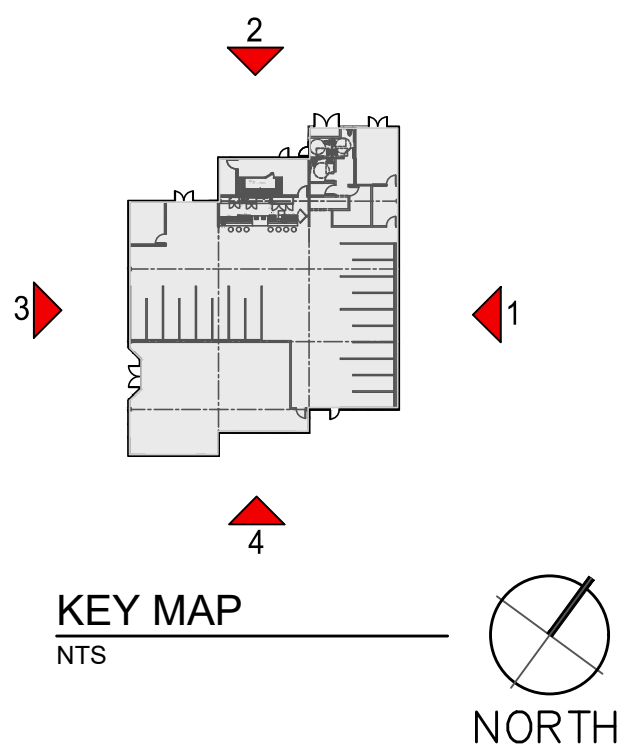
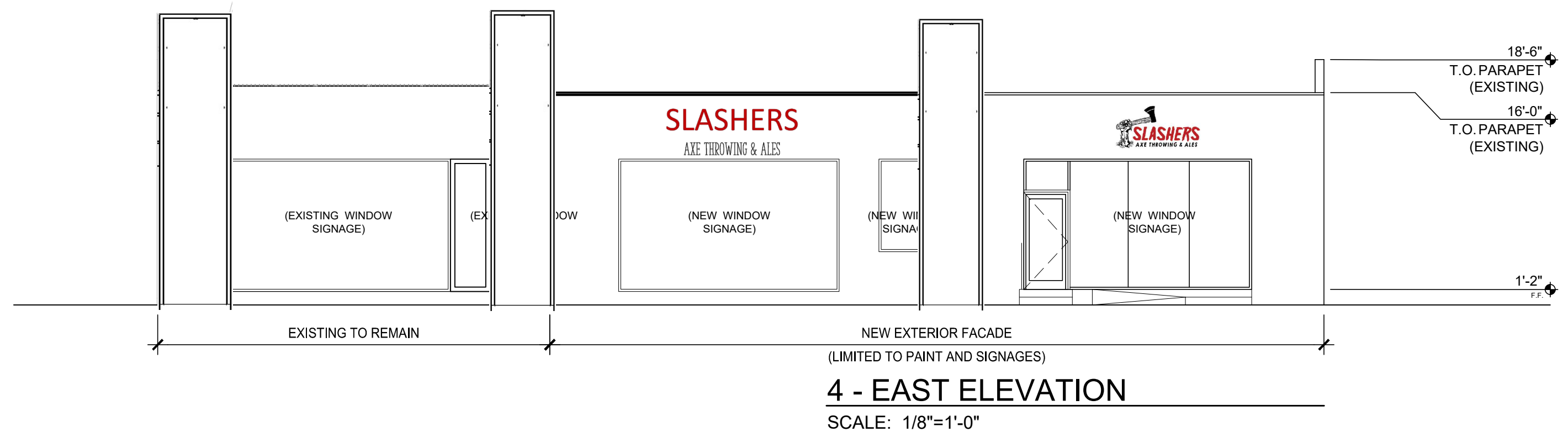
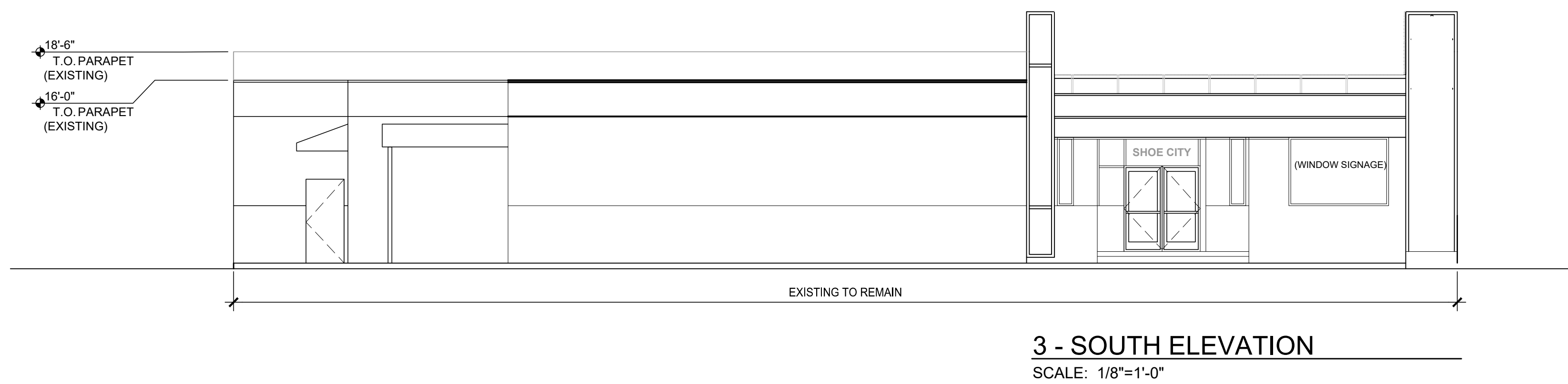
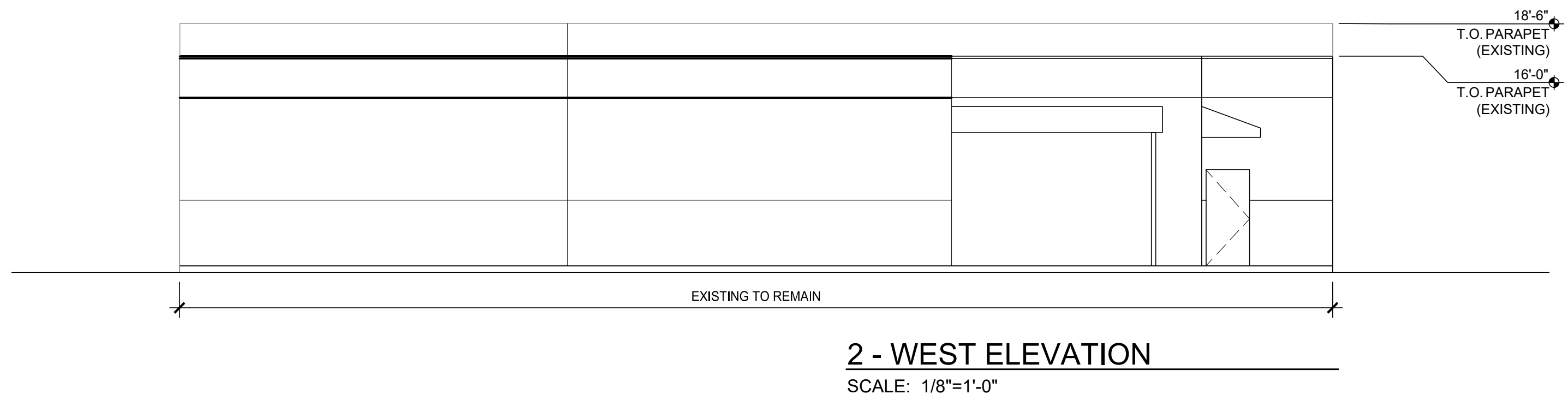
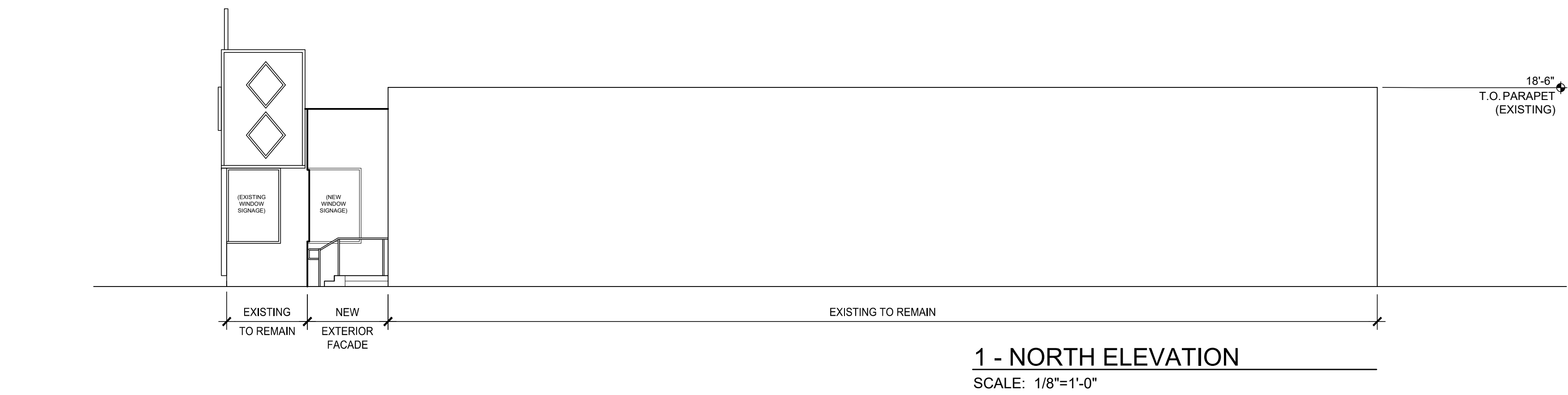
03.09.2022

CUP APPLICATION

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JOB NO.	CM220101
SUBMITTAL	DATE
REVISION	DATE

CLIENT:

**SLASHERS**  
AXE THROWING & ALES

**SLASHERS - TENANT IMPROVEMENT**  
**1941 NEWPORT BLVD.**  
**COSTA MESA, CA 92627**

CLIENT:

**Slashers, Inc.**  
Cross Roads Escape Games  
4245 East La Palma Ave.  
Anaheim, CA 92807

**WM**

WITHEE MALCOLM ARCHITECTS  
A BSB DESIGN STUDIO

2251 W. 190TH STREET TORRANCE, CA 90504  
310.217.8885 WITHEEMALCOLM.COM

SHEET TITLE

**EXISTING ELEVATIONS**

SHEET NO.

**A7-00**

03.09.2022

CUP APPLICATION

August 22, 2022

Mr. Daniel Inloes  
CITY OF COSTA MESA  
77 Fair Drive, 2<sup>nd</sup> Floor  
Costa Mesa, CA 92626

**Subject: Slashers Axe Throwing & Ales Parking Review, City of Costa Mesa**

Dear Mr. Inloes:

**Introduction**

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this parking review for the proposed Slashers Axe Throwing & Ales (project) located at 1941 Newport Boulevard, in the City of Costa Mesa. The existing building consists of approximately 7,750 square feet. It was previously occupied by Shoe City (retail use), but is now currently vacant. Slashers Axe Throwing & Ales proposes to occupy approximately 5,951 square feet of building area. Access to the site will continue to be provided via one (1) right-in/right-out access driveway along southbound Newport Boulevard.

The site provides a total of thirty-four (34) exclusive parking spaces, including two (2) ADA spaces.

Exhibit A shows a location map of the proposed project. Exhibit B shows the proposed project site plan.

Due to the unique use of the project, this parking review has been prepared to determine the adequacy of parking for the proposed project. Observed parking demand data at a similar/comparable use has been collected and will be applied to the Slashers Axe Throwing & Ales use.

**Observed Parking Counts**

Due to the unique use of the proposed Slashers Axe Throwing & Ales project, RK has collected observed parking counts at a similar/comparable use (Stumpy's Hatchet House, Huntington Beach) on a typical Friday and Saturday. This parking demand data will be utilized to derive a maximum parking rate for the proposed project.

Special care was taken to only count vehicles parked for Stumpy's Hatchet House. Vehicles parked for other uses in the shopping center were not counted as part of the observed demand.

RK has obtained observed parking counts during the following timeframes, collected by Counts Unlimited, Inc. (independent third-party data collection company):

- Friday, July 29, 2022 – 5:00 PM to 10:00 PM at 30-minute intervals.
- Saturday, July 30, 2022 – 5:00 PM to 10:00 PM at 30-minute intervals.

Table 1 below shows the observed parking demand for Stumpy's Hatchet House, as well as the calculated parking rate (spaces/thousand square feet) for each data point.

**Table 1**  
**Stumpy's Observed Parking**

Friday, July 29th, 2022				Saturday, July 30th, 2022			
Time	Demand	Stumpy's Square Footage	Calculated Parking Rate (Spaces/TSF)	Time	Demand	Stumpy's Square Footage	Calculated Parking Rate (Spaces/TSF)
5:00 PM	1	5,500 S.F.	0.18	5:00 PM	10	5,500 S.F.	1.82
5:30 PM	9		1.64	5:30 PM	7		1.27
6:00 PM	8		1.45	6:00 PM	10		1.82
6:30 PM	17		3.09	6:30 PM	12		2.18
7:00 PM	20		3.64	7:00 PM	20		3.64
7:30 PM	22		4.00	7:30 PM	18		3.27
8:00 PM	19		3.45	8:00 PM	17		3.09
8:30 PM	19		3.45	8:30 PM	15		2.73
9:00 PM	18		3.27	9:00 PM	13		2.36
9:30 PM	16		2.91	9:30 PM	6		1.09
10:00 PM	12		2.18	10:00 PM	7		1.27
Max Rate			4.00	Max Rate			3.64



As shown in Table 1, the overall peak parking demand for Stumpy's Hatchet House occurs on a Friday at 7:30 PM, when twenty-two (22) vehicles are parked for the use. As a result, the peak parking demand yields a maximum parking rate of 4.00 spaces/TSF (22 spaces divided by 5.5 TSF).

### **Proposed Project Parking Demand**

Table 2 below shows the parking demand for the proposed land uses. The 5,951 square feet of proposed Slashers Axe Throwing & Ales is parked utilizing the maximum calculated parking rate from Stumpy's Hatchet House (4.00 spaces/TSF), and the remaining 1,799 square feet of vacant retail space is parked utilizing the retail land use parking rate from the City of Costa Mesa Municipal Code (4.00 spaces/TSF – minimum of 6 spaces).

**Table 2**  
**Proposed Project Parking Demand**

<b>Land Use</b>	<b>Square Footage (S.F.)</b>	<b>Parking Rate (Spaces/TSF)</b>	<b>Number of Spaces Required</b>
Slashers Axe Throwing & Ales	5,951	4.00	24
Vacant (Retail) <sup>1</sup>	1,799	4.00	7
Total Parking Required			<b>31</b>
Total Parking Provided			34
Number of Surplus Parking Spaces			+3

<sup>1</sup> Parking rate for retail use obtained from City of Costa Mesa Municipal Code Table 13-89: Non-Residential Parking Standards.

As shown in Table 2, the total parking required for the project is thirty-one (31) spaces.

As previously mentioned, the site provides a total of thirty-four (34) exclusive parking spaces for the project. As such, there is a surplus of three (3) parking spaces during the proposed project's expected peak demand time.

**As a result, there is adequate parking on-site to accommodate the 5,951 square feet of proposed Slashers Axe Throwing & Ales project, as well as the 1,799 square feet of vacant retail space.**

## **Conclusion**

RK has completed this parking review for the proposed Slashers Axe Throwing & Ales project. Based on the results of this analysis, there is adequate parking on-site to accommodate the proposed project.

Assuming the most intense parking scenario in which the vacant retail use is being utilized at full capacity, the total parking required is thirty-one (31) spaces, or approximately 91.2% of the parking provided.

RK appreciates this opportunity to work with the CITY OF COSTA MESA. If you have any questions regarding this review or need further clarification, please contact us at (949) 474-0809.

Respectfully submitted,  
RK ENGINEERING GROUP, INC.



Rogier Goedecke  
President



Elias Bandek, EIT  
Engineer II

Attachments

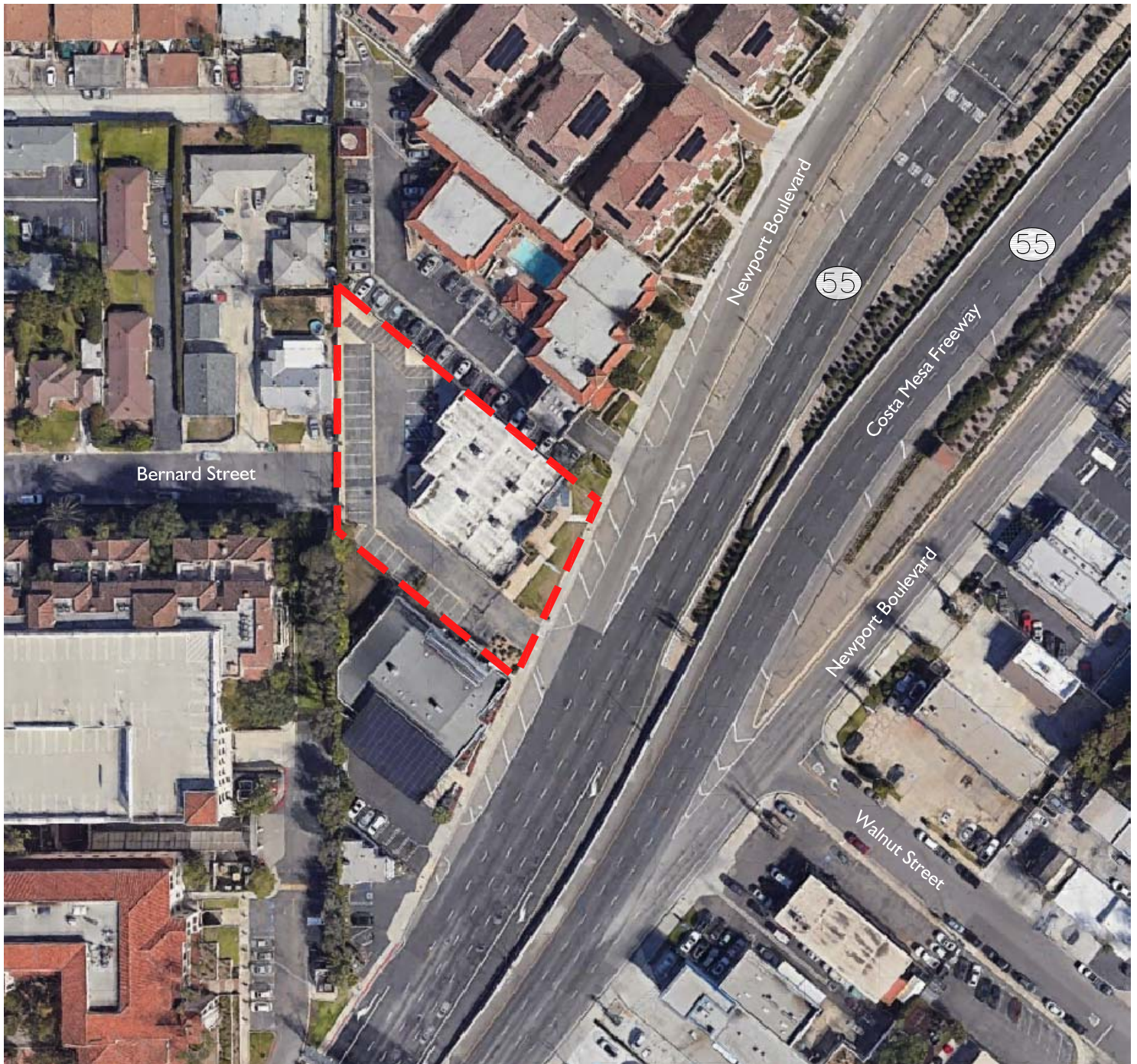
*RK17558*

*JN: 0804-2022-03*

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## Exhibits

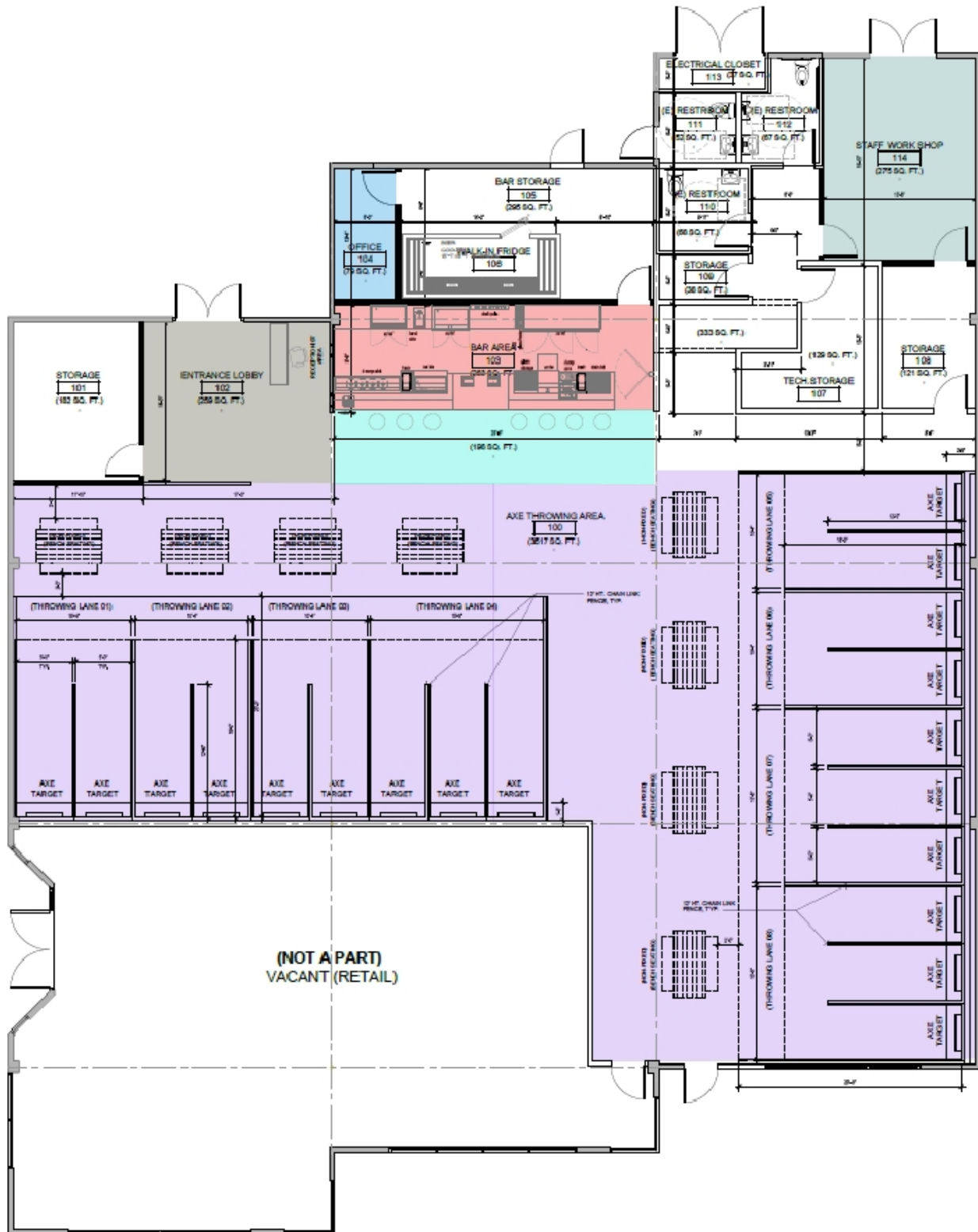




**Legend:**

--- = Project Site





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## Appendices

## **Appendix A**

### Stumpy's Observed Parking Counts

Stumpy's Observed Parking  
7225 Edinger Avenue, Huntington Beach, CA

Friday July 29th, 2022

Time	Demand
5:00 PM	1
5:30 PM	9
6:00 PM	8
6:30 PM	17
7:00 PM	20
7:30 PM	22
8:00 PM	19
8:30 PM	19
9:00 PM	18
9:30 PM	16
10:00 PM	12

Saturday July 30th, 2022

Time	Demand
5:00 PM	10
5:30 PM	7
6:00 PM	10
6:30 PM	12
7:00 PM	20
7:30 PM	18
8:00 PM	17
8:30 PM	15
9:00 PM	13
9:30 PM	6
10:00 PM	7