

**UPDATED APPLICANT LETTER – PCUP-25-0015****Project:** Conditional Use Permit (PCUP-25-0015)**Applicant:** Shoppe Still LLC / The Nest**Address:** 932 W 17th Street, Costa Mesa, CA 92627

Date: February 25, 2026

**1. Project Overview and Proposed Use**

The Nest is proposed as a **private indoor and outdoor event center** designed to provide a flexible, design-forward space for community and private gatherings. All events are reservation-based and supervised by on-site staff to ensure compliance with occupancy, parking, and noise standards. The proposed project would establish a new event space primarily used for baby showers and birthdays with a typical range of 40 to 75 attendees, and 3 employees. Larger events such as weddings and corporate events are expected to be infrequent, occurring approximately twice per month. These large events are expected to be typically 120 guests with a maximum occupancy for any event of 150 guests along with 5 employees. Events can typically require up to ten employees and vendors. The Nest at 17th would not allow multiple events concurrently or within the same day.

The indoor event hall serves as the **primary gathering space**, hosting the main assembly functions of each event. The proposed occupancy is **150 persons**, and events are not open to the general public.

**2. Outdoor Space Use and Circulation**

The outdoor event space is considered a **secondary component** of the event center. It supports communal circulation, photo opportunities, guest mingling, and limited outdoor seating.

Guests are able to **circulate freely between the indoor and outdoor areas**, and both spaces are monitored by venue staff. All amplified entertainment will occur **indoors only**, unless otherwise permitted by the City.

**3. Amplified Sound**

Amplified sound outdoors will be limited to **background-level music only**. No outdoor DJs, live bands, amplified performances, or professional amplified entertainment are proposed outdoors. All primary amplified sound will occur **indoors**, ensuring compatibility with neighboring industrial tenants and compliance with municipal noise standards.

**4. Hours of Operation**

To clarify operational characteristics, the venue distinguishes between **non-event business hours** (staff only) and **event hours** (guests present):

**Non-Event Business Hours (Staff Only):**

For administrative work, venue tours, vendor walkthroughs, and maintenance:

- **Tuesday and Thursday:** 10:00 AM – 4:00 PM

No public events are held during non-event hours.

#### **Event Hours (Guests Present):**

- **Friday:** 4:00 PM – 10:00 PM
- **Saturday:** 12:00 PM – 10:00 PM
- **Sunday:** 12:00 PM – 8:00 PM

Event cleanup concludes within **one hour after closing**.

## **5. Staffing**

During events, The Nest maintains a minimum of **three on-site personnel**, consisting of:

- 1 Venue Manager
- 1 Event Assistant
- 1 Security Guard

The security guard is responsible for ensuring a safe, seamless, and welcoming environment for guests, staff, and vendors throughout the event. They manage entry points, verify guest access, and monitor the property to prevent unauthorized access or disruptions.

For larger events, up to **1–2 parking/valet staff** may be added. We use Black Diamond Valet. With an additional 3-5 vendors, staffing for events is typically 10 maximum.

Administrative functions during non-event hours are handled by a maximum of **five personnel**.

## **6. Other On-Site Tenants and Operating Hours**

The subject site contains **six additional tenants**, the majority of whom operate weekday daytime business hours only.

Confirmed tenant business hours are as follows:

- **Anotherland Ventures (Production & Offices):** 8:00 AM – 4:00 PM (Mon–Fri)
- **FightCamp (Production / Light Industrial):** 8:00 AM – 4:00 PM (Mon–Fri)
- **Finders Motion Pictures LLC (Office):** 8:00 AM – 4:00 PM (Mon–Fri)
- **IPD International (Storage/Fulfillment):** 8:00 AM – 4:00 PM (Mon–Fri)

Two tenants utilize space for **private storage only**, with **no employees and no operating hours**.

To confirm non-overlapping parking demand, **signed parking agreements** from each tenant are included with this resubmittal. These agreements confirm:

- Tenant operating hours
- No overlap with The Nest's event hours
- Permission for shared use of the on-site parking area during evenings and weekends

This shared-parking condition is consistent with the operational characteristics of the site and has been recognized in parking analyses.

## **7. Parking and Circulation**

The site provides **22 parking spaces**, including ADA stalls. Because all other tenants conclude operations by **5:00 PM on weekdays** and do not operate on weekends, the entire parking supply is available during event hours.

The Parking Requirement Table submitted with this package identifies use type, floor area, required parking per code, and shared-parking justification consistent with Title 13, Chapter VI, Article 2.

## **8. Conclusion**

The Nest has been designed to operate compatibly within the existing industrial context, with clearly defined event hours, shared parking supported by signed tenant agreements, limited outdoor sound impacts, and appropriate staffing. This revised Applicant Letter is submitted in response to Planning's PCUP-25-0015 comments on 2.19.2026 and provides the requested clarification regarding use, operations, and parking characteristics.

Signed,

**Mykal Vailu'u & Mackenzie Hahn**