



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 27, 2026

ITEM NUMBER: PH-1

SUBJECT: CONDITIONAL USE PERMIT (PCUP-25-0015) TO CONVERT AN EXISTING INDUSTRIAL BUILDING TO AN EVENT VENUE WITH LIVE ENTERTAINMENT AND DANCING, INCLUDING ON-SITE VALET PARKING AND A MINOR CONDITIONAL USE PERMIT FOR OUTDOOR EVENT OPERATIONS TO BE LOCATED AT 932 WEST 17TH STREET

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

PRESENTATION BY: VICTOR MENDEZ, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: VICTOR MENDEZ
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RECOMMENDATION:

Staff recommends the Planning Commission:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities);
2. Approve Conditional Use Permit (PCUP-25-0015) to allow the operation of an event venue with live entertainment and dancing, including on-site valet parking at 932 West 17th Street; and
3. Approve Minor Conditional Use Permit to allow associated outdoor event operations at 932 West 17th Street.

APPLICANT OR AUTHORIZED AGENT:

The applicant/authorized agent is Mykal Viluu and is also the owner of Shoppe Still, LLC/ The Nest.

PLANNING APPLICATION SUMMARY

Location	932 West 17 th Street	Application Number	PCUP-25-0015
Request	Conditional Use Permit and Minor Conditional Use Permit to operate an event venue with live entertainment and dancing, including on-site valet parking and associated outdoor event operations (The Nest).		
CEQA	Exempt per CEQA Guidelines Section 15301 (Class 1), Existing Facilities		
Final Action	Planning Commission		

SUBJECT PROPERTY

Zoning District	MG- General Industrial
General Plan Land Use Designation	Light Industry
Lot Dimensions	180 FT x 300 FT
Lot Area	54,000 square feet
Existing Development	Two One-Story Multi-Tenant Buildings

SURROUNDING PROPERTY

	Zoning District	General Plan Land Use Designation	Existing Development:
North	MG (General Industrial)	Light Industry	Commercial/Industrial Buildings
East	MG (General Industrial)	Light Industry	Commercial/Industrial Buildings
South	MG (General Industrial)	Light Industry	Senior Mobile Home Park (across West 17 th Street)
West	MG (General Industrial)	Light Industry	Commercial/Industrial Building

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Required/Allowed MG Dev. Standard	Proposed/Provided
Building Height	2 Stories	1 Story
Setbacks:		
Front (West 17 th Street)	10 FT	17 FT 7 IN
Rear	0 FT	86 FT 6 IN
Side	0 FT	0 FT
Side	0 FT	0 FT
Parking:		
Standard	195	14
Compact	N/A	6
Standard/Van Accessible	1	2
Bicycle	N/A	1
TOTAL:	196*	23

* Subject property is subject to Assembly Bill (AB) 2097, since it is located within one-half mile of a major transit stop. Pursuant to AB 2097, the City is barred from imposing a minimum parking requirement on the project. However, event venues are an exception under AB 2097 and are still required to provide parking for employees and workers at the event venue.

EXECUTIVE SUMMARY:

Mykal Vailuu on behalf of Shoppe Still, LLC / The Nest has filed a Conditional Use Permit (CUP) and Minor Conditional Use Permit (MCUP) application to convert an existing one-story, 4,200-square-foot building to an event venue and a 6,066 -square-foot outdoor patio area for associated event operations located at 932 West 17th Street.

Staff recommends approval because the proposed application, as conditioned, is consistent with applicable goals, objectives, and policies of the General Plan and complies with applicable provisions of the Zoning Ordinance. Specifically, the new event venue would continue to promote business within the City's industrial area that is compatible with the surrounding industrial, commercial, and residential developments, and would not be materially detrimental to the health, safety, or welfare of surrounding properties. Additionally, staff recommends that the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA) and approve the CUP and MCUP based on the findings of fact and subject to conditions of approval contained in the resolution.

SETTING:

The project site is a 54,000-square-foot parcel located approximately 270 feet west of the intersection of Monrovia Avenue and West 17th Street. The approximately 1.23-acre site is developed with two multi-tenant buildings, and currently accommodates seven tenants, excluding the proposed event venue. Existing tenants include:

Site	Business/Occupant	Use
928 W 17 th St.	Finders Motion Pictures	Office
928 W 17 th St.	Shoppe Still	Retail: Non-store
930 W 17 th St.	IPD International	Retail: Non-store
934 W 17 th St.	Private	Storage*
934 W 17 th St.	Private	Storage*
936 W 17 th St.	Fight Camp	Office
938 W 17 th St.	Anotherland Ventures	Private Recording Studio**

** Two additional tenants' spaces are used solely for private storage, with no employees or regular operating hours.*

*** Private recording studio was approved by the Zoning Administrator on April 16, 2026. The 7-day appeal period expires on April 23, 2026, at 5:00 p.m.*

The site is designated as Light Industry by the Land Use Element of the General Plan and is zoned MG (General Industrial). The property is surrounded by General Industrial (MG) zoned properties to the north, west, and east. To the south, across West 17th Street, is an age-restricted (55+) senior mobile home park known as Play Port Mobile Village.

As shown in Exhibit 1, below, the subject property is located West of Monrovia Avenue and north of West 17th Street. Site access is provided from three driveway approaches with direct access from West 17th Street. The Orange County Transportation Authority (OCTA) operates the 55 and 47 bus routes with two bus stops located approximately 1,660 feet and 1,617 feet away. Bus Route 55 runs north-south through Costa Mesa with terminuses near downtown Santa Ana and the Newport Transportation Center. Bus Route 47 also runs north-south through Costa Mesa with terminuses at the Fullerton Transportation Center and West Balboa & 23rd Street in Newport Beach.

Exhibit 1: Vicinity Map



BACKGROUND:

The existing subject 4,200-square-foot building suite is currently vacant. Adjacent to the suite is a 6,066-square-foot outdoor patio area that is improved with decomposed granite, landscaping, and fencing and is proposed to be used to host the events. As part of this request the applicant is also seeking the required building permits

necessary to authorize the event venue and outdoor area that were previously improved without permits.

Code Enforcement and Submittal History

- **April 2, 2025:** Responding to a complaint regarding unauthorized operations at the subject property, Code Enforcement staff investigated the property. Staff determined the site had been operating as an event venue for over a year without required City permits, a Certificate of Occupancy, or a business license. The investigation also identified unpermitted interior and exterior construction, including walls, fencing, and other improvements, and a lack of on-site parking, resulting in event attendees utilizing surrounding public streets.
- **April 28, 2025:** Staff contacted the business owner to outline the steps required to lawfully occupy the space for limited events while working to obtain entitlements. These steps included obtaining building permits and completing final inspections before any limited preliminary reopening that may be allowed to occur under a Temporary Special Event Permit.
- **May 1, 2025:** A multi-departmental site inspection was conducted with representatives from Building, Fire, Public Works, Code Enforcement, and Planning to assess safety, compliance, and identify required corrections.
- **August 12, 2025:** The CUP application was deemed submitted and fees were paid.
- **September 3, 2025:** The Trip Generation Memo was submitted.
- **September 11, 2025:** The first corrections were provided to the applicant.
- **December 8, 2025:** The second submittal of CUP application was provided to staff for review.
- **January 7, 2026:** The second version of corrections were provided to the applicant.
- **January 22, 2026:** The third submittal the application was provided to staff for screening review.
- **February 5, 2026:** The required deposit was paid in full, and the Noise Consultant was contacted to prepare the noise study.
- **February 19, 2026:** The third corrections were provided to the applicant.

- **February 26, 2026:** The fourth submittal of the application was provided to staff for screening review.
- **March 18, 2026:** The Noise Study was completed.
- **March 20, 2026:** The fourth corrections were provided the applicant.
- **March 26, 2026:** The fifth submittal of CUP/MCUP application was provided to staff for screening review to verify all updates to the plans were provided and the project was scheduled for hearing.

As of April 13, 2026, Code Enforcement has not observed any events at the site since April 2025, and has not received any additional reports regarding event activity at this location. However, staff has been informed that several events in the last few months had remained scheduled but were subsequently canceled.

REQUEST:

The applicant is requesting approval of a CUP and MCUP to operate an event venue, "The Nest", with live entertainment and dancing, including on-site valet parking and associated outdoor event activities within the MG (General Industrial) zone. The applicant proposes to primarily operate the venue on Friday, Saturday and Sundays. Further information is detailed below.

Pursuant to Costa Mesa Municipal Code (CMMC) Section 13-30(d), uses that are not similar to any listed use, require approval of a Conditional Use Permit (CUP). Because an event venue is not a listed use under the Zoning Code, the proposed use requires CUP approval. In addition, CMMC Section 13-96 provides that valet parking for nonresidential projects is also subject to CUP approval. Further, pursuant to CMMC Table 13-47(a), establishments where food or beverages are served require a CUP when live entertainment or dancing is proposed within 200 feet of a residential zone. Lastly, pursuant to CMMC Table 13-53, the proposed outdoor event activities are classified as a use not under roof and therefore require approval of a Minor Conditional Use Permit (MCUP).

CUP applications are acted upon by the Planning Commission pursuant to CMMC Table 13-29(c). MCUP applications are acted upon by the Zoning Administrator pursuant to CMMC Section 13-29(c). In this case, both applications are being considered concurrently by the Planning Commission to facilitate a comprehensive and coordinated review of the proposed project. The Planning Commission's decision may be appealed to the City Council by the applicant or a member of the public, or may be called-up for review by a City Council member, within seven days of the issuance of a final decision pursuant to CMMC 13-29(j).

STANDARD OF REVIEW:

To approve CUP and MCUP applications under CMMC Section 13-29(g)(2)(a-c), the proposed use must meet specific criteria. The project must be compatible with surrounding developments and should not be detrimental to nearby properties. Additionally, granting the permit must not harm public health, safety, or welfare, nor permit a use, density, or intensity inconsistent with the general plan or specific plans for the property.

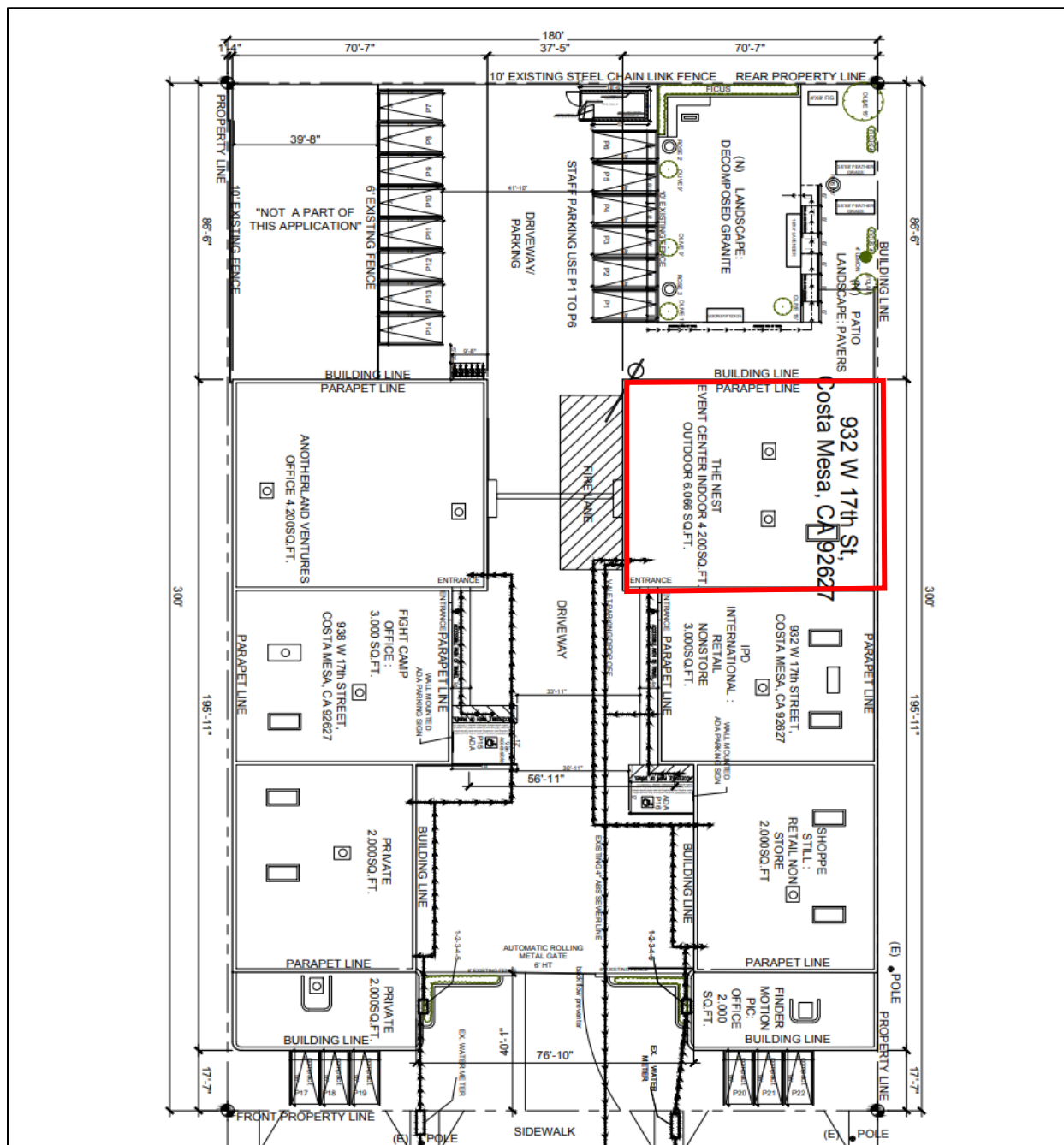
Furthermore, all applications must adhere to broader Review Criteria outlined in the CMMC. These include ensuring neighborhood compatibility, safety and design consistency, compliance with performance standards, and alignment with the general plan and/or applicable specific plans. Each application is project-specific and evaluated on its unique merits to ensure it aligns with the City's development standards.

A comparison and analysis of the project applicable CUP and MCUP findings, and project compliance with the City's required Review Criteria is provided further below in this report under the Analysis Section.

APPLICATION ANALYSIS:

The existing multi-tenant buildings (as shown below in Exhibit 2) are centrally located on the west and east portion of the property, with parking provided on the northern, center, and southern portion of the lot. The proposed 4,200-square-foot event venue suite occupies the northern portion of the existing multi-tenant building located on the east side of the site. Vehicular access to the project site is currently provided via three driveways on West 17th Street. The event venue will be remodeled to accommodate an assembly area, restrooms, office space, storage, a changing area, and a kitchen (Exhibit 3). The proposed 6,066-square-foot outdoor patio area located at the northeast portion of the site will also be used to host events (Exhibit 4).

Exhibit 2: Site Plan



Floor Plan

The existing 4,200 square-foot tenant space would be remodeled to include an assembly area, restrooms, office, storage, changing/dressing room area, and kitchen. The proposed assembly will be located on the north side of the tenant space, adjacent to the outdoor event space. No substantial exterior modifications are proposed. The project includes replacement of the existing reception door on the south elevation with a new glass entry door.

Exhibit 3: Floor Plan

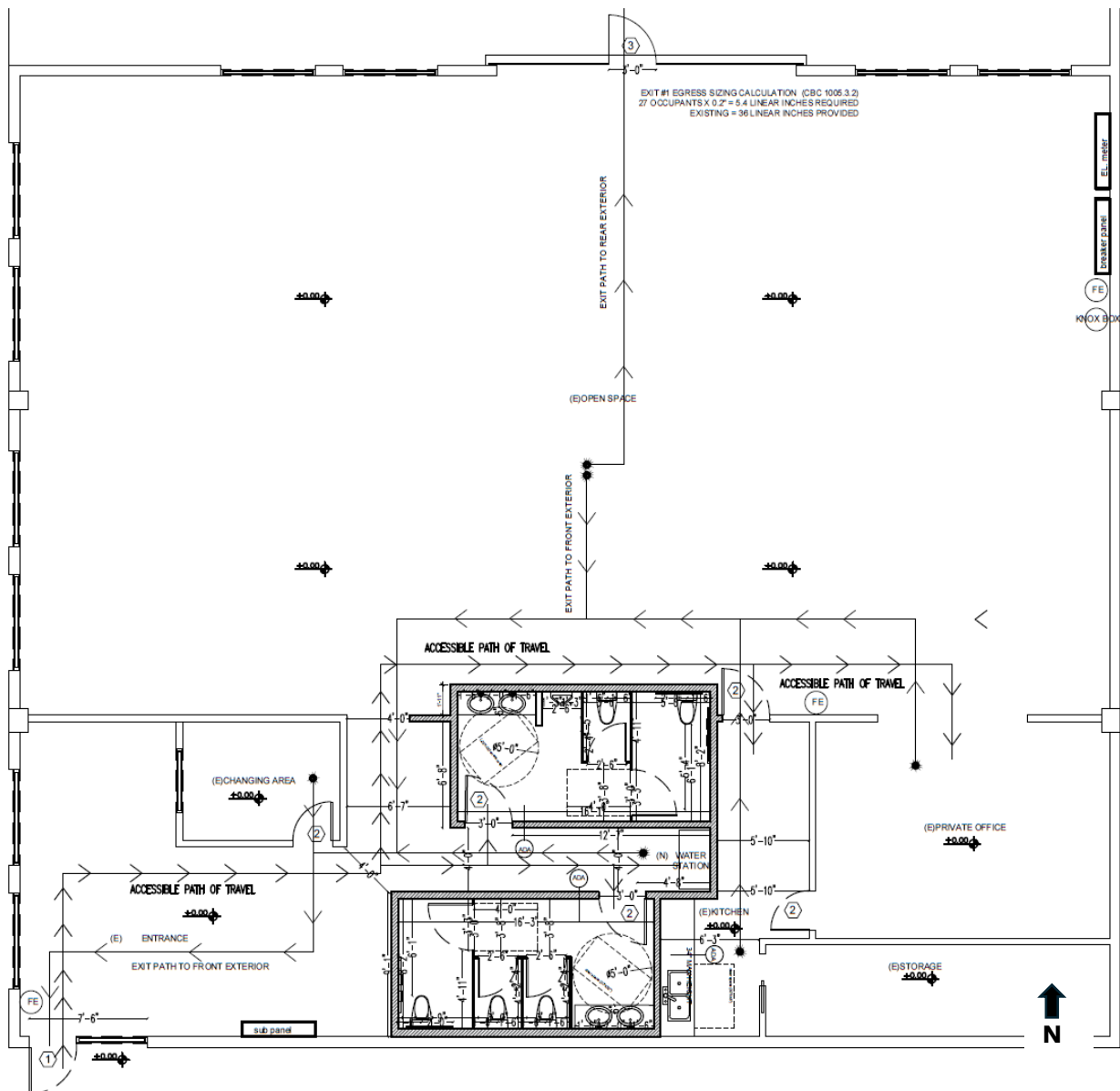
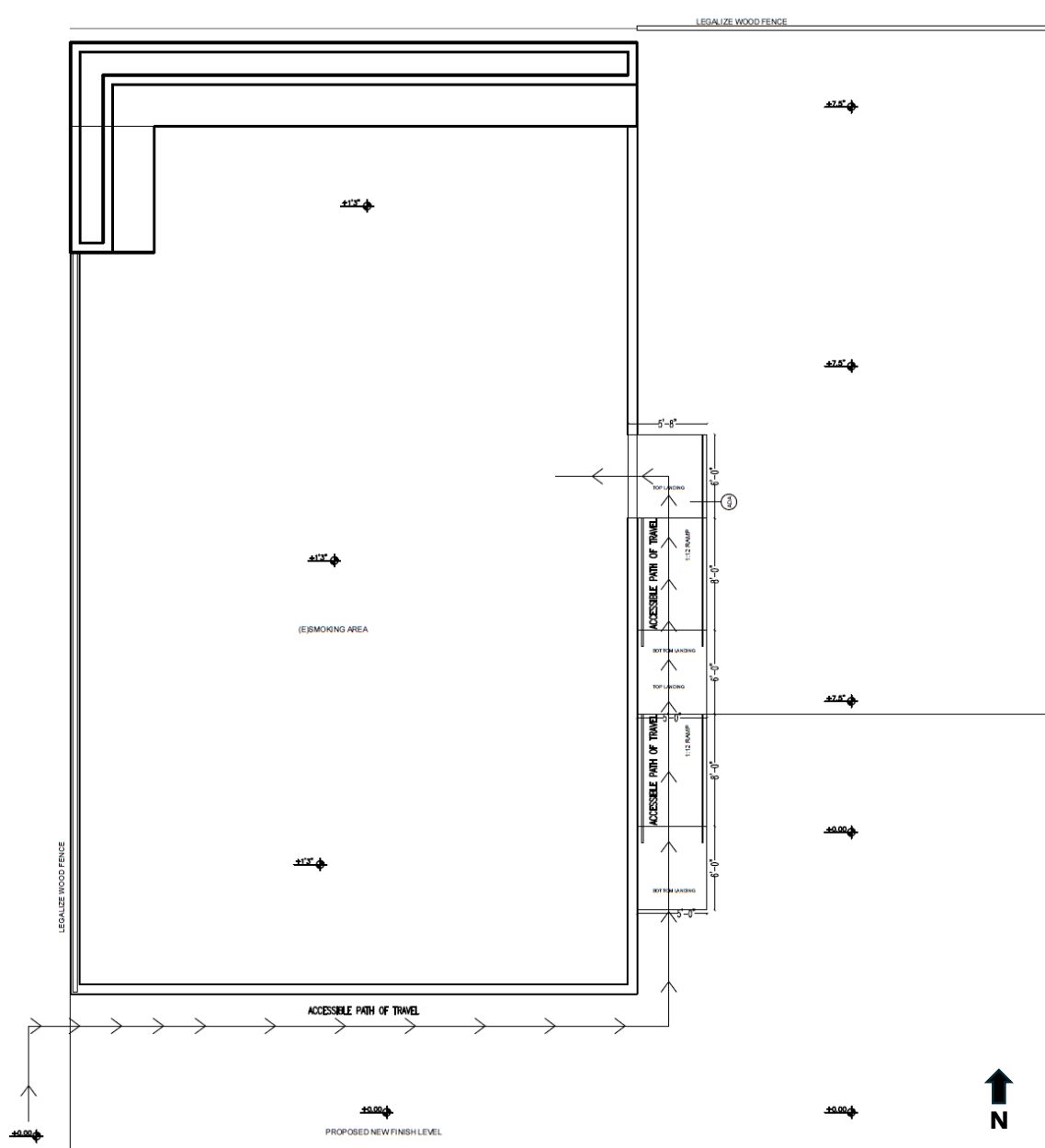


Exhibit 4: Outdoor Patio Plan



Use and Operations

The applicant proposes to operate a private indoor and outdoor event venue designed to host reservation-based gatherings, including baby showers, birthdays, weddings, and corporate events. Live entertainment is proposed indoors and will be limited to musical performances such as a disc jockey, pianist, violinist, vocalist, or acoustic guitar. Performances will be limited to a maximum of four performers at any one time (Condition of Approval No. 15). The event venue is anticipated to primarily

accommodate smaller gatherings, such as baby showers and birthdays, with typical attendance ranging from 40 to 75 guests and approximately three employees on-site. Larger events, including weddings and corporate functions, are expected to occur approximately twice per month with an average attendance of 120 guests and a maximum occupancy of 150 guests, supported by up to five employees. Depending on the event, total staffing, including vendors, may reach up to ten individuals.

All events are pre-scheduled and managed by on-site staff to ensure compliance with occupancy, parking, and noise standards. The Nest is not proposing to host multiple events concurrently or on the same day (Condition of Approval No. 11). The indoor event hall will serve as the primary gathering space for all events, with a maximum occupancy of 150 persons. All events are private and not proposed to be open to the general public.

The outdoor event area functions as a secondary component of the event venue, intended to support guest circulation, informal gatherings, photo opportunities, and limited outdoor seating. Guests may move freely between the indoor and outdoor spaces, both of which are monitored by on-site staff (Condition of Approval No. 13).

Hours of Operation

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

Non-Event Business Hours:

These hours are limited to administrative activities, venue tours, vendor walkthroughs, and general maintenance. No events are held during this time.

- Tuesday and Thursday: 10:00 a.m. to 4:00 p.m.

Event Hours (Guests Present):

These hours are reserved for scheduled private events.

- Friday: 4:00 p.m. to 10:00 p.m.
- Saturday: 12:00 p.m. to 10:00 p.m.
- Sunday: 12:00 p.m. to 8:00 p.m.

Additionally, all music, food, and beverage service for evening events will cease by 9:45 p.m. on Fridays and Saturdays and 7:45 p.m. on Sundays. (COA No. 10). All event-related cleanup activities are completed within one hour following the conclusion of each event.

The site includes six additional tenants, the majority of which operate during weekday daytime hours. To ensure there is no overlap in parking demand, signed parking agreements have been executed with each tenant. These agreements confirm tenant operating hours, verify that there is no overlap with The Nest’s event hours, and allow for shared use of the on-site parking area during evenings and weekends. Additionally, Condition of Approval No. 16, requires the event venue to submit and maintain approved shared parking agreements with existing and future tenants to ensure adequate parking supply and avoid peak demand conflicts. The agreements must identify the number of spaces, hours of availability, and are subject to Planning Division review and approval.

As conditioned, the event venue may only operate during times when the shared parking tenants are closed. Tenant business hours are summarized in Table 2.

Table 2 - Hours for Businesses Located at the Site				
Site	Business/Occupant	Weekdays	Saturday	Sunday
928 W 17 th St.	Finders Motion Pictures	8 AM - 4 PM	Closed	Closed
928 W 17 th St.	Shoppe Still	8 AM - 4 PM	Closed	Closed
930 W 17 th St.	IPD International	8 AM - 4 PM	Closed	Closed
934 W 17 th St.	Private	N/A*	N/A*	N/A*
934 W 17 th St.	Private	N/A*	N/A*	N/A*
936 W 17 th St.	Fight Camp	8 AM - 4 PM	Closed	Closed
938 W 17 th St.	Anotherland Ventures	8 AM - 4 PM	Closed	Closed
* private industrial storage use, no patrons expected.				

Based on these hours, the event venue’s permitted hours of operation, as shown in Table 3, are limited to periods when shared parking is available. Because limited guests will be onsite during office hours, no parking restriction is provided for these times.

Table 3 - Hours for Businesses Located at the Site				
Site	Weekdays	Friday	Saturday	Sunday
Hours for Events	CLOSED	4 PM - 10 PM	12 PM - 10 PM	12 PM - 8 PM
Office Hours Only (5 Office Staff)	Tuesday and Thursday (10 AM - 4PM)	CLOSED	CLOSED	CLOSED

Noise

A noise study dated March 18, 2026, was prepared by the City's consultant (FirstCarbon Solutions) to analyze operation noise impacts from the proposed event venue. The assessment reviewed the existing noise levels at the project site and analyzed the potential future operational noise levels that could result with implementation of the proposed project. The noise study confirmed that the combined operational sources (including outdoor activity and background music) and mobile sources of the proposed project would not result in a substantial permanent increase in ambient noise levels more than established standards, and the impact on off-site sensitive receptors would be less than significant. Therefore, the Noise Study concludes that the project does not need to include any project specific sound attenuation features or building improvements to limit noise and complies with the City's Noise Ordinance.

In addition, Condition of Approval (COA) No. 12 requires that all doors and windows remain closed during indoor events. COA No. 13 further establishes that the indoor event hall serves as the primary gathering space, with all amplified music and live entertainment confined inside the building, where the main assembly functions of each event will occur. The outdoor event area, is intended to be accessory in nature, allowing for circulation between indoor and outdoor spaces, as well as activities such as photo opportunities and guest mingling. Given this operational framework, the outdoor area is not expected to adversely impact neighboring tenants or properties. Outdoor activities will be limited to passive uses, with only background-level music permitted, not to exceed 60 decibels as measured at the center of the patio (Condition 14).

Circulation and Parking

Pursuant to AB 2097, which was signed by Governor Newsom and became effective on January 1, 2023, local agencies may not impose minimum parking requirements on projects located within one half mile of a major transit stop. However, because the proposed use includes an event venue, the project is subject to the AB 2097 exception for event venues, which requires parking to be provided for employees and workers associated with the venue.

Although, the project is only required to provide parking for employees and workers at the event venue, staff and the applicant assessed whether adequate parking will be provided to meet the parking demand of the event venue. As such, a trip generation memo was prepared (Fehr & Peers, March 26, 2026) to evaluate potential traffic and parking impacts associated with the proposed event venue (Attachment 3).

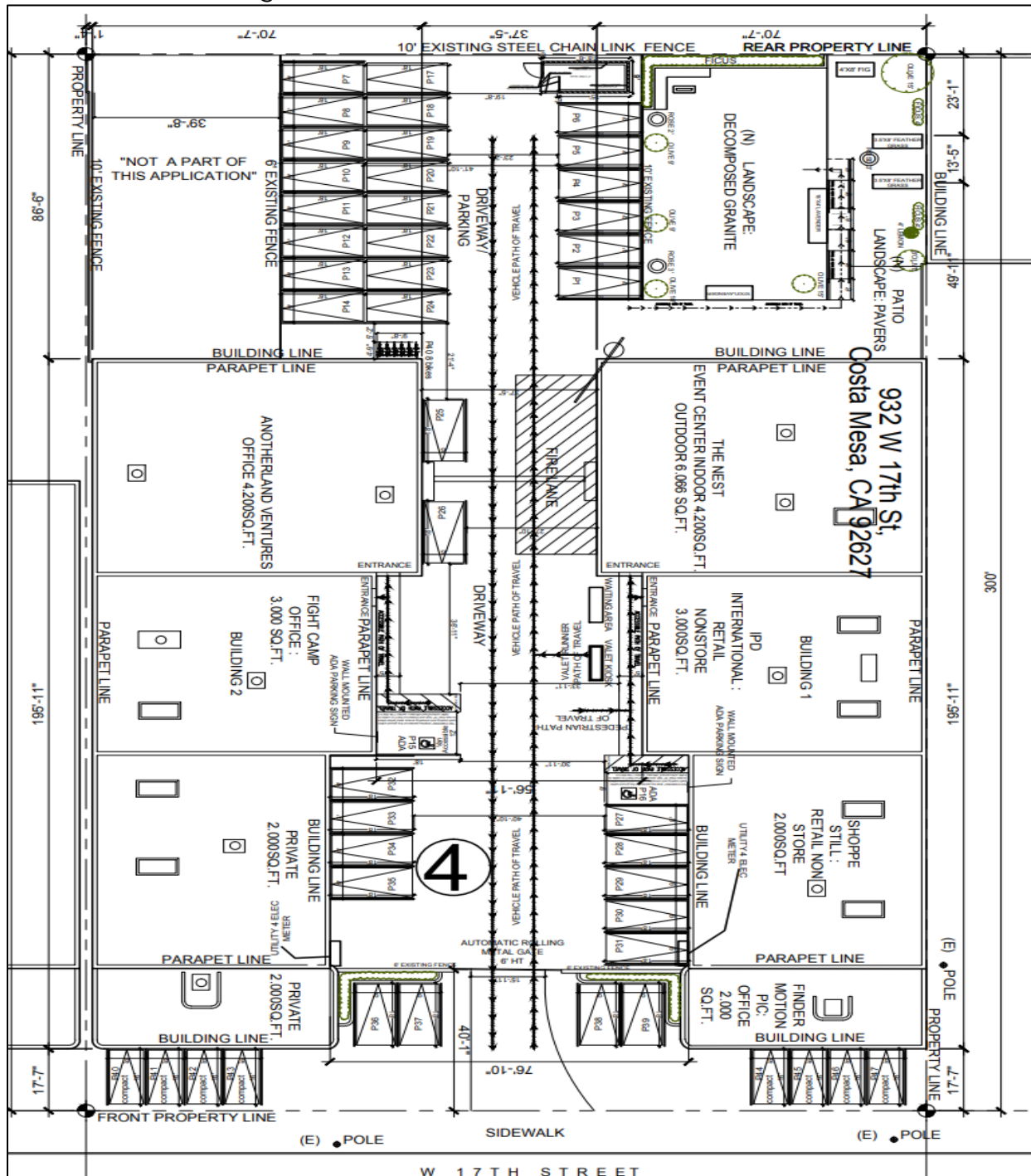
The assessment concluded that the project is not expected to generate a significant number of trips during typical weekday peak hours, as events primarily occur during evenings and weekends and therefore, does not warrant a detailed traffic impact study. Higher capacity events may generate up to 78 vehicle trips during peak arrival and departure periods, which remains below the City threshold of 100 vehicle trips and the use does not require an additional transportation impact study. Additionally, the parking analysis indicates that on-site parking and valet operations are sufficient to accommodate typical event demand, including employee and vendor parking and most visitor parking. For larger events, additional parking demand may be accommodated through available on street parking during off peak and weekend hours, which serves as a supplemental resource.

The project provides up to 47 on site parking spaces to serve employees, vendors, and event attendees. For medium sized events, the available parking supply is adequate to accommodate the anticipated demand of approximately 37 vehicles, including attendee vehicles and employee and vendor parking. However, for larger events and maximum capacity events, which are anticipated to occur approximately twice per month, parking demand is estimated to range from 61 to 74 vehicles, including approximately 10 spaces for employees and vendors. As such, while sufficient parking is available for medium sized events, the on-site parking supply would not fully accommodate demand during larger events.

The proposed complimentary valet parking program is intended to accommodate anticipated patron demand and will be required to be available at all times during event venue operations. Patrons will drop off vehicles at a designated valet stand located in front of 930 West 17th Street. Vehicles will be parked on-site, with the majority accommodated in a stacked configuration at the rear of the property, and a limited number parked along the central and front portions of the site, for a total capacity of 47 vehicles.

The valet operation will be staffed by a minimum of two attendants, with an additional one to two attendants provided for larger events, as needed. Valet services will be operated by Black Diamond Valet. The plan has been reviewed by the City's Transportation Division and deemed acceptable. The valet parking layout is illustrated in the Exhibit 5 below.

Exhibit 5: Valet Parking Plan



GENERAL PLAN CONFORMANCE:

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

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

Consistency: The proposed event venue provides a new commercial and employment opportunity within the community, supporting a mix of uses in the area. By creating specialized business and job opportunities, the project supports the needs of both the local business and residential segments of Costa Mesa.

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

Consistency: The proposed event venue contributes to the City's long-term fiscal health by activating an existing vacant industrial space and supporting ongoing business activity. Local event venues are potential venues for community or family gatherings, as well as a community amenity for businesses.

FINDINGS:

Pursuant to Title 13, Section 13-29(g), Findings, of the CMMC, to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required Conditional Use Permit findings:

- a) *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.*

Consistent. The proposed event venue operations use will be conducted primarily within the building and will not generate noise, odors, or other detrimental effects on the surrounding uses. As designed, the project would operate in a manner that is not materially detrimental to nearby properties. The proposed event venue is compatible with surrounding development and will not be materially detrimental to nearby properties, as Conditions of Approval No. 14 allows only background-level music outdoors not to exceed 60 decibels as measured at the center of the outdoor patio,

and Condition of Approval No. 12 mandates that doors and windows remain closed during operation, thereby ensuring noise is adequately controlled and the quiet enjoyment of the surrounding neighborhood is maintained. Additionally, the parking analysis demonstrates that sufficient parking will be provided for small and medium sized events through on-site spaces and valet operations, and that adequate parking for larger events can be accommodated through a combination of on-site parking, valet operations, and supplemental on street parking, ensuring the project will not be materially detrimental to other properties in the area.

- b) 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.

Consistent. Granting approval of the event venue 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. All business activities would be conducted primarily within the building, with the exception of the outdoor patio area, which would be set back a minimum 280 feet from the closest residential property. As conditioned, the project will operate in a manner that supports the general welfare of the community without causing injury to surrounding properties or improvements, as parking and noise impacts have been adequately addressed.

- c) 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.

Consistent. The General Plan designation is "Light Industry," which is intended for a variety of light and general industrial uses. Certain commercial uses may be allowed, provided that the commercial use is determined to be complementary to the industrial area. The proposed event venue is located in an area that includes a variety of industrial and commercial uses. The project's size, hours of operation, and intensity are appropriate for the site and surrounding area and do not exceed what is envisioned under the General Plan. The Mesa West Bluff Urban Plan's provisions do not apply to the property; therefore, the project remains in full compliance with applicable land use policies.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 - Existing Facilities) for the permitting and/minor alteration of Existing Facilities. The proposed indoor event venue with an accessory outdoor patio, involving no expansion of floor area, qualifies for this exemption as it involves a negligible expansion of use within an existing structure.

ALTERNATIVES:

As an alternative to the recommended action, the Planning Commission may:

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

LEGAL REVIEW:

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

PUBLIC NOTICE:

Pursuant to CMMC Section 13-29(d) 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 on April 15, 2026. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site on April 16, 2026.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper on April 17, 2026.

As of the completion date of this report, one written public comment was received opposing the project. Any public comments received prior to the April 27, 2026, Planning Commission meeting will be provided separately.

CONCLUSION:

Approval of the project would allow for the use of an event venue within an existing building an accessory patio area. The proposed use is in conformance with the General Plan, Zoning Code, Planning Application Review Criteria, and the required CUP findings can be made. The proposed use, as conditioned, would be compatible with the surrounding industrial and commercial businesses and would not be materially detrimental to other properties within the area. Therefore, staff recommends approval of the proposed project, subject to the conditions of approval contained in the attached resolution.

ATTACHMENTS

1. Draft Planning Commission Resolution
2. Applicant Letter
3. Trip Generation Memo
4. Noise Study
5. Plans
6. Public Comments