

Applicant Letter - Project Description

Dear City of Costa Mesa:

This letter serves as our application for a Conditional Use Permit. Below are the business description and operation details for your review:

Company Name: HSTLA LLC

Doing Business As: UNLOCKED: Escape Room

Business Type: Entertainment - Escape Games

Potential Location: 2706 Harbor Blvd, Costa Mesa, CA 92626.

Location Size:

The size of the suite is 4,000 SF.

Number of employees:

Unlocked currently employs 12 part-time employees.

Types of use proposed:

Lobby: Check-in area for guests.

Game Rooms #1 - 3: A group will reserve a room during the activity. The number of participants per time slot will be a maximum of 6 players (Room #2, 3) or 8 players (Room #1). Only one group will participate at a time per room.

Control Room: On-site staff will monitor the activity of participants through audio visual equipment and provide in-game hints.

Indoor Storage & Office: Used for on-site staff when not in the control room and for miscellaneous storage.

Hours of operations:

Weekdays

Monday - Friday : 6:30 pm - 10 pm

Weekends

Saturday - Sunday: 11:00 am - 11:45 pm

Weekday (Monday-Friday) Operating Schedule

| Time | Room #1 (maximum) | Room #2 (maximum) | Room #3 (maximum) | On-site Staff (maximum) | Total People |
|----------|----------------------|----------------------|----------------------|----------------------------|--------------|
| 6:15 PM | 0 | 0 | 0 | 3 | 3 |
| 6:30 PM | 8 | 0 | 0 | 3 | 11 |
| 6:45 PM | 8 | 0 | 0 | 3 | 11 |
| 7:00 PM | 8 | 6 | 0 | 3 | 17 |
| 7:15 PM | 8 | 6 | 0 | 3 | 17 |
| 7:30 PM | 0 | 6 | 6 | 3 | 15 |
| 7:45 PM | 0 | 6 | 6 | 3 | 15 |
| 8:00 PM | 8 | 0 | 6 | 3 | 17 |
| 8:15 PM | 8 | 0 | 6 | 3 | 17 |
| 8:30 PM | 8 | 6 | 0 | 3 | 17 |
| 8:45 PM | 8 | 6 | 0 | 3 | 17 |
| 9:00 PM | 0 | 6 | 6 | 3 | 15 |
| 9:15 PM | 0 | 6 | 6 | 3 | 15 |
| 9:30 PM | 0 | 0 | 6 | 3 | 9 |
| 9:45 PM | 0 | 0 | 6 | 3 | 9 |
| 10:00 PM | 0 | 0 | 0 | 3 | 3 |

Weekend (Saturday-Sunday) Operating Schedule

| Time | Room #1 (maximum) | Room #2 (maximum) | Room #3 (maximum) | On-site Staff (maximum) | Total People |
|----------|----------------------|----------------------|----------------------|----------------------------|--------------|
| 11:00 AM | 0 | 0 | 0 | 3 | 3 |
| 11:15 AM | 0 | 0 | 0 | 3 | 3 |
| 11:30 AM | 0 | 6 | 0 | 3 | 9 |
| 11:45 AM | 0 | 6 | 0 | 3 | 9 |
| 12:00 PM | 0 | 6 | 6 | 3 | 15 |
| 12:15 PM | 0 | 6 | 6 | 3 | 15 |
| 12:30 PM | 8 | 0 | 6 | 3 | 17 |
| 12:45 PM | 8 | 0 | 6 | 3 | 17 |
| 1:00 PM | 8 | 6 | 0 | 3 | 17 |
| 1:15 PM | 8 | 6 | 0 | 3 | 17 |
| 1:30 PM | 0 | 6 | 6 | 3 | 15 |
| 1:45 PM | 0 | 6 | 6 | 3 | 15 |
| 2:00 PM | 8 | 0 | 6 | 3 | 17 |
| 2:15 PM | 8 | 0 | 6 | 3 | 17 |
| 2:30 PM | 8 | 6 | 0 | 3 | 17 |
| 2:45 PM | 8 | 6 | 0 | 3 | 17 |
| 3:00 PM | 0 | 6 | 6 | 3 | 15 |
| 3:15 PM | 0 | 6 | 6 | 3 | 15 |
| 3:30 PM | 8 | 0 | 6 | 3 | 17 |
| 3:45 PM | 8 | 0 | 6 | 3 | 17 |
| 4:00 PM | 8 | 6 | 0 | 3 | 17 |
| 4:15 PM | 8 | 6 | 0 | 3 | 17 |
| 4:30 PM | 0 | 6 | 6 | 3 | 15 |
| 4:45 PM | 0 | 6 | 6 | 3 | 15 |
| 5:00 PM | 8 | 0 | 6 | 3 | 17 |
| 5:15 PM | 8 | 0 | 6 | 3 | 17 |
| 5:30 PM | 8 | 6 | 0 | 3 | 17 |

| Time | Room #1 (maximum) | Room #2 (maximum) | Room #3 (maximum) | On-site Staff (maximum) | Total People |
|----------|----------------------|----------------------|----------------------|----------------------------|--------------|
| 5:45 PM | 8 | 6 | 0 | 3 | 17 |
| 6:00 PM | 0 | 6 | 6 | 3 | 15 |
| 6:15 PM | 0 | 6 | 6 | 3 | 15 |
| 6:30 PM | 8 | 0 | 6 | 3 | 17 |
| 6:45 PM | 8 | 0 | 6 | 3 | 17 |
| 7:00 PM | 8 | 6 | 0 | 3 | 17 |
| 7:15 PM | 8 | 6 | 0 | 3 | 17 |
| 7:30 PM | 0 | 6 | 6 | 3 | 15 |
| 7:45 PM | 0 | 6 | 6 | 3 | 15 |
| 8:00 PM | 8 | 0 | 6 | 3 | 17 |
| 8:15 PM | 8 | 0 | 6 | 3 | 17 |
| 8:30 PM | 8 | 6 | 0 | 3 | 17 |
| 8:45 PM | 8 | 6 | 0 | 3 | 17 |
| 9:00 PM | 0 | 6 | 6 | 3 | 15 |
| 9:15 PM | 0 | 6 | 6 | 3 | 15 |
| 9:30 PM | 8 | 0 | 6 | 3 | 17 |
| 9:45 PM | 8 | 0 | 6 | 3 | 17 |
| 10:00 PM | 8 | 6 | 0 | 3 | 17 |
| 10:15 PM | 8 | 6 | 0 | 3 | 17 |
| 10:30 PM | 0 | 6 | 6 | 3 | 15 |
| 10:45 PM | 0 | 6 | 6 | 3 | 15 |
| 11:00 PM | 8 | 0 | 6 | 3 | 17 |
| 11:15 PM | 8 | 0 | 6 | 3 | 17 |
| 11:30 PM | 8 | 0 | 0 | 3 | 11 |
| 11:45 PM | 8 | 0 | 0 | 3 | 11 |
| 12:00 AM | 0 | 0 | 0 | 3 | 3 |

Compatibility with the Uses Permitted in General Area:

We believe that an escape in this area will be substantially compatible with the uses permitted in this general area due to the mutually beneficial relationship of business uses nearby.

Examples of compatible uses in a 500-ft radius:

- a. Ding Tea (Food & Beverage)
- b. Starbucks (Food & Beverage)
- c. Cocos Bakery and Restaurant (Restaurant)
- d. Pizza Hut (Take out Food)
- e. Firehouse Subs (Restaurant)
- f. Fina's Pizza and Pastaria (Restaurant)
- g. 7-Eleven (Convenience Store)

The mutually beneficial relationship to other businesses in the area is due to the customers who are drawn to an escape room. These customers are typically seeking entertainment and have disposable income. As business owners, we would be able to refer to nearby restaurants and convenience stores to support the success of local Costa Mesa businesses.

Proposed Use Not Detrimental to Other Properties:

The proposed use would not be materially detrimental to other properties in the same area due to the minor overlap in overall business hours (See Appendix 1 for a full list of business hours). Business that do overlap in business hours have compatible uses.

- h. Weekdays - only 4 out of 15 business overlap business hours
- i. Weekends - Only 5 out of 15 businesses overlap business hours

Thank you for your review. Please contact us for any further information at Unlockedescaperooms@gmail.com

Appendix 1 - Business Hours Overlap within 500 ft

SUMMARY

Total # of Businesses: 15

Estimated # of Parking Spaces: ~275

Weekday Hours of Overlap (5 out of 15)

- Up in Smoke and Vape
- Pizza Hut
- Cocos Bakery and Restaurant
- Total Relax Massage
- Ding Tea

Weekend Hours of Overlap (4 Out of 15)

- Pizza Hut
- Cocos Bakery and Restaurant
- Total Relax Massage
- Ding Tea

ALL BUSINESSES

Crown Cleaners

Sunday: Closed
Monday: 8:00AM - 6:00PM
Tuesday: 8:00AM - 6:00PM
Wednesday: 8:00AM - 6:00PM
Thursday: Closed
Friday: 8AM - 6PM
Saturday: 9AM - 5PM

H&R Block

Sunday: Closed
Monday: Closed
Tuesday: By Appointment
Wednesday: 9:00AM - 5:00PM
Thursday: By Appointment
Friday: By Appointment
Saturday: Closed

OC Outdoors Guns and Ammo

Sunday: Closed
Monday: Closed
Tuesday: 10:00AM - 5:00PM
Wednesday: 10:00AM - 5:00PM
Thursday: 10:00AM - 5:00PM
Friday: 10:00AM - 5:00PM
Saturday: 10:00AM - 3:00PM

White Feather Lashes

Sunday: 10:00AM - 6:00PM
Monday: 10:00AM - 8:00PM
Tuesday: 10:00AM - 8:00PM
Wednesday: 10:00AM - 8:00PM
Thursday: 10:00AM - 8:00PM
Friday: 10:00AM - 7:00PM
Saturday: 10:00AM - 7:00PM

Up in Smoke and Vape

Sunday: 9:00AM - 9:00PM
Monday: 9:00AM - 9:00PM
Tuesday: 9:00AM - 9:00PM
Wednesday: 9:00AM - 9:00PM
Thursday: 9:00AM - 9:00PM
Friday: 9:00AM - 9:00PM
Saturday: Closed

La Belle Nail Spa

Sunday: 10:00AM - 5:00PM
Monday: 9:00AM - 7:00PM
Tuesday: 9:00AM - 7:00PM
Wednesday: 9:00AM - 7:00PM
Thursday: 9:00AM - 7:00PM
Friday: 9:00AM - 7:00PM
Saturday: 9:00AM - 7:00PM

Pizza Hut

Sunday: 10:00AM - 11:00PM
Monday: 10:00AM - 11:00PM
Tuesday: 10:00AM - 11:00PM
Wednesday: 10:00AM - 11:00PM
Thursday: 10:00AM - 11:00PM
Friday: 10:00AM - 12:00AM
Saturday: 10:00AM - 12:00AM

Lollipop Dental

Sunday: Closed
Monday: 8:00AM - 5:00PM
Tuesday: 8:00AM - 5:00PM
Wednesday: 8:00AM - 5:00PM
Thursday: 8:00AM - 5:00PM
Friday: 8:00AM - 5:00PM
Saturday: 8:00AM - 5:00PM

Cocos Bakery and Restaurant

Sunday: 6:00AM - 10:00PM
Monday: 6:00AM - 10:00PM
Tuesday: 6:00AM - 10:00PM
Wednesday: 6:00AM - 10:00PM
Thursday: 6:00AM - 10:00PM
Friday: 6:00AM - 10:00PM
Saturday: 6:00AM - 10:00PM

Hertz

Sunday: Closed
Monday: 8:00AM - 5:00PM
Tuesday: 8:00AM - 5:00PM
Wednesday: 8:00AM - 5:00PM
Thursday: 8:00AM - 5:00PM
Friday: 8:00AM - 5:00PM
Saturday: 9:00AM - 12:00PM

Total Relax Massage

Sunday: 10:00AM - 10:00PM
Monday: 10:00AM - 10:00PM
Tuesday: 10:00AM - 10:00PM
Wednesday: 10:00AM - 10:00PM
Thursday: 10:00AM - 10:00PM
Friday: 10:00AM - 10:00PM
Saturday: 10:00AM - 10:00PM

Harbor Modern Dentistry

Sunday: Closed
Monday: Closed
Tuesday: 9:30AM - 6:00PM
Wednesday: 9:30AM - 6:00PM
Thursday: 9:30AM - 6:00PM
Friday: 9:00AM - 4:00PM
Saturday: 9:00AM - 4:00PM

Ding Tea

Sunday: 11:00AM - 9:00PM
Monday: 11:00AM - 9:00PM
Tuesday: 11:00AM - 9:00PM
Wednesday: 11:00AM - 9:00PM
Thursday: 11:00AM - 9:00PM
Friday: 11:00AM - 10:00PM
Saturday: 11:00AM - 10:00PM

Sassy Nail Bar

Sunday: 10:00AM - 5:00PM
Monday: 9:30AM - 7:00PM
Tuesday: 9:30AM - 7:00PM
Wednesday: 9:30AM - 7:00PM
Thursday: 9:30AM - 7:00PM
Friday: 9:30AM - 7:00PM
Saturday: 9:30AM - 6:00PM

Citi

Sunday: Closed
Monday: 10:00AM - 5:00PM
Tuesday: 10:00AM - 5:00PM
Wednesday: 10:00AM - 5:00PM
Thursday: 10:00AM - 5:00PM
Friday: 10:00AM - 5:00PM
Saturday: 10:00AM - 2:00PM