

OOSTERHOF, NAOMI

From: Leila Lester <leila@lmcoastal.com>
Sent: Friday, May 17, 2024 4:48 PM
To: PLANNING INFO
Cc: Wanda Garro; Frank & Jeri Trautwein; Kim Platt; Lyn Pardee; Michael McQueeney; Andy McVay; HUGHES, NATHAN J CIV USAF AFMC OO-ALC/EN; kcvwmom4@gmail.com; john platt; JL Sun
Subject: PODA-24-0001 & PMCP-24-0008
Attachments: 009 - Notice 5.2024.pdf

Dear Planning Department,

I, Leila Lester, in my capacity as the property manager for 803-845 W. 19th St. Costa Mesa, CA 92627, hereby submit this correspondence to express grave concerns regarding the recent public notice concerning the minor conditional use permit and outdoor dining permit sought by Westend Restaurants to expand its outdoor dining services.

The proposed expansion poses significant challenges to the orderly functioning of our commercial center, primarily due to the acute shortage of parking spaces available to accommodate the collective patronage of the numerous restaurants and bars situated across the street. As the custodian of the aforementioned property, I have been compelled to engage with both proprietors and customers who, lacking adequate parking options, resort to utilizing our premises and subsequently traverse a thoroughfare characterized by heightened vehicular traffic, thereby exacerbating the risk of pedestrian accidents.

It is imperative to emphasize that the anticipated approval of the request for additional outdoor seating is poised to compound rather than alleviate the prevailing issues. Given the palpable insufficiency of parking provisions characteristic of the adjacent commercial strip, the allocation of further service areas to establishments therein is impractical.

In light of the foregoing, I implore your esteemed department to undertake robust measures to safeguard the integrity of our property. Specifically, I seek assurance that appropriate mechanisms will be instituted to preclude unauthorized parking by patrons of the neighboring establishments on our premises. Furthermore, the potential imposition of security measures, necessitated by the exigencies arising from the proposed expansion, threatens to impose an unjust burden on our tenants, particularly the small-scale enterprises integral to our commercial ecosystem.

In conclusion, I beseech your prompt attention to the aforementioned concerns and earnestly anticipate your proactive intervention to forestall the adverse ramifications attendant upon the proposed expansion.

Thank you for your conscientious consideration of this matter. I have cc'd the Owner's of the Vista Center parcels that will be affected by your decision.

Sincerely,

Leila Lester

Executive Property Manager

L&M Coastal Property Management, Inc

1810 Newport Blvd Suite C, Costa Mesa, CA 92627

O: 949-646-3679

[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [Instagram](#) | [Website](#)

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OOSTERHOF, NAOMI

From: McVay, Andrew <amcvay@mmco1040.com>
Sent: Monday, May 20, 2024 12:09 PM
To: ZA Public Comments
Cc: PLANNING INFO
Subject: Costa Mesa Planning Department Applications: PODA-24-0001 and PMCP-24-0008
Attachments: 009 - Notice 5.2024.pdf

Dear Costa Mesa Planning Department representatives:

I, Andrew McVay, in my capacity as both an owner and property manager for 819 and 821 W 19th Street, Costa Mesa, CA 92627, hereby submit this correspondence on behalf of myself, our tenants and my fellow co-owners to express our opposition to the Costa Mesa Planning Department granting Westend Restaurant's request for a conditional use permit and outdoor dining permit.

The proposed expansion will exacerbate the problems we currently experience as a result of insufficient parking for the four restaurant/drinking establishments on the north side of 19th Street directly across the street from our property. I have received numerous complaints from our tenants regarding our parking lot being used by patrons of the dining/drinking establishments on the north side of 19th street. Our representatives have had to engage with both proprietors and customers who, lacking adequate parking options on the north side of 19th Street, resort to utilizing our premises for parking. This creates an unjust burden for our tenants and owners to spend additional funds for increased security patrols to enforce after hours parking restrictions on our property.

It should be noted that there are only about 4 on-street parking spaces located just west of 816 W 19th St. and zero on-street parking spaces directly in front of the four dining/drinking establishments located from 810 to 816 W 19th Street. It is also important to note that the patrons of the establishments on the north side of 19th street generally don't walk to either the intersection of 19th and Placentia or 19th and Monrovia to cross 19th Street. For convenience, they jaywalk across 19th street creating an increased likelihood of an accident where a possibly impaired patron of one of the establishments gets maimed or killed crossing the busy street at night especially with extended late night (past 11 p.m.) entertainment hours, if approved for 814.

It does not seem to make sense to increase dining capacity by 50%+ while reducing the already limited parking for 814 W. 19th Street by 25%+ . Where are the additional patrons of the business supposed to park when there isn't enough parking as it is now? Approval of the request for additional outdoor seating will compound rather than alleviate the prevailing issues. Given the insufficiency of existing parking capacity for businesses on the north side of 19th street between Placentia and Monrovia streets, the allocation of additional dining capacity is impractical and will place more burden on the tenants and owners of the Vista Shopping center on the south side of 19th Street to police and prevent unauthorized parking on our property.

In light of the foregoing, I, on behalf of my co-owners and our tenants, respectfully request that the Planning Department deny the minor conditional use permit and outdoor dining permit sought by Westend Restaurants to expand its outdoor dining services. If the Planning Department does approve the request then we implore the Planning Department and the city of Costa Mesa to undertake robust measures to safeguard the integrity of our property and the safety of establishment patron's. Specifically, we seek assurance that appropriate mechanisms will be instituted to preclude unauthorized parking by patrons of the neighboring establishments on our premises. The necessity to implement additional security measures to prevent unauthorized parking on our property arising from the proposed expansion, will impose additional financial burdens on our tenants, small businesses that have served the neighboring community for decades.

Thank you for letting us know of the proposed action and asking for our thoughts on the matter. We sincerely appreciate the Planning Department's consideration of the foregoing in deciding whether or not to approve Westend Restaurant's request for a conditional use permit and outdoor dining permit.

Sincerely,

Andrew P. McVay

With copies to: co-owners and tenants of 819 and 821 W 19th Street, and L&M Coastal Property Management

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From: [Steve Saltsman](#)
To: [PC Public Comments](#)
Subject: 814 W 19th street business concern
Date: Wednesday, October 9, 2024 10:07:29 AM

Hello,

I am a property owner of the Vista Center in Costa Mesa. I received public notice of a business near my property at 814 W 19th St planning to construct a new outdoor patio, expanding hours, and allowing live music. I have some concerns to address relating to this notice. First, I am concerned with the liability for people crossing the street, especially intoxicated for fear that someone will get hit by a car. Second, people may be parking in our lot illegally and taking possible parking spaces for our customers. Third, this may cause our center additional expenses including being forced to hire security which costs are substantial and placed unfairly on the tenants. Fourth, this expansion may cause issues between neighboring businesses. Finally, if this is approved, it will most like cause other businesses to have the same request.

Thank you for your attention to this matter.

Sincerely,
Steve Saltsman

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From: [RODRIGUES, BILL](#)
To: [PARTIDA, ANNA](#)
Subject: FW: Application NO.: PODA-24-0001 & PMCP-24-0008
Date: Thursday, October 10, 2024 9:12:27 AM

Dear Planning Department,

I hope this message finds you well. My name is Leila Lester, and I am the property manager for Vista Center. I am reaching out regarding Application No. PODA-24-0001 & PMCP-24-0008, which seeks approval for the expansion of outdoor dining and extended hours of operation at a nearby establishment.

We have significant concerns regarding this application, and I would like to bring them to your attention for consideration:

Currently, we are facing persistent issues with customers from neighboring restaurants and bars parking in our private lot. Despite multiple conversations with the managers of these businesses, we frequently have to resort to towing unauthorized vehicles, often causing a large group of patrons to rush back and move their cars. This creates a hazardous situation where individuals, in their urgency, may cross the street unsafely, increasing the risk of accidents—something we feel could become a liability issue.

Given that the surrounding streets are largely permit-only and parking is already extremely limited, we question where these additional patrons, as well as the employees, will be expected to park should the proposed expansion be approved. Without adequate parking solutions, we fear the burden will continue to fall on our property, adding to our operational expenses and exposing us to greater risks.

We understand the Planning Department's role in making informed decisions, and we trust your expertise in addressing these kinds of concerns. We respectfully request that you consider the impact on established businesses like ours, which may face undue hardship if this application is approved without a viable plan for mitigating these issues.

Again to reiterate our concerns:

CONCERNS:

- liability for people crossing the street, especially intoxicated. Fear that someone will get hit by a car
- parking in our lot illegally, taking parking spaces for our customers
- causing the center additional expenses including being forced to hire security which costs are substantial and placed unfairly on the tenants
- causing issues between neighboring businesses

- approval will most like cause other businesses to have the same request

We would greatly appreciate your help in ensuring that you protect the current established businesses.

Thank you for your time and consideration.

- Regards,

Leila Lester

Executive Property Manager

L&M Coastal Property Management, Inc

1810 Newport Blvd Suite C, Costa Mesa, CA 92627

O: 949-646-3679

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From: David Gottlieb <dagott678@gmail.com>
Sent: Sunday, October 13, 2024 10:03 PM
To: PC Public Comments
Subject: Application PMAP-24-0003, 800 Baker Street

The following are our comments on the subject application which is for a new fire station. Overall the design of the new facility should try to mitigate any negative noise impacts upon the adjacent residential projects especially Wesleyan Bay. Also any changes to the access to the site should be mitigated as much as possible so as to not negatively impact the residential uses on Wesleyan Bay, Elmira Bay Randolph Street and Jeffrey Drive. Thank you

David & Sandi Gottlieb, owners
784 Wesleyan Bay Costa Mesa Ca

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From: Margie S <margiesevenbays@gmail.com>
Sent: Thursday, October 10, 2024 5:55 PM
To: PC Public Comments
Subject: Application No PODA-24-0001 & PMCP-24-0008

Dear Planning Department

As one of owners of Vista Center on Placentia Street I am not in favor of approval for the expansion of outdoor dining and extended hours of operation at the establishment requesting consideration under Application NO PODA 24-0001 & PMCP 24-0008.

The reasons for not being in favor are as follows:

The business doesn't have enough parking for clients.

The Vista Center Parking is for our customers only, not for other businesses in that area.

We have signs posted and if other businesses use our parking lot are subject to being towed. If the Planning Department were to okay the permit, it would be an added expense for additional security to enforce the no parking requirement and maintenance of the parking lot.

I am also very concerned about liability of other businesses using our parking lot and crossing the street at night. If you issue the permit, it will place another hardship on our business to seek legal advice regarding liability if someone got hurt or killed, that was not shopping at Vista Center.

Before the Planning Department issues a Business License they should make sure that business has ample parking; whether it is on that business property or city street parking. It is not up to an existing business to share parking with another business, except on city streets.

Also refer to the email sent by the property manager of Vista Center for additional concerns

Sincerely,
Margie Schwartz

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From: Dan Vozenilek <dv92627@yahoo.com>
Sent: Thursday, October 10, 2024 8:30 PM
To: PC Public Comments
Subject: Agenda Item #3 - Westend

I'm writing this email to oppose approval of the conditional use permit requested by Westend restaurant (applicant). The report and the applicants letter describe the location site location and surrounding area as industrial, which is technically true for the restaurant parcel but within a few hundred feet is a very large quiet residential neighborhood. There is no need to have live music until 2 a.m.

I understand that expanding their outdoor dining doesn't require additional parking, but I think our commissioners should take a close look at how poorly the existing parking situation is. I live in the abutting Freedom Home neighborhood, I've had too many close encounters with pedestrians jaywalking in both directions across 19th to get to this and the other two establishments nearby because most of their patrons are parking in the lot across the street. It's not safe, period. To allow them to expand their restaurant size without considering the actual safety of this location is irresponsible.

Additionally, this applicant was charged with several misdemeanors by our code enforcement department for purposefully breaking COVID restrictions so that they could profit during the height of the pandemic. I think the council needs to take a close look at all of the previous violations and disregard for public safety that has been caused by this applicant. Please reject their CUP applications for all of the reasons outlined.

Thank you,

Concerned local resident

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From: Kim Platt <plattk1@icloud.com>
Sent: Friday, October 11, 2024 10:56 AM
To: PC Public Comments
Subject: Application # PODA-24-0001 & PMCP-24-0008

Dear Planning Department,

I am one of the owners of the Vista Shopping Center in Costa Mesa and I am concerned about granting the expansion of outdoor dining and extended hours to a nearby business due to their lack of parking. I feel it will negatively impact our shopping center due to their customers using our parking lot, which is for our customers and adding to our expenses to hire security.

Thank you,
Kim Platt
Sent from my iPhone

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From: Jess J <jess_516@hotmail.com>
Sent: Sunday, October 13, 2024 8:49 PM
To: PC Public Comments; PLANNING INFO
Subject: Application NO.: PODA-24-0001 & PMCP-24-0008

Dear Planning Department,

My name is Jessica Jennings and I am an owner of Vista Center. I am reaching out regarding Application No. PODA-24-0001 & PMCP-24-0008, which seeks approval for the expansion of outdoor dining and extended hours of operation at a nearby establishment.

The owners of the Vista Center have significant concerns regarding this application, and I would like to bring them to your attention for consideration:

Currently, we are facing persistent issues with customers from neighboring restaurants and bars parking in our private lot. Our property management company has had multiple conversations with the managers of these businesses, they frequently have to resort to towing unauthorized vehicles, often causing a large group of patrons to rush back and move their cars. This creates a hazardous situation where individuals, in their urgency, may cross the street unsafely, increasing the risk of accidents—something that could become a liability issue.

Given that the surrounding streets are largely permit-only and parking is already extremely limited, there lies the question as to where these additional patrons, as well as the employees, will be expected to park should the proposed expansion be approved. Without an adequate parking solution, it's feared the burden will continue to fall on our property, adding to our operational expenses and exposing us to greater risks.

I understand the Planning Department's role in making informed decisions, and I trust your expertise in addressing these kinds of concerns. I respectfully request that you consider the impact on established businesses like ours, which may face undue hardship if this application is approved without a viable plan for mitigating these issues.

Again, to reiterate our concerns:

Liability for people crossing the street, especially intoxicated. Fear that someone will get hit by a car parking in our lot illegally, taking parking spaces for our customers causing the center additional expenses including being forced to hire security which costs are substantial and placed unfairly on the tenant's causing issues between neighboring businesses approval will most like cause other businesses to have the same request. I would greatly appreciate your help in ensuring that you protect the current established businesses.

Thank you for your time and consideration.

Respectfully,

Jessica Jennings

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: ARIOS, JUSTIN
Sent: Monday, October 14, 2024 12:08 PM
To: PARTIDA, ANNA
Subject: FW: Item #3: Call to Review Zoning Administer Approval of A 24-380 Minor Conditional Use Permit and Outdoor Dining Permit (PODA-24-0001 and PMCP-24-0008) at 814 West 19th Street ("Westend")

From: kari nieblas <knieblas@yahoo.com>
Sent: Saturday, October 12, 2024 6:45 AM
To: ERETH, ADAM <ADAM.ERETH@costamesaca.gov>; TOLER, RUSSELL <RUSSELL.TOLER@costamesaca.gov>; KLEPACK, KAREN <KAREN.KLEPACK@costamesaca.gov>; ZICH, JON <JON.ZICH@costamesaca.gov>; ROJAS, JOHNNY <JOHNNY.ROJAS@costamesaca.gov>; VALLARTA, ANGELY <ANGELY.VALLARTA@costamesaca.gov>; MARTINEZ, DAVID <DAVID.MARTINEZ@costamesaca.gov>; DRAPKIN, SCOTT <SCOTT.DRAPKIN@costamesaca.gov>
Cc: REYNOLDS, ARLIS <ARLIS.REYNOLDS@costamesaca.gov>; STEPHENS, JOHN <JOHN.STEPHENS@costamesaca.gov>; ARIOS, JUSTIN <JUSTIN.ARIOS@costamesaca.gov>
Subject: Item #3: Call to Review Zoning Administer Approval of A 24-380 Minor Conditional Use Permit and Outdoor Dining Permit (PODA-24-0001 and PMCP-24-0008) at 814 West 19th Street ("Westend")

Dear Planning Commissioners,

I'm a resident of Costa Mesa in the Freedom Homes/Canyon Park neighborhood near Westend. I'm concerned about safety and noise from the proposed expansion of Westend and request you deny this application.

The agenda report identifies surrounding uses as Light Industrial, and General Commercial. It should also note that the Freedom Homes/Canyon Park neighborhood starts less than a block from Westend.

Lack of parking for Westend (and the two other bars next to it) is an existing problem that leads to significant safety concerns for the bar patrons, nearby residents, and everyone else on that part of W. 19th. City approval of the proposed application would allow that problem to continue and be exacerbated.

As it is now, bar patrons park at the shopping center across W. 19th – I can't tell you how many times I've slammed the brakes to avoid a jaywalker suddenly running across W. 19th to get to/from those bars.

The bar patrons also park in the residential neighborhood only half a block west of Westend. This puts just-leaving-a-bar-drivers with the pedestrians on no-sidewalk quiet residential streets.

The agenda report relies that Westend will secure and direct bar patrons to off-site parking around the corner on Placentia, but nothing indicates how this requirement will be actually enforced, or ensured to continue over time.

Also, the agenda report notes that Westend is near a bus route, but gives no indication that bar patrons ever actually use buses, or that buses actually run on that route at 2am.

Noise is also a significant concern. Outdoor music can be heard far further than 200 feet. As it is now, I can hear from W. 19th when Estanica's band is playing for a football game, or if someone is having an outdoor house party near Victoria St. That music wouldn't be allowed to continue outside until 2am – and the City shouldn't allow this for Westend.

The agenda report notes that Westend would be required to comply with the City's noise ordinance, but doesn't give any indication how live entertainment outside until 2am can meet that standard. This is particularly true as Westend already has a terrible reputation for blatant, repeated non-compliance with local ordinances (Covid-19 safety restrictions during the pandemic).

There is no reason for the City to allow outdoor live music at Westend when the Wayfarer already provides an option for live music in the immediate area – indoor and with its own adjacent parking lot.

Please deny the application.

Thank you.

Concerned Resident

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From: [Laura M. Van de Merghel](#)
To: [ERETH, ADAM](#); [TOLER, RUSSELL](#); [KLEPACK, KAREN](#); [ZICH, JON](#); [ROJAS, JOHNNY](#); [VALLARTA, ANGELY](#); [MARTINEZ, DAVID](#); [DRAPKIN, SCOTT](#)
Cc: [REYNOLDS, ARLIS](#); [STEPHENS, JOHN](#); [ARIOS, JUSTIN](#)
Subject: [SPAM] Item #3: Call to Review Zoning Administer Approval of A 24-380 Minor Conditional Use Permit and Outdoor Dining Permit (PODA-24-0001 and PMCP-24-0008) at 814 West 19th Street ("Westend")
Date: Monday, October 14, 2024 1:42:54 PM

Dear Planning Commissioners,

My husband, children and I reside at 1914 Federal Avenue in Costa Mesa. As a resident of the Freedom Homes/Canyon Park neighborhood near Westend I am concerned about parking, safety, and noise from the proposed conditional use permit and I request you deny this application.

We live 4 houses down on Federal Avenue. Since the discontinuation of permitted parking on Federal Avenue we have patrons from Semi Tropic Wines, Three-13, Garibaldi de Noche, and the Wayfarer regularly parking on Federal Avenue. Patrons from these bars park behind our home in the spaces behind Hurley along the Mesa Water District's alley access to the water district. The current lack of parking is a problem. Having Westend's conditional use permit approved will only make the existing parking problem worse, impacting homeowners and residents in the neighborhood, specifically on Federal Avenue.

We regularly have loud talkers and argumentative patrons less than 50 feet from our bedroom windows. Patrons park in the alley behind Hurley. For patrons parking on the street it's equally loud for us. It's difficult if not impossible to sleep with the windows open and all of the existing noise from Three-13, The Wayfarer, Garibaldi de Noche, and Semi Tropic Wines. It's not only the parking, the loud talkers and arguments, crowd noise it's also the live music coming from these locations.

Beyond noise we have a larger safety concern. In our neighborhood we do not have sidewalks. Having people who were drinking at the nearby establishments and driving in our neighborhood poses a safety concern. As someone who walks daily in the neighborhood it can get dicey. Driving on 19th street is very stressful as patrons dart back and forth on 19th street.

The permit states that Westend will secure parking off site on Placentia. How about the people who don't want to pay a valet to park their car? They will end up parking in the neighborhood impacting residents.

There is no reason for the City to allow this conditional use permit. Parking on 19th street is beyond impacted and overflowing into the surrounding neighborhoods, live music is available at the Wayfarer, and allowing live music at Westend will be detrimental to the surrounding neighborhood.

This has been an issue for decades on Federal Avenue.

Please do not approve Westend's request for a conditional use permit.

Sincerely,

Laura Van de Merghel, Costa Mesa Resident

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From: [Justin Suitor](#)
To: Pcplanning@costamesaca.gov; [ARIOS, JUSTIN](#)
Date: Monday, October 14, 2024 6:08:18 PM

My name is Justin Suitor, and I am the Owner and Operator of The Wayfarer in Costa Mesa. Located at 843 W 19th St. The Wayfarer is a tenant in the Vista Center. We have been made aware of the request to expand operating hours and outdoor dining for the business across 19th St., West End. It is very concerning to think about this application being approved.

The Vista Center is already inundated with customers parking in our lot for unrelated business from West End and the other businesses beside them. So much so, that on most nights customers for the Wayfarer cannot find parking in our own lot. As it is full of patrons to other businesses that do not have rights to park in the Vista Center.

The constant cross traffic of pedestrians crossing 19th street is alarming and dangerous. This application's approval would increase and intensify the frequency of patrons crossing the street. Mostly intoxicated.

As a business owner, I can respect the request by West End to obtain approval for what it is currently and already been doing. But this approval would demoralize all who seek to follow the rules and respect the neighboring business and community. It would also potentially send a signal to others that they too can apply for expansions to their scope of business not supported by the infrastructure provided by what their leased or owned properties can afford them within the confines of the law.

I trust in the expertise of the planning department in determining the proper outcome for all involved. I hope that these concerns for public safety will be reviewed, and the rights of the Vista Center tenants will be protected and upheld.

Thank you for your time and consideration,

Justin Suitor

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From: [ARIOS, JUSTIN](#)
To: [ARIOS, JUSTIN](#)
Subject: FW: Vista center
Date: Tuesday, October 15, 2024 8:21:55 AM

-----Original Message-----

From: Courtney Suitor <courtneyesuitor@gmail.com>
Sent: Monday, October 14, 2024 6:20 PM
To: CITY CLERK <CITYCLERK@costamesaca.gov>
Subject: Vista center

Hello

I'm writing in regards to the public hearing for an entertainment permit on 19th street across the street from vista center. I own a grandfathered music venue that has been at the same location for over 20 years. A competing music venue across the street would not only be detrimental to our business but would also impact our already very limited parking. Our landlord would be forced to hire parking lot security that would then be charged back to myself and other tenants. Additionally most neighborhood complaints we've historically received have been from parking overflowing into residential areas and the trash left behind. Our parking lot is also across a busy and poor lit street which would pose additional danger to customers crossing without a cross walk.

My husband and i just took over this venue last year and have spent time and money to bring it back to the standard it was known for years ago and all of our work and money would be severely impacted by the same exact business opening so close to our longstanding location.

Thank you for taking the time to read this.

Sincerely,
Courtney Suitor
Owner of the wayfarer

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From: [PARTIDA, ANNA](#)
Subject: FW: Fwd: Comments from owners of Hong Kong Express (819 W 19th St)
Date: Monday, October 14, 2024 8:53:18 PM

From: knows2much7@aol.com <knows2much7@aol.com>
Sent: Monday, October 14, 2024 8:52 PM
To: PARTIDA, ANNA <ANNA.PARTIDA@costamesaca.gov>
Subject: Fw: Fwd: Comments from owners of Hong Kong Express (819 W 19th St)

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Monday, October 14, 2024, 4:53 PM, McVay, Andrew <amcvay@mmco1040.com> wrote:

John,

Ana and Anthony Sun the owners of the Hong Kong Express business in the shopping center (specifically 819 W 19th St) emailed the following message to the Planning Commission this afternoon. Anthony was originally going to attend the meeting this evening but Ana isn't feeling well so he needed to go home to take care of their infant baby (< than a year old).

If their email isn't read into the public record at the meeting this evening maybe you could go ahead and read it in their place (with full attribution to them of course).

I called and left a message for Gil but have not heard back from him.

Thank you.

Andy

----- Forwarded message -----

From: **Annna** <anasun1112@gmail.com>
Date: Mon, Oct 14, 2024 at 3:48 PM
Subject: Comments from owners of Hong kong Express
To: <PCPublicComments@costamesaca.gov>

Good Afternoon,

Thank you for sharing the notice regarding the upcoming public hearing related to the

proposed bar/restaurant across 19th St. We appreciate the opportunity to voice our concerns as business owners in the area.

Concerns:

1. **Safety Liability:** With increased outdoor dining and extended hours, we are worried about the safety of patrons crossing the street, especially intoxicated individuals. There is a serious risk of accidents, potentially resulting in severe injuries or fatalities.
2. **Parking Issues:** The elimination of parking spaces to accommodate this expansion could lead to illegal parking in our lot, directly impacting our customers' ability to find parking.
3. **Business Relations:** The changes could foster tension between neighboring businesses as parking and access become more limited.
4. **Precedent for Other Requests:** Approval of this request may set a precedent, encouraging other businesses to seek similar expansions while reducing available parking, further exacerbating the issues we already face.

In the end, we hope the changes will lead to better development, but this depends on taking all these issues into consideration. Only by properly addressing the potential problems can we avoid possible troubles in the future.

Thank you and best Regard,

Ana Sun & Anthony Sun

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