

PH-1

PARTIDA, ANNA

From: Hari basak <harrybasak@hotmail.com>
Sent: Monday, February 26, 2024 11:12 AM
To: PC Public Comments
Subject: PA-22-37

TO WHOM IT MAY CONCERN

I received an Official Public Notice from Costa Mesa city about a hearing today, 02/26/2024, about 3150 Baker Street, Costa Mesa. I have read the notice and raising my concern about any overflow parking that may occur to the surrounding residential neighborhood and the park across this location. As per the notice, this location to host 225 people. My request to the authority is to please verify there would be ample parking within the address hosting any events so the surrounding neighborhoods will not have to suffer with street parking congestion on a regular basis.

Thank you for listening.

Concerned neighbor

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Correspondence
received after 12 noon.

From: GREEN, BRENDA
Sent: Monday, February 26, 2024 2:04 PM
To: PC Public Comments
Subject: FW: Planning Commission Meeting Public Hearing 1

Brenda Green
City Clerk
City of Costa Mesa
714/754-5221

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From: Cynthia McDonald <cmcdonald.home@gmail.com>
Sent: Monday, February 26, 2024 1:49 PM
To: ERETH, ADAM <ADAM.ERETH@costamesaca.gov>; VALLARTA, ANGELY <ANGELY.VALLARTA@costamesaca.gov>; ZICH, JON <JON.ZICH@costamesaca.gov>; ROJAS, JOHNNY <JOHNNY.ROJAS@costamesaca.gov>; TOLER, RUSSELL <RUSSELL.TOLER@costamesaca.gov>; KLEPACK, KAREN <KAREN.KLEPACK@costamesaca.gov>; VIVAR, JIMMY <JIMMY.VIVAR@costamesaca.gov>
Cc: DRAPKIN, SCOTT <SCOTT.DRAPKIN@costamesaca.gov>; CITY CLERK <CITYCLERK@costamesaca.gov>
Subject: Planning Commission Meeting Public Hearing 1

Honorable Commissioners:

With respect to the application for a conditional use permit to change the use of the old Trinity Broadcasting Network site to an event center to be known as the Palazzo Banquet Facility, I ask that you view the following video, paying close attention to Mr. Khoshbin's comments near the end. He seems to think he already has his CUP and MCUP, but also contemplates using the facility for car shows, a use not listed in the applicant's letter:

<https://www.youtube.com/watch?v=YrHoVZ48jxg>

I ask that you amend the conditions of approval to specify that (1) the facility will not be used for car shows and (2) no access from Olympic Avenue will be used, except for emergency vehicles.

The project site abuts single-family homes on two sides. There are two points of access. One off Bear Street, and the other, a gated access entrance off Olympic Avenue that appears to be for fire access only. The loading dock that is closest to the elevator leading to the kitchen area is nearest to the Olympic gate, but there is nothing in the conditions of approval forbidding the use of the Olympic entrance.

While I do not mind the use as a wedding/corporate event center, having lived a few blocks from a Lamborghini dealer, the Saturday car events there were loud and crazy. I would not wish that on the neighbors of this property.

I am not going to say the parking plan is acceptable. Because Mr. Khoshbin is obsessed with fancy cars, I wonder if his clientele will be too. If any of the events has more people attending than planned, the parking will end up in Shiffer Park or in the lot for the building next door. I suppose you can always call the project back for review if the parking plan doesn't work, but by then the toothpaste is out of the tube. And what happens when that third floor is added to the mix?

Thanks for your consideration.

Cynthia McDonald

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