



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: MAY 14, 2018

ITEM NUMBER: PH-6

**SUBJECT:** PLANNING APPLICATION PA-17-53 FOR A CONDITIONAL USE PERMIT TO ALLOW ON-SITE VALET AND SHARED PARKING, EIGHT COMPACT STALLS, A COFFEE HOUSE OPEN AFTER 11:00 PM AND ON-SITE ANCILLARY COFFEE ROASTING ON AN INDUSTRIALLY-ZONED PROPERTY LOCATED AT 1975, 1977, 1981 AND 1985 PLACENTIA AVENUE

**DATE:** APRIL 30, 2018

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

**PRESENTATION BY:** MINOO ASHABI, AIA, PRINCIPAL PLANNER

**FOR FURTHER INFORMATION CONTACT:** MINOO ASHABI (714) 754-5610  
Minoo.ashabi@costamesaca.gov

---

## **DESCRIPTION**

Planning Application PA-17-53 is a request for a conditional use permit to allow a coffee house, ancillary coffee roasting, compact parking stalls, and shared and valet parking on a 1.89-acre parcel, located on the west side of Placentia Avenue north of 19<sup>th</sup> Street. The site contains four buildings and a common access and parking lot. The request is as follows:

- A coffee house with greater than 300 square feet of publicly accessible area in an industrial zone operating from 6:30 AM to 12 AM Sunday through Thursday, and 6:30 AM to 2 AM Friday and Saturday
- On-site coffee roasting in an industrial zone
- Shared parking to serve multiple uses within four buildings including storage/warehouse, office uses and food establishments
- Valet parking from 9 AM to 5 PM during weekdays to accommodate the coffee house
- Eight compact parking stalls (up to 10-percent of required parking)

## **APPLICANT OR AUTHORIZED AGENT**

The applicant, David Clark with Warmington Properties, is representing the property owner, Placentia Equities Westside LLC.

## **RECOMMENDATION**

- Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301; and,
- Adopt a Resolution to approve Planning Application PA-17-53, subject to conditions of approval.

## PLANNING APPLICATION SUMMARY

<b>Location:</b>	1975, 1977, 1981 and 1985 Placentia Avenue APN: 422-301-02	<b>Application No:</b>	PA-17-53
<b>Request:</b>	CUP for valet parking, MCUP for coffee house, compact parking stalls, shared parking and coffee roasting		

### SUBJECT PROPERTY:

### SURROUNDING PROPERTY:

<b>Zone:</b>	MG (General Industrial)	<b>North:</b>	MG (Industrial Building)
<b>General Plan:</b>	Light Industrial	<b>South:</b>	MG (Industrial Building)
<b>Lot Dimensions:</b>	474' x 173'	<b>East:</b>	MG (Industrial Building)
<b>Lot Area:</b>	82,764 (1.9 acres)	<b>West:</b>	R -1 (Single family residential)
<b>Existing Development:</b>	Four buildings with a total of 31,185 SF (0.39 FAR)		

<b>Development Standards</b>	Floor Area Ratio standards based on land use – 0.38 FAR (Existing) – no new square footage is added except for the outdoor patio for the coffee house (which does not count toward FAR).
<b>Existing Parking</b>	55 parking spaces – currently there is no parking in the rear of the lot along the western property line.
<b>Proposed Parking</b>	8 compact spaces Total self- parking – 85 spaces 45 valet parking spaces Total with valet parking - 109 spaces (includes one bike rack credit)
<b>Landscape Setback</b>	Existing 20 foot front setback (required) – proposed for new landscaping
<b>Final Action</b>	Planning Commission
<b>CEQA Review</b>	Exempt, Class 1 (Existing Facilities)

## BACKGROUND

The project site is currently developed with four buildings. The two smaller buildings located at 1975 and 1985 Placentia Avenue front Placentia Avenue, and are one story and of brick construction. The rear buildings located at 1977 and 1981 Placentia Avenue are within one building envelope (concrete tilt up) situated at the rear of the property with a demising wall separating the building into two units. The building square footages are as follows:

1975 Placentia Ave.	3,865 sq. ft.
1977 Placentia Ave.	11,536 sq. ft.
1981 Placentia Ave.	11,536 sq. ft.
1985 Placentia Ave.	4,248 sq. ft.
<u>Total</u>	<u>31,185 sq. ft.</u>

The buildings are vacant with the exception of the rear building at 1977 Placentia Avenue, which is partially used for storage of furniture and personal items of the property owner. Because of the low parking demand for the storage use, the applicant would like to have

the flexibility to rent portions of the buildings facing Placentia Avenue to food uses with higher parking demand.

### *Site and Building Improvements*

The applicant is proposing to upgrade the site by adding more landscaping at the front and the center parking area and to restripe the parking lot to provide a total of 84 parking spaces and one bike rack. (There are 55 existing spaces onsite). There are two parking areas proposed at the rear of the parcel along the westerly property line; these spaces would provide parking immediate to the rear building and include eight compact spaces intended for employee parking. For security purposes, the applicant is proposing that the rear parking area be fenced off after office use business hours. Compact parking stalls are allowed subject to approval of a Minor Conditional Use Permit. The proposed eight spaces are 10-percent of the provided parking spaces. As conditioned, the vehicular gate located south of 1977 Placentia Avenue is required to remain open during business hours for the complex in general and in times that the valet is not available. As conditioned, the parking at the rear is required to be open and available during general business hours and for overflow parking operated by the valet staff if needed prior to 10 PM.

The four on-site buildings were built in the 1960s and are dated in maintenance and materials and the parking lot needs to be updated. When the conditional use permit application was filed, the site had outdoor storage at the rear and a container in the parking lot; all unauthorized outdoor storage has been removed. The improvement plans for the exterior of the building are currently in plan check and the construction is anticipated to start within the next few months as a separate project from the requested entitlement.

### *Shared Parking Analysis*

Based on the Zoning Code requirement, the proposed uses would require a minimum of 117 parking spaces (10/1,000 parking ratio for gross square footage of the coffee house and 3/1,000 for office/warehouse uses). The applicant has requested a deviation to apply the 10/1,000 parking ratio to the net square footage of publicly accessible areas (in the interior and the outdoor patio) of the coffee house. Using this methodology, the overall parking demand would be 108 parking spaces (Attachment 3); however, to consider the applicant's requested deviation, a parking study will be required. Staff is recommending a condition to expand the valet parking and meet the 117 parking requirement. Condition No. 13 allows the flexibility to modify the valet parking plan once a parking study is conducted after the coffee house has been in operation for several months.

The shared parking request is to allow flexibility in the parking requirement given the mix of various uses and parking peak times. The applicant is proposing to accommodate the parking demand with 85 self-parking spaces during off-peak hours; and 108 parking spaces using the valet option between 9 AM and 5 PM, which represents the peak time when the potential office and warehouse uses are in operation concurrently with the coffee house. Two of the buildings are vacant with no lease agreements (1981 Placentia Avenue and 1975 Placentia Avenue). A portion of the space located at 1977 Placentia Avenue is used by the property owner for storage of personal goods and furniture and no business activity. The following compares the required vs. proposed parking:

Address	Building Area	Proposed Land Use	Code Required Parking	Parking Study Proposed Ratios
1975 Placentia Ave.	3,865 SF	Office/warehouse	3/1,000 SF	3/1,000
			11.6 spaces	12 spaces
1977 Placentia Ave.	10,801 SF (ground) 735 SF (mezzanine) 11,536 SF (total)	4,210 SF Storage of furniture and personal goods  7,326 SF Office/warehouse	3/1,000 SF	4,210 SF (personal storage) 1/1,000 SF 4.21 spaces  7,326 SF 3/1,000 22 spaces
			34.6 spaces	27 spaces
1981 Placentia Ave.	10,801 SF (ground) 735 SF (mezzanine) 11,536 SF (total)	Warehouse, office and manufacturing	3/1,000 SF	3/1,000
			34.6 spaces	34.6 spaces
1985 Placentia Ave.	4,248 SF total: • 2,541 SF public space (interior) • 1,698 SF kitchen and employee space only • 400 SF patio	Coffee House With 400 SF patio	10/1,000 SF up to 3,000 SF 12/1,000 SF > 3,000 SF	2,541 SF parked at 10/1,000  1,698 SF Non-public 3/1,000  400 SF outdoor patio at 10/1,000
			45 spaces	34 spaces
Total	31,185 SF	Food use and office/warehouse	<b>117 spaces required per Code</b>	<b>108 spaces proposed by Applicant</b>
Total self-parking provided	<b>85 spaces</b> including 8 compact spaces (84 spaces plus one space credit for a bike rack)			
Parking provided with valet option	<b>108 spaces with valet option</b> plus a one space credit for a bike rack = 109 spaces total (8 spaces deficient compared to the Code requirement)			

The proposed parking deviation is based on 1/1,000 parking ratio for the 4,210 square feet of rear building that is 100-percent storage for the Applicant's personal items and the net square footage of 2,129 square feet for the public area (public counter, indoor and outdoor seating areas) within the coffee house. The proposed parking layout provides 84 self-parking spaces. With the proposed valet parking, on-site parking could be increased to 108 spaces. Therefore, the overall shortfall with the valet plan from the required parking per code is eight spaces (one credit for bike rack). Based on the following, the applicant has noted that the highest parking demand during the weekdays is 108 spaces and the valet spaces are sufficient to accommodate on-site parking:

- Weekday Non-Peak Hours (6 AM to 9 AM and 5 PM to midnight) - 48 spaces
- Weekday Peak (9 AM to 5 PM)- 108 spaces
- Weekend Peak (9 AM to 5 PM)- 60 spaces
- Weekend Non-Peak Hours (6 AM to 9 AM and 5 PM to midnight) – 48 spaces

Staff is supportive of the coffee house and the parking deviation, considering the restricted use of the 1977 Placentia Avenue building proposed by the Applicant.

### *Valet Plan*

A valet parking plan was submitted based on the overall number of parking spaces the applicant is proposing to provide (with the deviation) to accommodate 108 vehicles. The southern portion of the common parking area could be used for valet parking with a potential for 45 valet parking spaces in place of 20 self-parking spaces. The valet operation plan has been reviewed by the Transportation Division and meets the minimum requirements. The valet plan is currently short by eight required parking spaces that could be easily accommodated on-site with a revised valet parking layout. Accordingly, Condition No. 13 is included that requires that eight additional parking spaces be provided with the valet plan. Condition No. 8 is included that, in the event that problems occur, would require the operator to institute whatever operational measures are necessary to minimize or eliminate such problem, including, but not limited to, reducing the outdoor patio area of the coffee house and/or a modification to the operational hours of the coffee house, providing subsidized use of Uber/Lyft or similar service, and/or expansion of the on-site valet parking area.

### *Potential Additional Food Uses*

Per Zoning Code Section 13-91 (Table 13-89), food uses with a maximum of 300 square feet of public area are subject to a retail parking ratio of 4/1,000. These uses are typically between 1,000 to 1,500 square feet in gross floor area and are anticipated to be similar to retail uses in terms of parking demand. The applicant is currently not proposing a specific food use for the 1975 Placentia building; however, an additional food use would improve the streetscape along Placentia Avenue and serve the neighboring office tenants and live/work residents. Therefore, to allow this flexibility in the future, staff is recommending a condition to allow and limit the food use to one tenant space in the 1975 Placentia building with a maximum 300 square feet of public area if a modified valet plan is provided showing additional parking spaces sufficient to meet required parking demand at the 4/1,000 ratio. Since there is potential to increase the on-site valet area in case additional parking is required, Condition No. 17 is included to allow modifications to the valet plan while ensuring an adequate number of parking spaces is maintained onsite, subject to approval of the Zoning Administrator.

Food uses that stay open past 11 PM, and certain food uses such as microbreweries with tasting rooms are subject to a minor conditional use permit and would need to be processed when a specific tenant is proposed. No such uses are proposed at this time in the 1975 Placentia Avenue building. This entitlement allows the flexibility to allow for permitted food uses only.

### *Proposed Coffee House*

The valet parking is proposed to accommodate operation of a coffee house at the 1985 Placentia Avenue building. The coffee house includes an indoor seating area and a patio area (refer to Attachment 3 for business description). The 4,639-square-foot coffee house would also include coffee roasting and indoor and outdoor seating areas as follows:

Coffee Roasting	337 SF
Indoor Seating	1,729 SF
Outdoor Patio	400 SF
Coffee Bar	475 SF
Storage	884 SF
Office	246 SF
Restrooms	568 SF
<b>Total Gross Area</b>	<b>4,639 SF</b>

The hours of operation are as follows:

- 6:30 AM – 12 AM (Sunday-Thursday)
- 6:30 AM – 2 AM (Friday/Saturday)

The busiest hours are anticipated to be between 7 AM and 11:30 and 7 p.m. to 11 PM on Sunday and between 7 AM to 1:00 PM and 8:00 PM and 1 AM on Friday and Saturday.

In the parking demand calculations, the applicant has calculated the storage, office and employee accessed areas of the coffee house at a 3/1,000 parking ratio, which results in an overall site parking demand of 108 spaces. Parking requirements for food establishments are based on the gross square footage of the building per Code requirements which would result in an overall parking demand of 117 spaces. As such, the applicant is requesting to deviate from Code requirements based on the operational characteristics of the site as previously described. The proposed operation of the coffee house is intended to be in front of the property; as conditioned, the rear parking lot will be closed after 10 PM to mitigate any potential noise impacts to the residential community to the rear from the operation of the coffee house.

### *Coffee Roasting*

Operation of the coffee use also includes roasting coffee on-site for the customers, as well as, potentially, for retail and wholesale use. The coffee roasting machine will be within the public area and the roasted coffee will be stored in the storage rooms at the rear. Coffee roasting in the MG zone is subject to approval of a minor conditional use permit (Zoning Code Table 13-30) due to potential odor and the industrial nature of the use. Since this use is ancillary to the coffee house, it is a small-scale operation and is not anticipated to have the same impacts as larger-scale coffee roasting facility. The proposed daily roasting is approximately 45 pounds; the applicant noted that an average Starbucks uses a daily average of 150 pounds. Therefore, staff has no concerns with compatibility of the use.

### *General Plan Consistency*

The proposed event center is in conformance with the City's General Plan.

1. **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 needs of the business and residential segments of the community.*

**Consistency:** This proposed use would increase the mix of commercial services found on the Westside and would provide needed service uses for businesses and residents of the community. The upgrades to the buildings, landscaping and parking area will enhance this area from an industrial frontage to a commercial frontage consistent with the recent development in the area.

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

**Consistency:** Developing a diverse supply of goods and services within the community assists in retaining existing and attracting new business. The proposed coffee house will provide a venue for the community to congregate and contribute to the businesses and employment in the Westside area.

## **JUSTIFICATIONS FOR APPROVAL**

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on the following assessment of facts and findings, which are also reflected in the draft resolution.

- Compatible and harmonious with the surrounding uses. Warehouse and office uses are permitted in the MG zone. As conditioned, the proposed food uses would operate in compatibility with the surrounding uses and provide an amenity to the neighboring businesses and live/work residents.
- The project is consistent with the General Plan and Zoning Code. The proposed food, office and warehouse uses would provide a variety of office and service uses on Placentia Avenue, which was originally occupied by industrial uses and have recently been transformed in certain blocks due to new live/work units and a 24-hour presence of new residents. As proposed, the parking area can accommodate the on-site valet parking without affecting the traffic flow on Placentia Avenue. as conditioned, the proposed shared parking and valet parking plan provide adequate parking spaces for the proposed demand during peak and non-peak hours. The proposed uses are allowed within the General Industrial General Plan land use designation and the MG zoning district (subject to a conditional use permit/minor conditional use permit). In addition, the project complies with applicable development standards of the zone.
- Noise impacts are minimized by the site's location and additional conditions of approval. The site abuts residential uses to the west; however, the coffee house and valet operation is more than 250 feet away from single-family residential uses. Therefore, no noise impacts are anticipated. As conditioned, the rear parking adjacent to residences will not be available after 10 PM. The live/work units in proximity to the site are not subject to the same noise standards as residential zones.

The residents have signed an acknowledgement (buyer disclosure) of their location in a mixed-use area, which may be subject to noise typical of an urban environment.

- To ensure safety of valet runners and patrons the project has been conditioned to provide adequate lighting to ensure safe circulation of pedestrians and vehicular traffic. While the safe operation of the valet parking is the responsibility of the applicant, the use is conditioned to ensure that proposed onsite lighting is sufficient for the safe circulation to and from the four buildings connected to this project.

## **ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (Class 1), Existing Facilities.

## **LEGAL REVIEW**

The draft resolutions have been reviewed and approved as to form by the City Attorney's Office.

## **PUBLIC NOTICE**

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, 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 within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. On-site posting. A public notice was posted on each street frontage of the project site.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

As of the date of this report, no public comments have been received. Any public comments received after the date of this report will be provided to the Planning Commission under separate cover.

## **ALTERNATIVES**

In addition to the staff recommended action, the following alternatives are available to the Planning Commission:

1. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns related to the proposed project. If any of these changes are substantial, the item should be continued to a future meeting to allow a redesign and/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 return to the Planning Commission at its next meeting with a Resolution for denial to be placed on the Commission's consent calendar. If the project were denied, the applicant could not submit substantially the same type of application for at least six months.

## **CONCLUSION**

As conditioned, the proposed project would be in conformance with the General Plan and the Zoning Code. The operation of a coffee house and valet parking, as conditioned, would have minimal impact to the industrial businesses and live/work units in proximity to the project site.



MINOO ASHABI  
Principal Planner, AIA



BARRY CURTIS, AICP  
Director of Economic Development  
Services

- Attachments:
1. Vicinity, Zoning, and 500 ft Radius Maps
  2. Applicants Project Description and Valet Plan
  3. Draft Planning Commission Resolution and Exhibits
  4. Project Plans

Distribution: Director of Economic and Development Services  
Assistant Director of Development Services  
Deputy City Attorney  
Public Services Director  
City Engineer  
Transportation Services Manager  
Fire Protection Analyst  
File (2)

Owner: Placentia Equities, LLC  
151 Innovation Drive  
Irvine, CA 92617

Authorized Agent: David Clark  
Warmington Properties  
3090 Pullman Street  
Costa Mesa, CA 92626





Map Title

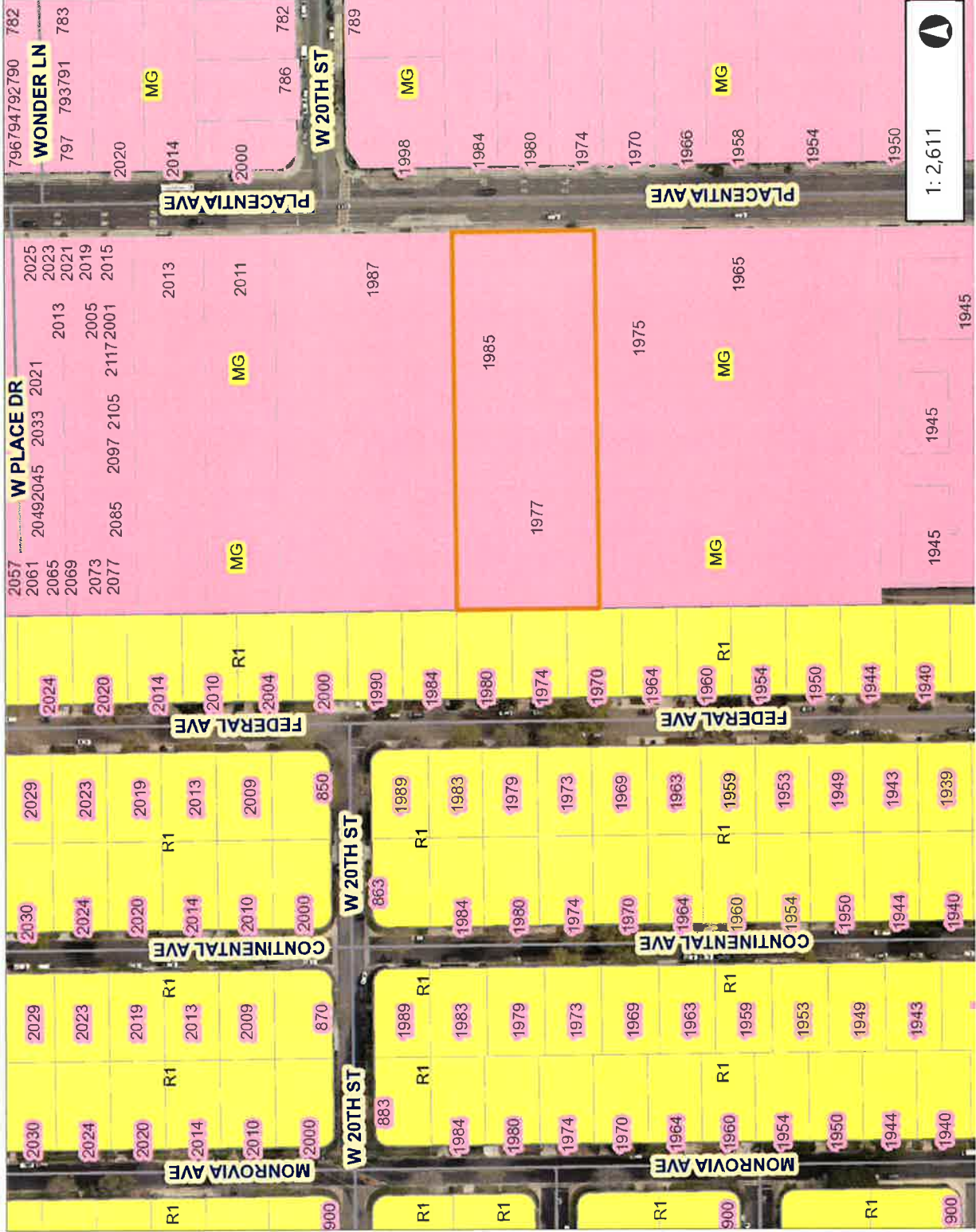


**Legend**

Costa Mesa

Zoning	Color
AP	Light Blue
C1	Red
C1-S	Light Green
C2	Dark Green
CL	Light Purple
I&R	Light Blue
I&R-S	Light Green
MG	Light Purple
MP	Light Blue
P	Light Green
PDC	Light Purple
PDI	Light Blue
PDR-HD	Light Green
PDR-LD	Light Purple
PDR-MD	Light Blue
PDR-NCM	Light Green
R1	Yellow
R2-HD	Light Purple
R2-MD	Light Blue
R3	Light Green
TC	Light Purple

Notes



1: 2,611

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

424-20

424-19

424-19

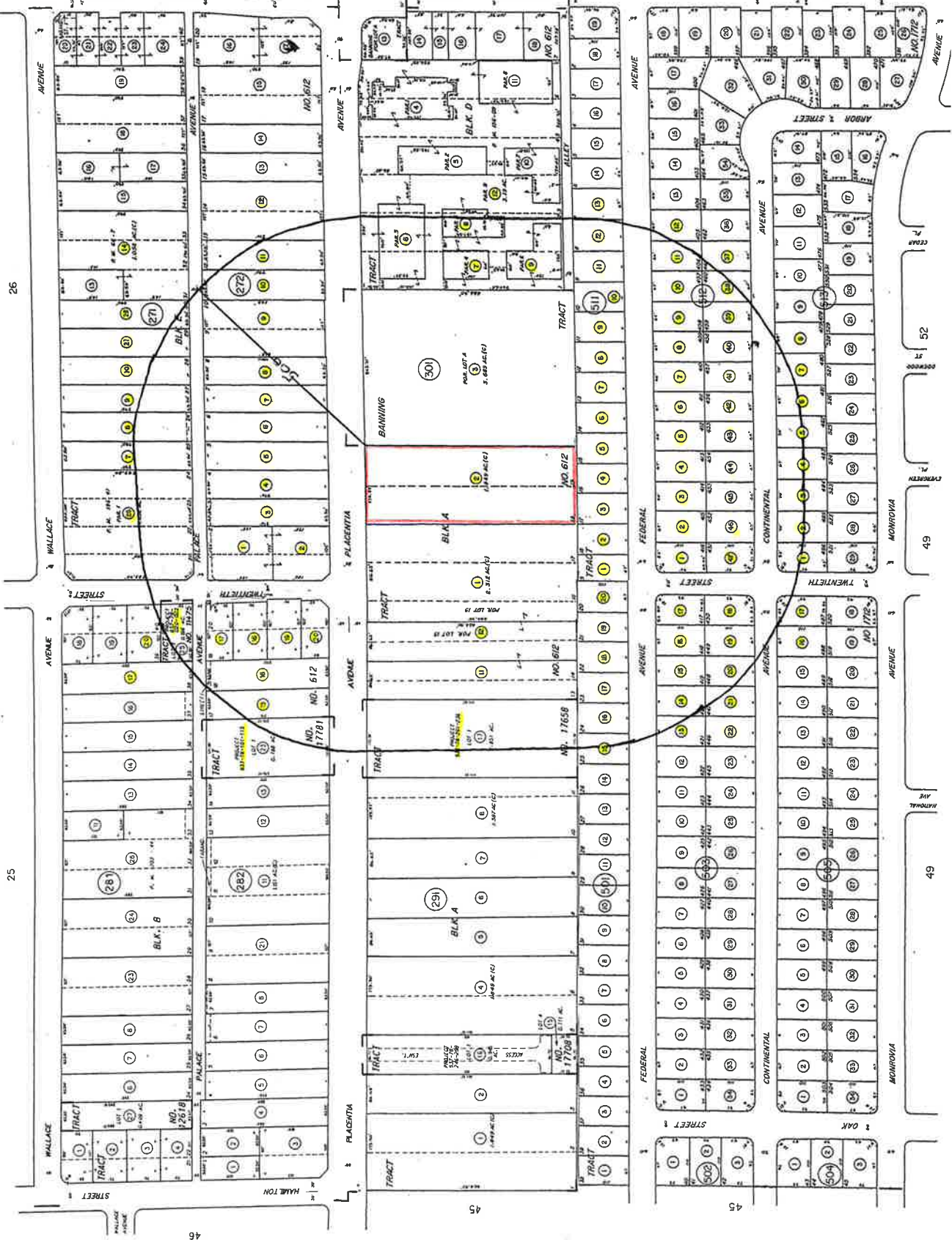
45

45

49

49

52



1"=200'

## Applicant Letter

### 1975 – 1985 Placentia Avenue

#### Project Description

The Applicant is planning to renovate an existing industrial project into a modern mixed use project, including the establishment of a coffee house with on-site roasting, a lounge area and an outdoor patio area. The request includes;

1. A Minor C.U.P. for shared parking,
2. A C.U.P. to allow free valet parking during peak demand.
3. Minor C.U.P. allowing reduced parking for a portion of the project that will be used by ownership for personal storage and not offered for lease.

#### Project Setting

Located at 1975 to 1985 Placentia Avenue (west side of Placentia Avenue between W. 19<sup>th</sup> and W. 20<sup>th</sup> Streets), this is an existing project, constructed in the 1960's that consists of four buildings totaling 31,185 sq. ft. situated on 1.89 acres of land (36.15% F.A.R.). The two smaller buildings (1975 & 1985) front Placentia Avenue and are one story, constructed of brick, while the other two (1977 & 1981) are actually one building (concrete tilt up) demised into two units, situated at the rear of the property. Each unit is a one story warehouse, including 1,800 sq. ft. +/- of office area, of which 600 sq. ft. +/- is mezzanine. The project is entirely vacant at this time with no tenants.

Specific sizes are as follows:

1975 Placentia Ave.	3,865 sq. ft.
1977 Placentia Ave.	11,536 sq. ft.
1981 Placentia Ave.	11,536 sq. ft.
<u>1985 Placentia Ave.</u>	<u>4,248 sq. ft.</u>
Total	31,185 sq. ft.

The adjoining properties are:

**North:** The neighboring property to the north is a two building industrial complex occupied by the Hartley Company.

**South:** The neighbor to the south is the headquarters and facility yard for the Mesa Water District.

**East:** The eastern boundary is Placentia Avenue with smaller industrial buildings across the street occupied by various automotive related tenants and Kingsley Manufacturing Company

**West:** The westerly boundary of the property backs to residential homes, that front on Federal Avenue and the rear building provides a physical buffer to the smaller buildings which are set back roughly 350 feet from the westerly boundary.

Other area neighbors include Hurley International, a large tenant located to the south and roughly 500 feet to the west are two new residential projects, one being Brickyard East and the other being West Place.

### Project Components

- I. **Exterior renovation:** Referencing the attached renderings, the objective of the renovation is convert the two buildings fronting Placentia Avenue from obsolete industrial buildings with significant deferred maintenance into vibrant commercial spaces with new modern facades incorporating brick and metal siding on the vertical surfaces providing different textures and elevations and also adding canopies to provide protection from the elements and interest at each opening. The larger building in the back will be improved with reclaimed wood siding, renovated entry canopy and paint. Site improvements will include landscaping and parking lot improvements. No square footage is being added to the project.
- II. **1975 Placentia Avenue:** This building fronts Placentia Avenue on the south side of the entry drive, totals 3,865 sq. ft. and was previously used for storage by a paint company. This space will be marketed for lease and no tenant(s) have been identified at this time.
- III. **1977 Placentia Avenue:** This is the southern portion of the rear building and totals 11,536 sq. ft., including 1,800 +/- sq. ft. of office area. The back portion of the warehouse space, approximately 4,210 sq. ft., will be occupied by the property owner to store business records, business furniture, and personal property including furniture and automobiles. As such, this portion of 1977, which is already demised with a wall, will not generate any employee or customer traffic and as part of this submittal, the owner is requesting that the parking requirement for this space be reduced from 13 stalls (3:1) to 4 stalls (1:1), of which all will be located behind the building. The balance of the 1977 (7,326 sq. ft.) will be marketed for lease to a standard industrial user and parked at 3:1. No tenant(s) have been identified at this time.
- IV. **1981 Placentia Avenue:** This is the northern portion of the rear building and totals 11,536 sq. ft., including 1,800 +/- sq. ft. of office area. This space will be marketed for lease and no tenant(s) have been identified at this time.
- V. **New Tenant in 1985 Placentia Avenue:** This building fronts Placentia Avenue on the north side of the entry drive, totals 4,248 sq. ft. and was previously used for storage and paint mixing by the same paint company occupying 1975. The new tenant proposed for this space is MoonGoat Coffee, LLC which will operate a coffee lounge offering an immersive coffee experience. (See Exhibit A).

**I. Request for Minor Conditional Use Permit for Shared Parking**

We are requesting a Minor C.U.P to allow shared parking for the project. The current parking situation is hap hazard with minimal striping. Post renovation the project will have 84 stalls, which is the maximum amount that can be situated on the property.

**Project Justification for a Minor Conditional Use Permit allowing shared parking**

Although the project is situated on two parcels, from a practical standpoint it is not separable as the property line bisects the project in half, thus there is no way to isolate specific parking stalls to specific addresses. Put another way, there is no physical manner to not share the parking.

**II. Request for Conditional Use Permit for Free Onsite Valet Parking**

Since the available self parking is less than the City's standard and less than the anticipated need from 1985's (MoonGoat Coffee, LLC), the applicant is requesting approval of a conditional use permit to allow free onsite valet parking service, at peak demand times when needed to satisfy demand. A valet parking plan is included herewith showing an increase of 24 stalls from 84 to 108. During normal weekday business operating hours (8am to 5pm), a peak demand of 107 parking spaces may be required. Implementation of a valet plan increases the total available stall count to 108 in a combination of self parking and free valet parking. During weekends peak demand will only be 64 spaces.

**Project Justification for a Conditional Use Permit allowing Free Onsite Valet parking**

1. MoonGoat Coffee, LLC will be a welcome amenity to the area and be compatible with surrounding properties and uses. Placentia Avenue is a busy thoroughfare and traffic generated by the proposed project will have an insignificant impact on the existing condition.
2. If the project is approved, ownership intends to renovate the project with new landscaping along with a complete exterior renovation to the front buildings, which will modernize the property and be an improvement to the neighborhood and provide space for lease to meet current demand.
3. By utilizing a valet parking plan the total on-site parking supply will be 108 spaces or 1 space over the estimated peak need of 107 spaces.
4. See Enclosed Documents:
  - a. Ware Malcomb Site Plan and Project Renderings (included with the Application)
  - b. Michael Baker International Valet Plan Summary and Valet Plan (Exhibit B)
  - c. Streamline Valet Inc. Valet Operating Plan (Exhibit C)
  - d. Peak Demand Parking Analysis (Weekdays and Weekends) (Exhibit D)

**III. Request for Minor Conditional Use Permit for Reduced Parking Requirement for Owner Occupied Storage Space**

We are requesting a reduction in the parking requirements for the 4,210 sq. ft. that ownership will be using for storage of its business records, furniture and personal items, which are currently being stored in a nearby rental property on 17<sup>th</sup> Street. Ownership's storage will not generate any visitor traffic, thus the City's parking standard of 3:1 (13 stalls) far exceeds what is actually necessary. Accordingly, we are requesting a Minor Conditional Use Permit allowing the referenced 4,210 sq. ft. area to be parked at 1:1 (4 stalls).

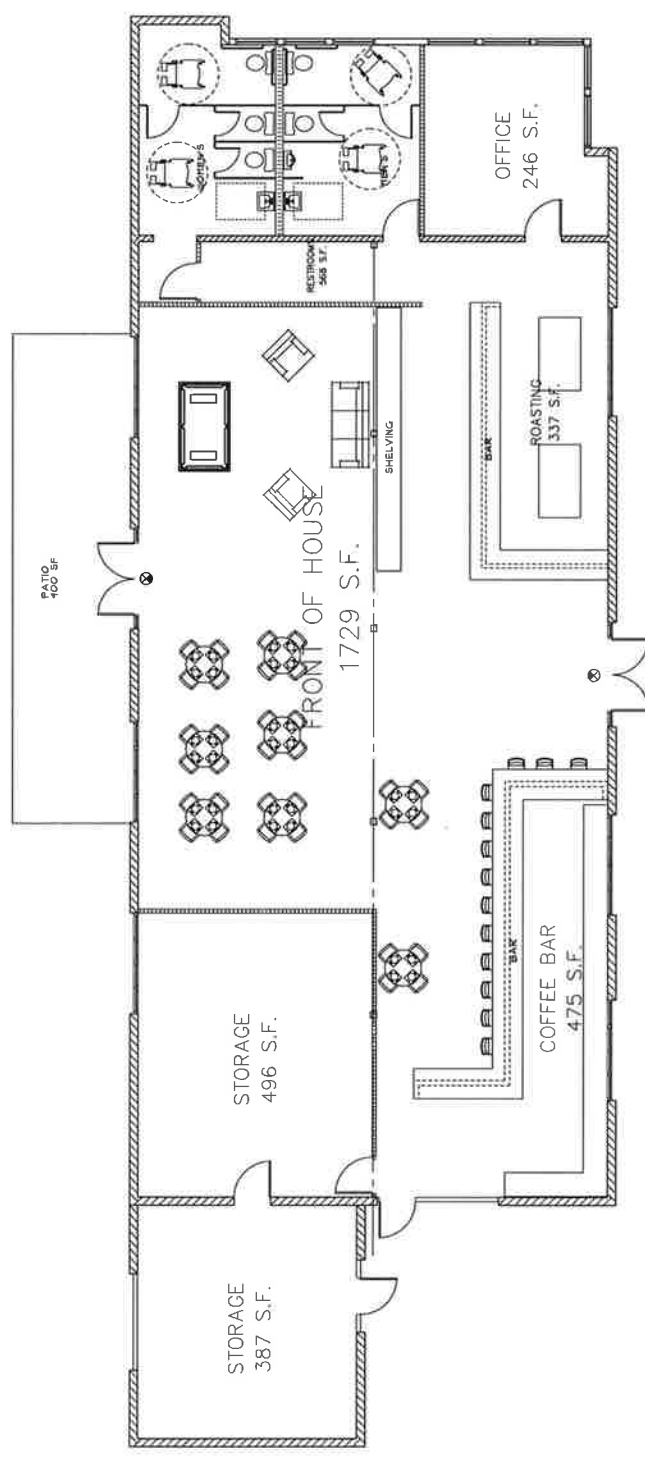
**Project Justification for a Minor Conditional Use Permit allowing Reduced Parking for Owner's Storage Space**

The owner's personal storage space has no employees and does not have any customer traffic, thus only needs a parking stall or two, thus allowing this space to be parked 1:1 (4 stalls) provides more than enough parking while allowing the un-needed stalls to be allocated to the balance of the project.





ITERATION
1
2
3
4
5
6
7
8
9
10



8 Space Totals:  
118'-3" x 40'-0" Overall  
4239 S.F.



17

EXHIBIT D

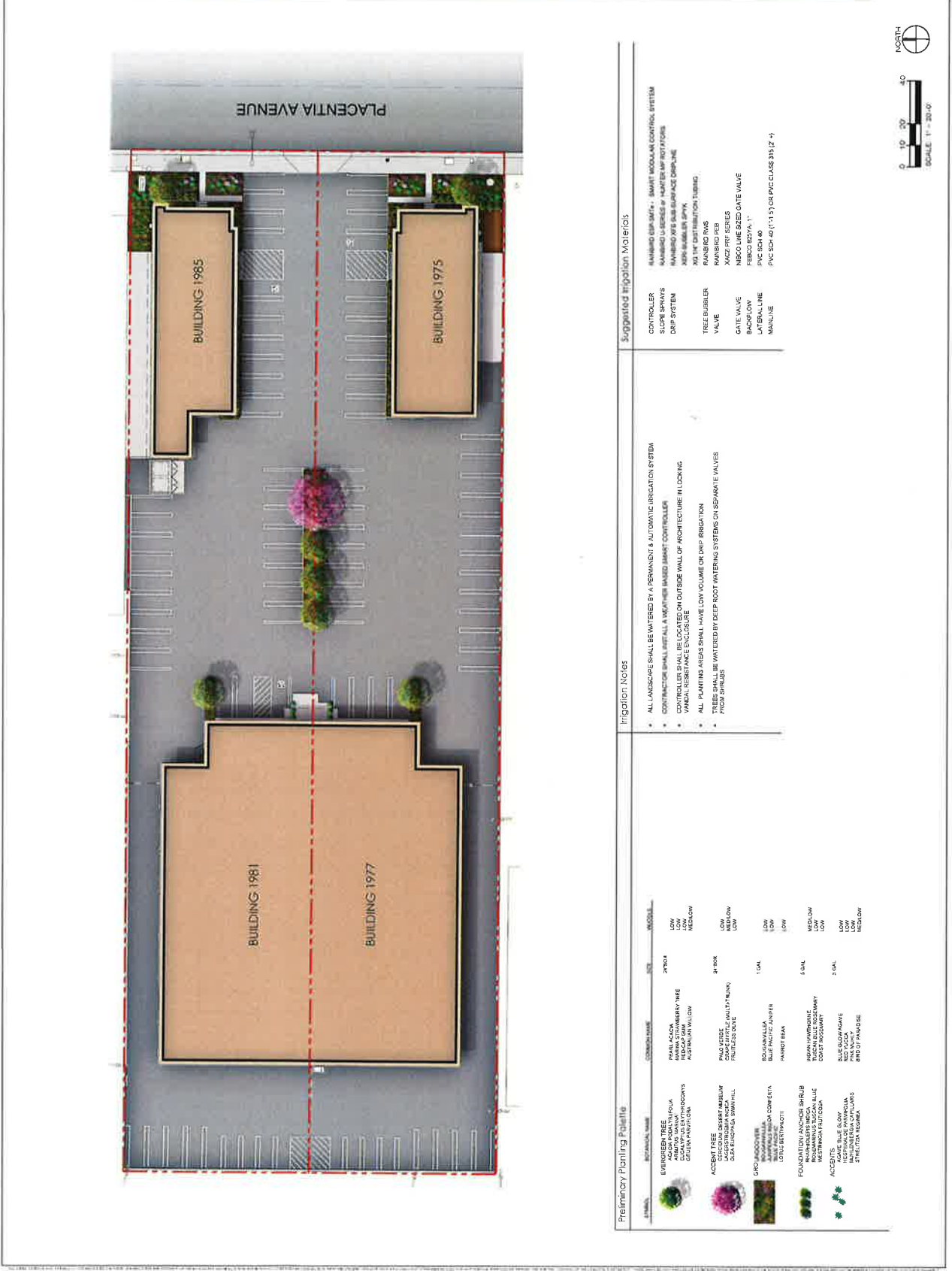
Peak Demand parking Analysis

Weekday Parking Analysis (Monday through Friday)																							
Building/Usage	Area (sq. ft.)	Parking Stalls Per 1,000 sq. ft.	Required Stalls	AM					PM														
				1	2	3	4	5	6	7	8	9	10	11	12								
1975 - 1985 Placentia Avenue																							
1975 Placentia Ave. - Vacant & Available	3,865	3	12																				
Interior Space																							
1977 Placentia Ave. - Vacant & Available *1	4,210	1	4																				
Private Owner storage *2	7,326	3	22																				
Interior Space																							
1981 Placentia Ave. - Vacant & Available *1	11,536	3	35																				
Interior Space																							
1985 Placentia Ave. - MoonGoat Coffee *3	2,541	10	25																				
Interior Public Space	400	10	4																				
Exterior Patio Public Space	1,707	3	5																				
Interior Private Space																							
Size includes outdoor areas	31,585	Parking Needed	107	18	18	18	18	18	52	52	107	107	107	107	107	107	52	52	52	52	52	52	
Parking Available (84 Self Parking / 108 with Valet) *4			108	90	90	90	90	90	56	56	1	1	1	1	1	1	1	1	1	1	1	1	
Parking Spaces Surplus / (Deficit)			1	S	S	S	S	S	S	S	V	V	V	V	V	V	V	V	V	V	V	V	
				Self (S) Parking or Valet (V)																			

\*1: Since there are 9 stalls behind 1977 and 1981 (each) the model assumes those spaces are always being used by those units  
 \*2: Owner is requesting this space be parked at 1 stall per 1,000 sf and be deed restricted accordingly  
 \*3: MoonGoat Coffee's hours of operation are: 6:30 am to 12:00 am Sunday through Thursday, 6:30 am to 2:00 am Friday and Saturday  
 \*4: 84 "self" parking stalls are provided, but at anytime demand exceeds 84 stalls, then valet service will be engaged, which increases the stall count to 108

Weekend Parking Analysis (Saturday & Sunday)																							
Building/Usage	Area (sq. ft.)	Parking Stalls Per 1,000 sq. ft.	Required Stalls	AM					PM														
				1	2	3	4	5	6	7	8	9	10	11	12								
1975 - 1985 Placentia Avenue																							
1975 Placentia Ave. - Vacant & Available	3,865	3	12																				
Interior Space																							
1977 Placentia Ave. - Vacant & Available *1	4,210	1	4																				
Private Owner storage *2	7,326	3	22																				
Interior Space																							
1981 Placentia Ave. - Vacant & Available *1	11,536	3	9																				
Interior Space																							
1985 Placentia Ave. - MoonGoat Coffee *3	2,541	10	25																				
Interior Public Space	400	10	4																				
Exterior Patio Public Space	1,707	3	5																				
Interior Private Space																							
Size includes outdoor areas	31,585	Parking Needed	81	52	52	18	18	18	52	52	64	64	64	64	64	64	64	64	64	52	52	52	52
Parking Available (84 Self Parking / 108 with Valet)			108	56	56	90	90	90	56	56	44	44	44	44	44	44	44	44	44	56	56	56	56
Parking Spaces Surplus / (Deficit)			27	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
				Self (S) Parking or Valet (V)																			

\*1: Since there are 9 stalls behind 1977 and 1981 (each) the model assumes those spaces are always being used by those units  
 \*2: Owner is requesting this space be parked at 1 stall per 1,000 sf and be deed restricted accordingly  
 \*3: MoonGoat Coffee's hours of operation are: 6:30 am to 12:00 am Sunday through Thursday, 6:30 am to 2:00 am Friday and Saturday



PLANT	SCIENTIFIC NAME	COMMON NAME	SIZE	MOBILITY
	EVERGREEN TREE ALBIZIA GUMMIFLORA GUMMIFLORA GUMMIFLORA	PARA KACHA MAMA STRAWBERRY TREE AUSTRALIAN WILLOW	4" DIA	LOW LOW MEDIUM MEDIUM
	ACCENT TREE LAVENDER LAVENDER LAVENDER	PLUM TREE ZOVIE JANTLE (MULTI TRUNK) POURLE D'OR	24" DIA	LOW MEDIUM LOW
	GROUND COVER LITHOSPERMUM LITHOSPERMUM LITHOSPERMUM	ROSEMARY BLUE PACIFIC JUNBER PARROT BEAK	1 GAL	LOW LOW LOW
	FOUNDATION/ACCENT SHRUB LITHOSPERMUM LITHOSPERMUM LITHOSPERMUM	ROSEMARY ROSEMARY ROSEMARY	5 GAL	MEDIUM LOW LOW
	ACCENTS LITHOSPERMUM LITHOSPERMUM LITHOSPERMUM	BLUE GUMMIFLORA ROSEMARY ROSEMARY	3 GAL	LOW LOW MEDIUM

**Irrigation Notes**

- ALL LANDSCAPE SHALL BE WATERED BY A PERMANENT & AUTOMATIC IRRIGATION SYSTEM
- CONTROLLER SHALL BE FULL A WEATHER SENSITIVE SMART CONTROLLER
- CONTROLLER SHALL BE LOCATED ON OUTSIDE WALL OF ARCHITECTURE IN LOCKING VANDAL RESISTANT ENCLOSURE
- ALL PLANTING AREAS SHALL HAVE LOW VOLUME OR DRIP IRRIGATION
- TREES SHALL BE WATERED BY DEEP ROOT WATERING SYSTEMS ON SEPARATE VALVES FROM SHRUBS

**Suggested Irrigation Materials**

- CONTROLLER: RAINBOW ESP-5MPT4 - SMART MODULAR CONTROL SYSTEM
- SLURP SPRAYS: RAINBOW W-8000S-20 - WATERING ROTATORS
- DRIP SYSTEM: RAINBOW W-8000S-20 - SURFACE DISPERSE
- TREE BUBBLER: RAINBOW W-8000S-20 - SURFACE DISPERSE
- VALVE: RAINBOW W-8000S-20 - SURFACE DISPERSE
- GATE VALVE: XAZZ PFR SERIES
- BACKFLOW: NIBCO LINE SIZED GATE VALVE
- LATERAL LINE: FERRO BQ7YA 1"
- MAINLINE: PVC SCH 40 (1-1/2) OR PVC CLASS 315 (2' x 1')



PRELIMINARY LANDSCAPE PLAN

1975-1985 PLACENTIA

1975 - 1985 Placentia Avenue  
Costa Mesa, CA

terrafin  
INTEGRATION

Landscape Architecture  
Planning + Design + Sustainability  
714-724-9814  
www.terrainintegration.com

ACCOMPLISHMENTS



AGAVE BLUE GLOW



HEPERLOE PARVIFLORA



MUHLENBERGIA CAPILLARIS



IPILILTEA MEXICANA

ACQUIT TREES



CERCIDIUM DESERT MUSEUM



LAGERSTROEMIA INDICA



OLEA EUROPAEA VAR. MARITIMA

TREES



ACACIA POPULIFOLIA



ARISTIDA MARITIMA



CEDRUS PARVIFLORA

SHRUBS



RAPHANOBRASSICA



ROSEMARY TUSCAN BLUE



ASTRAGALUS FRUTICOSUS

PRODRIVEWAYS



BOUGAINVILLEA



ZINNIA BLUE PACIFIC



LOTUS BERRHALOTTI

March 6, 2018

Henry Pyle  
**Chartwell Real Estate Development**  
151 Innovation Drive  
Irvine, CA 92617

**RE: City of Costa Mesa – Chartwell Project Valet Parking Plan**

Dear Mr. Pyle:

Michael Baker International (Michael Baker) has completed preparation of the attached Valet Plan for the Chartwell Project located at 1975-1985 Placentia Avenue in the City of Costa Mesa.

The parking assessment prepared by the Chartwell Real Estate Development determined the need for up to 108 parking spaces during peak activity times for the various land uses on the project site. Therefore the valet parking operation will need to accommodate at least 108 parking spaces during peak business periods.

Use of valet parking operations can park more vehicles in a given parking area by parking the cars closer together and “double parking” vehicles (one directly behind another). During valet operations, vehicles are moved and re-positioned by the valet operators as needed to park and retrieve parked vehicles. The minimum valet stall dimension used in the valet plan is 7.5 feet by 18 feet. With the proposed layout, no more than two vehicles would need to be moved to retrieve a third and final vehicle. While the valet parking layout provides a 7.5-foot wide by 18-foot long space, most cars are only 6.5 feet wide and 15.5 feet long. The valet operators will position the parallel parked cars in manner that allows maneuvering room to pull out without needing to move another parallel parked car. This is illustrated in the attached exhibit.

The proposed valet parking plan layout is illustrated in the attached exhibit. The proposed valet parking plan converts 20 self-park parking spaces on the south side of the site between Building 1977 and Building 1975 to the valet parking area. In this area, a total of 45 valet parking spaces would be accommodated. This is a conservative estimate of the number of cars that could be parked in this area by valet parking attendants. The proposed layout allows for no less than an 18-foot clear aisle and some additional clear areas that many valet operators would use for valet parking. Other parts of the parking lot that serve the self-park spaces provide at least 24-foot wide aisles.

With the 45-space valet layout the total on-site parking supply would be 108 spaces. This parking supply would be available whenever the valet service is provided. Note that when

valet service is provided, the plan allows for 45 parking spaces to remain as self-park spaces. Additionally, the plan acknowledges that there are an additional 18 self-park gated spaces that would be available to the tenants of Buildings 1977 and 1981 (9 gated spaces for each building).

Note that the Valet Plan shows the intended location of the valet drop-off and pick-up zone. The plan also provides an area for UBER/LIFT drivers to drop-off and pick-up passengers.

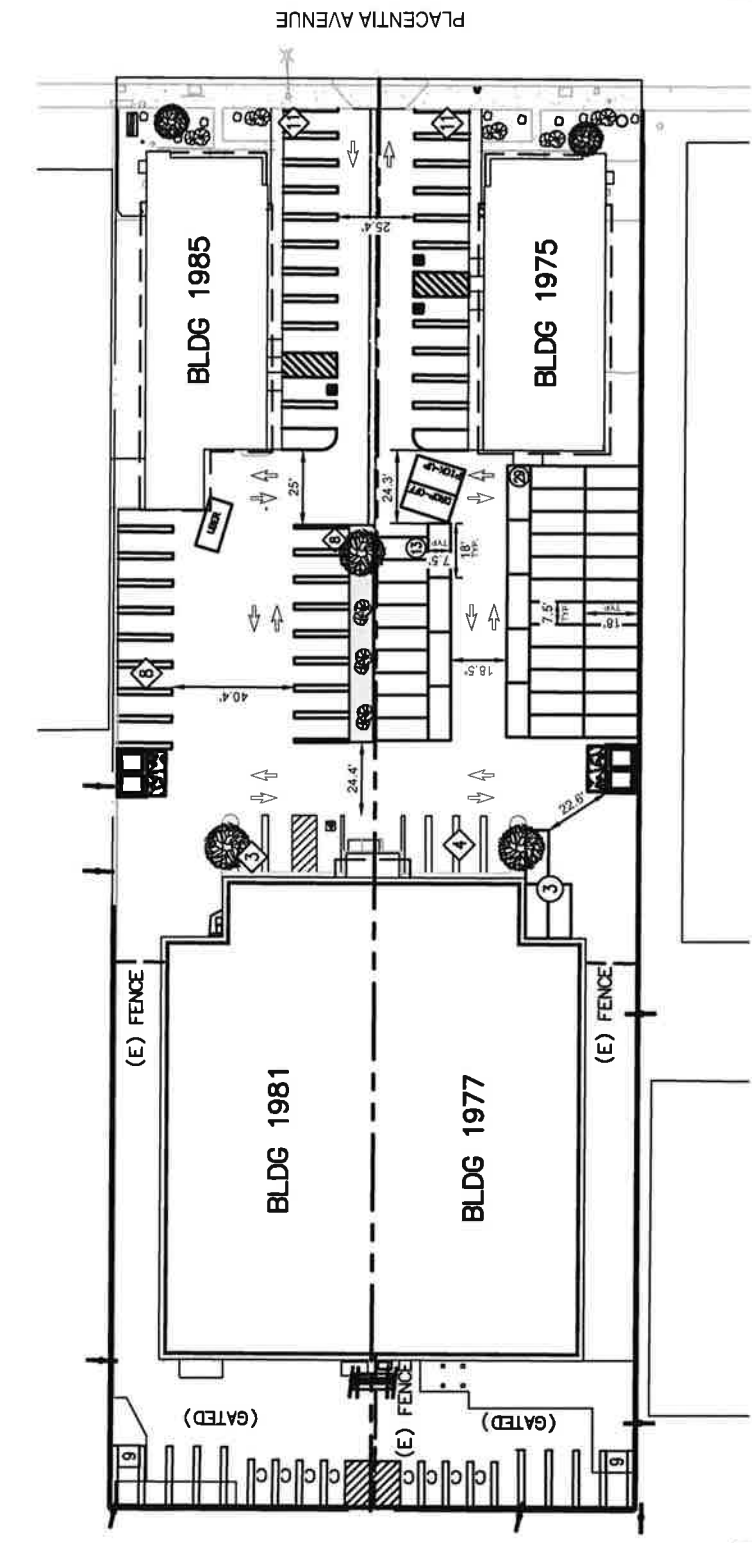
---

If you have any questions pertaining to the trip generation assessment results summarized in this letter, please call me at (760) 603-6244.

Sincerely,



Robert Davis  
Senior Transportation Planner  
Transportation Services



**PARKING ASSIGNMENT (BLDG)**

1977 & 1981

1975 & 1985

1975 & 1985

TOTAL = 108 STALLS

SELF PARK (GATED) = 18

SELF PARK = 45

VALET = 45

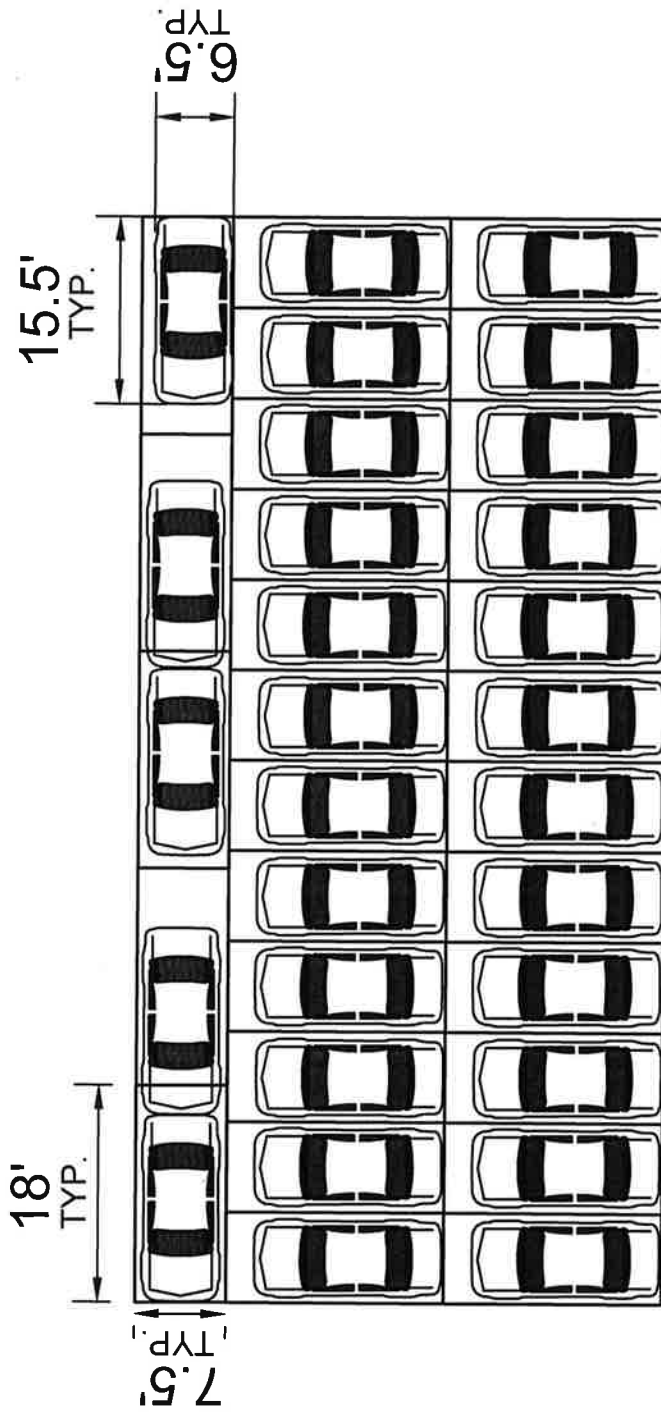
C = COMPACT STALL



SCALE 1"=40'

# CHARTWELL SITE VALET PARKING PLAN

**Michael Baker**  
**INTERNATIONAL**  
500 Avenida Encinas, Suite 200, Carlsbad, CA 92008  
Phone: (760) 433-1199 • MB@MBAINTL.COM



# VALET OPERATOR ALIGNMENT OF PARKED VEHICLES CHARTWELL SITE

**Michael Baker**  
INTERNATIONAL  
5050 Avenida Encinas, Suite 260, Carlsbad, CA 92008  
Phone: (760) 476-9193 | MBACKERINTL.COM



EXHIBIT C



# Valet Parking Proposal

**Prepared for:**

Henry Pyle

1975 - 1985 Placentia Ave,  
Costa Mesa, CA 92626

25

**PURPOSE**

Streamline Valet Inc. is proposing to offer valet parking for the retail center at the address listed below.

**LOCATION**

1975 – 1985 Placentia Ave, Costa Mesa, CA 92626

**VALET MONTHLY MANAGEMENT FEE**

TBD

**VALET SERVICE CHARGE**

Complimentary

**HOURS OF OPERATION**

Monday – Friday, 8am - 5pm

**STAFFING**

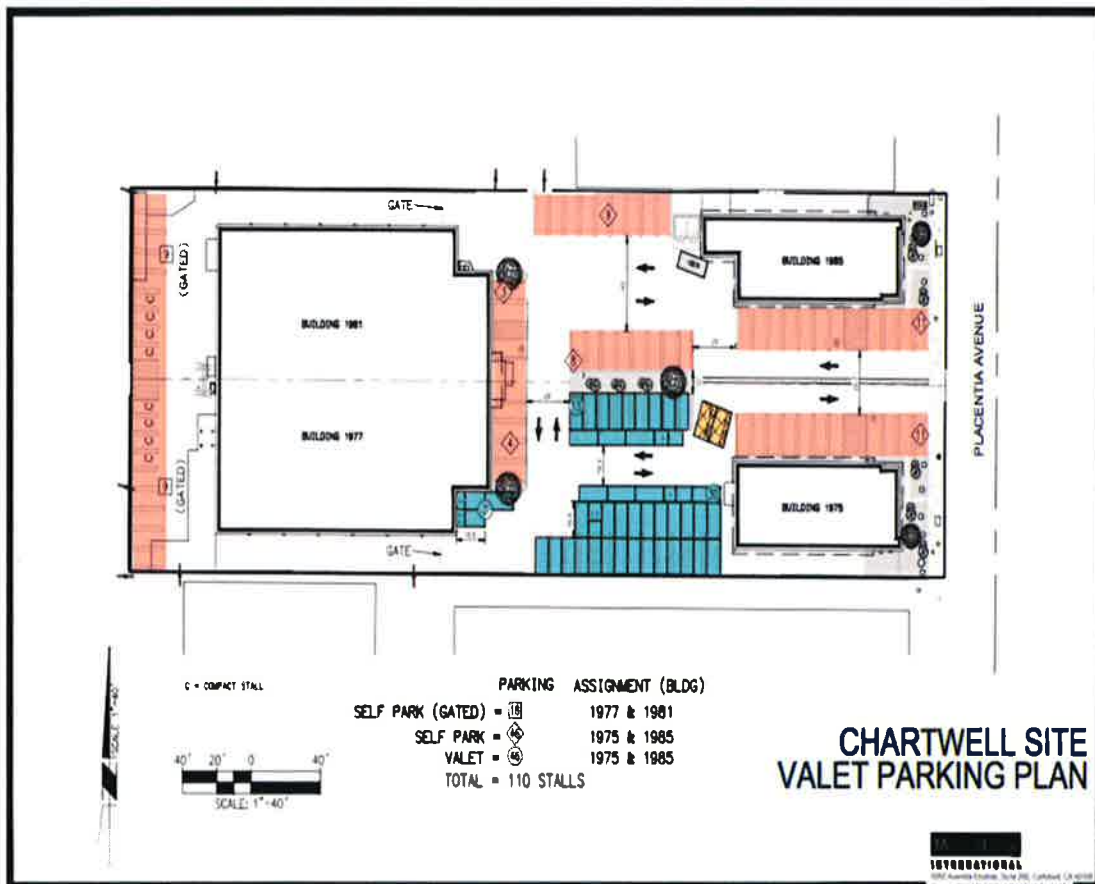
Staffing will typically consist of 2 Valet Parking Attendants during the peak business hours. This number will increase to accommodate higher demand or for any special event or holiday.



### VALET CONFIGURATION

Valet area can be seen highlighted in green and self-parking stalls are highlighted in red. The ingress and egress to the valet lot is highlighted in yellow, this marks the location of the valet stand and the drop-off and the pick-up of the vehicles. Ingress and egress of lot will be unaffected. Guests wishing to self-park will be able to do so in any of the non-valet areas. The location of the kiosk at Valet Area allows the Valet Attendant to advise the guest if there is available self-parking that approaches the valet area. If the guest wants to valet their vehicle, they will be unloaded and parked in the valet area. If the guest wants to self-park and there is an available space in the self-parking area, the valet attendant will advise them of where to park.

During peak hours, if a line of vehicles to valet forms then the last vehicle in the line is the first to be parked to prevent any congestion in the parking lot and allow for an unimpeded flow of traffic through the parking lot. In Streamline Valet Inc. professional opinion, parking a vehicle on average takes approximately 30 seconds.



**VALET DUTIES AND RESPONSIBILITIES**

Including but not limited to:

- Providing exceptional service to all guests
- Safely unloading guests/contents
- Issuing valet tickets and documenting number of guests per night
- Safely parking and securing all valet vehicles
- Securing all vehicle keys in valet lock box
- Collecting valet service fee from guests
- Safely delivering guest vehicle

**UNIFORMS AND APPEARANCE**

The standard uniform for Streamline Valet Parking Attendants is a solid black polo shirt (containing our Streamline logo), tucked into black non-denim pants. Our attendants are required to wear a black dress belt and wear predominately black running shoes. Uniforms are always to be clean, neat, and in overall good shape.

Valet attendants will maintain a neat, clean-cut and clean-shaven, professional appearance at all times. Valet attendants will not be permitted to have goatees or wear earrings if they are males. Excessive jewelry, tattoos and body piercing is strictly prohibited.

Valet attendants will always be required to conduct themselves in a professional manner.

Any of the above mentioned items and plans could be altered or changed at Landlord's discretion.

Streamline Valet takes service and appearance very seriously. Please see the following page for an excerpt from our Employee Handbook, which every employee receives when they are hired:

Excerpt from Streamline Employee Handbook 2015:

## Expectations

As a Valet Parking Attendant, you will be **expected** to provide the highest level of service to our clients and guests. When a guest or client allows you to take control of their vehicle, they are in essence letting you into their home while they are gone. It is of the utmost importance to be physically and socially presentable, and to do the right thing at all times. This includes smiling, being attentive and having good approachable posture, running fast and driving slow, being safe and courteous at all times, and again, always doing the right thing. The details below provide a road map to what is expected of you. If you have any questions please ask your training supervisor.

### **Appearance**

Your appearance should resemble that of someone that would serve you at a fine dining restaurant. Your uniform should be clean, complete, and you should be well groomed.

#### ***Uniform requirements:***

- Clean Streamline Valet polo shirt\*
- Clean black pants – no denim allowed at any time\*\*
- Black belt
- Running shoes – predominately black
- Name Tag

#### ***Grooming standards:***

- Clean shaven or well-trimmed beard
- Hair combed and styled or long hair pulled back
- No visible tattoos or piercings\*\*\*

\* Private parties often require a long sleeve white shirt and black tie or black bow tie, management will advise when this is the case.

\*\* Certain shifts allow black non-denim shorts to be worn, management will advise when this is the case.

\*\*\* Piercings must be removed unless approved by management and all tattoos must be covered



Employee Handbook 2015

**EQUIPMENT**

Streamline Valet will provide all necessary signs; a locked, moveable commercial grade key-podium; cones; claim checks, and all other tools of the trade. All of these items will be kept in good shape.

**CANCELLATION**

This can be cancelled at any time, by any party, for any reason, by giving Streamline Valet Inc. a 30-day notice.

**ADDITIONAL INFORMATION**

Any request for additional information should be directed to:

Tim Earlywine, Founder and President  
tim@streamlinevalet.net  
Cell: 949.235.2620



## RESOLUTION NO. PC-18-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-17-53 FOR A CONDITIONAL USE PERMIT TO ALLOW A COFFEE HOUSE, ANCILLARY ON-SITE COFFEE ROASTING, SHARED PARKING, COMPACT PARKING, AND VALET PARKING DURING PEAK HOURS FOR BUILDINGS LOCATED AT 1975, 1977, 1981 AND 1985 PLACENTIA AVENUE**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by David Clark of Warmington Properties, authorized agent for the property owner, Placentia Equities Westside LLC, requesting approval of a conditional use permit to allow a coffee house with greater than 300 square feet of public area and operating from 6:30 am to 12:00 am Sunday through Thursday, 6:30 am to 2:00 am Friday and Saturday, onsite coffee roasting, shared parking for various food, office and warehouse uses, compact parking spaces, and valet parking during peak hours for operation of a coffee house, in the General Industrial (MG) zone.

WHEREAS, a duly noticed public hearing held by the Planning Commission on May 14, 2018 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 for Existing Facilities.

WHEREAS, the CEQA categorical exemption for this projects reflects the independent judgement of the City of Costa Mesa.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained with Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-17-53 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-17-53 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall

be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

**PASSED AND ADOPTED this 14<sup>th</sup> day of May, 2018.**

---

Stephan Andranian, Chair  
Costa Mesa Planning Commission



STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss  
CITY OF COSTA MESA )

I, Barry Curtis, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-18- \_\_ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on May 14, 2018 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

---

Barry Curtis, Secretary  
Costa Mesa Planning Commission

## EXHIBIT A

### FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:

**Finding:** The proposed use is compatible and harmonious with uses on surrounding properties.

**Facts in Support of Findings:** Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses. Use of the parking lot at the westerly property line abutting residential uses is prohibited for self and valet parking after 10:00 PM per Condition No. 16. The proposed use will be compatible with the existing uses located in the area; the area currently contains live/work development and various light industrial uses.

**Finding:** Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.

**Facts in Support of Findings:** The Applicant will be upgrading the parking and landscape area and replacing existing landscaping with new trees and plant materials. All modifications to the parking lot related to new striping and landscaping meet all City standards and requirements. The eight compact parking stalls are located at the rear and intended for employee parking only. In addition, sufficient lighting is required for safety and security of the patrons and employees.

**Finding:** The project, as conditioned, is consistent with the General Plan.

**Facts in Support of Findings:** The project is consistent with the General Plan land use designation of Light Industrial. The proposed food use is permitted in the MG zone, subject to compliance with the parking standards which can be accommodated with the proposed valet plan. Specifically, the proposed use is consistent with Land Use Policy LU-1.1 to provide commercial goods and services in consideration of the needs of the residential segments of the community.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:

**Finding:** The proposed use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

- **Facts in Support of Findings:** The proposed use, as conditioned, would not have negative effects on the surrounding properties. The property is surrounded by live/work and industrial office/manufacturing uses. The

proposed valet operation is at the center of the site and away from the residences on the west side. The proposed parking plans and food use would provide a variety of office and service uses on Placentia Avenue, which was originally occupied by industrial uses and has recently been transformed in certain blocks with live/work units and 24-hour presence of new residents. As proposed, the parking area can accommodate the on-site valet parking without affecting the traffic flow on Placentia Avenue. The proposed number of parking spaces is adequate for the use as demonstrated by the shared parking analysis and valet plan.

**Finding:** 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.

**Facts in Support of Findings:** Potential noise impacts have been considered and the project will not have a negative impact on the surrounding neighborhood. The proposed use, as conditioned, will not generate adverse noise, traffic, or parking impacts that are unusual for industrially-zoned properties. Conditions of approval require business operation be conducted in a manner that will allow the quiet enjoyment of the surrounding neighborhood.

**Finding:** 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.

- **Facts in Support of Findings:** The proposed parking plans and food use would provide a variety of food, office and service uses on Placentia Avenue, which was originally occupied by industrial uses and has recently been transformed in certain blocks due to new live/work units and a 24-hour presence of new residents. As proposed, the parking area can accommodate the on-site valet parking without affecting the traffic flow on Placentia Avenue.
- C. The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities since the proposal includes minor alterations to the existing structures and involves negligible expansion of the existing use.
- D. The project is not exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code. Estimate of associated traffic impact fees can be obtained from the Public Services Department.

## EXHIBIT B

### CONDITIONS OF APPROVAL

- Plng.
1. The conditions of approval and ordinance or code provisions of planning application PA-17-53 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  2. Hours of operation for the coffee house shall be from 6:30 am to 12:00 am Sunday through Thursday, and 6:30 am to 2:00 am Friday and Saturday. Any change in the business description, hours or days of operation, etc. shall require further review of the CUP as described in Condition Number 4.
  3. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
  4. The use shall be limited to the type of operation as described in the authorized agent's letter of description and staff report. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
  5. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
  6. Prior to issuance of Certificate of Occupancy (C of O) the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.
  7. No amplified music or music speakers shall be permitted outside of the building.
  8. If parking problems arise, the operator shall institute whatever operational

measures are necessary to minimize or eliminate the problem, including, but not limited to, reducing the outdoor patio area and/or modification to the operational hours of the coffee house, providing subsidized use of Uber/Lyft or similar service, and/or expansion of the on-site valet parking area. Expansion of the onsite valet parking area is subject to City review as described in Condition No. 17.

9. This Conditional Use Permit does not allow for live entertainment.
10. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
11. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
12. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time. Occupant loads for the open patio area and the enclosed building area shall be calculated and posted separately.
13. Prior to issuance of the building permit for tenant improvements of the coffee house, a revised valet plan shall be submitted for review and approval by the Planning and Transportation Divisions to provide eight additional parking spaces meeting the 117 required parking spaces. The total number of valet spaces may be modified after six months of operation upon preparation of a parking study reviewed and approved by Director of Development Services.
14. Valet parking for the coffee house shall be provided from 9 AM to 5 PM during weekdays and free to all patrons.
15. Valet parking for persons with Disability shall comply with Section 209.4 of the 2016 California Building Code.
16. Self-parking shall be prohibited at the rear parking lot abutting residential uses after 10:00 p.m. The rear parking lot shall be open and available during general business hours and for overflow parking operated by the valet staff if deemed necessary prior to 10:00 p.m.
17. Additional on-site valet parking spaces may be allowed subject to approval of a minor amendment to this conditional use permit. This request would be processed as a Minor Conditional Use Permit subject to Zoning Administrator approval.
18. A maximum of one food use tenant with a public area of 300 square feet area or less shall be allowed pursuant to this conditional use permit in the building located at 1975 Placentia Avenue, subject to modification of the valet plan (as described in Condition No. 17) to provide additional required parking. Food uses with operating hours between 11:00 p.m. and 6:00 a.m. are subject to approval of a Minor Conditional Use Permit.
19. All parking areas shall be provided with adequate level of lighting for safety and security of the patrons and employees.
20. Tenants of the buildings located at 1977 and 1981 Placentia Avenue shall

notify their employees to use the rear parking area including the compact spaces.

21. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
22. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
23. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
24. Where existing mature landscaping is good, health condition, every effort shall be made to retain trees and mature landscaping. As such, final landscape plans shall show the existing mature pepper tree to remain within front setback of the development lot.
25. Bike racks should be installed in a central location accessible to all tenants.
26. All perimeter barbwire fencing shall be removed and replaced with block walls.
27. Parking lot shall be refinished and parking spaces striped per City standards.
- Trans 28. The applicant may be subject to a Traffic Impact Fee to the Transportation Division prior to the effective date of the conditional use permit. The applicant shall contact the Transportation Division to determine if a Traffic Impact Fee is applicable. The traffic impact fee is based upon the average daily trip generation rate for the proposed use. The fee is required to fulfill mitigation of off-site traffic impacts pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is estimated at \$74,057.00 and includes credits for existing uses. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of the minor conditional use permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

## **CODE REQUIREMENTS**

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of the planning/zoning application is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a

business license has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.

2. Once the use is legally established, the planning application herein approved shall be valid until revoked. The Development Services Director or his designee may refer the planning application to the Planning Commission for modification or revocation at any time if, in his opinion, any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances or 3) one or more of the findings upon which the approval was based are no longer applicable.
3. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
- Bldg. 4. Comply with the requirements of the following adopted codes: 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code.
- Bus. 5. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- Lic. 6. Business license shall be obtained prior to the initiation of the business.
- Fire 7. Comply with the requirements of the 2016 California Fire Code and referenced sta as amended by the City of Costa Mesa.

### **SPECIAL DISTRICT REQUIREMENTS**

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani. 1. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
2. Provide a plan to the County of Orange Health Dept. for review and approval.



**1975-1985 Placentia**

1975-1985 PLACENTIA  
COSTA MESA, CA

IRV16-0173-00  
SCHEMATIC PHASE  
12.14.2017

**WARE MALCOMB**

architecture | planning | interiors | branding | civil





NORTH

Site Aerial View



**CHARTWELL**  
REAL ESTATE DEVELOPMENT

SCHEMATIC DESIGN

Site Aerial View

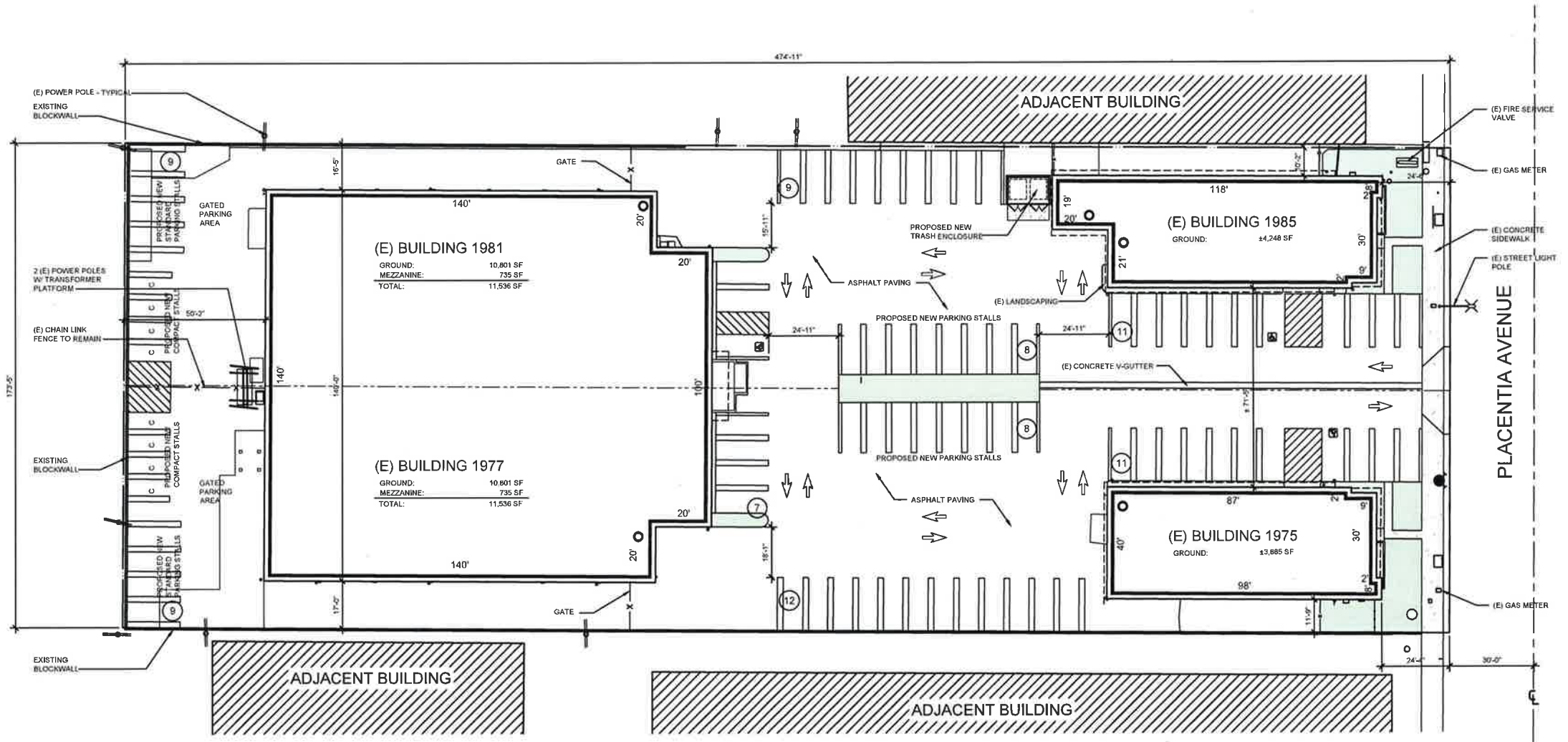
1975-1985 PLACENTIA  
COSTA MESA, CA

WARE MALCOMB

IRV16-0173.00  
12.14.2017

SHEET  
1

41



**SITE DATA:**

BLDG 1977-1981 :	±23,072 SF (2 STORY WITH MEZZANINE)
BLDG 1985 :	±4,248 SF
BLDG 1975 :	±3,865 SF
TOTAL SITE AREA :	82,352 SF (1.89 ACRES)
TOTAL BUILDING AREA :	±31,185 SF (BLDG FOOTPRINT)
FAR:	0.39
ZONING :	MG (GENERAL INDUSTRIAL)

**PARKING PROVIDED:**

TOTAL:	STANDARD (9'x18')	73 STALLS
	COMPACT (8' x16')	8 STALLS
	ACCESSIBLE	3 STALLS
TOTAL:		84 STALLS



Site plan showing proposed improvements and existing conditions. All dimensions are in feet and inches. All areas are approximate. All areas are subject to change without notice. All areas are subject to change without notice. All areas are subject to change without notice.



SCHEMATIC DESIGN

Site Plan  
1975-1985 PLACENTIA  
COSTA MESA, CA

WARE MALCOMB

IRV16-0173-00  
12.14.2017

SHEET  
2



EXISTING STREET VIEW

**KEY NOTES**

- 1** NEW THIN SET BRICK

**2** PROJECTED METAL SIDING TO COVER VISIBILITY OF EXISTING ROOF SOFITS AND FUNCTION AS SIGNAGE BOARD
- 3** STEEL CANOPY ON ENTRY WAY

**4** ALUMINUM WINDOW SYSTEM W/ HIGH PERFORMANCE GLAZING; MATCH W/ EXISTING HIGH BAY WINDOW MULLION PATTERN
- 5** STEEL COLUMNS TO SUPPORT WOOD STRUCTURE

**6** PAINT (E) MASONRY WALL

**7** COMPOSITE METAL SIDING ON (E) FACIA FOR SIGNAGE BOARD

This schematic design is based upon a preliminary review of project information and is intended to provide a general overview of the proposed project. It is not intended to be a final design and is subject to change without notice.



**CHARTWELL**  
REAL ESTATE DEVELOPMENT

SCHEMATIC DESIGN

Perspective View

1975-1985 PLACENTIA  
COSTA MESA, CA

**WARE MALCOMB**

IRV16 0173 00  
12.14.2017

SHEET  
3



All drawings are subject to change without notice. No liability is assumed for errors or omissions. All dimensions are in feet and inches unless otherwise noted. © 2017 Ware Malcomb. All rights reserved.



**CHARTWELL**  
REAL ESTATE DEVELOPMENT

SCHEMATIC DESIGN

Perspective View

1975-1985 PLACENTIA  
COSTA MESA, CA

**WARE MALCOMB**

IRV16 0173-00  
12.14.2017

SHEET  
4



All conceptual design is based upon a preliminary site plan and site analysis. All site plan information is subject to change. All site plan information is subject to change. All site plan information is subject to change.



**CHARTWELL**  
REAL ESTATE DEVELOPMENT

SCHEMATIC DESIGN

Perspective View

1975-1985 PLACENTIA  
COSTA MESA, CA

WARE MALCOMB

IRV16 0173 00  
12.14.2017

SHEET  
5



**KEY NOTES**

- 1** NEW THIN SET BRICK

**2** PROJECTED METAL SIDING TO COVER VISIBILITY OF EXISTING ROOF SOFFITS AND FUNCTION AS SIGNAGE BOARD
- 3** STEEL CANOPY ON ENTRY WAY

**4** ALUMINUM WINDOW SYSTEM W/ HIGH PERFORMANCE GLAZING; MATCH W/ EXISTING HIGH BAY WINDOW MULLION PATTERN
- 5** STEEL COLUMNS TO SUPPORT WOOD STRUCTURE

**6** PAINT (E) MASONRY WALL

**7** COMPOSITE METAL SIDING ON (E) FACIA FOR SIGNAGE BOARD

**8** OPTIONAL VERTICAL PLANT MOUNT

This schematic design is based upon a preliminary review of documents submitted and is intended for general reference only. It is not intended to be used for construction. It is subject to change without notice.



SCHEMATIC DESIGN

Perspective View

1975-1985 PLACENTIA  
COSTA MESA, CA

WARE MALCOMB IRV16-0173-00 SHEET  
12.14.2017 6

46



This schematic design is based upon a preliminary sketch of an intended development and is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.



**CHARTWELL**  
REAL ESTATE DEVELOPMENT

SCHEMATIC DESIGN

Perspective View

1975-1985 PLACENTIA  
COSTA MESA, CA

**WARE MALCOMB**

IRV16-0173-00  
12.14.2017

SHEET  
8

47



**KEY NOTES**

- 1** SAND BLAST AND SEAL (E) CONCRETE PANLES

**2** APPLY NEW PAINT  
COLOR:  
SHERWIN WILLIAMS  
SW7000 IBIS WHITE
- 3** APPLY NEW PAINT ON (E) ENTRY CANOPY  
COLOR:  
SHERWIN WILLIAMS  
SW6994 GREENBLACK

**4** CALIFORNIA COASTAL 5 INCH RECLAIMED WOOD PANELS FROM RECWOOD

THIS CONCEPT DESIGN IS FOR INFORMATION ONLY. IT IS NOT A CONTRACT DOCUMENT. ANY AND ALL CONSTRUCTION SHALL BE BASED ON THE CONTRACT DOCUMENTS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



SCHEMATIC DESIGN

Perspective View

1975-1985 PLACENTIA  
COSTA MESA, CA

WARE MALCOMB

IRV16-0173-00  
12.14.2017

SHEET  
1



PH-6

**COLGAN, JULIE**

---

**Subject:** Application PA-17-53

**From:** Robert Murow <[robmurow@gmail.com](mailto:robmurow@gmail.com)>  
**Sent:** Tuesday, May 08, 2018 11:35 AM  
**To:** ASHABI, MINOO <[MINOO.ASHABI@costamesaca.gov](mailto:MINOO.ASHABI@costamesaca.gov)>  
**Subject:** Application PA-17-53

Hello,

My name is Robert Murow and I am a lifelong citizen of the wonderful city of Costa Mesa. Not only do I work on the westside of costa mesa For Rvca clothing. But I Live on the Westside with my Wonderful wife and our amazing 4 month old baby boy. I would love to see the planning commision approve this project (application PA-17-53) this is a wonderful idea for the community and especially a beautiful face lift for the Westside of Costa Mesa.

thank you so much  
supporter,  
Robert Murow

PH-6

**COLGAN, JULIE**

---

**Subject:** [BULK] LETTER OF SUPPORT

**Importance:** Low

**From:** Brooke Bradford <[info@hydrantpethotel.com](mailto:info@hydrantpethotel.com)>

**Sent:** Wednesday, May 09, 2018 9:49 AM

**To:** ASHABI, MINOO <[MINOO.ASHABI@costamesaca.gov](mailto:MINOO.ASHABI@costamesaca.gov)>

**Subject:** [BULK] LETTER OF SUPPORT

**Importance:** Low

Hi Minoo,

We own and operate Hydrant Pet Hotel located at 776 17<sup>th</sup> St, Costa Mesa. I am writing to express my support for the subject project and encourage the Planning Commission to approve PA-17-53. The Pyle Family (ownership) is committed to developing the highest quality projects and investing in Costa Mesa for the long term. I speak from experience, the building I currently occupy is owned and was recently renovated by the Pyle Family. Prior to renovating, 776 17<sup>th</sup> St. was a rundown industrial building. Since completing the renovation I am often told by our customers that our building is the nicest looking building on west 17<sup>th</sup> St. I couldn't be happier with how the building turned out and my experience working with the Pyle Family. I look forward to successfully operating my business here for many years to come.

Sincerely,

Brooke Bradford and Megan Flynn

Founder

Hydrant Pet Hotel"