



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, GARY ARMSTRONG, AND JERRY GUARRACINO
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR *MA*
DATE: AUGUST 21, 2014
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. The decision(s) will become final unless a member of the Planning Commission or City Council requests a review of the decision(s) or an interested party files an appeal by 5:00 p.m. on August 28, 2014. Project descriptions have been kept brief for this notice. As a result, there may be details to the project or conditions of approval that would be of interest to you in deciding whether to request a review of a decision. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

ZA-12-01 **369 EAST 17TH STREET**

Minor Conditional Use Permit to allow small car parking for required parking and to deviate from shared parking requirements due to off-set hours of operation for expansion of an existing restaurant.

Approved, subject to conditions of approval.

Comments received: Seven contacts in opposition (based on perceived loss of parking for public use along Pinkley Park)



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

August 21, 2014

Kim Jorgenson
Plums Café and Catering
369 E. 17th Street, Ste. #7
Costa Mesa, CA 92627

**RE: ZONING APPLICATION ZA-12-001
MINOR CONDITIONAL USE PERMIT TO ALLOW SMALL CAR PARKING
FOR REQUIRED PARKING AND TO DEVIATE FROM SHARED PARKING
REQUIREMENTS FOR EXPANSION OF AN EXISTING RESTAURANT
369 E. 17th STREET, COSTA MESA**

Dear Ms.Jorgenson:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on August 28, 2014, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Antonio Gardea at 714.754.5692 or antonio.gardea@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description
 Findings
 Conditions of Approval, Code Requirements, and Special District
 Requirements
 Applicant's Letter
 Site Plan
 Floor Plan
 Public Correspondence

cc:

Engineering
Fire Protection Analyst
Building Safety Division

Wohl/Westport Plaza LLC
14 Corporate Plaza, Ste. 100
Newport Beach, CA 92660

PROJECT DESCRIPTION

The property (Westport Square Commercial Center) is located on the south side of East 17th Street near the intersection with Tustin Avenue in the C1 (Local Business) zoning district. The surrounding commercial properties to the north and west are developed with restaurants and a gas station. A public park (Pinkley Park) is adjacent to the south as well as multiple-family residential uses that face Tustin Avenue. The site consists of two parcels that form an L-shape with frontage both on E. 17th Street and Tustin Avenue. The property is developed with as a multiple-tenant shopping center with an L-Shaped building and a rectangular building totaling approximately 39,300 square feet. The existing restaurant occupies three tenant spaces with an area of approximately 4,000 square feet and an outside patio area of approximately 700 square feet. A total of 154 standard parking spaces were provided on site.

The applicant requests approval of Minor Conditional Use Permits for provision of small car parking spaces and a deviation from the shared parking requirements to allow an expansion of the existing restaurant use.

A minor conditional use permit is required for provision of small car spaces for required parking. The property owner's representative requested vacation of the alley between the subject property and Pinkley Park to create additional on-site parking spaces. The plans include relocating the trash enclosure, erecting a wrought iron fence as well as installing landscaping and additional trees in the park. After the City authorized the alley vacation, plans were submitted to reconfigure the parking area at the rear of the property and increase onsite parking. The new 28 spaces are compact because of drive aisle width limitations. The total number of onsite parking would be increased to 182 spaces.

The applicant proposes to expand the restaurant by using an adjacent 870-square foot tenant space and enlarging the outdoor patio area by approximately 240 square feet. The total area of the restaurant would be approximately 5,800 square feet. The adjacent tenant space would be used entirely as new dining area but would be reserved for private functions. The new patio area would have a capacity of 56 seats.

BACKGROUND

Various entitlements (ZE-75-05, ZE-75-44, ZA-78-195, ZE-80-98, & ZE-82-174) related to parking exceptions have been granted in the past to allow the other small restaurants in the shopping center. In summary, the parking ratio for retail uses was applied to the other eating establishments because of the limited seating and public area which is incorporated into the shared parking analysis. Two additional permits were granted which are relevant to the subject restaurant:

On December 9, 1996, a Conditional Use Permit (PA-96-71) was granted to allow a deviation from the shared parking requirements to enable expansion of the restaurant, which included the outdoor patio area.

On March 26, 2001, the applicant was granted entitlements (PA-00-57) to allow the expansion of the restaurant into two adjacent tenant spaces and to allow alcoholic beverage service after 11:00 p.m. Although, the restaurant did not follow through with the expansion at the time, the conditions of approval limited the outdoor patio area to a maximum of 34 seats. At the time, staff was concerned that the additional interior dining area would have a negative parking impact to the other tenants in the shopping center and only allowed its use during the weekend and evenings.

ANALYSIS

Two entitlements are necessary as part of this application, approval of a minor conditional use permit for small car parking spaces to count toward required parking (CMMC Section 13-94. Small Car Parking) and a minor conditional use permit for deviation from the shared parking requirements (CMMC Section 13-89.5).

A number of entitlements have been granted for various uses at the shopping center over the years allowing reductions in the required number of parking spaces. A total of 182 parking spaces will be provided on the entire L-shaped site that fronts on E. 17th Street and is connected to Tustin Avenue. The number of parking spaces required is 194 parking spaces; however, with a shared parking analysis, required parking is 171 spaces at the highest peak when the subject restaurant is open.

Minor Conditional Use Permit for Small Car Parking

Shopping Center Parking

Over the course of the past two years, the applicant has been working with the property management company to vacate a portion of an existing alley to add more parking spaces. Because of the minimum drive aisle width constraints, only compact parking spaces can be created along the rear of the property. The new parking spaces required adjustment that shortened the overall depth of each stall so the minimum 24-foot back up space could be provided and to retain the existing parking spaces across the drive aisle as standard sized. Although the new parking spaces are as wide as, or wider than, standards spaces, they are considered compact because the depth is only 16 feet; 18-foot depth is require for standard spaces. Allowing the shorter parking spaces enables the new stalls to align with the existing stalls and maximizes the number of stalls that can be created at the rear of the property.

The development of the vacated alley with small car parking spaces will add 28 parking spaces at the rear of the L-shaped building. Adding more spaces brings the shopping center into conformity with the current code required parking with a total of 182 spaces and would exceed the minimum number of spaces required per the shared parking analysis. Because the additional small car parking spaces will help address existing demand, staff supports the request for a minor conditional use permit to allow the compact parking spaces.

Additional Discussion

The general public and residents of the surrounding area will be able to use the parking spaces abutting Pinkley Park. It is presumed that these parking spaces will be available in the late afternoon and evening hours when a majority of the businesses close, which will be mutually beneficial. Staff received two emails (attached) and five phone calls from neighbors opposing any allocation of the parking spaces to the shopping center uses.

Minor Conditional Use Permit for Deviation from Shared Parking

Should the compact parking spaces not be allowed, approval of a deviation is necessary for the restaurant expansion because insufficient parking spaces are provided onsite to satisfy the shared parking requirement. The existing restaurant and patio area measures approximately 4,700 square feet in area. The proposed expansion involves using an adjacent 870-square foot tenant space and expanding the patio area by approximately 240 square feet. With the expansion, a minimum of 181 parking spaces are required for the entire shopping center.

Shared Parking

Based on a shared parking analysis, a minimum of 181 parking spaces are required. With a total of 182 on-site parking spaces, there would be one parking space in excess of that which is required. This is predicated on the approval of the minor conditional use permit to allow the compact parking spaces.

The shared parking analysis indicates there are two peak hours during weekdays; the first at 1:00 p.m. and the other at 7:00 p.m. The applicant is requesting the deviation from this peak demand because of the unique operating hours of the restaurant. The restaurant closes at 3:00 p.m. and the peak demand at 1:00 p.m. is 171 parking spaces; consequently with the parking lot expansion, there would be an eleven parking space overage. In addition, the applicant has indicated that the new dining area would only be available for private functions; a condition of approval is included restricting the use of the additional restaurant area.

If parking shortages or other parking-related problems arise, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to reducing the days and/or hours that the additional seating area can be open to the public.

The proposed use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the recommended conditions of approval, the proposed use should not adversely impact the surrounding uses. Specifically, with the recommended conditions of approval, the use will be consistent with surrounding uses, as specified in Objective LU-1F.2 of the General Plan Land Use Element.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:

1. The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The development of the vacated portion of the alley with small car parking spaces will add parking at the rear of the building to help address existing demand. Because parking standards have changed over time, the shopping center is legal non-conforming in terms of current parking requirements. Adding more spaces brings the shopping center closer to conformity with the current parking requirements.

2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The proposed improvement of the parking lot with compact parking spaces involves significant investment in the shopping center. During the past two years, the applicant has been working with the property management company to secure additional land to increase the number of parking spaces for the shopping center. Because of site constraints, only small car parking spaces can be provided. The improvements also include planting additional trees at Pinkley Park, the installation of a wrought iron gate to separate the park from the shopping center, and relocation of the existing trash enclosure. Overall, the rear portion of the property will be aesthetically improved and physical parking design requirements will be satisfied.

3. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation and any applicable specific plan for the property. The proposed small car parking spaces do not enable an increased intensity of use beyond what is allowed by the General Plan FAR requirements and helps accommodate the existing uses. The shopping center is legal non-conforming in terms of parking but adding 28 spaces for a total of 182 brings it into conformity with the current code requirement of 181 spaces and would exceed the 171 spaces required under the shared parking analysis for the current uses.

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

1. The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The proposed use has limited hours of operation and primary used for private functions. The additional seating area for the existing restaurant would not result in negative parking impacts. A greater amount of spaces are being provided that will help alleviate the parking demand of the existing uses. The proposed floor plan would ensure adequate pedestrian access around the tenant spaces and the site improvements would provide adequate and safe vehicular access along the rear of the property.

2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The proposed expansion will involve significant investment in tenant improvements that will enhance the shopping center. During the past two years, the applicant has been working with the property management company to secure additional land to increase the number of parking spaces for the shopping center. A sufficient number of parking spaces will be available for all of the tenants with the limitations imposed on the restaurant expansion. Furthermore, the subject restaurant has limited hours of operation which complements the other uses in the shopping center. If parking shortages or other parking-related problems arise, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to days and/or hours of the business.

3. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation and any applicable specific plan for the property. The proposed use does not increase the intensity of the use beyond what is allowed by the General Plan FAR requirements. On May 15, 2012, the City Council adopted Ordinance 12-4 modifying the parking standards for establishments where food and beverages are served, reducing the ratio of spaces for restaurants with more than 3,000 square feet. This Zoning Code amendment reduces the overall parking required for the existing restaurant use, which is approximately 4,000 square feet in size, excluding the outside patio area. A net difference of 14 parking spaces are required as a result of the proposed expansion; 28 parking spaces have been approved to be added to the site. Therefore, a

- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Class 1, Existing Facilities, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- PIng.
1. The use shall be limited to the type of operation as described in the staff report and the attached applicant's description letter. 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)].
 2. The outdoor patio area shall be a maximum of 940 square feet in area with a maximum capacity of 56 seats.
 3. The dining area in tenant space number 11, shall only be available for private functions during regular business hours. The bi-fold doors shall otherwise remain closed.
 4. The hours of operation shall be limited to 8:00 a.m. to 3:00 p.m.
 5. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to reducing the days and/or hours of the business.
 6. The use 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 appropriate security and operational measures that are necessary to comply with this requirement.
 7. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to commencement of the business. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 8. The applicant shall install security lighting along the rear of the building to adequately illuminate the rear of the property and parking lot during hours of darkness. The security lighting fixtures shall be equipped with cut-off shields to control spillover glare onto adjacent public rights-of-way and adjoining properties.
 9. The parking lot shall be improved in accordance with the site plan with a minimum of 182 parking spaces prior to the issuance of a building permit for the restaurant expansion.
 10. The improvements to Pinkley Park shall be completed prior to issuance of final inspection.
 11. Employees shall park their vehicles in the parking area at the rear of the property.
 12. 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.
 13. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period

of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.

14. 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, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. 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. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
15. If any section, division, sentence, clause, phrase or portion of this resolution is 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.
- Bldg. 16. The applicant shall provide a plan to the County of Orange Health Dept. for review and approval.

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 zoning application is valid for one (1) year 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) obtains building permits for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.
- 2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
- 3. Use shall comply with all requirements of Articles 3, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to commercial development standards.
- 4. Parking stalls shall be double-striped in accordance with City standards.
- 5. Employees shall utilize the parking spaces provided along the rear of the building.
- Bldg. 6. Comply with the requirements of the adopted 2013 California Building Code, 2013 California Electrical Code, 2013 California Mechanical Code , 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, 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.
- Bus. 7. All contractors and subcontractors must have valid business licenses to do
Lic. 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.

SPECIAL DISTRICT REQUIREMENTS

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

- Sani. 1. Applicant shall comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
- AQMD 2. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.

January 12, 2012

The City of Costa Mesa

Planning Department
77 Fair Avenue
Costa Mesa, CA 92626

Re:

Plums Café & Catering
369 East 17th Street
Costa Mesa, CA 92627
Minor Conditional Use Permit Application

Plums Café and Catering currently occupies approximately 3,991 square feet of restaurant space with an additional existing patio space of approximately 695 square feet.

Plums would like to respectfully request to: reconfigure the patio (see attached layout) and add an additional interior square footage of 740 square feet adjacent to the newly configured patio space.

The primary use of the space would provide an opportunity for guests to book private parties ranging from stand up cocktail receptions to sit down functions for small to medium size groups. The second use would provide overflow seating for the busier days.

Plums conducted a parking lot study from December 13, 2011 to December 19, 2011 one of the busiest weeks of the year. Predictably, the most challenging times were during the week from 11:00am-1:00pm and peak holiday shopping times. However, there was not a day where the lot was a hundred per cent occupied. We did experience unusually high traffic on the weekend as it represented Christmas holiday shopping peaks. Also, stores that are not always open during Sundays were open.

The new space would primarily be used at night and on the weekends with occasional functions at breakfast and lunch during the week. Except for Holidays, we do not receive many requests for private functions during the weekdays and when we do they generally range from 12-25 guests. There are no concerns with parking in the evening as most of the stores are closed. On the weekends we do experience some challenges occasionally on Saturdays. Generally speaking, Sundays do not present parking issues as many of the stores are closed on Sunday.

We do expect a change regarding the current parking conditions. Wohl Investments, the Landlord is working with The City of Costa Mesa to increase the parking capacity. The outcome has not been determined as of yet, however progress is being made to expand parking capabilities.



FRANKLIN STUDIOS, INC.
 6061 FRANKLIN AVE.
 LOS ANGELES, CA 90028
 PH 310 280 1851 | FX 310 861 1168

CONTRACT NO. 13070107
 SHEET NO.

PLUMS CAFE

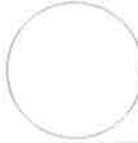
CORNY AREA
 398 E. 17TH ST.
 COSTA MESA, CA 92627

COMMERCIAL

All drawings and specifications are the property of Franklin Studios, Inc. All copies of the drawings and specifications must be returned to the client upon completion of the project. The client may not reproduce or use any drawings, information, or data contained herein without the prior written consent of Franklin Studios, Inc. This document is to be used only for the project and location specifically identified herein. It is not to be used for any other project, location, or purpose without the prior written consent of Franklin Studios, Inc. The drawings and specifications are not to be construed as a contract. No part of this drawing is to be used without the prior written consent of Franklin Studios, Inc. The drawings and specifications are not to be construed as a contract. No part of this drawing is to be used without the prior written consent of Franklin Studios, Inc.

NO SET ISSUE: 10.23.12

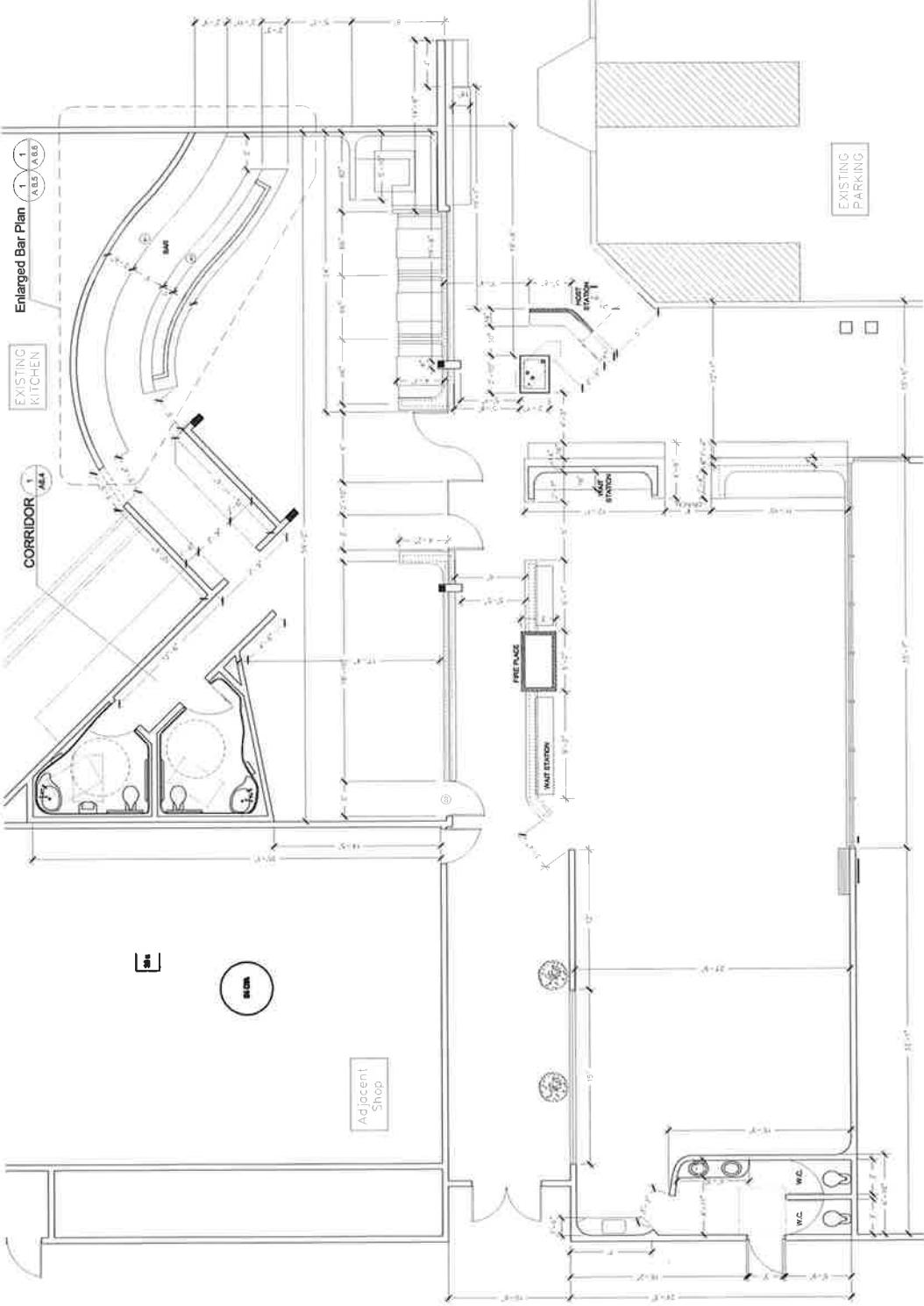
Revision



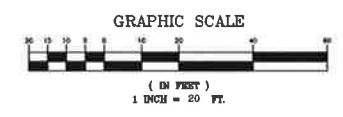
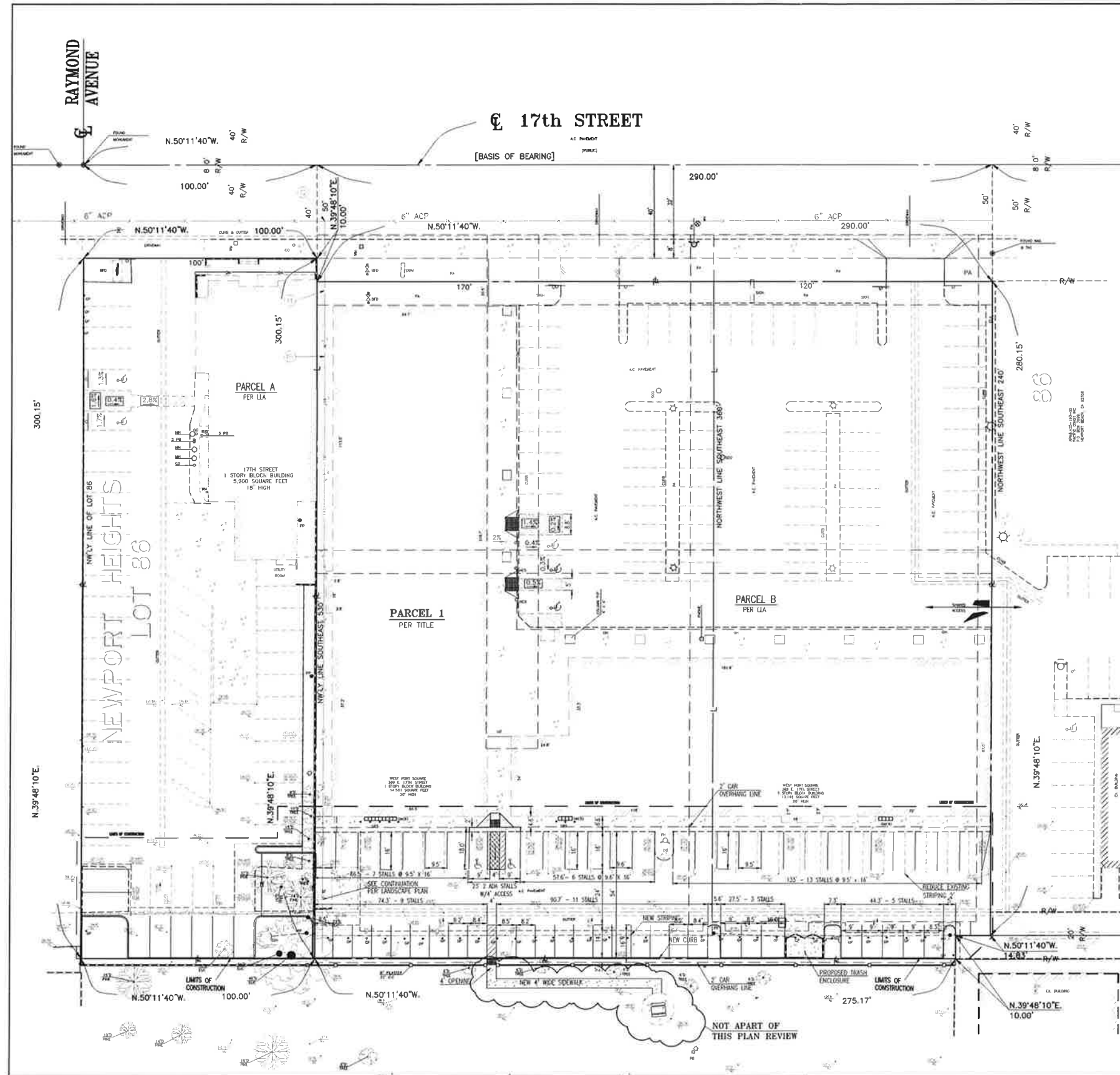
* All measurements to be field verified.
 * Fieldwork, if electrical and plumbing work is to be performed, should be coordinated with the relevant authorities.
 * Unfinished surfaces under construction should be indicated on the drawings. The contractor is responsible for the proper design of these surfaces.
 * Exterior design drawings are for design intent only.

PHASE I
Proposed
Floor Plan

sheet no.
A-2.02



1 PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"



PROPOSED PARKING COUNT

- REGULAR STALLS - 150
- COMPACT STALLS - 35
- ACCESSIBLE STALLS - 7
- TOTAL STALLS - 192

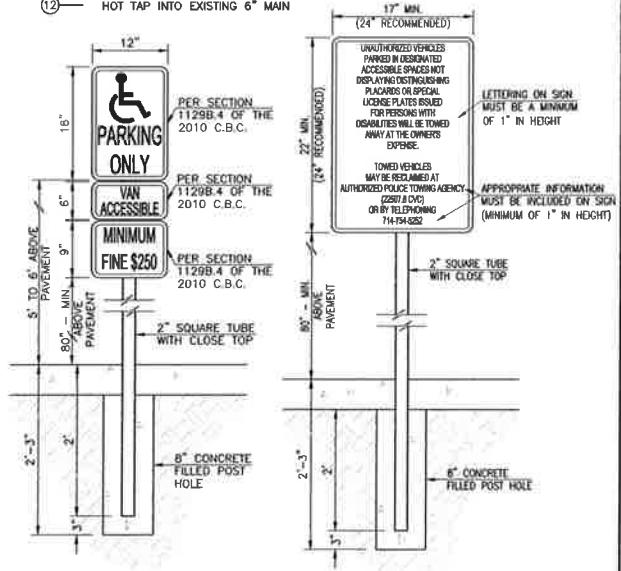
CONSTRUCTION NOTES

- 7 - INSTALL DETECTABLE WARNINGS (3' MIN.) ON ALL EXISTING ADA RAMP PER CITY STANDARDS
- 8 - INSTALL UNAUTHORIZED ADA PARKING SIGN PER DETAIL HEREON
- 9 - CONFIRM THAT ALL EXISTING ADA SIGNS CONFORM WITH SIGN DETAIL HEREON
- 9B - CONSTRUCT 6" CURB PER DETAIL SHEET 3.

SITE MUST CONTAIN A LEAST ONE VAN ACCESSIBLE SIGN PER DETAIL HEREON

WATER NOTES

- 10 - INSTALL 1-1/4" IRRIGATION LINE
- 11 - INSTALL 1-1/4" BACKFLOW PREVENTER PER SPPWC 511-3
- 12 - HOT TAP INTO EXISTING 6" MAIN



9 ACCESSIBLE PARKING SIGN DETAIL
NO SCALE

8 ACCESSIBLE UNAUTHORIZED PARKING SIGN DETAIL
NO SCALE

Underground Service Alert
of Southern California
Call: TOLL FREE
1-800-422-4133

NOTICE TO CONTRACTOR

PURSUANT TO ASSEMBLY BILL 3019 NO EXCAVATION PERMIT IS VALID UNLESS THE CONTRACTOR CONTACTS AND OBTAINS AN INQUIRY ID NUMBER FROM UNDERGROUND SERVICE ALERT* (1-800-422-4133) AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION.

NO.	DESCRIPTION	DATE	APP'D

PROJECT ENGINEER	ANACAL ENGINEERING CO.
DATE	5/30/14
SCALE	1" = 10'
DRAWN	C. W. S.
CHECKED	C. J. O.
SITE PLAN/ WATER PLAN WESTPORT SQUARE SHOPPING CENTER 369 E. 17TH STREET COSTA MESA, CALIFORNIA	
SHEET TITLE	
PROJECT	
SHEET NO.	2
JOB NO.	12-005GP-R6
	5

Elaine Kaspar
1671 Tustin Ave, C1
Costa Mesa, CA 92627

NOTICE OF PROTEST

Note: Plans are NOT available at this time on your website as your Notice to the Public says.

Willa Bouwens-Killeen
Antonio Gardea (City Project Planner)
714-754-5153 (Willa) – Willa
planningcommission@costamesaca.gov
willa.bouwens-killeen@costamesaca.gov
antonio.gardea@costamesaca.gov

August 15, 2014

Dear Willa Bouwens-Killeen and Antonio Gardea,

I am greatly dismayed to see that you have posted a Public Notice that goes directly against what was determined at the May 15, 2013 City Council Meeting. The City Council determined and decided that the parking proposed for Plums Café & Catering was to be designated PUBLIC, not private during working hours as your notice reads.

I fully disagree with the proposed signs posted around this area that the applicant, Plums Café and Catering, use these additional spaces for their personal use for private functions during business hours. The condominiums at 1671 Tustin Ave are Owner Occupied and many work from home with multiple cars to park during day time hours. This topic was discussed in depth at the City Council Meeting on May 15, 2013, and agreed upon by the City Council to allow such area that is being developed to be PUBLIC parking.

As a Home Owner in this residential neighborhood, our property value will diminish due to noise, congestion, and close proximity to a large parking lot, traffic and loss of our park view: which now we will be looking at a larger more congested parking lot. It would be preferred to include a 25' Green Belt between the property line at 1671 Tustin and the new parking spaces to create a buffer zone between the parking and property line.

I purchased these property 20+ years ago with the park in mind and now the park is being diminished to expand a privately owned business. Less 25' of parking spaces should not make a difference in the overall capacity of Plum's, but it does affect my/our quality of life on a day to day basis. I am most specifically affected as my unit is the end unit directly next to the parking expansion you are referring to.

As well, the need to pack as many compact parking spaces in the proposed area seems overzealous and greedy. However, if compact spots are the motivation, then allowing a 25' Green Belt to delineate the packed cars from our private homes, would be preferred. Pinkly Park is public to our citizens as well and leaving a bit of park to differentiate parking from park would be more palatable.

The parking that is being created should stay within the confines of the previously agreed upon definition and remain PUBLIC. With more cars, more traffic, and more business, our home life will greatly be affected by this travesty of expansion.

To repeat:

I protest this application and expect this council to abide by the decision that was made and announced at the May 15, 2013 city council meeting.

I can be reached at 503-888-7550.

Sincerely,

Elaine Kaspar



COLGAN, JULIE

From: Diane Scioli <diane@piedmontla.com>
Sent: Friday, August 15, 2014 2:21 PM
To: willa.bouwens.killeen@costamesaca.gov
Cc: PLANNING COMMISSION; MENSINGER, STEPHEN; RIGHEIMER, JIM; LEECE, WENDY; GENIS, SANDRA; MONAHAN, GARY
Subject: ZA-12-001

Dear Ms. Bouwens-Killeen,

The above application is for a conditional use permit to deviate from shared parking requirement for Plum's restaurant at 369 E. 17th St. While I love Plum's as much as anyone, the City cannot continue to overburden this commercial center with deviations from parking requirements, as have been granted previously for other adjacent businesses such as the Beach Pit BBQ and Cardio Barre. I am a resident at 1671 Tustin Ave., a 10-unit condo complex that borders the property to the south. Parking is a NIGHTMARE at this adjacent parking lot. Many visitors don't park in spaces but actually block the alley instead with parked cars. In addition, if this has anything to do with the alley vacation in lieu of the addition of parking spaces, as per the city council meeting on this topic, the additional parking is to be PUBLIC not private and associated only with the commercial center. Please stop allowing the increase of traffic and parking congestion near E. 17th St. and Tustin Ave.

I can be reached at 949-230-1286.

Sincerely,

Diane Scioli
1671 Tustin Ave., C-4
Costa Mesa, CA 92627
949-230-1286 mobile

GARDEA, ANTONIO

From: ROSALES, MARTHA
Sent: Wednesday, August 13, 2014 4:30 PM
To: GARDEA, ANTONIO
Cc: BOUWENS-KILLEEN, WILLA; COLGAN, JULIE
Subject: ZA-12-001 / Plum's Cafe-369 E. 17th Street

Antonio,

Ms. Celeste Ames, 949-650-7726, called in response to a notice at Plum's Café regarding public parking being converted to private parking. The notice said the public could submit oral or written comments to Planning.

Ms. Ames was calling to voice her opinion in opposition of Plum's Café having private parking.

Thank you,
Martha