



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, GARY ARMSTRONG, AND CLAIRE FLYNN
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: NOVEMBER 19, 2015
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in blue ink, appearing to read "Will Bouwens-Killeen", is written over the "FROM" and "DATE" lines of the memorandum.

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. Project descriptions have been kept brief for this notice. 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.

**ZE-81-132 A4/
PA-89-34 A1 3300 BRISTOL STREET**

The following are being requested for an expansion of a proposed restaurant (Water Grill Restaurant, currently Scott's Seafood):

1. Fourth amendment to Master Plan ZE-81-132, which originally allowed a 15,163 sq. ft. restaurant with two dining patios (one indoor and one outdoor) totaling 1,780 sq. ft., to add an additional, 2,000 sq. ft. outdoor dining patio; and
2. First amendment to Conditional Use Permit PA-89-34, which originally allowed a deviation from shared parking requirements based on unusual operating characteristics (i.e., provision of valet parking), to allow 32 valet parking spaces between the hours of 11:00 am and 11:00 pm, Monday through Sunday, on an as-needed basis based on parking demand, to accommodate the proposed patio expansion

Approved, subject to conditions of approval.

Comments received: None.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

November 19, 2015

Alex Arie
3195 B Airport Loop Drive
Costa Mesa, CA 92626

**RE: FOURTH MASTER PLAN AMENDMENT ZE-81-132 A4 AND FIRST
CONDITIONAL USE PERMIT AMENDMENT PA-89-34 A1 FOR A PATIO
EXPANSION, EXTERIOR RENOVATIONS, AND REVISION TO AN
APPROVED VALET PARKING PLAN, FOR WATER GRILL RESTAURANT,
CURRENTLY SCOTT'S SEAFOOD
3300 BRISTOL STREET, COSTA MESA**

Dear Mr. Arie:

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 attached and subject to the conditions listed. The decision will become final at 5:00 p.m. on December 1, 2015, 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, Mel Lee, at (714) 754-5611, or at mel.lee@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description
 Findings
 Applicant's Project Description, Valet Parking Plan, and Conceptual
 Plans

cc: Engineering
 Fire Protection Analyst

ZE-81-132 A4 and PA-89-34 A1
November 19, 2015
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Building Safety Division
Transportation Services Division

Sandra Daniels
3300 Bristol Street
Costa Mesa, CA 92626

BACKGROUND

Project Site/Environs

The site is located on the east side of Bristol Street, north of Anton Boulevard. The site is located within the South Coast Plaza Town Center (SCPTC) area of the North Costa Mesa Specific Plan; has a zoning designation of TC (Town Center); and a General Plan land use designation of Cultural Arts Center. The site contains a two-story, 16,717 square foot restaurant and a two-level parking structure, originally constructed in the 1980's. The building was originally occupied by Café Casino Restaurant; the current restaurant occupying the building is Scott's Seafood. The site is bounded by an open space area to the north, office buildings to the south; a hotel to the east, and South Coast Plaza to the west.

Prior Land Use Approvals

A summary of the previous entitlements granted for the property are summarized below.

Zone Exception Permit ZE-81-132

A master plan for the original restaurant was approved on October 5, 1981, with a variance from required parking (293 spaces required; 204 spaces proposed).

Zone Exception Permit ZE-81-132 A2

A master plan amendment to allow an outdoor seating for two patios (2,062 sq. ft. total) was approved on November 1, 1982 (two patios totaling 1,780 sq. ft. was subsequently built). Additional parking was not required for the patio expansion based on the following:

1. A large amount of pedestrian traffic would utilize the restaurant;
2. Patios would not be used during inclement weather, when most patrons would arrive by car, and;
3. Because the restaurant was not in operation at the time of approval (it was still under construction), a determination if the parking was adequate or not could not be made.

Zone Exception Permit ZE-81-132 A3

A master plan amendment to allow a further 2-space parking reduction for the restaurant in conjunction with a retail bakery area, which was approved on December 20, 1982.

Planning Application PA-89-34

A conditional use permit to add valet parking in conjunction with a deviation from parking to allow an increase in one of the outdoor patio areas from 980 sq. ft. to 1,278 sq. ft., and

to enclose the second, 778 sq. ft. patio. A new 500 sq. ft. outdoor patio was proposed, and the bakery was removed. This was approved on April 24, 1989.

Current Land Use Proposal

The current request consists of the following:

Zone Exception Permit ZE-81-132 A4

Fourth amendment to Master Plan ZE-81-132 to add a new, 2,000 sq. ft. outdoor dining patio, along with renovations to the building exteriors and signage, for Water Grill Restaurant.

Planning Application PA-89-34 A2

First amendment to Conditional Use Permit PA-89-34, which originally allowed a deviation from shared parking requirements based on unusual operating characteristics (i.e., the provision for valet parking): 224 spaces required; 192 spaces provided with 30 valet parking spaces proposed between the hours of 11:00 am and 11:00 pm, Monday through Sunday, on an as-needed basis based on parking demand to accommodate the proposed patio expansion under ZE-81-132 A4.

PROJECT DESCRIPTION

Master Plan Amendment

The current restaurant (Scott's Seafood) consists of the following floor area:

| | |
|----------------------------|---------------|
| First Floor | 13,948 SF |
| Second Floor | 1,215 SF |
| Covered Patio | 778 SF |
| Uncovered Patio | 776 SF |
| Total SF (Existing) | 16,717 |

Their current hours of operation are generally 11:00 am to 11:00 pm, seven days a week.

The proposed patio expansion (for Water Grill Restaurant) consists of the following:

| | |
|---|------------------|
| Proposed Patio | 2,000 SF |
| Total SF (Existing and Proposed) | 18,717 SF |

As part of the patio expansion for Water Grill Restaurant, the existing restaurant, including the dining room, kitchen, restrooms, and bar areas, will be remodeled and refurbished with new décor and furnishings. Additionally, the building exteriors will be

remodeled with new, contemporary, architecture and signage. The purpose of the renovations is to open up the restaurant dining and patio areas to Bristol Street. No change to the building Floor Area Ratio (FAR) or building height is proposed.

Conditional Use Permit Amendment

Attached is the valet parking plan that will be implemented. As part of the overall site improvements, the existing northerly driveway entrance to the property (accessed from Anton Boulevard) is proposed to be closed and replaced with new raised curbs, landscaping, and parking spaces. A condition of approval is included requiring that if parking problems arise, the operator shall institute whatever operational measures are necessary to minimize or eliminate the problem.

| Restaurant Parking Summary With Expanded Patio | |
|---|--------------------------------|
| Total Parking Required: 224 Spaces | |
| Level 1 (At Grade Parking) | Level 2 (Subterranean Parking) |
| Standard: 23 | Standard: 120 |
| Compact (1): 23 | Compact (1): 20 |
| Handicap: 6 | Handicap: 0 |
| Total: 52 | Total: 140 |
| Total Parking (No Valet): 192 Spaces | |
| Total Parking (With 32 Valet Spaces Minimum): 224 Spaces | |

(1) Compact spaces are existing and legal nonconforming.

ANALYSIS

Justifications for Approval

Staff has reviewed the applicant’s request and supports the request based on the following:

- Based on the applicant’s valet parking plan, an adequate number of on-site parking spaces is provided. As noted above, 224 spaces are required; 224 spaces (including valet parking) will be required to provided. An adequate number of on-site parking spaces can be provided for the use.
- The operational measures in the valet parking plan will mitigate the parking reduction and is sufficient to mitigate long-term potential parking impacts. Staff acknowledges that the measures described in the valet parking plan may address parking shortages. However, staff is recommending, as a condition of approval, that if parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to eliminate the problem.

- *Building architecture, outdoor patios, signage, and site landscaping will provide an attractive appearance from Bristol Street.* The proposed architecture is a contemporary design. The elevations facing the streets are enhanced with modern architecture and the proposed outdoor patios will provide an attractive appearance from the street.

GENERAL PLAN CONFORMITY

Future development of all land within the City of Costa Mesa is guided by the General Plan adopted in 2002. The General Plan sets forth land use goals, policies, and objectives that guide new development and uses.

Based on the issues discussed in the previous sections, the request, as conditioned, is consistent with the following goals and objectives of the General Plan.

- **Goal LU-1: Land Use:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

Consistency: The infill nature of the proposed commercial project protects the balance of land uses satisfying the needs of the community as it pertains to commercial retail uses. The project will ensure the long-term viability of the natural and man-made environment and decreases the need for significant infrastructure improvements. The project is consistent with this General Plan goal.

- **Goal LU-2: Development:** *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

Consistency: The project would allow for the redevelopment of a commercially-zoned property. The proposed project would enhance the visual appearance of the site through the remodel of the existing buildings and implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural design to the community. As a result, the proposed project is consistent with this General Plan goal.

- **Objective LU-2A:** *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

Consistency: Because the project is an infill development, it would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The project is consistent with this objective.

ENVIRONMENTAL DETERMINATION

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, Existing Facilities, of the CEQA Guidelines.

FINDINGS

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

Finding: The proposed use is 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:

- Based on the applicant's valet parking plan, an adequate number of on-site parking spaces is provided. As noted earlier, 224 spaces are required; 224 spaces will be provided. An adequate number of on-site parking spaces can be provided for the use.
- The operational measures in the valet parking plan will mitigate the parking reduction is sufficient to mitigate long-term potential parking impacts. Staff acknowledges that the measures described in the applicant's letter may address parking shortages. However, a condition of approval is included requiring, that if parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to eliminate the problem.
- Building architecture, outdoor patios, and site landscaping will provide an attractive appearance from Bristol Street. The proposed architecture is a contemporary design. The elevations facing the streets are enhanced with modern architecture and the proposed outdoor patios will provide an attractive appearance from the street.

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:

- *The deviations will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.* The granting of the deviations will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. The development is consistent with the General Plan goals and policies as discussed earlier in this report, and will be required to comply with all applicable Building and Fire Safety regulations to ensure that no adverse impact to the public health, safety, or welfare is created as a result of this project.

Finding: Granting the conditional use permit will not allow a use, density, or intensity which is not in accordance with the General plan designation.

Facts in Support of Findings:

The request is consistent with the following goals and objectives of the General Plan:

- **Goal LU-1: Land Use:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

Consistency: The infill nature of the proposed commercial project protects the balance of land uses satisfying the needs of the community as it pertains to commercial retail uses. The project will ensure the long-term viability of the natural and man-made environment and decreases the need for significant infrastructure improvements. The project is consistent with this General Plan goal.

- **Goal LU-2: Development:** *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

Consistency: The project would allow for the redevelopment of a commercially-zoned property. The proposed project would enhance the visual appearance of the site through the remodel of the existing buildings and implementation of the proposed landscape plan. In addition, the project would

provide a high-quality architectural design to the community. As a result, the proposed project is consistent with this General Plan goal.

- **Objective LU-2A:** *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

Consistency: Because the project is an infill development, it would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The project is consistent with this objective.

- B. 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, Existing Facilities, of the CEQA Guidelines
- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng. 1. The conditions of approval, code requirements, and special district requirements of ZE-81-132 A4 and PA-89-34 A1 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
2. If parking problems arise, the operator shall institute whatever operational measures are necessary to minimize or eliminate the problem.
 3. Hours of operation for the valet parking and the restaurant shall be 11:00 am to 11:00 pm, seven days a week.
 4. Valet parking shall be limited to the type of operation described in the attached valet parking plan, subject to the following conditions:
 - a. The valet stations shall be located on private property and in areas that do not interfere with parking for other properties, drive aisles, public alleys, or public streets.
 - b. Valet parking shall occur in the areas shown in the attached valet parking plan only. No valet parking may occur on any other property or in any public alley or public street.
 - c. A minimum of 32 valet parking spaces shall be provided.
 - d. Parking spaces not reserved for valet parking (including handicap parking spaces) shall remain open and unobstructed for customer self-parking.
 5. The use shall be limited to the type of operation as described herein, i.e., a patio expansion for Water Grill Restaurant, a remodel of the existing restaurant, and valet parking. Any change in the operational characteristics 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 the Municipal 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)].

6. The zoning application herein approved shall be valid until revoked. The Director of Economic & Development/Deputy CEO or his designee may refer the zoning 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.
7. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
8. Demolition permits for existing structure(s) shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
9. Permits shall be obtained for all signs and shall comply with the provisions of the Costa Mesa Sign Ordinance. Freestanding signs shall be subject to review and approval by the Planning Division/Development Services Director to ensure compatibility in terms of size, height, and location with the proposed/existing development, and existing freestanding signs in the vicinity.
10. If any section, division, sentence, clause, phrase or portion of this approval 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.
11. Live entertainment, amplified music and/or dancing may only be permitted subject to City issuance of a "public entertainment permit", and approval of a Minor Conditional Use Permit.
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. All sales and service staff (within 90 days of hire) shall complete Responsible Beverage Service (RBS) training with a provider approved by the California Department of Alcoholic Beverage Control. A copy of the training certificates shall be kept on premises and presented to any authorized City official upon request.
 14. 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 operator shall institute whatever security and operational measures are necessary to comply with this requirement.
 15. 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.
 16. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to final occupancy. This inspection is to confirm that the Planning Division conditions of approval and code requirements have been satisfied.
 17. 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 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. City shall have the right to select the attorney defending it, if it elects to do so.
- Trans. 18. The entire subterranean parking may be valet given that majority of the parking stalls will be blocked by the valet cars in the drive aisles. The surface parking area may also be considered as valet as access to majority of the parking stalls will be blocked by vehicles waiting in the queue for pick-up or drop-off.
19. The pick-up and drop-off operations shall be separated. The drop-off vehicles

shall be dropped off at a location before it crosses the drive aisle that is closer to Bristol Street so that the vehicle can be moved from the drop-off area to the subterranean parking without leaving the parking area. Use of Bristol Street and Anton Boulevard for circulating vehicles during the valet operation shall be prohibited.

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. This use, as well as all contractors and subcontractors doing construction-related activity on the site, shall 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.
 2. Approval of the zoning application is valid for one 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 permit(s) 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.
 3. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.
 4. Street address shall be visible from the fascia adjacent to the main entrance or on another prominent location. Numerals shall be a minimum 12 inches in height with not less than three-fourth-inch stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4 inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background.
 5. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.

6. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, 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.
7. Existing mature trees shall be retained wherever possible. Should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed and may be required on a 1:1 basis. This requirement shall be completed under the direction of the Planning Division.
8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
9. Two sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
10. Parking stalls shall be double-striped in accordance with City standards.
11. All compact parking spaces shall be clearly marked "compact" or "small car only".
- Bldg. 12. Comply with the requirements of the following adopted codes: 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, and 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.
13. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disabilities shall comply with Chapter 11B of the 2013 California Building Code.
 - a. Accessibility shall be to and through the front door and to the commercial space from the public sidewalk.
 - b. Accessible restrooms/bathrooms in the commercial space.
 - c. Accessible parking.
 - d. Accessible entry door, ramps, landings, sidewalks, hallways, strike edge clearances and elevation changes.

e. Additional access requirements maybe required as per 2013 California Building Code

14. Provide a plan to the County of Orange Health Dept. for review and approval.

SPECIAL DISTRICT REQUIREMENTS

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

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. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

Applicant Letter

Date: September 22, 2015

Water Grill Restaurant
3300 Bristol Street
Costa Mesa

Re: Project: ZA-15-035

pages 1

Project Description:

The Minor Conditional Use Permit submittal pertains to the renovation of the existing Scott's restaurant building and site for the Water Grill restaurant.

As part of the renovation, we are proposing the following modifications.

1. We propose enclosing the north east entrance into the existing parking lot in order to create a one directional traffic pattern in the parking lot. Currently, cars can enter off Bristol from the north-east corner crating a bottle neck directly in front of the restaurant entrance.
2. We propose an amendment to the ZE-81-132 Development Plan for increasing the current restaurant outdoor patio sitting area by 2000 sf. This creates a parking deficit of roughly 24 stalls. This deficit will be addressed with Valet parking.
3. We propose amending the existing PA 89-34 conditional use permit for valet parking. Valet parking will make up for the 24 stall deficit resulting from the increase in patio sitting area. The proposed one directional parking circulation, discussed under item 1, will create a long queueing lane while the new entrance layout provides a large Valet drop off/pickup area.
4. Architecturally, we propose replacing the current Scotts exterior elevations with a more contemporary architecture. In general terms, the proposed architecture will open up the restaurant dining and patio dining areas to the street. The current building footprint and heights are not changing.

Please feel free to contact us with any questions or comments.

Sincerely,

RHA
Alex Arie

A California Corporation
3195 B Airport Loop Drive
Costa Mesa, CA 92626
www.rhainc.net

Telephone: 714. 825. 8888 • Facsimile: 714. 825. 8889



Request for Valet Parking Permit
Restaurant Valet Plan

Valet and Parking Management Map Date: October 15th , 2015

Client: Kings Seafood Company

Location: 3300 Bristol St, Costa Mesa, CA 92626

Attention: City Of Costs Mesa / Public Works / Traffic

For the purpose of requesting and obtaining the required CUP, an appropriate valet parking permit, and related approvals, the following has been comprised to assure operations, efficiency, and safety:

The valet parking map and narrative attached illustrates how traffic direction, placement, as well as the logistics plan for parking assures ample parking, parking management, security for the subject business understood as *Water Grill (Kings Seafood Company)*, and all those neighboring within the 500sq' radius.

Further improvements are proposed for the closure of the most southern lot entrance. It is of the professional review by our parking management provider understood as: SVS Parking LLC that this measure will enable the sustaining of safe and controlled pass-through traffic.

Operations coupled with the subject southern lot entrance closure will assure on-site traffic safety for arriving and departing guests, and preventing all traffic from backing up onto Bristol Street.

Our valet provider: SVS Parking (Superior Valet Services) / Jason Liddell 714.943.2084 / Steve Moon 714.655.7403

Existing Business License in Costa Mesa: Yes / Account #: 45967



Prepared By: SVS Parking / Superior Valet Services

Name: Jason Liddell Signature:  Date: 10/23/2015

Narrative

Surface Level Operations: See Full Scale Map attached

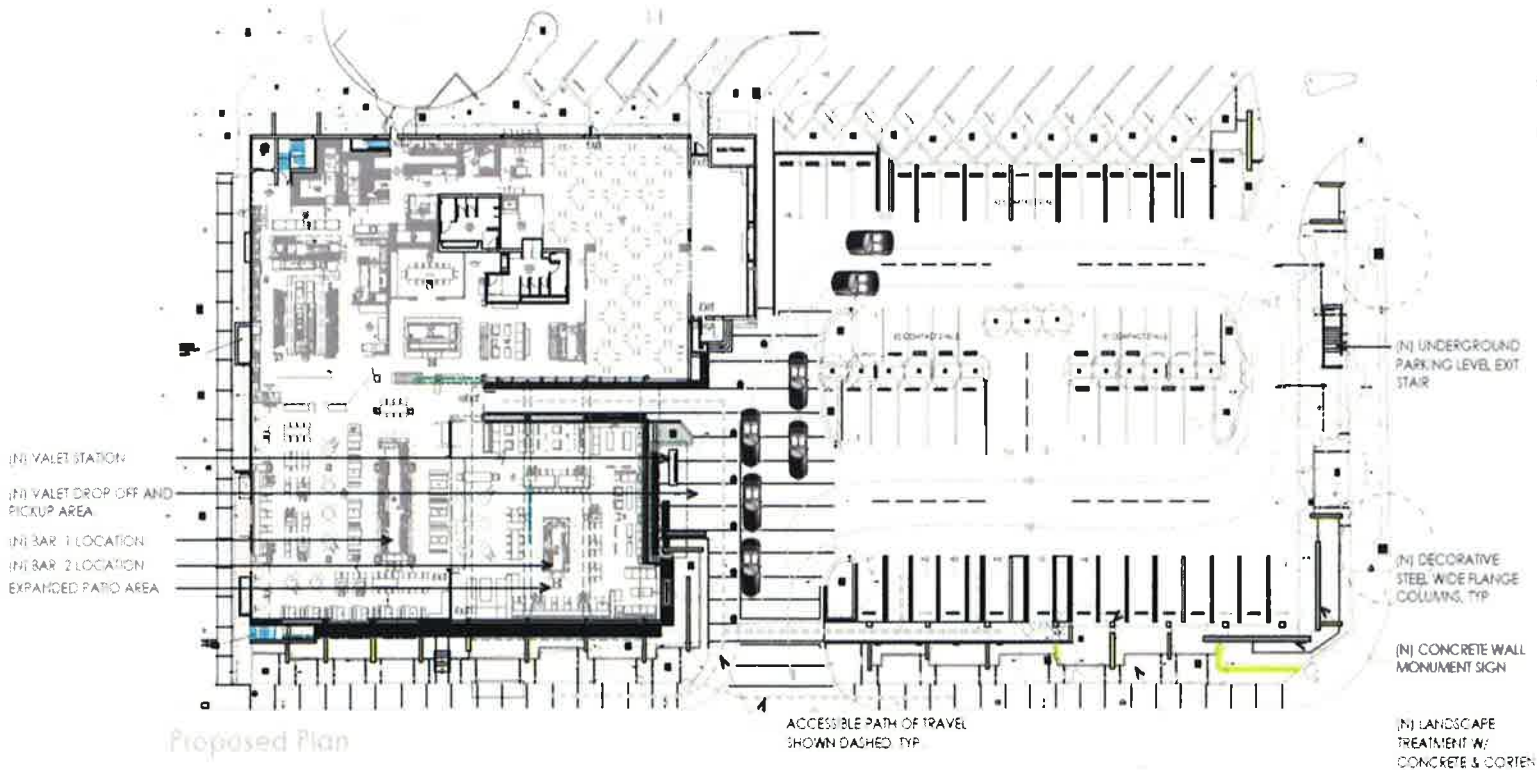
- Signage and valet attendants will direct Water Grill guests into the "valet" lanes upon entrance from Bristol, and out of the common line of Bristol Street traffic.
- Arriving guests will enter from the north entrance, thereafter be directed to merge right and travel around the surface level parking lot (counter clockwise). Guests will then be greeted at the *Valet Drop-off and Pick-up* area.
- Valet attendants will then transport all vehicles with the flow of traffic (counter clockwise), while parking on surface lot, and or entering into the subterranean parking garage.

- Live guest/valet traffic: 
- Racked/staged parking spaces: 

- Surface Parking: 52
- Subterranean Parking: 168 (138 standard spaces / 30 racked spaces)
- Total venue parking: 220

- Valet attendants will remain present to assure all guests are clearly directed to drop-off and pick-up area.
- Valet attendants will monitor all parking locations for security, safety and operations purposes.
- All vehicles will be backed in to further assure ambiance, facilitation and presentation.
- SVS Parking assumes responsibility for cleanliness of valet station, isles, and lot areas in use.
- Valet operations will be conducted on the following peak days and hours of operations:

- Monday through Sunday
11:00am until 11:00pm or until valet is no longer needed based upon traffic influx



Name: Jason Liddell Signature:  Date: 10/15/2014

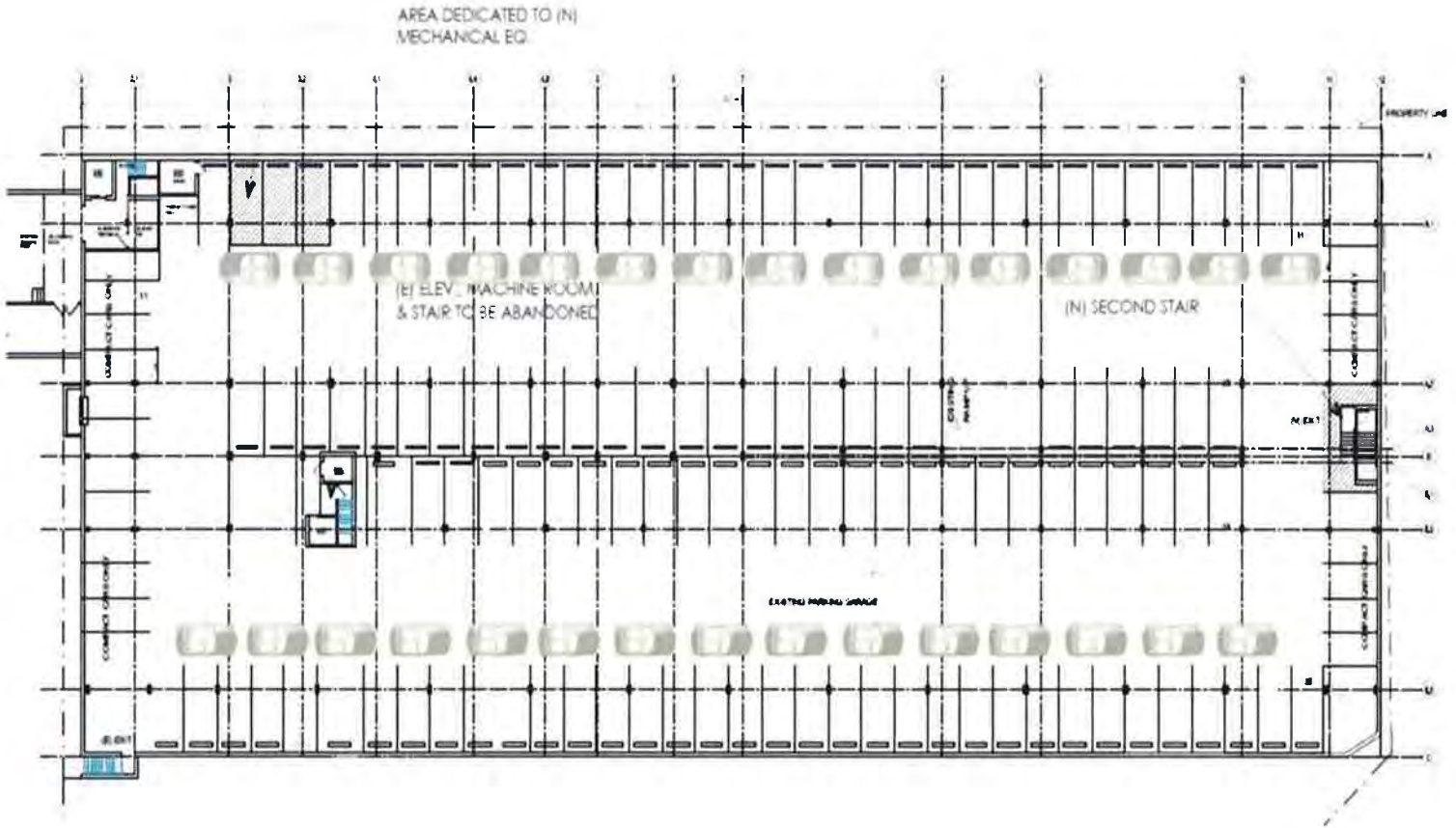
Narrative

Subterranean Level Operations: See Full Scale Map attached

- Valet attendants will remain in control and surveillance of all subterranean parking during hours of operation.
- Valet attendants will enter at the central north (only) garage entrance, thereafter travel right to be begin occupying all standard parking spaces.
- Before parking density is increased, all standard parking spaces will be utilized.
- Racking and staging will be completed beginning in the right garage quadrant as/if needed.
- Ample travel room will remain between racked and parked vehicles to allow for safe and efficient entrance and exit valet traffic at all times.
- Upon exiting garage, valet attendants will then travel all vehicles with the flow of traffic (counter clockwise), while returning to surface lot, and entering into the *Valet Drop-off and Pick-up area*.

- Racked/staged parking spaces: 

- Subterranean Parking: 168 (138 standard spaces / 30 racked spaces)
- Total venue parking: 220



Name: Jason Liddell Signature: _____ Date: 10/15/2014

Traffic Analysis
(number of vehicles received with the hour)

| Non Peak - Peak | Mon | Tues | Wed | Thurs | Fri | Sat | Sun |
|-----------------------|-----|------|-----|-------|-----|-----|-----|
| 11:00:00 am - 12:00pm | 20 | 30 | 30 | 30 | 30 | 30 | 30 |
| 12:00:00 pm - 1:00pm | 30 | 40 | 40 | 40 | 40 | 40 | 40 |
| 1:00:00 pm - 2:00pm | 30 | 30 | 30 | 30 | 30 | 30 | 30 |
| 2:00:00 pm - 3:00pm | 15 | 20 | 20 | 20 | 20 | 20 | 20 |
| 3:00:00 pm - 4:00pm | 5 | 5 | 5 | 10 | 15 | 15 | 10 |
| 4:00:00 pm - 5:00pm | 10 | 10 | 10 | 25 | 15 | 15 | 25 |
| 5:00:00 pm - 6:00pm | 20 | 15 | 15 | 30 | 50 | 55 | 30 |
| 6:00:00 pm - 7:00pm | 15 | 20 | 20 | 40 | 50 | 50 | 40 |
| 7:00:00 pm - 8:00pm | 10 | 15 | 15 | 40 | 60 | 65 | 35 |
| 8:00:00 pm - 9:00pm | 5 | 10 | 10 | 20 | 30 | 30 | 20 |
| 9:00:00 pm - 10:00pm | 0 | 0 | 0 | 0 | 10 | 10 | 0 |
| 10:00:00 pm - 11:00pm | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

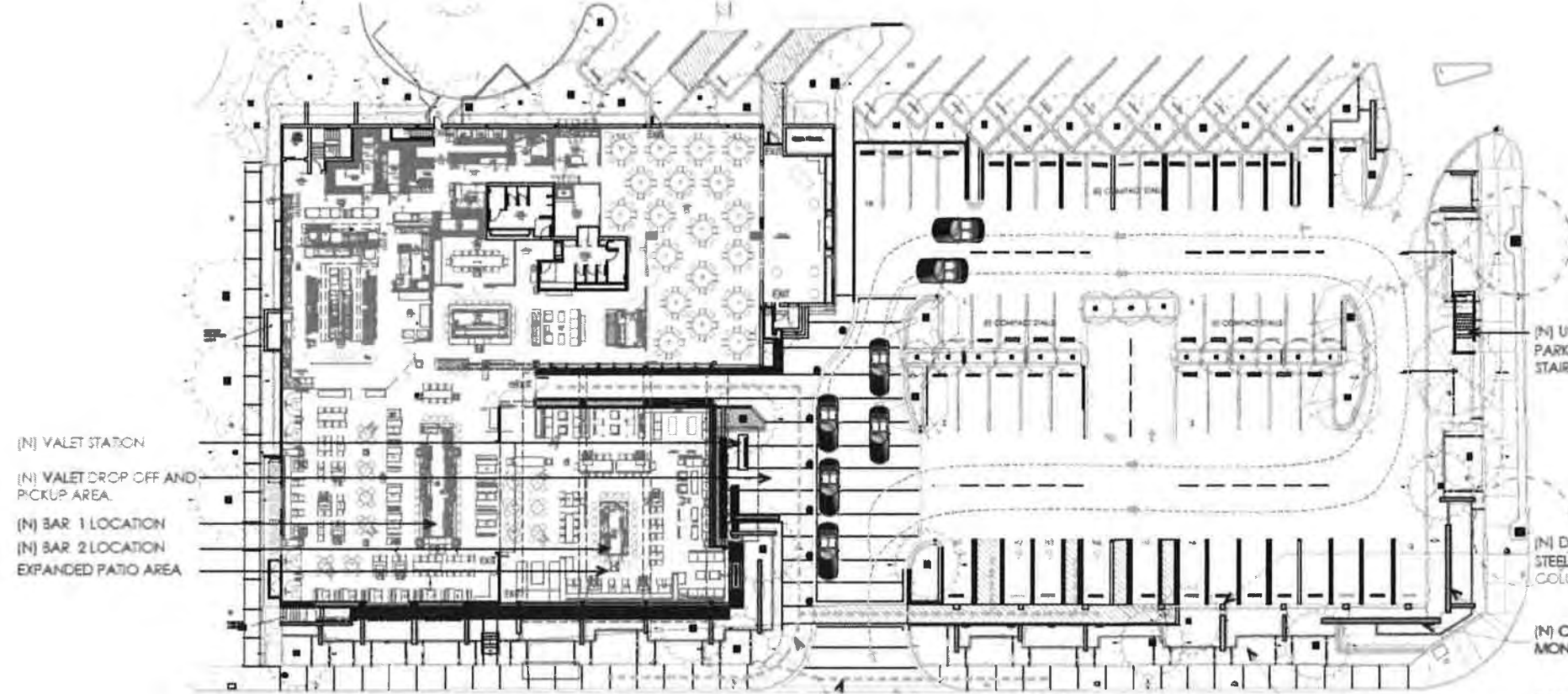
Consumption Analysis
(number of vehicles onsite within the hour)

| Non Peak - Peak | Mon | Tues | Wed | Thurs | Fri | Sat | Sun |
|-----------------------|-----|------|-----|-------|-----|-----|-----|
| 11:00:00 am - 12:00pm | 20 | 30 | 30 | 30 | 30 | 50 | 30 |
| 12:00:00 pm - 1:00pm | 50 | 70 | 70 | 70 | 70 | 85 | 70 |
| 1:00:00 pm - 2:00pm | 40 | 80 | 80 | 70 | 80 | 100 | 85 |
| 2:00:00 pm - 3:00pm | 35 | 70 | 70 | 65 | 80 | 80 | 70 |
| 3:00:00 pm - 4:00pm | 25 | 30 | 30 | 35 | 40 | 55 | 40 |
| 4:00:00 pm - 5:00pm | 35 | 40 | 40 | 50 | 65 | 80 | 65 |
| 5:00:00 pm - 6:00pm | 55 | 45 | 45 | 60 | 100 | 120 | 70 |
| 6:00:00 pm - 7:00pm | 60 | 65 | 65 | 80 | 120 | 125 | 80 |
| 7:00:00 pm - 8:00pm | 45 | 75 | 75 | 90 | 120 | 130 | 70 |
| 8:00:00 pm - 9:00pm | 30 | 55 | 55 | 80 | 100 | 100 | 50 |
| 9:00:00 pm - 10:00pm | 15 | 30 | 30 | 40 | 60 | 80 | 25 |
| 10:00:00 pm - 11:00pm | 0 | 0 | 0 | 0 | 25 | 30 | 0 |

Name: Jason Liddell Signature:  Date: 10/15/2014



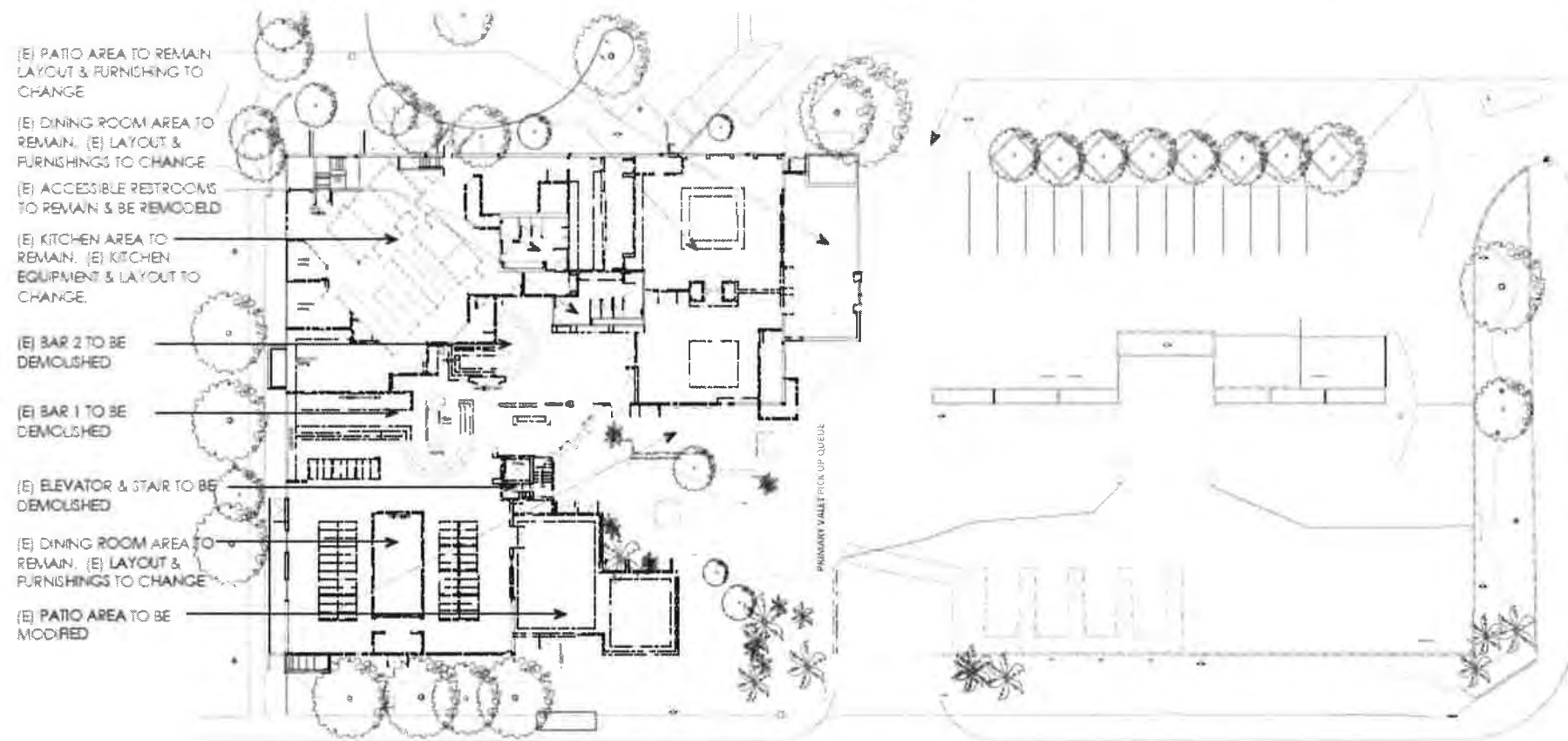
Thank you for using SVS Parking
714.464.4612 FAX | 714.655.7403 PHONE | 949.891.7331 PHONE
Info@SuperiorValetServices.com



(N) VALET STATION
 (N) VALET DROP OFF AND PICKUP AREA
 (N) BAR 1 LOCATION
 (N) BAR 2 LOCATION
 EXPANDED PATIO AREA

(N) UNDERGROUND PARKING LEVEL EXIT STAIR
 (N) DECORATIVE STEEL WIDE FLANGE COLUMNS, TYP.
 (N) CONCRETE WALL MONUMENT SIGN
 (N) LANDSCAPE TREATMENT W/ CONCRETE & CORTEN PLANTERS, TYP. THROUGHOUT
 (E) DRIVEWAY TO BE CLOSED

Proposed Plan



(E) PATIO AREA TO REMAIN LAYOUT & FURNISHING TO CHANGE
 (E) DINING ROOM AREA TO REMAIN. (E) LAYOUT & FURNISHINGS TO CHANGE
 (E) ACCESSIBLE RESTROOMS TO REMAIN & BE REMODEL
 (E) KITCHEN AREA TO REMAIN. (E) KITCHEN EQUIPMENT & LAYOUT TO CHANGE.
 (E) BAR 2 TO BE DEMOLISHED
 (E) BAR 1 TO BE DEMOLISHED
 (E) ELEVATOR & STAIR TO BE DEMOLISHED
 (E) DINING ROOM AREA TO REMAIN. (E) LAYOUT & FURNISHINGS TO CHANGE
 (E) PATIO AREA TO BE MODIFIED

Existing Plan

Parking Analysis

Water Grill OC Parking Analysis 09.18.15

Scotts Seafood Record Docs. Cover Sheet Tabulation

| | |
|------------------------|-------------------------------|
| 13,948 sf | ground floor restaurant |
| 1,215 sf | 2nd floor |
| 778 sf | covered patio |
| 776 sf | uncovered patio |
| Total 16,717 sf | Gross Restaurant Total |

| | | |
|-----------------------------------|-----------|--------------------------|
| Required Parking per current code | 3000 sf | 30 stalls @ 10/1000 |
| Total GFA & Walls Req. | 18,717 sf | 185 stalls @ 12/1000 |
| | 16,717 sf | 195 stalls (6 HC stalls) |

Patio Area Increase

| | |
|----------|--|
| 2,000 sf | |
|----------|--|

Area Increase Req. Parking per current code

| | |
|----------|---------------------|
| 2,000 sf | 24 stalls @ 12/1000 |
|----------|---------------------|


Proposed Provided Parking

| | |
|--------------|---------------------------------|
| | 52 ground level stalls |
| | 140 basement stalls |
| Total | 192 stalls (6 HC stalls) |

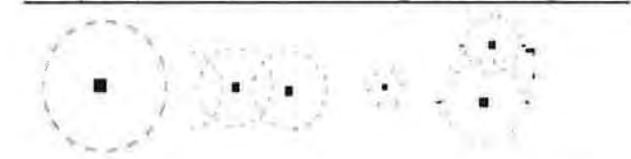
| | | |
|-------------------------|-----------|--------------------------|
| Total GFA & Stalls Req. | 18,717 sf | 219 stalls (7 HC stalls) |
| Total Stalls Provided | | 192 stalls |

Deficit Parking compensated by Valet 27 stalls

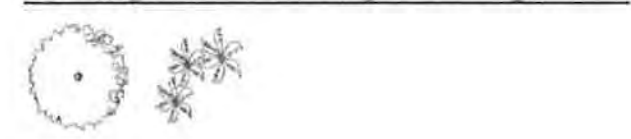
Note: deficit parking may vary do to stair, and structural mods as well as the addition of 1 HC stall.

| | |
|---|---|
| Valet Operations | Live Vehicles |
| Proposed: 48 Surface Level parking stalls |  |
| ADA: 4 Surface Level parking stalls | |
| TOTAL Surface: 52 Surface Level parking stalls | |
| VALET TRAFFIC: - Valet traffic will be directed southbound from Bristol Avenue. - PRIMARY Valet Drop-Off & Pick-up Area allowing ample overflow - assuring arriving traffic is directed away from Bristol entrance. | |

Proposed Plan - Existing Tree Legend



Existing Plan - Existing Tree Legend

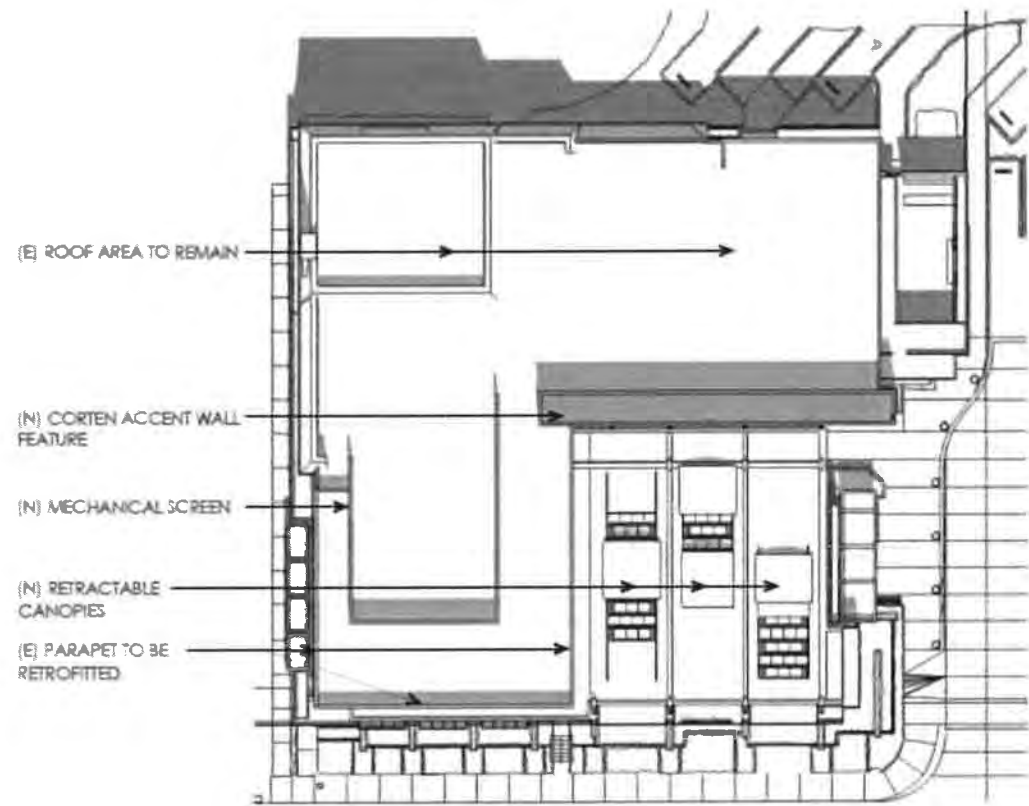


Water Grill

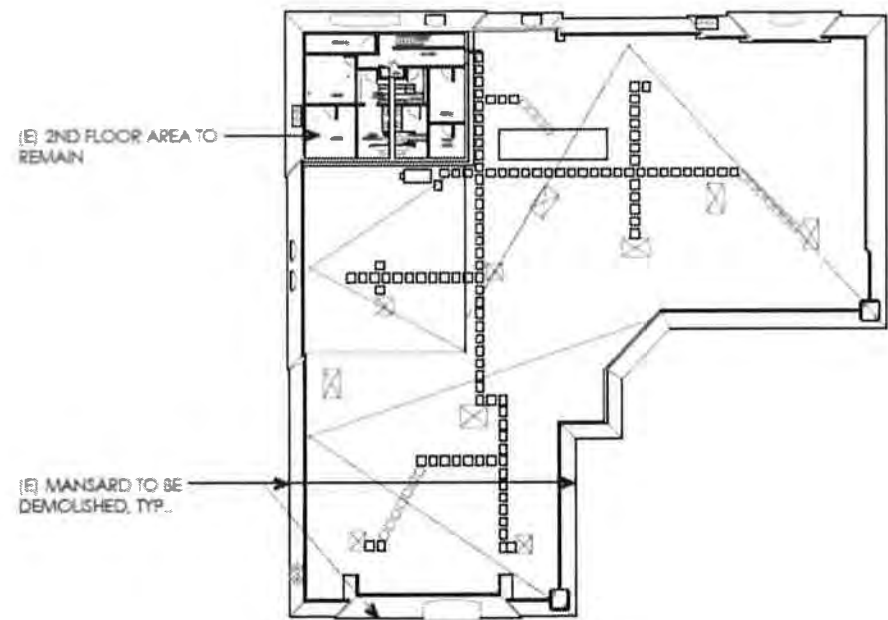
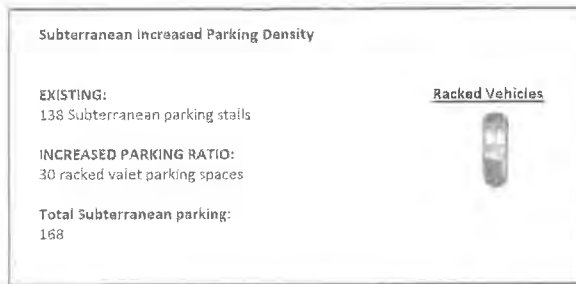
3300 Bristol Street - Costa Mesa, CA

MINOR CUP PACKAGE

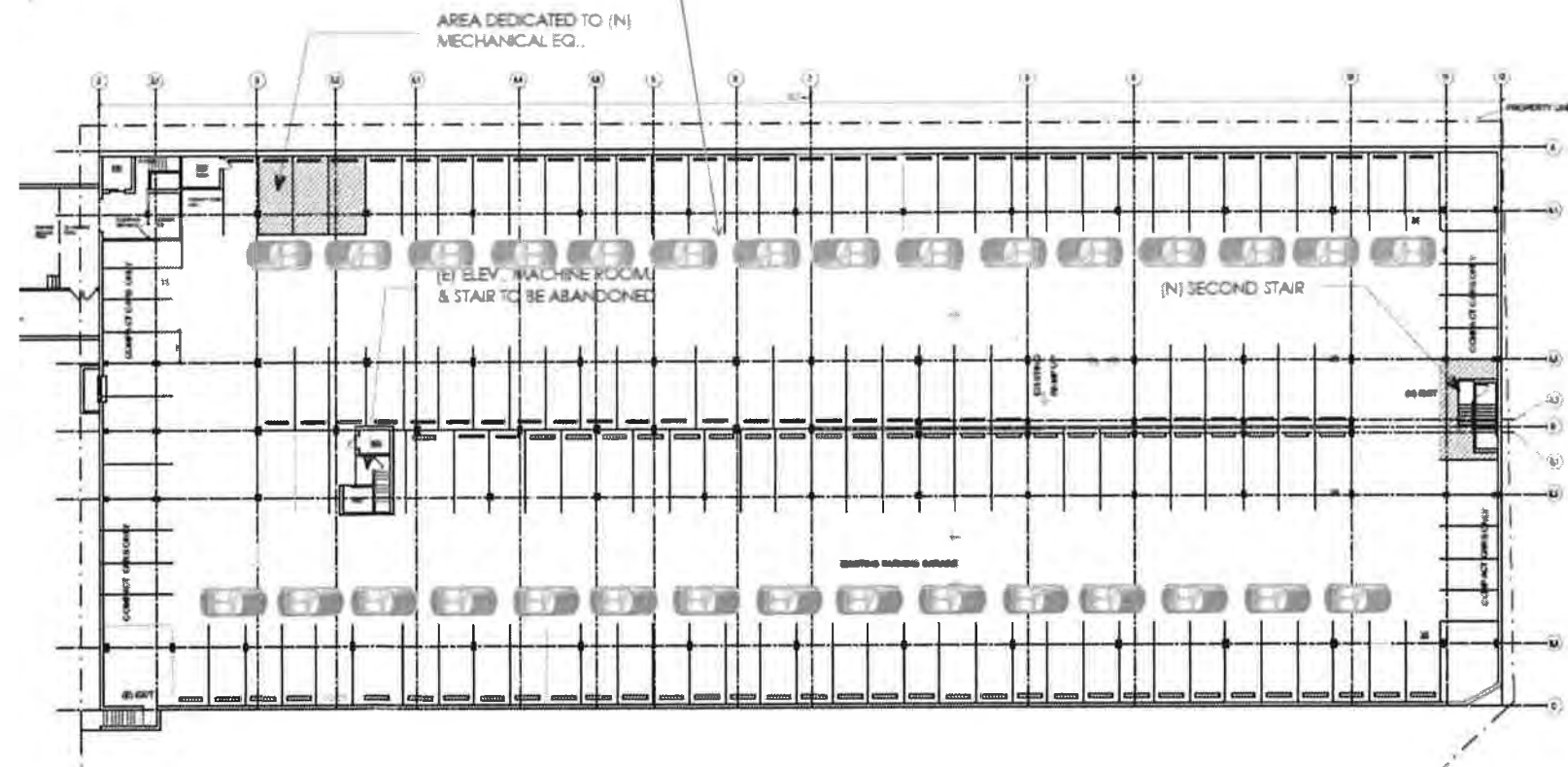




Proposed Roof Plan



Existing Roof / Second Floor Plan



Existing Lower Level Parking Garage

Water Grill

3300 Bristol Street - 92033 Menlo Park, CA

MINOR CUP PACKAGE



Water Grill

3300 Bristol Street . Costa Mesa . CA

MINOR CUP
09.18.15



Project Location



Minor CUP Application For:

Project Name: Water Grill

Address: 3300 Bristol Street . Costa Mesa . CA

Project Scope:

- An Amendment to the existing PA 89-34 Conditional Use Permit (CUP) for valet parking for Scott's Seafood Restaurant

- An Amendment to the Development Plan ZE-81-132 for new outdoor seating area with a net increase of 2,000 sf.

Submission Date: 09.18.15



Parking Analysis

Water Grill OC Parking Analysis

09.18.15

| Scotts Seafood Record Docs. Cover Sheet Tabulation | Sq. Ft. | Description |
|--|------------------|-------------------------------|
| | 13,948 sf | ground floor restaurant |
| | 1,215 sf | 2nd floor |
| | 778 sf | covered patio |
| | 776 sf | uncovered patio |
| Total | 16,717 sf | Gross Restaurant Total |

| Required Parking per current code | Sq. Ft. | Stalls |
|------------------------------------|------------------|---------------------------------|
| | 3000 sf | 30 stalls @ 10/1000 |
| | 13,717 sf | 165 stalls @ 12/1000 |
| Total GFA & Stalls Req. | 16,717 sf | 195 stalls (6 HC stalls) |

| Patio Area Increase | Sq. Ft. | Stalls |
|--|-----------------|----------------------------|
| | 2,000 sf | |
| Area Increase Req. Parking per current code | 2,000 sf | 24 stalls @ 12/1000 |

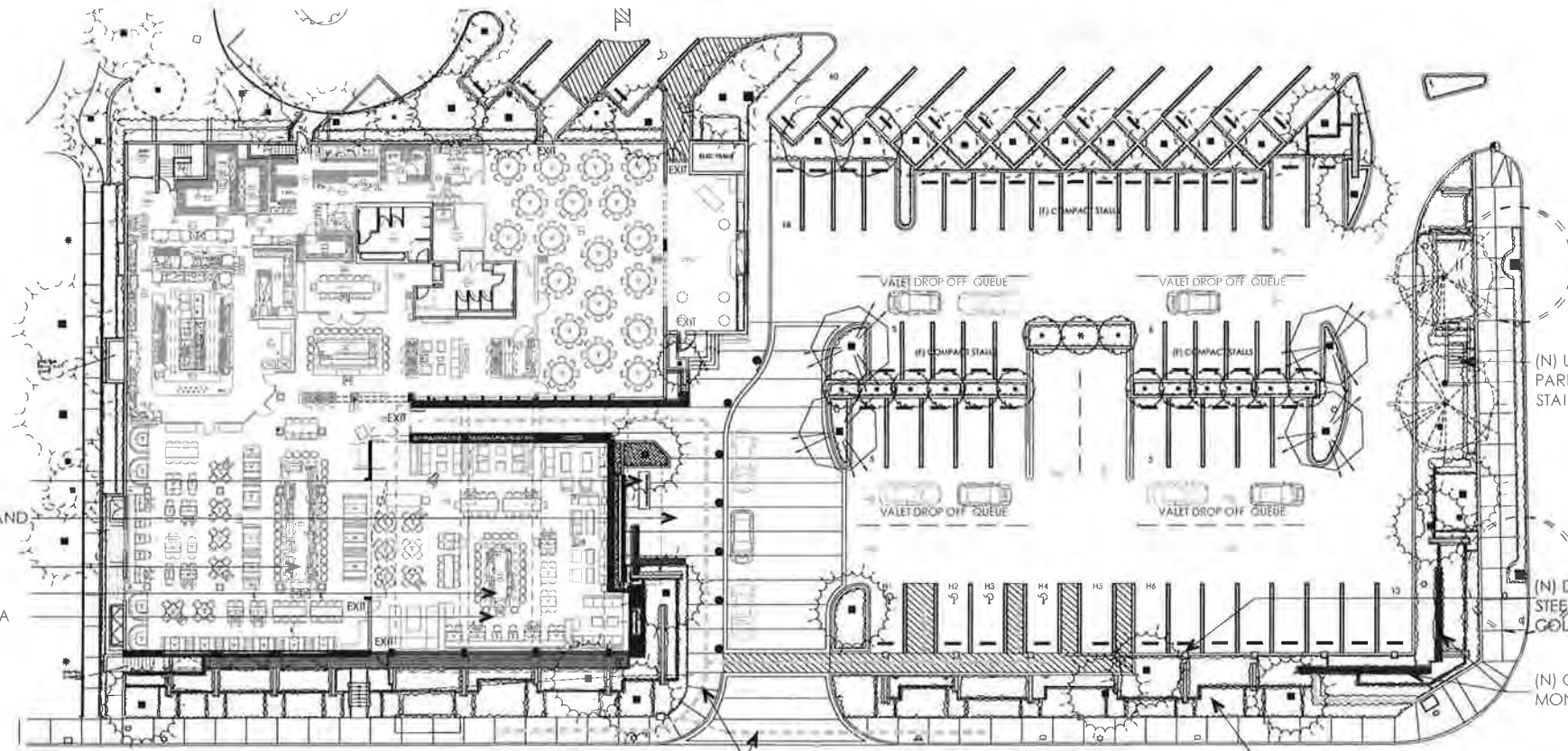
| Proposed Provided Parking | Stalls |
|---------------------------|---------------------------------|
| | 52 ground level stalls |
| | 140 basement stalls |
| Total | 192 stalls (6 HC stalls) |

| Total GFA & Stalls Req. | Sq. Ft. | Stalls |
|------------------------------|-----------|--------------------------|
| | 18,717 sf | 219 stalls (7 HC stalls) |
| Total Stalls Provided | | 192 stalls |

Deficit Parking compensated by Valet: **27 stalls**

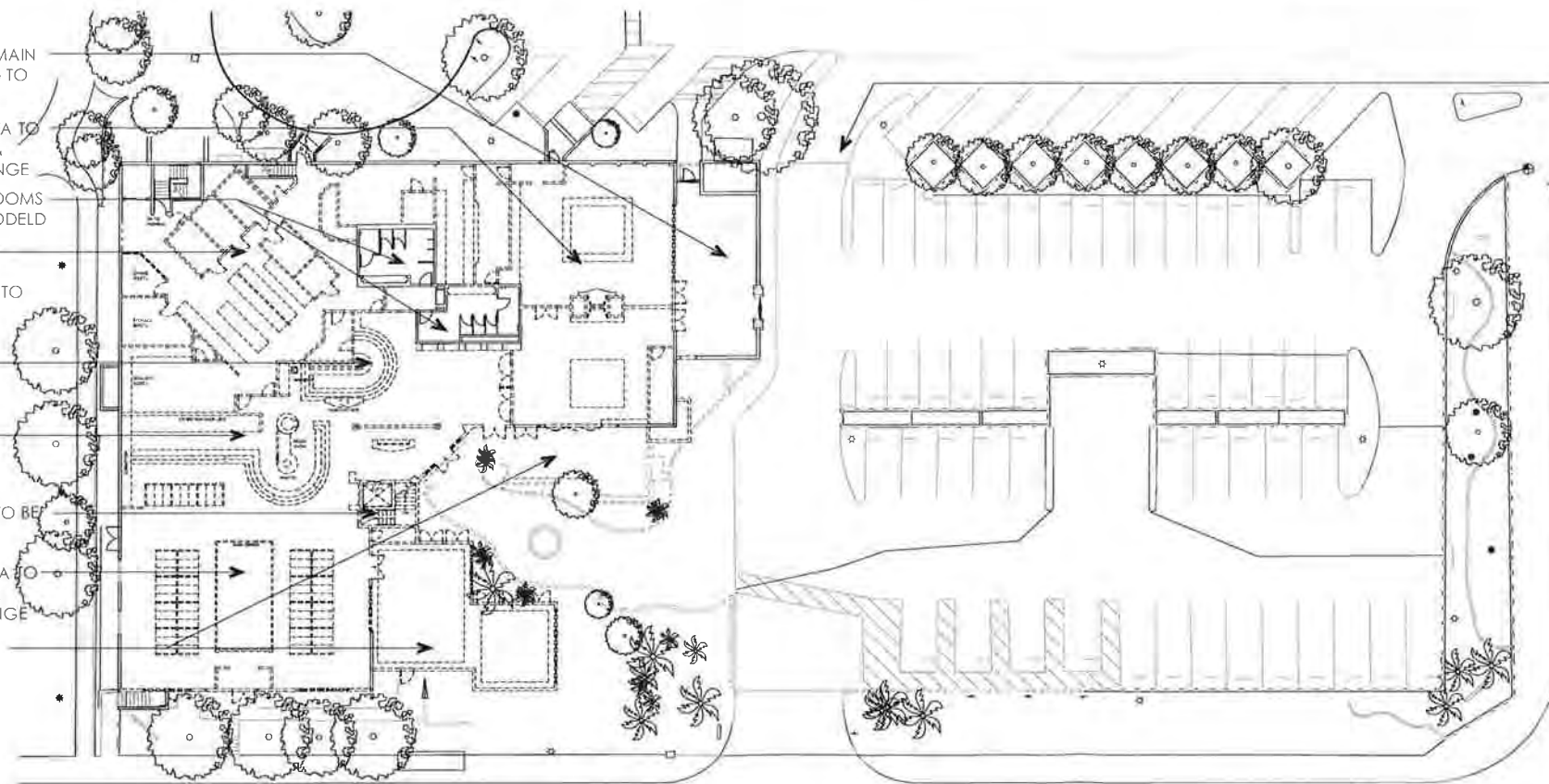
Note: deficit parking may vary due to stair, and structural mods as well as the addition of 1 HC stall

- (N) VALET STATION
- (N) VALET DROP OFF AND PICKUP AREA.
- (N) BAR 1 LOCATION
- (N) BAR 2 LOCATION
- EXPANDED PATIO AREA



Proposed Plan

- (E) PATIO AREA TO REMAIN LAYOUT & FURNISHING TO CHANGE
- (E) DINING ROOM AREA TO REMAIN (E) LAYOUT & FURNISHINGS TO CHANGE
- (E) ACCESSIBLE RESTROOMS TO REMAIN & BE REMODEL
- (E) KITCHEN AREA TO REMAIN (E) KITCHEN EQUIPMENT & LAYOUT TO CHANGE
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- (E) ELEVATOR & STAIR TO BE DEMOLISHED
- (E) DINING ROOM AREA TO REMAIN. (E) LAYOUT & FURNISHINGS TO CHANGE
- (E) PATIO AREA TO BE MODIFIED



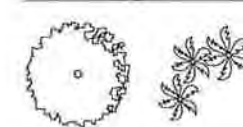
Existing Plan

- (N) UNDERGROUND PARKING LEVEL EXIT STAIR
- (N) DECORATIVE STEEL WIDE FLANGE COLUMNS, TYP.
- (N) CONCRETE WALL MONUMENT SIGN
- (N) LANDSCAPE TREATMENT W/ CONCRETE & CORTEN PLANTERS, TYP THROUGHOUT
- (E) DRIVEWAY TO BE CLOSED

Proposed Plan - Existing Tree Legend



Existing Plan - Existing Tree Legend



Water Grill

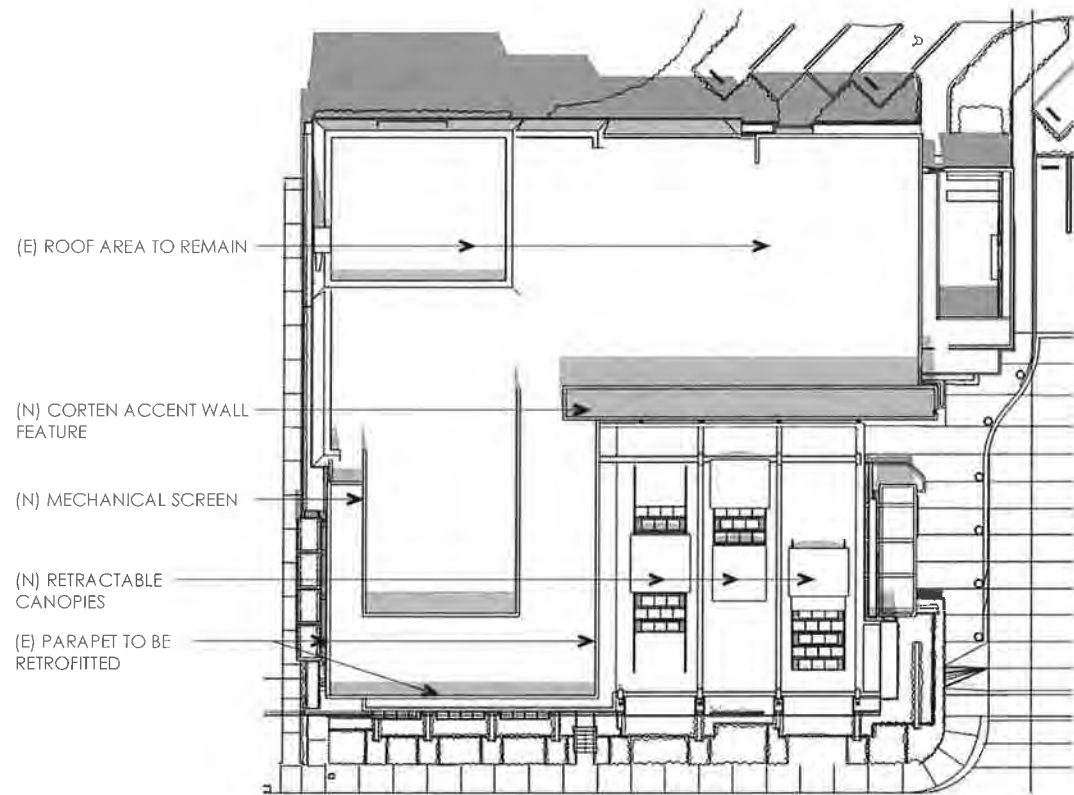
3300 Bristol Street Costa Mesa CA

MINOR CUP PACKAGE

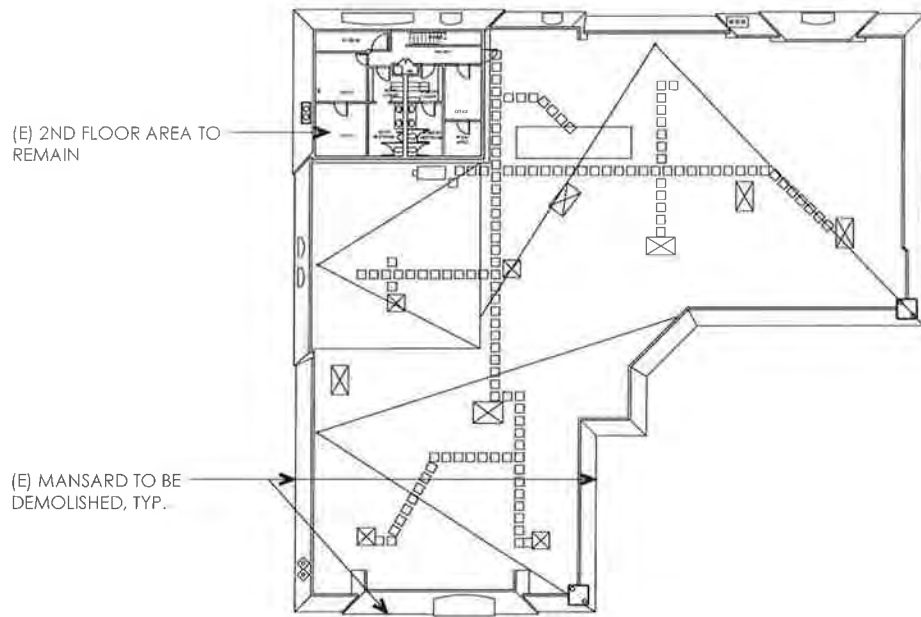


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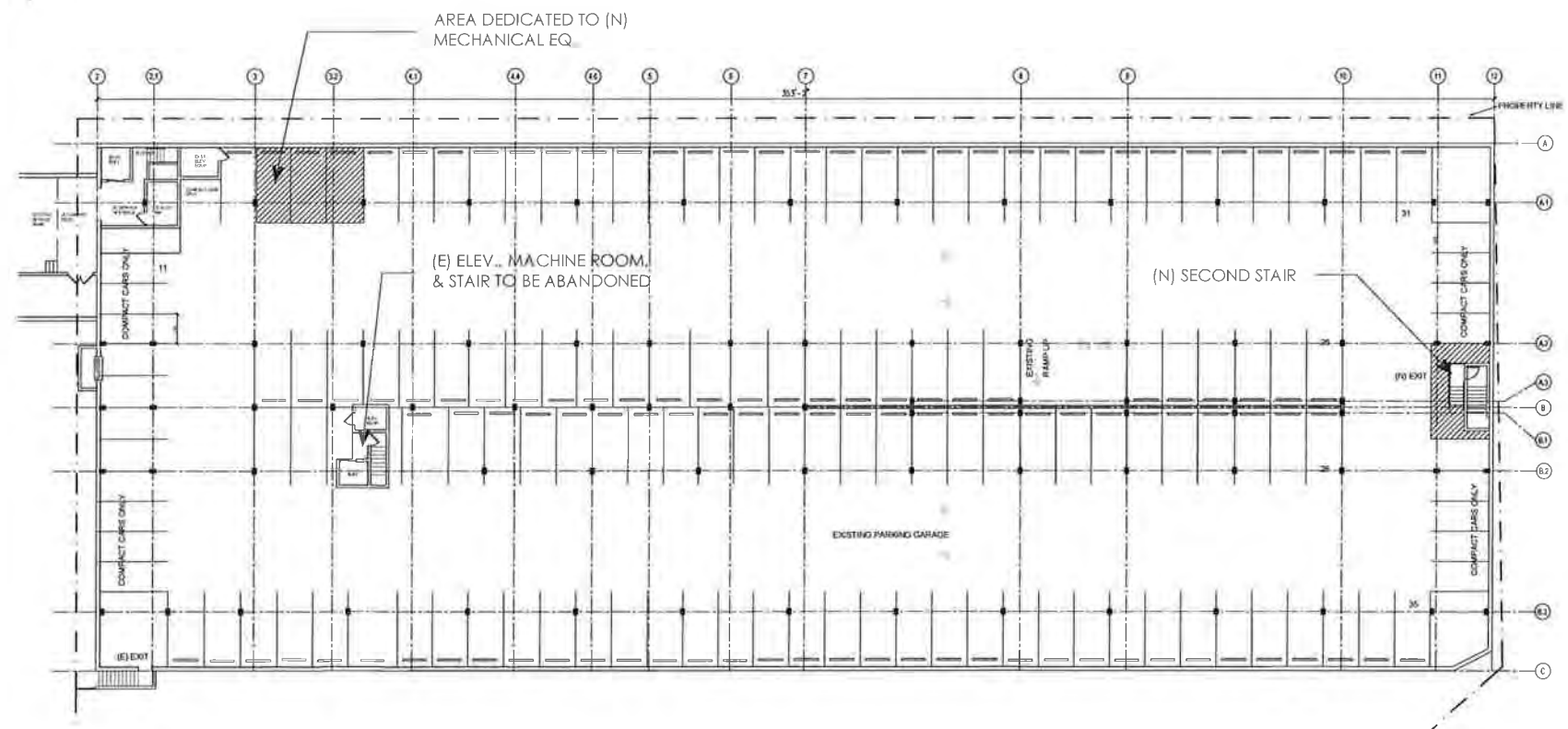




Proposed Roof Plan



Existing Roof / Second Floor Plan

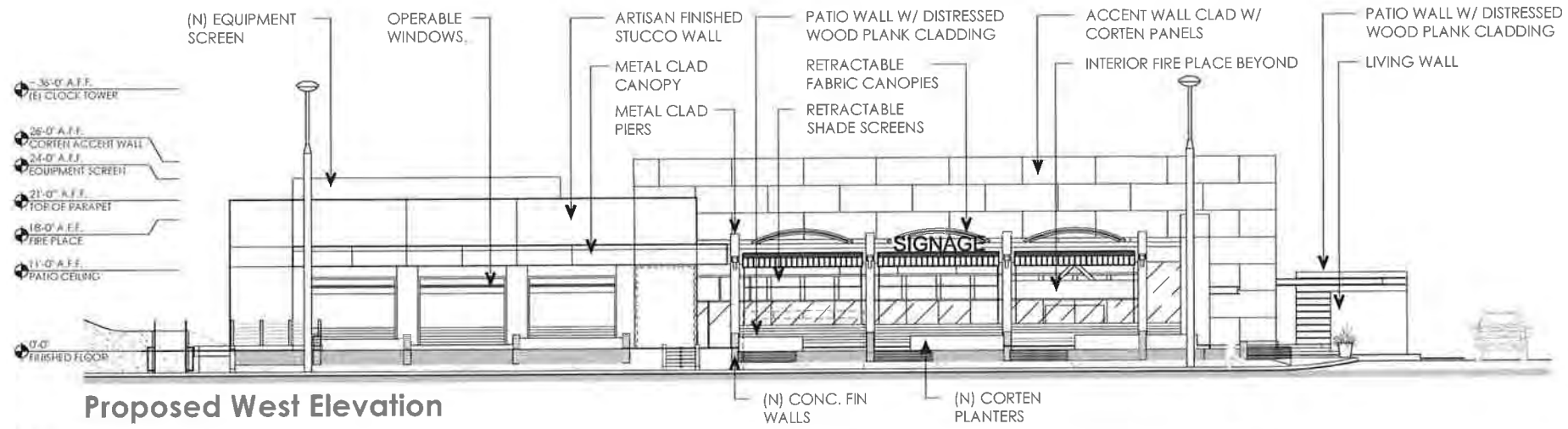


Existing Lower Level Parking Garage

Water Grill

3300 Bristol Street . Costa Mesa . CA

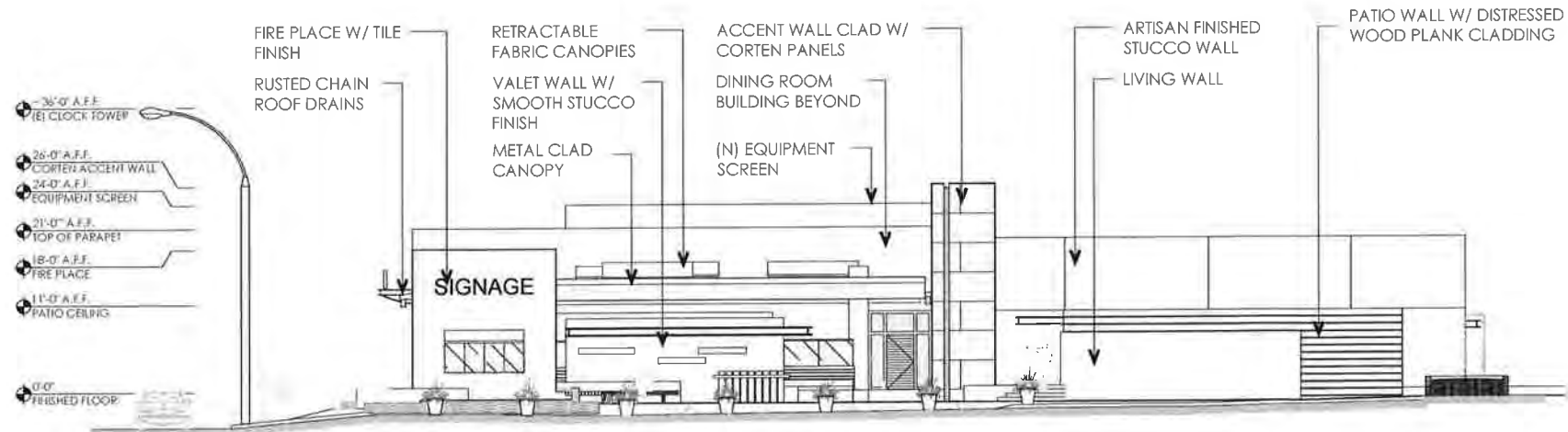




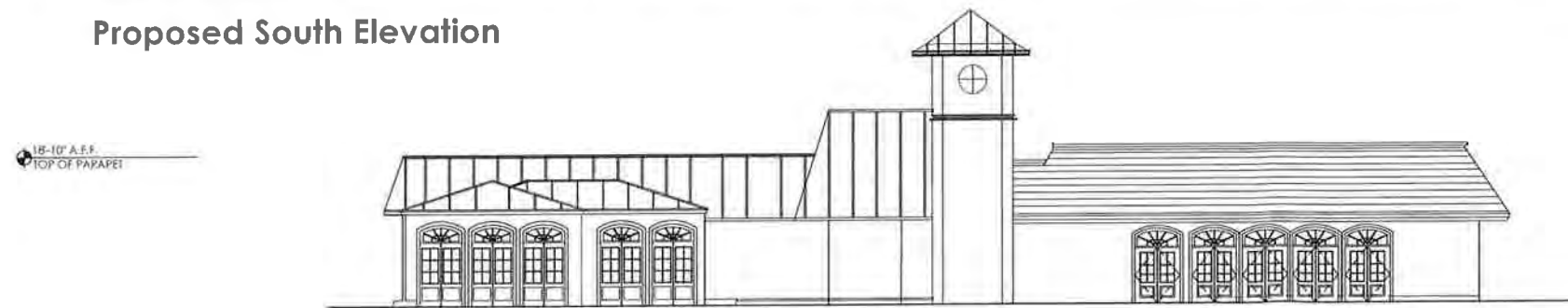
Proposed West Elevation



Existing West Elevation



Proposed South Elevation



Existing South Elevation

Water Grill

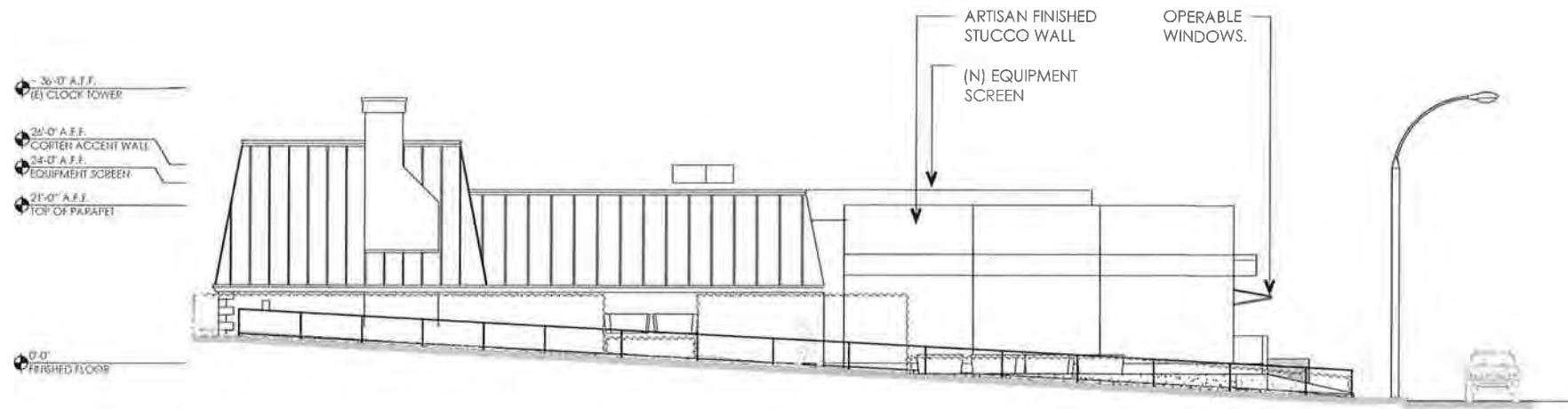
3300 Bristol Street . Costa Mesa . CA

MINOR CUP PACKAGE

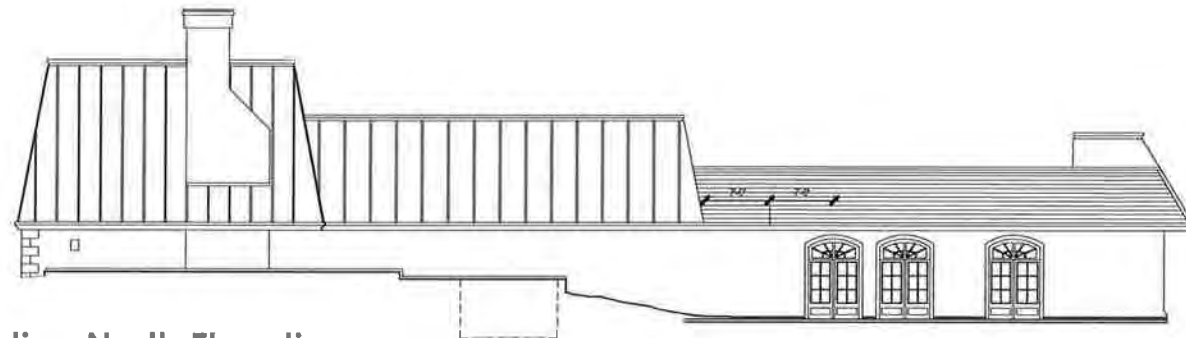


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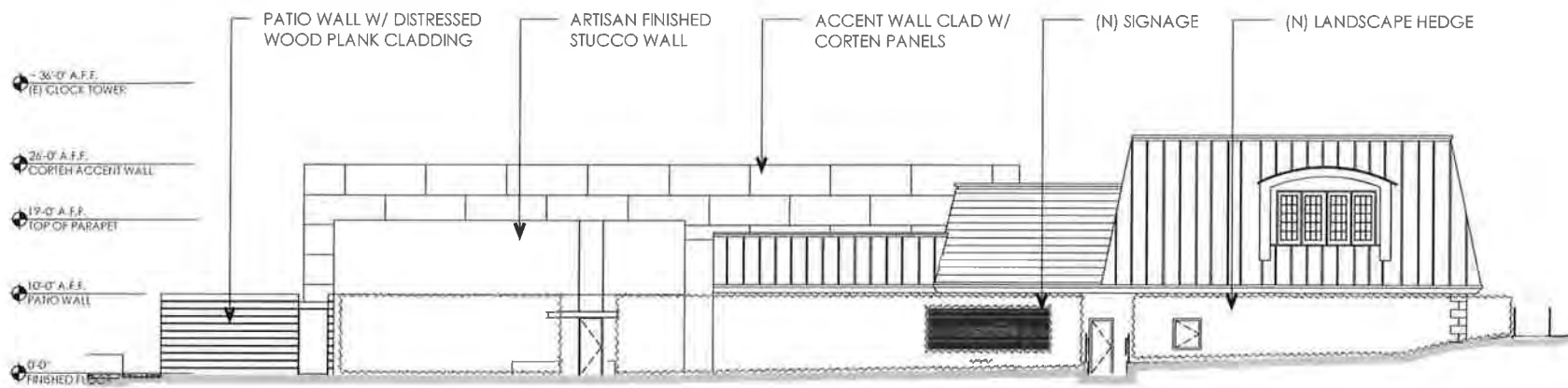




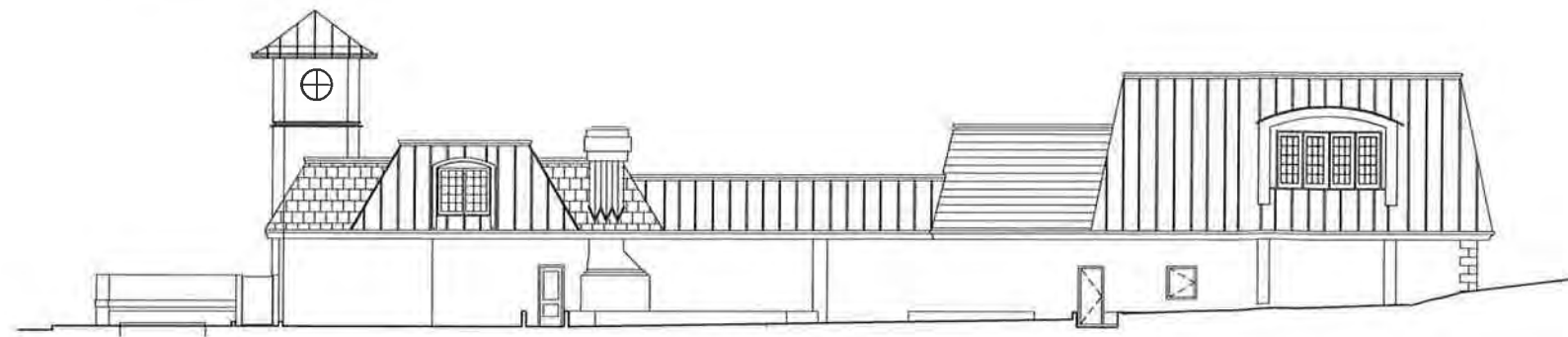
Proposed North Elevation



Existing North Elevation



Proposed East Elevation

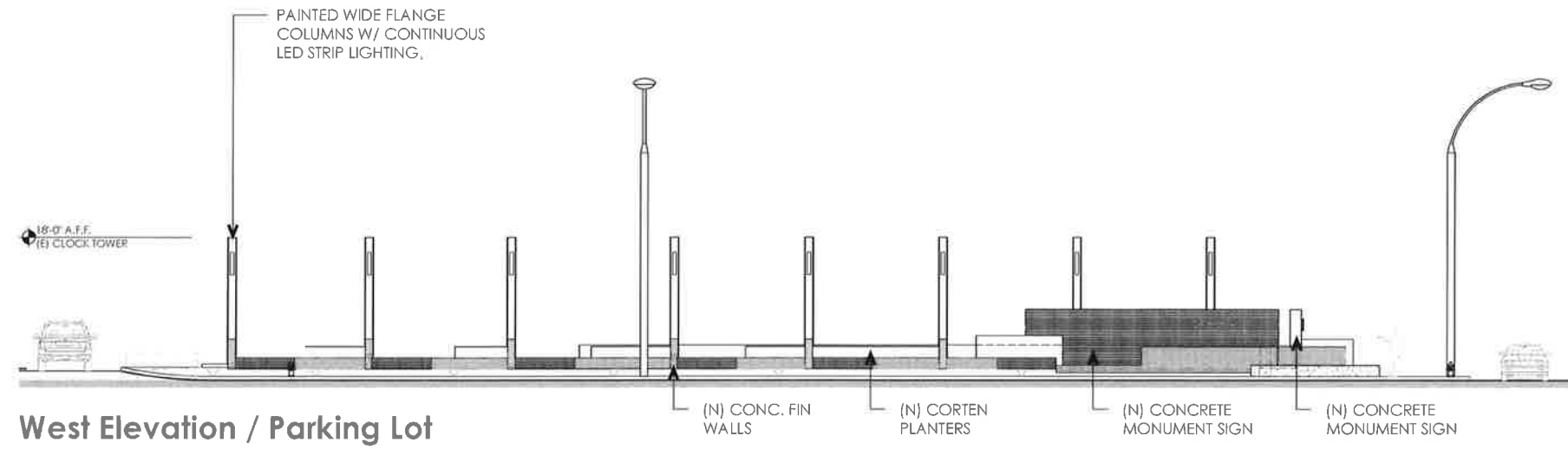


Existing East Elevation

Water Grill

3300 Bristol Street . Costa Mesa . CA





West Elevation / Parking Lot

Water Grill

3300 Bristol Street . Costa Mesa . CA

