



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: MARCH 10, 2016
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in black ink, likely of Willa Bouwens-Killeen, written over the "FROM" line.

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.

PCN FINDING 2930 BRISTOL STREET, SUITE A111

On February 26, 2016, State Alcoholic Beverage Control (ABC) requested the City make a finding of Public Convenience or Necessity (PCN) for a wine bar (Ruin Bar) open past 11:00 p.m. within 200 feet of a residential zone at 2930 Bristol Street Suite A111. The use does not include live entertainment or dancing. Hours of operation are 11:00 a.m. to 2:00 a.m., seven days a week. A conditional use permit (PA-07-36) was approved for this use.

Approved.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

March 10, 2016

The LAB, LP
Attn: Rhonda Lauer, Real Estate Manager
709 Randolph Avenue
Costa Mesa, CA 92626

**RE: PUBLIC CONVENIENCE OR NECESSITY (PCN) FINDING
TYPE 42 ABC LICENSE FOR RUIN BAR
2930 BRISTOL STREET, SUITE A111, COSTA MESA**

Dear Ms. Lauer:

The request for a finding of public convenience or necessity (PCN) for a Type 42 (On-Sale Beer and Wine, Public Premise) alcoholic beverage control (ABC) license for Ruin Bar has been completed. The PCN finding has been made, as stated in the attached description.

If you have any questions regarding this letter, please feel free to contact the project planner, Mel Lee, at 714-754-5611 or via email at mel.lee@costamesaca.gov

Sincerely,

WILLA BOUWENS-KILLÉN, AICP
Zoning Administrator

Attachments: PCN Finding and Request

cc: State Alcoholic Beverage Control
c/o Darlinda Michael
605 W. Santa Ana Boulevard, Building 28, Suite 369
Santa Ana, CA 92701

REQUEST FOR ON-SALE BEER AND WINE, PUBLIC PREMISE, LICENSE:

On February 26, 2016, State Alcoholic Beverage Control (ABC) requested the City make a finding of Public Convenience or Necessity (PCN) for a wine bar open past 11:00 p.m. within 200 feet of a residential zone at 2930 Bristol Street Suite A111. The use does not include live entertainment or dancing. Hours of operation are 11:00 a.m. to 2:00 a.m., seven days a week. A conditional use permit (PA-07-36) was approved for this use.

FINDING OF PUBLIC CONVENIENCE OR NECESSITY (PCN):

Pursuant to Section 23958.4 of the Business and Professions Code, the governing body of a local jurisdiction has the authority to determine PCN findings within ninety days of notification by the Department of Alcoholic Beverage Control.

In accordance with City Council Policy number 500-8, the Zoning Administrator may make a finding of public convenience or necessity as required before the State can issue an on-sale license for the establishment.

Staff believes that a finding of public convenience or necessity can be made because the operation of the bar is consistent with the requirements of the City's Zoning Code and the conditions of approval for PA-07-36. Furthermore, the license provides a convenience to customers without negatively impacting surrounding uses. The Type 42 license will have little or no effect on the operation of the business.

The Police Department has also reviewed the request and has no objections to issuance of the license. The finding of public convenience allows ABC to issue a Type 42 license to Ruin Bar.

LEE, MEL

Subject: FW: BXCR LLC - DbA: Ruin Bar - pending 42-565425 - 2930 Bristol St., Ste. A111, Costa Mesa, CA 92626-7949

From: Michael, Darlinda@ABC [mailto:Darlinda.Michael@abc.ca.gov]

Sent: Friday, February 26, 2016 3:46 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: FW: BXCR LLC - DbA: Ruin Bar - pending 42-565425 - 2930 Bristol St., Ste. A111, Costa Mesa, CA 92626-7949

Hello Mel:

My previous email stated the applied-for license type is a 41. That is an error. It is a type 42, On-Sale Beer and Wine Public Premises. There is also an outdoor patio?

Is a CUP required for this?

As this area is over-concentrated the governing body needs to provide a determination of PC or N.

Sincerely,

Darlinda Michael

605 W Santa Ana Blvd., Bld. 28, Ste. 369

Santa Ana, CA 92701

(714)558-4960

(714)683-4935 fax



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CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

December 16, 2015

The LAB, LP
Attn: Rhonda Lauer
709 Randolph Avenue
Costa Mesa, CA 92626

**RE: MINOR AMENDMENT TO PA-07-36 TO RELOCATE A WINE BAR FROM
SUITE A101-A TO SUITE A111
2930 BRISTOL STREET, COSTA MESA**

Dear Ms. Lauer:

The purpose of this letter is to verify conformance with the intent of the Zoning Code for a proposed outdoor patio at the above address.

On February 11, 2008, the City Planning Commission approved PA-07-36, a conditional use permit for a boutique wine bar/art gallery open past 11:00 p.m. within 200 feet of a residential zone at 2930 Bristol Street Suite A101A (1,267 square feet), and a minor conditional use permit to utilize off-site parking for The LAB at 708 Randolph Avenue.

Your request is to relocate the wine bar to Suite A111 (550 square feet), per the attached submitted business description. The proposal does not include live entertainment or dancing. Hours of operation are to remain the same, which is 11:00 a.m. to 2:00 a.m., seven days a week. Due to the smaller size of the proposed suite and compliance with all original conditions of approval, staff considers the proposal to be a minor amendment to the conditional use permit.

Based on the above, your proposal is approved subject to these following additional conditions of approval.

1. The use shall be limited to the type of operation described herein, in the attached staff report for PA-07-36, and in the attached business owner's description, i.e. a boutique beer and wine bar with no live entertainment. Any change in the operational characteristics including, but not limited to, hours of operation, sale of alcoholic beverages, or provision of live entertainment shall be subject to Planning Division review and may require an amendment to the Conditional Use Permit depending on the nature of the proposed change.

Please be advised that certain changes that affect hours of operation, provision of live entertainment, or sale of alcoholic beverages may require an amendment to the Conditional Use Permit, which could require a public hearing before the City Planning Commission.

Also note that this approval is strictly related to compliance with the conditions of approval for PA-07-36, attached. You would need to consult with Building Division staff regarding the Building Code requirements if any interior alterations to the building are proposed. Please contact Charles Chamoun at (714) 754-5614.

If you have any questions or comments, please contact me at (714) 754-5609, or chelsea.crager@costamesaca.gov.

Sincerely,


CHELSEA CRAGER
Assistant Planner

Attachment: Conditional Use Permit PA-07-36
Business Owner's Description
Site Plan

CITY OF COSTA MESA
Development Services Department
Post Office Box 1200
Costa Mesa, California 92628-1200

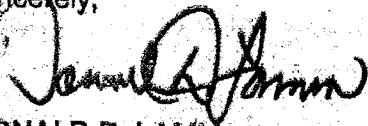
PROJECT NO: Planning Application PA-07-36
DATE: February 14, 2008

At its regular meeting of February 11, 2008, the Planning Commission recommended to approve Planning Application PA-07-36, by adoption of Planning Commission Resolution PC-08-14.

The applicant is requesting approval of a conditional use permit to allow sales of alcoholic beverages past 11:00 p.m., as well as live entertainment, within 200 feet of a residential zone, and a minor conditional user permit for off-site parking, for a proposed boutique wine bar/art gallery.

Should you have any questions concerning the enclosures or the Commissioner's decision, or should you wish to appeal the decision to the City Council, please contact project planner Mel Lee at (714) 754-5611.

Sincerely,



DONALD D. LAMM
Deputy City Manager-Development Services Director

CC:

File

Chris Bennett
LAB Holding, LLC
709 Randolph Street
Costa Mesa, California 92626

RESOLUTION NO. PC-08-14

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-07-36**

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

WHEREAS, an application was filed by Chris Bennett, authorized agent for LAB Holding, LLC, owner of real property located at 2930 Bristol Street, requesting approval of a conditional use permit to allow sales of alcoholic beverages past 11:00 p.m., and live entertainment, within 200 feet of a residential zone, and a minor conditional use permit for off-site parking, for a proposed boutique wine bar/art gallery; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 11, 2008;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-07-36 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-07-36 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" as well as with 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.

PASSED AND ADOPTED this 11th day of February, 2008.



Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
 2. 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.
 3. The project, as conditioned, is consistent with the General Plan.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the use is required to comply with the State Alcoholic Beverage Control (ABC) requirements and the City's recommended conditions of approval for the sale of alcoholic beverages. Although the subject property is within 200 feet of a residential zone, the tenant space is adjacent to the Bristol Street frontage, approximately 345 feet from the residential uses at the rear of the property, and the off-site parking on Randolph Avenue is separated from residential properties by other commercial properties. No activities, including live entertainment, will be conducted outside of the building. Granting the conditional use permit will not allow a use, density or intensity, which is not in accordance with the general plan designation for the property.
- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is substantially compatible with developments in the same general area. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, a previous conditional use permit for an off-site parking lot will ensure that there should be no parking shortages within the surrounding area. Granting the minor conditional use permit will not allow a use, density or intensity, which is not in accordance with the general plan designation for the property.
- D. 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 from CEQA under Section 15301 for Existing Facilities.
- E. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.
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STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on February 11, 2008, by the following votes:

AYES: COMMISSIONERS: HALL, FISLER, CLARK, EGAN, RIGHEIMER
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE



Secretary, Costa Mesa
Planning Commission

EXHIBIT "B"CONDITIONS OF APPROVAL

- Plng.
1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 2. The conditional use permit herein approved shall be valid until revoked. However, the conditional use permit shall expire at the end of one (1) year unless a business license is obtained and/or the business legally commences or the applicant applies for and is granted an extension of time. 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 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. Nothing in this condition shall exempt the applicant from complying with any time limits applied to any construction authorized by this application.
 3. 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.
 4. The conditions of approval and ordinance or code provisions of Planning Application PA-07-36 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 5. The use shall be limited to the type of operation described in this staff report. i.e., a boutique wine bar/art gallery with live entertainment in the form of a disc jockey providing background music and no outside activities. Any change in the operational characteristics including, but not limited to, hours of operation, sale of alcoholic beverages or provision of entertainment, will require approval of an amendment to the conditional use permit, subject to Planning Commission approval.
 6. The licensee shall not employ or use the services of any full- or part-time active or reserve peace officer currently employed by the City of Costa Mesa or any contiguous agency for security purposes.
 7. Hours of operation shall be limited to 11:00 a.m. to 2:00 a.m., seven days a week.
 8. Live entertainment shall only be permitted subject to City issuance of a "public entertainment permit." Contact Code Enforcement at (754-5623) for application information.
 9. Music or other entertainment shall not be audible beyond the area under the control of the licensee.
 10. Live music in the form of bands or musicians and dancing shall be prohibited.
 11. The maximum occupancy, as determined by provisions of the Uniform
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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.

12. There shall be no room or designated area reserved for the exclusive use of designated persons or "private club members."
 13. 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.
 14. There shall be no sales of alcoholic beverages for off-site consumption.
 15. The duration of the use shall not exceed the lease term for the off-site parking at 708 Randolph Avenue as stipulated in Conditional Use Permit PA-03-15. Proof that the lease includes this limitation shall be submitted to the Planning Division prior to the issuance of building permits or the business license.
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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. | <ol style="list-style-type: none"> 1. Approval of the planning application is valid for one (1) Year and will expire at the end of that period unless building permits for the construction authorized by the planning application are obtained and construction commences, or the applicant applies for and is granted an extension of time. A written request for an extension of time must be received by Planning staff prior to the expiration of the planning application. 2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. 3. Development shall comply with all requirements of Section 13-43 and Article 3, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to commercial development standards. 4. Use shall comply with all requirements of Section 13-49 of the Costa Mesa Municipal Code relating to restaurants within 200 feet of residentially-zoned properties. 5. Trash enclosures or other acceptable means of trash disposal shall be provided. Design of trash enclosures shall conform with City standards. Standard drawings are available from the Planning Division. 6. Outside security lighting shall be provided under the direction and upon the recommendation of the development services department and/or the police department. 7. All exits shall be clearly marked with "EXIT" signs. 8. All conditions of the California Alcoholic Beverage Control Board shall be complied with. 9. All exterior lighting shall be shielded and/or directed away from residential areas. 10. Trash facilities shall be screened from view and designed and located appropriately to minimize potential noise and odor impacts to residential areas. 11. Truck deliveries shall not occur between 8:00 p.m. and 7:00 a.m. 12. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division. |
| Bus.
Lic. | <ol style="list-style-type: none"> 13. 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. |
| Bldg. | <ol style="list-style-type: none"> 14. Comply with the requirements of the Uniform Building Code as to design and construction and CCR Title 24 pertaining to "Disabled |
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Access Regulations". NOTE: If plans are submitted after January 1, 2008, compliance with the 2007 C.B.C. based on the 2006 I.B.C. shall be required.

- Eng. 15. Provide valid code compliant means of egress per C.B.C.
- Eng. 16. A Construction Access Permit and deposit of \$710.00 will be required by City of Costa Mesa Engineering Division, prior to start of any on- or off-site work necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
- Fire. 17. Means of egress shall comply with Building Code requirements.

SPECIAL DISTRICT REQUIREMENTS

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

- Sani. 1. It is recommended that the developer contact the Costa Mesa Sanitary District at 949.645.8400 for current district requirements.
 - AQMD 4. Applicant shall contact the Air Quality Management District 800.288.7664 for potential additional conditions of development or for additional permits required by the district.
 - State 5. 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.
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PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 11, 2008

VI. 2
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-07-36
2930 BRISTOL STREET, SUITE A101-A, AND 708 RANDOLPH AVENUE

DATE: JANUARY 31, 2008

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER
(714) 754-5611

PROJECT DESCRIPTION

The applicant is requesting approval of a conditional use permit to allow sales of alcoholic beverages past 11:00 p.m., as well as live entertainment, within 200 feet of a residential zone, and a minor conditional use permit for off-site parking, for a proposed boutique wine bar/art gallery.

APPLICANT

The applicant is Chris Bennett, authorized agent for LAB Holding LLC, the owner of the property.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

MEL LEE, AICP
Senior Planner

KIMBERLY BRANDT, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 2930 Bristol Street, Suite A101-A Application: PA-07-36
708 Randolph Avenue
Request: Conditional use permit to allow sales of alcoholic beverages past 11:00 p.m., as well as live entertainment, within 200 feet of a residential zone, and a minor conditional use permit for off-site parking, for a proposed boutique wine bar/art gallery.

SUBJECT PROPERTY:

Zone: C2 (2930 Bristol Street) &
CL (708 Randolph Avenue)

General Plan: General Commercial

Lot Dimensions: N/A

Lot Area: N/A

Existing Development: Retail commercial center and parking

SURROUNDING PROPERTY:

North: C2, commercial uses

South: (Acr. Randolph) C2, commercial uses

East: PDR-HD, residential uses

West: (Acr. Bristol) C1 & C2, commercial uses

DEVELOPMENT STANDARD COMPARISON

Development Standard

Required/Allowed

Proposed/Provided

<u>Parking</u>		
Standard	169	197 (1)
Handicapped	6	8
TOTAL:	175 Spaces (2)	205 Spaces (3)

(1) Includes legal nonconforming compact parking spaces.

(2) Includes proposed wine bar - based on shared parking requirements.

(3) Provided parking includes adjacent off-site parking lot on Randolph Avenue.

CEQA Status Exempt, Class 1 (Existing Facilities)

Final Action Planning Commission

BACKGROUND

On November 10, 2003, Planning Commission approved a conditional use permit (PA-03-36) for a restaurant serving alcoholic beverages past 11:00 p.m. within 200 feet of a residential zone for The LAB (Zipangu); also included was a minor conditional use permit to allow off-site parking for the restaurant, as required under Conditional Use Permit PA-03-15 which allows overflow parking at 708 Randolph Avenue for uses at The LAB (see staff report discussion below).

This item was continued from the January 28, 2008 Planning Commission meeting so it could be re-noticed to include the minor conditional use permit for the off-site parking at 708 Randolph Avenue.

ANALYSIS

The applicant is proposing to operate an art gallery with a wine boutique/lounge. Hours of operation are proposed to be 11:00 a.m. to 2:00 a.m., 7 days a week. The request includes the following:

- A conditional use permit for on-site sale of alcoholic beverages past 11:00 p.m. (2:00 a.m. is proposed) and live entertainment (in the form of a disc jockey) within 200 feet of a residential zone; and
- A minor conditional use permit to utilize the off-site parking lot for The LAB at 708 Randolph Avenue.

Sale of Alcoholic Beverages and Live Entertainment

The applicant is proposing to provide bar service with a beer and wine alcoholic beverage control (ABC) license in conjunction with the art gallery. If approved, the applicant would be required to comply with State law requirements and the City's recommended conditions of approval. The applicant is also proposing live entertainment in the form of a disc jockey for background music. No live music or dancing is proposed. No activities will be conducted outside of the building.

Based on the applicant's description and the recommended conditions of approval, staff does not have a concern with the applicant's request. Although the subject property is within 200 feet of a residential zone, the tenant space is adjacent to the Bristol Street frontage, approximately 345 feet from the residential uses at the rear of the property. Additionally, the off-site parking on Randolph Avenue is separated from the residences by other commercial properties.

Off-Site Parking

As indicated earlier, a conditional use permit (PA-03-15) was approved for off-site parking for The LAB at 708 Randolph Avenue. One of the conditions of approval required processing of a minor conditional use permit whenever a new use would need to use the parking in the off-site lot. Per code, 175 parking spaces are required for The LAB, including the proposed use; 154 on-site parking spaces are provided. As a result, the

new use is required to have access to the 51 off-site parking spaces at 708 Randolph Avenue.

The use of the off-site parking lot is under a 10-year lease which expires in 2013. Per the conditions of approval for PA-03-15 (a copy of which is attached to this report), if the lease for the parking lot expires, and the wine bar is still in operation, the use must terminate. The wine bar's lease is also required to contain a provision notifying future business owners of this restriction.

GENERAL PLAN CONFORMITY

The use is permitted in the C2 zone, with a conditional use permit and is, therefore, consistent with the General Plan.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the use as proposed by the applicant; or
2. Deny the use as proposed. If the use is denied, the applicant could not submit substantially the same type of application for six months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.

CONCLUSION

It is staff's opinion that, based on the recommended modifications and conditions, the use will not create any adverse impacts on surrounding properties. Therefore, staff supports the request.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Applicant's Project Description
 Resolution for PA-03-15
 Zoning/Location Map
 Plans

cc: Deputy City Manager - Dev. Svs. Director
 Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Chris Bennett
LAB Holding, LLC
709 Randolph Street
Costa Mesa, CA 92626

File: 021108PA0736	Date: 013108	Time: 9:30 a.m.
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December 2, 2015

Ms. Chelsea Crager
City of Costa Mesa
77 Fair Drive, Second Floor
Costa Mesa, California 92626

Re: Administrative Zoning Application for PA-07-36
Revise address at The LAB, Costa Mesa, California

Dear Chelsea,

This letter is to outline our request for an administrative change to the Planning Application #PA-07-36 regarding the address used. Currently the address associated with the CUP is 2930 Bristol Street, Costa Mesa, California and per one of the conditions of approval the suite number assigned is A101B. It is our desire to have the suite number be re-assigned to Suite A111; which is a smaller square footage space.

Shaheen Sadeghi would like to open a beer and wine bar in suite A111. The bar would be a small local community establishment serving specialty boutique wines and craft beers. The purpose of this bar would be for the gathering of locals to enjoy the innovative and unique operation as well as receive wine education, which can be delivered in a location owned by Shaheen himself.

Thank you for your attention to this revision to the approved CUP. Should you have any further questions or require additional information, please feel free to contact me via email at rhonda@cmcoc.net.

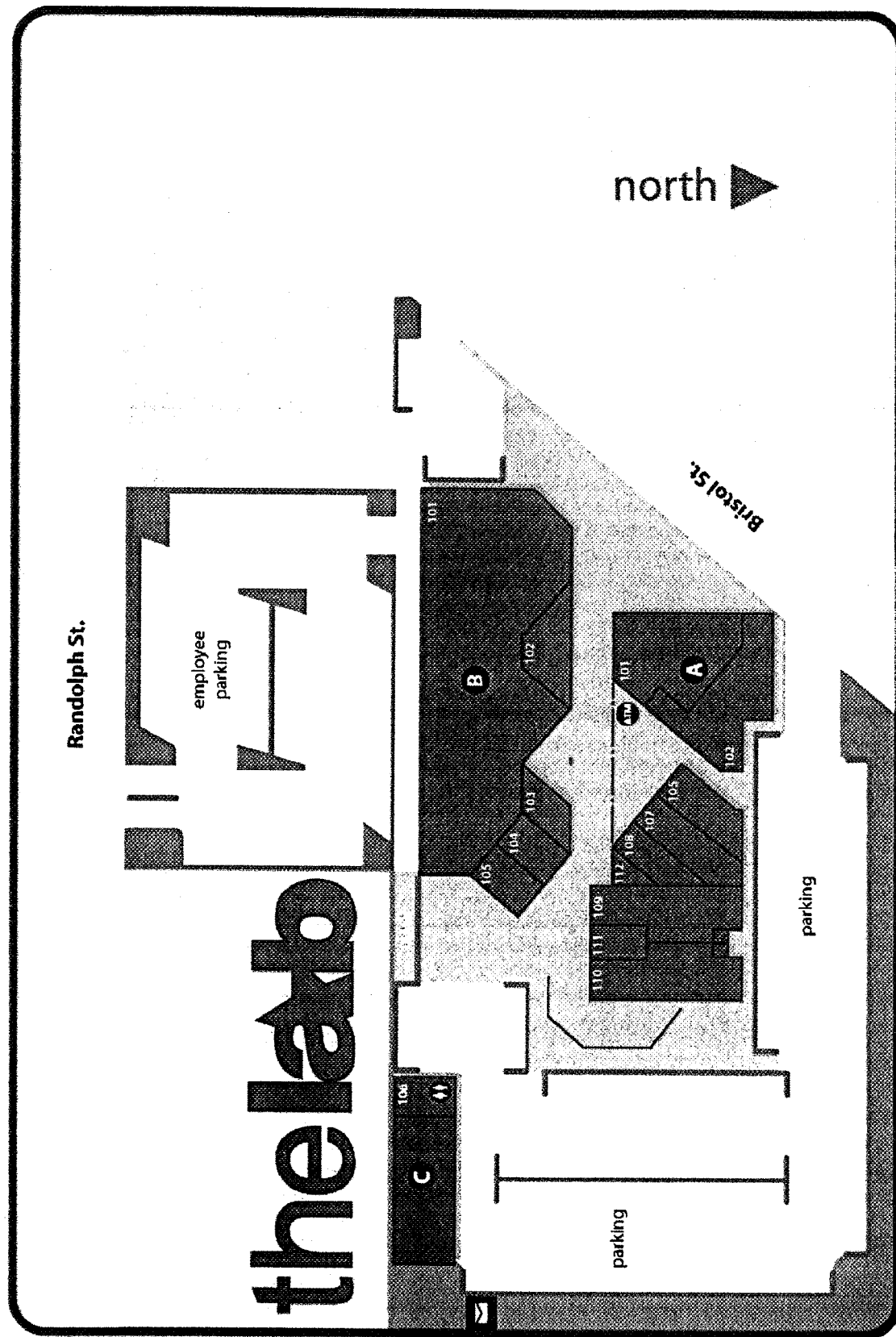
Sincerely,



Rhonda Lauer, RPA
Real Estate Manager

/rll
Enclosure

**COMMUNITY
MANAGEMENT
CORPORATION**



The LAB | 2930 Bristol Street Costa Mesa, CA 92626

714.966.6661 www.thelab.com