City of Costa Mesa
Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION

CC: TOM HATCH, BARRY CURTIS, AND JENNIFER LE

FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR

DATE: NOVEMBER 9, 2018

SUBJECT: ZONING ADMINISTRATOR DECISION(S)

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.

PA-14-32 A2 **729 FARAD STREET, 1635 OHMS WAY, AND 777 WEST 16TH STREET**

Minor Conditional Use Permit for second amendment to Conditional Use Permit PA-14-32 requesting the following: 1) increase the capacity of patrons to 299 using the current on-site parking and additional off-site valet located at 1635 Ohms Way and 777 W. 16th Street and a shuttle plan; 2) increase daytime hours of operation, using the museum's on-site parking and shuttle service to include morning hours starting at 8 AM and increase evening hours of operation to 2 AM to for indoor and outdoor events.

Approved, subject to conditions.

Comments received: 41 in favor and 3 in opposition.

ASHABI, MINOO

From: Renee Walter <reneemwalter@yahoo.com>
Sent: Wednesday, November 07, 2018 6:32 PM
To: ASHABI, MINOO
Subject: Westside Museum

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Renee

ASHABI, MINOO

From: Stefan Jeremias <stefanjeremias@gmail.com>
Sent: Wednesday, November 07, 2018 10:54 PM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Westside Museum

Hello Minoo,

As a Westside resident, property and business owner I am **in strong support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking and will continue to improve the quality of life for residents and visitors alike.**

Sincerely,
Stefan Jeremias
2017 Placentia Avenue
Costa Mesa, Ca 92627

ASHABI, MINOO

From: Scott Richards <slightlychoppy@gmail.com>
Sent: Thursday, November 08, 2018 5:47 AM
To: ASHABI, MINOO
Cc: Clay Peterson
Subject: Favor of Westside Museum and the Creative Community

Dear Minoo Ashabi...

Thank you for this opportunity to reach out and share something very important to myself, my career and the future of my kids.

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,
Scott Richards
Creative Director

Sent from my iPhone

ASHABI, MINOO

From: Samantha Chagollan <samchagollan@gmail.com>
Sent: Thursday, November 08, 2018 8:02 AM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Supporting the Westside Museum expansion

Hello,

I want to express my full support for the growth and expansion of the Westside Museum.

As a long-time resident of Costa Mesa, I love that the Westside Museum offers us a totally unique experience that brings artists and neighbors together to support each other.

By increasing the Westside Museum's capacity, hours and scope pf services, I hope the Westside Museum can continue to offer valuable cultural events and experiences for all of us.

I know so many local artists and families who love the Westside Museum, including me; please support their expansion.

Sincerely,
Samantha Chagollan
samchagollan@gmail.com
714-651-6458

ASHABI, MINOO

From: Nicolas Gonzalez <bassgonzo@sbcglobal.net>
Sent: Thursday, November 08, 2018 9:57 AM
To: ASHABI, MINOO
Cc: Clayton Peterson
Subject: Support for the Westside museum

To Minoo Ashabi,

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Nic Gonzalez
559-240-3153 cell/text

ASHABI, MINOO

From: Ross Schwartz <ross.p.schwartz@gmail.com>
Sent: Thursday, November 08, 2018 10:17 AM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Westside Museum

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,
Ross Schwartz

ASHABI, MINOO

From: #VESTALVILLAGE @vestalwatch ::: theVILLAGE <thevillage@vestalwatch.com>
Sent: Thursday, November 08, 2018 1:27 PM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Westside Museum

We are in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Vestal Watch Company

Ross Schwartz // Events Manager
Vestal International, Inc.© 2018
VestalWatch.com VestalVillage.com @vestalwatch

ASHABI, MINOO

From: Melissa Brown <melissa@mat3photo.com>
Sent: Thursday, November 08, 2018 2:22 PM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Westside Museum - Support

To Whom It May Concern,

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Melissa Brown

Mat3.photography
hello@mat3photo.com | www.mat3photo.com
949-887-3913 @mat3.photography

ASHABI, MINOO

From: James Iansiti <art2usa@hotmail.com>
Sent: Thursday, November 08, 2018 2:44 PM
To: ASHABI, MINOO
Subject: The Westside Museum

Hello!

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

James Iansiti

ASHABI, MINOO

From: M.J. Harris <mh@apertureps.com>
Sent: Thursday, November 08, 2018 3:04 PM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Westside Museum

Dear Ms. Ashabi:

I am a long time local resident and business owner here in Costa Mesa, and I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Michael Harris

Michael J. Harris, Managing Partner
Aperture Payment Solutions
(949) 500-5033 / (504) 644-7275
mh@apertureps.com
24-Hour Customer Service: (800) 554-4777
apertureps.com

ASHABI, MINOO

From: Raul ::: @vestalwatch <raul@vestalwatch.com>
Sent: Thursday, November 08, 2018 3:06 PM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Westside Museum expansion

Dear, Minoo Ashabi

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Raul

RAUL MONTOYA JR.
Brand Development Manager
949 929 5816

ASHABI, MINOO

From: mayumi akin <soba.studio.ca@gmail.com>
Sent: Thursday, November 08, 2018 7:54 PM
To: clay@westsidemuseum.com; ASHABI, MINOO
Subject: Westside Museum

Dear Minoo Ashabi, City of Costa Mesa

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Mayumi Akin

ASHABI, MINOO

From: robert guy <guycorpoffice@gmail.com>
Sent: Wednesday, November 07, 2018 11:19 AM
To: ASHABI, MINOO
Cc: Clay@westsidemuseum.com
Subject: Westside Museum

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Robert Guy

Robert Guy +1 949 230-0787
Guycorp® Office guycorpoffice@gmail.com

ASHABI, MINOO

From: Hannah Bueno <hannah.bueno@yahoo.com>
Sent: Wednesday, November 07, 2018 3:14 PM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Support for Westside museum

Hi,
I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Hannah Bueno
(949) 285-2731

Sent from my iPhone

ASHABI, MINOO

From: Enrique Cruzalegui <ejcruzalegui@gmail.com>
Sent: Wednesday, November 07, 2018 1:49 PM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Attn: Minoo Ashabi, City of Costa Mesa

Attn: Minoo Ashabi, City of Costa Mesa

Dear Principal Planner Ashabi,

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

In fact, I hope that the city will consider and make room for even more small business, creative-driven, experience-oriented venues like this throughout the Westside as it continues to expand."

Do the same this week, before Thursday if you feel the same. I think it's the kind of place we need more of.

Regards,
Enrique Cruzalegui

ASHABI, MINOO

From: Molly Croteau <mmmharper@gmail.com>
Sent: Wednesday, November 07, 2018 1:54 PM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Westside Museum Expansion

Minoo Ashabi, City of Costa Mesa

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multi-functional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the west side of Costa Mesa has been lacking for many years and is now very lucky to have.

Personally, I have had the opportunity to grow my own Costa Mesa small business, connect with other local business owners, and get to know my local community and neighbors through the services and events that the Westside Museum provides. I am so thankful for everything that the Westside Museum currently is, and I am so excited to see how much more we can all do together through this invaluable resource to keep promoting, creating, and building community in Costa Mesa.

Sincerely,
Molly Croteau

ASHABI, MINOO

From: Kyle Kennelly <kyle@daydreamsurfshop.com>
Sent: Wednesday, November 07, 2018 2:17 PM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Support the Westside Museum

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,
Kyle Kennelly
(Costa Mesa Resident and Business Owner)

ASHABI, MINOO

From: Daydream Surf Shop <hello@daydreamsurfshop.com>
Sent: Wednesday, November 07, 2018 2:17 PM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Please Keep the Westside Cool!!!!

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,
Penelope

@daydreamsurfshop
daydreamsurfshop.com

ASHABI, MINOO

From: shelby porter <shelbyleeporter@gmail.com>
Sent: Wednesday, November 07, 2018 11:43 AM
To: ASHABI, MINOO
Cc: Clayton Peterson
Subject: Westside Museum Expansion

Hi Minoo,
It recently came to my attention that the there is some growth and expansion going on at the Westside Museum and I am reaching out to communicate that I am in full support of this!

My husband and I got married at the Westside Museum in June of 2018 and this location holds a special place in our hearts. It was a spectacular venue location and it was comforting to have a spot close to home where we could celebrate our special occasion.

Additionally, through connections that I have made while attending the Westside Museum's Marketplace, I was inspired to launched my own small business in Orange County.

Both of these huge life events wouldn't has been possible or nearly as rewarding without the Westside Museum. As such, I strongly believe that by allowing the Museum's capacity, hours of operations, and scope of services, the Museum can continue to to provide a unique multifunction space that will greatly enhance the Costa Mesa community.

Sincerely,
--

Shelby Lee Porter, CPA, MBT

shelbyleeporter@gmail.com

(949) 351-9268

ASHABI, MINOO

From: Alex Antonescu <alexantonescu14@gmail.com>
Sent: Wednesday, November 07, 2018 12:05 PM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Support

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Alex Antonescu

ASHABI, MINOO

From: Dave Silva <d5design@earthlink.net>
Sent: Wednesday, November 07, 2018 11:13 AM
To: ASHABI, MINOO
Cc: Clayton Peterson
Subject: I am in support of the growth and expansion of the Westside Museum

Importance: High

Dear Minoo Ashabi, City of Costa Mesa,

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

-Dave Silva

w: www.d5designed.com
e: d5design@earthlink.net
p: 714-376-9247

ASHABI, MINOO

From: Jay Walter <JWalter@jlwalt.com>
Sent: Wednesday, November 07, 2018 10:49 AM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Westside Museum

Minoo,

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Jay Walter

ASHABI, MINOO

From: Lauren Merenda <lo@loveoutloudjewelry.com>
Sent: Wednesday, November 07, 2018 9:39 AM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: I support Westside Museum Costa Mesa expansion

Hi Minoo Ashabi,

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Lauren Merenda

Sent from my iPhone

ASHABI, MINOO

From: Jorge Hidalgo <jorge@librespirits.com>
Sent: Wednesday, November 07, 2018 9:22 AM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: The Westside Museum

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,
Jorge Hidalgo
949-500-4334

ASHABI, MINOO

From: Aleman, DJ (Hurley) <DJ_Aleman@hurley.com>
Sent: Wednesday, November 07, 2018 9:28 AM
To: ASHABI, MINOO
Cc: Clayton Peterson
Subject: Westside Museum

Hello Minoo,
I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Clay is also a pillar of Costa Mesa, his love and support of this city is unparalleled.

Kind Regards,
'DJ' Demetrio Aleman III

HURLEY INTL.
1945 Placentia Ave.
Costa Mesa, Ca 92627
Director Product Development

ASHABI, MINOO

From: Jessie Akroush <jessiea48@yahoo.com>
Sent: Wednesday, November 07, 2018 9:06 AM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Westside Museum

Hello,

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Jessie Akroush

ASHABI, MINOO

From: Karen Stretch-Fletcher <karenlstretch@gmail.com>
Sent: Tuesday, November 06, 2018 12:17 PM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Support for Westside Museum

Good afternoon,

I support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multi-functional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Best Regards,

Karen L. Stretch

ASHABI, MINOO

From: Matthew Fletcher <mfletcher@nookrealestate.com>
Sent: Tuesday, November 06, 2018 12:26 PM
To: ASHABI, MINOO; clayton Peterson
Subject: SUPPORTING The Westside Museum

Dear Minoo

As a 39 year Costa Mesa resident, I've watched the city evolve from Newport's awkward step-sibling to a veritable force of culture and business. After traveling the world and considering laying down roots elsewhere, I chose Costa Mesa. For the past 16 years I have lived in the Westside, an area that was for too long largely neglected by businesses and many homeowners, for that matter. With the Boathouse Collective and now The Westside Museum, Clayton Peterson and his team have added so much of what was lacking on this side of town: food, culture, music, and art. As a Realtor I sell homes all over Orange County, but it's when I'm showing homes in Costa Mesa that I take the most pride and excitement crossing Newport Blvd to show off all of the great things going on on the Westside. I get to open peoples' eyes to otherwise hidden gems like The Westside Museum, where families from all walks of life can host an event, visit a craft market, watch a dance recital, see a play, or maybe see something they never thought they'd see outside of New York or LA. With so many new homeowners living just a block away, it's visionaries like Clayton and businesses like The Westside Museum that we need to embrace, support, and encourage to the utmost of our abilities.

I strongly recommend The Westside Museum be approved to expand their hours of operation, capacity, and scope of events to allow this creative team to bring us all more great reasons to call Costa Mesa home.

Thank you,
Matthew

MATTHEW FLETCHER
Broker Associate

949/677/3618 | mfletcher@nookrealestate.com
CalRE 01865400 | nookrealestate.com
matthewfletcherhomes.com
Search With Style™ | Sell With Style™

nook® real estate

as seen on: Forbes | dwell | CURBED

ASHABI, MINOO

From: wisp ceramics <wisp.ceramics@gmail.com>
Sent: Wednesday, November 07, 2018 7:16 AM
To: ASHABI, MINOO
Subject: Westside Museum Expansion

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Kat West
wispceramics.com
instagram.com/wisp.ceramics/

ASHABI, MINOO

From: Ivy Lauren <cerveaushop@yahoo.com>
Sent: Wednesday, November 07, 2018 7:19 AM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Westside Museum Expansion

Dear Minoo Ashabi,
I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Regards,
Ivy Griggs

Sent from Yahoo Mail for iPhone

ASHABI, MINOO

From: Brad Zell <Brad.Zell@qsc.com>
Sent: Wednesday, November 07, 2018 7:22 AM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Expansion of the Westside Museum

Dear Minoo Ashabi,

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,
Brad Zell

Brad Zell

Senior Marketing Manager and Artist Relations, Live Sound

Mobile: 714.454.0345
Direct: 714.668.7240
Toll Free: 800.854.4079
Fax: 714.754.6916

Skype: qscbradzell
Website: qsc.com

QSC, LLC
1675 MacArthur Blvd.
Costa Mesa, CA 92626

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ASHABI, MINOO

From: Jason Stanson <js@grnwtr.com>
Sent: Tuesday, November 06, 2018 4:49 PM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Westside Mueum

Dear City Planner Ashabi -

I am writing to express my full support of the proposed growth and expansion plan of the Westside Museum in Costa Mesa.

It is clear to me that by increasing the Westside Museum's capacity and hours of operations, the business principals and the property can continue to provide amazing cultural events and gatherings. As a local resident, I have been there a number of times with my wife and friends and it is always an interesting and stimulating place. In short, it is additive to the community in which we live. With expanded capacity and hours, more people will be able to enjoy and experience what the property and proprietors have to offer.

I would like to respectfully request that you do all you can to help this effort move forward. Thank you!

With sincere thanks and best regards,
Jason Stanson

--

Jason Stanson | GreenWater Holdings LLC
www.greenwaterholdings.com | www.grnwtr.com

ASHABI, MINOO

From: Todd Bousman <todd@bouhaus.com>
Sent: Wednesday, November 07, 2018 6:55 AM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Westside Museum

Hello Minoo Ashabi and City of Costa Mesa,

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa and the City as a whole has been lacking for many years and is now very lucky to have. Let's give our residents another reason to stay in town.

Sincerely,

Todd Bousman

TODD BOUSMAN
Your Coastal Modern Expert

949/533/8633 | todd@bouHAUS.com
bouHAUS.com | nookrealestate.com
Search With Style™ | Sell With Style™

bouHAUS coastal modern living
nook real estate

as seen on
Forbes | dwell | CURBED

REALTOR® | CalRE 01505371

ASHABI, MINOO

From: Andrea Luna-Reece <lunareece@gmail.com>
Sent: Wednesday, November 07, 2018 6:22 AM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Westside Museum Expansion

Minoo Ashabi, City of Costa Mesa MINOO.ASHABI@costamesaca.gov

Dear Minoo Ashabi,

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Andrea Luna Reece

--

Andrea Luna Reece
Luna Reece Ceramics
714-296-2980, lunareece@gmail.com
www.lunareece.com

ASHABI, MINOO

From: Allison Walter <allisonnwalter@gmail.com>
Sent: Wednesday, November 07, 2018 5:36 AM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: Growth + Expansion of the Westside Museum

Hello,

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Allison N. Walter

ASHABI, MINOO

From: gayle newman jarrett <modernwisetalk@gmail.com>
Sent: Wednesday, November 07, 2018 7:43 AM
To: ASHABI, MINOO
Cc: Clay Peterson
Subject: Westside museum zoning

Dear
Minoo Ashabi, City of Costa Mesa

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. Westside is building a community that supports the sustainable shop small movement in an unique way no one else currently does.

I feel the Westside Museum offers Orange County residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Gayle Jarrett

Sent from my iPhone

ASHABI, MINOO

From: Alison Siglin <asiglin@Volcom.com>
Sent: Wednesday, November 07, 2018 7:37 AM
To: ASHABI, MINOO
Cc: 'Clayton Peterson'
Subject: The Westside Museum

Hi Minoo,

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,
Alison Siglin

Alison Siglin I North American Sales Coordinator
VOLCOM I 1740 Monrovia Ave. Costa Mesa, CA 92627 I ph: 949.999.6273

VOLCOM
TRUE TO THIS

ASHABI, MINOO

From: LovinLife Multimedia <antonio@lovinlife.ca>
Sent: Wednesday, November 07, 2018 8:16 AM
To: ASHABI, MINOO
Cc: clay@westsidemuseum.com
Subject: WESTSIDE MUSEUM

Dearest Minoo,

Through his direction, diligent hard work, and genuine spirit, Mr. Clay Peterson has facilitated a forum of expression, creativity, and social cohesion as a business owner. I am in support of the growth and expansion of his Westside Museum project. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum is a wonderful venue, and that anything Clay envisions to become at this facility will enrich, educate, and entertain those who attend.

Respectfully,

Antonio Pullano, MBA
Director of Photography
LOVINLIFE MULTIMEDIA
855.858.0808 (Int'l)
949.903.5672 (M)

ASHABI, MINOO

From: Sarah Mack <sarahmackphoto@gmail.com>
Sent: Wednesday, November 07, 2018 8:19 AM
To: ASHABI, MINOO
Cc: Clayton Peterson
Subject: Expansion of Westside Museum

Hello Minoo,

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Sarah Mack

--

Sarah Mack Photo
Sarah Mack, Owner
p: 443.783.1768 | e: info@sarahmackphoto.com | w: www.sarahmackphoto.com

Like us on Facebook

ASHABI, MINOO

From: Edith Jimenez <califasvelaco@gmail.com>
Sent: Wednesday, November 07, 2018 8:16 AM
To: ASHABI, MINOO
Cc: Clayton Peterson
Subject: Westside Museum

Hello,

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,

Edith Jimenez
Califas Vela Co.

ASHABI, MINOO

From: Ken Jones <kenjonesgraphics@yahoo.com>
Sent: Wednesday, November 07, 2018 9:06 AM
To: ASHABI, MINOO; clay@westsidemuseum.com
Subject: Westside

I am in support of the growth and expansion of the Westside Museum. I believe that by increasing the Westside Museum's capacity, hours of operations, and scope of services, the Westside Museum can continue to provide multifunctional and culture-enhancing gatherings at this unique space. I feel the Westside Museum offers residents something the Westside of Costa Mesa has been lacking for many years and is now very lucky to have.

Sincerely,
Ken Jones

Received
City of Costa Mesa
Development Services Department

NOV 06 2018

Costa Mesa Zoning Administrator
Regarding Application # PA-14-32 A2
11/05/2018

Second amendment to CUP PA-14-32

As an immediate resident to 729 Farad St and sister property The Boathouse Collective at 1640 Pomona Ave, Mesa Business Center at 711 W 17th St is an industrial condominium complex with 90+ units.

Our biggest concerns are parking and traffic. While both properties have CUP's which require valet parking. Valet parking is not always offered and many people opt out of valet and self-park on the street or illegally on our property. When booking an event via the Westside Museum web site "Valet Parking" is listed as an option, not a requirement. Of additional concern is that 15 of the onsite parking spaces have been shortened by several feet by the installation of landscaping and railroad ties.

Food, beverage and other delivery trucks continue to double park on Pomona and Farad or park in the red zone in violation of the CUP. These large trucks make navigation of the narrow streets more dangerous and their large profile diminishes sight lines necessary to avoid vehicle collisions especially at the intersection of Pomona and Farad and Ohms Way and Farad. It's also hazardous to pedestrian and bicycle traffic including students walking home and school busses that off load in the neighborhood.

Several live/work complexes being completed in the immediate vicinity will add to this traffic and guest parking issue. Most of the mitigation will be left for us, existing property owners, to bare. Increasing signage, erecting gates, hiring patrols, towing illegally parked vehicles and post event cleanup are all added problems that we are left to deal with at our own time and expense.

Now the Applicant is asking for larger events and increased duration (until 2AM) by offering offsite parking with an ambiguous "shuttle plan"? The City of Costa Mesa, the planning commission, and the Costa Mesa Zoning Administrator owe it to the 100+ surrounding property owners, many that have been present since the late 70's and early 80's (that's 40 years) to limit these two businesses to the terms of the original CUP until the applicant can be a good neighbor and abide by the original terms. Instead of being a good neighbor the "Westside Museum" and "Boathouse Collective" continue to generate continual and multiple documented complaints with code enforcement. Delivery violations, outdoor food preparation, illegally parked vehicles and failure to obey the parking plan outlined in the CUP for 729 Farad in violation of the fire department recommendations for safety. Please contact Winston Karuga at code enforcement and audit the online complaints filed using the Costa Mesa mobile phone app regarding these violations, they are documented.

Please visit the applicants own venue web site. They are currently permitted to hold events from noon until 11PM M-Sat yet on every second Sunday there is a "Westside Market" from 11AM to 5PM. A time period when only "member meetings and special events with approximately four major special events per year are proposed" as per the current CUP. I see 12 major events with a starting time earlier then the noon opening time allowed in the 1st amendment to the CUP.

Regards,

Charles Rollins
711 W 17th St
Costa Mesa, CA 92627

ASHABI, MINOO

Subject: FW: Application PA-14-32-A2 The Westside Museum
Attachments: Official Public Notice Back David Purcell.pdf; Official Public Notice Front David Purcell.pdf

From: David Purcell [mailto:depurcell55@gmail.com]
Sent: Saturday, November 03, 2018 8:37 AM
To: PLANNING COMMISSION <PLANNINGCOMMISSION@ci.costa-mesa.ca.us>
Subject: Application PA-14-32-A2 The Westside Museum

David Purcell 939-83-012 Regarding Application PA-14-32-A2 The Westside Museum on 729 Farad Street Costa Mesa Decision Date Nov 8 2018

I had no qualms with the "original" conditional-use permit PA-14-32. The old adage of give them an inch and they will take a mile is true with the amendment they are proposing.

I am against increasing the capacity of patrons to 299. I am very much against increasing evening hours to 2:00 AM for indoor and outdoor "events." This is a night club, pure and simple.

$800,000, three-story residential homes have already been built on Pomona facing Farad Street. A 2:00 AM night club closing is certainly not compatible in this up-and-coming, already-constructed residential neighborhood. It is not good for my property at 711 West 17th Street either. People will be parking in my parking lot. The noise and the parking will not be good for any residence or business around the night club. Also, I think the Costa Mesa Police Department already has enough on their hands at 2:00 AM.

Please do not approve these changes. See attachments.

City of Costa Mesa
P.O. Box 1200
Costa Mesa, CA 92628-1200

Hasler
10/26/2018
US POSTAGE
FIRST-CLASS MAIL
$00.47⁰

ZIP 92626
011D11638932

For more information, call (714) 754-5245, or visit the Planning Division on the Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday, except specified holidays.

939-83-012
DAVID E PURCELL
615 POWELL PL
NEWPORT BEACH CA 92663

OFFICIAL PUBLIC NOTICE

10/25

ASHABI, MINOO

Subject: FW: CUP Proposed Amendment 729 Farad St PA-14-32

From: Charles Rollins [mailto:sblanket@pacbell.net]
Sent: Monday, November 05, 2018 7:27 PM
To: PLANNING COMMISSION <PLANNINGCOMMISSION@ci.costa-mesa.ca.us>
Subject: CUP Proposed Amendment 729 Farad St PA-14-32

I would like to file the following under Public Comment in advance of the decision date of November 8, 2018

Costa Mesa Zoning Administrator
Regarding Application # PA-14-32 A2
11/05/2018

Second amendment to CUP PA-14-32

As an immediate resident to 729 Farad St and sister property The Boathouse Collective at 1640 Pomona Ave, Mesa Business Center at 711 W 17th St is an industrial condominium complex with 90+ units.

Our biggest concerns are parking and traffic. While both properties have CUP' s which require valet parking. Valet parking is not always offered and many people opt out of valet and self-park on the street or illegally on our property. 15 of the on site parking spaces have been shortened by several feet by the installation of landscaping and railroad ties.

Food, beverage and other delivery trucks continue to double park on Pomona and Farad in violation of the CUP. These large trucks make navigation of the narrow streets more dangerous and their large profile diminishes sight lines necessary to avoid vehicle collisions especially at the intersection of Pomona and Farad and Ohms Way and Farad. It' s also hazardous to pedestrian and bicycle traffic including students walking home and school buses that off load in the neighborhood.

Several live/work complexes being completed in the immediate vicinity will add to this traffic and guest parking issue. Most of the mitigation will be for us, existing property owners, to bare. Increasing signage, erecting gates, hiring patrols, towing illegally parked vehicles and post event cleanup are all added problems that we are left to deal with at our own time and expense.

Now the Applicant is asking for larger events and increased duration (until 2AM) by offering offsite parking with an ambiguous "shuttle plan" ? The City of Costa Mesa, the

planning commission, and the Costa Mesa Zoning Administrator owe it to the 100+ surrounding property owners, many that have been present since the late 70' s and early 80 ' s (that' s 40 years) to limit these two businesses to the terms of the original CUP until the applicant can be a good neighbor and abide by the original terms. Instead of being a good neighbor the "Westside Museum" and "Boathouse Collective" continue to generate continual and multiple documented complaints with code enforcement. Delivery violations, outdoor food preparation, illegally parked vehicles and failure to obey the parking plan outlined in the CUP for 729 Farad in violation of the fire department recommendations for safety. Please contact Winston Karuga at code enforcement and audit the online complaints filed using the Costa Mesa mobile phone app regarding these violations, they are documented.

Please visit the applicants own venue web site. When booking an event their online form makes valet parking an option. Also, they are currently permitted to hold events from noon until 11PM M-Sat. Yet according to their web site, on every second Sunday there is a "Westside Market" from 11AM to 5PM. A time period when only "member meetings and special events with approximately four major special events per year are proposed" as per the current CUP. They are advertising 12 major events with a starting time earlier then the noon opening time allowed in the 1st amendment to the CUP. westside market

westside market

Regards,

Charles Rollins
711 W 17th St
Costa Mesa, CA 92627
949-722-1084

CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

November 9, 2018

Clayton Peterson
729 Farad Street
Costa Mesa, CA 92627

RE: CONDITIONAL USE PERMIT PA-14-32A2
SECOND AMENDMENT TO ALLOW FOR AN ENTERTAINMENT VENUE
729 FARAD AVENUE

Dear Mr. Peterson:

City staff's review of your zoning application for the above-referenced project is complete. 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 November 15, 2018, 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, Minoo Ashabi, at 714.754.5610, or at minoo.ashabi@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments:
- Project Description
- Findings
- Conditions of Approval, Code Requirements, and Special District Requirements
- Approved Conceptual Plans

cc:
- Engineering
- Fire Protection Analyst
- Building Safety Division

Clayton Peterson
729 Farad Street
Costa Mesa, CA 92627

Richard Cushman
PO Box 530951
Livonia, MI 48153

PROJECT DESCRIPTION

Location

The site is located near the end of the Farad Street cul-de-sac and consists of one parcel with two street frontages (Farad Street and Ohms Way). The property is developed with a 12,674-square-foot industrial building along the Farad Street frontage and the portion of the property facing Ohms Way is used primarily as surface parking. The building was constructed in 1967 and contains a 2,805-square-foot mezzanine.

On January 26, 2015, the Planning Commission approved Conditional Use Permit (CUP) PA-14-32 to allow for the operation of a car museum with membership meetings and limited special events and a café. The business was purchased by Westside Museum in 2016 and was permitted to continue to operate as long as it operated in compliance with the description and conditions of approval of CUP PA-14-32. The first amendment to PA-14-32, a request to allow for live entertainment, was approved by the Zoning Administrator on November 10, 2016 as PA-14-32A.

The proposed amendment is requested to allow the use the facility as an event center with scheduled events such as weddings, social gatherings, corporate training, etc. The facility is not intended for and may not be operated as a nightclub or for individual ticketed activities such as concerts or events that require a per person cover charge.

The site is zoned as General Industrial District (MG zone) with a General Plan land use designation of Light Industry and located within the Mesa West Bluffs Urban Plan area; however, the requested amendment does not require master plan approval and does not activate any of the provisions in the urban plan. This request is processed as a minor conditional use permit (MCUP) due to condition of approval (COA) No. 17 of PA-14-32 which directs the Zoning Administrator to review and approve modifications to the valet plan including any off-site parking. Code permits the other changes to be processed and approved via an MCUP.

Original CUP Approval

Conditional Use Permit PA-14-32 was approved by the Planning Commission on January 26, 2015. The CUP allowed for the establishment of the Beverly Hills Motorsport Museum and café. The hours of operation for the car museum and café were noon to 11:00 PM. The museum and cafe were approved for regular operations and membership meetings Monday through Saturday and for special events on Sunday. Special events were limited to four times per year and with a maximum 100-person capacity. Onsite valet parking was also approved on weekends and for special events.

First Amendment

Conditional Use Permit PA-14-32A was approved to allow live entertainment in conjunction with the approved use. The live entertainment consisted of acoustic performers, pianists, jazz and blue grass ensembles, and various types of amplified music to accompany museum installations. The live entertainment was approved to occur indoors only on a modular stage system located on the northwest corner of the building.

Proposed Amendment

The applicant is proposing the following further amendments:

1) Allow for an event center use and increase the maximum indoor occupancy from 100 persons to 299 persons;
2) Modify the valet plan by adding 83 more valet parking spaces on the adjacent site located at 1635 Ohms Way and at 777 West 16th Street for a total of 134 valet spaces (51 of which are on-site). The off-site valet spaces are available for events after 5 PM;
3) Use the outdoor parking area to the south of the site for outdoor events; outdoor events during the daytime hours will be provided with shuttle service and will not rely on off-site valet parking;
4) Change operating hours from 12 noon to 11 PM to 8 AM to 2 AM on a daily basis;
5) Provide ambient acoustic music for outdoor events (no amplified music); and
6) Allow the existing outdoor patio (currently designated for Uber/Lyft waiting area in the proposed plans) to be used for outdoor dining with the service of food and alcoholic beverages.

ANALYSIS

Valet Parking

The original entitlement was approved for assembly uses of up to 100 persons with 48 on-site valet parking spaces. The amendment is requesting to increase the capacity to maximum 299 persons at one time.

The proposed valet parking for events breaks down as follows:

- 729 Farad – 51 spaces (an increase of 3 spaces from the original entitlement)
- 1635 Ohms Way – 34 spaces after 4:30 PM
- 777 West 16th Street – 49 spaces after 5:00 PM
- Total Provided – 134 including off-site valet spaces
- Total Required – 130 spaces

Parking Plan

The proposed use requires 130 parking spaces as indicated in Table 1 below. The project site will be striped for 51 parking spaces. The City uses a parking ratio of 16 parking spaces per thousand square feet for the area proposed for the event center; other uses are parked as indicated in Table 1. This ratio has been applied to past event center applications. Outdoor event space would typically require additional parking; however, this application is proposing a single event at a time for both the indoor and outdoor space with no change to the overall capacity of 299 persons at one time. Therefore, additional parking for the outdoor use is not being required.

Table 1 – Parking Spaces Required

Site	Area (SF)	Parking Generation Rate	Number of Parking Spaces Required
Event Center Space First floor Second floor Outdoor patio	 5,252 2,087 384	16 per 1,000 SF	123
Office	496	4 per 1,000 SF	2
Restrooms / Storage	1,662	3 per 1,000 SF	5
Total	9,881	Total Required Parking	130

The proposed site was developed for an industrial use. Therefore, the number of parking spaces onsite is insufficient to meet the more intensive parking needs of an event center. To meet this requirement, the applicant is proposing on-site valet parking to maximize the parking capacity and off-site valet spaces on the adjacent parcel at 1635 Ohms Way and on the rear parking lot at 777 West 16th Street.

The applicant is required to maintain a minimum 20-foot-wide emergency access through the site at all times, including during the outdoor events. This access could be used by the valet operation staff for staging and drop off/pick up of the vehicles going to the off-site locations. As conditioned, the rear gate needs to remain open during operating hours to accommodate the emergency access.

Outdoor Events

An Uber/Lyft and shuttle drop off/pickup location is proposed on-site and is required to be available at all times per COA No. 15. When there are outdoor events, the outdoor events will occupy the majority of on-site parking spaces; therefore, COA No. 4 requires that for daytime outdoor events, the site be accessed by shuttle service only; no on- or off-site parking will be provided or allowed. The applicant has requested to use the outdoor waiting area patio for food and beverage service. In addition, this area provides a designated area for patrons waiting for their vehicles, which is needed for large events. Staff supports the use of this space for food and beverage service in conjunction with outdoor events; however, for indoor events this area shall remain as an

Uber/Lyft drop-off/pick-up location only as stated in COA No. 15. To further ensure on-site parking is not compromised, COA No. 14 prohibits outdoor cooking and also prohibits any other outdoor activities to occur later than 10:00 PM.

Hours of Operation

Conditional Use Permit PA-14-32 established the operating hours for the Museum from 12 noon to 11 PM. The applicant is proposing more flexible hours to allow booking of various events (e.g., corporate events, lunch and evening events, weddings and similar social events, etc.) and to operate between 8 AM and 2 AM on a daily basis. The property is located more than 200 feet from residentially-zoned property. Although there is a residential live/work project in proximity to this property it is located 430 feet away from this site and is separated by other industrial buildings. Therefore, staff does not anticipate any negative impacts to be generated by the additional operating hours. Hours of operation for outdoor events are limited to 10 PM as stated in COA No. 14.

Live Music

Only non-amplified, acoustic live music is proposed as ambient music for outdoor events such as weddings. COA No. 3 confirms that the outdoor music shall be non-amplified, ambient acoustic music only. There is a designated stage area inside the building that is permitted for musical performances – both amplified and non-amplified -- until 2 AM with a requirement that all exterior doors remain closed. COA No. 13 requires that any noise associated with use of the site may not exceed the maximum noise level at the property line at any time.

GENERAL PLAN CONFORMANCE

The proposed live entertainment at Westside Museum is permitted in the MG zone subject to approval of a minor conditional use permit, when more than 200-feet away from residentially-zoned property. Subject to conditions, the proposed use is in conformance with the 2015-2035 General Plan. Specifically, the project complies with the following Land Use Objectives:

> *Policy LU-1.1 Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.*

The outdoor events and live entertainment is consistent with Land Use Objective LU-1.1, in that it will enhance and promote the operation of the existing business. Westside Museum is located within the Westside Mixed-use Overlay Zone where adaptive reuse of industrial buildings is encouraged. The proposed use is compatible with industrial and automotive uses in the area and is not anticipated to negatively impact surrounding properties.

The project will protect existing residential neighborhoods as the proposed use is more than 200 feet from residentially-zoned property and, therefore, should have minimal noise impacts to the surrounding neighborhood. The nearest live/work units are approximately 430 feet away and the noise generated from the events will be blocked by the buildings to the east of the site. Conditions of approval require that all amplified music will be indoors and that noise associated with use of the site may not exceed the maximum noise level at the property line at any time. (ambient acoustic music will be permitted outside until 10 PM).

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 from CEQA under Section 15301 for Existing Facilities.

FINDINGS

A. Conditional Use Permit PA-14-32 was originally approved by the Planning Commission for a museum with special events of up to 100 persons and on-site valet parking. COA No.17 of PA-14-32 allowed modifications to the valet parking and increases in the number of attendees though approval of the Zoning Administrator. The project is subject to the findings included in Exhibit A of the resolution approving PA-14-32 with modifications as follows:

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

Facts in Support of Finding: The site is located in an industrial area characterized by a variety of light and general industrial uses. The existing automotive museum and café with valet parking are uses is permitted subject to the approved Conditional Use Permit PA-14-32. The property is located in the Westside mixed-use overlay zone where adaptive reuse of industrial buildings is encouraged. All special events are required to be accommodated with on-site and two off-site valet parking lots for a maximum of 299 persons.

Live entertainment will be provided inside on a modular stage located on the northwest corner of the building and occasionally outside with non-amplified, acoustic instruments as ambient music only. The property is located within a large industrial area with numerous industrial buildings. There are no residentially-zoned properties located within 200 feet of the property.

Compliance with the conditions of approval set forth in the approved conditional use permit (PA-14-32) and the amendments to the conditional

use permit (PA-14-32A and A2) will require the live entertainment to operate in a manner which will result in minimal impact on surrounding properties and uses. The proposed use, as conditioned, will not generate adverse noise, traffic, or parking impacts that are unusual for industrially-zoned properties. Conditions of approval require amplified noise sources be confined indoors and be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. As conditioned, the proposal is compatible with the surrounding industrial and automotive uses in the area.

Finding: Granting the amendment to 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 Finding: Granting the amendment to the conditional use permit allowing off-site valet parking and outdoor events at the existing automotive museum will not be detrimental or injurious to the surrounding properties with industrial and automotive uses. The property has already been approved as an automotive museum and café. Indoor live entertainment was approved on November 10, 2016 and considered ancillary to the approved use. The proposed off-site valet and outdoor events, as conditioned, will not generate adverse noise, traffic, or parking impacts that are unusual for industrially-zoned properties.

Finding: Granting the amendment to conditional use permit will not allow a use, density or intensity, which is not in accordance with the General Plan designation for the property.

Facts in Support of Finding: The provision of off-site valet parking, outdoor events, and live entertainment is not expect to intensify the use or density, or permit a use that is not in conformance with the General Plan designation. The property has already been approved for an automotive museum and café. Live entertainment is considered ancillary to the approved use, and will be provided with singular events at this location. While the proposed use increases the number of vehicular trips to the site and the number of potential occupants within the building, the offset hours and free valet plan that leverages existing parking spaces on properties on Ohms Way and West 16th Street ensures that the use remains in conformance with the General Plan.

Finding: The proposed use is sufficiently safe and compatible for the building, parking area, landscaping, luminaries and other site features which includes functional aspects of the site development such as automobile and pedestrian circulation.

Facts in Support of Finding: While the onsite parking area is insufficient to address the parking needs of the use, shared parking agreements with the surrounding properties are proposed to provide the required parking. The valet drop-off and pick-up location is on-site and does not cause any potential safety issues for the patrons. Valet staff is required to use a shuttle or other vehicular methods to reach the valet parking at 777 West 16th Street.

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 from CEQA under Section 15301 for Existing Facilities.

C. The project is not exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code. Estimate of associated traffic impact fees can be obtained from the Public Services Department.

EXHIBIT "B"

CONDITIONS OF APPROVAL

Plng.

1. All previous conditions of approval included in Zoning Administrator decision dated November 10, 2016 and later modified in letter dated January 19, 2018 and the Planning Commission Resolution for PA-14-32 approved on January 26, 2015 are superseded by conditions of approval contained in this approval.
2. The use shall be limited to the type of operation as described in the applicant's letter of description and staff report. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
3. Hours of operation shall be limited to 8 AM to 2 AM for indoor events unless otherwise approved by the Development Services Director. While events or live entertainment/music inside the building is underway, all exterior doors of the business are to remain closed. All outdoor live entertainment shall be limited to non-amplified, ambient acoustic music only and all outdoor use shall cease by 10 PM.
4. The applicant shall only hold singular outdoor events that are not in conjunction with any indoor event. Daytime outdoor events shall be serviced by a shuttle service only (no valet or offsite/on street parking is permitted).
5. All event and employee parking shall occur on-site and in approved valet locations at 1635 Ohms Way and 777 West 16th Street and not within surrounding streets.
6. The events shall not exceed a maximum number of 299 persons with 134 valet parking spaces provided at the following locations:

    - 729 Farad Street – 51 spaces
    - 1635 Ohms Way – 34 spaces after 4:30 PM
    - 777 West 16th Street – 49 spaces after 5:00 PM
    - Total Provided – 134 valet spaces

    The off-site valet parking shall be only advertised for evening events starting at or after 5 PM. No off-site valet parking shall be approved for day events that are operating prior to 5 PM; for events prior to 5 PM, all patrons shall be shuttled to the property.
7. The gate along Ohms Way shall remain open during business hours.
8. No fee shall be charged for the valet parking service. Signs shall be posted indicating that no tips are allowed for the valet service.
9. All valet parking related activities including the valet stand location, drop-

off/pick-up and queuing of vehicles shall occur on the 729 Farad Street parking lot and located in an area that does not interfere with required parking or drive aisles.

10. A minimum of three attendants shall be required for valet parking services. The parking attendants shall ensure that the parking areas are monitored and coordinate the maneuvering of vehicles to and from the parking lot. Visitors shall be directed to use the Farad Street entrance.
11. The special events and valet service shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
12. Customer and employee parking shall occur on-site or at designated off-site valet parking lots and not within surrounding streets or adjacent parking lots. If parking problems arise, the operator shall institute whatever operational measures are necessary to minimize or eliminate the problem, including, but not limited to, modified valet programs, revision of operating hours and reduction or elimination of events and/or reduced maximum capacity.
13. Noise associated with use of the site may not exceed the maximum noise level allowed by Code at the property line at any time..
14. No outdoor cooking or barbeque is permitted. All outdoor use shall cease by 10 PM.
15. The outdoor patio area shall be only used as a waiting lounge for Uber/Lyft or valet pick up area; no dining or alcoholic beverages shall be allowed, except in conjunction with outdoor events.
16. 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.
17. 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 City's approval of the project, including but not limited to any proceeding under the Americans with Disabilities Act or 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 choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
18. There shall be no outdoor sound amplification (e.g. music, announcements, etc.) at the subject property.

19. All entertainment is subject to the applicant obtaining a valid public entertainment permit issued by Code Enforcement on an annual basis.
20. 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 approval of off-site valet parking is pending on submittal of the annual parking agreement with property owners of 1635 Ohms Way and 777 West 16th Street. 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.
21. Any modification to the off-site valet parking plan may be approved by the Development Services Director and shall not require Zoning Administrator or Planning Commission review, unless appealed. Any modification resulting in a reduction on the number of parking spaces may result in reduction in event capacity.
22. The applicant shall provide a multiple-site maintenance plan detailing how the operator of the event center will ensure that all sites impacted by the use will be properly maintained.
23. 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.
24. Guests and participants of the event center shall use the pedestrian sidewalk along the properties at 729 Farad Street and not block or loiter on public right-of-way.
25. Within 30 days of the approval, the applicant shall provide copies of lease agreements for shared and reciprocal parking between 729 Farad Street, 1635 Ohms Way and 777 W. 16th Street. The agreements shall identify the number and location of required valet spaces for a combined total of 130 parking spaces. Off-site valet parking shall be available between 5:00 PM and 2:00 AM daily. The agreements shall require the Development Services Department to be notified within 30 days if there are any modifications to the agreements or if the agreements are terminated.
26. The use of office space for event use is expressly prohibited.
27. The parking shall be posted with signs directing customers and employees to use consideration when entering their cars and leaving the parking lot.
28. All deliveries shall be arranged to be fully on site; no delivery truck stopping or parking on Farad or Ohms Way is allowed.
29. All events shall be arranged and reserved 30 days in advance.
30. The premises shall be used as an event center only; there shall be no walk in customers and no individual ticketed activity (such as music concerts, or events that require a per person cover charge).

Trans. 31. For the first 12 months of operation, the applicant shall provide a list of all

scheduled events and number of attendees on weekly basis 30 days in advance of the events and a follow up report on the number of attendees and number/locations of valet parked vehicles. The 12-month requirement may be extended at the discretion of the Development Services Director.

32. All unloading of deliveries for 729 Farad shall occur on the subject property. Delivery trucks shall remain clear of the public right-of-way.
33. All valet parking related activities including the valet stand location, drop off/ pick up, and queuing of vehicles shall occur on the approved private property (729 Farad) and not obstruct any public right-of-way.

CODE REQUIREMENTS

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

Plng. 1. Approval of the planning application is valid for two years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining a business license and legally establishes the business. If the applicant is unable to establish the use 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 planning application.

2. Once the use is legally established, the planning application herein approved shall be valid until revoked. The Development Services Director or his/her designee may refer the planning application to the Planning Commission for modification or revocation at any time if, in his opinion, any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances or 3) one or more of the findings upon which the approval was based are no longer applicable.
3. Parking stalls shall be double-striped in accordance with City standards.
4. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
5. Trash enclosure or other acceptable means of trash disposal shall be provided. Design of trash enclosure shall conform with City standards. Standard drawings are available from the Planning Division.

Bldg. 6. Comply with the requirements of the following adopted codes: 2016 California Residential Code, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan

submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code.

Trans. 7. The applicant shall submit a $6,878 Traffic Impact Fee to the Transportation Division prior to issuance of a Building Permit. The traffic impact fee is based upon the average daily trip generation rate and the net increase of 38 ends for the proposed use. The fee is required to fulfill mitigation of off-site traffic impacts pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated and includes credits for existing uses. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of the Minor Conditional Use Permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

Fire 8. The event center building shall be designed and approved for A-2 occupancy in order to serve food and alcohol; the maximum occupancy, as determined by provisions of the California 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 subject to approval of a seating plan, which will be calculated and determined by the Fire Chief and required to be posted separately for each space but shall not exceed 299 persons at any time.

9. The event center building shall be designed and constructed with the fire protection requirements of the 2016 California Fire Code for an A-2 occupancy and the approved occupant load or an approved Alternate Materials, Alternate Design and Methods of Construction shall be submitted for approval before the Certificate of Occupancy is issued.
10. A minimum 20 feet wide clear paved path for emergency access through the site shall be maintained from Farad Street to Ohms Way.
11. No tents may be installed without prior approval of the Costa Mesa Fire & Rescue Department.

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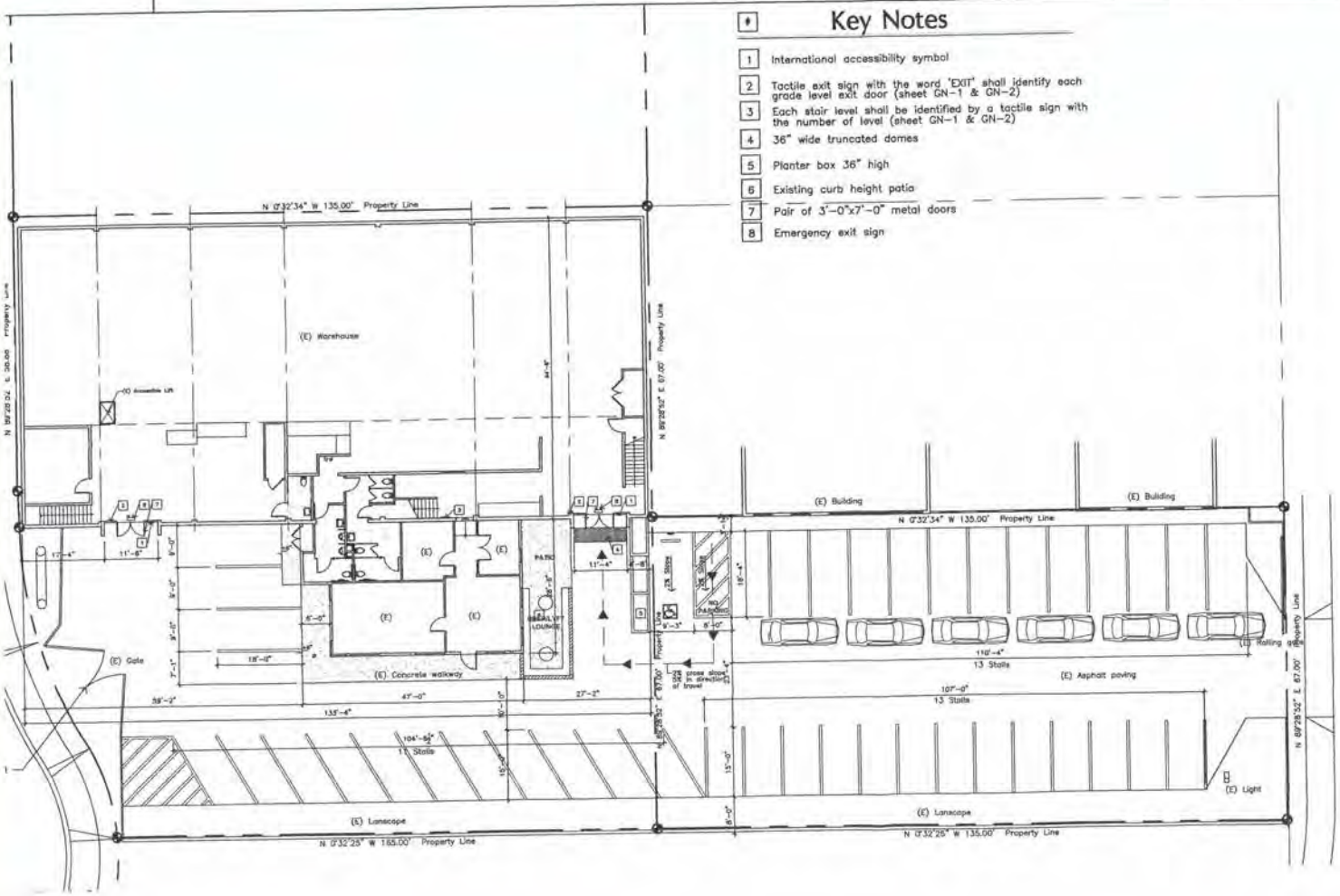
West Side Museum
Tenant Improvement
729 Farad
Costa Mesa, California 92627



MINOR ~~CONDITIONAL USE PERMIT~~
~~ADMINISTRATIVE ADJUSTMENT NO.~~ amendment PA-18-32A1
Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.
BY MA/ DATE 11-9-18