



## CITY OF COSTA MESA

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

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ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

September 21, 2023

PDB Collaborative (Seraiah Carter)  
4041 MacArthur Blvd, Suite 400  
Newport Beach, CA 92660

**RE: ZONING APPLICATION 12-02 A4 (ZA-22-26)  
MINOR CHANGE TO APPROVED MASTER PLAN FOR TRIANGLE SQUARE  
1870 HARBOR BOULEVARD, SUITE L1-108, COSTA MESA**

To Whom It May Concern:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved based on the findings and subject to conditions of approval and code requirements (attached). The decision will become final at 5:00 PM on September 28, 2023 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 City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Justin Arios, at 714.754.5667, or at [justin.arios@costamesaca.gov](mailto:justin.arios@costamesaca.gov) or contact (714) 754-5245 or [planninginfo@costamesaca.gov](mailto:planninginfo@costamesaca.gov).

Sincerely,

Jennifer Le  
Director of Economic and Development Services

Attachments: Report, Applicant Letter, and Approved Conceptual Site Plan

cc: Triangle Center LLC  
10850 Wilshire Blvd, Suite 1000  
Los Angeles, CA 90024

Engineering  
Fire Marshal  
Building Division  
City Council

**PROJECT DESCRIPTION**

Zoning Application 22-26 is a request for the fourth amendment to the approved Master Plan for Triangle Square to amend the approved hours of operation for Suite L1-108, for a new use “Westwood”, consisting of a Tex-Mex inspired American restaurant with live music, entertainment and dancing.

***Project Site / Environs***

The project site is located at 1870 Harbor Boulevard, and is part of an existing commercial center, Triangle Square. Specifically, the proposed project will be located in Suite L1-108, an 8,554-square-foot tenant space previously occupied by a restaurant with live entertainment (Keys on Main).

The existing commercial development is zoned PDC (Planned Development Commercial) and has a General Plan land use designation of Commercial Center. The current Master Plan for Triangle Square was approved in 2012, with subsequent amendments and entitlements for specific uses. Major tenants currently include Yard House, TIME Nightclub, 24 Hour Fitness, Tavern + Bowl, Café Sevilla, along with other restaurants. Triangle Square is bounded by West 19<sup>th</sup> Street to the north, Newport Boulevard to the south and east, and Harbor Boulevard to the west.

**SUBJECT PROPERTY:**

**SURROUNDING PROPERTY:**

<b>Zone:</b>	PDC (Planned Development Commercial)	<b>North (across W. 19<sup>th</sup> St):</b>	C1, C2 & PDC (Local Business, General Business & Planned Development Commercial) – commercial uses
<b>General Plan:</b>	Commercial Center	<b>South / East (across Newport Blvd):</b>	C2 & PDC (General Business & Planned Development Commercial) – commercial uses
<b>Lot Dimensions:</b>	Irregular		
<b>Lot Area:</b>	4.6 acres	<b>West (across Harbor Blvd):</b>	PDC (Planned Development Commercial) – Costa Mesa Courtyards
<b>Existing Development:</b>	Existing commercial development – Triangle Square commercial center.		

***Previously Approved Entitlements for Suite L1-108***

The Triangle Square commercial center was developed in the 1980’s as a joint effort between the City’s Redevelopment Agency and a private developer. The use was envisioned as a regional shopping and entertainment hub located off of SR-55/Newport Boulevard at the entry point to Costa Mesa. Commercial tenants at Triangle Square operate under a “Master Plan” which was originally approved in 1989 and establishes allowable uses and overall operational conditions of approval for the center. Changes in allowable uses or operational conditions of approval are processed as an amendment to the approved Master Plan (as amended) or under the authority granted by the Master Plan’s conditions of approval.

On May 22, 2017, the Planning Commission approved the third amendment to the Master Plan (PA-12-02) for Triangle Square, which included the following:

1. Request to establish a restaurant with live entertainment (Keys on Main) in Suite L1-108 consisting of a “Dueling Piano” - style lounge with two performers (piano players) playing music from opposite pianos on a raised stage. Hours of operation were 7 PM to 2 AM, Thursday through Sunday (closed Monday through Wednesday).
2. Amendment to the existing conditions of approval for eating and drinking establishments within Triangle Square including allowing for live entertainment and modifying hours of operation for the subject suite as described in greater detail in the Analysis section of this report.

Links to the Planning Commission staff report, meeting minutes, and video are provided at the following links.

- Staff report:  
<http://ftp.costamesaca.gov/costamesaca/planningcommission/agenda/2017/2017-05-22/PH-4.pdf>
- Meeting minutes:  
<https://www.costamesaca.gov/home/showpublisheddocument/26399/636490563866670000>
- Video:  
[https://costamesa.granicus.com/player/clip/3023?view\\_id=10&redirect=true&h=e5c39dde6ffec2ebdb79b50c67398ad0](https://costamesa.granicus.com/player/clip/3023?view_id=10&redirect=true&h=e5c39dde6ffec2ebdb79b50c67398ad0)

Keys on Main closed and the tenant space has been vacant since 2020. Prior to Keys on main, the suite was occupied by The Gap.

## **ANALYSIS**

As previously described, the proposed use would be located in Suite L1-108, an 8,554-square-foot tenant space previously occupied by a restaurant with live entertainment (Keys on Main). The proposed use, “Westwood” consists of a Tex-Mex inspired American restaurant with live entertainment. Proposed hours of operation for the new use are Monday through Friday, 3 PM to 2 AM; and Saturday and Sunday, 10 AM to 2 AM – with live entertainment proposed on Monday through Wednesday, from 7 PM to 10:30 PM; Thursday through Sunday 7 PM to 2 AM.

Westwood has an existing location in San Francisco, and their food and drink menu is provided as a part of their applicant letter (attached). The proposed floor plan includes the existing bar area, existing/expanded restaurant seating area within the existing tenant space, and DJ booth/stage in the same location as the prior Keys on Main use. As described in the applicant letter, and in addition to the chef driving food offerings, the use would offer free live entertainment programming including line dancing instruction, country karaoke, and local country music band performances with dancing; the use would also offer a DJ playing country music with dancing that would have a cover charge. As explained in the applicant letter, the proposed cover charge helps covers the cost of the country DJ nights as well as the additional security on their busiest nights of the week. The cover charge also helps

facilitate the proposed “free” live entertainment programming and indirectly controls the flow of traffic to the use.

Minor Change to the Approved Master Plan

Pursuant to the City of Costa Mesa Municipal Code (CMMC) Section 13-28(g)(1), the proposed revisions to approved hours of operation conditioned for the subject tenant space can be processed as a minor change to the approved Master Plan and may be approved by the City’s Planning Division subject to certain criteria and “findings” (which are evaluated in detail in the Findings section below).

In addition, the previously approved Master Plan (third amendment to PA-12-02) included a condition of approval (Exhibit B3, Condition 3) which states: “Live entertainment, amplified music and/or dancing shall be subject to review and approval by the Development Services Director or his/her designee, and shall be subject to the operational conditions contained herein. City issuance of a public entertainment permit shall also be required.” This condition of the previously-approved Master Plan authorizes the Director to approve or modify live entertainment, amplified music and/or dancing for uses operating under the Triangle Square Master Plan.

Hours of Operation for Restaurant and Live Entertainment/Dancing

Table 1 below summarizes the proposed change in approved hours of operation for the new restaurant and its associated live music, entertainment and dancing use compared to the previous Keys on Main use. The two main changes proposed are:

1. Opening for business on Monday through Wednesday (Keys on Main was closed Monday through Wednesday); and
2. Earlier opening hours (no changes to hours of live entertainment)
  - a. Opening at 3 PM on weekdays
  - b. Opening at 10 AM on weekends. (Keys on Main opened at 7 PM on weekdays and weekends)

<b>TABLE 1 - HOURS OF OPERATION</b>			
	<b>Approved Hours of Operation <sup>1</sup></b>	<b>Proposed Hours of Operation</b>	<b>Proposed Hours of Live Entertainment</b>
Sunday	7 PM to 2 AM	10 AM to 2 AM	7 PM to 2 AM
Monday	CLOSED	3 PM to 2 AM	7 PM to 10:30 PM
Tuesday	CLOSED	3 PM to 2 AM	7 PM to 10:30 PM
Wednesday	CLOSED	3 PM to 2 AM	7 PM to 10:30 PM
Thursday	7 PM to 2 AM	3 PM to 2 AM	7 PM to 2 AM
Friday	7 PM to 2 AM	3 PM to 2 AM	7 PM to 2 AM
Saturday	7 PM to 2 AM	10 AM to 2 AM	7 PM to 2 AM

1 – (live entertainment was previously approved to operate during the approved business hours of operation)

Security

*Triangle Square Existing Security*

As described in the applicant letter, the proposed use will benefit from Triangle Square's existing on-site security, which consists of:

- One (1) officer on the morning day shift – 6:00 AM to 2:00 PM
- One (1) to two (2) officers on the swing shift – 2:00 PM to 10:00 PM
- Two (2) to four (4) officers on the late swing shift – 7:00 PM to 3:00 AM
- One (1) to two (2) officers on the graveyard shift – 10:00 PM to 6:00 AM

### *Westwood Security*

In addition to Triangle Square's existing security, Westwood is proposing their own security, summarized below:

- Sunday, Monday, Tuesday, Wednesday, Thursday
  - Without live music and entertainment:
    - One (1) third-party licensed security guard on duty stationed at the front entrance with roaming after 7 PM
  - With live music and entertainment – Four (4) third party licensed security guards on duty:
    - Two (2) at front entrance (ID check and crowd control),
    - One (1) at back-office entrance (covering kitchen, bathrooms, and back exit),
    - One (1) roaming, all after 7 PM (live music typically starts at 8 PM)
- Friday & Saturday
  - With live music and entertainment – Five (5) third party licensed security guards on duty:
    - Two (2) at front entrance (ID check and crowd control),
    - One (1) at back-office entrance (covering kitchen, bathrooms, and back exit),
    - Two (2) roaming, all after 7 PM (live music typically starts at 8 PM)

### Noise

In addition to the Security Plan, the applicant also included information on how the plan on addressing noise, summarized below:

- Westwood intends to have all operable windows and doors closed by 10 PM (earlier if required)
- Westwood will make sure all newly installed doors/windows meet the required specifications to limit the transmission of sound.
- Westwood will conduct a sound test after our sound equipment is installed, to make sure that the noise levels don't exceed the required thresholds set by the City.
- Westwood will put electronic limiters on the sound system to make sure live music does not exceed those limits.
- Westwood will engage an acoustic expert to consult on the installation of sound absorbing panels in the ceiling to help manage reverberations.

A condition of approval has been included to ensure the items referenced in the applicant letter related to noise and security are implemented.

## **REVIEW CRITERIA**

All planning applications are reviewed pursuant to CMMC Section 13-29(e) to ensure proposal is compatible with the surrounding area, and in compliance with applicable zoning standards and General Plan policies.

*The following are the applicable Review Criteria pursuant to CMMC Zoning Code Section 13-29(e):*

***(1) Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.***

The proposed project is compatible with the surrounding uses that exist or have been approved for the general area. The project site is within the zoning district of PDC (Planned Development Commercial). This district is intended for retail shops, offices and service establishments, including but not limited to, hotels, restaurants, theaters, museums, financial institutions, and health clubs. These uses are intended to serve adjacent residential areas, as well as the entire community and region. The project site is surrounded by commercial uses and the project will not require additional parking, and the proposed use would meet the intent of this zoning district.

***(2) Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.***

The proposed project does not include any exterior on-site modifications to the existing commercial building and has been reviewed by the applicable City departments, including Planning Division, Building Division, Public Works, Fire and Police to ensure safety issues are addressed. The existing parking lot and spaces are adequately designed for automobile and pedestrian circulation.

***(3) Compliance with any performance standards as prescribed in the Zoning Code.***

The proposed restaurant with live music, entertainment and dancing complies with applicable performance standards of the Zoning Code, and is conditioned to operate as described in this staff report. Furthermore, and as conditioned, the project is required to comply with CMMC Section 13-49 which provides development standards for establishments that serves food and beverages that are located with 200 feet of a residential district, as well as the conditions of approval for the approved Master Plan for the site.

***(4) Consistency with the general plan and any applicable specific plan.***

The proposed use is consistent with the General Plan land use designation of Commercial Center. The proposed use is consistent with the General Plan and Zoning Code, and is an anticipated use in the approved Master Plan for the site. Specifically, the proposed use is consistent with Land Use Policy LU-1.1 – to 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, as well as Policy LU-6.7 – to encourage new businesses that provide local shopping and services.

***(5) The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.***

The zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

**FINDINGS**

- A. The proposed project complies with Title 13, Section 13-29(g)(5), Master Plan “findings,” based on the following:

***The master plan meets the broader goals of the general plan, any applicable specific plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.***

The proposed change in hours of operation for the space previously occupied by Keys on Main will not change the site planning and will maintain the existing uses and structures. The proposed use will continue to operate as a restaurant with live music, entertainment and dancing as well as updated hours of operation that were previously conditioned in the Master Plan. Additional operational conditions specific to alcohol service, live music, entertainment and dancing have been added to minimize impacts and protect the integrity of neighboring developments. In addition, the proposed change to the Master Plan is consistent with the City’s applicable General Plan and Zoning Code provisions.

- B. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 for Existing Facilities. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The Project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location, and would not impact any historic resources. The use, as conditioned, is consistent with the applicable General Plan land use designation and all applicable General Plan policies, as well as with applicable zoning designation and regulations.

C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.



**CONDITIONS OF APPROVAL (revised for PA-12-02 A4 [ZA-22-26])**

**EXHIBIT B1**

**The Following Uses Are Permitted Within Triangle Square  
 As of 9/21/2023**

<b><u>Uses</u></b>	<b><u>Max. Allowable</u></b>
<b><u>PLAZA LEVEL</u></b>	
Movie Theater	1,200 Seats
Restaurants	25,715 sq. ft.
New Restaurant	8,850 sq. ft.
Retail	9,132 sq. ft.
<b><u>STREET LEVEL</u></b>	
Health Club	20,989 sq. ft.
Bowling Alley	14,329 sq. ft. <i>(including 10 bowling lanes and a 4,000 sq. ft. restaurant)</i>
Retail Space	7,000 sq. ft.
Night Club	11,804 sq. ft.
Restaurants	15,040 sq. ft.
Retail	12,743 sq. ft.
<b><u>BASEMENT LEVEL</u></b>	
Health Club	34,400 sq. ft.

1. In addition to the above uses, all uses permitted in the Planned Development Commercial (PDC) Zone shall be permitted in the Triangle. Conditional uses that may be allowed in the PDC Zone shall require an amendment to the Master Plan, with the exception of the following uses that shall be permitted in the Master Plan subject to an updated shared parking analysis:
  - Amusement Center (i.e. Comedy Club, Video Gaming)
  - Museum/Gallery
  - Recording Studio

## EXHIBIT B2

### The Following Conditions of Approval Shall Apply To All Uses in Triangle Square

1. The uses shall be limited to the type of operation as described in the staff report and conditions of approval. Any change in the operational characteristics of any use 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 master plan, subject to approval by either the Development Services Director, Zoning Administrator, or Planning Commission, depending on the nature of the proposed change. Code allows the Planning Commission to modify or revoke any use within the center based on findings related to public nuisance and/or noncompliance with the conditions of approval herein [Title 13, Section 13-29(o)]. Any changes to the conditions of approval due to the future amendment to the Triangle Master Plan shall be limited in those conditions that are applicable to the proposed amendment. Future amendments shall be limited to the applicable component(s) of the Triangle Master Plan and shall not involve reconsideration of the overall Master Plan and/or conditions of approval that relate to other areas of the Triangle Master Plan.
2. These conditions of approval shall supersede previously adopted conditions for the Triangle Square Master Plan (PA-89-31/RA-89-05).
3. The uses shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
4. Parking for patrons and employees of the center shall occur on-site. If it is discovered that either patrons or employees of The Triangle are parking in front of a residence on residential streets east of Newport Boulevard, the applicant shall work with the Costa Mesa Police Department to impose remedies should any such public street parking create a nuisance or disturbance to property owners. Additionally, the applicant shall identify which business employees are parking on residential streets, notify the business owner that offsite employee parking is not allowed, and therefore, require that owner enforce all employee parking onsite unless approved by the City for offsite parking.
5. If parking shortages or other parking-related problems arise, the applicant shall institute whatever operational measures are necessary to minimize or eliminate the problem.
6. All exterior lighting shall be shielded and/or directed away from residential areas.
7. The conditions of approval and ordinance or code provisions shall be blueprinted on the face of the site plan as part of any plan check submittal package.
8. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.
9. On-site security shall be provided if requested by the Police Department.
10. The provisions of the approved traffic management plan for grand openings as well as long-term usage within the center dated April 29, 2015, shall continue to

be complied with, including, but not limited to, the provisions for valet parking during evening peak hours on an as-needed basis.

11. Deleted.
12. Passenger pick-up and drop-off areas on Harbor Boulevard shall be eliminated to reduce traffic hazards and impacts.
13. The approved valet parking plan shall be revised to reduce the cost of the valet parking to encourage greater usage, if directed to do so by the Police Department.

### EXHIBIT B3

#### **The Following Conditions of Approval Shall Apply To Eating and Drinking Establishments in Triangle Square**

1. A copy of these conditions of approval shall be kept on premises and presented to any authorized City official upon request. New business operators shall be notified of conditions of approval upon transfer of business or ownership of land.
2. The operator 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.
3. Live entertainment, amplified music and/or dancing shall be subject to review and approval by the Development Services Director or his/her designee, and shall be subject to the operational conditions contained herein. City issuance of a public entertainment permit shall also be required.
4. Music or other entertainment sound generated at the Triangle shall not be audible at the property line on the easterly side of Newport Boulevard.
5. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of the management to ensure that this limit is not exceeded at any time. Occupant loads for open patio areas and enclosed building areas shall be calculated separately.
6. 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 operator shall institute whatever security and operational measures are necessary to comply with this requirement.
7. There shall be no sales of alcoholic beverages for off-site consumption.
8. Operator shall secure the premises with appropriate security lighting and employee scrutiny of adjacent areas over which the operator controls, to prevent trash, graffiti, and loitering. Operator shall further provide adequate lighting above the entrances to the premises sufficient in intensity to make visible the identity and actions of all persons entering or leaving the premises.
9. For new restaurants, the operator shall contact the Planning Division to arrange a Planning inspection of the site prior to occupancy. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
10. Any business occupying a "restaurant" suite in The Triangle shall provide a full meal service selection at all hours of restaurant operation, including, but not limited to, multiple entrees (not just appetizers) full wait service, and sit-down dining. This includes establishments occupying a "restaurant" suite in The Triangle that either do not have a State Alcoholic Beverage Control (ABC) License or do not have an ABC license for a bona fide public eating place. Establishments that do not have an ABC license for a bona fide public eating place shall be required to obtain or transfer a license from an existing establishment within the City. Any transfer of a Type 48 ABC license shall require approval by the Development Services Director to ensure that the proposed floor plan has limited bar area and that the proposed use functions as a bona fide public eating place and not exclusively as a bar.

11. For establishments with a State Alcoholic Beverage Control (ABC) License, 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.
12. For establishments with a State Alcoholic Beverage Control (ABC) License, a Finding of Public Convenience and Necessity are hereby made by the Planning Commission in accordance with City Council Policy No. 500-8 prior to the issuance of the license by ABC.
13. The operator shall be required to provide additional on-site security if requested by the Police Department, or by the Director of Economic and Development Services Department.
14. The following conditions of approval shall apply specifically to the use at 1870 Harbor Boulevard, Suite L1-108:
  - a. Hours of operation shall be limited to
    - Monday through Friday, 3 PM to 2 AM, and
    - Saturday and Sunday, 10 AM to 2 AM;
    - with live music, entertainment and dancing Monday through Wednesday, from 7 PM to 10:30 PM; and Thursday through Sunday after 7 PM.
  - b. Permitted live music, entertainment, and dancing shall be limited to the following:
    - Free line dance instruction
    - Free country karaoke
    - Free live country music with dancing
    - DJ playing country music with dancing
  - c. On-site security shall be provided as described in the applicant letter, including:
    - Sunday, Monday, Tuesday, Wednesday & Thursday
      - Without live music, entertainment, and dancing: one (1) third-party licensed security guard on duty stationed at the front entrance with roaming after 7 PM
      - With live music, entertainment, and dancing – four (4) third party licensed security guards on duty:
        - Two (2) at front entrance (ID check and crowd control),
        - One (1) at back-office entrance (covering kitchen, bathrooms, and back exit),
        - One (1) roaming, all after 7 PM
    - Friday & Saturday
      - With live music, entertainment, and dancing – five (5) third party licensed security guards on duty:
        - Two (2) at front entrance (ID check and crowd control),
        - One (1) at back-office entrance (covering kitchen, bathrooms, and back exit),
        - Two (2) roaming, all after 7 PM

- d. Additional on-site security shall be provided for crowd control purposes during the nights Westwood and Time Nightclub are in operation, if directed to do so by the Police Department.
  - e. Prior to operation of the business, the items referenced in Westwood's applicant letter related to noise and security shall be conducted and implemented.
  - f. Roll-up garage doors shall remain closed when live entertainment is provided.
15. There shall be no ticket sales for live music, entertainment, or dancing (i.e. shall not operate as a performance venue).
16. Any line that forms outside related to live music, entertainment, or dancing shall be limited to the Triangle property and not extend into the public right-of-way (including the public sidewalk); in the event the line exceeds onsite capacity, the applicant shall implement buzzers/pagers or some other system of controlling the customer queue and eliminate congregation in the public right-of-way.
17. Bottle service shall only be provided in conjunction with a staff monitored, bottle cap locking mechanism, when full kitchen service is available to customers.
18. In the event of excessive nuisance incidents as determined by the Economic and Development Services Director or designee, in coordination with CMPD or other relevant agencies, and linked to the subject business/use, the operator and/or business owner shall comply with the following:
- a. First offense shall result in a written Notice of Violation from the Economic and Development Services Director or designee.
  - b. Second offense shall result in a written Notice of Violation requiring for a period of two weeks: the business to close its operation by 10 PM and bottle service shall not be provided. Second offense may also result in the review of the entitlement for modification or revocation.
  - c. Third offense shall result in a written Notice of Violation requiring for a period of one month: the business to close its operation by 10 PM; not offer live music, entertainment or dancing; and bottle service shall not be provided. Third offense may result in the review of the entitlement for modification or revocation.

The applicant is reminded that the Costa Mesa Municipal Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].

## EXHIBIT B4

### **The Following Conditions of Approval Shall Apply To Time Nightclub in Triangle Square (Formerly Sutra Lounge)**

1. Hours of operation shall be between the hours of 9:00 PM and 2:00 AM, seven days a week. Any change to the operational characteristics including, but not limited to, hours of operation, etc., shall require approval by the Development Services Director or his/her designee.
2. 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.
3. There shall be no sales of alcoholic beverages for off-site consumption.
4. Music or other entertainment shall not be audible beyond the area under the control of the licensee.
5. A copy of the conditions of approval shall be kept on the 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.
6. 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.
7. Bottle service shall only be provided in conjunction with a bottle cap locking mechanism. The Police Department may evaluate whether or not the locking cap mechanism is effectively being provided for the bottle service on a periodic basis.
8. Live entertainment, amplified music and/or dancing may only be permitted subject to City issuance of a public entertainment permit.
9. Parking for patrons and employees of the business shall occur on-site. Employee or patron parking on public streets or adjacent properties shall be considered a violation of the terms of approval of the master plan.
10. The outdoor patio shall have no seating since it primarily serves as a patio for smokers and provides the necessary emergency exits from the lounge. The patio shall be screened by a decorative full height wall, subject to approval by the Planning Division. Patrons on the patio shall not be served food or beverages.
11. A designated patron queuing/waiting area for Time Nightclub with physical barriers shall be provided, as well as barriers to discourage patrons from jaywalking across Newport Boulevard, subject to final approval from the Police Department.
12. Additional on-site security shall be provided for crowd control purposes during the nights both Westwood and Time Nightclub are in operation, if directed to do so by the Police Department.

## **EXHIBIT B5**

### **The Following Conditions Of Approval Shall Apply To The Signage In Triangle Square (No Change)**

1. Tenant signage shall comply with the City's Sign Code and the approved Triangle Square Planned Sign Program.
2. The total site signage, shall not exceed the total sign area allowed under the Planned Sign Program (3,445 sq. ft. for the entire center).
3. Permanent window signs shall not exceed 20% of the contiguous window area per the City's Sign Code.
4. All newly installed signs shall be in conformance to the requirements and intent of this Planned Signing Program, as well as other applicable Codes and regulations. Any sign not meeting the specific criteria outlined in the planned signing program shall not be permitted.
5. The City's Sign Ordinance shall apply to signs not specifically covered by this Planned Signing Program.
6. Any modification, addition, or deletion to the approved Planned Signing Program shall be reviewed by the Zoning Administrator to determine if an amendment to the Planned Signing Program is necessary.
7. The allowable dome sign area shall be restricted to a maximum 9 feet in height and 600 square feet in total sign area. The sign copy contained in the maximum allowable sign area may be dispersed throughout the dome band, with a maximum of 400 square feet of sign copy concentrated in the main dome band area that is prominently visible from the SR-55.
8. Images not related to the above described elements of signage, such as lifestyle graphics and text, shall not be included in the dome sign area calculation.
9. Lifestyle graphics with no sign copy related to business name, product, service, activity, or location may continue to be allowed in the Planned Signing Program. However, the use of the eight recessed alcoves at the street-level base of the dome for lifestyle graphics shall not occur in conjunction with any graphic display in the dome band area. The Development Services Director may make exceptions to this condition on a limited basis if she/he determines that the concurrent displays do not result in a negative aesthetic impact.
10. The changeable vinyl dome signage shall be constructed of a high-quality vinyl material to avoid ripping or fading. Additionally, the banners shall be attached to the building by an adhesive backing, rendering the vinyl signage flush with the building surface, rather than by ropes or wires.
11. The changeable vinyl dome signage shall not extend beyond the limits of the total height and length of the existing dome band area. The acceptable dimensions for the changeable vinyl signage are approximately 10.5' high x 120' wide.
12. No additional illumination of the changeable vinyl dome signage shall be permitted unless approved by the Development Services Director.
13. Third party (i.e., off-site) advertising on the changeable vinyl signage is expressly prohibited.



14. Unallocated sign area (that is, sign area not utilized by tenants) may be re-allocated to major tenants in the plaza level, subject to approval by the Development Services Director, on a case-by-case basis.
15. Advertising or signage on the Niketown Dome area or the recessed panels along West 19th Street for the lounge use is expressly prohibited. This includes any and all advertising associated with the lounge use, including, but not limited to, the name of Sutra Lounge (or any subsequent name change for the lounge use), special events, entertainment, bands, product advertising, etc. Building wall signage for Sutra Lounge (or any subsequent name change for the lounge use) shall not exceed the current number and sign area of the existing Sutra Lounge signs.

### **CODE REQUIREMENTS**

The following list of 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. The applicant is also required to comply with any other applicable State and local laws not provided below.

- |       |    |   |
|-------|----|---|
| PIng. | 1. | Approval of the planning/zoning 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 one of the following actions: 1) a building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the Building Official, 2) a certificate of occupancy has been issued, or 3) the use is established and a business license has been issued. A time extension can be requested no less than 30 days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180-days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority. |
|       | 2. | Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.   |
| Bldg. | 3. | Comply with the requirements of the following adopted codes: 2022 California Residential Code, 2022 California Building Code, 2022 California Electrical Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Green Building Standards Code and 2022 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 2022 California Building Code.

4. The conditions of approval and ordinance or code provisions of PA-12-02 A4 [ZA-22-26] including subsequent amendments shall be blueprinted on the face of the site plan as part of the plan check submittal package when building permits are necessary.
5. Plans shall be prepared by a California licensed Architect or Engineer. Plans shall be wet stamped and signed by the licensed Architect or Engineer prior to the issuance of building permits.
- Fire 6. Comply with the requirements of the California Fire Code and referenced standards as amended by the City of Costa Mesa.
- Bus. 7. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- Lic.

### **SPECIAL DISTRICT REQUIREMENTS**

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

- AQMD 1. Prior to the Building Division issuing a demolition permit, contact South Coast Air Quality Management District located at:  
21865 Copley Dr.  
Diamond Bar, CA 91765-4178  
Tel: 909.396.2000  
Or  
Visit their web site  
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>  
The Building Division will not issue a demolition permit until an Identification No. is provided by AQMD.
- CDFA 2. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
- Health 3. Provide a plan to the County of Orange Health Dept. for review and approval.

## Westwood – Costa Mesa



### Applicant Letter: August 2023

Westwood Team and PDB Collaborative respectfully present the following applicant letter as part of our submittal package this August of 2023.

Following the on-site meeting in early June, Westwood has been asked to provide a cohesive applicant letter considering all proposed plans and operations as discussed. Please see below:

#### Business Description:

Westwood is a modern Tex-Mex inspired American restaurant with a big bourbon focused bar, craft cocktails, and a rich offering of American country live music and entertainment several nights a week. Our elevated food (managed by 10 year 2-star Michelin Chef), crafted drinks, and entertainment are tied together with beautiful decor and amazing music sung by mavericks associated with America's heartland.

Westwood believes that the food and drinks coming from our kitchen and bar are the finest that can be found in these categories. In San Francisco, where our first location lives, we have spread appreciation for them. Westwood believes it can make a similar impact in the company's second home in Costa Mesa.

**Proposed Use Compatibility:**

The vacant 8,544 square-foot property is a part of the Triangle Square Planned Development Commercial (PDC) Zone located at 1870 Harbor Blvd., Suite L1-108, Costa Mesa, CA 92627 and was formerly recognized as the live entertainment venue, *Keys On Main*. It is believed that the proposed use is substantially compatible with the permitted uses in the same general area of the Triangle Square, and would not be materially detrimental to other properties in the same area as it is proposing to remain within the currently approved use. Westwood only requests to amend the approved hours of operation so the company may offer Chef-prepared southern food, for both dinner and brunch, to the neighborhood.

Westwood would like to continue with the same proposed use, while requesting an amendment of the current use of hours so that we can offer our customers dinner and brunch more frequently and earlier than previously permitted. In short, we would like to operate more as a restaurant than a bar, operate more days of the week and more hours during the day.

The currently approved hours of operation:

- Thursday through Sunday: are 7:00pm to 2:00am,
- (closed Monday through Wednesday).

**Amendment to the Existing Hours of Operation is as Proposed:**

- Monday through Friday: 3:00pm to 2:00am
- Saturday and Sunday: 10:00am to 2:00am

**Proposed Live Music and Entertainment Offerings and Schedule:**

- In addition to Chef-prepared food offerings, Westwood would like to propose the following entertainment offerings, per the schedule below:

**Proposed Entertainment Schedule:**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
6-9PM Karaoke	No Entertainment Proposed	6-9PM Karaoke	8-10PM Line Dancing	8-10PM Line Dancing Dancing/DJ 10PM-2AM	8-10PM Live Music Dancing/DJ 10PM-2AM	8-10PM Live Music Dancing/DJ 10PM-2AM
No cover charge	No cover charge	No cover charge	No cover charge	No cover charge	Cover charge starting at 10PM	Cover charge starting at 10PM

**FREE Line Dancing Instruction:**

- This involves an instructor (budget: \$75-100/hr) and an assistant (\$25-50/hr) that teaches/assists participants during the line dancing.

**FREE Country Karaoke:**

- This would require a karaoke DJ (budget: \$100/hr) to manage karaoke night by playing songs with respective lyrics displayed on-screen and taking music requests.

**FREE Live Music:**

- This would include a solo singer and up to a 5-piece band (budget: \$500-1000/performance) and a sound technician (Budget: \$250-350/night) playing a variety of country-genre artists (bluegrass, pop-country, etc.)

**Country Dancing:**

- This would require having a country music DJ (budget: \$500/night) to spin country music to the public. Dancing is also likely to occur during the aforementioned events involving music.
- Westwood would like to offer country dancing free to the public on Thursdays, and charge up to \$20/person as a cover charge on Fridays and Saturdays.

**Age Restrictions:**

Westwood operates as a restaurant for all ages. However, to keep younger staff and our servers focused on the business at hand, we generally require customers to be 21+ after 9pm. This is 100% enforced on Thursday, Friday and Saturdays.

**Proposed Operation Plan:**

Westwood currently operates in San Francisco, offering all events free of charge to customers, except for Friday and Saturday country music nights from 10PM-2AM. Country music nights are led by a DJ and include a cover charge of about \$10/person (max. \$20/person). The cover charge is kept to a minimum and simply goes towards helping the FREE entertainment offerings offered earlier in the week (live music, line dancing, karaoke). Westwood currently offers the same suite of entertainment options, and similar pricing in San Francisco, which has performed well. Westwood would like to carry over a similar operating plan to Costa Mesa.

**Security Plan:**

Westwood is eager and willing to comply with the Triangle Square Security Plan as provided by Allied Universal and as received from the Triangle's Facility Manager. The following 24/7 services provided by Allied Universal consist of:

- One (1) officer on the morning day shift – 6:00am to 2:00pm

- One (1) to two (2) officers on the swing shift – 2:00pm to 10:00pm
- Two (2) to four (4) officers on the late swing shift – 7:00pm to 3:00am
- One (1) to two (2) officers on the graveyard shift – 10:00pm to 6:00am

In addition, Westwood intends to layer our own security plan over Triangle Square's Security as follows:

- Sunday through Thursday (assuming Westwood is open on those days):
  - with no live music planned: 1x third-party licensed security guard on duty stationed at the front entrance with interior roaming after 7pm
  - with live music planned: 4x third party licensed security guard on duty: 2x at front entrance (ID check and crowd control), 1x at back-office entrance (covering kitchen, bathrooms, and back exit), 1x roaming, all after 7pm (live music typically starts at 8pm)
- Friday & Saturday
  - live music planned: 5x third party licensed security guard on duty: 2x at front entrance (ID check and crowd control), 1x at back-office entrance (covering kitchen, bathrooms, and back exit), 2x roaming, all after 7pm (live music typically starts at 8pm)

#### **Noise Plan:**

Westwood intends to have all operable windows and doors closed by 10pm or as required.

Westwood will ensure all newly installed doors/windows meet the required specifications to limit the transmission of sound.

Westwood will conduct a sound test upon completion of proposed sound equipment installation to make sure that the noise levels don't exceed the required thresholds set by the City.

Westwood will put electronic limiters on the sound system to make sure live music does not exceed limits.

Westwood will engage an acoustic expert to consult on the installation of sound absorbing panels in the ceiling to help manage reverberations.

#### **Additional Information:**

- Expand on “elevated food/crafted drinks”, or include a menu as an example

- Menu attachment provided as an example. In addition, Westwood’s is considering elevating the menu for the Orange County area, such as, including a country fried prime rib, a T-Bone Steak, BBQ’d brisket and ribs.
- Please refer to the table below showing all current food and beverage uses with their hours of operation located at the Triangle Square:

Yard House	<ul style="list-style-type: none"> <li>● Friday 11 AM–12:30 AM</li> <li>● Saturday 11 AM–12:30 AM</li> <li>● Sunday 11 AM–12 AM</li> <li>● Monday 11 AM–12 AM</li> <li>● Tuesday 11 AM–12 AM</li> <li>● Wednesday 11 AM–12 AM</li> <li>● Thursday 11 AM–12 AM</li> </ul>
Tavern + Bowl	<ul style="list-style-type: none"> <li>● Friday 4 PM–12 AM</li> <li>● Saturday 12 PM–12 AM</li> <li>● Sunday 10 AM–8 PM</li> <li>● Monday 4–11 PM</li> <li>● Tuesday 4–11 PM</li> <li>● Wednesday 4–11 PM</li> <li>● Thursday 4–11 PM</li> </ul>
Black Knight Lounge	<ul style="list-style-type: none"> <li>● Friday 4 PM–2 AM</li> <li>● Saturday 11 AM–2 AM</li> <li>● Sunday 9 AM–2 AM</li> <li>● Monday 4 PM–2 AM</li> <li>● Tuesday 4 PM–2 AM</li> <li>● Wednesday 4 PM–2 AM</li> <li>● Thursday 4 PM–2 AM</li> </ul>
Cafe Sevilla	<ul style="list-style-type: none"> <li>● Friday 4:30 PM–1:30AM</li> <li>● Saturday 11 AM–2 AM</li> <li>● Sunday 11 AM–10 PM</li> <li>● Monday 4:30 PM–11 PM</li> <li>● Tuesday 4:30 PM–1 AM</li> <li>● Wednesday 4:30 PM–12 AM</li> <li>● Thursday 4:30 PM–12 AM</li> </ul>
Olive Branch	<ul style="list-style-type: none"> <li>● Friday 11 AM–10 PM</li> <li>● Saturday 11 AM–10 PM</li> <li>● Sunday 11 AM–9:30 PM</li> <li>● Monday 11 AM–9:30 PM</li> <li>● Tuesday 11 AM–9:30 PM</li> </ul>

	<ul style="list-style-type: none"> <li>● Wednesday 11 AM–9:30 PM</li> <li>● Thursday 11 AM–9:30 PM</li> </ul>
Oji Sushi & Bar	<ul style="list-style-type: none"> <li>● Friday 12 PM–12 AM</li> <li>● Saturday 12 PM–12 AM</li> <li>● Sunday 12 PM–11 PM</li> <li>● Monday 4 PM–11 PM</li> <li>● Tuesday 4 PM–11 PM</li> <li>● Wednesday 4 PM–11 PM</li> <li>● Thursday 4 PM–11 PM</li> </ul>
La Vida Cantina	<ul style="list-style-type: none"> <li>● Friday 11 AM–2 AM</li> <li>● Saturday 10 AM–2 AM</li> <li>● Sunday 10 AM–1 AM</li> <li>● Monday 11 AM–2 AM</li> <li>● Tuesday 11 AM–2 AM</li> <li>● Wednesday 11 AM–12 AM</li> <li>● Thursday 11 AM–1 AM</li> </ul>
TIME Nightclub	<ul style="list-style-type: none"> <li>● Friday 9:30 PM–2 AM</li> <li>● Saturday 9:30 PM–2 AM</li> <li>● Sunday CLOSED</li> <li>● Monday CLOSED</li> <li>● Tuesday CLOSED</li> <li>● Wednesday CLOSED</li> <li>● Thursday CLOSED</li> </ul>

**Proposed Food Service Hours:**

Westwood would like to offer Chef prepared, locally sourced food daily. Unlike the previous tenant, Westwood would like to be open to the public for brunch/lunch and dinner. Last call for the food menu will typically be 10PM every day, but the company would also like to test offering food until 11PM on Thursday-Saturday nights.

In order to offer food, Westwood is incurring over \$200,000 of expense to install a Type 1 hood (\$85K), walk in refrigerators (\$35K), a full line of high end appliances (\$30K) and modifications to the existing kitchen footprint through expanding its foot-print at a cost in excess of \$30K. None of these improvements were made by the previous tenant's.

**Proposed Use of Private Event Room:**

Westwood is not a private members club. As a restaurant with entertainment, Westwood's planned use of the room space is for private event use, available to the general public upon



August 25th, 2023

reservation. Use of the room will be subject to a minimum if a reservation is requested. If the room has not been reserved, it may be used by the general public, if the party size warrants.

**Table Service:**

All table service will comply with applicable ABC rules and regulations.

**Proposed Line Management Plan:**

Due to several factors outside the company's control, such as novelty, special performers, busy holiday weekends, and local events, Westwood cannot guarantee that there will be no queuing of lines to enter the space. While Westwood cannot guarantee there will be no queuing lines to enter the space, a plan has been prepared to efficiently manage the factors within the company's control such as the number of hosts at the door, effectively hiring and staffing according to anticipated crowd levels, thorough and efficient verification of patrons' IDs , properly staffing security guards, etc. By having a well-run restaurant, strategic decisions can be made to help manage a reasonable line outside, even on the busiest nights.

The Westwood team is hopeful to move forward with this submittal package and appreciate the efforts and support of the City of Costa Mesa.

Regards,

Kingston Wu - Owner  
2036 Lombard Street, LLC dba Westwood or assignee

Seraiah Carter / Danielle Foley - Agents  
PDB Collaborative



## SHAREABLES

### WESTWOOD MAC & TRIPLE CHEESE - 10

fusilli pasta with chef's triple cheese béchamel sauce and brioche bread crumbs

### MEXICAN STREET CORN - 6

with lime juice, mayo, tajín chili powder, Cotija cheese

### GRILLED BROCCOLINI - 8

with mustard vinaigrette, grated hardboiled egg, and fried shallots

### HOMEMADE STEAK GUAC - 13

with pico de gallo salsa and homemade tortilla chips

### FRIED BRUSSEL SPROUTS & CAULIFLOWER - 10

with mint, chili flakes, lemon juice, fried garlic, and garlic confit aioli

### OCTOPUS AND SHRIMP CEVICHE - 15

slow poached to perfection tiger shrimp, Spanish octopus, Mexican ceviche sauce, lemon oil and fresh avocado

### SHORT RIBS NACHOS - 13

houseblend nacho sauce, seared cubes short ribs, pico de gallo, jalapenos, sour cream

### CACTUS & TOFU NACHOS - 12

house blend nacho sauce topped with grilled cactus and tofu, cotiji cheese, pico de gallo

#### ADD PROTEIN

chicken - 4      pulled pork - 4      shrimp - 5  
short rib - 5      duck confit - 5      avocado - 3

### SLOPPY JACK SLIDERS - 14

ground beef in Jack Daniel's sauce with parmesan cheese, and house pickles on brioche bun

### BBQ PULLED PORK SLIDERS - 12

braised pork shoulder with chef's coleslaw on brioche bun

### CHICKEN FRIED TAQUITOS - 9

free range chicken breast with roma tomatoes, sofrito, cilantro, cotija cheese and pickled onions

## FROM THE FRYER

### FRIED CHICKEN WINGS - SIX PIECES 11 - TWELVE PIECES 21

choice of lemon black pepper, buffalo or bbq sauce

### ANIMAL STYLE TOTCHOS - 14

tater tots with house blend nacho sauce, roasted short rib cubes, onion jam, and pickled relish

## FROM THE GARDEN

### ROASTED BEET SALAD - 13

arugula, green beans, toasted pistachios, and goat cheese with honey balsamic vinaigrette

### SOUTHWEST COBB SALAD - 13

county spring greens, smoked applewood bacon, avocado, cherry tomatoes, corn, hardboiled eggs, peppers, and lime with ranch dressing

### CAMPFIRE CAESAR SALAD - 13

charred romaine lettuce, radishes, cherry tomatoes, parmesan cheese, and house brioche croutons with caesar dressing

### SEASONAL SALAD - 11

grilled seasonal fruit, cherry tomatoes, radish, parmesan cheese, and mango ahi vinaigrette

#### ADD PROTEIN TO ANY SALAD

chicken - 4      short rib - 5      duck confit - 5  
shrimp - 5      ahi tuna - 6

## SUPPER TIME

### THE WESTWOOD BURGER - 15

double patty house blend beef cooked true, brioche bun, american cheese, sweet pickles, lettuce, tomatoes, chef's secret sauce and french fries

### THE "DUKE" BURGER - 19

The Westwood Burger plus bacon, avocado, and fried egg

### THE EASTWOOD BURGER - 18

The Westwood Burger plus peanut butter, candied bacon

### NASHVILLE HOT CHICKEN SANDWICH - 15

fried free range chicken breast brioche bun, mayo mustard sauce, lettuce, pickles with a side of fries

### NASHVILLE STYLE FRIED HOT CHICKEN - 21 (limited quantity)

fried free range chicken thigh with baked sweet potatoes, and homemade biscuit with gravy

### TRUFFLE COUNTRY FRIED PRIME RIB - 25

country style prime rib with mashed potatoes, chef's garden gravy, black truffles

### SEAFOOD MAC & TRIPLE CHEESE - 20

texas crawfish sauce, tiger prawns, crab, chef's triple cheese béchamel sauce, and bread crumbs

### GRITS AND GRILLED AHI TUNA - 23

medium rare grilled wild ahi tuna, olive herbs tapenade, chili oil, steamed spinach

## FIXIN'S

### FRENCH FRIES - 6

### TRUFFLE PARMESAN FRIES - 10

### LEMON PARMESAN FRIES - 8

### SWEET POTATO FRIES - 8

### CHEF'S COLESLAW - 5

### STEAMED VEGGIES - 4



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100 Whiskeys from  
American Distilleries



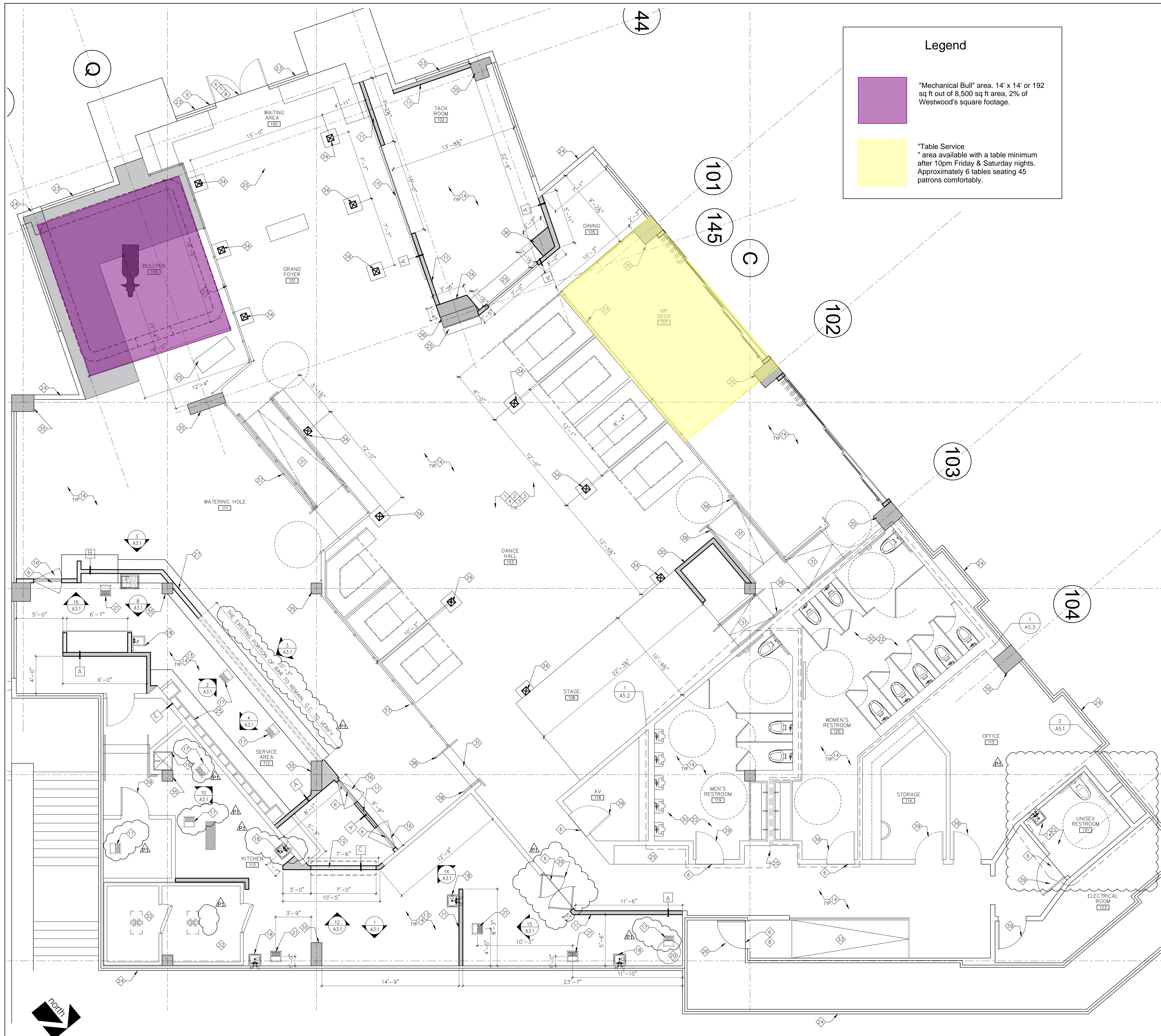
# WHISKEY MENU



1. AMERICAN BORN BOURBON - NASHVILLE, TENNESSEE - 11
2. AMERICAN BORN PEACH BOURBON - NASHVILLE, TENNESSEE - 11
3. ANGELS ENVY - LOUISVILLE, KENTUCKY - 14
4. BASIL HAYDEN - NELSON COUNTY, KENTUCKY - 14
5. BIRD DOG 10 YEAR OLD VERY SMALL BATCH BOURBON - BOWLING GREEN, KENTUCKY - 16
6. BIRD DOG BLACKBERRY KENTUCKY BOURBON - BOWLING GREEN, KENTUCKY - 11
7. BIRD DOG KENTUCKY BOURBON - BOWLING GREEN, KENTUCKY - 11
8. BIRD DOG PEACH KENTUCKY BOURBON - BOWLING GREEN, KENTUCKY - 11
9. BLACKENED BOURBON - SHOREHAM, VERMONT - 14
10. BLADE & BOW 22 YEAR - LOUISVILLE, KENTUCKY <ALLOCATED WHEN AVAILABLE> - 55
11. BLADE & BOW BOURBON - LOUISVILLE, KENTUCKY - 15
12. BLANTONS - FRANKFORT, KENTUCKY - 15
13. BOOKERS - CLERMONT, KENTUCKY - 16
14. BUFFALO TRACE - FRANKFORT, KENTUCKY - 12
15. BULLEIT 10 YEAR OLD KENTUCKY STRAIGHT BOURBON - LOUISVILLE, KENTUCKY - 12
16. BULLEIT 12 YEAR OLD RYE WHISKEY - LOUISVILLE, KENTUCKY - 12
17. BULLEIT BARREL STRENGTH BOURBON - LOUISVILLE, KENTUCKY - 11
18. BULLEIT BOURBON - LAWRENCEBERG, KENTUCKY - 11
19. BULLEIT RYE - LAWRENCEBERG, KENTUCKY - 11
20. BURNING CHAIR BOURBON - INDIANA, KENTUCKY - 15
21. COLONEL E.H. TAYLOR SMALL BATCH- FRANKFORT, KENTUCKY - 14
22. CROWN ROYAL APPLE - 11
23. CROWN ROYAL RESERVE - 14
24. CROWN ROYAL VANILLA - 11
25. CROWN ROYAL XR - 50
26. CROWN ROYAL - 11
27. EAGLE RARE - FRANKFORT, KENTUCKY - 14
28. ELIJAH CRAIG - LOUISVILLE, KENTUCKY - 12
29. ELMER T LEE BOURBON - FRANKFORT, KENTUCKY - 12
30. FEW BOURBON - CHICAGO, ILLINOIS - 15
31. FEW RYE - CHICAGO, ILLINOIS - 16
32. FOUR ROSES SINGLE BARREL - LAWRENCEBERG, KENTUCKY - 12
33. FOUR ROSES - KENTUCKY - 10
34. GEORGE DICKEL NO. 12 - TULLAHOMA, TENNESSEE - 10
35. GEORGE DICKEL RYE - TULLAHOMA, TENNESSEE - 10
36. GEORGE DICKEL SINGLE BARREL - TULLAHOMA, TENNESSEE - 12
37. HENRY MCKENNA - LOUISVILLE, KENTUCKY - 11
38. HIGH WEST CAMPFIRE RYE - PARK CITY, UTAH - 15
39. HIGH WEST DOUBLE RYE - PARK CITY, UTAH - 12
40. HIGH WEST - PARK CITY, UTAH - 12
41. HIRSCH 8 YEAR OLD SMALL BATCH HIGH RYE BOURBON - SCHAEFFERSTOWN, PENNSYLVANIA - 15
42. HIRSCH SMALL BATCH RESERVE BOURBON - SCHAEFFERSTOWN, PENNSYLVANIA - 15
43. HUDSON BABY BOURBON WHISKEY - BROOKLYN, NEW YORK - 18
44. HUDSON MANHATTAN RYE WHISKEY - BROOKLYN, NEW YORK - 18
45. JACK DANIEL'S OLD NO. 7 - LYNCHBURG TENNESSEE - 10
46. JACK DANIEL'S SINATRA SELECT WHISKEY - LYNCHBURG TENNESSEE - 40
47. JACK DANIEL'S SINGLE BARREL RYE WHISKEY - LYNCHBURG TENNESSEE - 14
48. JACK DANIEL'S SINGLE BARREL TENNESSE WHISKEY - LYNCHBURG TENNESSE - 14
49. JACK DANIEL'S TENNESSEE RYE WHISKEY - LYNCHBURG TENNESSE - 10
50. JEFFERSONS BOURBON- LOUISVILLE, KENTUCKY - 14
51. JOSEPH MAGNUS CIGAR BLEND - INDIANA <ALLOCATED> - 30
52. IW 15 YEAR BOURBON - LOUISVILLE, KENTUCKY - 30
53. IW HARPER BOURBON - LOUISVILLE, KENTUCKY - 12
54. KNOB CREEK RYE - CLERMONT, KENTUCKY - 12
55. KNOB CREEK - CLERMONT, KENTUCKY - 12
56. LARCENY - LAWRENCEBURG, KENTUCKY - 14
57. LOST REPUBLIC BOURBON - SONOMA, CALIFORNIA - 15
58. LOST REPUBLIC RYE - SONOMA, CALIFORNIA - 15
59. MAKERS MARK 46 - LORETTO, KENTUCKY - 15
60. MAKERS MARK -LORETTO, KENTUCKY - 11
61. MELLOW CORN - LOUISVILLE, KENTUCKY - 10
62. MITCHERS AMERICAN WHISKEY - LOUISVILLE, KENTUCKY - 14
63. MITCHERS KENTUCKY STRAIGHT RYE - LOUISVILLE, KENTUCKY - 14
64. MITCHERS SOUR MASH BOURBON - LOUISVILLE, KENTUCKY - 15
65. MITCHERS STRAIGHT BOURBON - LOUISVILLE, KENTUCKY - 15
66. NOAH MILL - BARDSTOWN, KENTUCKY - 20
67. OLD ELK - FORT COLLINS, COLORADO - 11
68. OLD FORRESTER - SHIVELY, KENTUCKY - 12
69. OLD GRAND DAD - CLERMONT, KENTUCKY - 11
70. OLD OVERHOLT - CLERMONT, KENTUCKY - 10
71. OLD RIPPY - LAWRENCEBURG, KENTUCKY - 11
72. ORPHAN BARREL - OLD BLOWHARD, TENNESSEE - 50
73. ORPHAN BARREL - FOREGERS KEEP, TENNESSEE - 75
74. PAPPY VAN WINKLE - FRANKFORT, KENTUCKY <ALLOCATED-WHEN AVAILABLE> - MP
75. PEERLESS RYE - LOUISVILLE, KENTUCKY - 45
76. PENDLETON - HOOD RIVER, OREGON - 11
77. REDWOOD EMPIRE BOURBON RYE BLEND - SONOMA, CALIFORNIA - 15
78. RIP VAN WINKLE - CATSKILL MOUNTAIN, SOUTH EAST NEW YORK - 40
79. RITTENHOUSE RYE - LOUISVILLE, KENTUCKY - 11
80. RUSSELLS SINGLE BARREL - LAWRENCEBERG, KENTUCKY - 12
81. SECOND GLANCE AMERICAN WHISKEY - KENTUCKY - 15
82. SKREWBALL PEANUT BUTTER WHISKEY - OCEAN BEACH, CALIFORNIA - 10
83. SONOMA DISTILLER 100% RYE - SONOMA, CALIFORNIA - 14
84. SONOMA DISTILLER CHERRY WOOD RYE - SONOMA, CALIFORNIA - 15
85. STRANAGHANS - DENVER, COLORADO - 16
86. TEMPLETON RYE - TEMPLETON, IOWA - 12
87. TIN CUP - DENVER, COLORADO - 11
88. W. L. WELLER 12 YR - FRANKFORT, KENTUCKY <ALLOCATED-WHEN AVAILABLE> - 18
89. WESTLAND PEATED WHISKEY - SEATTLE, WASHINGTON - 16
90. WHISTLE PIG 10 YR RYE - SHOREHAM, VERMONT - 18
91. WHISTLE PIG BOSS HOG - SHOREHAM, VERMONT <ALLOCATED-WHEN AVAILABLE> - 65
92. WILD TURKEY - LAWRENCEBURG, KENTUCKY - 11
93. WILD TURKEY LONGBRANCH "MATTHEW MCCONAUGHEY'S BOURBON" - LAWRENCEBURG, KENTUCKY - 11
94. WILLETS - BARDSTON, KENTUCKY - 18
95. WOODFORD DOUBLE CASK LIMITED EDITION - WOODFORD COUNTY, KENTUCKY - 13
96. WOODFORD RYE - WOODFORD COUNTY, KENTUCKY - 13
97. WOODFORD "THE OFFICIAL BOURBON OF THE KENTUCKY DERBY" - WOODFORD COUNTY, KENTUCKY - 13
98. WOODINVILLE 100% RYE - WOODINVILLE, WASHINGTON - 14
99. WOODINVILLE BOURBON - WOODINVILLE, WASHINGTON - 14
100. 1792 RIDGEMONT RYE - BARDSTOWN, KENTUCKY - 14

Whiskeys





### Legend

- "Mechanical Bull" area. 14' x 14' or 192 sq ft out of 8,500 sq ft area, 2% of Westwood's square footage.
- "Table Service" area available with a table minimum after 10pm Friday & Saturday nights. Approximately 6 tables seating 45 patrons comfortably.

GRID LINE FACE OF STUD. WALL	EXISTING DIMMING FULL HEIGHT WALL	2X MTL STUDS AT 16" OC SEE 25/A4.0 FOR WALL AND STUD SCHEDULE.
WALL SECTION DETAIL	4" METAL STUD FUR WALL	LOW WALL
DETAIL IDENTIFICATION	SUSPENDED ACOUSTICAL TILE & T-BAR CEILING SYSTEM, SEE 2/A5.5	SUSPENDED CYP.BD. CEILING SYSTEM, SEE 11/A5.5
CHANGE IN ELEVATION AT GRADE	2'x2' & 2'x4' RECESSED FLUORESCENT LIGHT FIXTURE SEE ELECTRICAL DRAWINGS	RECESSED SOFFIT LIGHT
FLOOR ROOM NUMBER	DATUM (0'-0")	EXIT SIGN: SEE ELEC. DWG'S. EXIT SIGNS SHALL BE POWERED FROM SEPARATE SOURCES. TITLE 24, 1003.2.9.2.
EXIT SYMBOL. SEE "FIRE NOTES"	DOOR SYMBOL. SEE DOOR SCHEDULE	FLOOR EXIT SIGN
FINISHES	FLOOR FINISHES	AIR SUPPLY & ARE RETURN
EQUIPMENT SEE EQ. DRAWINGS	EATON "EMERGENCY ILLUMINATION" (COOPER LIGHTING APC7 LED COMBO & AP7 LED EMERGENCY) SEE ELEC. DWG'S.	FIRE EXTINGUISHER
LIMIT OF CONTRACT	AREA SQ. FT.	SCALE
SPACE	A B C D	N.T.S.
	1 2 3 4	1

- ### LEGEND
- SCALE: N.T.S. 1
- CONTRACTOR TO BE RESPONSIBLE FOR REVIEWING EXISTING SUITE TO FAMILIARIZE THEMSELVES WITH ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SERVING EXISTING SUITE TO BE RENOVATED PER ATTACHED PLAN.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL REGULATORY AGENCIES AND APPLICABLE BUILDING CODES AND REQUIREMENTS.
  - CONTRACTOR TO PROVIDE PROTECTION OF ALL EXISTING CONDITIONS TO REMAIN WITHIN TENANT SUITE, AND BUILDING CORRIDOR/LOBBY/ELEVATOR AREAS, AND TO ADHERE TO ALL BUILDING RULES AND REGULATIONS REGARDING CONSTRUCTION.
  - CONTRACTOR TO RELOCATE ANY DEVICES TO REMAIN THAT ARE IN CONFLICT WITH DEMOLITION OF EXISTING OR CONSTRUCTION OF NEW ELEMENTS OF PLAN.
  - EXISTING CONSTRUCTION TO REMAIN, UNLESS OTHERWISE NOTED.
  - GC SHALL VERIFY THRESHOLD TRANSITION REQUIRED AT EACH NEW AND EXISTING EXTERIOR AND INTERIOR EXIT DOOR. DOORS SHALL COMPLY WITH ADA REQUIREMENTS FOR EGRESS. SEE FINISH PLAN.
  - EXISTING EXTERIOR DOOR TO REMAIN, G.C. TO PROVIDE NEW EXIT DEVICE "PANIC BAR" TO THE EXISTING EXIT DOOR.
  - A TACTILE EXIT SIGN WITH THE WORD "EXIT ROUTE" SHALL IDENTIFY EACH EXIT ACCESS DOOR FRAME AN INTERIOR ROOM OR AREA TO CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN. A SIGN WITH THE WORD "EXIT" SHALL IDENTIFY EACH EXIT DOOR THROUGH A HORIZONTAL EXIT TACTILE EXIT SIGNS SHALL COMPLY WITH CBC SECTION 1013.4 SEE LANDLORD SPECIFICATIONS (TENANT DESIGN CRITERIA)
  - INTERNATIONAL SYMBOL OF ACCESSIBILITY: SEE LANDLORD SPECIFICATIONS (TENANT DESIGN CRITERIA)
  - NOT USED
  - NEW ONE HOUR RATED INTERIOR PARTITION WALL SEE DETAIL 25/A4.0.
  - NEW ONE HOUR RATED LOW WALL PARTITION AT 90" HEIGHT
  - CONTRACTOR TO MODIFY WATER AND DRAIN PER PLAN.
  - CONTRACTOR TO PREP EXISTING CONCRETE/FILL/FLOAT AS REQUIRED FOR NEW FLOORING.
  - NEW INTERIOR DOOR; SEE SHEET A4.0 FOR MORE DETAILS.
  - NEW INTERIOR DOUBLE ACTING KITCHEN DOOR, SEE DOOR SCHEDULE.
  - EXISTING FLOOR SINK TO REMAIN.
  - NEW HAND SINK, SEE EQUIPMENT SCHEDULE.
  - NEW MOP SINK.
  - EXISTING WATER HEATER ON 6" LEG/BASE.
  - NEW FLOOR SINK & FLOOR DRAIN
  - EXISTING RESTROOM FIXTURES & ACCESSORIES TO REMAIN.
  - EXISTING STOREFRONT WINDOW, FIXED AND NON-OPERABLE, TO REMAIN. REMOVE ALL EXISTING DECALS.
  - EXISTING TENANT (SHELL BUILDING) WALL TO REMAIN.
  - NEW MILL WORK.
  - EXISTING FIRE RATED EXIT DOOR WITH PANIC HARDWARE
  - NEW ONE HOUR RATED PARTITION LOW WALL AT HEIGHT OF BAR (43'-0").
  - NOT USED
  - NOT USED
  - ONE HOUR RATED LOW WALL PARTITION AT 5'-0" HEIGHT
  - NEW STAIRS AND RAMP
  - EXISTING WALK-IN COOLER AND FREEZER.
  - EXISTING STAIRS AND RAMP
  - NEW COLUMN WITH DECORATIVE STONE BASE
  - EXISTING COLUMN, REMAIN IN PLACE.
  - NEW DECORATIVE COLUMN
  - NEW GUARDRAIL
  - NEW STAIR HANDRAIL
  - EXISTING INTERIOR DOOR TO REMAIN

**HOOTAN DESIGN STUDIO & ASSOCIATES**  
 Building Planning Interior Design  
 P O B O X 1 8 1 3 5  
 W W I 4 0 3 8 1 - 8 1 3 5  
 P : 7 1 4 0 3 8 1 - 8 1 3 5

CALIFORNIA COUNCIL FOR  
**CCIDC**  
 HOOTAN HAMEDANI  
 CERTIFIED INTERIOR DESIGNER  
 COMMERCIAL  
 CPRES06/26/25 CID#6787

**WESTWOOD BAR**  
 Tenant Improvement  
 THE TRIANGLE 1870 #A108 HARBOR BLVD  
 COSTA MESA, CA 92627

Bid Date: 06-01-2022  
 Revisions  
 CITY SUBMITTAL  
 XX-XX-2022

Project No.: 22-A111

Sheet Title:  
 CONSTRUCTION PLAN

**A1.1**