

**LEE, MEL**

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**From:** Terry Jurado <TJurado@dsrg.com>  
**Sent:** Thursday, June 02, 2016 5:13 PM  
**To:** LEE, MEL  
**Subject:** Sandwich World - June 13, 2016 hearing

Good afternoon, Mr. Lee: I love Sandwich World! I go there for their delicious sandwiches and salads 2-3 times a week! I've been a steady customer for at least 10 years. It's less than 10 minutes from my Costa Mesa workplace.

We hear that the owner of the building does not want to renew their lease and wants to find a different use for the Sandwich World space. This would be a real shame. Sandwich World is very unique: it is a family-owned business where the owners and employees are always so friendly, thoughtful, and outgoing. They have great service – Olivia and Sal are the best! The food is always delicious (especially the rolls), and it's a fun atmosphere. There is always a daily special sandwich for a good price and they also have a rewards card. After you've filled your card, you get a free sandwich, chips, and a drink. It's a great deal!

All of us who frequent Sandwich World would be so very sad to see them go. We don't want anyone to lose their jobs or livelihood. Thank you for your time.

Terry Jurado  
Costa Mesa, CA

**LEE, MEL**

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**From:** Jacqueline Check CSM <JCheck@dsrg.com>  
**Sent:** Thursday, June 02, 2016 6:58 PM  
**To:** LEE, MEL  
**Subject:** Sandwich World - Bristol Street, Costa Mesa

Dear Mr. Lee,

I understand that the owner of Sandwich World may lose its lease as the property owner is looking to change the use. If this were to occur, I believe this would be a tremendous loss for Costa Mesa and the surrounding trade area. As a huge fan of Sandwich World, I would like to show my support of this business. Since the restaurant opened in 1992, it has built a strong and loyal clientele through its outstanding customer service and its reputation for high-quality food at reasonable prices. It is a very unique sandwich shop and cannot be duplicated by any of the chains like Subway or Jersey Mike's. One actually receives personalized attention, where the owners and their staff take the time to get to know their customers. The owners of Sandwich World feel more like friends or family members rather than anonymous clerks behind a counter.

I am hopeful that the City of Costa Mesa sees the value in protecting this business and preserving its rightful place in the community, and I urge you to vote "no" to a change in use.

Thank you for your time and consideration.

Jacqueline Check  
714-321-6730

**LEE, MEL**

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**From:** Mark McGilvray <MarkM@usstorage.net>  
**Sent:** Thursday, June 02, 2016 4:26 PM  
**To:** LEE, MEL  
**Subject:** 375 Bristol St. proposed conversion to self storage

Dear sirs: As a long time patron of Sandwich World and this retail complex, I want to express my opposition to the conversion of this retail center to self storage. This complex currently provides essential and convenient services to the local community—much more so than a storage facility. Please relay my concerns to the Planning commission.

**Mark McGilvray**

Westport Properties, Inc.

2201 Dupont Drive, Suite 700 | Irvine, CA 92612

P 949-748-5913 | C 949- 279-2071

[markm@usstorage.net](mailto:markm@usstorage.net) | [www.usstoragecenters.com](http://www.usstoragecenters.com)

CA DRE Corporate ID # 01106172

**LEE, MEL**

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**From:** Trevor Scott <TScott@rsi-ins.com>  
**Sent:** Friday, June 03, 2016 2:54 PM  
**To:** LEE, MEL  
**Subject:** 375 Bristol St.

Hi Melvin,

I'm disappointed to hear Sandwich World and the block of store front businesses along Bristol St could be replaced by storage containers.

I work in Costa Mesa. I eat lunch at Sandwich World weekly and I think small family owned businesses are an important part of the culture in Costa Mesa. Replacing them with storage containers does not serve the community properly.

I'm out of town and unable to attend the June 13<sup>th</sup> meeting but I did want this opportunity to voice my strong opposition to closing Sandwich World and the nearby shops. I hope considering the public opinion is part of the decision process.

I'm available for further discussion.

Thank you,  
Trevor Scott  
714-721-4955

**LEE, MEL**

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**From:** Claudio Haug <Claudio@cahaugcpa.com>  
**Sent:** Friday, June 03, 2016 2:28 PM  
**To:** LEE, MEL  
**Subject:** Sandwich World

Dear Mr Lee:

I have been a loyal customer of sandwich world for over 20 years. I understand that consideration is being given to converting the center to a storage facility and thus terminating the lease of the existing tenants. As a CPA, I appreciate the economic necessity for the highest and best use of a property. However, if you could give consideration to the tenants plight as well it would be appreciated.

Claudio A. Haug  
Claudio A. Haug, CPA a Professional Corporation  
4910 Campus Drive  
Newport Beach, CA 92660-2119

949 752 2190  
949 752 2177 fax

**LEE, MEL**

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**From:** LYSANNE SEBASTIAN <lysannes@me.com>  
**Sent:** Tuesday, June 07, 2016 9:54 PM  
**To:** LEE, MEL  
**Subject:** Supporting development of SJRD project at the Autoplex

To Whom It May Concern:

My name is Lysanne Sebastian and I live on the Eastside Costa Mesa at 2666 Club Mesa Place, Costa Mesa. As a resident of Eastside Costa Mesa, I support the project proposed by the Sanderson J. Ray Development to completely revive the autoplex property on Bristol. When Bristol Street, Costa Mesa has become an incredible entry way to South Coast Plaza with the Lab and the Camp, the plan to make improvements would bring in more money to Costa Mesa business and attract more people.

Thank you for your consideration,

Lysanne Sebastian

**LEE, MEL**

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**From:** Shirley Lee <shirley.lee02@gmail.com>  
**Sent:** Tuesday, June 07, 2016 8:07 PM  
**To:** LEE, MEL  
**Subject:** Save 375 Bristol

To Whom It May Concern:

It was just brought to my attention that Sushi Imari, 375 Bristol, is being asked to relocate as the plaza is being converted to a self-storage facility. This restaurant has been a favorite dining for my family; therefore, I am sending this email for the city to reconsider the plan.

Sincerely,  
Shirley Lee

**COLGAN, JULIE**

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**From:** taehee kim <taehee0327@gmail.com>  
**Sent:** Wednesday, June 08, 2016 11:07 PM  
**To:** LEE, MEL; PLANNING COMMISSION; CITY COUNCIL  
**Subject:** I do not want to have sushi Imari forehead disappear.

I too loved the sushi Imari. Have a good time together in my life. My family, there are memories of a friend. I do not want to have sushi Imari forehead disappear.  
The storage place in 375 bristol do not want you coming. Because it is just next to the storage. And also I do not want the sushi Imari forehead disappear.

## COLGAN, JULIE

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**From:** George Bean <georgebean@sbcglobal.net>  
**Sent:** Thursday, June 09, 2016 3:17 PM  
**To:** COLGAN, JULIE; LEE, MEL; PLANNING COMMISSION; CITY COUNCIL  
**Subject:** Re: 375 Bristol Street staff report  
**Attachments:** Opposition.pdf

Dear Mr. Lee and members of the Planning Commission:

Please find attached the Opposition of the Merchants of 375 Bristol to the planned re-zone of that property.

Thank you,

*George Bean*

On Thursday, June 9, 2016 11:15 AM, "COLGAN, JULIE" <JULIE.COLGAN@costamesaca.gov> wrote:

Please see the link below for 375 Bristol Street staff report.

<http://www.costamesaca.gov/ftp/planningcommission/agenda/2016/2016-06-13/PH-5.pdf>

Thank you,

**Julie Colgan | Administrative Secretary**  
City of Costa Mesa | Development Services Department  
714-754-5612 | [julie.colgan@costamesaca.gov](mailto:julie.colgan@costamesaca.gov)

**HAVE A BLESSED 2016!!!**

In re:

J. Ray Sanderson/Cardinal Development –  
Bristol Center, a California general partnership

Application to rezone

**OPPOSITION OF MERCHANTS TO  
PROPOSED RE-ZONING AND  
DESTRUCTION OF BUILDINGS AT  
375 BRISTOL, COSTA MESA**

Hearing:

Date: Monday, June 13, 2016

Time: 6:00 p.m.

Place: 77 Fair Drive  
Costa Mesa, CA



Merchants of 375 Bristol  
Costa Mesa, CA 92626  
Contact: George H. Bean  
(714) 904-9338

**CITY OF COSTA MESA  
PLANNING COMMISSION**

<p>In re:</p> <p>J. Ray Sanderson/Cardinal Development – Bristol Center, a California general partnership</p> <p>Application to rezone</p>	<p><b>OPPOSITION OF MERCHANTS TO PROPOSED RE-ZONING AND DESTRUCTION OF BUILDINGS AT 375 BRISTOL, COSTA MESA</b></p> <p><u>Hearing:</u></p> <p>Date: Monday, June 13, 2016 Time: 6:00 p.m. Place: 77 Fair Drive Costa Mesa, CA</p>
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TO THE MEMBERS OF THE PLANNING COMMISSION AND THE CITY COUNCIL OF  
COSTA MESA:

The merchants of 375 Bristol (“Merchants”) submit this opposition to the Application of J. Ray Sanderson/Cardinal Development (“Owners”) to replace the AutoPlex Mall located at 375 Bristol in Costa Mesa (the “Center”) with a self-storage facility.

**I. INTRODUCTION**

The Owners claim that the Center is aging and unsustainable in its current form. The exact opposite is true. The Merchants work exhaustively to create a thriving marketplace, which generates jobs for over 60 employees, generates significant tax revenue, about \$350,000

annually, and supports the livelihoods of numerous small-business merchants. The Owners claim that the need for small, independent auto repair businesses has declined dramatically. Again, this is simply not true. Many of the automotive shops in the Center have been there for decades and have a fiercely loyal clientele. The other usages such as a sandwich shop, a sushi restaurant, cross-fit, and mixed-martial arts, all have loyal followings, too. The Owners claim that “avigation (sic) restrictions and noise conditions effectively eliminate uses currently zoned for this parcel.” Not true. The Center currently houses a variety of uses, all of whom are fighting tooth and nail to keep their businesses and livelihoods from being destroyed by this proposed project. The “vacancies” of which the Owners complain are actually a product of their own mishandling of a pad that used to be occupied by Jiffy Lube. They have cemented over the wells that would allow such a use in the future. The Owners, with a little creativity, could coordinate the types of tenants to harmonize the uses. For example, certain types of merchants utilize parking in the mornings (coffee houses), some utilize parking in the mid-day (sandwich shops) and some utilize parking in the evenings (cross-fit, sushi). It would not take much effort on the Owner’s part to keep the tenancy at high levels with an appropriate mix of uses.

## **II. PROPOSED NEW USE**

The Owners propose to erect a self-storage facility on the site. Costa Mesa already has twenty (20) self-storage facilities. One more will not serve the citizens of Costa Mesa well. The General Plan of Costa Mesa provides that its intent is to strive to maintain and improve a socially-cohesive, economically-viable, and physically attractive community. This is not achieved by replacing an existing Center that produces significant tax revenue and serves over one-hundred-fifty-thousand (150,000) customers annually (see the Economic Impact Chart attached to this opposition) with a nameless, faceless storage facility.

The City of Costa Mesa already has twenty (20) self-storage facilities, serving the population of approximately 110,000. By contrast, Irvine only has twelve (12) self-storage facilities, yet has 350,000 residents. Santa Ana has sixteen (16), serving 250,000 residents and Newport Beach has seven (7) to serve 87,000 residents. There is no reason that Costa Mesa needs two to five times more self-storage than all of their neighboring cities. Further, Costa Mesa is only sixteen (16) square miles, while the neighboring cities range from twenty-seven (27) to sixty-six (66) square miles. The disproportionate number of self-storage facilities does not serve to “retain the residential character of the City.” Thus, it is not consistent with the objectives of the General Plan which requires the Commission and the Council to maintain a socially-cohesive and physically attractive community.

### **III. ZONING CHANGE**

The Owners seek approval to re-zone the property from Planned Development Commercial (PDC) to General Business (C2). This is a downgrade. The definition of PDC is a district intended for retail shops, offices and service establishments, including but not limited to, hotels, restaurants, theaters, museums, financial institutions, and health clubs. The definition of C2 is a district which provides for uses which are generally less compatible with more sensitive land uses of a residential or institutional nature. (Costa Mesa Municipal Code Section 13-20) The Owners want to replace a thriving, community-oriented marketplace with a stolid, indifferent self-storage facility.

The purpose of the Zoning Code of Costa Mesa is to “promote the public health, safety, general welfare and preserve and enhance the aesthetic quality of the city by providing regulations to ensure that an appropriate mix of land uses occur in an orderly manner.” (See

City of Costa Mesa Municipal Code Section 13-2). The City's guardians are charged with achieving a pattern of zoning that:

- (a) Establishes a balance of land uses to preserve the residential character of the city.
- (b) Ensures the long term productivity and viability of the community's economic base.
- (c) Promotes land use patterns and development which contribute to community and neighborhood identity

Yet another self-storage building will not preserve the residential character of the city. The project will reduce the productivity and viability of the community's economic base and a self-storage facility does nothing to contribute to community and neighborhood identity. The long-term Merchants have developed relationships with the citizens of Costa Mesa. These long-term relationships contribute to community, both financially and culturally. A self-storage facility does not.

#### **IV. REVENUE**

The Merchants of 375 Bristol contribute significant revenue to the coffers of the City of Costa Mesa. The two largest sources of revenue for the City of Costa Mesa are property taxes and sales tax. The Merchants contribute about \$350,000 per year in taxes and inject over \$7,000,000 into the local economy. (Please see attached Economic Impact Chart). The same will not be true of a self-storage facility. The Planning Commission's finding that the proposed project would strengthen the City's economic base would be an error. A self-storage facility will produce much less revenue for the City, the County and the State. Therefore, any finding that the project is consistent with the General Plan would be based on a false premise. The Owner's idea of a food court is a pipe dream. The Owners say that this spot is no longer viable as a strip

mall that houses restaurants, yet they ask you to believe that a food court inside a storage facility is going to fly. They are insulting your intelligence.

## **V. CONCLUSION**

This attempt to re-zone and change the use at 375 Bristol is a short-sighted blunder. It will put more than 60 people out of work. It will deprive the citizens of Costa Mesa of a popular and necessary destination for auto repair, fitness and restaurants. It will lower the tax revenue for the City of Costa Mesa and most importantly it will make the City of Costa Mesa a less desirable place to live. The Merchants have developed relationships with their customers. They have become friends who are delighted to see each other. It is an oasis for the hard-working people of Orange County to come and see a friendly face that greets them by name and knows their order.

The Planning Commission and the City Council have a responsibility to the citizens of the City of Costa Mesa, to promote regulations that contribute to the community and support a sustainable, appropriate mix of land uses. There is no reason to permit a drastically disproportionate number of self-storage facilities that do not contribute to our community.

We ask that the Planning Commission carefully consider whether this project is consistent with the intent of the General Plan. It is certainly not in the best interests of the people of Costa Mesa, nor the Merchants of 375 Bristol, and does not promote a socially-cohesive, economically-viable, and physically attractive community.

Respectfully submitted by the Merchants of 375 Bristol, in the City of Costa Mesa



**COLGAN, JULIE**

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**From:** Brenda Guadarrama <brendaguadarrama36@yahoo.com>  
**Sent:** Monday, June 13, 2016 6:45 PM  
**To:** PLANNING COMMISSION  
**Subject:** Support the merchants of 375 Bristol

I am writing this email to you to please put a stop at taking away what the employees have been working for for so long. Taking away their business is the same as taking away their hard work and priority in the community. I humbly ask you to reconsider the fact that there are families that depend on those who work their hardest to have a sustainable living for them. Please do not take away what others have tried to accomplish. Thank you.

**COLGAN, JULIE**

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**From:** Aylin Lima <aylin\_lima@yahoo.com>  
**Sent:** Monday, June 13, 2016 7:24 PM  
**To:** PLANNING COMMISSION  
**Subject:** Support merchants of 375 Bristol

To whom it may concern:

I am writing this message to support the mechanics of 375 Bristol street. I want to ask you to consider the demolition of these buildings, as you know many families depend on these business and taking them down would be devastating for the owners and the employees. I hope that you consider this request and that this businesses will remain.

[Sent from Yahoo Mail for iPhone](#)

## COLGAN, JULIE

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**From:** hobart taylor <hobart1@yahoo.com>  
**Sent:** Monday, June 13, 2016 9:53 PM  
**To:** LEE, MEL; PLANNING COMMISSION; citycouncil@costamesa.gov  
**Subject:** 375 Bristol complex

To whom it may concern,

I am writing in support of the merchants located at 375 Bristol. In a world of large and impersonal businesses, the City of Costa Mesa has created and maintained a environment friendly to small independent businesses. This has made Costa Mesa special in the souless suburban realm of Orange County.

What makes the complex at 375 Bristol especially valuable is that the businesses are symbiotic. Each of the automotive shops specializes in ways that provide complete service otherwise unavailable without scurrying hither and yon.

Tires, smog check, sound services, brake specialists, transmission work, body work, and vintage and foreign car repair are joined together in one location with the highest quality work done by individual entrepreneurs who take special pride in what they do, and do so at reasonable rates.

Located most conveniently between Irvine and downtown Costa Mesa and just off the 73, it is hard to imagine any one of these businesses doing as well without both the optimal location and the proximity of their peers. I have been going to the various businesses located in the 375 Bristol Center for the 15 years I have lived in Orange County. Some of the businesses have changed or evolved. What hasn't changed is the reliably superior service and convenience I and so many others have gotten there. I strongly urge you to maintain the integrity of this sensible and beneficial business complex.

Hobart Taylor  
University Hills  
UCI  
Irvine, CA.

## COLGAN, JULIE

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**From:** yasmin lima <limayasmin1977@yahoo.com>  
**Sent:** Monday, June 13, 2016 6:24 PM  
**To:** PLANNING COMMISSION  
**Subject:** Rv: support the merchants of 375 bristol

[Enviado desde Yahoo Mail para Android](#)

El lun., jun. 13, PM a 6:21 PM, yasmin lima  
<limayasmin1977@yahoo.com> escribió:

the reason of my message is to support merchants who have business in the 375 bristol street. I want to ask you to reconsider the demolition of these buildings because, these businesses are the livelihood of many families please consider this request and I hope these small businesses remain.

[Enviado desde Yahoo Mail para Android](#)

**COLGAN, JULIE**

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**Subject:** Support the merchants of 375 Bristol

-----Original Message-----

From: Brenda Guadarrama [mailto:brendaguadarrama36@yahoo.com]

Sent: Monday, June 13, 2016 6:44 PM

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

Subject: Support the merchants of 375 Bristol

I am writing this email to you to please put a stop at taking away what the employees have been working for for so long. Taking away their business is the same as taking away their hard work and priority in the community. I humbly ask you to reconsider the fact that there are families that depend on those who work their hardest to have a sustainable living for them. Please do not take away what others have tried to accomplish. Thank you.

**COLGAN, JULIE**

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**Subject:** Support the merchants of 375 Bristol

**From:** Aylin Lima [[mailto:aylin\\_lima@yahoo.com](mailto:aylin_lima@yahoo.com)]

**Sent:** Monday, June 13, 2016 7:23 PM

**To:** LEE, MEL <[MEL.LEE@costamesaca.gov](mailto:MEL.LEE@costamesaca.gov)>

**Subject:** Support the merchants of 375 Bristol

To whom it may concern:

I am writing this message to support the mechanics of 375 Bristol street. I want to ask you to consider the demolition of these buildings, as you know many families depend on these business and taking them down would be devastating for the owners and the employees. I hope that you consider this request and that this businesses will remain.

[Sent from Yahoo Mail for iPhone](#)

## COLGAN, JULIE

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**Subject:** 375 Bristol

**From:** hobart taylor [<mailto:hobartt1@yahoo.com>]

**Sent:** Monday, June 13, 2016 10:16 PM

**To:** LEE, MEL <[MEL.LEE@costamesaca.gov](mailto:MEL.LEE@costamesaca.gov)>; [rdickson.cmpc@gmail.com](mailto:rdickson.cmpc@gmail.com); [aventruer@ca.rr.com](mailto:aventruer@ca.rr.com); [sandranian@yahoo.com](mailto:sandranian@yahoo.com); [colinkmccarthy@yahoo.com](mailto:colinkmccarthy@yahoo.com); [twesler@gmail.com](mailto:twesler@gmail.com); MENSINGER, STEPHEN <[STEPHEN.MENSINGER@costamesaca.gov](mailto:STEPHEN.MENSINGER@costamesaca.gov)>; FOLEY, KATRINA <[KATRINA.FOLEY@costamesaca.gov](mailto:KATRINA.FOLEY@costamesaca.gov)>; GENIS, SANDRA <[SANDRA.GENIS@costamesaca.gov](mailto:SANDRA.GENIS@costamesaca.gov)>; RIGHEIMER, JIM <[JIM.RIGHEIMER@costamesaca.gov](mailto:JIM.RIGHEIMER@costamesaca.gov)>; MONAHAN, GARY <[GARY.MONAHAN@costamesaca.gov](mailto:GARY.MONAHAN@costamesaca.gov)>

**Subject:** 375 Bristol

To whom it may concern,

I am writing in support of the merchants located at 375 Bristol.

In a world of large and impersonal businesses, the City of Costa Mesa has created and maintained an environment friendly to small independent businesses. This has made Costa Mesa special in the soulless suburban realm of Orange County.

What makes the complex at 375 Bristol especially valuable is that the businesses are symbiotic.

Each of the automotive shops specializes in ways that provide complete service otherwise unavailable without scurrying hither and yon.

Tires, smog check, sound services, brake specialists, transmission work, bodywork, and vintage and foreign car repair are joined together in one location with the highest quality work done by individual entrepreneurs who take special pride in what they do, and do so at reasonable rates.

Located most conveniently between Irvine and downtown Costa Mesa and just off the 73, it is hard to imagine any one of these businesses doing as well without both the optimal location and the proximity of their peers.

I have been going to the various businesses located in the 375 Bristol Center for the 15 years I have lived in Orange County.

Some of the businesses have changed or evolved.

What hasn't changed is the reliably superior service and convenience I and so many others have gotten there.

I strongly urge you to maintain the integrity of this sensible and beneficial business complex.

Hobart Taylor

- 76 -

23 Frost  
University Hills  
UCI  
Irvine, CA. 92617

PH-5

**COLGAN, JULIE**

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**Subject:** Project on Bristol

**From:** Donald Ayres, III [<mailto:don3@ayresgroup.net>]

**Sent:** Wednesday, June 08, 2016 11:13 AM

**To:** LEE, MEL <[MEL.LEE@costamesaca.gov](mailto:MEL.LEE@costamesaca.gov)>

**Subject:** Project on Bristol

Hello Mel,

I met with Walkie Ray yesterday and he showed me his proposed project on Bristol, next to our Ayres Plaza and Ayres Hotel. From the looks of the elevation design and lay out of the food court and mini-storage behind it, I feel it would be a nice upgrade to this part of Bristol St. and Costa Mesa, in general. I just thought I would pass that note on to you and your team.

Respectfully,

Donald B. Ayres, III

Ayres Hotels  
355 Bristol St. Suite A  
Costa Mesa, CA 92626  
O) 714-540-6060 Ext. 141  
C) 949-244-5387

We Care About People-We Value Teamwork-We Deliver Results

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**COLGAN, JULIE**

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**Subject:** Re-zoning Application - 375 Bristol Street, Costa Mesa, CA

**From:** Gena H. Reed [<mailto:genahreed@gmail.com>]

**Sent:** Friday, June 10, 2016 12:46 PM

**To:** LEE, MEL <[MEL.LEE@costamesaca.gov](mailto:MEL.LEE@costamesaca.gov)>

**Subject:** Re-zoning Application - 375 Bristol Street, Costa Mesa, CA

To the Planning Commission and City Council:

As a business owner in Costa Mesa, I want to support the Bristol Storage project. I believe the project represents a substantial benefit to the City due to improvements to landscaping, aesthetics, street frontage and sustainable initiatives.

Thank you for your consideration.

Regards,

*Gena H. Reed*  
949.350.5390

**COLGAN, JULIE**

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**Subject:** Re Autoplex Tenant Concerns**From:** Paul Freeman <[paul@shibumistrategies.com](mailto:paul@shibumistrategies.com)>**Subject:** Re Autoplex Tenant Concerns**Date:** June 9, 2016 at 4:25:55 PM PDT**To:** Claire Flynn <[claire.flynn@costamesaca.gov](mailto:claire.flynn@costamesaca.gov)>

Claire,

Hope this finds you well.

You've asked what we've done or are doing in liaison with tenants to try and address outstanding tenant concerns. I'm writing this letter, via email, in response.

A bit of background — We've been planning this redevelopment for some time, and for at least the last five years lease renewals have had language reflecting the eventually.

More recently we sent a letter to tenants in August last year, advising them of our forthcoming application to the city and asking that if anyone had particular concerns, or wanted simply to talk all this through, we wanted to hear from them. We said that we would make the time needed to meet in an effort to address their issues, and a number of tenants did reach out and we met with them.

During the last ten or eleven months, there have been such ad hoc discussions; also tenant meetings held independently of Autoplex ownership and management.

Earlier this week we sent out our most recent letter to tenants. In that letter we noted the Commission's upcoming public hearing next week. We noted that everyone has a right to speak at such hearings, while stating again that we would be pleased to meet with tenants who wish to meet.

It's a shame of course that the redevelopment of the Autoplex would cause existing tenants, most if not all, to relocate. On the other hand, we feel confident that current patrons of the Autoplex restaurants will be more than pleased with the new food hall.

By the way, the new food hall will have 35% more space devoted to food compared with the status quo.

Unfortunately, the center is not sustainable as it is. Not all tenants today are paying market rents, and this is especially true for non-auto related uses. Plus the industry for auto related uses has changed, with dealers now relying more on parts and service for survival: this does not bode well. Between the avigation easement, airplane noise and limited visibility and access off a one-way street, this site is highly constrained, i.e., this is a truly challenging site.

Our project we think makes the best of the situation: by greatly improving aesthetics from public views and providing more and better food options for those who live and work nearby — all with a net reduction in traffic. The proposed project would prove a good-looking, and quiet, use, one we believe that would serve to make a far stronger "gateway" statement at the edge of Costa Mesa.

I'm told some tenants recognize the situation for what it is. Some have said they are grateful to have had such a solid head's up, such advance notice. Many are at least somewhat relieved to have learned that the earliest they would have to relocate is October of 2017. Which would mean they'll have had — at a minimum — 28 months' notice to plan their move.

Please call if you'd like to discuss any of this at greater length, Claire; to discuss this or any other issue.

I hope this helps to answer your question. Thanks very much.

Best,  
p



Paul Freeman | 949 • 351 • 9500

[shibumstrategies.com](http://shibumstrategies.com)

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PH-5

**COLGAN, JULIE**

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**Subject:** Support for Sandwich World

**From:** Kevin Bikhazi [<mailto:kevin@ocwebkings.com>]

**Sent:** Wednesday, June 08, 2016 1:42 PM

**To:** LEE, MEL <[MEL.LEE@costamesaca.gov](mailto:MEL.LEE@costamesaca.gov)>

**Subject:** Support for Sandwich World

Hi Mel,

I just wanted to put my support in for Sandwich World. I believe there will be a city vote on June 13th on whether or not to shut down Sandwich World and other surrounding businesses to turn the 375 Bristol St. complex into a storage facility.

My employees and I regularly visit Sandwich World to get a healthy and well-priced lunch. They really have the best sandwiches in town and we'd be very disappointed to see them shut down. I know that many other people rely on Sandwich World for an excellent lunch including top business executives, law enforcement/other emergency services, and the surrounding residential community.

I hope that you can consider our support for Sandwich World in your decision on June 13th.

Thank you very much Mel!

Kevin Bikhazi  
OC Web Kings  
4590 MacArthur Blvd #500  
Newport Beach, CA 92660  
Tel: (949) 701-6831  
Email: [kevin@ocwebkings.com](mailto:kevin@ocwebkings.com)  
Website: [www.ocwebkings.com](http://www.ocwebkings.com)

PH-5

**COLGAN, JULIE**

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**From:** Lee, Jiyong <Jiyong.Lee@PacificLife.com>  
**Sent:** Wednesday, June 08, 2016 1:36 PM  
**To:** LEE, MEL; PLANNING COMMISSION; CITY COUNCIL  
**Subject:** Sushi Imari - 375 Bristol

I just want to write this and let you know that I am very sad to hear about the proposed rezone of the above property. This is one of my favorite restaurant and I wish they can keep their business on their current location.

*Ji Lee*

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PH-5

**COLGAN, JULIE**

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**From:** Byron Mauss <byronm@amlegalgroup.com>  
**Sent:** Wednesday, June 08, 2016 2:59 PM  
**To:** LEE, MEL; PLANNING COMMISSION; CITY COUNCIL  
**Subject:** Re-Zoning Application - 375 Bristol Street, Costa Mesa, California

Dear Planning Commission and City Council:

My name is Byron Mauss and I am an owner of a law firm business located in Costa Mesa. I am informed that the Planning Commission will be considering an application for the re-zoning of the commercial property referenced above at your meeting scheduled for June 13, 2016, with the purpose of the re-zoning to allow a self-storage facility. As a business owner in Costa Mesa, the current businesses located in this strip retail center are important to me as a consumer, and I use them frequently. I would prefer that the existing businesses located here remain in place.

Thank you for your consideration.

Best regards,

Byron Mauss

**ASSAYAG ♦ MAUSS**  
A Limited Liability Partnership

**Byron B. Mauss**  
[byronm@amlegalgroup.com](mailto:byronm@amlegalgroup.com)  
2915 Redhill Avenue  
Suite 200  
Costa Mesa, CA 92626  
Phone: (714) 427-6800  
Fax: (714) 427-6888

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PH-5

**COLGAN, JULIE**

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**Subject:** Bristol Storage Project

**From:** Soojin Lim [<mailto:slim@1wicdesign.com>]

**Sent:** Thursday, June 09, 2016 8:34 PM

**To:** LEE, MEL <[MEL.LEE@costamesaca.gov](mailto:MEL.LEE@costamesaca.gov)>

**Subject:** Bristol Storage Project

Hi Mel,

I am writing this email to support Bristol storage project as a business owner and resident of Costa Mesa. I believe the project represents a benefit to the City due to improvements to landscaping, aesthetics, street frontage and sustainable initiatives. I understand some customers of Sushi Imari and sandwich shop are opposed to this project but I believe the new food hall can provide a more lively place for the community.

**Soojin Lim** CID, LEED AP ID+C

**1WiC Design**

tel: 949 - 903 - 5632  
fax: 714 - 540 - 1949  
418 Enclave Cir. #304  
Costa Mesa, CA 92626

PH-5

**COLGAN, JULIE**

---

**From:** Robert Yim <boyd0981@yahoo.com>  
**Sent:** Friday, June 10, 2016 6:55 AM  
**To:** LEE, MEL; PLANNING COMMISSION; CITY COUNCIL  
**Subject:** Support the Merchants of 375 Bristol

I have been a patron of Imari Sushi, this business establishment, for the past ten years. I drive from LA to Costa Mesa for this place. Otherwise, I have no reason to be in your city.

I ask you to support the merchants of 375 Bristol. Keep the businesses open. Do NOT allow this building to be turned into a self storage building.

Please take a look at the YELP and read all the wonderful comments their customers write about them.

They have great service and great food.

Sincerely,

Robert Yim

**COLGAN, JULIE**

---

**From:** Tyler M <tmabery@gmail.com>  
**Sent:** Monday, June 13, 2016 12:59 PM  
**To:** LEE, MEL; PLANNING COMMISSION; CITY COUNCIL  
**Subject:** Merchants of 375 Bristol

I would like to ask for you guys to please consider other options to profiting rather than closing family owned businesses to open another self storage facility. Sandwich World is a staple to many businesses around the area and we would be really sad to lose such a great place. I know you guys will do the right thing. There is a self storage facility right down the road, we don't need another one. If you do need more storage then there are other locations.

**COLGAN, JULIE**

---

**Subject:** 375 Bristol: Sanderson JRay Development

**From:** Gregory Ashton [<mailto:gpashton@sbcglobal.net>]

**Sent:** Friday, June 10, 2016 2:23 PM

**To:** LEE, MEL <[MEL.LEE@costamesaca.gov](mailto:MEL.LEE@costamesaca.gov)>

**Subject:** 375 Bristol: Sanderson JRay Development

Dear Mel:

My name is Greg Ashton and I'm sending this note in support of the Sanderson JRay development proposed for 375 Bristol.

As we know, Costa Mesa is one of the most desirable communities in Orange county thanks to its diversity in community, culture and commerce. My wife and I have owned our home on the Eastside for nearly 20 years and can't imagine raising our two children anywhere else. Professionally, I am a licensed California Architect and currently employed as a Principal Concept Architect for Walt Disney Imagineering; I have a BArch from Cal Poly Pomona and an MArch from Harvard University. That being said, I feel well qualified in my personal and professional support of this development.

This is an exciting proposal on several levels: first is the design team's skillful use of interesting building and landscape materials. Second, is the scale of the development which scales well proportionally between the surrounding neighborhood and the 73 Freeway. But the trait that has the most potential is the programmatic combination of self-storage and food hall : these two user groups should sympathetically enhance usage and, if ideally, act as a developmental catalyst for other improvements along the south end of Bristol.

Sanderson JRay have a track record of seeking interesting ways to distinguish their business developments through design and artistic dimensions. The proposal by the Wiley Architects design team is no exception. As Costa Mesa moves forward, shedding its post-war, suburban image, projects like this will play a key role in fulfilling that transition into a mature city, with a central role in the commerce and character of coastal Orange County.

Feel free to contact me if I can express my support further.

Sincerely,  
Greg Ashton  
[gpashton@sbcglobal.net](mailto:gpashton@sbcglobal.net)  
[949.650.6480](tel:949.650.6480)

PH-5

**COLGAN, JULIE**

---

**Subject:** Support the Merchants of 375 Bristol

**From:** [ireneyim64@hotmail.com](mailto:ireneyim64@hotmail.com) [<mailto:ireneyim64@hotmail.com>]

**Sent:** Friday, June 10, 2016 2:21 PM

**To:** LEE, MEL <[MEL.LEE@costamesaca.gov](mailto:MEL.LEE@costamesaca.gov)>

**Subject:** RE: Support the Merchants of 375 Bristol

To whom it may concern:

I have been a patron of Imari Sushi, this business establishment, for the past ten years. I drive from Alhambra to Costa Mesa for this place. Otherwise, I have no reason to be in your city.

I ask you to support the merchants of 375 Bristol. Keep the businesses open. Do NOT allow this building to be turned into a self storage building.

Please take a look at the YELP and read all the wonderful comments their customers write about them.

They have great service and great food.

Sincerely,

Irene Yim

**COLGAN, JULIE**

---

**From:** Erick Becker <ebecker@cwlawyers.com>  
**Sent:** Friday, June 10, 2016 3:03 PM  
**To:** LEE, MEL; PLANNING COMMISSION; Mayor  
**Subject:** 375 Bristol rezoning

I am writing to register my opposition to the proposed rezoning of the commercial center at 375 S.E. Bristol to make way for a self-storage facility. I believe that the best use for the property is a commercial retail center. I frequently patronize businesses in the center, and the various restaurants and services provided are beneficial to those working in the Bristol corridor. Eliminating this center will not benefit the citizens of Costa Mesa, will harm the small businesses in the center, and will eliminate numerous jobs. I sincerely hope the city denies the request to rezone the property. Thank you, Erick Becker

Erick J. Becker  
Cummins & White, LLP  
2424 S.E. Bristol Street, Suite 300  
Newport Beach, CA 92660  
Tel: (949) 852-1800  
Fax: (949) 852-8510  
Email: [ebecker@cwlawyers.com](mailto:ebecker@cwlawyers.com)  
Bio: [Attorney Profile](#)  
[www.cumminsandwhite.com](http://www.cumminsandwhite.com)



---

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PH-5

**COLGAN, JULIE**

---

**From:** theresa lee <sang-theresa@sbcglobal.net>  
**Sent:** Sunday, June 12, 2016 2:40 PM  
**To:** PLANNING COMMISSION  
**Subject:** Sushi Imari, Support the Merchants at 375 Bristol

Planning Commission,

Sushi Imari is my favorite restaurant and I do not want it to close. Do you remember your favorite restaurant growing up? Well, Sushi Imari is that restaurant for my children.

It would not be good for the community to have this strip mall toppled to replace it with a storage facility and a food court. Sushi Imari serves the Costa Mesa community and the surrounding Orange County cities with delicious and affordable sushi. I know of over 100 families that frequently dine and love to eat at Sushi Imari. I personally love the warm hospitality of the owners and staff and the absolutely delicious and fresh sushi served daily.

A food court can not "provide Costa Mesa residents with additional high-quality food choices" like Sushi Imari. The good will, delicious food, and the superb service that Sushi Imari has provided the Costa Mesa community for 11.5 years is paramount. You can experience it daily when dining at the restaurant. There is always a line to be seated because so many people love the food and dining experience at Sushi Imari.

Please do not close Sushi Imari. Sushi Imari is my favorite restaurant.

Theresa Lee

-91-

PH-5

**COLGAN, JULIE**

---

**Subject:** 375 Bristol Buildings

**From:** Joe P [[mailto:joe\\_dede@hotmail.com](mailto:joe_dede@hotmail.com)]

**Sent:** Sunday, June 12, 2016 6:49 PM

**To:** LEE, MEL <[MEL.LEE@costamesaca.gov](mailto:MEL.LEE@costamesaca.gov)>

**Subject:** 375 Bristol Buildings

It is my understanding that a proposal to demolish and replace the buildings at 375 Bristol will be heard by the Planning Commission on Monday June 13, 2016. Please express the opinion of many that the loss of the businesses in this location to a self storage facility would be most unfortunate and a great inconvenience. I, along with my coworkers have utilized businesses at this location at least weekly for the better part of 20 years. The loss of this convenience in an area with so many offices and businesses would be regrettable.

Please share our opinion with the Planning Commission.

Thank you.....Joe Petitpas

**COLGAN, JULIE**

---

**Subject:** Sushi Imari, Support the Merchants of 375 Bristol

**From:** theresa lee [<mailto:sang-theresa@sbcglobal.net>]  
**Sent:** Sunday, June 12, 2016 2:35 PM  
**To:** LEE, MEL <[MEL.LEE@costamesaca.gov](mailto:MEL.LEE@costamesaca.gov)>  
**Subject:** Sushi Imari, Support the Merchants of 375 Bristol

Mel Lee,

Sushi Imari is my favorite restaurant and I do not want it to close. Do you remember your favorite restaurant growing up? Well, Sushi Imari is that restaurant for my children.

It would not be good for the community to have this strip mall toppled to replace it with a storage facility and a food court. Sushi Imari serves the Costa Mesa community and the surrounding Orange County cities with delicious and affordable sushi. I know of over 100 families that frequently dine and love to eat at Sushi Imari. I personally love the warm hospitality of the owners and staff and the absolutely delicious and fresh sushi served daily.

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Please do not close Sushi Imari. Sushi Imari is my favorite restaurant.

Theresa Lee

PH-5

**COLGAN, JULIE**

---

**Subject:** [BULK]

**Importance:** Low

**From:** Sarah Yim [<mailto:pockadot777@gmail.com>]

**Sent:** Friday, June 10, 2016 6:59 PM

**To:** LEE, MEL <[MEL.LEE@costamesaca.gov](mailto:MEL.LEE@costamesaca.gov)>

**Subject:** [BULK]

**Importance:** Low

To whom it may concern:

I have been a patron of Imari Sushi, this business establishment, for the past ten years. I drive from Alhambra to Costa Mesa for this place. Otherwise, I have no reason to be in your city.

I ask you to support the merchants of 375 Bristol. Keep the businesses open. Do NOT allow this building to be turned into a self storage building.

Please take a look at the YELP and read all the wonderful comments their customers write about them.

They have great service and great food.

Sincerely,

Sarah Yim

-9A-

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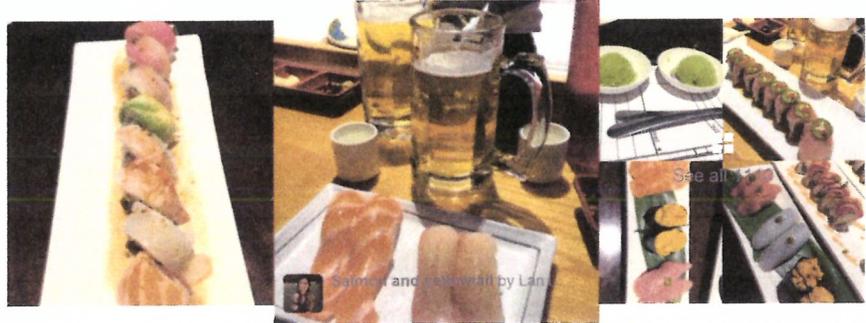
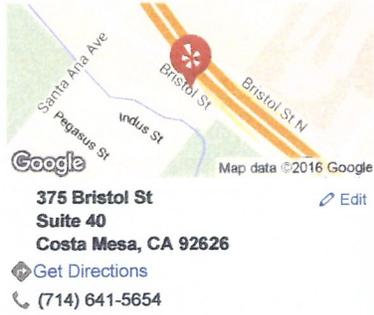


# Sushi Imari

★★★★☆ 974 reviews

Details

\$\$ · Sushi Bars, Japanese [Edit](#)



"Next up, he tried the **sake bomb roll** which was good, but a little too spicy for him and I had ANOTHER spicy crunchy roll." in 107 reviews

\$9.95 39 Sake Bomb Roll



"One of my best friends usually orders the '**Marilyn Monroll**' which is a cute pink-wrapped salmon ensemble that is equally delicious." in 25 reviews

\$12.95 45 Mariilyn Monroll



"We've gotten so much **freebies**, such as free ice cream, miso soup, sashimi, rolls, gyoza, and baked mussels." in 73 reviews

[Show more review highlights](#)

## Recommended Reviews

Sort by **Yelp Sort**

English (974)

Your trust is our top concern, so businesses can't pay to alter or remove their reviews. [Learn more.](#)



Start your review of **Sushi Imari**.



**Joanna K.**  
Fullerton, CA  
80 friends  
4 reviews

★★★★★ 5/23/2016

Service: A+  
Food: A+

All the servers are so friendly and accomodating, and what makes it even better is the food! Super yummy. Would come down again definitely.

-95-

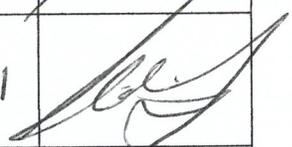
= Jove Sushi Imari =

#	NAME	ADDRESS	PHONE #	SIGN
1	Louis Justin	ISLANDTRADES@Yahoo [REDACTED]	714 4542004	[Signature]
2	Leonard Wayne MS	1wcool@VERIZON.NET 06-06-2016	714 296-1956	[Signature]
3	Laurie Wayne	9191 Alona Dr HB CA 92646	714 302-5504	Laurie Wayne
4	LEE KIM	1916 PIEDMONT IRVINE CA 92620	949 542-2329	[Signature]
5	Kyeong	3100 PARK AVE TUSTIN CA 92782	909 568-7347	[Signature]
6	Eunki Kim	43 Diamond Irvine CA. 92620	949-812- 8416	[Signature]
7	Miguel Sanchez	Bay St apt C Costa Mesa 92627	949 200 2697	[Signature]
8	Rosalba ROJAS	313 S newHope santa ana. ca #108	714 805.3098	Rosalba ROJAS
9	VICKY Estrada	333 S newHope #108 santa ana. ca 92704	949 891-3481	VICKY Estrada
10	Maria A Martin D.	143 highland St # B Santa Ana	(714) 314-5650	Maria A. Martin
11	Taehee Kim	14911 Doheny Cir Irvine. CA-92604	949- 533-9494	[Signature]

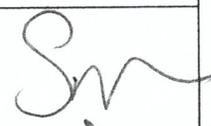
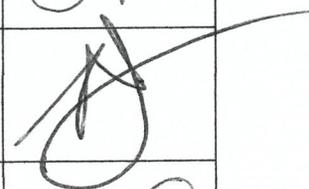
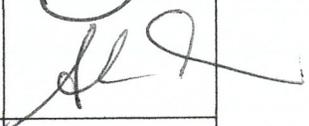
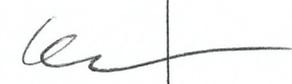
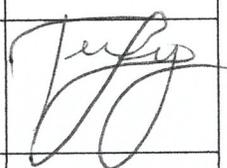
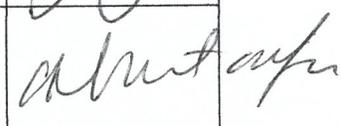
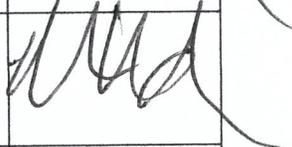
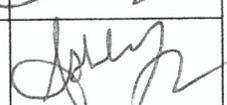
**SUSHI IMARI**

#	NAME	ADDRESS or <del>EMAIL</del>	PHONE #	SIGN
1	Tina Cheng	<del>5000</del> 5932 Sierra Siena Rd. Irvine, CA, 92603	949-439-5549	<i>Tina Cheng</i>
2	BERNARD DEBBASCH	2300 Port Carlisle Pl Newport beach, CA 92660	949-720-2032	<i>B. Debbasch</i>
3	OLIVIA DEBBASCH	Same	Same	<i>Olivia Debbasch</i>
4	Nikole SPARKS	314 Monte Vista Ave. Costa Mesa, CA	714 655 1628	<i>Nikole Sparks</i>
5	Nicole Janzen	433 enclave 304 COSTA MESA CA 92626	805 720 0555	<i>Nicole Janzen</i>
6	Wenning Sun	3350 Avenue of the Arts, Costa Mesa, CA 92626	845-235-7898	<i>Wenning Sun</i>
7	Joe Porrea	3350 Avenue of Arts Costa Mesa, CA 92626	607-710-6245	<i>Joe Porrea</i>
8	Peter Tran	1129 W. Sierra Dr. Santa Ana	714 623-1759	<i>Peter Tran</i>
9	Theresa Chaverot	275 A. McCormick Costa Mesa	714 918-8200	<i>Theresa Chaverot</i>
10	Judy Chen	43 Lessay St Newport Coast	949 275-4515	<i>Judy Chen</i>
11	Felix Hsu	3448 Via Alicante La Jolla	919 632-2985	<i>Felix Hsu</i>

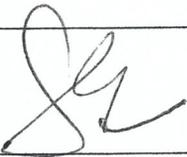
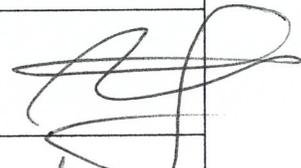
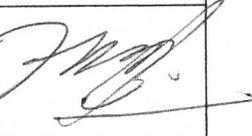
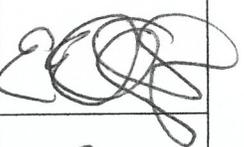
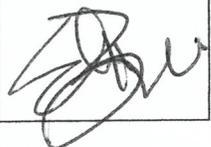
**SUSHI IMARI**

#	NAME	ADDRESS or <del>EMAIL</del>	PHONE #	SIGN
1	Gary SCHMIDT	227 SIERKS ST COSTA MESA CA 92627	949 606 4795	
2	CLAUDIA CHALARCA	710 W 18th ST #44 COSTA MESA CA 92627	949 606 4706	CLU. CHALARCA
3	Evey.	30 palatine.	856-725-7112	# 
4	Saina	30 palatine	559-930-2211	
5	Andrea	61531 Arroyo Dr.	626-950-5063	AM
6	Gemma	31004 Arroyo Dr.	626-991-0114	AM
7	Maria	1955 Wallace Ave	(949) 872-5960	Maria
8	Micha Goldsmen	240 Monarch Bay Dr	949 887 3701	
9	Gene Goldsmen	240 Monarch Bay Dr	949 541 3333	
10	Linda Jacobson	240 Monarch Bay Dr	949 887 1346	Linda Jacobson
11	Glen Peltz	4005 Calle Sonora Oeste Laguna Woods Ca	949 581 6611	

SUSHI IMARI

#	NAME	ADDRESS or <del>MAIL</del>	PHONE #	SIGN
1	Saveros Najjarine	3060 Edgeway Costa Mesa, CA 92626	714-515-9998	
2	Mark Ranzos	10061 San Juan Ct Fontana Valley CA 92708	631-294- 5903	
3	Anita Chou	97 Canal Irvine CA 92620	949-880- 7659	
4	Anthony Hurn	1005 S. Dennis St. Santa Ana, CA 92704	714-417-3865	
5	James Shih	97 Canal Irvine, CA 92620	714-313- 5825	
6	Terence Leung	3571 Kemble Ave Long Beach, CA 90808	(650) 392-5711	
7	Angela Metcalfe	259 Cabillo St. Unit C COSTA MESA CA 92627	(714) 449- 070-4457	
8	Clayton Morrison	259 Casero COSTA MESA CA 92627	714 870-7709	
9	Matt Ulat	2015 E. Broadway Long Beach, CA 90802	714 743- 3764	
10	Eun Joo. Goo	11522 Daniel Ave. Garden Grove 92840	714. 788. 9452	
11	Ashley TRAN	522 Robinson Dr, Tustin, CA	408-694- 7104	

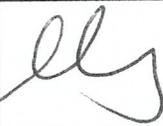
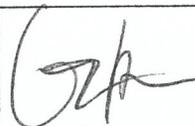
SUSHI IMARI

#	NAME	ADDRESS or <del>EMAIL</del>	PHONE #	SIGN
1	Summer Canillas	609 21st St HB, 92648	951 7147082	
2	Danielle vanderAhe	1459 Galant NB 92660	949 2354380	
3	Jonghee Kim	3009 W Chapman Ave, #441, Orange CA, 92668	310 720 7869	
4	Jyeseung Lee	3354 Via Parma Costa Mesa, CA 92626	626-633 -2621	
5	Jaewon Song	425 Merrimac Way Costa Mesa 92626	949-800 -9512	
6	A. Khorvi	1901 McArthur Blvd Irvine		
7	Farooq Issac	4687 Pine Valley Westlake Village, 91362		
8	Katie ELLINGSAN	1202 ALICANTE NEWPORT BEACH 92660		
9	ERIK ELLINGSAN	1202 ALICANTE N.B. 92660		
10	Hung Tran	2538 N. Forest Santa Ana		
11	Erik Bowser	7814 Nightingale Way San Diego, CA		

SUSHI IMARI

#	NAME	ADDRESS or <del>EMAIL</del>	PHONE #	SIGN
1	George Seaman	2750 V. Segerstrom	714-718-2732	
2	RILEY STARNES	1818 S STATE COLLEGE BLVD	(949) 547-5053	
3	John Gilbert	1818 S State College Blvd	714 600 0696	
4	Taejoong Kim	1250 ADAMS AVE, B101 Costa Mesa, CA	(949) 861-0877	
5	Sungwoo Lee	11720 Valley View Ave #2 Whittier CA, 90604	949) 232 9246	
6	Whitney Lybott	325 San Leon Irvine Ca 92606	(949) 943-4953	
7	ALDO BAPTISTA	SAME AS ABOVE	(9) 949 943 9499	
8	Stephanie Streeter	2989 Ceylon Dr. Costa Mesa, CA 92626	(714) 447-9706	
9	Miles Murai	2326 Port Aberdeen	(949) 735-5007	
10	Gloria Carrasco	55 Fair Dr. #6411 Costa Mesa, CA 92626	(925) 353-8042	
11	Josh Smith	7233 Richard Ct Huntington Beach, CA	(714) 907-6355	

**SUSHI IMARI**

#	NAME	ADDRESS or <del>EMAIL</del>	PHONE #	SIGN
1	Jaime Young	4703 E. Hastings Ave. Orange, CA 92867	(714) 928-8003	
2	Jeremy Naylor	29291 Alfieri St. Laguna Niguel CA 92677	949.510.3110	
3	Astha Ghai	20 wildland Irvine CA 92603		
4	Sarah Mann	2300 Fairview Road Costa Mesa CA 92626	714 679 0337	
5	Edwards Lowe	13454 Verona Tustin Ca 92782	213-361-5411	
6	Tom Jordan	9817 Post Rd 987 CM 92626	949-510 3619	
7	Vinson Rosello	1330 Bristol St. Costa Mesa CA 92626	661-802- 8004	
8	Jonathan Bonfacko	3901 Parkview Ln apt 102a	661-733-3942	
9	Alexa Mariner	504 35th St Newport Beach CA 92663	925-786-2114	
10	Megan Hegan	9120 Judicial Dr. San Diego, CA	858-999-7680	
11	Christine Kovach	" " "	"   "	

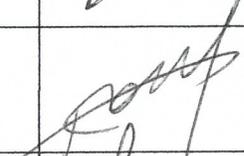
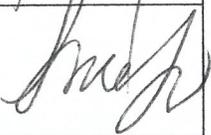
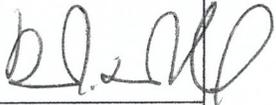
SUSHI IMARI

#	NAME	ADDRESS or <del>IMARI</del>	PHONE #	SIGN
1	Katting Castellanes	582 Stanford Ct Irvine CA 92612	408 643 4516	
2	Jared Liu	582 Stanford Ct Irvine CA 92612	408 966 2680	
3	Jala Burdick	2113 Federal Ave Costa Mesa 92627	302 901 2805	
4	Keely McClough	2113 Federal Ave Costa Mesa 92627	714 9872 6144	
5	Amy Cohen	2362 Palm Springs Sawana Way 92262	312- 718- 2585	
6	ALEC BARTON	3901-B# PARKVIEW Ln - Irvine CA, 92612	(949) 400- 3545	
7	Jason Rosello	1330 Bristol St #75 Costa Mesa, CA 92626	(714) 235- 1670	
8	Martha Manzaneres	2201 Fairview Rd. Costa Mesa CA 92626	949-302- 99-46	
9	JEN NEWTON	13202 HOWARD ST. MIRAMONTE 92653	714.698. 6040	
10	AMARITA AMARITA	4444 Skylon Ave. Whittier CA 92603	607 3-711 4200	
11	Ji Lee	50 Half Moon Trl Ladera Ranch, CA	949. 274. 1709	

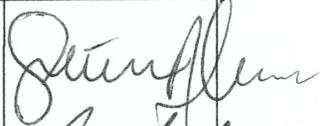
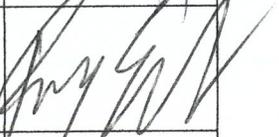
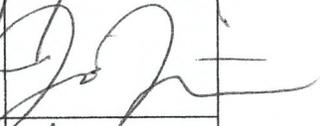
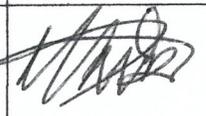
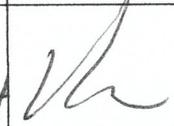
## SUSHI IMARI

#	NAME	ADDRESS or <del>EMAIL</del>	PHONE #	SIGN
1	Cameron Carlton	10481 Slater Ave. #202 Fountain Valley, CA 90802	317-340-7167	Cameron Carlton
2	Eben Frazier	242 Greenmoor Irvine, CA 92614	949-230-2341	Eben F.
3	CHRISTINE MORGAN	2424 ANDOVER COSTA MESA CA 92626	949-910-7042	Christine Morgan
4	Elaine Wang	16405 Sand Canyon <del>Irving, CA</del> Irvine, CA	626-688-6788	Elaine Wang
5	Susan Ruffalo	11 Sea Shell Newport Coast CA 92657	(949)-640-0624	Susan Ruffalo
6	Paige Brown	219 W 20th Ave Hutchinson, KS 67502	(620) 960-1715	Paige Brown
7	Justin Ruffalo	1741 Kentucky St Lawrence KS 66044	(949)-640-0624	Justin Ruffalo
8	JC Ruffalo	265 West Marguitta San Clemente, CA	(949)-640-0624	JC Ruffalo
9	Rich & Lauren CLAIRICIA		949-291-6644	Rich & Lauren
10	Anne Alcasid	2156 San Michel Dr. East, UNIT A Costa Mesa, CA 92627	407-670-4068	Anne Alcasid
11	Danny Daido	291141 Canada Rd. Lakehurst Ca 92630	(619) 246-4831	Danny Daido

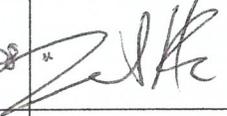
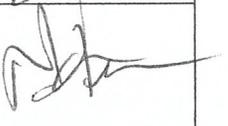
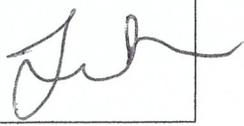
SUSHI IMARI

#	NAME	ADDRESS	PHONE #	SIGN
1	Paul Nguyen	16354 Platt Way Tustin 92672	310 765-4528	
2	may ym	41 CECADIA IRVINE CA	415-676-7907	
3	Jawid waleem	2297 Lamer Court .CA	7	
4	Yukyeong Byeon	8107 Payton Irvine CA	949-671- 1217	
5	Park, Sung Min	2333 S brookhurst st Anaheim CA	714-337- 8137	
6	Sue Ju	13800 BILDA AVE CAMBRIDGE	949391 0092	
7	Sarah Cross	6267 Adobe Circle Irvine, CA	720-257 1621	
8	David van der Roost	710 E 20 <sup>th</sup> Santa Ana	714 549 2446	
9	Anni Welson	18876 Coolwater Ln AB CA 9	714 290 0983	
10	Crystal Chang	8238 Flower Ave 90291	310 270 7235	
11	Fyan Emalie	same	913-638-1213	

SUSHI IMARI

#	NAME	ADDRESS	PHONE #	SIGN
1	MARIA SOC	3400 AVENUE OF THE ARTS J312 COSTA MESA CA	7543582475	
2	JESSICA ADAMS	20162 SPRUCE AVE NEWPORT BEACH 92660	(951) 315-7972	
3	RYAN SCHEIGER	20162 SPRUCE AVE NEWPORT BEACH 92660	(714) 270-5493	
4	Josie Famior	josiefamior@gmail.com	831-238-4728	
5	John Hall	4655 Trieste Dr. Carlsbad CA 92010	(760) 803-8476	
6	Yolennha Morales	27662 Aliso Creek Rd. #5208, Aliso Viejo, CA 92656	714 783-6890	
7	Mario Morales	1691 W MacArthur VLD. # P25 SANTA ANA CA.	714 552 8425	
8	Mark Morales	27662 Aliso Creek Rd # 5208, Aliso Viejo, CA 92656	714 683 7128	
9	Rosa Villarreal	11640 waverly #612 F.V	(714) 673-8204	
10	Jonathan Morales	12021 Bayport St GARDEN GROVE 92640	(714) 4671628	
11	DOUG RENNER	22222 LANTERN LAKE LAKE FOREST, CA 92630	(714) 583-7625	

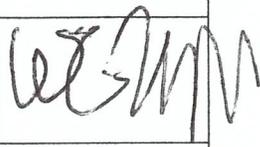
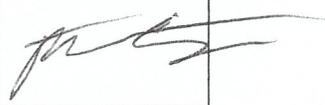
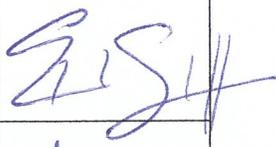
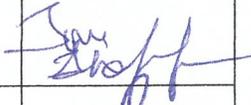
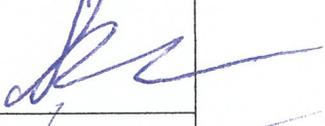
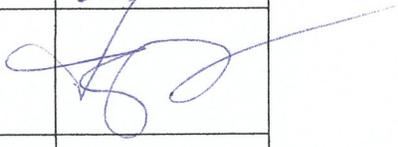
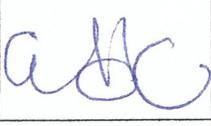
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#	NAME	ADDRESS	PHONE #	SIGN
1	Nicole Nguyen	78 Barlett Pl Tustin CA	310 4755223	
2	Michael Schill	2336 Dunwell Hacienda CA 91745	310-945-6935	
3	Daniel Evora	7 Snapdragon Irvine, CA 92604	323)893-5708	
4	Thanh Thao Vy	13810 Locust Cir Westminster, CA 92683	(714)595-8888	
5	STEWART HENDERSON	3100 Pullman St C.M. 92626	949-215- 8842	
6	Sarah Westphal	Same	Same	
7	Cristal Leon	2815 Whispering Trl. Irvine, CA 92602	714)322-4450	
8	Diana Barak	3400 Lemon St Orange CA	CC	
9	Natalie Bain	1461 Talbert Ave Fountain Valley	CC	
10	Vy Duong	3232 Cold Brook Irvine	CC	
11	Tina Safi	402 Rocketeller, unit 211 Irvine, CA 92612	714-310-4885	

SUSHI IMARI

#	NAME	ADDRESS	PHONE #	SIGN
1	Ryan	Fountain Valley	714 654 4246	
2	Destinee Lijewski	Westminster	714 603 4949	
3	JAY	SANTA ANA	562-981- 0442	
4	Lisa Santos	15 Mac Arthur Pl #302 Santa Ana, Ca 92707	714-294-4263	
5	<del>Dean</del>		949-331-4715	
6	Jess Lin	Irvine, CA	818 518 0331	
7	Sunny Siddiq	Irvine CA	714 554 8095	
8	Link Tran	Garden Grove, CA	(714) 703-193	
9	Quang Vo	Long Beach, CA	(714) 365-0860	
10	CORINA CHEUNG	LAGUNA BEACH, CA	(312) 543- 6387	
11	JACK CHAN	IRVINE, CA	626 624 6820	

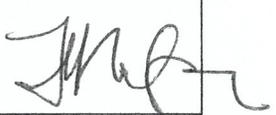
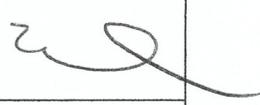
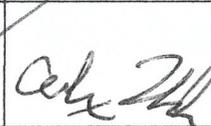
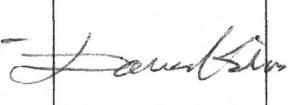
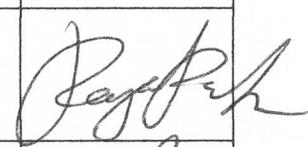
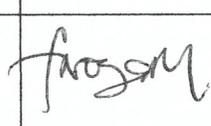
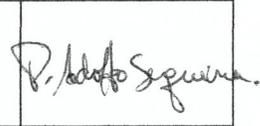
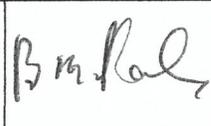
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#	NAME	ADDRESS	PHONE #	SIGN
1	Bill Newell	P.O. Box 543 CDM, CA 92625	949 395 0644	
2	Peter Stock	6180 W 9600th Highlands UT 84003		
3	Haley Florez			Haley
4	Kathryn Lund			
5	Mike Johnson			
6	Ed Shaffer	10 Prado Irvine, CA 92612		
7	Angie Kunitaira	1555 MESA VERDE		AV
8	TIM SHAFFER	COSTA MESA	NA	
9	GERARD LA OALARDO	Costa Mesa		
10	TIFFANY Tee	IRVINE, CA		
11	Elizabeth Obregon	San Juan Cap CA		

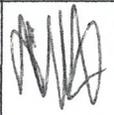
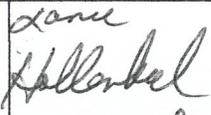
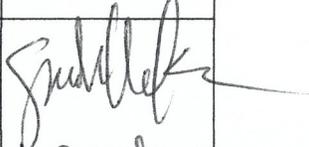
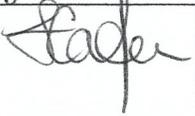
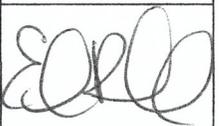
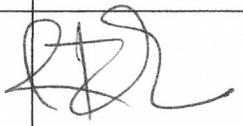
SUSHI IMARI

#	NAME	ADDRESS	PHONE #	SIGN
1	Kelly Rangel	Balboa Island CA 92662	(949) 295- 7486	Kelly Rangel
2	Joon Meh	12 Toscana Irvine CA 92614	310-593 -4599	Joon Meh
3	Sun Ryoung Yu	12 Toscana Irvine CA 92614	310-975 -9553	Sun Ryoung Yu
4	Chris Kim	98 Eagle Pt Irvine CA 92604	(702) 370- 7373	Chris Kim
5	Christian Aycoino	118 Stanford Court, Irvine CA, 92612	661-618-1633	Christian Aycoino
6	HANK GRUBIN	404 42 <sup>ND</sup> ST. NEWPORT BEACH, CA 92621	303-815-3586	Hank Grubin
7	Monica Grubin	455 Costa Mesa St Costa Mesa CA 92627	858-663-0554	Monica Grubin
8	Tim Grubin	453 COSTA MESA ST. COSTA MESA, CA 92627	949-463-2242	Tim Grubin
9	Kianoush Hamadani	11772 Beswick Pt Tustin, CA 92782	<del>949</del> 714-665- 8785	Kianoush Hamadani
10	Iraj Motabar	4 Pembroke Ln Laguna Niguel 92677	949-413-0087	Iraj Motabar
11				

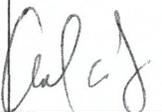
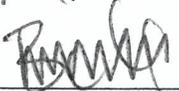
SUSHI IMARI

#	NAME	ADDRESS	PHONE #	SIGN
1	Nedda Safi	402 Rockefeller, Unit 211 Irvine, CA 92612	714-609-9396	
2	Kelsey Man	5190 E Colorado St apt 207 Cory Beach CA 92614	626) 656-0020	
3	Mohammed Alkhalid	4105 Emerald Lane Dr Anaheim Hills Ca 92807	(714) 369-3983	
4	Shannon Liang	10000 Adobe Circle Trivie CA 92617	523-751-3084	
5	Alex Pangsiban	#D402 20 Via Lucca Irvine, CA 92612	619-962-7563	
6	David Kim	404 Rockefeller, Irvine, CA 92612	714-562-9466	
7	Rejean Chung	3800 Parkview Lane Irvine, CA 92612	323-316-8138	
8	Marus Lewis	3800 Parkview Lane Irvine, CA 92612	661-992-9522	
9	Firoza Mamdani	837 Health Sciences Irvine, CA 92627	949-824-0610	
10	Adolfo Sequinfa	837 Health Sciences Irvine, ca 92627	949-302-2983	
11	Brandi Rollins	20 Calle Coturno RSM, CA 92688	949-280-6922	

SUSHI IMARI

#	NAME	ADDRESS	PHONE #	SIGN
1	Anton Schulman	7117 Palo Verde Rd	949-372-2089	
2	Agencor Limon	17492 Rosa Drew Ln	949-378-8762	
3	Leo Dolien	236 Costa Mesa St Costa Mesa CA 92627	323-687 4450	
4	Ashlie Dolien	// //	949-275 6930	
5	LINDA Hollenbeck		949 7220323	
6	LANCE Hollenbeck		//	
7	SARAH WILSON	2853 DRAKE AVE COSTA MESA CA 92626	714 272 7112	
8	Shana Carpenter	2853 Drake Ave Costa Mesa, CA 92626	714-343- 3056	
9	EUSE RICHARD	1728 Bedford Ln #8 Newport Beach CA 92660	949 945 3196	
10	RYAN FARRA	94 Havenwood Irvine CA 92614	949 416 4142	
11	Shane Turner	2017 Vista Ln 200	949 572 0468	

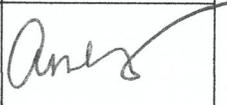
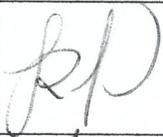
**SUSHI IMARI**

#	NAME	ADDRESS	PHONE #	SIGN
1	Melissa Bui	426 Fernleaf Ave. Corona Del Mar CA 92625	949-673- 6601	
2	Kim Bui	1163 Duset Ln Costa Mesa, CA 92626	714-865-2370	Kim Bui
3	Kyra Taylor	300 Jeffrey Drive #B Costa Mesa, CA 92626	300-463- 1192	
4	Angela Li	1515 E. Katella Ave Anaheim CA	949-419 4571	
5	Cassandra Wagner	2415 Spectrum Irvine CA 92618	714 814 5451	
6	Virginia Kirwan	2030 Highland NB, CA 92660	714-458- 2015	
7	Scott Stevens	1108 Corella NB CA 92660	(714) 658 9449	
8	Eric Chen	1414 Highland Irvine, CA 92602	(714) 731- 5637	
9	The Pines 	3030 Corte Hermosa NB, CA 92660	949.719. 9597	
10	Tami Stevens	1108 Corella N. B. CA 92662	714 658 0449	
11	Alex Chen	2960 Champion way #706 Tustin, CA 92782	425-445 -0142	

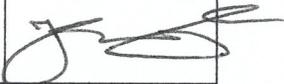
**SUSHI IMARI**

#	NAME	ADDRESS	PHONE #	SIGN
1	Beate Osuna	2013 Newport Blvd, Costa Mesa	714-717-1201	
2	JACOB KUUK	2285 Fordham Dr #2 Costa Mesa, CA 92627	949-241-4915	
3	BOB AND ANN KUPEL	19 MONTEREY PINE DR NEWPORT COAST, CA 92657	949-640-2092	
4	Martin Santos	305 Cutter Way Costa Mesa CA 92627	949-279-5558	
5	Vi Mai	4638 Blackthorne Ave Long Beach, CA 90808	562-912-0297	
6	ALEX KUOK	40531 Arroyo Drive IRVINE, CA, 92617	949 851 8811	
7	Ester Coleman	226292 N. Stegpoint KANSAS	951 316 2820	
8	KARINA ARAUJO	HUNTINGTON BEACH 92647		
9	MARK MONTALBANO	58 SARATOGA NEWPORT BEACH		
10	Niklas Osuna	8471 North Port Ave Huntington Beach 92646	(714)-598-5935	
11	Talin Gochian	10101 JON DAY DR H.B. 92646	(714) 593-1658	

SUSHI IMARI

#	NAME	ADDRESS	PHONE #	SIGN
1	Ambar Summers	315 Cutter Way Costa Mesa CA 92627	714-318-1235	
2	Sean Zaroski			
3	Kenny Kusch	25652 Rimsate Dr. 3F Lake Forest, Ca 92630		
4	Trika Johnson	2472 Santa Ana Ave C.M. CA 92627		
5	Elia Hughes	2472 SANTA ANA AVE C.M. CA 92627		
6	Collin Stevens	1108 Corella, Newport Beach, CA 92660	1198785194	
7	Kim Pham	10614 El Este Ave, Fountain Valley CA 92708		
8	Megan Ishihara	10322 La Jolander Ave Fountain Valley, CA 92708		
9	Kelsey Jenison	6341 Adobe Circle Irvine, CA 92617		
10	Alex Jenison	6341 Adobe Circle Irvine CA 92617		
11	Tom Ng			

**SUSHI IMARI**

#	NAME	ADDRESS	PHONE #	SIGN
1	Katmy		714-248-6759	
2	Ravik Belshamian		404 242-1426	
3	Tiffany Simpson		732 300 0570	TS
4	Lisa			
5	Chelsea Warren	Cypress, CA	714 749-1580	Chelsea Warren
6	MATTHEW		949.357.0504	
7				
8				
9				
10				
11				

SUSHI IMARI



# AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

July 26, 2016

Mel Lee, Senior Planner  
City of Costa Mesa/Development Services  
77 Fair Drive  
Costa Mesa, CA 92628

**Subject: City of Costa Mesa 375 Bristol St. Mixed-Use Storage and Food Retail Project**

Dear Mr. Lee:

During the meeting held on July 21, 2016 the Airport Land Use Commission (ALUC) for Orange County considered the subject project. The matter was duly discussed, moved, seconded, and carried unanimously by the Commission to find the City of Costa Mesa 375 Bristol Street Mixed-Use Storage and Food Retail Project to be Consistent with the Commission's *Airport Environs Land Use Plan (AELUP) for John Wayne Airport (JWA)*.

Please contact Lea Choum, at (949) 252-5123 or via email at [lchoum@ocair.com](mailto:lchoum@ocair.com) if you require additional information or have questions regarding this proceeding.

Sincerely,

Kari A. Rigoni  
Executive Officer

**Dan's AutoCare Express, Inc.**  
**375 S. Bristol St. # 90**  
**Costa Mesa, CA 92626**  
**714-979-6630**

September 10, 2016

Mr. Mel Lee  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

Re: Support for Revised Development at 375 Bristol Street, Costa Mesa

Dear Mr. Lee,

I testified before the Costa Mesa Planning Commission on June 13, 2016 in opposition to the re-development plan for 375 Bristol Street and now would like to withdraw my opposition. I have met with the owners/developers and appreciate their willingness to modify their original plan in response to the Planning Commissions concerns. We feel the revised plan is a good one and we now support this project. We believe the changes made to the original plan will make for a better and more successful project. It will help my business and the people we serve here in Costa Mesa.

Please feel free to contact me if you have any questions.

Sincerely,

Dan Krogh  
Dan's Autocare Express

**COLGAN, JULIE**

---

**Subject:** letter of support**From:** jino yu [<mailto:cinehaus7@gmail.com>]**Sent:** Monday, October 10, 2016 4:15 PM**To:** LEE, MEL <[MEL.LEE@costamesaca.gov](mailto:MEL.LEE@costamesaca.gov)>**Subject:** letter of support

September 11,2016

Mr. Mel lee

City of Costa Mesa

77 fair drive

costa mesa,ca 92626

re: support for revised development at 375 bristol st,costa mesa

dear Mr. lee,

I testified before the costa mesa planning commission on june 13,2016 in opposition to the redevelopment plan for 375 bristol st and now would like to withdraw my opposition. I have met with the owners/developers and appreciate their willingness to modify their original plan in response to the planning commissions concerns. We

Feel the revised plan is good one and we now support this project. we believe the changes made to the original plan will make for a better and more successful project.

It will help my business and the people we serve here in costa mesa.

Plz feel free to contact me if you have any questions

Sincerely

Jino yu(sushi imari Japanese restaurant)

375 bristol st, suite 40

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