PLANNING COMMISSION SUPPLEMENTAL MEMO

VI. 2a.

MEETING DATE: MAY 9, 2011 ITEM NUMBER

SUBJECT: ZONING APPLICATION ZA-11-11
234 EAST 17TH STREET

DATE: MARCH 5, 2011

FOR FURTHER INFORMATION CONTACT: REBECCA ROBBINS, ASSISTANT PLANNER
(714) 754-5609 (rrobbins@ci.costa-mesa.ca.us)

This memo includes updates on the following items:

1) Greenleaf Parking Study
2) Updated Site Plan
3) Correspondence from the Public

GREENLEAF PARKING STUDY

A parking study was conducted by Austin-Foust Associates, Inc. from Thursday April 28, 2011 through Saturday, April 30, 2011. The parking study showed that on the peak time (10:00 a.m.) and day (Friday), the existing parking demand for the property is 84 parking spaces with all suites occupied (85 spaces existing). With shared parking, the proposed Greenleaf restaurant and market would create the need for an additional 10 parking spaces, for a total of 94 spaces anticipated to be necessary to meet demand. The proposed reconfiguration of the parking lot and addition of compact parking spaces will allow the property to accommodate 97 parking spaces; therefore, adequate parking should be provided onsite.

Following the parking study, the applicant submitted a request for staff to remove the condition requiring valet parking should parking problems arise. However, given the shortfall between the parking study's projections compared to the City's shared parking analysis (94 spaces projected per the parking study; 118 spaces per the City's shared parking analysis), staff's recommendation is to maintain the condition of approval for valet parking should parking problems arise. However, staff recommends the following revisions to the condition and additional conditions requiring an interim parking plan to address the anticipated surge of customers during the first 60 to 90 days after opening.

Revision to valet parking condition

6. If parking shortage or other parking-related problems arise, the applicant shall institute whatever operational measures are necessary to minimize or eliminate the problem including, but not limited to, hours of operation, reduction in outdoor dining area, and/or valet parking. A six month review shall be conducted by the City's Planning Division and Transportation Division to determine if valet parking should be implemented and shall be reviewed periodically on an as-needed basis.

New Conditions for Interim Parking Plan

Plng. 19. Prior to the opening of the restaurant/market, the applicant shall submit an interim parking plan to the Planning Division for review and approval to ensure that adequate employee parking is available on-site or at an authorized site through an agreement with an adjacent property owner. In addition, the plan shall indicate how employees will be available to direct customers to minimize any circulation impacts on adjacent streets and surrounding properties. This interim plan shall be in place for a minimum of 60 days after the restaurants/markets opening and may be extended for an additional 30 days to meet customer demands as deemed appropriate by the Development Services Director. The interim plan shall be approved prior to issuance of certificate of occupancy.

20. After the grand opening period when the interim parking plan is no longer in place, employees of the restaurant/market shall park on-site. Employee parking shall occur first in the compact parking spaces, then in any of the parking stalls on the property. Employee parking on the public streets shall be considered a violation of the terms of approval of the minor conditional use permit.

The revised "Exhibit B" of the Planning Commission resolution with the updated conditions of approval is provided as Attachment 4.

UPDATED SITE PLAN

The property line shown on the original plan was incorrect and is 10 feet back from the face of the curb (5 feet originally shown). This does not affect the location of the proposed dining patio; however, the bike racks are required to be relocated. The revised plan showing the correct property line and new bike rack locations (to the right side of the dining patio entry) is provided in Attachment 2. This change also results in additional landscaping provided in front of the dining patio, softening the appearance of the patio to the public right-of-way.

CORRESPONDENCE

Attachment 3 includes correspondence received from the public.

Attachment:
1. Greenleaf Parking Study and Applicant's Request
2. Updated Site Plan
3. Correspondence from the Public
4. Revised "Exhibit B" - Conditions of Approval

Distribution: Development Services Director
Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (4)
File (2)

Juanita Forthingham
Spectrum Space & Design
101 S. Kraemer Boulevard, Suite 100
Placentia, CA 92870

Burnham Ward
1100 Newport Center Drive, Suite 150
Newport Beach, CA 92660

Peter Buffa
2824 Nevis Circle
Costa Mesa, CA 92626

File: 050911ZA1111SuppMemo	Date: 050511	Time: 1:30 p.m.

City Of Costa Mesa

GREENLEAF GOURMET CHOPSHOP & MARKET

Parking Study

Prepared by:

Austin-Foust Associates, Inc.
2223 Wellington Avenue, Suite 300
Santa Ana, California 92701-3161
(714) 667-0496

May 4, 2011

City Of Costa Mesa
GREENLEAF GOURMET CHOPSHOP & MARKET
Parking Study

Greenleaf Gourmet Chopshop and Market (Greenleaf) is looking to establish a restaurant and market within the Pacific Plaza Center located at 234 E. 17th Street in Costa Mesa, at the corner of 17th and Westminster Avenue. In this Plaza there are currently 22,629 square foot (sf) of mixed-use office, medical and dental office, and other uses, which based on shared parking principals requires 108 parking spaces though the site is currently nonconforming and only provides 85 parking spaces.

Greenleaf is proposing a 1,948 sf restaurant with 748 sf of outdoor patio dining, a joined 400 sf market, and an 885 sf kitchen, storage, and restroom area shared between the restaurant and market which would replace 3,233 sf of existing Pacific Plaza office use. The addition of the Greenleaf development would increase the required shared parking of the site to 118 spaces, or 10 more spaces than the existing Pacific Plaza site calculated, but the project would redesign the existing parking to increase parking to 97 spaces.

Based on this parking deficit, Austin-Foust Associates (AFA) has been asked to examine the required parking for the site with the proposed Greenleaf establishment. In order to address this issue of parking demand and supply, this report contains a parking analysis of the current Pacific Plaza parking demand as well as the forecasted increase in parking demand produced by Greenleaf.

PARKING ANALYSIS

Existing Conditions

To establish the existing parking demand of the Pacific Plaza, Traffic Data Services, Inc. (TDS) conducted parking counts at the Pacific Plaza and surrounding neighborhood for three days, (Thursday April 28th, Friday April 29th, and Saturday April 30th, 2011) at 30-minute intervals from 8:00 AM until 8:00 PM (see Appendix for parking counts sheets). Shown in Table 1 are the maximum parking utilizations for each of the three count days at the Pacific Plaza (See Attached letter in the appendix concerning two vehicles that had been illegally parked long term and eventually towed, as Table 1 credits these vehicles from the counts for the specific days and times).

Table 1
OBSERVED MAXIMUM PARKING UTILIZATION

	Thurs 4/28/11	Fri 4/29/11	Sat 4/30/11
Maximum Occupied Spaces	57	63	49
Hour	5:00 PM	10:00 AM	10:00 AM

Based on the count data, the highest observed parking demand occurred on Friday with 63 parking spaces occupied at 10:00 AM. Though Friday was the highest day for parking demand, three of the Plaza tenents are not open for business during Fridays (see Appendix for tenant hours of operation), so the sites Friday parking demand could be higher if these businesses were open. Also, the Plaza had one vacant suite (Suite 212), which is 955 sf of office use. To account for these businesses potential parking utilization during the peak Friday count, Table 2 shows the City Code calculated parking for these tenants.

Table 2
POTENTIAL INCREASE IN PARKING DEMAND

Tenants	Suite	Land Use	Square Footage (sf)	Parking Rate	Parking Required
William Hermann	104	Medical	649 sf	6 spaces/TSF	3.89
Escape Pilates (1-on-1)	106	Retail	1,013 sf	4 spaces/TSF	4.05
Lance Hamilton	107	Medical	1,540 sf	6 spaces/TSF	9.24
Vacant	212	Office	955 sf	4 spaces/TSF	3.82
				Total	21.00

Based on the City Code calculated parking for these tenants, the peak parking demand of the existing site could be increased by 21 parking spaces. So the existing potential parking demand of the Pacific Plaza when 100% leased would be 84 parking spaces, which is 24 spaces less than the shared parking calculation of 108 parking spaces for the site. The Pacific Plazas low parking demand is likely why they are allowed to operate with only an 85 space parking supply.

Proposed Conditions

Greenleaf is proposing a 1,948 sf restaurant with 748 sf of outdoor patio dining, a joined 400 sf market, and an 885 sf kitchen, storage, and restroom area shared between the restaurant and market which would replace 3,233 sf of existing Pacific Plaza office use. With the addition of the Greenleaf development the required shared parking of the site to would increase to 118 spaces, or 10 more spaces

than the existing Pacific Plaza site calculated, but the project would redesign the existing parking to increase parking to 97 spaces.

The existing site had a peak parking demand of 63 spaces, but the potential parking demand of the Pacific Plaza when 100% leased would be 84 parking spaces. With the same net increase of 10 parking spaces (with Greenleaf) added to the worst-case existing 84-space Pacific Plaza parking demand would create a maximum parking demand of 94 parking spaces. With the new 97 parking space total, the site would supply enough parking to handle the peak parking demand of the Plaza with addition of the Greenleaf project.

Though the Pacific Plaza would have enough parking to handle the peak parking demand with the Greenleaf project, it should be noted that adequate on-street parking is also available throughout the day on Westminster Avenue directly adjacent to the project and Pacific Plaza (see attached count information). Also, to promote and encourage its patrons to use pedestrian modes of transportation when visiting, Greenleaf plans to include 6 bicycle racks in front of its development.

CONCLUSION

Greenleaf is proposing a 1,948 sf restaurant with 748 sf of outdoor patio dining, a joined 400 sf market, and an 885 sf kitchen, storage, and restroom area shared between the restaurant and market which would replace 3,233 sf of existing Pacific Plaza office use. With the addition of the Greenleaf development the required shared parking of the site to would increase to 118 spaces, or 10 more spaces than the existing Pacific Plaza site calculated, but the project would redesign the existing parking to increase parking to 97 spaces. With the same net increase of 10 parking spaces (with Greenleaf) added to the existing 84-space Pacific Plaza parking demand would create a maximum parking demand of 94 parking spaces. With the new 97 parking space total, the site would supply enough parking to handle the peak parking demand of the Plaza with addition of the Greenleaf project.

Though the Pacific Plaza would have enough parking to handle the peak parking demand with the Greenleaf project, it should be noted that adequate on-street parking is also available throughout the day on Westminster Avenue directly adjacent to the project and Pacific Plaza (see attached count information). Also, to promote and encourage its patrons to use pedestrian modes of transportation when visiting, Greenleaf plans to include 6 bicycle racks in front of its development.

APPENDIX

Pacific Plaza 234 E. 17th Street
Proposed Tenants

Suite	Tenant	Usable SF	Use	Hours of Operation
100, 102 & 103	**Greenleaf Restaurant & Market**			
		1,948	Restaurant	Mon-Sun, 7:00 am-9:00 pm
		400	Market	Mon-Sun, 7:00 am-9:00 pm
		720	Shared Kitchen and Storage	Mon-Sun, 7:00 am-9:00 pm
		165	Shared Rest Rooms	Mon-Sun, 7:00 am-9:00 pm
		748	Patio	Mon-Sun, 7:00 am-9:00 pm
101	Alex Dulien	322	Office	Mon-Fri, 9 am--5 pm
104	William Hermann - Podiatrist	649	Medical	Wed only, 8am-5pm
105A	Patricia Dies	385	Office	Mon-Fri, 2pm-7pm
105B	Managers Office	396	Office	Mon-Fri, 9 am--5 pm
106	Escape Pilates (one-on-one)	1,013	Health	Mon-Thurs, 6 am-8:30 pm and Sat, 8 am-12 pm
107	Lance Hamilton	1,540	Medical	Mon-Thurs 8 am-5 pm and Sat 8 am -12 pm
109	Amodeo Rolfing	718	Office	Mon-Fri by appt only (9 am-5 pm)
110	Ronald Craig - Optometry	574	Medical	Mon, Tues, Thurs, Fri 9 am-5 pm
111 &112	Eva Magyar	1,166	Medical	Tues-Sat, 9 am-6 pm
113	Paige Rhine	596	Medical	Mon-Fri by appt only (9 am-5 pm)
114A	Dwight Law Group	652	Office	Mon-Fri, 9 am--5 pm
114B	(Future Office)	546	Medical	Mon-Fri by appt only (9 am-5 pm)
116	Pure Barre - Dance Classes	1,139	Health	Mon-Thurs, 6 am-6:30 pm, Fri 6:00 am-4:30 pm and Sat & Sun, 7 am-12 pm
117	Susan Abbott	1,385	Health	Tues-Sat, 9 am-5 pm
200	Cox Insurance Agency	958	Office	Mon-Fri, 9 am--5 pm
201	Gary Dyleski	558	Office	Mon-Fri by appt only (9 am-5 pm)
202	Sports Sales West	807	Office	Mon-Fri, 9 am--5 pm
203	Pay Prodigy LLC	480	Office	Mon-Fri, 9 am--5 pm
205	Robin Hamers & Assoc	934	Office	Mon-Fri, 9 am--5 pm
206	So Cal Sweeping	759	Office	Mon-Fri, 9 am--5 pm
207	David Walker	575	Office	Mon-Fri by appt only (6 pm-8 pm)
208	Liv Saether	571	Office	Mon-Fri, 9 am--5 pm
209	Seychelle Cannes - Acupuncture	464	Medical	Mon-Fri, 10 am--5 pm
210	Shila Abhari	939	Health	Mon-Fri, 9 am--5 pm
211	Hillary Coleman Esq	315	Office	Mon-Fri, 10 am--5 pm
212	Vacant	955	Office	Mon-Fri, 9 am--5 pm
Totals		**23,377**		

Westminster Ave
1
2
3
4
5

TRAFFIC DATA SERVICES, INC.
(714) 541-2228
Parking Study

LOCATION: PACIFIC PLAZA
238 E. 17TH ST
CITY: COSTA MESA

FILENAME: 041106PK1
DATE: 4/28/2011
DAY: THURSDAY

Time Period	ZONES 1		2		3		4		5		6	7	TOTAL		GRAND
Beginning	R	H/C	R	H/C	R	H/C	R	H/C	R	H/C	O/S	O/S	R	H/C	TOTAL
SPACES:	19	1	8	1	10	2	68	0	81	4	6	12	**203**	**8**	**422**
6:00 AM															
:30 AM															
7:00 AM															
:30 AM															
8:00 AM	1	0	3	0	8	1	23	0	8	0	2	4	**49**	**1**	**100**
:30 AM	1	0	5	0	8	1	27	0	6	1	3	6	**56**	**2**	**116**
9:00 AM	6	0	6	0	8	1	26	0	19	0	3	5	**73**	**1**	**148**
:30 AM	5	0	4	0	9	1	40	0	26	0	3	5	**92**	**1**	**186**
10:00 AM	7	0	4	0	9	1	37	0	46	0	3	6	**112**	**1**	**226**
:30 AM	7	0	2	0	10	0	42	0	44	0	3	6	**114**	**0**	**228**
11:00 AM	8	1	2	1	10	0	36	0	52	1	3	7	**118**	**3**	**242**
:30 AM	8	1	1	1	7	1	34	0	49	1	2	6	**107**	**4**	**222**
12:00 PM	13	0	3	0	8	1	23	0	53	1	3	8	**111**	**2**	**226**
:30 PM	10	0	4	0	8	1	27	0	44	1	3	8	**104**	**2**	**212**
1:00 PM	10	0	3	0	10	1	33	0	44	1	3	9	**112**	**2**	**228**
:30 PM	8	0	4	0	10	0	34	0	38	0	3	8	**105**	**0**	**210**
2:00 PM	9	0	5	0	7	1	29	0	41	0	2	8	**101**	**1**	**204**
:30 PM	9	1	5	0	8	2	32	0	47	2	2	7	**110**	**5**	**230**
3:00 PM	7	0	6	1	8	1	29	0	44	1	2	5	**101**	**3**	**208**
:30 PM	8	0	5	0	8	2	27	0	40	2	2	5	**95**	**4**	**198**
4:00 PM	14	1	7	1	8	2	35	0	54	0	2	6	**126**	**4**	**260**
:30 PM	16	1	6	1	10	0	35	0	48	0	2	6	**123**	**2**	**250**
5:00 PM	10	0	7	0	9	1	43	0	35	0	3	6	**113**	**1**	**228**
:30 PM	5	0	87	0	7	1	35	0	38	0	3	6	**181**	**1**	**364**
6:00 PM	7	0	7	0	8	0	28	0	39	1	2	5	**96**	**1**	**194**
:30 PM	6	1	7	0	8	0	29	0	34	0	4	4	**92**	**1**	**186**
7:00 PM	5	0	7	0	8	0	22	0	30	0	2	4	**78**	**0**	**156**
:30 PM	6	0	4	0	6	0	18	0	25	0	2	4	**65**	**0**	**130**
8:00 PM	1	0	4	0	1	0	9	0	21	0	1	4	**41**	**0**	**82**
:30 PM															
9:00 PM															
:30 PM															

COMMENTS: R = REGULAR SPACES
H/C = HANDICAP SPACES
O/S = ON STREET PARKING (SPACES ARE ESTIMATED)

TRAFFIC DATA SERVICES, INC.
(714) 541-2228
Parking Study

LOCATION: PACIFIC PLAZA
238 E. 17TH ST
CITY: COSTA MESA

FILENAME: 041106PK2
DATE: 4/29/2011
DAY: FRIDAY

Time Period Beginning	ZONES 1 R	1 H/C	2 R	2 H/C	3 R	3 H/C	4 R	4 H/C	5 R	5 H/C	6 O/S	7 O/S	TOTAL R	TOTAL H/C	GRAND TOTAL
SPACES:	19	1	8	1	10	2	68	0	81	4	6	12	**203**	**8**	**422**
6:00 AM															
:30 AM															
7:00 AM															
:30 AM															
8:00 AM	2	0	4	0	8	1	14	0	20	0	1	1	**50**	**1**	**102**
:30 AM	0	0	6	0	10	1	26	0	20	0	1	2	**65**	**1**	**132**
9:00 AM	3	0	6	0	10	1	39	0	36	2	3	4	**101**	**3**	**208**
:30 AM	3	0	6	0	9	1	40	0	35	2	4	5	**102**	**3**	**210**
10:00 AM	9	1	7	0	9	1	48	0	43	2	4	6	**126**	**4**	**260**
:30 AM	14	0	7	0	8	2	48	0	53	2	5	6	**141**	**4**	**290**
11:00 AM	7	0	5	0	8	2	39	0	54	1	3	7	**123**	**3**	**252**
:30 AM	8	0	4	0	8	2	33	0	56	2	3	8	**120**	**4**	**248**
12:00 PM	5	0	8	0	9	2	44	0	56	1	7	8	**137**	**3**	**280**
:30 PM	5	1	6	0	6	2	42	0	49	1	7	8	**123**	**4**	**254**
1:00 PM	13	0	7	1	8	2	43	0	47	1	6	8	**132**	**4**	**272**
:30 PM	10	0	4	0	6	2	39	0	43	3	2	7	**111**	**5**	**232**
2:00 PM	11	0	5	1	8	1	30	0	45	2	3	8	**110**	**4**	**228**
:30 PM	11	0	4	0	6	1	32	0	44	3	3	8	**108**	**4**	**224**
3:00 PM	6	1	5	0	7	1	27	0	39	1	4	8	**96**	**3**	**198**
:30 PM	8	0	5	0	8	2	37	0	46	3	4	7	**115**	**5**	**240**
4:00 PM	10	0	8	0	7	2	39	0	48	3	3	6	**121**	**5**	**252**
:30 PM	9	0	7	0	8	2	30	0	44	2	4	4	**106**	**4**	**220**
5:00 PM	5	0	5	0	8	2	20	0	45	2	4	3	**90**	**4**	**188**
:30 PM	4	0	4	0	6	0	14	0	33	2	4	4	**69**	**2**	**142**
6:00 PM	4	0	6	0	5	1	10	0	36	1	5	3	**69**	**2**	**142**
:30 PM	2	0	6	0	4	1	7	0	31	0	3	3	**56**	**1**	**114**
7:00 PM	2	0	6	0	3	1	6	0	29	1	0	3	**49**	**2**	**102**
:30 PM	2	0	4	0	2	1	2	0	21	0	0	3	**34**	**1**	**70**
8:00 PM	1	0	4	0	2	1	2	0	20	0	0	1	**30**	**1**	**62**
:30 PM															
9:00 PM															
:30 PM															

COMMENTS: R = REGULAR SPACES
H/C = HANDICAP SPACES
O/S = ON STREET PARKING (SPACES ARE ESTIMATED)

TRAFFIC DATA SERVICES, INC.
(714) 541-2228
Parking Study

LOCATION: PACIFIC PLAZA
238 E. 17TH ST
CITY: COSTA MESA

FILENAME: 041106PK3
DATE: 4/30/2011
DAY: SATURDAY

Time Period Beginning	ZONES 1 R	1 H/C	2 R	2 H/C	3 R	3 H/C	4 R	4 H/C	5 R	5 H/C	6 O/S	7 O/S	TOTAL R	TOTAL H/C	GRAND TOTAL
SPACES:	19	1	8	1	10	2	68	0	81	4	6	12	**203**	**8**	**422**
6:00 AM															
:30 AM															
7:00 AM															
:30 AM															
8:00 AM	6	0	3	0	2	0	4	0	3	0	0	1	**19**	**0**	**38**
:30 AM	3	0	4	0	5	0	12	0	4	0	1	2	**31**	**0**	**62**
9:00 AM	4	0	5	0	6	0	19	0	8	0	1	2	**45**	**0**	**90**
:30 AM	8	0	6	0	8	0	31	0	14	0	1	2	**70**	**0**	**140**
10:00 AM	11	0	5	0	8	0	36	0	26	0	1	4	**91**	**0**	**182**
:30 AM	11	0	6	1	8	0	33	0	24	0	1	6	**89**	**1**	**180**
11:00 AM	9	0	8	1	6	0	33	0	27	0	2	5	**90**	**1**	**182**
:30 AM	8	0	8	1	5	0	26	0	26	0	3	6	**82**	**1**	**166**
12:00 PM	12	1	6	1	5	0	24	0	27	0	1	5	**80**	**2**	**164**
:30 PM	10	0	5	1	6	0	14	0	24	1	2	4	**65**	**2**	**134**
1:00 PM	8	0	4	0	6	0	17	0	27	1	1	3	**66**	**1**	**134**
:30 PM	8	0	6	0	5	0	10	0	25	0	1	3	**58**	**0**	**116**
2:00 PM	8	1	6	0	6	0	9	0	25	0	1	3	**58**	**1**	**118**
:30 PM	5	1	7	0	6	0	7	0	24	0	0	2	**51**	**1**	**104**
3:00 PM	6	0	6	0	6	0	8	0	28	0	0	3	**57**	**0**	**114**
:30 PM	5	0	5	0	6	0	10	0	23	0	0	3	**52**	**0**	**104**
4:00 PM	4	0	6	0	6	0	8	0	23	0	0	2	**49**	**0**	**98**
:30 PM	3	0	7	0	4	0	8	0	23	0	0	2	**47**	**0**	**94**
5:00 PM	1	0	7	0	4	0	8	0	26	1	1	0	**47**	**1**	**96**
:30 PM	2	0	5	0	2	0	8	0	23	1	1	0	**41**	**1**	**84**
6:00 PM	2	0	3	0	1	0	8	0	28	1	1	1	**44**	**1**	**90**
:30 PM	2	0	1	0	2	1	7	0	24	1	1	0	**37**	**2**	**78**
7:00 PM	0	0	2	0	1	0	5	0	22	1	1	0	**31**	**1**	**64**
:30 PM	1	0	1	0	0	0	6	0	22	0	0	0	**30**	**0**	**60**
8:00 PM	0	0	1	0	0	0	5	0	21	1	1	0	**28**	**1**	**58**
:30 PM															
9:00 PM															
:30 PM															

COMMENTS: R = REGULAR SPACES
H/C = HANDICAP SPACES
O/S = ON STREET PARKING (SPACES ARE ESTIMATED)

BWP BURNHAM|WARD PROPERTIES

949.760.9150
949.760.0430 fax

1100 Newport Center Drive, Suite 150
Newport Beach, CA 92660-6297

May 2, 2011

Mr Joe Foust
Ms. Cathy Lawrence
Austin-Foust Associates, Inc.
2223 Wellington Avenue, Suite 300
Santa Ana, CA 92701-3161

Re: Pacific Plaza
234 E. 17th Street
Costa Mesa, CA

Dear Joe and Cathy:

As a follow up to my phone call last Friday, April 29, 2011, I was informed by our on-site manager that there were 2 abandoned cars illegally parked in our parking lot (see attached site plan for locations of vehicles) that should have been removed prior to the counts starting on Thursday but were not. In one case, the car was abandoned and left in our lot for several weeks by an ex-employee of a neighboring property owner and the other was a car that was owned by an ex- employee of a tenant in our project. Both cars were removed from the lot on Friday, April 29, 2011 at approx 4:00 pm (see enclosed towing report). Therefore, the counts performed should account for these 2 additional spaces having been available at the time of counting on Thursday April 28, 2011 and Friday, April 29, 2011 up to the time the vehicles were removed at approx 4:00 pm.

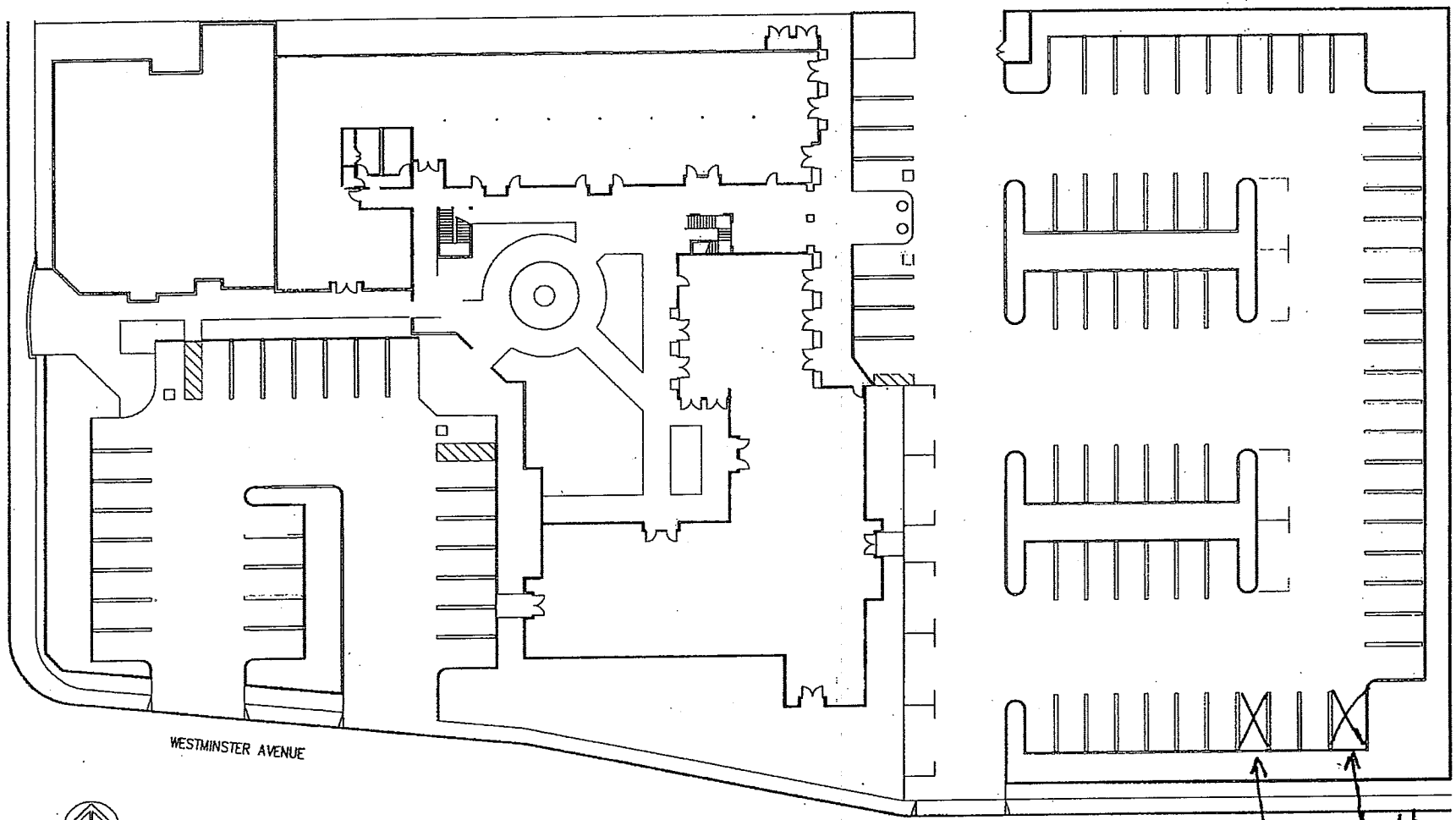
Should you have any questions, please do not hesitate to contact me.

Sincerely,

Burnham-Ward Properties

Bryon Ward
President

Cc: Therese Hotvedt



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PACIFIC PLAZA
238 EAST 17TH STREET
COSTA MESA, CALIFORNIA

Parking Zones Hourly Numbers

Day	Thursday			
Hour	Zone 2	Zone 3	Zone 4	TOTAL
8:00 AM	3	9	21	33
8:30 AM	5	9	25	39
9:00 AM	6	9	24	39
9:30 AM	4	10	38	52
10:00 AM	4	10	35	49
10:30 AM	2	10	40	52
11:00 AM	3	10	34	47
11:30 AM	2	8	32	42
12:00 PM	3	9	21	33
12:30 PM	4	9	25	38
1:00 PM	3	11	31	45
1:30 PM	4	10	32	46
2:00 PM	5	8	27	40
2:30 PM	5	8	30	43
3:00 PM	7	8	27	42
3:30 PM	5	8	25	38
4:00 PM	8	8	33	49
4:30 PM	7	10	33	50
5:00 PM	7	9	40	56
5:30 PM	8	7	33	48
6:00 PM	7	8	26	41
6:30 PM	7	8	27	42
7:00 PM	7	8	20	35
7:30 PM	4	6	16	26
8:00 PM	4	1	7	12
Total Spaces	9	12	68	

Day	Friday			
Hour	Zone 2	Zone 3	Zone 4	TOTAL
8:00 AM	4	9	12	25
8:30 AM	6	11	24	41
9:00 AM	6	11	37	54
9:30 AM	6	10	38	54
10:00 AM	7	10	46	63
10:30 AM	7	10	46	63
11:00 AM	5	10	37	52
11:30 AM	4	10	31	45
12:00 PM	8	11	42	61
12:30 PM	6	8	40	54
1:00 PM	8	10	41	59
1:30 PM	4	8	37	49
2:00 PM	6	9	28	43
2:30 PM	4	7	30	41
3:00 PM	5	8	25	38
3:30 PM	5	10	35	50
4:00 PM	8	9	37	54
4:30 PM	7	10	30	47
5:00 PM	5	10	20	35
5:30 PM	4	6	14	24
6:00 PM	6	6	10	22
6:30 PM	6	5	7	18
7:00 PM	6	4	6	16
7:30 PM	4	3	2	9
8:00 PM	4	3	2	9
Total Spaces	9	12	68	

Day	Saturday			
Hour	Zone 2	Zone 3	Zone 4	TOTAL
8:00 AM	3	2	4	9
8:30 AM	4	5	12	21
9:00 AM	5	6	19	30
9:30 AM	6	8	31	45
10:00 AM	5	8	36	49
10:30 AM	7	8	33	48
11:00 AM	9	6	33	48
11:30 AM	9	5	26	40
12:00 PM	7	5	24	36
12:30 PM	6	6	14	26
1:00 PM	4	6	17	27
1:30 PM	6	5	10	21
2:00 PM	6	6	9	21
2:30 PM	7	6	7	20
3:00 PM	6	6	8	20
3:30 PM	5	6	10	21
4:00 PM	6	6	8	20
4:30 PM	7	4	8	19
5:00 PM	7	4	8	19
5:30 PM	5	2	8	15
6:00 PM	3	1	8	12
6:30 PM	1	3	7	11
7:00 PM	2	1	5	8
7:30 PM	1	0	6	7
8:00 PM	1	0	5	6
Total Spaces	9	12	68	

From: Bryon Ward [mailto:BWard@burnham-ward.com]
Sent: Tuesday, May 03, 2011 4:20 PM
To: ROBBINS, REBECCA
Cc: ryan@austinfoust.com; Juanita Fotheringham; Peter Buffa (pbuffa@rbf.com); ptrb4@aol.com; Therese Hotvedt
Subject: RE: Greenleaf

Rebecca
I hope this note finds you well.

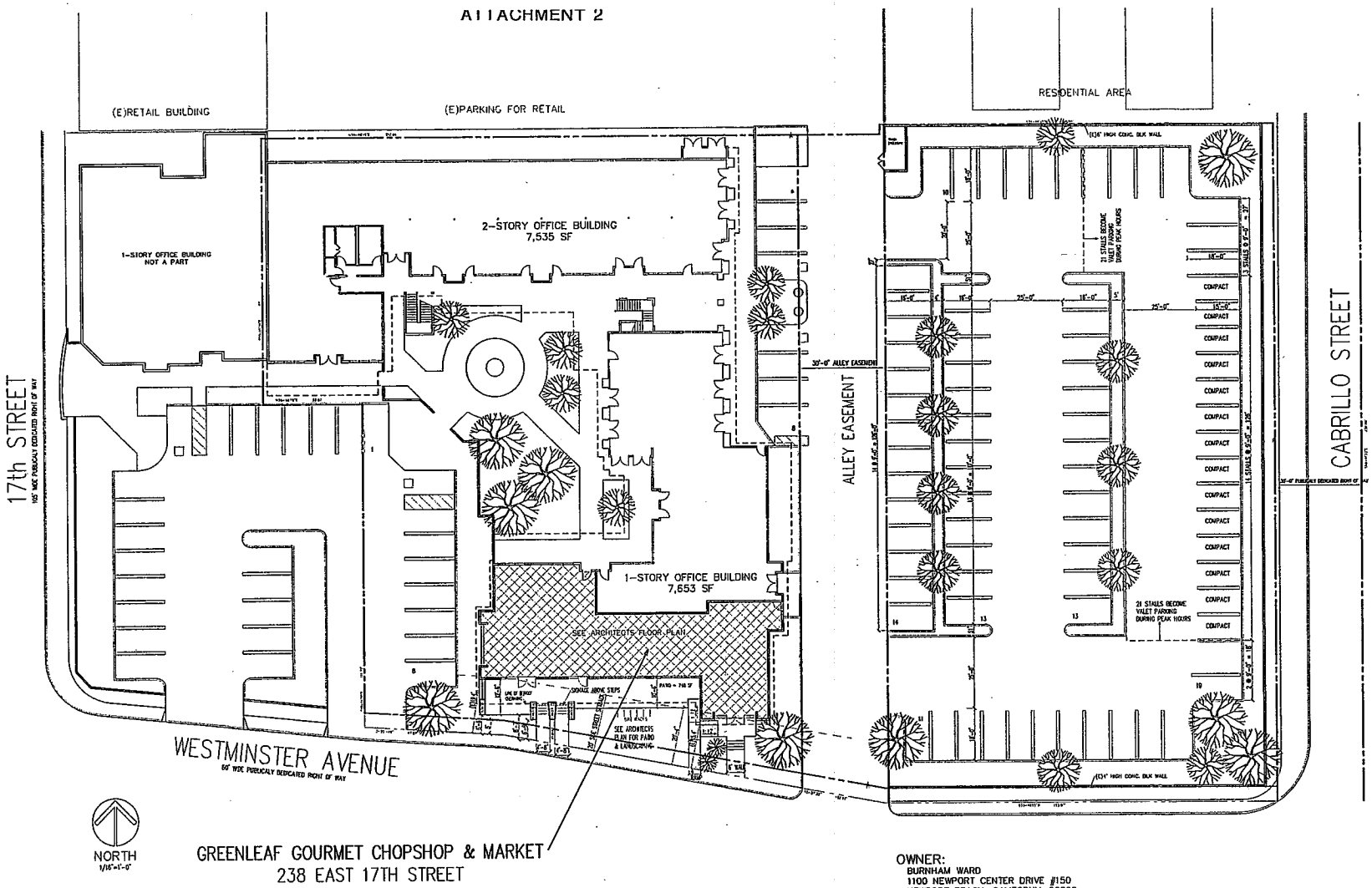
I spoke to our traffic engineer, Ryan Calad with Austin-Foust just moments ago and he has completed his parking study and will be sending it to you shortly. Ryan did have a couple questions for you that he was hoping to get answered prior to submittal of the report. Would you please try to phone him at 714-667-0496 ext. 18 at your earliest convenience.

Please consider this note our formal request that staff reconsider and remove their recommendation for valet parking as referenced in staffs' report to the Planning Commission, pending your review and approval of the parking study. It is our hope that the parking study would prove out the fact that valet parking is unnecessary based on the actual parking demands of the existing tenancy as will be provided in the study combined with the nature of this particular use as a "community" restaurant. Specifically, that with the likelihood of nearby residents walking or riding their bicycles (our plan call for a number of bicycle racks) to/from the restaurant and the abundance of street parking conveniently available adjacent to the subject property, that any shortfall that may be indicated in the parking study (I have not yet seen the final report), would be significantly offset by such dynamics.

I look forward to answering any questions you may have.

All the Best,
Bryon Ward

ATTACHMENT 2



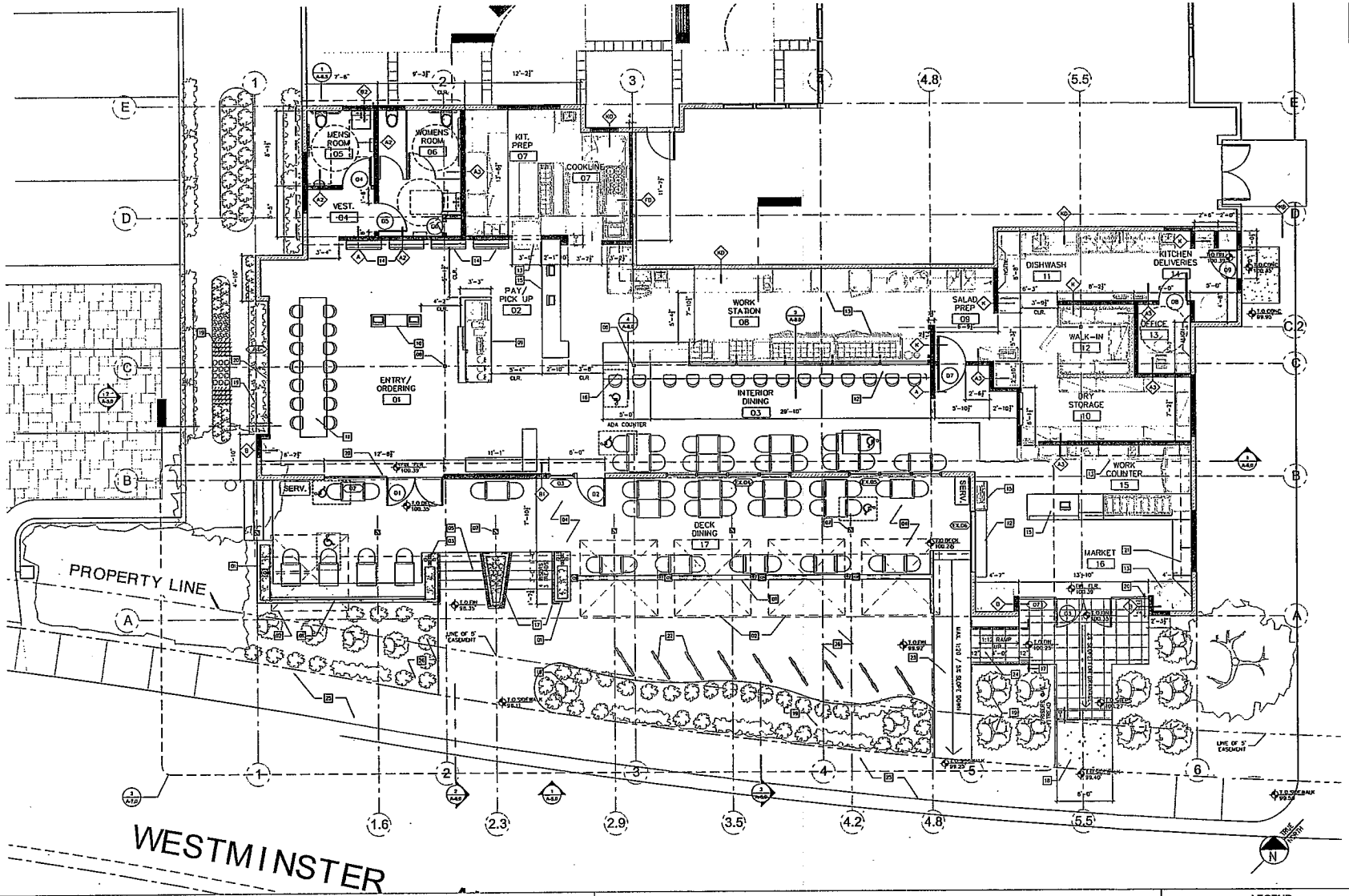
GREENLEAF GOURMET CHOPSHOP & MARKET
238 EAST 17TH STREET
COSTA MESA, CALIFORNIA
REV 8: 5-3-11

OWNER:
BURNHAM WARD
1100 NEWPORT CENTER DRIVE #150
NEWPORT BEACH, CALIFORNIA 92660
(949) 760-9150

ARCHITECT:
SF JONES ARCHITECTS
4218 GLENCOE AVENUE #2
MARINA DEL REY, CALIFORNIA 90292
(310) 822-3822

PARKING SPACES:

STANDARD	= 79
COMPACT	= 14
HANDICAP	= 3
TOTAL	= 97 SPACES
VALET	= 22
PEAK HOURS	= 123 PARKED



GENERAL NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WHICH WILL REMAIN AND NOTIFY ARCHITECT OF ANY DISCREPENCIES THEREOF.
2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION
3. DIMENSIONS ARE TO DOOR OPENING ALLOW FOR DOOR FRAME WHEN INSTALLING WALL FRAMING.
4. ALL CEILING HEIGHTS TAKEN FROM FINISH FLOOR.
5. LOCATE FIRE SPRINKLER HEADS AT CENTER OF CEILING TILES. HEADS IN PUBLIC SPACES TO BE RECESSED. PLANS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
6. LOCATE ALL LIGHT FIXTURES IN CENTER OF CEILING TILES - EXCEPT WHERE INDICATED BY DIMENSION
7. REFER TO MECHANICAL PLANS FOR EXACT SIZE OF HVAC GRILLS.
8. REFER TO ELECTRICAL DWGS FOR EMERGENCY LIGHTING - NO BULBEYES TO BE USED IN PUBLIC AREAS. EMERGENCY LIGHTING TO BE ON GRAPHIC EYE DIMMING SYSTEM
9. SEAL ALL PENETRATIONS INTO STRUCTURAL SLAB
10. EXIT SIGNS & EMERGENCY LIGHTING ARE AS SHOWN ON SHEET A4.0
11. SEE SHEET A.04 FOR FLOOR & ROOM FINISHES
12. MAXIMUM OCCUPANCY LOAD TO BE POSTED NEAR MAIN ENTRY IN A CLEARLY VISIBLE LOCATION AND IN EVERY PUBLIC ROOM - VERIFY LOCATIONS WITH ARCHITECT.
13. THE SURFACE OF FLOORS SHALL BE SLIP RESISTANT. WHEN TESTED IN ACCORDANCE WITH ASTM C1028 TEST PROCEDURE FOR COEFFICIENT OF FRICTION, TILE MUST ACHIEVE A WET AND DRY VALUE OF NOT LESS THAN 0.60 PRIOR TO THE INSTALLATION OF THE FLOOR COVERING. A WRITTEN STATEMENT FROM THE FLOORING MANUFACTURER MUST BE SUBMITTED TO THE BUILDING DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT STATING THAT THE PRODUCT TO BE INSTALLED MEETS CURRENT INDUSTRY STANDARDS FOR SLIP RESISTANCE. PROVIDE TEST INFORMATION ON SAMPLES OF THE FLOORING.

KEYNOTES

01 LOW CONCRETE WALL (CONC-2)
02 FIXED OFFSET UMBRELLA (MISC-6) SHOWN DASHED
03 WOOD POST AND BEAM ENTRY WAY WITH SIGNAGE ABOVE
04 WOOD DECK (MD-10)
05 CAST IN PLACE CONCRETE STEPS (CONC-2)
06 (EX.) SPANISH TILE ROOF
07 (EX.) WOOD POST AT EXTERIOR PAINT (PT-7) AS NEEDED
08 EX. HSS POST - PAINT
09 CUSTOM MILLWORK BEVERAGE COUNTER
10 CUSTOM MILLWORK ORDERING COUNTER W/ CENTER SECTION @ +34" A.F.F.
12 CUSTOM MILLWORK AND METAL DINING COUNTER @ +42" A.F.F.
13 KITCHEN EQUIP. REFER TO K SHEETS
14 FIXED MILLWORK DISPLAY SHELVES AND MENU BOARD (MISC-1) TYP. OF 4
15 CUSTOM MILLWORK AND METAL COUNTER @ +34" A.F.F.
16 CUSTOM MILLWORK AND METAL ACCESSIBLE COUNTER AT +34" A.F.F.
17 METAL HANDRAILS (MTL-6)
18 STONE CLAD STEPS (STN-2) - (2) 5" RISERS
19 NEW LANDSCAPING
20 FRAMELESS GLASS AND ALUM WINDOW ASSEMBLY - REFER TO SHEET A-0.5
22 FIXED BIKE RACKS (MISC-3)
23 SLOPED PATHWAY TO DECK AT 1:20 (5%) MAX. (DEP-CONT)
24 ACCESSIBLE RAMP - STONE(ST-2) FINISH - SEE ENLARGED PLAN A-7.0
25 (EX. SIDEWALK
26 DECOMPOSED GRANITE

LEGEND

EXISTING WALL TO REMAIN
NEW WALL
NEW LOW CONCRETE WALL (CONC-2)
PROPERTY LINE

SF JONES ARCHITECTS
1078 GLENNEYRE #4 LAGUNA BCH, CA 92651
TEL (949) 715-2822 FAX (949) 715-2826

LICENSED ARCHITECT TERRELL FRANCIS No. C25165 EXP. 08/31/12 STATE OF CALIFORNIA

GREENLEAF

PACIFIC PLAZA
234 EAST 17TH STREET
COSTA MESA, CA. 92627

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS-NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

NO	REVISION
4/14/11	HEALTH DEPT. SUBMTL
4/21/11	PLAN CHECK SUBMTL

1/4"=1'-0"

PROJECT NUMBER
####

SHEET NUMBER
A-2.0

PROPOSED FLOOR PLAN

ROBBINS, REBECCA

From: Fogt, Matthew [mfogt@allenmatkins.com]
Sent: Wednesday, April 20, 2011 11:03 AM
To: ROBBINS, REBECCA
Cc: herberts.pcrg@sbcglobal.net; BOUWENS-KILLEEN, WILLA; BRANDT, KIMBERLY; Devine, William
Subject: Confirmation that ZA-11-11 Has Been Continued/Moved to the Planning Commission

Ms. Robbins:

Thank you for your time today. As noted, we represent the Herberts with respect to the portion of 234 E 17th Street occupied by CitiBank and Pacific Coast Realty Group. The Herberts have significant concerns regarding the proposed Greenleaf restaurant/market, especially parking and traffic. We have been preparing a comment letter setting forth our concerns for submission later today prior to learning that the matter had been continued and moved to the Planning Commission. We will wait to comment on the project until the parking study has been completed, but reserve all rights to comment on the project at such time.

This email is to confirm our conversation whereby you noted that a parking study is being required for Application No. ZA-11-11 and that the matter will not be heard by the Zoning Administrator on April 21, 2011 per the public notice that was sent last week. The matter is instead scheduled to be heard before the Planning Commission on Monday, May 9th and public notice will be sent 10 days previous to such hearing. You noted that you are 100% certain the matter will not be heard tomorrow as there is no way to get the parking study done in time and the matter has already been continued/moved to the Planning Commission. You also noted that you would contact me if there were any changes regarding the schedule. Please confirm the foregoing and contact me with any questions.

Best regards,
Matt

Matthew Fogt Esq.
Allen Matkins Leck Gamble Mallory & Natsis LLP
1900 Main Street, 5th Floor, Irvine, CA 92614-7321
(949) 851-5453 (direct)
(949) 241-4043 (cell)
(949) 553-8354 (fax)

www.allenmatkins.com
Allen Matkins

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201 W. Lexington Drive, 4th Floor
Glendale, CA 91203

citi

Writer's Direct Line
(818) 662-2534

April 20, 2011

Received
City of Costa Mesa
Development Services Department
APR 21 2011
UPS delivered

City of Costa Mesa
Development Services Department
77 Fair Drive – 2nd Floor
Costa Mesa, CA 92626

Re: Conditional Use Permit
Greenleaf Gourmet Chopshop & Market
234 E. 17th Street, Suite 100, Costa Mesa, CA

Dear Sirs:

We understand that an application has been submitted for a planned change in use at the above location. The issues of vehicle traffic and parking present a number of challenges at this location. We respectfully request that you carefully consider the impact this change in property use may have on adjoining businesses and property owners.

Respectfully,

Robert V. Abbott
VP/RE Manager

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ROBBINS, REBECCA

From: Fred F. Alaghband [falaghband@acsirvine.com]
Sent: Monday, April 25, 2011 12:00 PM
To: BOUWENS-KILLEEN, WILLA
Cc: ROBBINS, REBECCA; FLYNN, CLAIRE; LEE, MEL
Subject: RE: 234 E 17th st Minor CUP for Green Leaf

Thanks Willa. I also wanted to be on the record that we are excited about Green Leaf Chop Shop coming to Costa Mesa and 17th Street. Fred

---

From: BOUWENS-KILLEEN, WILLA [mailto:wbouwens-killeen@ci.costa-mesa.ca.us]
Sent: Monday, April 25, 2011 6:32 AM
To: Fred F. Alaghband
Cc: ROBBINS, REBECCA; FLYNN, CLAIRE; LEE, MEL
Subject: RE: 234 E 17th st Minor CUP for Green Leaf

Good morning, Fred,

Thanks for your suggestions. I have forwarded them to the project planner but I also wanted to let you know that the matter is being forwarded to the Planning Commission for consideration. It is currently scheduled for their meeting of 9 May 2011. If you have any further questions, you can contact the project planner, Rebecca Robbins, at either rrobbins@ci.costa-mesa.ca.us or 714.754.5609.

Thanks again! Willa

-----Original Message-----
From: Fred F. Alaghband [mailto:falaghband@acsirvine.com]
Sent: Fri 4/22/2011 1:24 PM
To: BOUWENS-KILLEEN, WILLA
Subject: 234 E 17th st Minor CUP for Green Leaf

Hi Willa,

Hope that all is well with you. As you know, we own and manage the property at 230 E 17th. I understand from the neighbors that the parking at 234 could be a problem when the restaurant opens. In order to avoid the problem of having the new restaurant's employees and customers parking on our lot, can you add provisions in their approval that stipulates that the restaurant operator would have to take measures such as installing signage or notifying their employees in writing to not park on the adjacent properties.

Thanks,
Fred

949/337-0880

Sent from my Handheld

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EXHIBIT "B"

CONDITIONS OF APPROVAL (ZA-11-11)

Plng.

1. The property owner or applicant shall install signs directing customers to park in the lot at the rear of the property.
2. Parking lot restriping and re-slurrying shall be completed prior to final occupancy/start of business.
3. The remaining landscaped areas and planter boxes within the street setback shall be landscaped as densely as possible, under the direction of the Planning staff.
4. In addition to the bicycle racks along Westminster Avenue for the restaurant/markets customers, the property owner or applicant shall install additional bike racks for employees elsewhere on the site. This condition shall be completed prior to final occupancy/start of business, under the direction of the Planning and Building Divisions.
5. The bicycle racks shall be decorative in design, placed on decomposed granite or another material approved by the Planning Division, so as to serve as public art. This condition shall be completed prior to final occupancy/start of business, under the direction of the Planning.
6. If parking shortage or other parking-related problems arise, the applicant shall institute whatever operational measures are necessary to minimize or eliminate the problem including, but not limited to, hours of operation, reduction in outdoor dining area, and/or valet parking. A six month review shall be conducted by the City's Planning Division and Transportation Division to determine if valet parking should be implemented and shall be reviewed periodically on an as-needed basis.
7. Employees shall use compact parking stalls first before using the standard parking stalls.
8. Compact parking spaces shall be removed if/when the restaurant use has discontinued.
9. The conditions of approval for ZA-11-11 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
10. Vehicles being stored in the rear parking lot shall be removed prior to final occupancy/start of business.
11. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
12. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.

13. The restaurant shall be limited to the operations described in the staff report. Any change in the operational characteristics including, but not limited to, hours of operation, sale of alcoholic beverages or provision of entertainment, will require approval of an amendment to the minor conditional use permit.
14. Any amendment to the conditions of approval shall be subject to the City's standard public notice procedures and be reviewed and approved by the Zoning Administrator.
15. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted.
16. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
17. It is recommended that the project incorporate green building design and construction techniques, including but not limited to low impact development (LID), where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.

Trans. 18. Submit a fully dimensioned parking lot plan that complies with City parking design standards.

Plng. 19. Prior to the opening of the restaurant/market, the applicant shall submit an interim parking plan to the Planning Division for review and approval to ensure that adequate employee parking is available on-site or at an authorized site through an agreement with an adjacent property owner. In addition, the plan shall indicate how employees will be available to direct customers to minimize any circulation impacts on adjacent streets and surrounding properties. This interim plan shall be in place for a minimum of 60 days after the restaurants/markets opening and may be extended for an additional 30 days to meet customer demands as deemed appropriate by the Development Services Director. The interim plan shall be approved prior to issuance of certificate of occupancy.

20. After the grand opening period when the interim parking plan is no longer in place, employees of the restaurant/market shall park on-site. Employee parking shall occur first in the compact parking spaces, then in any of the parking stalls on the property. Employee parking on the public streets shall be considered a violation of the terms of approval of the minor conditional use permit.