PLANNING COMMISSION AGENDA REPORT

VI.2

MEETING DATE: JUNE 13, 2011 ITEM NUMBER:

SUBJECT: ZONING APPLICATION ZA-11-11 FOR GREENLEAF GOURMET CHOPSHOP
234 EAST 17TH STREET

DATE: JUNE 9, 2011

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

DESCRIPTION

Continued from the Planning Commission meeting of May 9, 2011 (as originally noticed), minor conditional use permits, conditional use permit, and variance for a new sit-down restaurant/market (Greenleaf) proposing the following:

1) Deviation from shared parking requirements (118 parking spaces required; 97 parking spaces proposed);
2) Valet parking during peak hours of operation;
3) Excess compact parking spaces (greater than 10%); and
4) Encroachment into required landscape street setback for an outdoor dining patio.

APPLICANT

The applicant is Juanita Fotheringham from Spectrum Space Design on behalf of Burnham Ward, the owners of the property.

RECOMMENDATIONS

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

BACKGROUND

Project Site

The property is a two parcel development on the northwest corner of East 17th Street and Westminster Avenue. The front parcel contains a 22,629 square-foot retail and office building and the rear parcel (across a public alley) contains parking for the building.

PROJECT DESCRIPTION

Proposed Sit-Down Restaurant/Market

Greenleaf Gourmet Chopshop (Greenleaf) is proposing to establish a 1,948 restaurant with 748 square-foot of outdoor patio dining, a 400 square-foot market, and an 885 square-foot kitchen, storage, and restrooms shared between the restaurant and market. The proposed hours of operation are from 7:00 a.m. to 9:00 p.m., seven days a week.

For discussion regarding the minor conditional use permit for the outdoor dining patio and the bike racks, please see attached Planning Commission report from the meeting of May 9, 2011 (Attachment 2).

ANALYSIS / Q&A

This item was continued pursuant to the Planning Commission's action at the last meeting. Staff's recommendation for approval, subject to conditions, is not changed. However, new information and clarifications for the record are included in this report. Following is a brief summary of the issues:

Shared Parking Analysis

1. ***What is the City's "shared parking analysis"?***

   The City's shared parking analysis was adopted by resolution as a tool to identify peak parking demand in multi-tenant commercial centers. In some cases, depending on the different mix of land uses, it may show a lower parking requirement compared to straight parking requirements.

   When there are mixed uses within a single development that share the same on-site parking facilities, the total requirement for on-site parking is determined by the City's shared parking analysis. The central idea behind the shared parking concept is that different uses have peak parking demand at different times. These peaks generally vary by hour of the day and day of the week. Peak parking periods for separate uses within a mixed-use project can be complimentary, thereby reducing total parking demand and, consequently, per Code, required parking.

   The shared parking analysis also takes into account internal capture from customers/patrons who may visit different businesses in the same development during the same trip. However, even with limited internal capture of customers/patrons, the use of the shared parking analysis for this application is considered appropriate because it identifies the required peak parking supply for the tenant mix.

   The shared parking ratios and demands provided in the City's shared parking analysis were derived from the Urban Land Institute (ULI) and are adopted by resolution.

2. ***Why is it appropriate to apply the shared parking rates to this property as opposed to straight Code-required parking?***

   The property contains a variety of uses including general office, medical office, retail, and the proposed restaurant. These uses operate with different peak times according the City's adopted shared parking analysis and studies by ULI. Transportation Division staff confirmed that the shared parking rates are applicable to this property.

3. ***Does the parking study incorporate correct information regarding the tenant mix as verified by Planning staff?***

   Questions were raised at the public hearing about possible errors in identifying the different types of tenants (i.e. medical vs. office uses). Medical uses require more parking than office/retail uses.

   Staff verified the types of uses located at the project site and their parking requirements. Staff provided a master list of existing tenants (attachment 3) labeling each suite, tenant, use, and parking requirement, to use as a basis for the revised parking study.

   Staff would like to note that only one modification was made from the previous parking analysis to reflect occasional art classes (six students or less) within a retail art gallery (Suite 208). This modification changed the shared parking requirement to 111 parking spaces currently required for the property and 120 parking spaces required with the addition of the restaurant/market use including the outdoor dining patio.

   Staff confirmed that the City's master list was used in the parking study performed by Linscott, Law & Greenspan.

4. ***Were appropriate parking rates applied to the entire square footage for the Greenleaf Chop Shop Restaurant?***

   Excluding the retail space for the store, the correct restaurant parking rate was applied to both the restaurant and outdoor patio area of the Greenleaf Chop Shop Restaurant.

   The restaurant, kitchen, storage, bathrooms, and 748 square-foot dinning patio were analyzed under the parking requirements for restaurants (10 spaces per 1,000 square feet for the first 3,000 square feet and 20 spaces per 1,000 square feet over the first 3,000 square feet). The 411 square-foot market is the only portion of the proposed that was analyzed separately under the retail parking rate of 4 spaces per 1,000 square feet.

5. ***Under the City's Nonresidential Parking Standards, when would the 6-space minimum apply to this type of a commercial***?

   The reference in the Zoning Code regarding "a minimum of six spaces" for certain land uses does not apply to this site.

   The minimum number of spaces would apply for a property where the building area is either under 1,000 square feet for medical office use or under 1,500 square feet retail/general office uses, thereby guaranteeing a minimum of 6 spaces for a development site. Since the subject property contains a 22,629 square-foot multi-tenant building, this requirement would not apply.

City's Findings & Parking Study Findings

6. ***Does the parking study show that there is adequate parking for existing uses?***

Yes. The site is currently nonconforming in regards to parking as it currently contains 85 parking spaces (111 spaces required per the City's shared parking analysis). A parking count was conducted by Austin Foust Associates, Inc. from Thursday April 28, 2011 through Saturday, April 30, 2011 as well as Wednesday, May 18, 2011 and by Linscott Law & Greenspan on Friday, May 13, Thursday and Friday, May 19 and 20, 2011. The data was combined for one comprehensive parking analysis (attachment 5) dated June 2, 2011.

The parking study showed that at the peak time (11:00 a.m.) and day (Friday), the existing parking demand for the property is 71 parking spaces with all suites occupied. Therefore, the parking study finds that there is currently adequate parking to support the existing uses on the property with a surplus of 14 spaces during the time and day of peak demand.

	Existing Counts	City's Shared Parking Analysis	LLG Parking Study
Parking Demand/ Parking Required	71 spaces	120 spaces	84 spaces
Parking Supply	85 spaces	120 spaces (with valet parking)	93 spaces
Net Difference	+ 14 surplus	0	+ 9 surplus

7. ***Based on the City's shared parking rates, does the proposed valet parking plan address parking issues during peak time?***

Yes. At peak times, staff is recommending condition of approval no. 6 which requires valet parking to address parking demand if parking problems arise. With shared parking, the proposed Greenleaf restaurant and market would create the need for an additional 9 spaces (111 currently required; 120 parking spaces required with Greenleaf). The revised plan submitted by the applicant modifies the number of proposed compact spaces to 11 (see Additional Discussion below). The addition of the proposed 11 compact parking spaces and the reconfiguration of the parking lot will result in an increase of eight parking spaces for a total of 93 on-site parking spaces, resulting in a 27 space deficiency in on-site parking.

8. ***Based on the applicant's shared parking study, would there be adequate parking?***

Yes. The parking study provided a "blended" calculation using actual demands for existing uses and shared parking assuming full occupancy of vacant office space with the proposed project. The study found that with the "blended" calculation, the expected peak utilization is at 84 spaces, resulting in a surplus of 9 spaces when compared to the proposed parking supply of 93 spaces.

Conditions of approval nos. 1, 4, and 6 are included to further minimize parking impacts. These conditions include, but are not limited to, installation of employee bike racks (in addition to the proposed "customer" bike racks off Westminster Avenue), signs directing customers to park in the rear parking lot (attachment 4), reduction in outdoor dining square footage if parking problems arise, etc.

To encourage customer use of the valet services, Condition of Approval No. 6 has been revised requiring valet parking to be offered to customers at no charge.

Miscellaneous

9. ***Is there an adequate number of restrooms provided for the restaurant/market?***

   Should the proposed be approved, the number of restrooms provided will be verified with Code compliance through the Building plan check process. Should additional restrooms be required, they shall be provided with in the footprint of the proposed restaurant and in the area analyzed at restaurant parking rates; therefore, the required parking will remain unchanged should additional restrooms need to be provided.

10. ***Is there a recorded reciprocal parking agreement or reciprocal access agreement for the property with the neighboring property with East 17th Street frontage?***

    An application to subdivide 234 East 17th Street into two parcels (A and B) was approved under Parcel Map S-77-04. Parcel A, fronting East 17th Street, was to contain 20 parking spaces and Parcel B was to contain 82 parking spaces (including the back parking lot at Westminster Avenue and Cabrillo Street). Although the properties are under separate ownership, they share a drive aisle for access purposes and the same address. The City has no record of a reciprocal parking agreement or reciprocal access agreement between the properties.

Revised Conditions of Approval

The attached resolution shows in underline the updates to the conditions of approval since the last meeting.

ADDITIONAL DISCUSSION

Excess Compact Parking Spaces. The applicant had originally proposed excess compact parking spaces (Code allows a maximum of 10 percent if authorized by a minor conditional use permit; 12 percent was originally proposed) which required a variance. However, the applicant has revised the plan to contain 11 compact parking spaces (9 percent). Therefore, a variance is no longer required for the compact parking spaces and a minor conditional use permit is, instead, requested.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve ZA-11-11 to construct the new Greenleaf restaurant/market with the recommended conditions of approval as discussed in this report.

2. Deny ZA-11-11 to construct the new Greenleaf restaurant/market. The applicant could not submit a similar application for six months.

ENVIRONMENTAL DETERMINATION

If approved, the project would be exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.

CONCLUSION

It is staff's opinion that the new restaurant/market, as conditioned, will comply with the intent of the Zoning Code requirements and will be compatible with the uses in the surrounding area. In addition, staff believes that with the additional parking provided with the compact spaces, provision of valet parking during peak hours of operation, and bike racks, adequate parking will be provided on-site. Therefore, staff recommends approval of the project.

REBECCA ROBBINS
Assistant Planner

CLAIRE L. FLYNN, AICP
Acting Asst. Development Svs. Director

Attachments:
1. Planning Commission Resolutions
2. Planning Commission staff report dated May 9, 2011
3. Master List of Tenants
4. Revised Plans & Signage Plan
5. Parking Study dated June 2, 2011 (Available upon request)
6. Correspondence

cc: Interim Development Services Director
Deputy City Attorney
Assistant City Engineer
Public Services Director
Transportation Svs. Mgr.
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

File: 061311ZA1111Cont2	Date: 060911	Time: 2:30 p.m.

RESOLUTION NO. PC-11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING ZONING APPLICATION ZA-11-11.

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

WHEREAS, an application was filed by Juanita Fotheringham from Spectrum Space Design on behalf of Burnham Ward, owner of real property located at 234 East 17th Street, requesting approval for a new sit-down restaurant/market (Greenleaf Gourmet Chopshop) for the following: 1) minor conditional use permit to deviate from shared parking requirements; 2) conditional use permit for valet parking 3) minor conditional use permit for compact parking spaces; and 4) minor conditional use permit to encroach into the required landscape street setback for an outdoor dining patio;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 9, 2011, and continued by the Planning Commission to June 13, 2011;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **APPROVES** ZA-11-11 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Zoning Applications ZA-11-11 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 13th day of June, 2011.

Colin McCarthy, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS – APPROVAL (ZA-11-11)

A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:

1. The proposed use is compatible and harmonious with uses on surrounding properties.
2. Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
3. The project, as conditioned, is consistent with the General Plan.
4. The planning application is for a project-specific case and does not establish a precedent for future development.

B. The minor conditional use permit to allow a deviation from shared parking requirements substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is substantially compatible with developments in the same general area. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, a parking study submitted by the applicant shows adequate parking will be provided. A condition requiring provision of valet parking during peak hours of operation should parking problems arise has been included. Additional conditions including, but not limited to, installation of bike racks, signs directing customers to park in the rear parking lot, reduction in the patio dining square footage are recommended to minimize parking impacts on surrounding businesses should parking problems arise. Granting the minor conditional use permit will not allow a use, density or intensity, which is not in accordance with the general plan designation for the property.

C. The conditional use permit to allow valet parking substantially complies with Costa Mesa Municipal Code section 13-29(g)(2) in that the proposed use is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the onsite valet parking for the property during peak hours will alleviate possible parking impacts. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation for the property.

D. The information presented substantially complies with section 13-29(g)(2) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify allowing compact parking spaces. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Physical constraints of the property limit where parking can be added to the site given it is a corner lot with two required street landscape setbacks. The deviation shall be subject to such

conditions so as to assure that approval of compact parking spaces would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situation. Specifically, conditions of approval been including requiring the compact parking spaces be restored to standard stalls if/when the restaurant use is discontinued in the future and requiring the employees to use compact parking stalls first before using the standard parking stalls. Granting the minor conditional use permit will not allow a use, density or intensity, which is not in accordance with the general plan designation for the property.

E. The minor conditional use permit to allow an outdoor dining patio in the required street setback substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is substantially compatible with developments in the same general area. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the proposal is consistent with the eclectic mix of uses on East 17th Street area in that the outdoor dining patio on the street frontage creates an urban edge and encourages higher levels of pedestrian traffic. A condition of approval has been included requiring the remaining landscaped areas and planter boxes to be landscaped as densely as possible. Granting the minor conditional use permit will not allow a use, density or intensity, which is not in accordance with the general plan designation for the property.

F. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.

G. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

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 four 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. <u>In addition, there shall be no charge for the valet parking should it be implemented.</u>
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.

RESOLUTION NO. PC-11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING ZONING APPLICATION ZA-11-11.

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

WHEREAS, an application was filed by Juanita Fotheringham from Spectrum Space Design on behalf of Burnham Ward, owner of real property located at 234 East 17th Street, requesting approval for a new sit-down restaurant/market (Greenleaf Gourmet Chopshop) for the following: 1) minor conditional use permit to deviate from shared parking requirements; 2) conditional use permit for valet parking 3) minor conditional use permit for compact parking spaces; and 4) minor conditional use permit to encroach into the required landscape street setback for an outdoor dining patio;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 9, 2011, and continued by the Planning Commission to June 13, 2011;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A, the Planning Commission hereby **DENIES** Zoning Application ZA-11-11 with respect to the property described above.

PASSED AND ADOPTED this 13th day of June, 2011.

_____

Colin McCarthy, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS – DENIAL (ZA-11-11)

A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:

1. The project is not compatible and harmonious with uses on surrounding properties.
2. The project is not consistent with the General Plan.
3. The planning application is for a project-specific case and does not establish a precedent for future development.

B. Granting the minor conditional use permit will be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

C. The Costa Mesa Planning Commission has denied Zoning Application ZA-11-11. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.

D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, CLAIRE L. FLYNN, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 13, 2011, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Secretary, Costa Mesa
Planning Commission

PLANNING COMMISSION AGENDA REPORT

VI.2

MEETING DATE: MAY 9, 2011 ITEM NUMBER:

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

DATE: APRIL 28, 2011

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

DESCRIPTION

Minor conditional use permits, conditional use permit, and variance for a new sit-down restaurant/market (Greenleaf) proposing the following:

1) Deviation from shared parking requirements (118 parking spaces required; 97 parking spaces proposed);
2) Valet parking during peak hours of operation;
3) Excess compact parking spaces (greater than 10%); and
4) Encroachment into required landscape street setback for an outdoor dining patio.

APPLICANT

The applicant is Juanita Fotheringham from Spectrum Space Design on behalf of Burnham Ward, the owners of the property.

RECOMMENDATIONS

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

REBECCA ROBBINS
Assistant Planner

KHANH NGUYEN
Asst. Development Services Director

BACKGROUND

Project Site

The property is a two parcel development on the northwest corner of East 17th Street and Westminster Avenue. The front parcel contains a 22,629 square-foot retail and office building and the rear parcel (across a public alley) contains parking for the building. (Attachment 3).

Conditional Use Permit ZE-77-25 was approved in 1977 to allow the use of the parking lot at the southwest corner of Westminster Avenue and Cabrillo Street for required parking in conjunction with the construction of two commercial buildings at 234 East 17th Street. An application to subdivide 234 East 17th Street into two parcels (A and B) was approved under S-77-04. Parcel A, fronting East 17th Street, was to contain 20 parking spaces and Parcel B was to contain 82 parking spaces (including the back parking lot at Westminster Avenue and Cabrillo Street). Although the properties are under separate ownership, they share a drive aisle for access purposes and the same address.

Review by Planning Commission

Code identifies the Zoning Administrator as the final review authority for Minor Conditional Use Permits. However, in this case, staff referred this request to the Planning Commission due to the high level of community interest. Additionally, as the project was finalized in preparation for the hearing, it was determined a conditional use permit and a variance were required for the valet parking and excess compact parking, respectively. Although the specific application types were not noticed for the project, the requests were included so the application may proceed without revised noticing.

PROJECT DESCRIPTION

Proposed Sit-Down Restaurant/Market

Greenleaf Gourmet Chopshop (Greenleaf) is proposed to contain a 1,948 restaurant with 748 square-foot of outdoor patio dining, a 400 square-foot market, and an 885 square-foot kitchen, storage, and restroom area shared between the restaurant and market. The proposed hours of operation are from 7:00 a.m. to 9:00 p.m., 7 days a week.

With locations in Los Angeles and Beverly Hills, Greenleaf promotes a healthy lifestyle by providing healthy, affordable, fast-casual dining. Greenleaf consults with the United States Green Building Council's (USGBC) guidelines throughout the construction of their restaurants to maintain a high level of green standards. In addition, Greenleaf is proposing seven bicycle racks to encourage customers to use alternative transportation when visiting the restaurant/market.

ANALYSIS

- *Conditional Use Permit - Valet Parking and Minor Conditional Use Permit – Deviation from Shared Parking Requirements*. The applicant proposes to provide onsite valet parking for the property during peak hours to alleviate possible parking impacts.

  The site is currently nonconforming in regards to parking (108 parking spaces required; 85 parking spaces existing). With the addition of the restaurant/market use and the outdoor dining patio, a total of 118 parking spaces are required for the property. The addition of the proposed 16 compact parking spaces (discussed below) will result in an increase of 12 parking spaces for a total of 97 onsite parking spaces.

  Staff supports the valet parking request since the proposed valet parking would accommodate an additional 22 vehicles. This will result in the ability for the site to accommodate 119 onsite parking spaces during peak hours. Conditions of approval no. 1, 4, and 6 are included to further minimize parking impacts. These conditions include, but are not limited to, installation of employee bike racks, signs directing customers to park in the rear parking lot, reduction in outdoor dining square footage if parking problems arise, etc.

  As an alternative, given the total deficit of parking spaces with the proposed restaurant/market, staff gave an option to the applicant to submit a formal parking study to determine if valet parking is needed or not based on the variety of tenants. The parking study was not completed in time for inclusion in this staff report; however, a supplemental memo containing the parking study and analysis will be distributed prior to the May 9th Planning Commission meeting.

- *Variance – Excess Compact Parking Spaces*. Code allows a maximum of 10 percent of required parking to be small car parking spaces if authorized by a minor conditional use permit. However, the applicant is proposing 16 compact parking spaces (16 percent) at the rear parking lot to increase the number of overall onsite parking spaces; consequently, a variance is required. Adding the compact parking spaces will provide a net gain of 12 parking spaces.

  Staff supports this request since the compact parking stalls are proposed at the rear of the parking lot, also serving as the valet parking area during peak hours of operation. The physical constraints of the parking lot limit where parking can be added to the site given it is a corner lot with two required street landscape setbacks. Condition of approval no. 8 has been including requiring the compact parking spaces be restored to standard stalls if/when the restaurant use is discontinued in the future. In addition, condition of approval no. 7 requires employees to use compact parking stalls first before using the standard parking stalls, subject to availability.

- *Minor Conditional Use Permit - Outdoor Dining Patio*. The Zoning Code requires a minimum 20-foot front landscaping setback on Westminster Avenue. The applicant has requested to encroach into the required landscape street setback for an outdoor dining patio. To encourage outdoor dining patios, Code requires a minor conditional use permit – versus a variance or administrative adjustment – when a dining patio is proposed within a required street setback area.

  Staff considers the proposed outdoor dining patio consistent with the eclectic mix of uses along East 17th Street in that the patio on the street frontage creates an urban edge and encourages higher levels of pedestrian traffic. To soften the appearance of the patio to the public right-of-way, condition of approval no. 3 has been included requiring the remaining landscaped areas and proposed planter boxes within the street setback to be landscaped as densely as possible.

ADDITIONAL DISCUSSION

- *Bike Racks as Public Art*. The proposed bike racks will be placed within the front setback on decomposed granite – an acceptable landscape treatment. The racks will encourage non-vehicular access to both the property and restaurant. Condition of approval no. 5 has been including requiring the bicycle racks be designed in an artistic manner so they serve as public art. Designing the bike racks as public art and locating them along the Westminster Avenue frontage meets the following General Plan Goals:

  a) Goal CD-1: Vehicular and Pedestrian Corridors: Strengthen the image of the City as experienced from sidewalks and roadways.
  b) Goal CD-6, Image: Enhance opportunities for development to contribute to a positive visual image for the City of Costa Mesa by the inclusion of art.
  c) Goal CD-8, Commercial: Encouraging a high level of quality design by promoting pedestrian amenities.
  d) Goal CD-12, Public Art: Promoting awareness of the visual arts by providing art in the public environment.
  e) Goal CIR-1A.1: Incorporate bicycle facilities (circulation and storage) into the design and development of all new commercial and industrial projects.

- *The proposed use is compatible with uses in the same general area.* The surrounding uses along East 17th Street include a variety of retail, office, and restaurant uses. Staff believes the proposed use will complement the existing uses in the general area and that customers visiting the restaurant/market will also visit other businesses at the site.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve ZA-11-11 to construct the new Greenleaf restaurant/market with the recommended conditions of approval as discussed in this report.

2. Deny ZA-11-11 to construct the new Greenleaf restaurant/market. The applicant could not submit a similar application for six months.

ENVIRONMENTAL DETERMINATION

If approved, the project would be exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.

CONCLUSION

It is staff's opinion that the new restaurant/market, as conditioned, will comply with the intent of the Zoning Code requirements and will be compatible with the uses in the surrounding area. In addition, staff believes that with the additional parking provided with the compact spaces, provision of valet parking during peak hours of operation, and bike racks, adequate parking will be provided on-site. Therefore, staff recommends approval of the project.

Attachments:
~~1. Planning Commission Resolutions~~
2. Applicant's Request
3. Location Map
~~4. Submitted Plans~~

cc: Development Services Director
Deputy City Attorney
Assistant City Engineer
Public Services Director
Transportation Svs. Mgr.
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

SPECTRUM
SPACE DESIGN

March 18, 2011

City of Costa Mesa
Development Services Department
77 Fair Drive – 2nd Floor
Costa Mesa, California 92628

RE: Minor Conditional Use Permit
Greenleaf Gourmet Chopshop & Market
234 East 17th Street #100, Costa Mesa

Greenleaf is applying to establish an approximate 1,948 square foot "community oriented" lunch and dinner restaurant and adjacent 400 square foot Market, with 720 square foot shared kitchen & storage and a 970 square foot patio, at 234 East 17th Street, at the corner of 17th and Westminster Avenue. The patio area will face Westminster Avenue and feature a combination of wood decking, decomposed granite walk ways, landscaping and bike racks to encourage pedestrian and bicycle usage from the neighboring residential community.

We have provided on the attached exhibits all of the tenant names, uses and hours of operation for both the "current" tenants and the "proposed" tenants which includes the Greenleaf operation. Furthermore, we have tabulated the required parking per hour, per code and have physically counted cars in stalls every hour from 9:00 a.m. through 6:00 p.m, Monday thru Friday for the current tenants. With current tenants, the total parking required per code is 94 parking stalls. Our actual count of spaces utilized peaked at noon on Wednesday with 63 parking stalls filled (other days where as low as 53 cars at the peak noon hour). That's 33% less projected by code actually being utilized by our existing tenants. Though the parking requirement at peak hours per code calculations would be 115 spaces (just 22 spaces less than that which is provided on site) with the Greenleaf restaurant in place, we believe the actual demand will be far less. This is based on our physical counting of used stalls every hour, during peak hours of use, which again leaves a minimum of about 31 stalls unused at peak hours. In addition to the underutilized parking field from low impact tenants, the combination of bike racks and approved street parking adjacent to the property will leave ample available parking with the "proposed" restaurant use.

We believe Greenleaf will be an asset to the community. Currently located in Los Angeles and Beverly Hills, Greenleaf Gourmet Chopshop aims to promote a healthy lifestyle by providing affordable, fast-casual dining experience that features the freshest organic ingredients available every day. Greenleaf serves made-to-order salads, wraps and sandwiches using flame-grilled proteins and organic, locally grown produce in a sleek open-display kitchen and is quickly becoming the preferred healthy restaurant, for health-conscious salad eaters.

From its very inception, Greenleaf Gourmet Chopshop has been seeing green. Making every effort to build and maintain a restaurant that adheres to the highest green standards possible, consulting with the United States Green Building Council's guidelines throughout the building of their restaurants. Their established architectural style can be described as "Modern Farm Stand". Scrafano Architects took the natural simplicity and color of local California lettuce farms and combined that feel with materials such as warm wood siding and bench seating, brushed aluminum, stainless steel and earth-toned concrete floors to achieve their vision.

We appreciate your time and consideration and ask that you grant approval for Greenleaf to occupy this building and utilize a portion of the side street setback for outdoor seating.

Respectfully submitted,

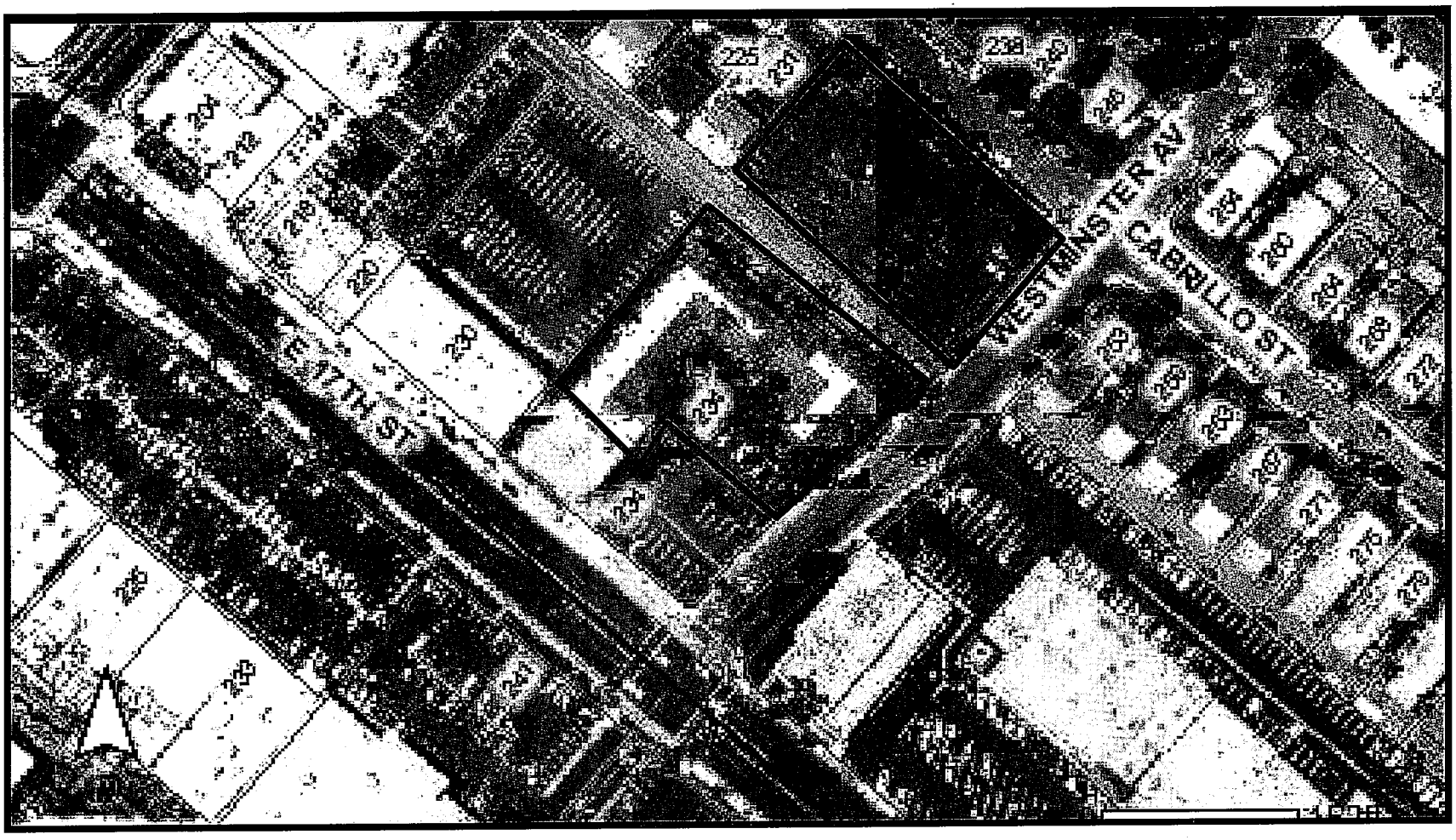
Juanita Fotheringham, CCIDC

21

101 SOUTH KRAEMER BOULEVARD #100 • PLACENTIA • CALIFORNIA 92870
(714)496-4185 • juanita@spectrumspacedesign.net • Fax (714)223-0663

234 East 17th Street

Location Map



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. <u>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.</u>

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.

234 E 17th Street - Existing Uses

Notes	Suite	Tenant	SF	Use	Parking Req
	100	Pacific Wellness Center	1,143	Medical (Mass/Chiro)	6/1,000 SF
	102	The Healing Gardens of Ayurveda LLC Tuning Fork Sound Therapy	950	Medical	6/1,000 SF
	103	All About You Event Planning ABC Property Services (Payroll Service)	1,140	Office	4/1,000 SF
(1)	101	Alex Dulien - T3 Skin & Muscle Fitness	322	Office (1-on-1 life coach/body mngt)	4/1,000 SF
	104	Active Life Footcare	649	Medical (Podiatrist)	6/1,000 SF
(1)	105A	Maps Couseling Center - Patricia Dies	385	Office (Individual/Couples Therapy)	4/1,000 SF
	105B	Managers Office	396	Administrative Office	4/1,000 SF
(1)	106	Escape Pilates	1,013	Pilates (Approved for One-on-one)	4/1,000 SF
	107	Lance Hamilton DDS	1,540	Dentist (Medical)	6/1,000 SF
	109	Amodeo Rolfing	718	Physical Therapist (Medical)	6/1,000 SF
	110	Dr. Ronald Criag	574	Optometry (Medical)	6/1,000 SF
	111/112	Eva Magyar Skin Care	1,166	Beauty Shop (Retail)	4/1,000 SF
(1)	113	Paige Rhine	596	Psychology (One-on-one)	4/1,000 SF
	114A	Dwight Law Group	652	Office	4/1,000 SF
	114B	Talking Hans Therapy	546	Medical	6/1,000 SF
	116	Pure Barre	1,139	Fitness Technique	10/1,000 SF
	117	Sessions Color Studio - Susan Abbott	1,385	Hair Salon (Retail)	4/1,000 SF
	200	Cox Insurance Agency	958	Office	4/1,000 SF
(1)	201	Gary Dyleski	558	Psychology (One-on-one)	4/1,000 SF
	202	Sports Sales West Inc.	807	Mngmt/Consutling (Admin Office)	4/1,000 SF
	203	Pay Prodigy LLC	480	Office	4/1,000 SF
	205	Robin Hamers & Assoc.	934	Civil Engineering (Office)	4/1,000 SF
	206	Co Sal Sweeping	759	Sweeping Company (Office)	4/1,000 SF
(1)	207	David Walker	575	Medical (One-on-one)	4/1,000 SF
(2)	208	Liv Saether	571	Retail Art Gallery/Teach	10/1000 SF
	209	Seychelle Cannes	464	Accupuncture (Medical)	6/1,000 SF
	210	Skin By Shila - Shila Abhari	939	Skin Products (Service/Retail)	4/1,000 SF
	211	Hilary Coleman Esq.	315	Office	4/1,000 SF
	212	Vacant	955	Office	4/1,000 SF
			22,629	**111 spaces required** with shared parking (see attached)	

Notes:
(1) Group counseling and one-on-one practitioners are assessed an office rate of 4 spaces per 1,000 SF
(2) This represents the only modification from the previous analysis to reflect occasional art classes (6 students or less)

26

ATTACHMENT 3

Current Tenant Mix

22,629#

SHARED PARKING DEMAND
MIXED USE DEVELOPMENT

USE	Office <100,000 (Sq. Ft.)	Office >100,000 (Sq. Ft.)	Banks (Sq. Ft.)	Medical Office (Sq. Ft.)	Retail (Sq. Ft.)	Restaurant 1st 3K (Sq. Ft.)	Restaurant >3K (Sq. Ft.)	Theaters and Cinemas (seats)	Hotel/Motel Guest Rooms (units)	Hotel/Motel Restaurant/Lounge 1st 3K (Sq. Ft.)	Hotel/Motel Restaurant/Lounge >3K (Sq. Ft.)	Hotel/Motel Conference/Convention 1st 3K (Sq. Ft.)	Hotel/Motel Conference/Convention >3K (Sq. Ft.)	Residential Bachelor (units)	Residential 1 bedroom (units)	Residential 2 bedroom (units)	Residential 3+ Bedroom (units)	Residential Guest (total units)	Total Parking Demand by Hour	
	9832.00	0.00	0.00	6584.00	4503.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
PEAK DEMAN	39.33	0.00	0.00	39.50	18.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	96.84	
WEEKDAY																				Weekdays
6:00 AM	1.18	0.00	0.00	1.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.36	6:00 AM
7:00 AM	7.87	0.00	0.00	7.90	1.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.21	7:00 AM
8:00 AM	24.78	0.00	0.00	24.89	3.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.73	8:00 AM
9:00 AM	36.58	0.00	0.00	36.74	7.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.52	9:00 AM
10:00 AM	39.33	0.00	0.00	39.50	11.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.54	10:00 AM
11:00 AM	39.33	0.00	0.00	39.50	14.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93.78	11:00 AM
NOON	35.40	0.00	0.00	35.55	16.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87.52	NOON
1:00 PM	35.40	0.00	0.00	35.55	17.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.06	1:00 PM
2:00 PM	38.15	0.00	0.00	38.32	16.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93.04	2:00 PM
3:00 PM	36.58	0.00	0.00	36.74	16.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.52	3:00 PM
4:00 PM	30.28	0.00	0.00	30.42	14.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.65	4:00 PM
5:00 PM	18.48	0.00	0.00	18.57	13.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.56	5:00 PM
6:00 PM	9.05	0.00	0.00	9.09	14.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.18	6:00 PM
7:00 PM	2.75	0.00	0.00	2.77	15.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.83	7:00 PM
8:00 PM	2.75	0.00	0.00	2.77	14.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.47	8:00 PM
9:00 PM	1.18	0.00	0.00	1.19	10.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.81	9:00 PM
10:00 PM	1.18	0.00	0.00	1.19	5.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.77	10:00 PM
11:00 PM	0.00	0.00	0.00	0.00	2.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.16	11:00 PM
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	MIDNIGHT

MAXIMUM WEEKDAY DEMAND 93.78

WEEKEND																				Weekend
6:00 AM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6:00 AM
7:00 AM	1.18	0.00	0.00	1.19	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.91	7:00 AM
8:00 AM	3.93	0.00	0.00	3.95	1.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.68	8:00 AM
9:00 AM	5.11	0.00	0.00	5.14	5.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.65	9:00 AM
10:00 AM	5.11	0.00	0.00	5.14	8.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.35	10:00 AM
11:00 AM	6.69	0.00	0.00	6.72	13.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.55	11:00 AM
NOON	6.69	0.00	0.00	6.72	15.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.71	NOON
1:00 PM	5.11	0.00	0.00	5.14	17.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.36	1:00 PM
2:00 PM	3.93	0.00	0.00	3.95	18.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.90	2:00 PM
3:00 PM	2.75	0.00	0.00	2.77	18.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.53	3:00 PM
4:00 PM	2.75	0.00	0.00	2.77	16.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.73	4:00 PM
5:00 PM	1.18	0.00	0.00	1.19	13.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.87	5:00 PM
6:00 PM	1.18	0.00	0.00	1.19	11.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.07	6:00 PM
7:00 PM	1.18	0.00	0.00	1.19	10.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.17	7:00 PM
8:00 PM	1.18	0.00	0.00	1.19	9.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.27	8:00 PM
9:00 PM	0.00	0.00	0.00	0.00	7.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.20	9:00 PM
10:00 PM	0.00	0.00	0.00	0.00	6.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.84	10:00 PM
11:00 PM	0.00	0.00	0.00	0.00	2.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.34	11:00 PM
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	MIDNIGHT

MAXIMUM WEEKEND DEMAND 28.71

REQUIRED PARKING 93.78

+11 spaces (Pure Barre 1139# at 10 spaces per 1,000 SF)
+6 spaces (Liv Saether Retail / Art Class 571# at 10 spaces per 1,000 SF)
111 spaces required

234 E 17th Street - Proposed Uses

Notes	Suite	Tenant	SF	Use	Parking Req
	100	Greenleaf Chopshop	3,570	Restaurant, Kitchen, Storage, Bathrooms, 748 SF Dining Patio	10/1,000 SF
	102				
	103		411	Market	4/1,000 SF
	~~100~~	~~Pacific Wellness Center~~	~~1,143~~	~~Medical (Mass/Chiro)~~	~~6/1,000 SF~~
	~~102~~	~~The Healing Gardens of Ayurveda LLC~~	~~950~~	~~Medical~~	~~6/1,000 SF~~
		~~Tuning Fork Sound Therapy~~			
	~~103~~	~~All About You Event Planning~~	~~1,140~~	~~Office~~	~~4/1,000 SF~~
		~~ABC Property Services (Payroll Service)~~			
(1)	101	Alex Dulien - T3 Skin & Muscle Fitness	322	Office (1-on-1 life coach/body mngt)	4/1,000 SF
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(1)	105A	Maps Couseling Center - Patricia Dies	385	Office (Individual/Couples Therapy)	4/1,000 SF
	105B	Managers Office	396	Administrative Office	4/1,000 SF
(1)	106	Escape Pilates	1,013	Pilates (Approved for One-on-one)	4/1,000 SF
	107	Lance Hamilton DDS	1,540	Dentist (Medical)	6/1,000 SF
	109	Amodeo Rolfing	718	Physical Therapist (Medical)	6/1,000 SF
	110	Dr. Ronald Criag	574	Optometry (Medical)	6/1,000 SF
	111/112	Eva Magyar Skin Care	1,166	Beauty Shop (Retail)	4/1,000 SF
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	114B	Talking Hans Therapy	546	Medical	6/1,000 SF
	116	Pure Barre	1,139	Fitness Technique	10/1,000 SF
	117	Sessions Color Studio - Susan Abbott	1,385	Hair Salon (Retail)	4/1,000 SF
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(1)	201	Gary Dyleski	558	Psychology (One-on-one)	4/1,000 SF
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(1)	207	David Walker	575	Medical (One-on-one)	4/1,000 SF
(2)	208	Liv Saether	571	Retail Art Gallery/Teach	10/1000 SF
	209	Seychelle Cannes	464	Accupuncture (Medical)	6/1,000 SF
	210	Skin By Shila - Shila Abhari	939	Skin Products (Service/Retail)	4/1,000 SF
	211	Hilary Coleman Esq.	315	Office	4/1,000 SF
	212	Vacant	955	Office	4/1,000 SF
			23,377	**120 spaces required** with shared parking (see attached)	

Notes:
(1) Group counseling and one-on-one practitioners are assessed an office rate of 4 spaces per 1,000 SF
(2) This represents the only modification from the previous analysis to reflect occasional art classes (6 students or less)

Proposed Tenant Mix

23,377#

SHARED PARKING DEMAND
MIXED USE DEVELOPMENT

USE	Office <100,000 (Sq. Ft.)	Office >100,000 (Sq. Ft.)	Banks (Sq. Ft.)	Medical Office (Sq. Ft.)	Retail (Sq. Ft.)	Restaurant 1st 3K (Sq. Ft.)	Restaurant >3K (Sq. Ft.)	Theaters and Cinemas (seats)	Hotel/Motel Guest Rooms (units)	Hotel/Motel Restaurant/Lounge 1st 3K (Sq. Ft.)	Hotel/Motel Restaurant/Lounge >3K (Sq. Ft.)	Hotel/Motel Conference/Convention 1st 3K (Sq. Ft.)	Hotel/Motel Conference/Convention >3K (Sq. Ft.)	Residential Bachelor (units)	Residential 1 bedroom (units)	Residential 2 bedroom (units)	Residential 3+ Bedroom (units)	Residential Guest (total units)	Total Parking Demand by Hour	
	8692.00	0.00	0.00	4491.00	4914.00	3000.00	570.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
PEAK DEMAN	34.77	0.00	0.00	26.95	19.66	30.00	11.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	122.77	
WEEKDAY																				Weekdays
6:00 AM	1.04	0.00	0.00	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.85	6:00 AM
7:00 AM	6.95	0.00	0.00	5.39	1.57	0.60	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.74	7:00 AM
8:00 AM	21.90	0.00	0.00	16.98	3.34	1.50	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.29	8:00 AM
9:00 AM	32.33	0.00	0.00	25.06	7.86	3.00	1.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69.40	9:00 AM
10:00 AM	34.77	0.00	0.00	26.95	12.78	6.00	2.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82.77	10:00 AM
11:00 AM	34.77	0.00	0.00	26.95	16.31	9.00	3.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.45	11:00 AM
NOON	31.29	0.00	0.00	24.25	18.08	15.00	5.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94.33	NOON
1:00 PM	31.29	0.00	0.00	24.25	18.67	21.00	7.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103.20	1:00 PM
2:00 PM	33.72	0.00	0.00	26.14	18.08	18.00	6.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	102.79	2:00 PM
3:00 PM	32.33	0.00	0.00	25.06	17.69	18.00	6.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99.92	3:00 PM
4:00 PM	26.77	0.00	0.00	20.75	16.31	15.00	5.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	84.53	4:00 PM
5:00 PM	16.34	0.00	0.00	12.66	14.74	21.00	7.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72.73	5:00 PM
6:00 PM	8.00	0.00	0.00	6.20	15.33	27.00	10.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66.79	6:00 PM
7:00 PM	2.43	0.00	0.00	1.89	16.71	30.00	11.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.43	7:00 PM
8:00 PM	2.43	0.00	0.00	1.89	16.31	30.00	11.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.03	8:00 PM
9:00 PM	1.04	0.00	0.00	0.81	11.40	30.00	11.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.65	9:00 PM
10:00 PM	1.04	0.00	0.00	0.81	5.90	27.00	10.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.01	10:00 PM
11:00 PM	0.00	0.00	0.00	0.00	2.36	21.00	7.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.34	11:00 PM
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	15.00	5.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.70	MIDNIGHT

MAXIMUM WEEKDAY DEMAND 103.20

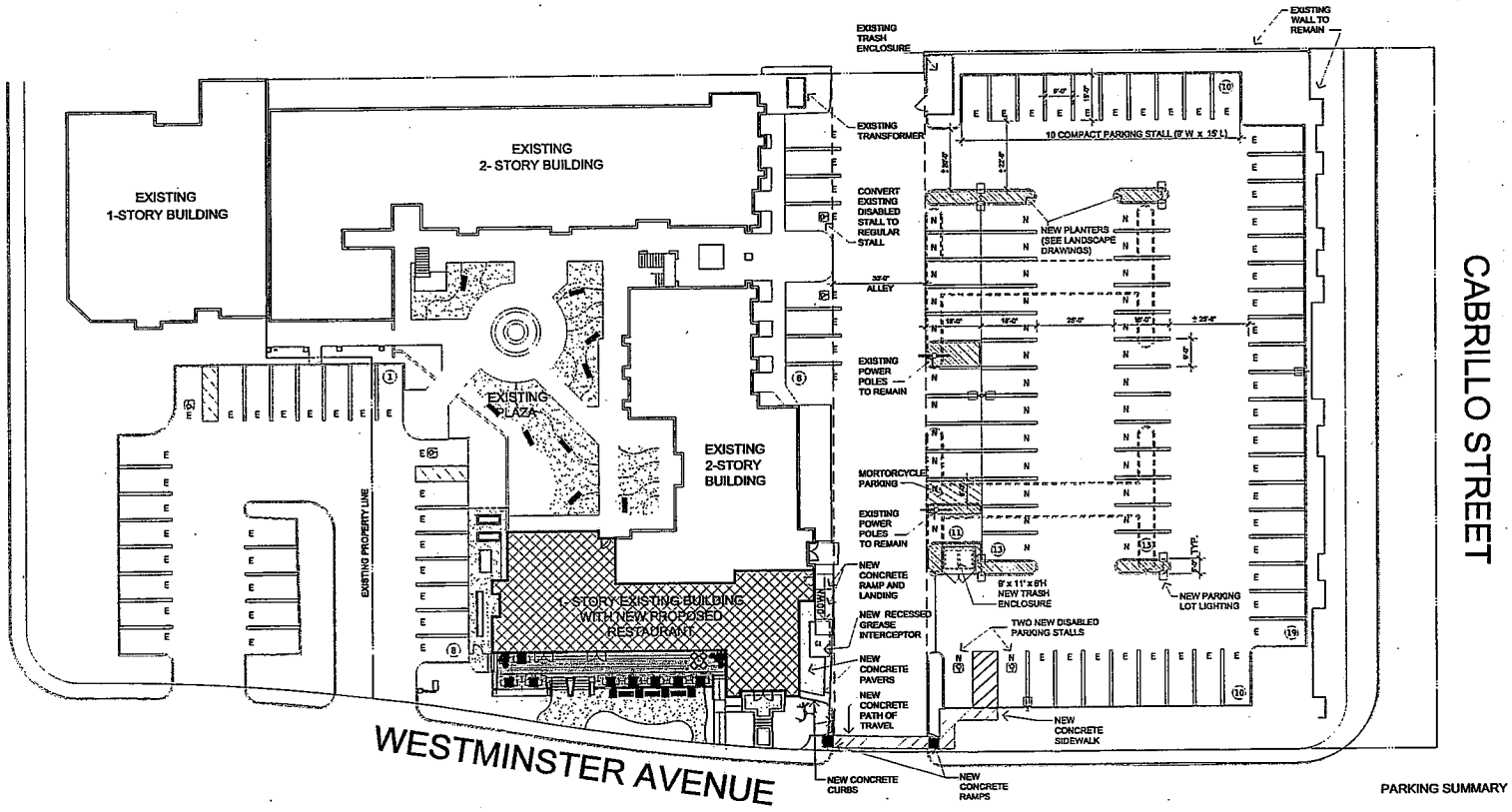
WEEKEND																				Weekend
6:00 AM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6:00 AM
7:00 AM	1.04	0.00	0.00	0.81	0.59	0.60	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.27	7:00 AM
8:00 AM	3.48	0.00	0.00	2.69	1.97	0.90	0.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.38	8:00 AM
9:00 AM	4.52	0.00	0.00	3.50	5.90	1.80	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.40	9:00 AM
10:00 AM	4.52	0.00	0.00	3.50	8.85	2.40	0.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.18	10:00 AM
11:00 AM	5.91	0.00	0.00	4.58	14.35	3.00	1.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.98	11:00 AM
NOON	5.91	0.00	0.00	4.58	16.71	9.00	3.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.62	NOON
1:00 PM	4.52	0.00	0.00	3.50	18.67	13.50	5.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.33	1:00 PM
2:00 PM	3.48	0.00	0.00	2.69	19.66	13.50	5.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.46	2:00 PM
3:00 PM	2.43	0.00	0.00	1.89	19.66	13.50	5.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.61	3:00 PM
4:00 PM	2.43	0.00	0.00	1.89	17.69	13.50	5.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.64	4:00 PM
5:00 PM	1.04	0.00	0.00	0.81	14.74	18.00	6.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41.43	5:00 PM
6:00 PM	1.04	0.00	0.00	0.81	12.78	27.00	10.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51.89	6:00 PM
7:00 PM	1.04	0.00	0.00	0.81	11.79	28.50	10.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.98	7:00 PM
8:00 PM	1.04	0.00	0.00	0.81	10.81	30.00	11.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.06	8:00 PM
9:00 PM	0.00	0.00	0.00	0.00	7.86	30.00	11.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.26	9:00 PM
10:00 PM	0.00	0.00	0.00	0.00	7.47	28.50	10.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.80	10:00 PM
11:00 PM	0.00	0.00	0.00	0.00	2.56	25.50	9.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37.75	11:00 PM
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	21.00	7.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.98	MIDNIGHT

MAXIMUM WEEKEND DEMAND 54.06

REQUIRED PARKING 103.20

+11 spaces (Pure Barre 1139# at 10 spaces per 1,000 SF)
+6 spaces (Liv Saether ~~Retail~~/Art Class 571# at 10 spaces per 1,000 SF)
120 spaces required

29



PARKING SUMMARY

STANDARD STALLS	78
COMPACT STALLS (9' x 15')	10
MOTORCYCLE STALL	1
DISABLED PERSON STALLS	4
TOTAL (8 STALLS ADDED)	93

0 16' 64'
8' 32'
scale: 1/16" = 1'-0"

north

30

Greenleaf gourmet chopshop
Because Green Is Good®

Greenleaf Gourmet Chopshop & Market
234 E 17 Street
Costa Mesa, California

Site Plan

IRV11-0085-00
05-27-2011

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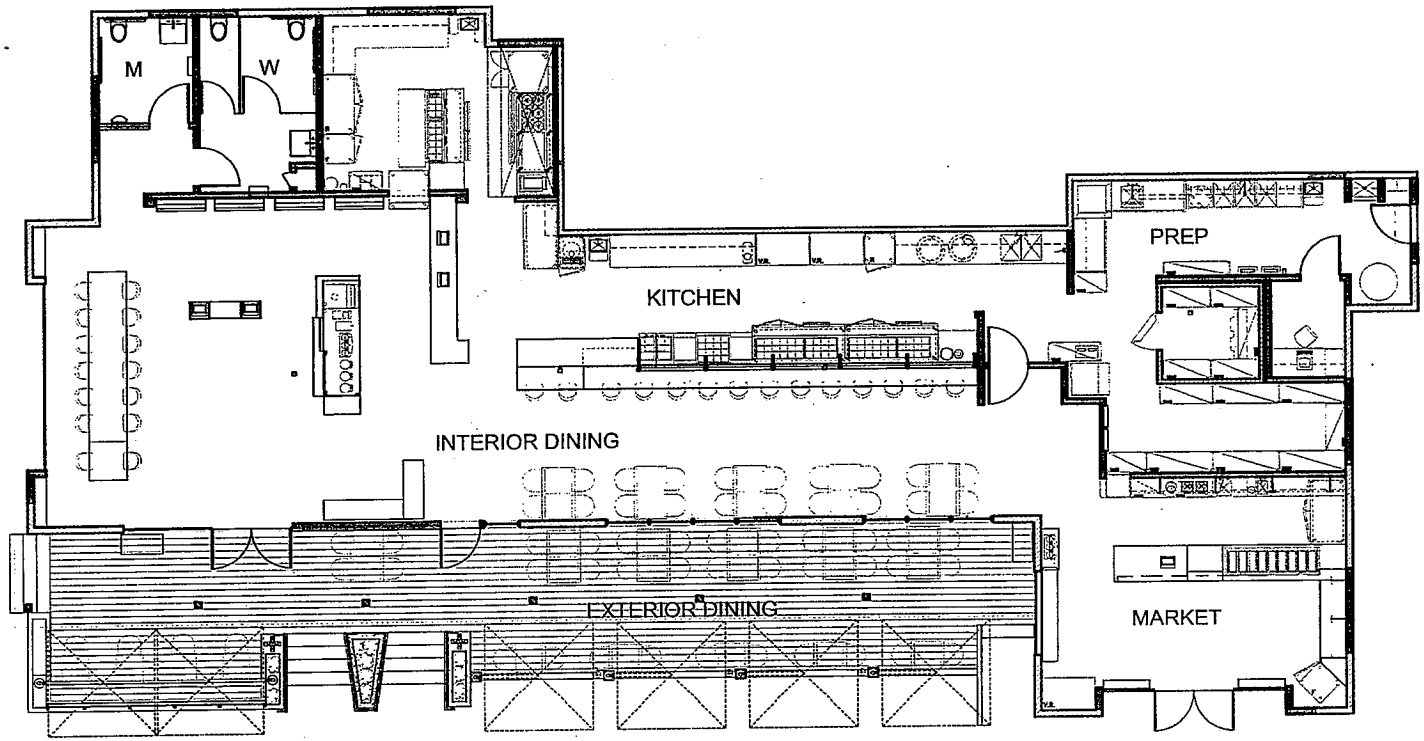


N.T.S.

north

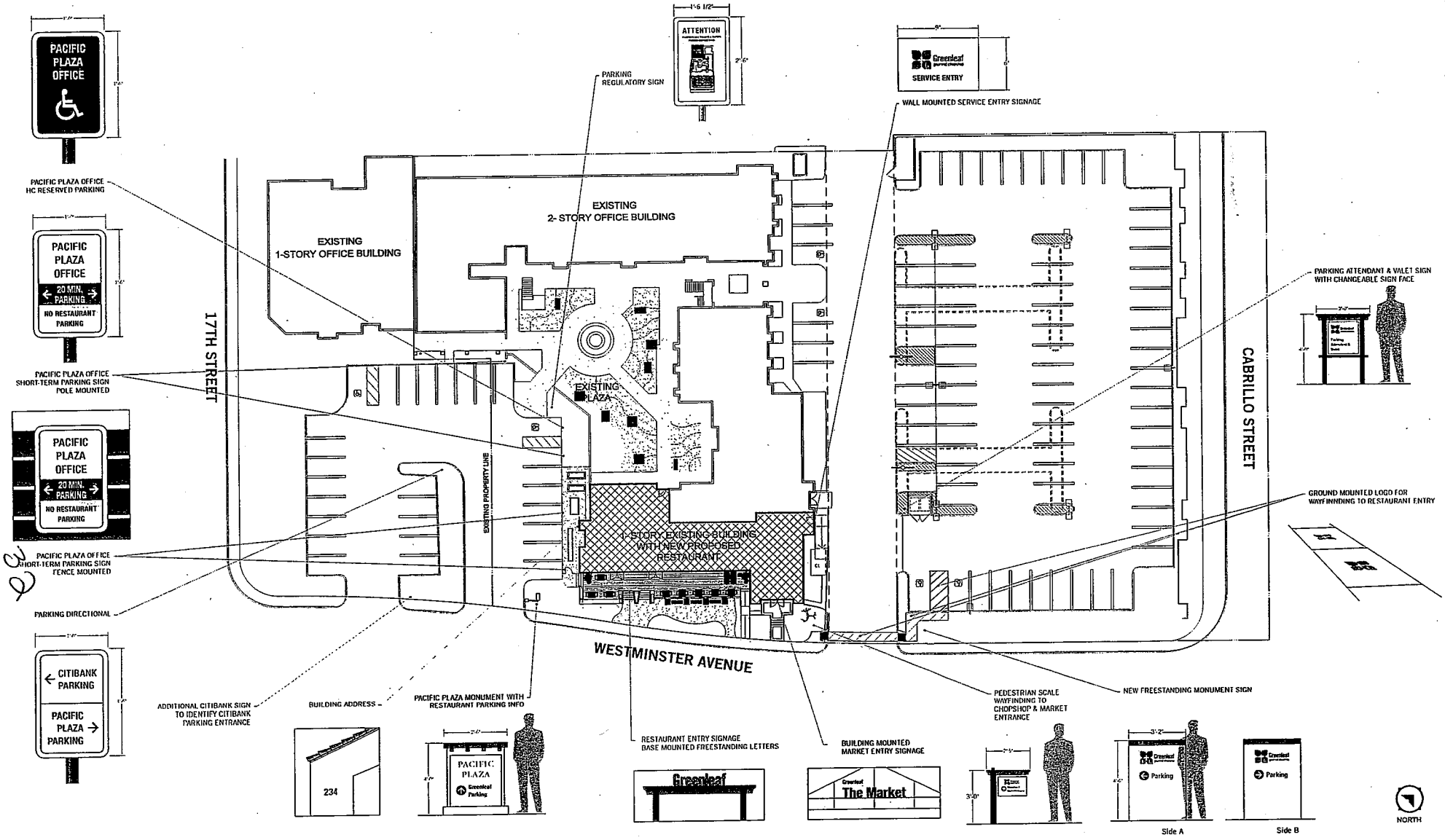
Greenleaf gourmet chopshop
Because Green Is Good®

Greenleaf Gourmet Chopshop & Market
234 E 17 Street
Costa Mesa, Califonia

Restaurant Plan

JRV11-0085-00
05-27-2011

SFJones ARCHITECTS



Greenleaf gourmet chopshop
Because Green Is Good®

Greenleaf Gourmet Chopshop & Market
234 E. 17th Street
Costa Mesa, California

Signage

IRV11-0085-00
05-27-2011

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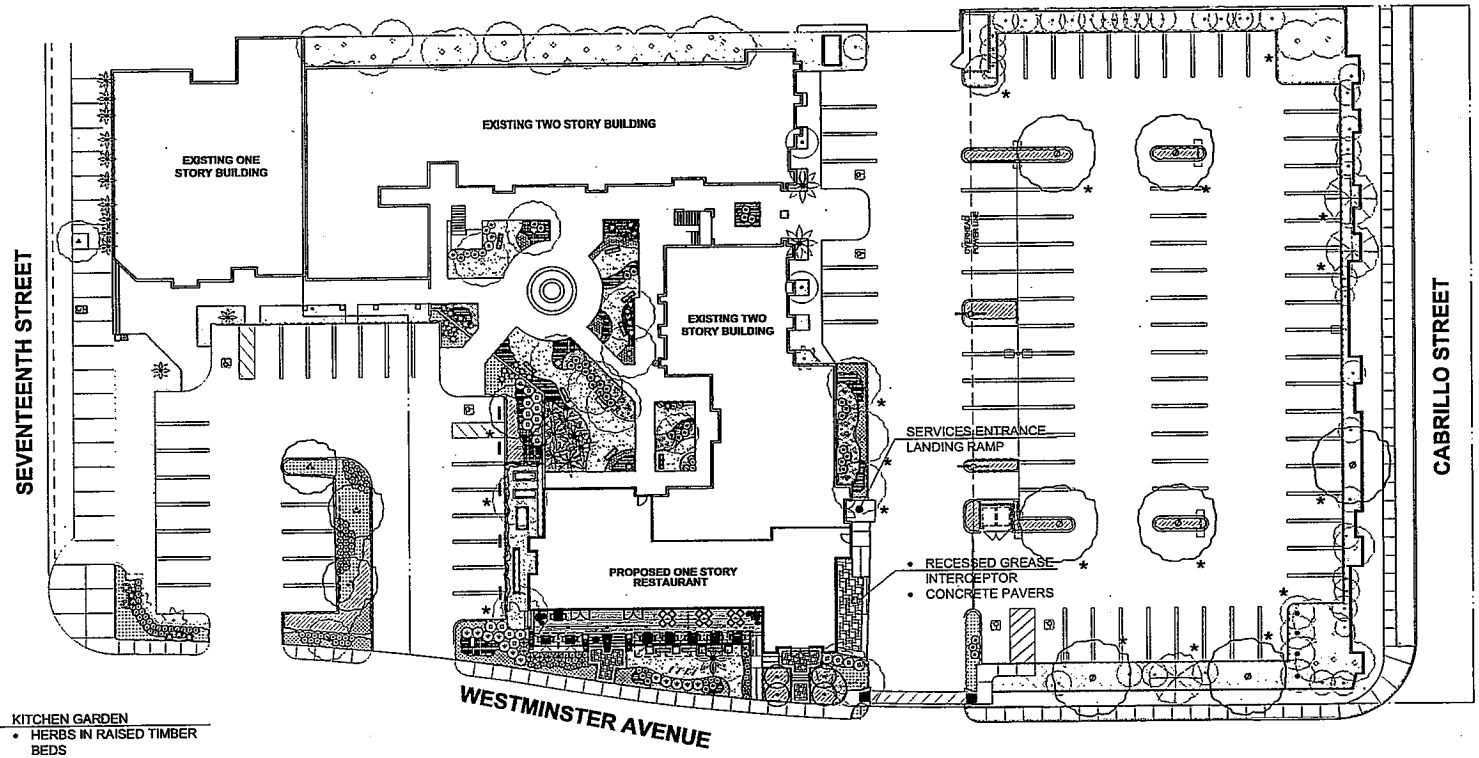
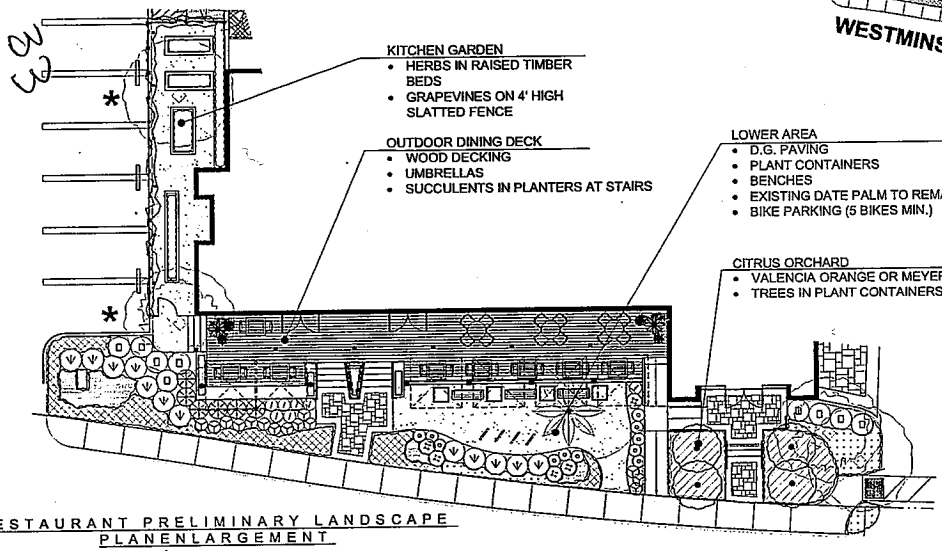
PLANT PALETTE

SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	QTY.	WUCOLS REGION 3
TREES				
	CITRUS SPP. / VALENCIA ORANGE	36" BOX	4	MOD. (0.4-0.6)
	OLEA EUROPEA 'SWAN HILL' FRUITLESS OLIVE	36" BOX	3	LOW (0.1-0.3)
	RHUS LANCEA / AFRICAN SUMAC	24" BOX	7	LOW (0.1-0.3)
SHRUBS AND GROUNDCOVERS				
	AEONIUM A. 'ATROPURPUREA' / PURPLE AEONIUM AND OTHER SUCCULENTS	1 GAL. / 18" O.C.	298	LOW (0.1-0.3)
	AGAVE ATTENUATA 'NOVA' / BLUE FOX TAIL AGAVE	15 GAL. / 30" O.C.	44	LOW (0.1-0.3)
	AGAVE VILMORINIANA / OCTOPUS AGAVE	15 GAL. / 36" O.C.	28	LOW (0.1-0.3)
	ANIGOZANTHOS FLAVIDUS 'RED' / RED KANGAROO PAW	5 GAL. / 24" O.C.	31	LOW (0.1-0.3)
	CAREX DIVULSA / BERKELEY SEDGE	1 GAL. / 30" O.C.	105	MOD. (0.4-0.6)
	CRASSULA MULTICAVA / NCN	1 GAL. / 30" O.C.	22	LOW (0.1-0.3)
	CRASSULA OVATA / JADE PLANT	1 GAL. / PER PLAN	2	LOW (0.1-0.3)
	CYPERUS PAPYRUS / PAPYRUS	5 GAL. / 36" O.C.	3	HIGH (0.7-0.9)
	DIANELLA 'LITTLE REV' / LITTLE REV FLAX LILY	1 GAL. / 24" O.C.	50	MOD. (0.4-0.6)
	FESTUCA MAIREI / ATLAS FESCUE	1 GAL. / 24" O.C.	365	MOD. (0.4-0.6)
	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL. / 24" O.C.	6	MOD. (0.4-0.6)
	KNIPHOFIA UVARIA / RED HOT POKER	5 GAL. / 24" O.C.	26	LOW (0.1-0.3)
	CALAMAGROSTIS 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL. / 36" O.C.	6	MOD. (0.4-0.6)
	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	1 GAL. / 24" O.C.	216	LOW (<0.1-0.3)
	PENNISETUM S. 'RUBRUM' / PURPLE FOUNTAIN GRASS	5 GAL. / 42" O.C.	12	MOD. (0.4-0.6)
	SENECIO SERPENS / BLUE CHALK STICKS	4" POTS / 9" O.C.	671	LOW (0.1-0.3)
	WESTRINGIA FRUTICANS COAST ROSEMARY	5 GAL. / 42" O.C.	20	LOW (0.1-0.3)



OVERALL PRELIMINARY LANDSCAPE PLAN

$\frac{1}{16}$" : 1'-0"



RESTAURANT PRELIMINARY LANDSCAPE PLANENLARGEMENT

$\frac{1}{8}$" : 1'-0"

EXISTING TREES

SYMBOL	BOTANICAL NAME / COMMON NAME
	PRUNUS LAUROCERASUS / ENGLISH LAUREL
	FICUS BENJAMINA / WEEPING FIG
	EUCALYPTUS POLYANTHEMOS / EUCALYPTUS
	ULMUS PARVIFOLIA / CHINESE ELM
	FICUS M. NITIDA / INDIAN LAUREL FIG
	PODOCARPUS GRACILIOR / FERN PINE
	PITTOSPORUM TOBIRA / TOBIRA
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
	BYASRUS ROMANZOFFIANUM / QUEEN PALM
	PHOENIX ROEBELENII / PYGMY DATE PALM
	PHOENIX DACTYLIFERA / DATE PALM
	CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
	CARYOTA MITIS / FISH-TAIL PALM
	LAGERSTROEMIA INDICA / CRAPE MYRTLE
	EXISTING SHRUBS AND GROUNDCOVER

LANDSCAPE TABULATIONS			
PARKING AREA REQUIREMENTS			
(1) TREE FOR EVERY (6) PARKING STALLS	(93) STALLS	(16) TREES REQUIRED	(16) TREES EXISTING AND PROPOSED * INDICATES PARKING LOT TREE
PARKING LOT LANDSCAPE AREA	(93) STALLS	25 SQUARE FEET OF LANDSCAPE AREA 2,325 S.F. REQUIRED	4,435 S.F. OF LANDSCAPE PROVIDED IN PARKING AREA
GENERAL LANDSCAPE AREA REQUIREMENTS			
(1) TREE PER EVERY 200 S.F. OF LANDSCAPE AREA MINIMUM SIZE (75%) 15 GALLON (25%) 24" BOX	LANDSCAPE AREA 11,161 S.F.	(53) TREES REQUIRED	(66) TREES PROVIDED

north

Greenleaf gourmet chopshop
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Greenleaf Gourmet Chopshop & Market
Costa Mesa, California

Preliminary Landscape Plan

RIDGE LANDSCAPE ARCHITECTS
8611 Research Drive, Suite 200
Irvine, CA 92618
tel 949 387 1323
www.ridgeline.com

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05-27-2011

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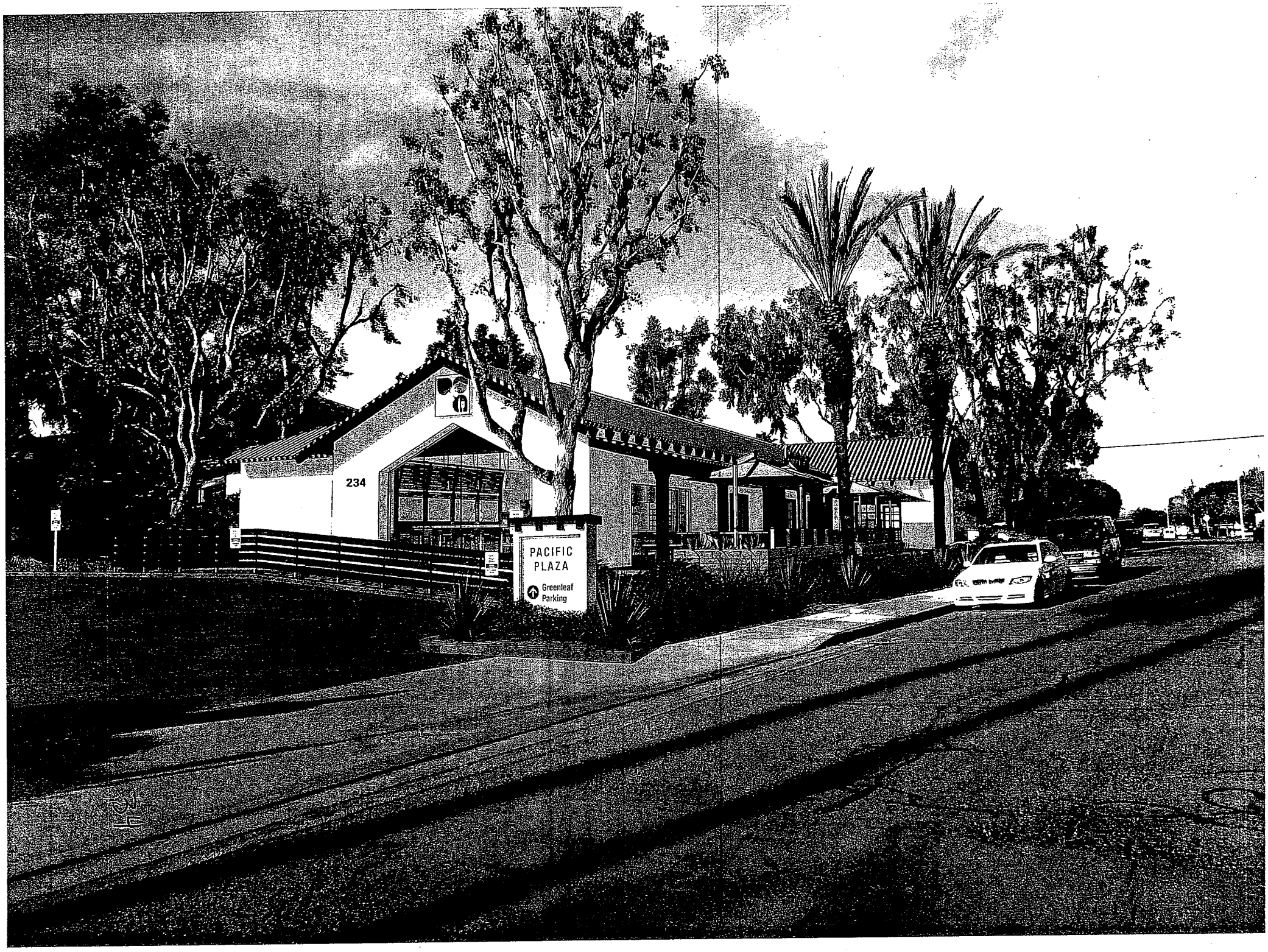
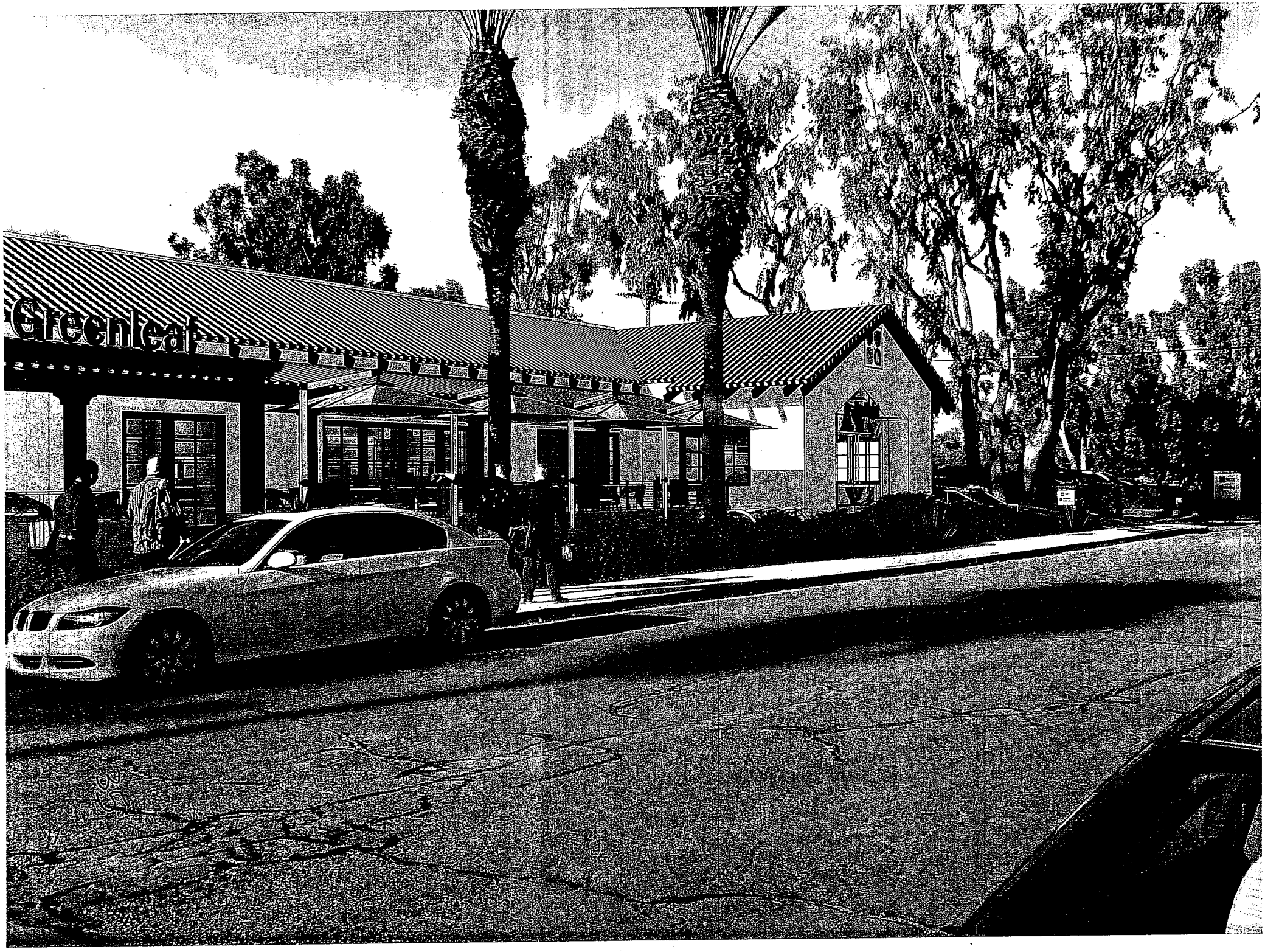

234
PACIFIC
PLAZA
Greenleaf
Parking


Greenleaf

Parking Study
Available Upon Request

New Correspondence Received Prior to the June 13, 2011 Planning Commission Meeting

VI. 2
ZA-11-11

From: Tony Petros [mailto:Tony.Petros@lsa-assoc.com]
Sent: Wednesday, May 18, 2011 9:05 AM
To: FLYNN, CLAIRE
Cc: Devine, William; Fogt, Matthew; Curt Herberts II; John Hill; PLANNING COMMISSION
Subject: RE: Greenleaf Project

Good Morning, Claire.

Given the short time to respond to the Planning Commission request, I just wanted to see if you had considered my e-mail and have a date to meet? Let me know how I can assist. Thank you.

Anthony L. Petros
Principal
LSA Associates, Inc.
20 Executive Park Suite 200
Irvine CA, 92614

949-553-0666
tony.petros@lsa-assoc.com

From: Tony Petros
Sent: Monday, May 16, 2011 3:48 PM
To: cflynn@ci.costa-mesa.ca.us
Cc: Devine, William; Tony Petros; Fogt, Matthew; Curt Herberts II; John Hill
Subject: Greenleaf Project

Claire,

I just left you a voice message at City Hall.

In light of the Planning Commission's unanimous decision to continue the Greenleaf project with the express direction to review and revise the parking elements of the application, our team would appreciate the opportunity to meet and collaborate on these revisions.

We believe there are sufficient revisions and remarks made in the hearing that require clarification and correction. We also believe that the Planning Commission would appreciate the knowledge that the City Planning staff facilitated a meeting between the parties and sought a mutually acceptable solution to the issues.

We are available as early as this week to meet and discuss the parking remedies. Please contact me to schedule this meeting with planning staff and representatives of the Greenleaf team. Thank you very much.

Anthony L. Petros
Principal
LSA Associates, Inc.
20 Executive Park Suite 200
Irvine CA, 92614
949-553-0666
tony.petros@lsa-assoc.com

VI. 2
ZA-11-11

From: Brian Burnett [mailto:cromoxo@gmail.com]
Sent: Thursday, June 02, 2011 10:20 PM
To: MONAHAN, GARY; RIGHEIMER, JIM; BEVER, ERIC; LEECE, WENDY; MENSINGER, STEPHEN
Cc: PLANNING COMMISSION
Subject: Greenleaf Gourmet Chopshop

Dear Costa Mesa City Council Members,

A while ago I read in the paper that Greenleaf Gourmet Chopshop might be coming to Costa Mesa. I think this would be fantastic and I hope you are able to do what you can to make sure the deal gets inked. We need healthy choices like this and it's likely they will end up being a valuable asset to our community. Plus, with all of the people that like to eat healthy in this area, it's likely they will do quite well. I feel sorry for most other cities who's only options have shortened their lives and helped America become one of the most obese countries in the world. Greenleaf Gourmet Chopshop will be just one more reason to live in Costa Mesa.

Thanks for listening,

Brian Burnett
Costa Mesa

ROBBINS, REBECCA

From: Carol McDermott [carol@govsol.com]
Sent: Monday, June 06, 2011 5:09 PM
To: ROBBINS, REBECCA
Cc: FLYNN, CLAIRE; Curt Herberts II; wdevine@allenmatkins.com; Tony Petros
Subject: Greenleaf Restaurant

Rebecca and Claire: we are looking forward to our meeting with you on Wednesday, but wanted to give you a heads up that we believe another 30-day continuance is in order for the following reasons:

1. The revised parking study was not available until last Friday, May 3rd even though the hearing was continued on April. 28th.
2. We will have our comments on the traffic study for discussion with you on May 7th as scheduled, but that does not allow for any turn-around time for the LLG consultant to consider any additional changes to the document prior to your finalization of the staff report to the Commission.
3. The Staff report is already over-due for the Planning Commission meeting on the 13th and we would like to work with you on additional conditions of approval.
4. The meeting we held with you last week was not attended by the applicant so he may not be current on our issues or our willingness to work on an agreement(s).
5. Our client wants signed agreements with the applicant, which among other things, addresses reciprocal parking, access, maintenance, bank parking security, signage, etc. and is willing to work cooperatively with Burnham's attorney to get it done prior to Planning Commission action in order to hopefully avoid continued opposition to the project. But that is not feasible prior to June 13.

We are hopeful that Staff and the applicant see the merit in an additional 30-day continuance. Thanks, cmmc

"Turning Challenges into Victories"

Carol Mentor McDermott, AICP
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(949) 422-2303, cell
www.govsol.com

For scheduling, please email admin@govsol.com

To: Chairman Colin McCarthy

City of Costa Mesa Planning Commission

Cc: All Planning Commissioners

All City Council Members

Date: 6-8-11

Re: Proposed Greenleaf Restaurant

234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

I understand that we have a chance to land Greenleaf in the city of Costa Mesa and specifically this project. I have always loved the architecture of this project and thought it would make a great restaurant. I love the idea of riding my bike there on a Saturday afternoon and sitting out on the deck to enjoy a healthy gourmet salad. This is exactly what 17th Street needs and the kind of projects you should be supporting. I ask that you support this project and make it happen. Thanks.

Sincerely,

Gil Ward

220 Knox Street, Unit D
Costa Mesa, CA

To: Chairman Colin McCarthy

City of Costa Mesa Planning Commission

Cc: All Planning Commissioners

All City Council Members

Date: 6-2-11

Re: Proposed Greenleaf Restaurant

234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

I am a Costa Mesa resident and live down the street from the referenced project. I am writing to convey my overwhelming support for this project. I have eaten at Greenleaf in LA and they are fabulous. Please do the City and us the favor of supporting the project. I will walk there as I often do to my other favorite 17th Street stores. Thank you.

Sincerely,

Les & Terri Faludi
492 16th Place
CM 92627

To: Chairman Colin McCarthy

City of Costa Mesa Planning Commission

Cc: All Planning Commissioners

All City Council Members

Date: 6-1-11

Re: Proposed Greenleaf Restaurant

234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

It has come to our attention that a great LA concept is considering Orange County and specifically the referenced project. I am writing to convey my enthusiastic support for this concept at this location. I am excited someone is reaching out to cool and progressive LA concepts for our local community. I have heard great things about Greenleaf. Specifically, that they have great healthy food and are sustainable and eco-friendly in their approach to business. What a breath of fresh air. Our family will walk or ride our bikes to Greenleaf and will do so often. Please don't let this great opportunity get by us. I ask that you support the project as I and many of my neighbors do. Thank you.

Sincerely,

Kirk & Julie Norton
439 Flower St.
CM 92627

To: Chairman Colin McCarthy

City of Costa Mesa Planning Commission

Cc: All Planning Commissioners

All City Council Members

Date: 6-1-11

Re: Proposed Greenleaf Restaurant

234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

I live in Costa Mesa and travel to LA often for business. I always envy the cool restaurants and the manner in which they are woven into the community. Costa Mesa needs this and this project on 17th Street is the perfect place to do it. Just like West Hollywood or Santa Monica, all the local residents (like me) will walk or ride their bike there. This is GREAT! I support it!

Sincerely,

Robert & Annie Toffel
477 Ogle St.
CM 92627

To: Chairman Colin McCarthy

City of Costa Mesa Planning Commission

Cc: All Planning Commissioners

All City Council Members

Date: 6-2-11

Re: Proposed Greenleaf Restaurant

234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

I am a Costa Mesa resident and live down the street from the referenced project. I am writing to convey my overwhelming support for this project. I have eaten at Greenleaf in LA and they are fabulous. Please do the City and us the favor of supporting the project. I will walk there as I often do to my other favorite 17th Street stores. Thank you.

Sincerely,

Erin & Marnee Farley
359 La Perle Ln
CM 92627

To: Chairman Colin McCarthy
City of Costa Mesa Planning Commission
Cc: All Planning Commissioners
All City Council Members

Date: 6-1-11

Re: Proposed Greenleaf Restaurant
234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

I am writing to express my strong **SUPPORT** for the Greenleaf project. I live in Costa Mesa down the street from the referenced property. I understand there have been questions as to whether residents in our community walk or ride their bikes to 17th street. The answer is YES we do. However, I wish we had better restaurants so we could do it more often. This is exactly the kind of restaurant we would walk to hang out on an outdoor patio Saturday or Sunday morning. Please don't blow this and Support it for our local community. Thank you.

Sincerely,

Patrick & Victoria Sweeney
254 E. 15th St. #B
CM 92627

To: Chairman Colin McCarthy
City of Costa Mesa Planning Commission
Cc: All Planning Commissioners
All City Council Members

Date: 6-1-11

Re: Proposed Greenleaf Restaurant
234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

I understand that we have a chance to land Greenleaf in the city of Costa Mesa and specifically this project. I have always loved the architecture of this project and thought it would make a great restaurant. I love the idea of riding my bike there on a Saturday afternoon and sitting out on the deck to enjoy a healthy gourmet salad. This is exactly what 17th Street needs and the kind of projects you should be supporting. I ask that you support this project and make it happen. Thanks.

Sincerely,

Nancy Coar
426 Cambridge Circle
CM 92627

To: Chairman Colin McCarthy
City of Costa Mesa Planning Commission
Cc: All Planning Commissioners
All City Council Members

Date: 6-1-11

Re: Proposed Greenleaf Restaurant
234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

I understand that we have a chance to land Greenleaf in the city of Costa Mesa and specifically this project. I have always loved the architecture of this project and thought it would make a great restaurant. I love the idea of riding my bike there on a Saturday afternoon and sitting out on the deck to enjoy a healthy gourmet salad. This is exactly what 17th Street needs and the kind of projects you should be supporting. I ask that you support this project and make it happen. Thanks.

Sincerely,

Greg & Janel Kennedy
457 Ogle St.
CM 92627

To: Chairman Colin McCarthy
City of Costa Mesa Planning Commission

Cc: All Planning Commissioners
All City Council Members

Date: 6-2-11

Re: Proposed Greenleaf Restaurant
234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

I live in Costa Mesa and travel to LA often for business. I always envy the cool restaurants and the manner in which they are woven into the community. Costa Mesa needs this and this project on 17th Street is the perfect place to do it. Just like West Hollywood or Santa Monica, all the local residents (like me) will walk or ride their bike there. This is GREAT! I support it!

Sincerely,

Rick & Kendra Craig
1601 Sea Horse Circle
CM 92627

To: Chairman Colin McCarthy
City of Costa Mesa Planning Commission

Cc: All Planning Commissioners
All City Council Members

Date: 6-6-11

Re: Proposed Greenleaf Gourmet Chopshop
234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

I am a local Eastside Costa Mesa resident, and I am in support of the proposed Greenleaf Gourmet Chopshop at 234 E. 17th Street.

My family, like most families in the Eastside of Costa Mesa, takes great pride in our community, and our primary destination for dining and shopping is the East 17th Street Promenade. The City has done a magnificent job spearheading the beautification of East 17th Street, and now many new exciting restaurants and retail tenants are trying to establish themselves within the East 17th Street Promenade corridor. Greenleaf is a fantastic concept that offers a healthy menu and reasonable prices – they would be a welcomed addition to the East 17th Street Promenade.

Speaking from my own personal experiences, my family walks to 17th Street to dine often, and I can safely say that East 17th Street Promenade needs more dining options. I completely support the addition of Greenleaf to our community.

Regards,

Stephen Thorp
305 E. 19th St.
Costa Mesa, CA

To: Chairman Colin McCarthy

City of Costa Mesa Planning Commission

Cc: All Planning Commissioners

All City Council Members

Date: 6-7-11

Re: Proposed Greenleaf Restaurant
234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

It has come to our attention that a great LA concept is considering Orange County and specifically the referenced project. I am writing to convey my enthusiastic support for this concept at this location. I am excited someone is reaching out to cool and progressive LA concepts for our local community. I have heard great things about Greenleaf. Please don't let this great opportunity get by us. I ask that you support the project as I and many of my neighbors do. Thank you.

Sincerely,

Amber Dowden

Reid and Amber Dowden
1036 Westward Way
Costa Mesa, CA

June 3, 2011

Chairman Colin McCarthy
City of Costa Mesa Planning Commission
77 Fair Drive
Costa Mesa, CA 92626

Re: Proposed Greenleaf Restaurant
234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

I am pleased to lend my voice to the chorus cheering the coming of Greenleaf Gourmet Chopshop – the restaurant's profile will be a wonderful addition to the area. It's my understanding there will be an outdoor patio, and that the entire concept will be open, fresh , and green.

Sincerely,

J. K. Bradley
3065 Johnson Ave
Costa Mesa CA 92626

cc: All Planning Commissioners
All City Council Members

June 3, 2011

Chairman Colin McCarthy
City of Costa Mesa Planning Commission
77 Fair Drive
Costa Mesa, CA 92626

Re: Proposed Greenleaf Restaurant
234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

We were excited to see the Daily Pilot article last week about Greenleaf Gourmet Chopshop coming to eastside Costa Mesa. I've visited their Los Angeles restaurant and they will be a wonderful addition to East 17th Street.

I wanted to go on record as being in support of this new addition to the 17th Street landscape.

Sincerely,

Roberta Stack
971 Lansing Ln
Costa Mesa, Ca 92626

cc: All Planning Commissioners
All City Council Members

June 3, 2011

Chairman Colin McCarthy
City of Costa Mesa Planning Commission
77 Fair Drive
Costa Mesa, CA 92626

Re: Proposed Greenleaf Restaurant
234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

We were excited to see the Daily Pilot article last week about Greenleaf Gourmet Chopshop coming to eastside Costa Mesa. I've visited their Los Angeles restaurant and they will be a wonderful addition to East 17th Street.

I wanted to go on record as being in support of this new addition to the 17th Street landscape.

Sincerely,

Jim Hughes
3013 HARDING WAY
COSTA MESA CA. 92626

cc: All Planning Commissioners
All City Council Members

June 3, 2011

Chairman Colin McCarthy
City of Costa Mesa Planning Commission
77 Fair Drive
Costa Mesa, CA 92626

Re: Proposed Greenleaf Restaurant
234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

I read with interest the article in the Daily Pilot about Greenleaf Gourmet Chopshop coming to E. 17th Street. It will certainly be a welcome addition to the area, and I am thrilled with a new, healthy and organic place to go.

Sincerely,

Michael McGuire
3104 McKINLEY WAY

cc: All Planning Commissioners
All City Council Members

June 3, 2011

Chairman Colin McCarthy
City of Costa Mesa Planning Commission
77 Fair Drive
Costa Mesa, CA 92626

Re: Proposed Greenleaf Restaurant
234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

I understand that there has been some objection to Greenleaf Gourmet Chopshop opening on E. 17th Street. I wanted to take this opportunity to add my two cents and to tell the Planning Commission what a great addition this will be to Costa Mesa. This restaurant has a wonderful and well-deserved reputation, and I am looking forward to frequenting the restaurant.

Sincerely,

Dennis [illegible]

Janet Friedman
3009 Harding Way
Costa Mesa, CA 92626

cc: All Planning Commissioners
All City Council Members

To: Chairman Colin McCarthy

City of Costa Mesa Planning Commission

Cc: All Planning Commissioners

All City Council Members

Date: 6-1-11

Re: Proposed Greenleaf Restaurant

234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

I understand that we have a chance to land Greenleaf in the city of Costa Mesa and specifically this project. I have always loved the architecture of this project and thought it would make a great restaurant. I love the idea of riding my bike there on a Saturday afternoon and sitting out on the deck to enjoy a healthy gourmet salad. This is exactly what 17th Street needs and the kind of projects you should be supporting. I ask that you support this project and make it happen. Thanks.

Sincerely,

Ryan Sullivan

Resident

490 E. 19th St.

Costa Mesa

REC'D JUN - 9 2011

VI.2
ZA-11-11

June 3, 2011

Chairman Colin McCarthy
City of Costa Mesa Planning Commission
77 Fair Drive
Costa Mesa, CA 92626

Re: Proposed Greenleaf Restaurant
234 E. 17th Street, Costa Mesa, CA

Dear Chairman McCarthy:

I read with interest the article in the Daily Pilot about Greenleaf Gourmet Chopshop coming to E. 17th Street. It will certainly be a welcome addition to the area, and I am thrilled with a new, healthy and organic place to go.

Sincerely,

cc: All Planning Commissioners
All City Council Members

Lewis Fenny
3005 Harding Way

Correspondence Received Prior to the May 9, 2011 Planning Commission Meeting

VI. 2
ZA-11-11

From: CHALMERS, SYLVIA
Sent: Tuesday, May 10, 2011 8:14 AM
To: Colin McCarthy; Edward Salcedo; Jim Fitzpatrick; Robert Dickson; Sam Clark
Cc: ROBBINS, REBECCA; FLYNN, CLAIRE; VIERA, CORRIE
Subject: FW: Objection to App. No. ZA-11-11

Good Morning Planning Commissioners: Please see below email regarding this item that was on the Planning Commissions agenda last night.
Thank you,

Sylvia Chalmers
Executive Secretary
City of Costa Mesa
(714) 754-5270 Fax (714) 754-4913
schalmers@ci.costa-mesa.ca.us
www.ci.costa-mesa.ca.us

From: dale black [mailto:dlb4077@yahoo.com]
Sent: Monday, May 09, 2011 5:35 PM
To: PLANNING COMMISSION
Cc: ROBBINS, REBECCA
Subject: Objection to App. No. ZA-11-11

Costa Mesa Planning Commission,

We want to express our concern about the proposed Greenleaf restaurant and the request for a conditional use permit at 234 E 17th street. We live at 238 Cabrillo and feel that we will be impacted by this increased demand for parking on and near our street. We also feel that we will be impacted by the increase in traffic on our street and by the increase in noise from the restaurant's outdoor seating.

We are very surprised to find out that the city would allow such a large restaurant in this location. And now to find out that the restaurant is far too large for the space and for the parking space that currently exists, and that they are requesting a conditional use permit.

I want to express my objection to the conditional use permit. I also want to express my objection to the establishment of a restaurant of this size in this location.

We thought the city was looking out for its citizens. We do not think this restaurant, as it has been proposed, is in our (the citizens) best interest.

Thank you for your attention to this matter,
Dale Black
and
Richard Kasalo

VI.2
ZA-11-11

Attachments: OC-#926160-v2-Letter_re_Proposed_Greenleaf_Project.pdf

From: Fogt, Matthew [mailto:mfogt@allenmatkins.com]
Sent: Friday, May 06, 2011 8:43 AM
To: PLANNING COMMISSION
Cc: BRANDT, KIMBERLY; NGUYEN, KHANH; ROBBINS, REBECCA; Curt Herberts; John Hill; Devine, William
Subject: Letter re: ZA-11-11; Proposed Greenleaf Project

Dear Chairman McCarthy and Members of the Planning Commission:

Please find attached hereto a letter regarding ZA-11-11 re: the proposed Greenleaf project, which is scheduled for the Monday, May 9th Planning Commission meeting. We received the parking study last night and are reviewing and will comment on the study at or before the meeting. We respectfully request that the matter be denied for the reasons set forth in our letter. Alternatively, we respectfully request that the matter be continued so that we can have adequate time to review all materials, including the parking study, and a proper CEQA analysis can be performed. Please 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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Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
1900 Main Street, 5th Floor | Irvine, CA 92614-7321
Telephone: 949.553.1313 | Facsimile: 949.553.8354
www.allenmatkins.com

William R. Devine
E-mail: wdevine@allenmatkins.com
Direct Dial: 949.851.5412 File Number: 110045-00136/OC926160.02

Via Electronic Mail

May 5, 2011

Chairman Colin McCarthy
Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628-1200

Vice-Chairman Sam Clark
Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628-1200

Commissioner Robert Dickson
Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628-1200

Commissioner Jim Fitzpatrick
Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628-1200

Commissioner Edward Salcedo
Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628-1200

Re: ZA-11-11; Proposed Greenleaf Project

Dear Chairman McCarthy and Members of the Planning Commission:

We represent Curt A. Herberts, II and Melissa Ann Herberts ("Herberts"), with respect to that certain real property located at 234 E. 17th Street that is occupied by Citibank and Pacific Coast Realty Group (collectively, "Herberts Property"). The Herberts recently received notice from the City regarding a proposed restaurant ("Proposed Restaurant") on an adjacent property ("Pacific Plaza Property") owned by Shops at Stadium Towers, L.P., a California limited partnership dba Pacific Plaza Partners ("Pacific Plaza"). We understand that the Proposed Restaurant, if approved, would convert approximately 3,233 square feet of office use into a 3,981 square foot restaurant and market (including the additional 748 square feet of patio dining) with 128 seats.[1]

[1] We note that the Application (defined below) lists the Proposed Restaurant as containing either a total of 4,038 or 4,203 square feet, including a 970 square foot patio and 165 square feet of restrooms. It is unclear from the Staff Report whether the size of the Proposed Restaurant has been

We are commenting not only to the staff report prepared for the May 9th Planning Commission meeting ("Staff Report"), but also to Pacific Plaza's applications dated March 18, 2011 ("Application"). We understand that a parking study is forthcoming and we will submit supplemental comments regarding the parking study once we have had a chance to review the same. For the following reasons, each of which is discussed in detail below, the Herberts request that the Planning Commission deny Pacific Plaza's application:

- The Pacific Plaza Property already has insufficient parking for existing uses under the City's Municipal Code
- The data provided to the City regarding parking on the Pacific Plaza Property is erroneous
- The "parking tabulation" provided with the application is flawed and/or of questionable value
- The last-minute submission of a parking study is prejudicial and the matter should be continued until the public has had adequate time to review and respond to the parking study
- The parking study should analyze the adequacy of the parking onsite, not whether valet parking is needed
- The Proposed Restaurant will exacerbate parking and traffic issues in the neighborhood and negatively impact local businesses
- The Proposed Restaurant was uncharacteristically segmented to artificially reduce the parking demand
- The Planning Commission could not in good faith make the required findings to approve the Proposed Restaurant
- The proposed conditions of approval are inadequate to mitigate the impacts
- The orientation of the Proposed Restaurant encourages patrons to use the front parking lot and parking on the Herberts Property
- The restrooms appear to be too small and employee restrooms are required by the plumbing code
- Approval of the Proposed Restaurant would violate CEQA

1. The Pacific Plaza Property already has insufficient parking for existing uses under the City's Municipal Code

The current uses of the Pacific Plaza Property, if properly classified as described below, would require approximately 136 parking spaces under the Municipal Code instead of the 85 spaces

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reduced since the time of the Application.

provided, an existing deficiency of over 50 spaces. Proper classification of all proposed uses, including the Proposed Restaurant, would require approximately 173 parking spaces, a deficiency of nearly 90 spaces. Even if the City approves the additional 12 compact parking spaces, the Proposed Restaurant would result in a deficiency of over 75 spaces. The Proposed Restaurant would unreasonably exacerbate an already unacceptable parking situation.

2. The data provided to the City regarding parking on the Pacific Plaza Property is erroneous

The Pacific Plaza Property only has 85 parking spaces, not the 93 represented in the Application. Several of the tenants in the Application are erroneously classified as office use when they should actually be classified as medical/dental, health clubs, or beauty salons, which require significantly more parking. Please find attached hereto corrected parking calculations and several tenant listings pulled from the internet regarding the various uses. If all of the existing uses were properly classified, the existing uses on the Pacific Plaza Property would require approximately 136 parking spaces, and the future uses (including the Proposed Restaurant) would require 173 parking spaces. While Pacific Plaza has attempted to paint a picture of an abundance of adequate parking through erroneous data and deficient analysis, the reality is that the existing property is already significantly underparked and the Proposed Restaurant would unreasonably exacerbate the situation.

3. The "parking tabulation" is flawed and/or of questionable value

Pacific Plaza included a "parking tabulation" in the Application which allegedly measured parking on the site on Friday, February 25, 2011. No explanation of the methodology or scope is included to determine whether both lots were counted or whether the 9 nonconforming spaces were included. It appears that only the back lot was measured as one monitor could not adequately monitor both lots. This is problematic as a large percentage of Pacific Plaza's visitors park in the front lot, including on the Herberts Property. Parking demand varies significantly depending upon the day and the weather. A quick look at the weather data (attached) reveals that Friday, February 25, 2011 was a rainy cold day, which may explain the low parking demand. Based on the foregoing issues, the parking tabulation is of little or no value and should not be relied upon to support issuance of the minor conditional use permit.

4. The last-minute submission of a parking study is prejudicial and the matter should be continued until the public has had adequate time to review and respond to the parking study

It appears from the Staff Report that the City is going to allow a last-minute submission of a parking study prior to the May 9th Planning Commission meeting. This is highly prejudicial and improper as it does not provide the Herberts and the public with adequate time to review and comment on the parking study. To the extent a parking study is used, and we believe a parking

study is necessary given the inadequate parking on the Pacific Plaza Property, a decision on the Application should be continued so that the parties have adequate time to review and analyze the parking study.

5. The parking study should analyze the adequacy of the parking on the Pacific Plaza Property, not whether valet parking is needed

There is inadequate parking on the Pacific Plaza Property, even before the addition of the Proposed Restaurant. We expected that the parking study would analyze the adequacy of the parking on the Pacific Plaza Property. However, it appears from the Staff Report that the parking study will instead determine whether valet parking is necessary. The parking study must show adequate parking in order to approve the Proposed Restaurant. Additionally, valet parking does not increase the availability of parking and can even reduce parking as certain members of the public refuse to pay for valet service and will look elsewhere, including on adjacent properties, to find parking. The use of valet parking should not be viewed as increasing the availability of parking.[2]

6. The Proposed Restaurant will exacerbate parking and traffic issues in the neighborhood and negatively impact local businesses

The Herberts have leased a portion of the Herberts Property to Citibank for a retail bank for nearly ten years. Citibank fills a critical service to the community by providing financial services to residents of the community. Citibank's lease is up for renewal in the coming months and the Herberts believe Citibank is unlikely to renew if the Proposed Restaurant creates parking and traffic issues, especially during the lunch hour when many working customers running errands visit the bank.

The availability of parking on the Herberts Property is very important to Citibank's operations and is a condition of the lease. The layout of the two properties, with the majority of Pacific Plaza's parking in the rear, results in high demand on the few parking spots in the front of the Pacific Plaza and those spaces on the Herberts Property. Additionally, the retail nature of Pacific Plaza's use, where new patrons routinely visit the site, as opposed to an office or industrial use, where most users are employees, would negate the effectiveness of passive management measures such as signage or awareness campaigns that Pacific Plaza has proposed to mitigate impacts. Even the full-time monitor that Pacific Plaza recently hired on a temporary basis had difficulty convincing patrons of the Pacific Plaza Property to not park on the Herberts Property.

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[2] Finding C of Exhibit "A" to the Staff Report erroneously notes that valet parking will alleviate possible parking impacts.

The Proposed Restaurant, with its 128 seats and several employees, will add significant parking demands to a system that is already operating above capacity. There is simply not enough parking supply in the area and local businesses and the quality of life will suffer as a result of the Proposed Restaurant.

7. The Proposed Restaurant was uncharacteristically segmented to artificially reduce the parking demand

The Proposed Restaurant is over 4,000 square feet. Restaurants are required to have 10 parking spaces per 1,000 for the first 3,000 square feet of gross floor area and 20 per 1,000 for each additional 1,000 square feet of gross floor area above the first 3,000 square feet. The outdoor seating area is included in the calculation. At over 4,000 square feet, the Proposed Restaurant would require 54 parking spaces, nearly two-thirds of the 85 parking spaces on the Pacific Plaza Property. However, Pacific Plaza has uncharacteristically segmented its restaurant to reduce parking demands. For example, it classified its restrooms, kitchen areas, and the market as office use in order to take advantage of the 4/1,000 parking ration and to avoid the 20/1,000 ration for restaurants over 3,000 square feet. Segmenting a use is inconsistent with Costa Mesa practices and the City's Municipal Code. The Pacific Plaza is already underparked due to its significant medical uses and the Proposed Restaurant would create an unacceptable situation.

8. The proposed Conditions of Approval are inadequate to mitigate the impacts

Condition 6 of the Conditions of Approval set forth in Exhibit "B" to the Staff Report, which purports to require the applicant to implement operation measures as necessary to eliminate problems, is an inadequate remedy. The peak parking demand will arise at the lunch hour and hours of operation restrictions will not impact this period. As noted above, the addition of valet parking will not increase the availability of parking and may even result in spill over parking onto adjacent properties. We find it unlikely that the City would reduce the outdoor dining area unless the impacts were extreme and several of the neighbors complain. The Proposed Restaurant will certainly have impacts as the Pacific Plaza Property is already underparked and Condition 6 is an unrealistic and inadequate remedy.

9. The Planning Commission could not in good faith make the required findings

Pursuant to Municipal Code Section 13-29(g)(2), when granting an application for a minor conditional use permit, the final review authority must find that the evidence presented in the administrative record substantially meets the following conditions:

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

b. Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

c. Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

As described elsewhere herein, the Proposed Restaurant would have materially detrimental impacts on the Herberts Property and other properties in the immediate neighborhood. Additionally, the intensity is inconsistent with the parking limits set forth in the Municipal Code. The unique parking layout, the deficient parking analysis, erroneous parking assumption, and the lack of any other analysis under CEQA, including traffic, mandate a denial of the application.

10. The orientation of the Proposed Restaurant encourages patrons to use the front parking lot and parking on the Herberts Property

The Proposed Restaurant is oriented towards the front parking lot and should be oriented towards the back parking lot to discourage parking on the Herberts Property.

11. The restrooms appear to be too small and employee restrooms are required by the plumbing code

As noted in the attached analysis from John Hill, the restrooms appear to be too small to meet the requirements of the Municipal Code. Additionally, the occupancy load under the plumbing code would require separate restroom facilities for the employees.

12. Approval of the Proposed Restaurant would violate CEQA

A minor conditional use permit is a discretionary action subject to the California Environmental Quality Act ("CEQA"). The Staff Report notes that the matter is exempt from CEQA under Section 15301 of the CEQA Guidelines for existing facilities. However, the exemption is inappropriate and inapplicable. The exemption in Section 15301 is for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private

structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the City's determination. Converting approximately 3,233 square feet of office use into a restaurant and market containing over 4,000 square feet and 128 seats could certainly create impacts that need to be analyzed under CEQA. The Proposed Restaurant cannot be classified as negligible or no expansion of the historic office use within the meaning of the exception. The Proposed Restaurant will have parking, traffic, noise, waste, odor and other impacts that need to be analyzed under CEQA.

For the foregoing reasons, we respectfully request that the City deny Pacific Plaza's application. Please contact us to discuss the foregoing.

Very truly yours,

William R. Devine

William R. Devine

WRD:mrf
Enclosure

cc: Kimberly Brandt, ACIP
Rebecca Robbins
Khanh Nguyen
Curt A. Herberts, II
John Hill
Matthew R. Fogt, Esq.

robinson hill architecture, inc.

May 5, 2011

Mr. Curt Herberts II
234 E. 17th Street, Suite 118
Costa Mesa, CA 92627

Re: Pacific Plaza

Mr. Herberts,

As requested, I've reviewed the recent application submitted by Burnham Properties for the proposed Greenleaf Restaurant and Market, and have compiled my opinion as a peer review of the proposed project. My comments are as follows:

1. In review of the proposed valet parking, I can certainly understand the interest and effort in proposing valet parking as a means of mitigating the expected parking impact. Granted, valet parking can certainly ease parking congestion; however, I do have some concerns with the proposed valet design.

    a. I am concerned with the logistics of the proposed valet pool. It appears that the valet pool will be quarantined off during restaurant hours; however, I am concerned with what open parking this leaves the non-restaurant uses. In other words, it appears that there are 75 open stalls available for the 20,000 s.f. of office/medical spaces and the restaurant employees, of which would presumably not be parking in the valet stalls. These remaining 75 stalls are further compounded by any restaurant patron who opts not to use the valet parking.

    b. I have additional concerns with the valet program. Valet works moderately well if it serves as a portion of the demand. Given the excess need for all open parking to be available to the office/medical demand, it appears that 100% of the restaurant guests are expected to valet park. I would find this rather optimistic, since many people don't feel comfortable with strangers having access to their car and personal belongings. Door dings and scratches seem to plague valet operators, which also brings into question the compact stalls being used in the valet zone.

A California Corporation
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c. I'm wondering how the landlord will control vehicles that parking in the valet zone before the restaurant switches to the valet program. In other words, if an office/medical tenant parks in the rear at 7:00am in the morning, and spends the better part of the day at work, how is that vehicle addressed when the restaurant starts using those same stalls as valet parking. Is the valet parking zone dedicated 7/24, to keep people from parking in the valet zone at anytime?

d. In the submittal package, the restaurant appears to be casual Quick Serve, which is fine; however, the valet would need to be free. I can't expect guests would be comfortable paying for valet parking to visit a lower budget range lunch plate. And aside from the valet costs, I believe there may be an aversion to the expected gratuity, especially in this economy.

e. In review of the logistics of the valet parking, I also have concerns with how the valet station will queue the incoming and outgoing vehicles. Are they planning to queue the valet station on Westminster, or in the alley? Either location could pose congestion with people trying to access the non-valet stalls. There is usually a 7 stall queue projected for peak periods. The queuing also needs to account for the worst peak period, such as 12:30 on Fridays. This peak period has the potential of several guests attempting to retrieve their car from an early lunch, coupled with people trying to drop off their vehicle to have a late lunch. This congestion is compounded with office/medical tenants attempting to access the non-valet stalls. All of this is happening at Citi Bank's peak banking hour, i.e. the lunch crowd trying to take care of personal errands. I can see Westminster being severely congested.

2. I have some questions regarding the overall parking lot layout and design

a. In regards to the restaurant, I have some concern with the restaurant entry being closer to your parking lot, than to the rear parking lot. Though it would not resolve all of my concerns, I do believe that flipping the market and the restaurant would improve the traffic flow. The restaurant should open out toward the rear parking lot, since this is the primary parking supply for the restaurant.

b. There is a narrow pinch point near the trash enclosure where a parking stall has a limited backup zone. I believe the City standard for 90 degree parking is 26 feet; however, this area appears to be pinched down, considerably less than 26 feet. I'm curious if a dimensioned parking plan has been submitted to public works and to traffic engineering for review?

c. In review of the restaurant layout, I found it odd that the restaurant zones were parked by use. It is my understanding that the city parking regulations defines the entire restaurant space as 10/1000; however, this applicant has limited the concentrated parking demand to just the seating area. I believe this is a conflict with the parking guidelines, unless this is a recent change in the parking regulations. This restaurant should either be parked per City standards, or they should request a variance for the deviation. It's clear they are asking for a break on the parking requirement. I just believe the off-set should include the total parking demand as defined by code. As for the kitchen being shared between the restaurant and the market, I can see their argument; however, given the improportionant amount of restaurant to market ratio, I think the kitchen should be split on a prorata basis, 88% restaurant and 12% market.

d. In review of the parking analysis provided by Spectrum Space Design, it is clear that the Spectrum cover letter implies that the parking analysis should offer good cause to believe that the existing parking impact is very low; however, in review of the actual data provided, it appears that they only documented a single day, which according to weather reports was a rainy day. It would have been better to have had a longer evaluation, spread over several week days, for a wider pool of data. This particular day may have been a very slow day, especially due to rain. Also, it is my recollection that winter months with shorter days produce lower impacts, than do summer months, so I would expect these impacts to increase over the summer season, thus suggesting that the problems will only increase as the weather improves.

e. In further review of the parking analysis, I reviewed Spectrum Space Design's website and it appears that this firm is an Architectural Design Firm, offering similar professional services as we do; which raises my concerns with their knowledge of parking studies. I would feel better if a qualified Traffic Engineer were to assess this property.

3. Regarding the front parking lot, which is the major issue of contention, I have some thoughts on how to improve control over the parking lot.

    a. I believe a parking attendant would be required during all operating hours of the restaurant/market. Maintaining control over this front parking lot will be essential, in order to secure your use of the parking lot. The parking lot attendant needs to manage both restaurant patrons and the office/medical guests. Both pose a concern for the front parking lot. As the rear parking lot becomes more congested, I believe there is a higher likelihood that office/medical guests will migrate to the front parking lot, for available parking stalls.

    b. In addition to the parking attendant, I believe it would be essential to have contracts in place with contracted towing companies, to extract parking violators immediately. If towing is left up to the attendant, I believe patrons would come and go before the tow truck arrived; however, if a towing contract were in place, then towing would be much more efficient.

4. I have some concerns with how the Restaurant and Market will be served.

    a. Being a restaurant, I would expect a sizable amount of both wet and dry trash. And given the "Green Vision", I would expect the restaurant would separate the recyclable materials accordingly. I don't see where these disposal bins are being proposed? I see one existing trash bin for the office/medical tenants. I am curious if Waste Management has weighed in on how many additional trash bins will be required for this new change of use?

    b. I would also expect that the restaurant would need a Grease Interceptor? These interceptors are often services in the early morning hours when trash pick-up is being scheduled, posing more concern.

    c. Aside from the trash and grease servicing, I wonder how these two services will be coordinated with the Restaurant and Market product deliveries. The morning hours could be awfully busy for this location. I am curious of what level of congestion may be occurring with multiple service vehicles accessing this location?

5. Some additional general comments are as follows:

   a. In review of the restaurant, it appears that the restaurant is providing 128 seats. According to the UPC, restaurants with occupancies greater than 100 occupants require separate restrooms for employees; however, I don't see any employee restrooms. In addition, the toilet fixtures appear to be limited for such a crowd. I would expect that three toilet fixtures would be needed for each restroom. Granted, there may be some latitude in the code to allow minimal fixtures for this use depending upon the occupancy calculations and related justification.

   b. In regards to the patio, I did calculate the patio at over 1,100 s.f. however, the application implies the patio is only 970 square feet, generating a 130 s.f. discrepancy. Though 130 s.f. may seem small, when calculated on an occupant load factor of 15, the occupancy comes to 9 more occupants, which translates to more parking demand. Simply stated, I think the uses and loads need to be carefully calculated to make sure all load impacts are being properly evaluated. I don't doubt that the tabulations are correct in the application. I would simply like to see a boundary line defining what areas are deemed seating, etc.

   c. The application does not indicate any alcohol; however, in review of the other two Los Angeles locations, the restaurants serve alcohol. I'm curious if the alcohol use is simply being postponed until this application is approved? If alcohol is being considered for this location, I believe now would be the time to review the matter. Otherwise, it should be conditions to exclude alcohol for future sale.

   d. Lastly, I notice the application refers to the restaurant being built under the USGBC green guidelines. Since they are implying that the restaurant is a green building, I would hope they would certify the building as a LEED building.

In closing, I understand Burnham's interest in the addition of this restaurant/market. We are seeing this type of rezoning from many developers. Restaurant rents are more than twice what office rents are; however, the parking impacts are equally as intensified.

In review of the application, it is of my opinion that the space has been maximized to utilize the greatest amount of use possible. In review of the conditions set forth through the building and planning codes, it appears that the required infrastructure, such as parking, restrooms, loading, utilities, have been keep to the bare minimum. The design appears to be very nice. My concerns center around the existing site being capable of supporting such a use and impact.

I hope my review has offered some insight to you. If you have any questions, please feel free to call me.

Sincerely,

John Hill
Principal

cc: file

Pacific Plaza 234 E. 17th Street
Parking Summary by Use - Current Tenants
Updated 3-10-11

Suite	Tenant	Usable SF	Use	Hours of Operation	Reqd Ratio per 1,000 SF	# spaces	
100	Greg North - Chiro	1,143	~~Office~~ Med	Mon-Fri, 9 am--5 pm	~~4~~ 6	~~4.57~~	6.86
101	Alex Dulien - Med	322	~~Office~~ Med	Mon-Fri, 9 am--5 pm	~~4~~ 6	~~1.29~~	1.93
102	The Healing Gardens	950	~~Office~~ Med	Mon-Fri, 9 am--5 pm	~~4~~ 6	~~3.80~~	5.7
103	ABC property Services	1,140	Office	Mon-Fri, 9 am--5 pm	4	4.56	
104	William Hermann	649	~~Office~~ Med	Wed only, 8am-5pm	~~4~~ 6	~~2.60~~	3.9
105A	Patricia Dies	385	~~Office~~ Med	Mon-Fri, 2pm-7pm	~~4~~ 6	~~1.54~~	2.31
105B	Managers Office	396	Office	Mon-Fri, 9 am--5 pm	4	1.58	
106	Escape Pilates	1,013	~~Medical~~ Health Club	Mon-Thurs, 6 am-8:30 pm and Sat, 8 am-12 pm	~~8~~ 10	~~6.08~~	10.13
107	Lance Hamilton	1,540	~~Office~~ Med	Mon-Thurs 8 am-5 pm and Sat 8 am -12 pm	~~4~~ 6	~~6.16~~	9.24
109	Amodeo Rolfing	718	~~Office~~ Med	Mon-Fri by appt only (9 am-5 pm)	~~4~~ 6	~~2.87~~	4.31
110	Ronald Craig	574	~~Office~~ Med	Mon, Tues, Thurs, Fri 9 am-5 pm	~~4~~ 6	~~2.30~~	3.44
111 &112	Eva Magyar	1,166	~~Office~~ Med	Tues-Sat, 9 am-6 pm	~~4~~ 6	~~4.66~~	7.0
113	Paige Rhine	596	~~Office~~ Med	Mon-Fri by appt only (9 am-5 pm)	~~4~~ 6	~~2.38~~	3.58
114A	Dwight Law Group	652	Office	Mon-Fri, 9 am--5 pm	4	2.61	
114B	Talking Hands Therapy	546	Medical	Mon-Fri by appt only (9 am-5 pm)	6	3.28	
116	Pure Barre	1,139	~~Retail~~ Health Club	Mon-Thurs, 6 am-6:30 pm, Fri 6:00 am-4:30 pm and Sat & Sun, 7 am-12 pm	~~4~~ 10	~~4.50~~	11.39
117	Susan Abbott	1,385	~~Retail~~ Beauty Salon	Tues-Sat, 9 am-5 pm	~~4~~ 10	~~5.54~~	13.85
200	Cox Insurance Agency	958	Office	Mon-Fri, 9 am--5 pm	4	3.83	
201	Gary Dyleski	558	~~Office~~ Med	Mon-Fri by appt only (9 am-5 pm)	~~4~~ 6	~~2.23~~	3.35
202	Sports Sales West	807	Office	Mon-Fri, 9 am--5 pm	4	3.23	
203	Pay Prodigy LLC	480	Office	Mon-Fri, 9 am--5 pm	4	1.92	
205	Robin Hamers & Assoc	934	Office	Mon-Fri, 9 am--5 pm	4	3.74	
206	So Cal Sweeping	759	Office	Mon-Fri, 9 am--5 pm	4	3.04	
207	David Walker	575	Office	Mon-Fri by appt only (6 pm-8 pm)	4	2.30	
208	Liv Saether	571	~~Office~~ Art Classes	Mon-Fri, 9 am--5 pm	~~4~~ 10	~~2.28~~	5.71
209	Seychelle Cannes	464	~~Office~~ Med	Mon-Fri, 10 am--5 pm	~~4~~ 6	~~1.86~~	2.78
210	Shila Abhari	939	~~Office~~ Med	Mon-Fri, 9 am--5 pm	~~4~~ 6	~~3.76~~	5.63
211	Hillary Coleman Esq	315	Office	Mon-Fri, 10 am--5 pm	4	1.26	
212	Vacant	955	Office	Mon-Fri, 9 am--5 pm	4	3.82	
Totals		**22,629**				**93.63**	136.28

Total Parking Required	**93.63**	136.28
Total Parking Provided	**93.00**	85
Surplus (Shortage) Parking Available	**-0.63**	51.28

54

Pacific Plaza 234 E. 17th Street
Parking Summary bu Use - Proposed Tenants

Suite	Tenant	Usable SF	Use	Hours of Operation	Reqd Ratio per 1,000 SF	# spaces
100, 102 & 103	**Greenleaf Restaurant & Market**					
		1,948	Restaurant	Mon-Sun, 7:00 am-10:30 pm	10 3,000 1/10	~~19.48~~
		400	~~Market~~ Rest	Mon-Sun, 7:00 am-10:30 pm	4	~~1.60~~
		720	~~Shared Kitchen and Storage~~ Rest	Mon-Sun, 7:00 am-10:30 pm	4 1,200 1/20	~~2.88~~ 54
		165	~~Shared Rest Rooms~~ Rest	Mon-Sun, 7:00 am-10:30 pm	4	~~0.66~~
		970	Patio - Rest	Mon-Sun, 7:00 am-10:30 pm	10	~~9.70~~
101	Alex Dulien	322	~~Office~~ Med	Mon-Fri, 9 am--5 pm	4	~~1.29~~ 1.93
104	William Hermann	649	~~Office~~ Med	Wed only, 8am-5pm	4	~~2.60~~ 3.9
105A	Patricia Dies	385	~~Office~~ Med	Mon-Fri, 2pm-7pm	4	~~1.54~~ 10.13
105B	Managers Office	396	Office	Mon-Fri, 9 am--5 pm	4	1.58
106	Escape Pilates	1,013	~~Medical~~ Health Club	Mon-Thurs, 6 am-8:30 pm and Sat, 8 am-12 pm	6	~~6.08~~ 10.13
107	Lance Hamilton	1,540	~~Office~~ Med	Mon-Thurs 8 am-5 pm and Sat 8 am -12 pm	4	~~6.16~~ 9.24
109	Amodeo Rolfing	718	~~Office~~ Med	Mon-Fri by appt only (9 am-5 pm)	4	~~2.87~~ 4.31
110	Ronald Craig	574	~~Office~~ Med	Mon, Tues, Thurs, Fri 9 am-5 pm	4	~~2.30~~ 3.44
111 &112	Eva Magyar	1,166	~~Office~~ Med	Tues-Sat, 9 am-6 pm	4	~~4.66~~ 7.0
113	Paige Rhine	596	~~Office~~ Med	Mon-Fri by appt only (9 am-5 pm)	4	~~2.38~~ 3.58
114A	Dwight Law Group	652	Office	Mon-Fri, 9 am--5 pm	4	2.61
114B	Talking Hands Therapy	546	Medical	Mon-Fri by appt only (9 am-5 pm)	6	3.28
116	Pure Barre	1,139	~~Retail~~ Health Club	Mon-Thurs, 6 am-6:30 pm, Fri 6:00 am-4:30 pm and Sat & Sun, 7 am-12 pm	4	~~4.56~~ 11.39
117	Susan Abbott	1,385	~~Retail~~ Beauty Salon	Tues-Sat, 9 am-5 pm	4	~~5.54~~ 13.85
200	Cox Insurance Agency	958	Office	Mon-Fri, 9 am--5 pm	4	3.83
201	Gary Dyleski	558	~~Office~~ Med	Mon-Fri by appt only (9 am-5 pm)	4	~~2.23~~ 3.35
202	Sports Sales West	807	Office	Mon-Fri, 9 am--5 pm	4	3.23
203	Pay Prodigy LLC	480	Office	Mon-Fri, 9 am--5 pm	4	1.92
205	Robin Hamers & Assoc	934	Office	Mon-Fri, 9 am--5 pm	4	3.74
206	So Cal Sweeping	759	Office	Mon-Fri, 9 am--5 pm	4	3.04
207	David Walker	575	Office	Mon-Fri by appt only (6 pm-8 pm)	4	2.30
208	Liv Saether	571	~~Office~~ Art Classes	Mon-Fri, 9 am--5 pm	4	~~2.28~~ 5.71
209	Seychelle Cannes	464	~~Office~~ Med	Mon-Fri, 10 am--5 pm	4	~~1.86~~ 2.78
210	Shila Abhari	939	~~Office~~ Med	Mon-Fri, 9 am--5 pm	4	~~3.76~~ 5.63
211	Hillary Coleman Esq	315	Office	Mon-Fri, 10 am--5 pm	4	1.26
212	Vacant	955	Office	Mon-Fri, 9 am--5 pm	4	3.82
Totals		23,599				115.02 173.16

Total Parking Required	115.02	173.16
Total Parking Provided	93.00	85
Surplus (Shortage) Parking Available	-22.02	88.16

96

Pacific Plaza,234 E. 17th Street,Costa Mesa, CA
Tenant Ledger as of 4/19/2011

Suite#	Tenant/Owners Ledger	Use Category/Signage/Actual Use
101	Alex Dulien	Medical/"T3 Skin and Muscle Fitness"/Massage
104	William Hermann	Medical/"William F. Hermann, D.P.M."/Podiatrist "Active Life, Footcare"
105A	Patricia Dies	Medical/"Maps Counseling Centre"/Therapists "Professional Licensed Therapists"
105B	Managers Office	Office/"Pacific Plaza Management"/Property Manager
106	Escape Pilates	?/"Escape Pilates Studio"/Physical Work Out Gym
107	Lance Hamilton	Medical/"Lance D. Hamilton, DDS"/Dentist
109	Amodeo Rolfing	Medical/"Amdeo Rolfing"/Massage
110	Ronald Craig	Medical/"Ronald V. Craig, O.D."/Optometry
111&112	Eva Magyar	Medical/"Eva Magyar Skin Care"/Skin Care
113	Paige Rhine	Medical/"Paige Rhine, Phd."/Psychiatrist
114A	Dwight Law Group	Office/"Dwight Law Group"/Office
114B	Talking Hands Therapy	Medical/"Talking Hands Therapy"/Massage
116	Pure Barre	?/"Pure Barre"/Physical Work Out Gym "Lift, Tone, Burn"
117	Susan Abbott	?/"Sessions Color Studio, Blow Dry Bar"/Beauty Salon 13 Listed Beauticians on web site
200	Cox Insurance Agency	Office/"Cox Insurance Agency"/Insurance
201	Gary Dyleski	Medical/"Holistic Psychiatry"/Psychiatry
202	Sports Sales West	Office/"NewBalance-Sports Sales West"/Office
203	Pay Prodigy LLC	?/"Prayer Based Solutions"/Unknown
205	Robin Hamers & Assoc.	Office/"Robin Hamers & Assoc., Civil Engineers"/Office
206	So. Cal Sweeping	Office/"So-Cal Sweeping/Office"/Office
207	David Walker	?/No Sign/Unknown
208	Liv Saether	?/ "Liv Saether Art Studio"/Art Classes
209	Seychelle Cannes	Medical/"Eastside Acupuncture Clinic"/Acupuncture
210	Shila Abhari	Medical/"Skin by Shila"/Skin Care + "Facials, Body Treatments, Permanent Makeup"
211	Hillary Coleman, Esq	Office/"Hillary C. Coleman, Attorney & Counselor at Law"/Office

212	Vacant	?/Vacant

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William F Herrmann, DPM

234 E 17TH ST STE 104
COSTA MESA, CA 92627

Phone: **(949) 631-2332**

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Are you William F Herrmann?

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About William F Herrmann, DPM

William F Herrmann practices as a Podiatrist in Costa Mesa, CA.

Podiatrist	William F Herrmann

William F Herrmann, DPM practices in COSTA MESA, CA. Podiatrists offer services which often include treatment of acute and chronic foot pain, knee pain, & hip pain, including the treatment of injuries to the lower leg.

To determine if William F Herrmann, DPM can help you, please call the COSTA MESA, CA office at (949) 631-2332 for more information.

Reviews

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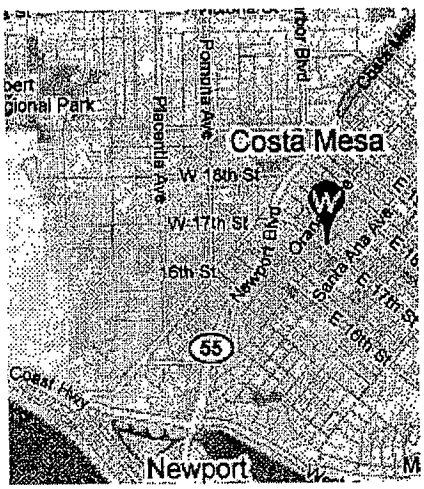

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Costa Mesa Yellow Pages > Nail Salons > Skin By Shila

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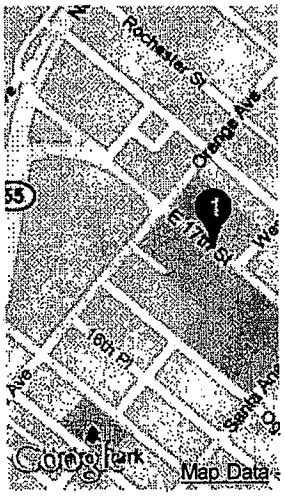

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Consumer Message

Skin by Shila is an Orange County day spa founded by Clinical Esthetician, Shila Abhari. Since 1998, Skin By Shila has been creating a new shine to Orange County & Costa Mesa by providing the most innovative skin care & body treatments. At Skin By Shila, we will provide you with a youthful glow from head to toe. Shila's broad menu of skin care procedures include, reconstructive skin treatments for sun spots, sun damage, large pores & acne scaring, chemical peels, microdermabrasion, anti-aging & acne facials. Shila also offers permanent makeup, eyelash extensions & Brazilian waxing services, as well as various body treatments. You can also experience the Microcurrent Facial Tightening featured on Oprah & the Hydro Facial mentioned on medical show, The Doctors.

Citysearch

Business Details on S Shila

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Newport Beach, CA 92663

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Newport Beach, CA 92660

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Business data provided in part by yellowbook and

80

Escape Pilates has been an amazing find. Briston and Ornela are awesome. They're extremely knowledgeable, friendly and attentive, even in group classes. I've referred friends here and the intro class is free for everyone. It's a great location and they offer classes 6 days a week.

Pilates is great for back pain sufferers such as myself. Not only did it help reduce/eliminate my back pain, I'm way more flexible now. The reformer has helped sculpt and strengthen so I feel leaner and longer, something I don't get from weight training or cardio.

Thanks Ladies!

Rachel G.
Costa Mesa, CA

★★★★★ *1/31/2011*

Great, peaceful, accommodating studio. Very client orientated, clean and (for pilates) quite affordable. Great for beginners and Pilates enthusiasts alike! Love it!!

Lauren H.
Honolulu, HI

★★★★★ *9/16/2010*

I've tried a lot of different workouts but Escape Pilates reformer class is definitely the best! I've never felt results like i did from Escape Pilates Studio. Its a great studio too, very relaxing and all the instructors are really nice and work really well with everyone's different needs, (not intimidating at all like some studios and gyms). Try it and you'll LOVE IT!

Jennifer Y.
Newport Beach, CA

★★★★★ *2/24/2009*

Small, clean and quaint studio.
Pilates on the reformer.
The instructors are young, fun and break up their routines to give you the best results. If you hate the gym or need a change, try this!
You will never do a class with more than 4 girls!
Love, love, love my pilates!

(13 Filtered)

About This Business *Provided by business*

Specialties

Escape Pilates offers Private, Semi Private and Group Reformer Pilates. Escape integrates mat pilates, power pilates with the jump board, circuit training, rehab pilates, pilates for athletes and pilates for pregnancy into most sessions. There is something for everyone so let us know what type of workout you're looking for. We can personalize each session to fit your

81

needs.

History

Established in 2002

Escape opened in October 2002 on Old Newport Blvd. In 2009 Escape moved to 234 E 17th St. #106. We moved to a larger location so we could offer more Group Classes and make Pilates more affordable!

Meet the Business Owner: Bristin K.

Bristin was born and raised in Newport Beach, Ca. She started dancing at the age of two and it quickly became her passion. She graduated from Newport Harbor '00 and Cal Poly, San Luis Obispo in '04 with a B.S. in Kinesiology. That same year she received her Pilates Certification from Body Arts and Science International where she studied directly under Rael Isacowitz. She immediately fell in love with Pilates because it synchronized her passion for dance and her Kinesiology degree.

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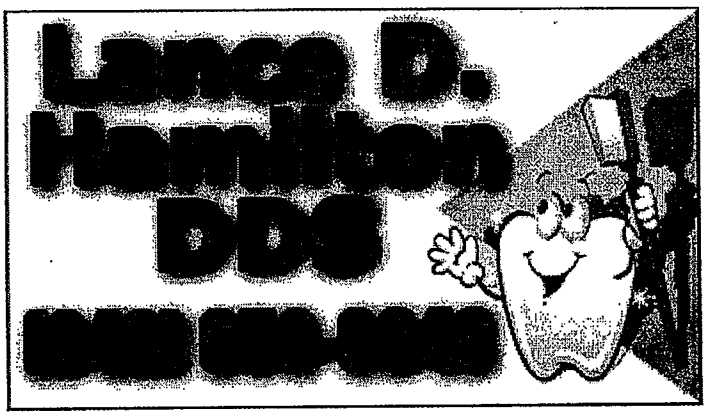

Lance D. Hamilton
234 East 17th Stre
Costa Mesa
CA 92627

Contact Info
Phone: (949) 650-

Business Hour
Call Us for An Appo

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Lance D. Hamilton, DDS – Healthy Smiles in Costa Mesa, CA Business Description

Dentists, Costa Mesa, CA

You deserve the best dentistry possible at the most affordable price.

As the premier dental office serving Costa Mesa and its surrounding areas, we are committed to building a lasting relationship with you, your family and the community.

Uncompromising Safety

Infection control in our office is also very important to us. To protect our patients and ourselves, we strictly maintain sterilization and cross contamination processes using standards recommended by the American Dental Association (ADA), the Occupational Safety and Health Administration (OSHA), and the Center for Disease Control (CDC). In addition we perform weekly testing of our autoclaves through an independent testing agency to ensure the effectiveness of our instrument sterilization techniques.

Training and Expertise

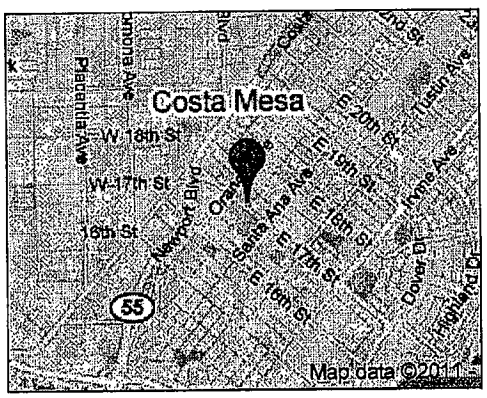
43

Weekly Ad

Map

Address

Lance D. Hamilton, DDS
234 East 17th Street, Ste. 107
Costa Mesa
CA 92627



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City

RONALD V CRAIG OD

Address: 234 E 17TH ST, COSTA MESA, CA 92627-3825 | view map
Telephone: (949) 548-1631

$5.00 | **view a sample**

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85

COMPANY OVERVIEW

RONALD V CRAIG OD is in the Offices and Clinics of Optometrists industry in COSTA MESA, CA. This company currently has approximately 1 to 5 employees and annual sales of Under $500,000.

COMPANY DETAILS

Have updated info about this company? Click on the icon above to learn more.

Location Type

Single Location

Industry

Offices and Clinics of Optometrists

Ownership

Private

Year Founded

1962

Sales Range

Under $500,000

Employees

1 to 5

Join for free to edit this company profile.

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Eva Magyar Skin Care

9 reviews

Categories: Skin Care, Hair Removal

234 E 17th St
Ste 112
Costa Mesa, CA 92627

(949) 515-2568

Hours:
Tue-Fri 9:30 am - 7:30 pm
Sat 9 am - 5 pm

Price Range: $$
Accepts Credit Cards: Yes
Parking: Private Lot

By Appointment Only: Yes
Wheelchair Accessible: Yes

9 reviews for Eva Magyar Skin Care

All Reviews

A H.
San Clemente, CA

1/14/2011

Eva is beyond fabulous. She is meticulous, knowledgeable, and friendly. She truly cares for her clients. She books up far in advance. I make my appointments for one year at a time. I LOVE, LOVE, LOVE Eva!

Jeanne M.
Irvine, CA

 12/4/2010

Eva is the third facialist I have gone to, and she will be the last. A cross between your mother and Sherlock Holmes, she will inquire into your personal life and health habits to get to the bottom of your skin maladies. She also makes excellent product recommendations for your skin type and to account for the season/weather. She does book up a month or so in advance, but, hey, it's your face, not your nails. You wouldn't want just anyone working on it, would you?

Stephanie R.
Orange County, CA

 9/20/2008

I saw Eva for my first time on 9/17 and was impressed enough to schedule my next facial before leaving! I was lucky to get

87

an initial appointment with her, as she books up really far in advance. She has a loyal clientele who often schedule their appointments months out to guarantee a slot.

Her studio is quiet and low key in a Spanish style office building off 17th St. Eva is Hungarian and has brought her European knowledge and skills to her skin care hideaway. Her philosophy is that one cannot give a proper facial in the typical 55 minutes that most estheticians offer therefore, her facials are a good 90 minutes! No cattle call mentality here! I never felt rushed and she was extremely thorough with extractions (yet I didn't leave red) and she gave me a long, luxurious face/shoulder massage. Eva really knows skin and will customize each facial to whatever your skin needs are. Her goal is to get you on a program to get your skin in the best condition possible! Most facials run from $80-95 and are a great value since they last around 90 minutes.

Bonus: When I saw Misha at Holiday Salon for my brows, I told her that I was visiting Eva for a facial and Misha confirmed that I would be in good hands with Eva!

Listed in: My Hood

---

helen s.
Irvine, CA

★★★★★ *6/17/2009*

I have never had a facial anywhere else, so keep that in mind...
But, I think Eva is amazing! A couple months ago my skin was more broken out than it had been for years. I have no idea what was causing it. I knew my sister had some success with facials, so I looked on Yelp! to see if there was anyone that stood out. Obviously Eva does!! All the reviews are fantastic, and now I know why!!
My first appointment with Eva she really went to work on my face. There were absolutely times when it hurt - and when I left my face was pretty red. She suggested I buy several products, but I left with only some face scrub. Sure enough, two weeks later my skin was AMAZING. I have been back again and have my third appointment coming up in a couple weeks. She has made such a huge difference in my appearance and self-esteem. I HIGHLY reccomend you go see her.
Similar to others here, I paid around $100 for 90 minutes.

---

misha n.
Tustin, CA

★★★★★ *10/11/2008*

Eva is the absolute best in the business! I've been going to her for my waxing for over 11 years and I plan on seeing her until I'm in a nursing home and don't need to be waxed anymore. She is always thorough, yet gentle, and such a pleasure to talk to. I have referred so many clients to her and they are always so happy!

BB M.
Orange County, CA

★★★★★ *3/27/2008*

Eva is the best! I've gotten facials done here as well as eyebrow waxes. She charges around $95 for a facial but it's for an hour and a half!!! Price depends on what you're getting (i.e if you're getting special treatments in addition to the facial). She

88

is almost like a medical aesthetician and has done wonders when I was having crazy acne problems. She is also very honest, she told me I needed to see a dermatologist because the skin issues I was having needed antibiotics. She will recommend products to you that she sells in her office (I think she sells only a couple different lines that she likes) - and will give you samples so you can try them first.

I have naturally crooked eyebrows and most people can't do them (they come out looking worse) but she always gets it right. She charges around $20-24 for eyebrows.

I have friends who have gone for regular facials to her for years. She takes great pride in her work. Try to get her if you can - she also has an assistant she has trained but you want Eva, esp. for your first appointment.

Irene W.
Newport Beach, CA

4/1/2009

Eva and Jamie are the best in the business. I've been to Kate Sommerville, Ling Skincare and Christine Chin in Manhattan (all the supposed top estheticians in the country) and Eva Magyar Skin Care is right up there with them. Eva is extremely difficult to get into, but Jamie Clark is just as wonderful. I've been hesitant to rave for fear they will become even busier, but this secret must be let out.

Lisa S.
Bronx, NY

1/11/2010

Excellent service. I've been to many top spas in NYC and Eva and her colleague Natalie are both great. What a great price too! Can't beat $95 for a 90 minute facial. My skin looks fabulous. You go here for great skin, not a fancy robe, but don't worry, the office is really nice.

Chrissie L.
Santa Ana, CA

2/7/2009

I had my first appointment with Eva Magyar today and it went very well. I made an appointment based upon the great reviews here! I have been to several spas in my local area which I truly enjoy especially Nina Monte! but this time around I was seeking more of a medical skin specialist. Eva is very booked but I was lucky to get an appointment just 2.5 weeks out. I had a tailored facial which cost 95.00 and lasted 1.5 hours. It was a very good and informative facial. I also liked that Eva did not push products on me. She does carry several lines of product but there is no pressure like at other places. They offer an array of facials all around the same price point. They also offer microderm abrasion and waxing. This is not a spa it is based in a office style setting and they purely focus on skin care. With the facial you do get a nice hand moisturizing massage and a neck and shoulder massage.

(9 Filtered)

69

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(0 ratings)

PAIGE RHINE, PhD

(949) 646-4833

234 E 17th St, Ste 113, Costa Mesa, CA 92627

Cross Streets: Between Westminster Ave and Orange Ave

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90

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91

Provider Index > Mental Health Practitioner > Psychiatrist > CA > Costa Mesa > **Gary Dylewski, DO**

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Depression Treatment Cntr Come Heal by The Ocean Free Evaluation Call 1-888-379-3372 www.aPlaceOfHopeForDepression.com
Brentwood Psychiatrist Gabor Vari, M.D., UCLA + Ivy Grad Psychotherapy/Psychopharmacology www.varimd.com
Ads b

Gary Dylewski, DO

234 E 17th St Ste 201
Costa Mesa, CA 92627

Phone: **(949) 722-1790**

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Only, Self Pay Facility

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orders

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17 Psychiatrists Are Online Nov
Time: 7 Minutes.

Have you visited this provider before? Yes No

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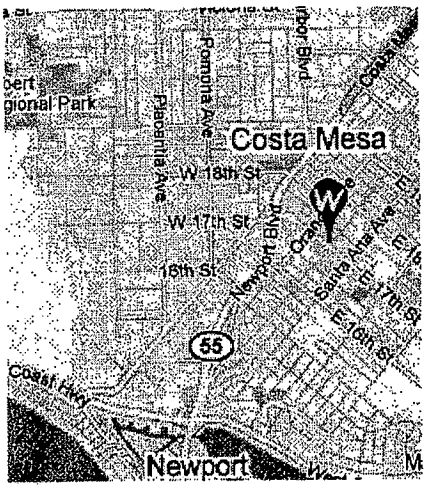
About Gary Dylewski, DO

Gary Dylewski practices as a Psychiatrist in Costa Mesa, CA.

Psychiatrist Gary Dylewski

Mi State Univ, Coll Of Osteo Med,
East Lansing Mi 48824

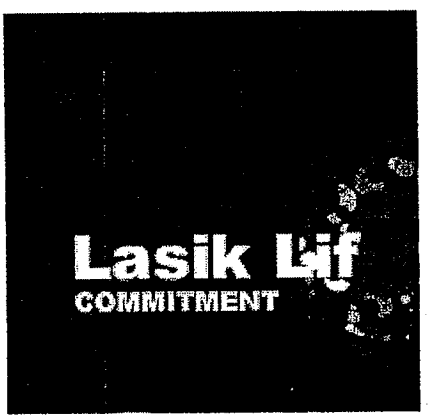
Univ Ca Irvine Med Ctr, Psychiatry;
Wayne St Univ-Detroit M C, Psychiatry



Get Directions to 234 E 17th

Gary Dylewski, DO practices at 234 E 17th St Ste 201 Costa Mesa, CA. Psychiatrists are licensed physicians who specialize in the evaluation, prevention, diagnosis, and treatment of mental and emotional disorders.

To learn more, or to make an appointment with Gary Dylewski, DO in Costa Mesa, CA, please call (949) 722-1790 for more information.



Reviews

Overall Rating:

Dr. Gary Dylewski has had a wonderful ability to identify the obstacles

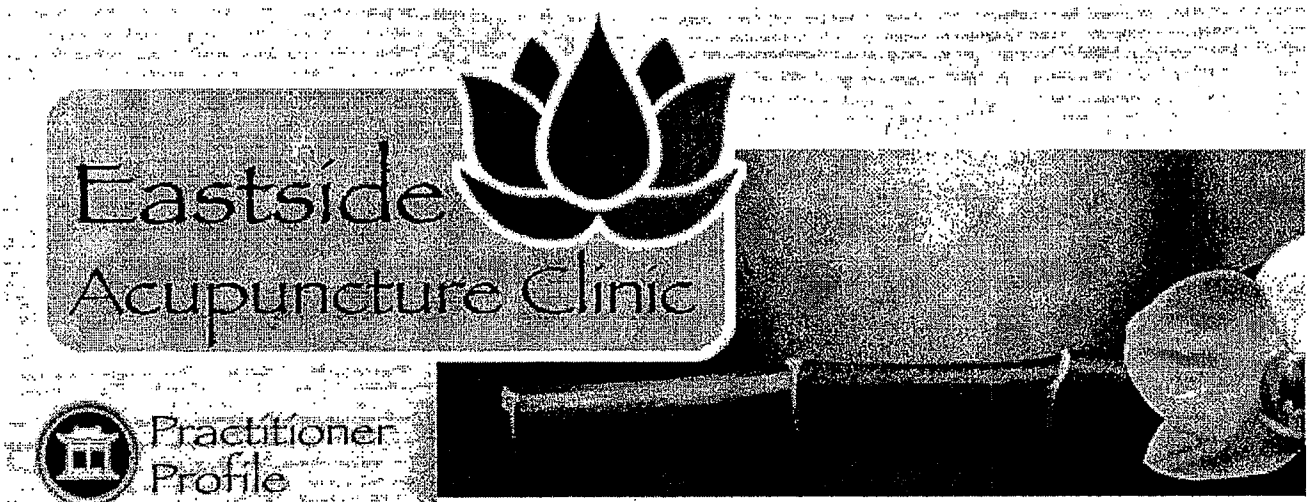
92

Your guide t

Have you visited this provider before? Yes No

Feedback

93



Practitioner Profile
Services
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Contact

If you have any questions about our services, comments or would like us to contact you, please fill out the following form. We'd love to hear from you!

*Your Name:

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City:

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*E-mail:

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Comments & Questions

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94

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Shila Skin Care Day Spa
234 E. 17th Street, Suite 210 Costa Mesa, CA 92627
949-646-6675 Office
949-330-3440 Cell

Hours Of Operation
Monday-Friday 10am-8pm
Saturday-Sunday 10am-6pm

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Contact Us

Shila Abhari
234 E. 17th Street, Suite 210
Costa Mesa, CA 92627
Phone: 949-646-6675 Office or 949-330-3440

What is your name ?

What is your e-mail address ?

Comments:

Submit Query

95

« Previous Month | « 2010 | February 2011 | 2012 » | Next Month »

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Actual: 63 | 46 Precip: 0.00 Average: 66 | 48 Precip: 0.09	2 Actual: 66 | 51 Precip: 0.00 Average: 66 | 48 Precip: 0.09	3 Actual: 61 | 41 Precip: 0.00 Average: 66 | 48 Precip: 0.09	4 Actual: 62 | 43 Precip: 0.00 Average: 66 | 48 Precip: 0.10	5 Actual: 65 | 44 Precip: 0.00 Average: 66 | 48 Precip: 0.10
6 Actual: 71 | 51 Precip: 0.00 Average: 66 | 48 Precip: 0.10	7 Actual: 76 | 50 Precip: 0.00 Average: 66 | 48 Precip: 0.10	8 Actual: 65 | 53 Precip: 0.00 Average: 66 | 48 Precip: 0.10	9 Actual: 73 | 47 Precip: 0.00 Average: 66 | 48 Precip: 0.10	10 Actual: 73 | 54 Precip: 0.00 Average: 66 | 48 Precip: 0.10	11 Actual: 73 | 41 Precip: 0.00 Average: 66 | 48 Precip: 0.10	12 Actual: 80 | 44 Precip: 0.00 Average: 66 | 48 Precip: 0.10
13 Actual: 69 | 46 Precip: 0.00 Average: 66 | 48 Precip: 0.10	14 Actual: 64 | 50 Precip: 0.00 Average: 66 | 48 Precip: 0.10	15 Actual: 64 | 54 Precip: 0.00 Average: 66 | 48 Precip: 0.10	16 Actual: 61 | 56 Precip: 0.13 Average: 66 | 49 Precip: 0.11	17 Actual: 61 | 45 Precip: 0.00 Average: 66 | 49 Precip: 0.11	18 Actual: 64 | 50 Precip: 0.04 Average: 66 | 49 Precip: 0.11	19 Actual: 58 | 49 Precip: 0.14 Average: 66 | 49 Precip: 0.11
20 Actual: 58 | 42 Precip: 0.36 Average: 66 | 49 Precip: 0.11	21 Actual: 59 | 43 Precip: 0.00 Average: 66 | 49 Precip: 0.11	22 Actual: 61 | 43 Precip: 0.00 Average: 66 | 49 Precip: 0.11	23 Actual: 61 | 46 Precip: 0.00 Average: 66 | 49 Precip: 0.11	24 Actual: 61 | 47 Precip: 0.00 Average: 66 | 49 Precip: 0.10	25 Actual: 61 | 52 Precip: 0.00 Average: 67 | 49 Precip: 0.10	26 Actual: 56 | 49 Precip: 0.51 Average: 67 | 49 Precip: 0.10
27 Actual: 57 | 37 Precip: 0.11 Average: 67 | 49 Precip: 0.10	28 Actual: 66 | 41 Precip: 0.00 Average: 66 | 49 Precip: 0.10					

Month Precipitation - Actual month total: 1.29 Normal month total: 2.85

Calendar Key

Sunny, Clear, Mostly Cloudy, Partly Sunny, Mostly Sunny, Partly Cloudy, Cloudy, Rain, Snow, Hail, Flurries, Thunderstorms, Hazy, Fog, Sleet, '?' denotes 'chance of', Unknown

Actual: 90 | 58
Precip: 0.00
Average: 71 | 53
Precip: 0.03

Data Category
Condition
High Temp.
Lo Temp.
Precip. (in inches)
Daily Avg. Temp.
Temps in °F
-60 -30 0 30 60 90 120

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96

VI.2
ZA-11-11

From: Peterson, Terrye [mailto:tpeterso@hs.uci.edu]
Sent: Monday, May 09, 2011 1:31 PM
To: PLANNING COMMISSION
Subject: Restaurant

Hi,

I will not be able to attend tonight's meeting so I would like you to know that I do not think a new restaurant on 17th St. is a good idea. Please reconsider!

Terrye Peterson
RN, CDE
Patient Health Education
Building 22 A, Ste 3104J
101 The City Drive
Orange, CA
92868
714-456-5952

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May 9, 2011

BY HAND DELIVERY
VIA EMAIL

Planning Commission Chairman McCarthy
and Planning Commissioners
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628-1200

Re: Pacific Plaza Greenleaf Project, ZA-11-11

Dear Chairman McCarthy and Members of the Planning Commission:

This letter is written on behalf of the applicant in the above referenced matter, Burnham Ward Properties ("Burnham"). I am responding to the last minute letter of opposition from William R. Devine of Allen Matkins on behalf of his clients Curt A. Herberts, II and Melissa Ann Herberts ("Herberts"). We do not believe that any of the issues raised in Mr. Devine's letter should be the basis for your postponement or denial of Burnham's property.

Mr. Devine's letter is incorrect in a number of respects.

1. The proposed project will have sufficient parking for all proposed uses under the City's calculation of the project's required parking as referenced in the Staff Report. The May 4, 2011 Parking Study confirms that existing uses on the Pacific Plaza property currently have a parking demand of 84 parking spaces or less. The replacement of the existing 3,233 square feet ("sf") of Pacific Plaza office use with the Greenleaf restaurant and market (1,948 sf of restaurant, 748 sf of outdoor patio, 400 sf of market and 885 sf of kitchen, storage and restrooms) will only increase parking demand by 10 more parking spaces per City of Costa Mesa Code requirements for these new uses.

2. The existing tenant description in Mr. Devine's letter is incorrect. Currently the three psychiatrist counseling practice is not a "medical" use. They see one patient for one hour. Escape Pilates is classified as a retail use. Current tenants of Pacific Plaza, per the applications to the City of Costa Mesa, would require 108 parking stalls under the City's Code, but actual parking use is less. The current ALTA survey shows 85

SD\787211.2

stalls provided on the property at this time. The Austin-Foust parking study shows a current maximum use of 63 parking spaces under current conditions based on an extended on-site parking survey. With the new parking configuration, the Pacific Plaza property will have 97 parking stalls and will improve the parking supply above the supply provided for under current conditions.

3. The provision of the May 4, 2011 Parking Study performed by Austin-Foust Associates to confirm the analysis already provided to the City is not "last minute" and is simply an effort to respond to the comments and questions of the Herberts. There is no "right" to the last word that prevents the applicant from responding to questions and comments. All of the information about the Pacific Plaza Greenleaf Project has been available for sufficient time for the Herberts to have their own consultants review and provide comments, as demonstrated by their extensive comments.

4. The project has not been "segmented" into smaller pieces. The parking demand of the entire Pacific Plaza under existing conditions has been documented, and the parking demand for the entire Pacific Plaza under the changed conditions of the proposed project has also been documented. It cannot be contested that the additional spaces provided by the project will more than compensate for the added traffic which is projected to result from the changed uses on the site.

5. The proposed project will not exacerbate any existing parking and/or traffic conditions in the neighborhood. In fact, the proposed project will improve existing conditions by providing more than required additional parking for the new uses which are proposed.

6. The orientation of the proposed project does not "encourage" parking on the Herberts' Property. All parking spaces that will be dedicated for use by the Herberts' property are clearly marked and no one from the Pacific Plaza property is encouraged to use them. Anyone improperly parking in the Herberts' property marked spaces can and will be cited or towed and will be violating the law. It is a reasonable assumption that people will obey the law, especially given the evidence that sufficient parking spaces per the City of Costa Mesa's code have been provided for the Pacific Plaza Greenleaf Project.

7. As demonstrated by material and calculations separately submitted by the Juanita Fotheringham, the restrooms in the Pacific Plaza property are properly sized and additional employee restrooms are not required. The calculations provided by Mr. Devine have several errors. Here are Ms. Fotheringham's calculations:

   Plumbing Code – Table 4.1 – Restaurants:

   Male 1: up to 1,500 sq.ft.

   2: 1,500 – 4,500 sq.ft.

Women 1: up to 1,500 sq.ft.

2: 1,500 – 4,500 sq.ft.

The Plumbing Code does not require separate restrooms for employees.

8. Approval of this project would not violate the California Environmental Quality Act. The project utilizes existing building square footage, will not require the expansion of existing building or the construction of new indoor space, and will not cause any new environmental impacts beyond current conditions.

9. We note that the use on the Herberts' property, Citibank, appears to be a 4,600 square foot building. Banks require 5 parking stalls per 1,000 square feet, which would mean that the Herberts' should be providing 23 parking stalls. Unfortunately the Herberts appear to have only 20 parking stalls. If there is a parking problem on the Herberts' property, it is due to the fact that they have not provided sufficient parking per City of Costa Mesa requirements for their tenant.

Sincerely,

/s/ Christopher W. Garrett

Christopher W. Garrett
of LATHAM & WATKINS LLP

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)
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Glendale, CA 91203

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

102

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