PLANNING COMMISSION AGENDA REPORT

VII. 6

MEETING DATE: DECEMBER 12, 2011 **ITEM NUMBER:**

SUBJECT: **PLANNING APPLICATION PA-11-11: CONDITIONAL USE PERMIT FOR A RESTAURANT AND EVENT VENUE (BOATHOUSE COLLECTIVE) AND RELATED DISCRETIONARY COMPONENTS AT 1640 POMONA AVENUE AND 671 WEST 17TH STREET**

DATE: **DECEMBER 1, 2011**

FOR FURTHER INFORMATION CONTACT: **WENDY SHIH, ASSOCIATE PLANNER**
(714) 754-5136 WENDY.SHIH@COSTAMESACA.GOV

PROJECT DESCRIPTION

The applicant requests approval of a conditional use permit (CUP) for the Boathouse Collective restaurant and event venue to be valid for a short-term period only and inclusive of the following related discretionary components for the proposed business:

- A restaurant and event venue open until 1AM daily, including live entertainment and dancing with a Type 47 (on-sale general) Alcoholic Beverage Control license;
- On-site and off-site valet parking at 1640 Pomona Avenue and 671 W. 17th Street, respectively, for a total parking supply of 66 spaces;
- Off-site 1,000 square-foot outdoor patio dining area at 671 W. 17th Street;
- Farmers market monthly and outdoor art shows on a regular basis at 671 West 17th Street.

Note: All of these requests relate to the operation of the Boathouse Collective restaurant and event venue. Each individual component of the business as described above requires discretionary approval in the form of a minor CUP or CUP. For the purposes of development streamlining and to avoid a piecemeal approach, the proposed project is being processed in a comprehensive manner as a CUP application to be considered at a public hearing.

APPLICANT

The applicant is Clay Peterson, representing property owners John Morehart for 1640 Pomona Avenue and Seventeenth Street Realty LLC for 671 West 17th Street.

RECOMMENDATION

Approve a CUP to be valid until July 1, 2014, by adoption of Planning Commission resolution, subject to conditions.

BACKGROUND

Project Site

The "project site" includes an *on-site* location where the Boathouse Collective restaurant will be located (1640 Pomona) and an abutting *off-site* location within the ArgoTech parking lot (671 West 17th Street). Both properties are zoned MG (General Industrial) with a General Plan land use designation of Light Industry. The public notice for the proposed project featured a 500-foot notification radius around both properties.

1640 Pomona – Boathouse Restaurant Building

This half-acre lot contains a garment distribution/wholesaler (BB Dakota at 1634 Pomona Avenue) and an artist collaborative studio (Boathouse Collective at 1640 Pomona Avenue). This property was developed in 1950 and has nonconforming parking (46 spaces required based on current building square footage; maximum 15 standard parking spaces fit on the lot). The 3,400 square-foot Boathouse Collective building is a two-story metal building with a shed roof. The building was constructed in 1951 for a boat shop, which has exposed beams, high ceilings, and a small 663 square-foot area on the second floor for storage and utility space.

671 West 17th Street

The 9-acre lot located at the southeast corner of West 17th Street and Pomona Avenue (671 West 17th Street) is owned by ArgoTech, an aeronautical parts manufacturer. The property is primarily vacant with limited operations occurring on-site.

Both properties are located within the Westside Urban Plan areas. However, the applicant is not requesting to activate the provisions of the urban plan.

Project Description

The applicant proposes to adaptively reuse the existing 3,400 square-foot Boathouse building by converting it from a 1950's industrial building to a food and beverage establishment.

The proposed project involves four different use components to be operated as short-term uses (about 2.5 years), as summarized below:

- ***Boathouse Garden Café with Outdoor Patio***

Boathouse Garden Café (3,400 square feet indoor and 1,000 square foot off-site, outdoor patio area on the ArgoTech site) to operate from 7 a.m. to 6 p.m., Monday through Friday. The café will provide alcoholic beverage service and would primarily function as a daytime/afternoon use. There will be light ambient music played indoors. However, amplified music in the outdoor area, live entertainment, and dancing are not proposed for the garden cafe.

- ***Boathouse Collective Private Events and Entertainment Venue***

The primary business will stem from the private party and special event business at the Boathouse. Private parties/events are proposed to be scheduled during non-café hours from 7 PM to 1AM, weekdays and weekends as reserved. The 7PM start time for private events also coincides with the closure of BB Dakota. Capacity is proposed to be limited to a maximum of 132 guests. These private events will include alcoholic beverage service [Type 47 (on-sale general) alcoholic beverage control license]. Indoor live entertainment (amplified and acoustic music) and dancing will also occur during private parties/events.

- ***Outdoor Farmer's Market***

Farmers market will occur once a month on Saturday or Sunday from 8 a.m. to 3 p.m. There will be no amplified music or live entertainment in the outdoor area.

- ***Outdoor Art Expositions***

The applicant also proposes outdoor art exhibits and a garden area within the outdoor patio space, which would occur in conjunction with food and beverage service in the Garden Cafe. These outdoor art expos or gallery shows will occur on an intermittent basis during weekdays and weekends, as booked. These events would occur between the hours of 7 AM to 1AM.

Parking

It is important to note that none of the proposed use components of the Boathouse Collective's proposal could be approved without the provision of additional off-site parking area.

Because on-site parking is deficient, the applicant has entered into a lease agreement with Argo-Tech until July 2014 to lease unutilized parking area on the Argo-Tech site adjacent to the Boathouse building. This off-site parking lot area will contain 51 parking spaces as well as a 1,000 square foot outdoor patio area. The perimeter of the patio area will be comprised of shipping containers, fencing, and planter boxes as shown in the color rendering/plans (Attachment 5). The expiration date of the CUP is proposed to coincide with the termination of the lease on July 1, 2014.

A private party event will not occur while the garden café is open. However, the outdoor farmer's market and outdoor art shows may occur simultaneously with café operations. Valet parking on both properties is proposed for restaurant and other events to comply with Code-

required parking for the various different uses (58 spaces required by Code, 66 spaces provided by valet parking).

PLANNING APPLICATION PA-11-11

The proposed project includes four use components (garden café, private party venue, outdoor farmer's market, outdoor art expos), as well as on/off-site valet parking to serve the proposed uses. Following are staff justifications for approval of the CUP request:

- *The proposed project is compatible within the land use context for this industrial area.*

  The site is located in an industrial area characterized by a variety of light and general industrial uses. Residential uses are located approximately a quarter mile away from the Boathouse building. Restaurants are permitted in the MG zone provided that adequate parking exists to support the use and there are no land use compatibility issues. The property is also located in the Westside mixed-use overlay zone where adaptive reuse of old industrial buildings is strongly encouraged.

  Staff believes the proposed use is compatible with uses in the area without negative impacts on surrounding properties. The restaurant/café will provide a lunch option for surrounding businesses and a venue for private parties/events when other businesses are closed. The anticipated land uses in the area are industrial and complementary commercial in nature pursuant to the zone and General Plan land use designation.

- *Adequate parking will be provided to accommodate the restaurant/event venue and the farmers market based on off-set hours of operation and availability of off-site parking until July 2014.*

  The proposed restaurant/event venue consists of 3,400 square feet of indoor space on 1640 Pomona Avenue and an additional 1,000 square feet of outdoor area on 671 West 17th Street for a total of a 4,400 square-foot restaurant. The parking requirements for the various use components are as follows:

Table A
Parking Summary

Proposed Use	Parking Ratio	Code Required Parking	Proposed Parking[1]
Garden Café (3,400 SF restaurant + 1,000 SF outdoor patio)	10 spaces/1,000 SF[2]	44 spaces	51 spaces
Private Parties/Venue (4,400 SF)	10 spaces/1,000 SF for 1st 3,000 SF 20 spaces/1,000 SF thereafter	58 spaces	Up to 66 spaces
Farmer's Market (1,000 sfSF outdoor patio)	10 spaces/1,000 SF	10 spaces	—
Outdoor Art Exhibits (1,000 SF outdoor patio)	10 spaces/1,000 SF	10 spaces	—
Total 4,400 SF	**NA**	**Maximum 58 spaces total**	**66 spaces**

1 Proposed parking supply includes potentially up to 15 on-site valet parking spaces when BB Dakota is closed and exactly 51 off-site parking spaces on the ArgoTech property. Additional valet parking may be provided on the ArgoTech site as needed.

2 Code requires 10 spaces/1,000 SF for the 1st 3,000 SF and 20 spaces/1,000 SF thereafter. However, staff believes that it is appropriate to apply 10 spaces/1,000 SF for the whole café based on actual parking demand (see discussion below).

Garden Café

The lunchtime garden café will coincide with BB Dakota's hours of operation. There are only eight on-site parking spaces at 1640 Pomona. However, staff does not anticipate a parking conflict as long as the 51 off-site parking spaces remain available for use by Boathouse Collective (currently until July 2014) because the actual parking demand for the garden café is 44 spaces.

Staff believes it is appropriate to apply the 10 spaces/1,000 square-foot parking ratio for a maximum parking requirement of 44 spaces. The garden café is surrounded by industrial uses; it will primarily provide a lunch option for businesses in the area. Additionally, based on the City's adopted shared parking demand analysis (Attachment 3), which analyzes parking demand by the hour, the maximum 58-space peak parking demand would not occur until after 7 p.m. when BB Dakota is closed and all on-site parking would be available for use by the restaurant.

Based on the shared parking analysis, the maximum parking demand during the lunch hours is 40 spaces at 1 p.m. Since 51 off-site parking spaces are available to the

restaurant until the lease ends in 2014, no parking impacts are anticipated. Following the expiration of the parking lease agreement with ArgoTech, the proposed uses are required to be terminated. The proposed project could not continue as a Code-compliant use without off-site parking to meet the parking demand.

Boathouse Restaurant / Event Venue

The proposed parking plan shows 15 on-site valet parking spaces at 1640 Pomona Avenue and 51 off-site parking spaces at 671 West 17th Street and for a total of 66 spaces, which is adequate to support the evening private parties/events when BB Dakota is closed at 7 p.m. (58 spaces required; 66 on- and off-site spaces proposed). However, additional valet parking spaces may also be provided off-site on the ArgoTech property as needed.

Condition no. 7 requires that an off-site valet parking plan for the ArgoTech property be approved by the Development Services Director if the parking demand exceeds 66 spaces.

Outdoor Farmer's Market and Art Expos

The farmers market and outdoor art exhibits is proposed to operate on weekends, within the 1,000 square-foot outdoor area on 671 West 17th Street. While the proposed hours of operation for the market are offset from the restaurant hours, adequate parking would be available even if the restaurant (3,400 square feet at 1640 Pomona Avenue) does remain open in conjunction with the farmers market.

Condition no. 1 states that approval of the CUP shall expire on July 1, 2014, to coincide with the lease term, unless the applicant requests and receives approval of an extension of time by the Planning Commission. Due to insufficient on-site parking, the restaurant/event venue shall discontinue and all outdoor items for the restaurant/event venue shall be removed and site restored when the lease for 671 West 17th Street is terminated or when off-site parking is not available to support the proposed project.

Condition no. 2 prohibits any changes to the operational characteristics of the business without prior planning approval. This includes any changes to the lease terms for off-site parking and seating/activities at 671 West 17th Street.

Condition no. 3 requires recordation of a land use restriction on both 1634/1640 Pomona Avenue and 671 West 17th Street, executed by and between the property owners and the City of Costa Mesa, to inform future property owners of the use and parking restrictions on both lots.

Condition no. 4 requires that, if parking shortage or other parking-related problems arise on- or off-site, the applicant or operator shall institute whatever operational measures are necessary to minimize or eliminate the problem, including, but not limited to, revision of operating hours and reduction or elimination of outdoor seating/farmers market area.

- *The off-site parking and valet parking service will not negatively impact on- and off-site uses or vehicle circulation.*

  The applicant proposes valet service as an option for the restaurant and/or private parties/events. The proposal involves a valet station near the entrance to the restaurant and outdoor seating area on 671 West 17th Street.

  Valet parking would create an additional seven spaces at 1634 Pomona and utilize the 51 standard spaces on the Argotech site. The valet parking exhibit will be presented to the Planning Commission at the meeting.

  The Transportation Services staff has reviewed the proposed vehicle parking and circulation plan and has no objections to the use.

  Condition no. 5 requires the valet station to be located in an area that does not interfere with required parking or drive aisles.

  Condition no. 6 requires that the valet parking operation shall not occur on 1634/1640 Pomona Avenue while BB Dakota (or current tenant) at 1634 Pomona Avenue is open for business. If the tenant modifies their business hours, the valet parking shall occur outside those hours unless prior approval is obtained by the Development Services Director based on a determination of sufficient parking.

- *The proposed outdoor seating/farmers market area will not create a visual impact from off-site.*

  The applicant proposes to use shipping containers to enclose/define the outdoor seating and the farmers market area. The outdoor space will consist of a garden area and planter boxes to divide up seating areas. The exterior of the shipping containers will be lined with planter boxes to soften and to break up the elevations visible from off-site. Staff believes the proposed use of shipping containers with planter boxes complements and enhances the industrial development in the area. Additionally, since this is an interim use with the lease term expiring in July 2014, the containers and planter boxes can be removed more easily than permanent walls or buildings.

  Condition no. 8 requires that the interior of the shipping containers cannot be used for storage of any kind or be accessible by the patrons. Additionally, the shipping containers shall be painted and refurbished to the satisfaction of the Development Services Director.

- *Live entertainment and dancing shall occur indoors and shall therefore not negatively impact surrounding properties.*

  The applicant requests approval of live entertainment and dancing for the private parties/events, which would include DJ and/or live music performances inside the building. Staff does not anticipate any adverse impacts because the property is located in the middle of the industrial area where most businesses are closed in the

evenings. The property is also located more than 200 feet away from any residential properties (approximately 1,400 feet from the nearest residential area).

GENERAL PLAN CONFORMITY

The Light Industry land use designation allows a variety of light and general industrial uses as well as commercial uses that complement the industrial area. Therefore, approval of the CUP for the valet parking, off-site parking, outdoor seating/activities, alcohol service, live entertainment and dancing to support the restaurant and event venue would allow a use and intensity that is consistent with the General Plan.

ALTERNATIVES

The Planning Commission may consider the following alternatives:

1. *Approve the application.* This would allow the on- and off-site uses for Boathouse Collective, as described in the staff report, subject to conditions and Code requirements.

2. *Deny the application.* If Commission denies the application, the proposed uses may not be established on the properties. A similar request may not be submitted for six months.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities. If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved.

CONCLUSION

Staff supports approval of the CUP for the restaurant/event venue, farmers market, off-site and valet parking, given that the business will be subject to conditions of approval to minimize impacts to surrounding uses. Based on the project description, the proposed use will not negatively impact uses in the area. Adequate parking will also be provided to accommodate the use until July 1, 2014, at which the time CUP will also expire.

WENDY SHIH
Associate Planner

CLAIRE FLYNN, AICP
Acting Assistant Development Services Director

Attachments:
1. Draft Planning Commission Resolutions
2. Applicant's Project Description and Justification
3. City's Shared Parking Demand Analysis
4. Location Map
5. Plans

Distribution: Assistant Chief Executive Officer
Interim Development Services Director
Deputy City Attorney
City Engineer
Transportation Svs. Mgr.
Fire Protection Analyst
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File (2)

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BB Dakota
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Newport Beach, CA 92660

RESOLUTION NO. PC-11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-11-11 FOR A RESTAURANT AND EVENT VENUE (BOATHOUSE COLLECTIVE) AND RELATED DISCRETIONARY COMPONENTS AT 1640 POMONA AVENUE AND 671 WEST 17TH STREET

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

WHEREAS, an application was filed by Clay Peterson, authorized agent for property owners John Morehart for 1640 Pomona Avenue and Seventeenth Street Realty LLC for 671 West 17th Street., requesting approval of the following conditional use permits (CUP) for the Boathouse Collective restaurant and event venue at 1640 Pomona Ave., in the MG zone:

- A restaurant and event venue open until 1AM daily, including live entertainment and dancing with a Type 47 (on-sale general) Alcoholic Beverage Control license;
- On-site and off-site valet parking at 1640 Pomona Avenue and 671 W. 17th Street, respectively, for a total parking supply of 66 spaces;
- Off-site 1,000 square-foot outdoor patio dining area at 671 W. 17th Street;
- Farmers market monthly and outdoor art shows on a regular basis at 671 West 17th Street.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on December 12, 2011, with all persons provided an opportunity to speak for and against the proposed project;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-11-11 to be valid until July 1, 2014, with respect to the properties 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 Planning Application PA-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 12th day of December 2011.

COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire 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 December 12, 2011, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
CLAIRE FLYNN, AICP
Secretary, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

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

1. The proposed uses are compatible and harmonious with uses in the general area.
2. The Light Industry land use designation allows a variety of light and general industrial uses as well as commercial uses that complement the industrial area. Therefore, approval of the CUP to allow valet parking, off-site parking, outdoor seating/activities, alcohol service, live entertainment and dancing to support the restaurant and event venue would allow a use and intensity that is consistent with the General Plan.
3. The planning application is for a project-specific case and does not establish a precedent for future development.
4. The cumulative effect of all the planning applications has been considered.

B. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(2) because:

1. The proposed uses, as conditioned, are substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area. The site is located in an industrial area characterized by a variety of light and general industrial uses. Residential uses are located approximately a quarter mile away from the Boathouse building. Restaurants are permitted in the MG zone provided that adequate parking exists to support the use and there are no land use compatibility issues. The property is also located in the Westside mixed-use overlay zone where adaptive reuse of old industrial buildings is strongly encouraged. The proposal is compatible with uses in the area without negative impacts on surrounding properties. The restaurant/café will provide a lunch option for surrounding businesses and a venue for private parties/events when other businesses are closed. The anticipated land uses in the area are industrial and complementary commercial in nature pursuant to the zone and General Plan land use designation.

2. Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. Specifically, adequate parking will be provided to accommodate the restaurant/event venue and the farmers market based on off-set hours of operation and availability of off-site parking until July 2014. The maximum required parking for the restaurant/event venue is 58 spaces; 66 spaces on- and off-site parking spaces are provided. Off-site and valet parking will not impact on- or off-site uses or vehicle circulation; the proposed valet service is an option for convenience of the patrons and will not reduce required number of parking spaces or drive aisles. The proposed use of shipping containers with planter boxes to enclose the

outdoor seating and farmers market area also complements and enhances the industrial development in the area. The containers and planter boxes can be removed more easily than permanent walls or buildings when the lease for 671 West 17th Street ends. Live entertainment and dancing will not negatively impact surrounding properties because the property is located in the middle of the industrial area where most businesses are closed in the evenings. The property is also located more than 200 feet away from any residential properties (approximately 1,400 square feet to any residential area).

3. Granting the conditional use permits will not allow a use, density or intensity which is not in accordance with the General Plan designation for the property.

C. 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.

D The project, as conditioned, is consistent with Article 3, Transportation System Management, of Chapter XII, Title 13, of the Costa Mesa Municipal Code in that the project's traffic impacts will be mitigated at all affected intersections by the payment of traffic impact fees.

EXHIBIT "B"

CONDITIONS OF APPROVAL

Plng.

1. Approval of the planning application is valid until July 1, 2014, to coincide with the termination date of the lease for off-site use at 671 West 17th Street, unless the applicant requests and receives approval of an extension of time by the Planning Commission. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application. Due to insufficient on-site parking, the restaurant/event venue shall discontinue and all outdoor items for the restaurant/event venue shall be removed and site restored when the lease for 671 West 17th Street is terminated or when off-site parking is not available to support the use.
2. The use shall be limited to the type of operation described in the staff report, subject to conditions. Any change in the operational characteristics including, but not limited to, type of service provided, hours of operation, number of patrons, size of the restaurant/event venue, and lease terms for off-site parking, shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
3. The applicant shall record a land use restriction on both 1634/1640 Pomona Avenue and 671 West 17th Street, executed by and between the property owners and the City of Costa Mesa, to inform future property owners of the use and parking restrictions on both lots. Upon approval of the CUP, the applicant shall submit to the Planning Division a copy of the legal description for the properties and either a lot book report or current title report identifying the current legal property owners so that the document may be prepared. <u>The land use restriction shall be recorded within 60 days of the CUP approval.</u> The form and substance of the LUR shall be approved by the Development Services Director and the City Attorney's office.
4. If parking shortage or other parking-related problems arise on- or off-site, the applicant or operator shall institute whatever operational measures are necessary to minimize or eliminate the problem, including, but not limited to, additional valet parking, revision of operating hours and reduction or elimination of outdoor seating/farmers market area, under the direction of the Planning Division.
5. The valet station shall be located in an area that does not interfere with required parking or drive aisles.

6. Valet parking shall not occur on 1634/1640 Pomona Avenue while BB Dakota (or current tenant) at 1634 Pomona Avenue is open for business. If the tenant modifies their business hours, the valet parking shall occur outside those hours unless prior approval is obtained by the Development Services Director based on a determination of sufficient parking.
7. The applicant shall submit an off-site valet parking plan for the ArgoTech property to be approved by the Development Services Director if the parking demand exceeds 66 spaces.
8. The interior of the shipping containers shall not be used for guest/patron seating or walking. The containers may be used for art exhibits and displays only if it is not open to the public and no entry is provided from the exterior perimeter of the containers. Additionally, the shipping containers shall be painted and refurbished to the satisfaction of the Development Services Director.
9. The applicant shall provide upgraded, quality portable restroom facility in the outdoor dining area to the satisfaction of the Development Services Director.
10. No text, graphics, letters, etc. shall be permitted on the shipping containers. They must be painted a solid neutral color to the satisfaction of the Development Services Director. The containers shall not be used to hang banners, displays, etc. that are visible from the public street.
11. Landscape planters shall be provided in front of the shipping containers as shown in the color renderings/plans.
12. The conditions of approval and Code requirements of Planning Application PA-11-11 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
13. The applicant shall contact the Planning Division to arrange Planning inspection of the site upon completion of all site improvements and prior to final approval of any building permits for interior building improvements. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
14. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.

Bldg. 15. The applicant shall have a structural engineer validate the safety & structural integrity of the shipping containers for the proposed use and indicate if the containers need to be anchor bolted for wind shear or seismic shear.

RESOLUTION NO. PC-11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-11-11 FOR A RESTAURANT AND EVENT VENUE (BOATHOUSE COLLECTIVE) AND RELATED DISCRETIONARY COMPONENTS AT 1640 POMONA AVENUE AND 671 WEST 17TH STREET

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

WHEREAS, an application was filed by Clay Peterson, authorized agent for property owners John Morehart for 1640 Pomona Avenue and Seventeenth Street Realty LLC for 671 West 17th Street., requesting approval of the following conditional use permits (CUP) for the Boathouse Collective restaurant and event venue at 1640 Pomona Ave., in the MG zone:

- A restaurant and event venue open until 1AM daily, including live entertainment and dancing with a Type 47 (on-sale general) Alcoholic Beverage Control license;
- On-site and off-site valet parking at 1640 Pomona Avenue and 671 W. 17th Street, respectively, for a total parking supply of 66 spaces;
- Off-site 1,000 square-foot outdoor patio dining area at 671 W. 17th Street;
- Farmers market monthly and outdoor art shows on a regular basis at 671 West 17th Street.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on December 12, 2011, with all persons provided an opportunity to speak for and against the proposed project.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Planning Application PA-11-11 for off-site parking and outdoor activities for a restaurant and event venue with a Type 47 ABC license and provision of live entertainment and dancing, with respect to the properties described above.

PASSED AND ADOPTED this 12th day of December 2011.

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COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

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

   a. The proposed use is not compatible and harmonious with uses both on site and those on surrounding properties.
   b. The project is not consistent with the General Plan.

B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) because:

   a. The proposed use is not compatible with developments in the same general area.
   b. Granting the conditional use permit will be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity.
   c. Granting the conditional use permit will allow a use, density, or intensity which is not in accordance with the General Plan designation for the property.

C. The Costa Mesa Planning Commission has denied PA-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.

BOATHOUSE
///COLLECTIVE\\\

Boathouse Collective Application Letter

Intended Space Usage

The mission of the Boathouse Collective is to provide an inspiring and unique gathering space set within the West side of industrial Costa Mesa that will appeal to a wide variety of the community. The distinctive location is set on the far end of W. Pomona avenue amongst a row of mid century post and beam style buildings that still embody remnants of the early nautical trades taking place in the beginning stages of industrial Costa Mesa in. The unique boathouse space and location would present a multifaceted approach to achieve a larger customer base and increase hours of operation by obtaining a proper CUP and offering a legitimate gathering space to support the local creative, educational, philanthropic and positive movements, in the area.

The creative space and Multi purposed evening Venue will be paired with a health conscious food element within the boathouse called the "Boathouse Garden café". The cafe will provide a simple, healthy breakfast/lunch menu combined with good Coffee/ pastries/ juices etc., supporting fresh locally sourced organic ingredients and providing a clean, healthy dining experience within the industrial west side of Costa Mesa that will appeal to the active, working professional customer base in the area.

The boathouse cafe will also obtain a proper Liquor License that will support a full, in house bar service to be used for the café at breakfast and lunch as well as during evening use, private parties, charity events, public functions etc., that will be held sporadically during each week.

To provide more community outreach, the Boathouse also plans to offer a monthly Farmers Market in the adjacent lot that will include a container garden area where the local community can gather using the Boathouse as the central hub for Food, beverage and commerce.

SITE

The Café located in a 3500 square foot space with 1,500sq. ft. of public serving area will provide a full-service dine-in and carry-out element with indoor seating for 50 and an additional outdoor seating area for 40 patrons. We are basing our numbers on 50 patrons during Café hours. The Boathouse will use the liquor license for use during the day to serve beer and wine during lunch hours. Parking will be facilitated in the adjacent lot where we have secured a lease for our use and approval to create our main ADA Entrance through the lot and into the boathouse.

The Boathouse Cafe will also offer a private entertainment and gathering element in the space that will be booked sporadically during each month. The Boathouse venue will offer various interior gathering arrangements based on a maximum of 132 patrons, including an outdoor patio area for additional use.

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	
	0.00	0.00	0.00	0.00	0.00	3000.00	1400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
PEAK DEMAN	0.00	0.00	0.00	0.00	0.00	30.00	28.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.00	
WEEKDAY																				Weekdays
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	0.00	0.00	0.00	0.00	0.00	0.60	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.16	7:00 AM
8:00 AM	0.00	0.00	0.00	0.00	0.00	1.50	1.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.90	8:00 AM
9:00 AM	0.00	0.00	0.00	0.00	0.00	3.00	2.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.80	9:00 AM
10:00 AM	0.00	0.00	0.00	0.00	0.00	6.00	5.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.60	10:00 AM
11:00 AM	0.00	0.00	0.00	0.00	0.00	9.00	8.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.40	11:00 AM
NOON	0.00	0.00	0.00	0.00	0.00	15.00	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.00	NOON
1:00 PM	0.00	0.00	0.00	0.00	0.00	21.00	19.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.60	1:00 PM
2:00 PM	0.00	0.00	0.00	0.00	0.00	18.00	16.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.80	2:00 PM
3:00 PM	0.00	0.00	0.00	0.00	0.00	18.00	16.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.80	3:00 PM
4:00 PM	0.00	0.00	0.00	0.00	0.00	15.00	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.00	4:00 PM
5:00 PM	0.00	0.00	0.00	0.00	0.00	21.00	19.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.60	5:00 PM
6:00 PM	0.00	0.00	0.00	0.00	0.00	27.00	25.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.20	6:00 PM
7:00 PM	0.00	0.00	0.00	0.00	0.00	30.00	28.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.00	7:00 PM
8:00 PM	0.00	0.00	0.00	0.00	0.00	30.00	28.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.00	8:00 PM
9:00 PM	0.00	0.00	0.00	0.00	0.00	30.00	28.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.00	9:00 PM
10:00 PM	0.00	0.00	0.00	0.00	0.00	27.00	25.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.20	10:00 PM
11:00 PM	0.00	0.00	0.00	0.00	0.00	21.00	19.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.60	11:00 PM
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	15.00	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.00	MIDNIGHT

MAXIMUM WEEKDAY DEMAND 58.00

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	0.00	0.00	0.00	0.00	0.00	0.60	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.16	7:00 AM
8:00 AM	0.00	0.00	0.00	0.00	0.00	0.90	0.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.74	8:00 AM
9:00 AM	0.00	0.00	0.00	0.00	0.00	1.80	1.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.48	9:00 AM
10:00 AM	0.00	0.00	0.00	0.00	0.00	2.40	2.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.64	10:00 AM
11:00 AM	0.00	0.00	0.00	0.00	0.00	3.00	2.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.80	11:00 AM
NOON	0.00	0.00	0.00	0.00	0.00	9.00	8.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.40	NOON
1:00 PM	0.00	0.00	0.00	0.00	0.00	13.50	12.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.10	1:00 PM
2:00 PM	0.00	0.00	0.00	0.00	0.00	13.50	12.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.10	2:00 PM
3:00 PM	0.00	0.00	0.00	0.00	0.00	13.50	12.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.10	3:00 PM
4:00 PM	0.00	0.00	0.00	0.00	0.00	13.50	12.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.10	4:00 PM
5:00 PM	0.00	0.00	0.00	0.00	0.00	18.00	16.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.80	5:00 PM
6:00 PM	0.00	0.00	0.00	0.00	0.00	27.00	25.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.20	6:00 PM
7:00 PM	0.00	0.00	0.00	0.00	0.00	28.50	26.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.10	7:00 PM
8:00 PM	0.00	0.00	0.00	0.00	0.00	30.00	28.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.00	8:00 PM
9:00 PM	0.00	0.00	0.00	0.00	0.00	30.00	28.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.00	9:00 PM
10:00 PM	0.00	0.00	0.00	0.00	0.00	28.50	26.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.10	10:00 PM
11:00 PM	0.00	0.00	0.00	0.00	0.00	25.50	23.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.30	11:00 PM
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	21.00	19.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.60	MIDNIGHT

MAXIMUM WEEKEND DEMAND 58.00

REQUIRED PARKING 58.00

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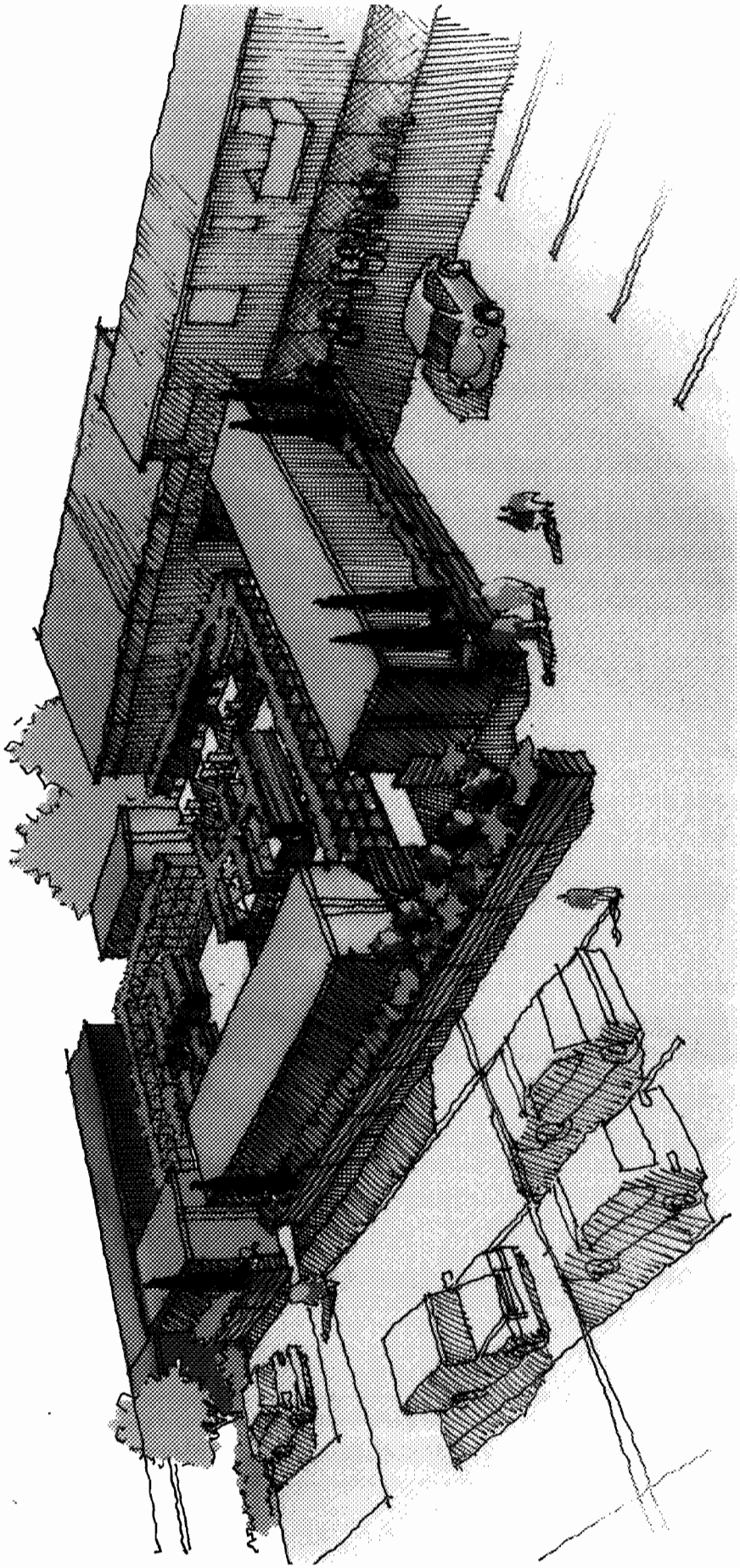
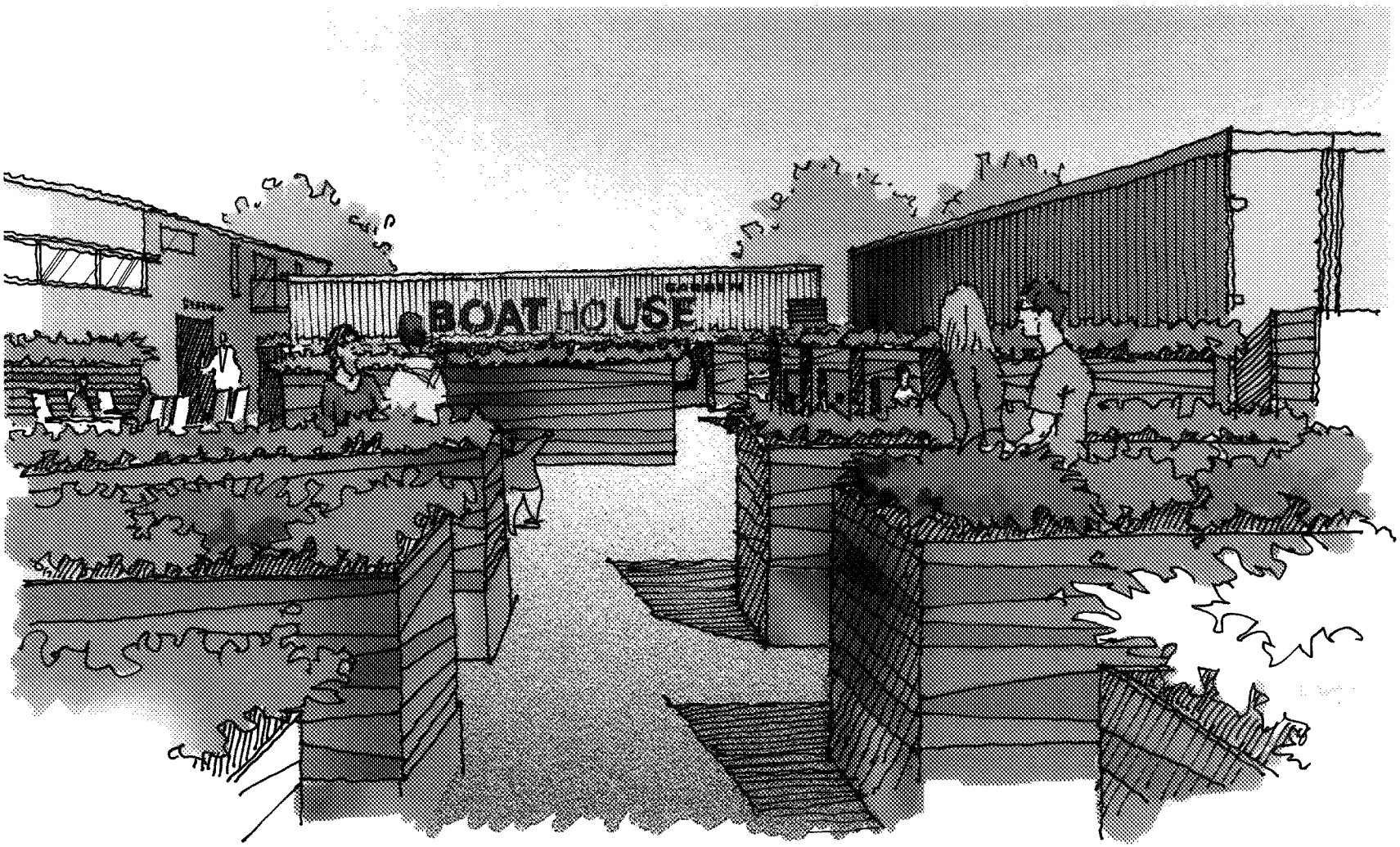
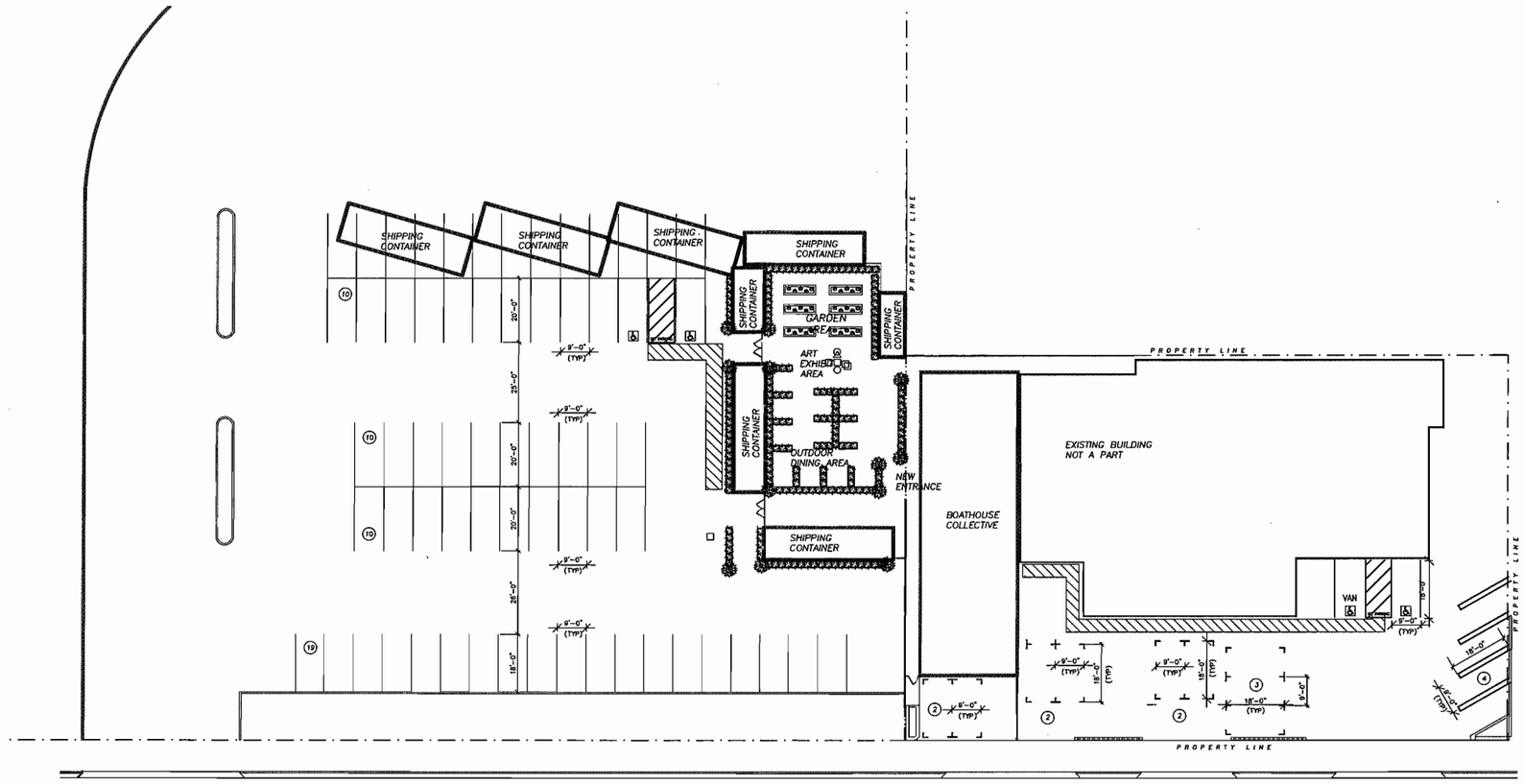
ATTACHMENT 3

LOCATION MAP




BOAT HOUSE



1 SITE PLAN
Scale: 20'-0"=1'-0"

PARKING PROVIDED

STALLS: ON-SITE

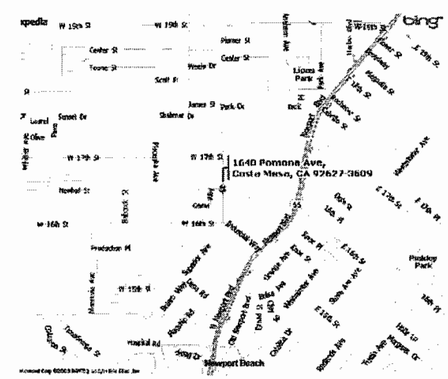
13 STALLS
2 HANDICAP STALLS

STALLS:OFF-SITE

49 STALLS
2 HANDICAP STALLS

62 SUB-TOTAL STALLS
4 HANDICAP STALLS

66 TOTAL STALLS



2 VICINITY MAP
Scale: 20'-0"=1'-0"

REC'D NOV 22 2011

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P.O. Box 1512 ■ Newport Beach
California ■ 92658-1512
(949) 650-9816 Fax (949) 215-5927
www.rto-inc.net

BOATHOUSE
///COLLECTIVE\\\
1640 Pomona Ave., Costa Mesa, CA

SITE PLAN WITH PARKING COUNT

DATE	REMARKS

SHEET
A-1
OF

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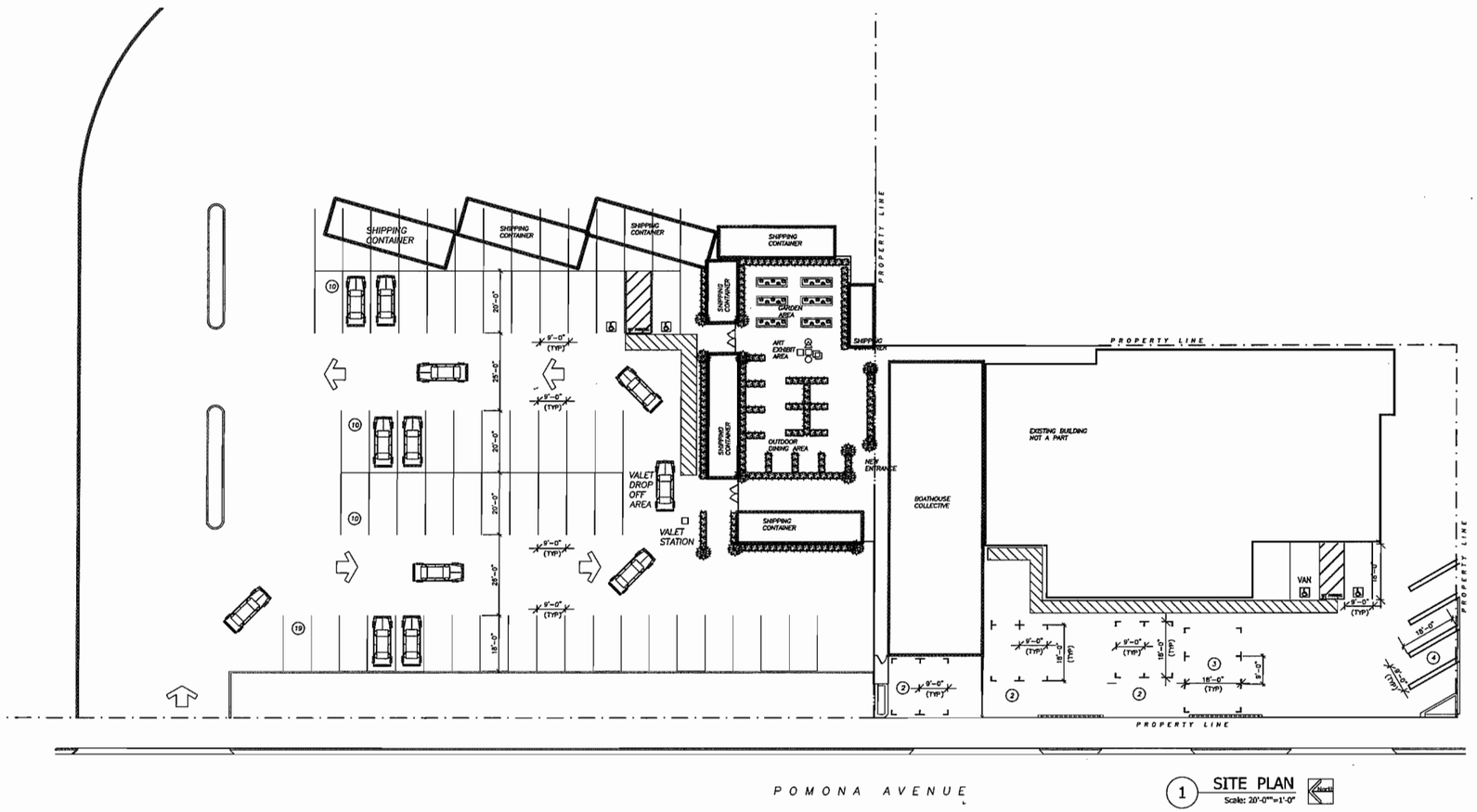


1 SITE PLAN
Scale: 20'-0"=1'-0"

PARKING PROVIDED

STALLS: ON-SITE

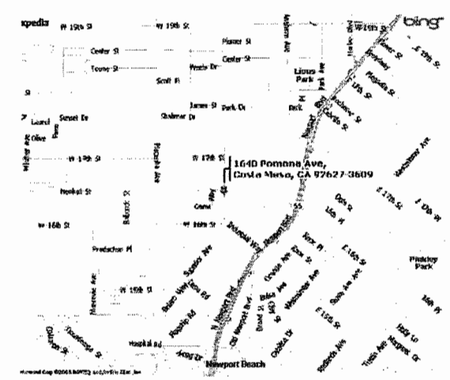
13 STALLS
2 HANDICAP STALLS

STALLS: OFF-SITE

49 STALLS
2 HANDICAP STALLS

62 SUB-TOTAL STALLS
4 HANDICAP STALLS

66 TOTAL STALLS



2 VICINITY MAP
Scale: 20'-0"=1'-0"

25

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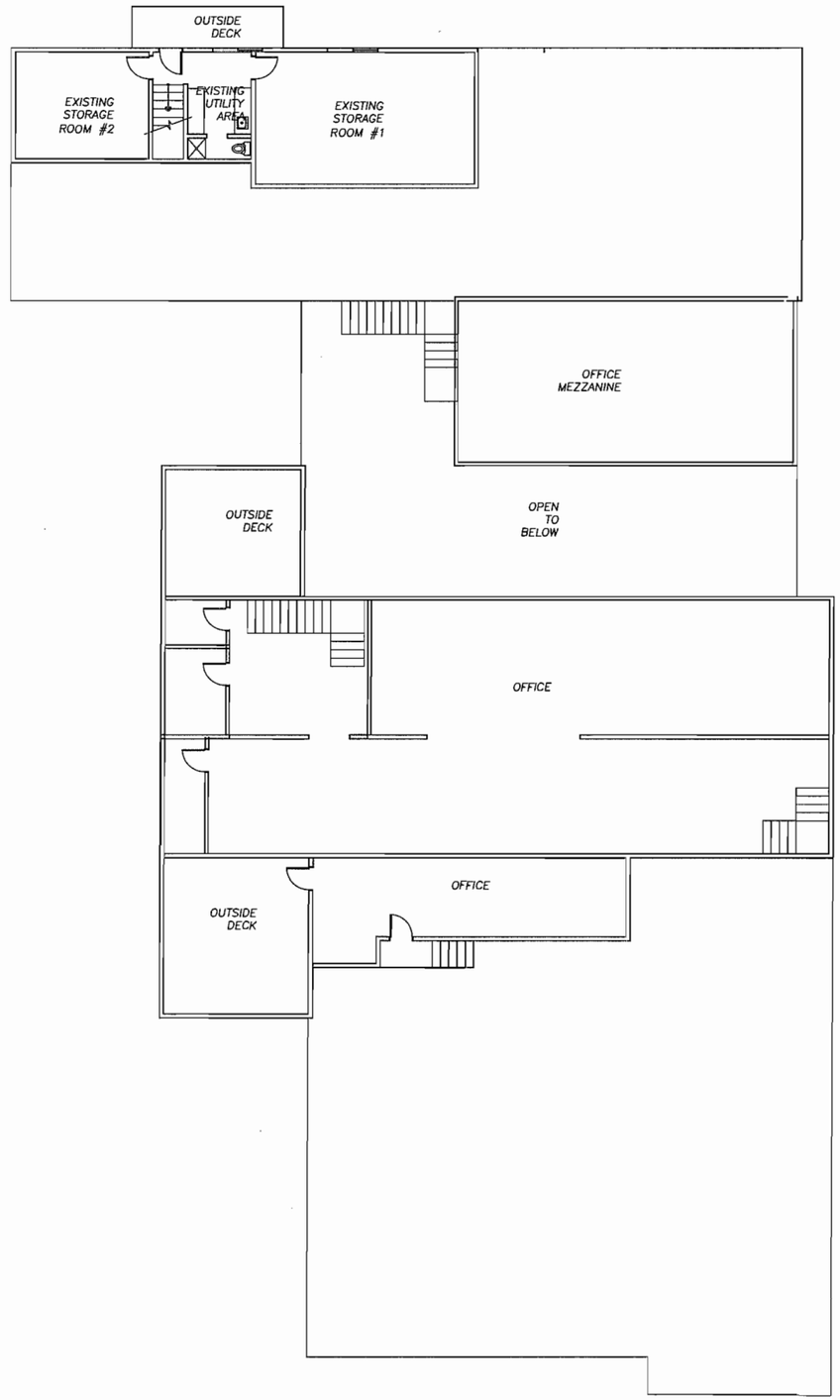
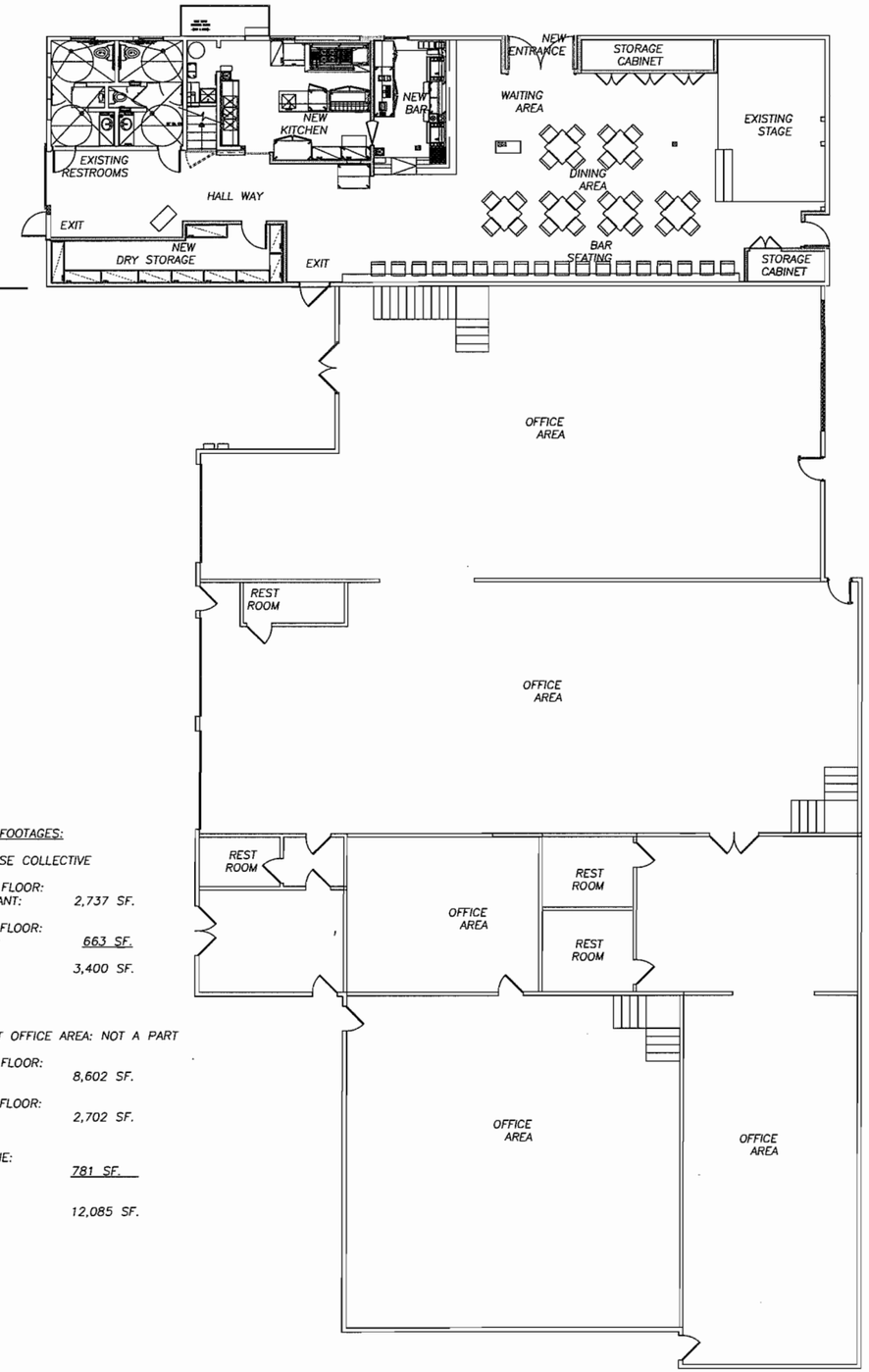
SITE PLAN
WITH OPTIONAL
VALET PARKING

DATE	REMARKS

SHEET
A-1.1
OF



2 SECOND FLOOR PLAN
Scale: 1/8"=1'-0"



1 GROUND FLOOR PLAN
Scale: 1/8"=1'-0"

BOATHOUSE COLLECTIVE

ADJACENT SPACE NOT A PART

SQUARE FOOTAGES:

BOATHOUSE COLLECTIVE

GROUND FLOOR: RESTAURANT:	2,737 SF.
SECOND FLOOR: STORAGE:	663 SF.
TOTAL:	3,400 SF.

ADJACENT OFFICE AREA: NOT A PART

GROUND FLOOR: OFFICE:	8,602 SF.
SECOND FLOOR: OFFICE:	2,702 SF.
MEZZANINE: OFFICE:	781 SF.
TOTAL:	12,085 SF.

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OVERALL FLOOR PLANS

DATE	REMARKS

SHEET
A-2
OF

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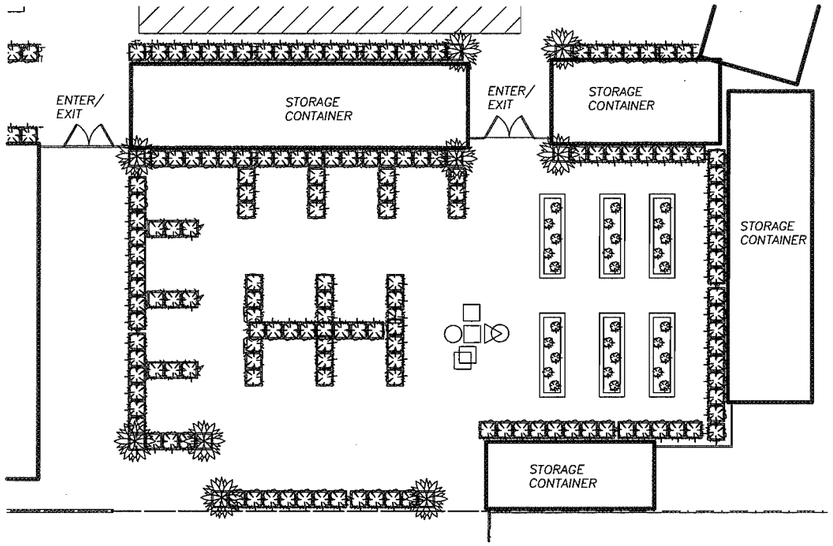
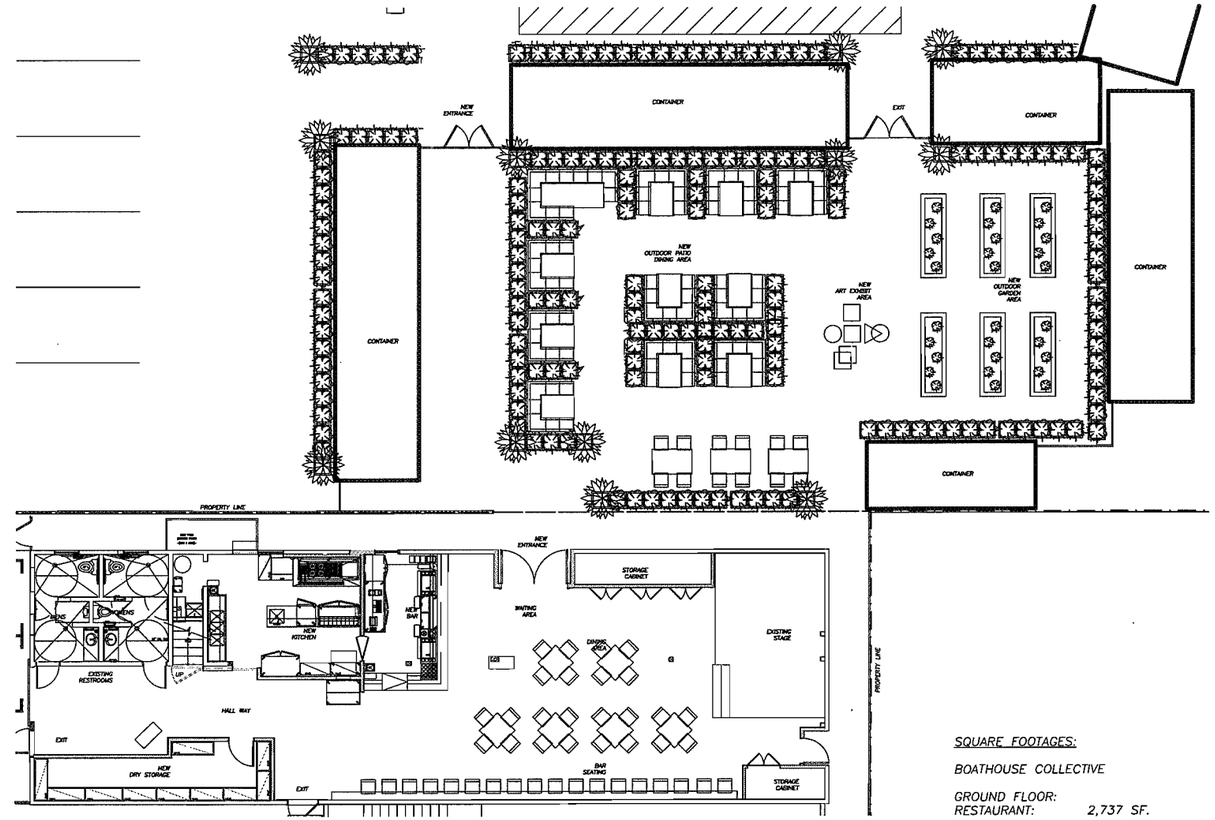


3 FARMERS MARKET/ART EXHIBIT USE
Scale: 1/8"=1'-0"

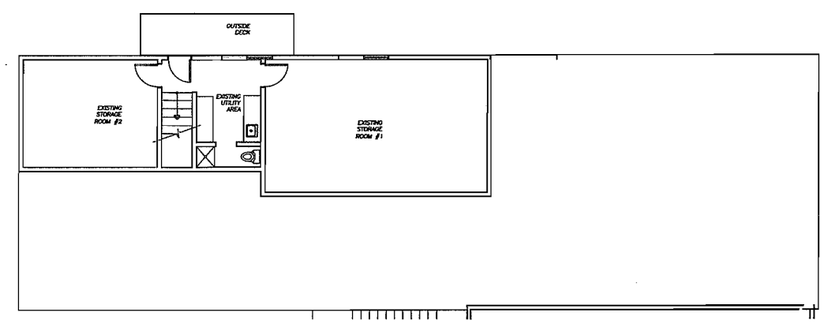


1 GROUND FLOOR PLAN
Scale: 1/8"=1'-0"

SQUARE FOOTAGES:

BOATHOUSE COLLECTIVE

GROUND FLOOR: RESTAURANT:	2,737 SF.
SECOND FLOOR: STORAGE:	663 SF.
TOTAL:	3,400 SF.



2 SECOND FLOOR PLAN
Scale: 1/8"=1'-0"

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OVERALL
BOATHOUSE
FLOOR PLANS

DATE	REMARKS

SHEET
A-3
OF

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