



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 23, 2012

ITEM NUMBER: **V.2**

SUBJECT: REQUEST FOR FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR A PREMISE-TO-PREMISE TRANSFER OF AN EXISTING STATE ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE FOR AN EATING AND DRINKING ESTABLISHMENT WITHIN THE TRIANGLE (BLACK KNIGHT/OLIVE BRANCH PIZZA)
1875 NEWPORT BOULEVARD, UNIT 211

DATE: APRIL 12, 2012

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
mel.lee@costamesaca.gov

DESCRIPTION

The applicant is requesting a finding of Public Convenience or Necessity (PC or N) to allow a premise-to-premise transfer of a State Department of Alcoholic Beverage Control (ABC) Type 48 License (On-Sale General, Public Premise) for a proposed eating and drinking establishment within the Triangle.

APPLICANT

The applicant for the premise-to-premise transfer is Erik Harriman, dba Touch O'Classe Inc.

RECOMMENDATION

Adopt resolution for finding of Public Convenience or Necessity.

BACKGROUND

Project Site/Environs

Triangle Square shopping center, now known as the Triangle, is zoned PDC (Planned Development Commercial). The site is bounded on all sides by major streets – West 19th Street to the north, Newport Boulevard to the east, and Harbor Boulevard to the west. Major tenants include the Triangle Square Cinemas, Yardhouse Restaurant, and Sutra Lounge. In November of 2011, 24 Hour Fitness opened within the center, and two recently approved restaurants (Saddle Ranch Chop House and El Corazon), are currently under construction.

On March 12, 2012, Planning Commission approved, on a 5-0 vote, a master plan for the Triangle (PA-12-02) to allow a new mix of uses, exterior building upgrades, new signage, etc.

ANALYSIS

On April 9, 2012, staff received an application for a premise-to-premise transfer of the existing Type 48 (On-Sale General, Public Premise) Alcoholic Beverage Control (ABC) license for the Little Knight Bar at 436 E. 17th Street. The owner, Erik Harriman, is proposing to transfer the license to this location and operate a new restaurant within the Triangle (Black Knight/Olive Branch Pizza) with this license. The tenant space is a 2,875 square-foot space between the future El Corazon Restaurant and Yardhouse (Attachment 6).

According to ABC, the ratio of the number of on-sale alcoholic beverage licenses to population within the Census Tract (637.02) exceeds the countywide ratio. Seven on-sale licenses are allowed; 25 on-sale licenses exist (Attachment 5).

In accordance with City Council Policy 500-8, most recently revised and updated on November 17, 2009, Planning Commission may make a PC or N finding for the requested premise-to-premise transfer.

Finding of Public Convenience or Necessity (PC or N)

It is staff's opinion that the finding of Public Convenience or Necessity for the premise-to-premise transfer of the Type 48 ABC License can be made based on the following:

- *The applicant will be required to comply with all applicable requirements for sit-down food service per the conditions of approval adopted by the Commission for Master Plan PA-12-02.*

The use would be subject to applicable requirements in Exhibit B3 (Attachment 4) to ensure that the use is not operated as a bar, including providing sit-down food service and requiring sales and service staff within 90 days of hire complete Responsible Beverage Service (RBS) training.

Planning Commission also adopted a condition of approval as part of the Triangle Master Plan which indicated that:

"...Any transfer of a Type 48 ABC license shall require approval by the Development Services Director to ensure that the proposed floor plan has limited bar area and that the proposed use functions as a bona fide public eating place and not exclusively as a bar." (Condition No. 10).

As indicated in the attached floor plan, the establishment will have, in addition to a bar, seating areas for dining and a full kitchen.

- The approval of a restaurant use in the Triangle is consistent with the Master Plan with regard to required parking.

The parking analysis prepared as part of the Master Plan for the Triangle took into consideration the 2,875 square-foot space for restaurant use, so the overall parking demand, under the assumption that Triangle Square is fully leased and occupied, would be adequate for this use.

- The Police Department does not have any objections to the premise-to-premise transfer of this license.

The Police Department has reviewed the proposed premise-to-premise transfer and has no objections to the proposal. Targeted law enforcement areas at the Triangle are not considered excessive or burdensome to law enforcement. The Police Department does not anticipate elevated rates of alcohol-related crime (i.e., disturbing the peace, public intoxication, vandalism, graffiti, etc.).

- The City may gain tangible economic benefits from the proposed use, including a net employment gain, a unique new business, and further revitalization of the Triangle as a major destination center.

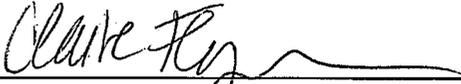
If the PC or N finding is made, the premise-to-premise transfer of the license will be forwarded to the City Council to receive and file.

CONCLUSION

It is staff's opinion that the finding can be made based on the recent approval of the Master Plan for the proposed use. Therefore, staff supports the applicant's request.



MEL LEE, AICP
Senior Planner



CLAIRE FLYNN, AICP
Acting Asst. Development Services Director

- Attachments:
1. Draft Resolution
 2. ABC License Application
 3. Applicant's Description Letter

4. The Triangle Conditions of Approval Exhibit B3 For Eating and Drinking Establishments
5. List of ABC Licensed Establishments in Census Tract 637.02
6. Floor Plan

cc: Assistant Chief Executive Officer
Interim Development Services Director
Deputy City Attorney
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (4)
File (2)

Touch O' Classe Inc.
Attn: Erik Harriman, President
436 E. 17th Street
Costa Mesa, CA 92663

Greenlaw Partners
4440 Von Karman, Suite 350
Newport Beach, CA 92660

Diamond Star Associates
4100 MacArthur Boulevard, Suite 310
Newport Beach, CA 92660

RESOLUTION NO. PC-12___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA MAKING A FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR A PREMISE-TO-PREMISE TRANSFER OF A TYPE 48 ABC LICENSE

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

WHEREAS, an application was filed by Erik Harriman requesting a finding of Public Convenience or Necessity (PC or N) for a premise-to-premise transfer of an existing Type 48 (On-Sale General, Public Premise) Alcoholic Beverage Control (ABC) license for the Little Knight Bar at 436 E. 17th Street. The applicant is proposing to operate a new restaurant within the Triangle (Black Knight/Olive Branch Pizza) with this license in a 2,875 square-foot space between the future El Corazon Restaurant and Yardhouse;

WHEREAS, the Planning Commission considered the request on April 23, 2012.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission hereby **MAKES A FINDING OF PUBLIC CONVENIENCE OR NECESSITY** for the premise-to-premise transfer of the Type 48 ABC License.

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 and upon applicant's compliance with each and all of the conditions contained in Exhibit B3 of Master Plan PA-12-02, 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 23rd day of April, 2012

Colin McCarthy, Chair
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

- A. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City's environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.
- B. The finding of Public Convenience or Necessity for the premise-to-premise transfer of the Type 48 ABC License is based on the following:
- According to the Police Department, targeted law enforcement areas at the Triangle is not considered excessive or burdensome to law enforcement. The Police Department does not anticipate elevated rates of alcohol-related crime (i.e., disturbing the peace, public intoxication, vandalism, graffiti, etc.).
 - The City may gain tangible economic benefits from the proposed use, including a net employment gain, unique new business, and revitalization of the Triangle as a major destination center.

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

TO: Department of Alcoholic Beverage Control
605 W. SANTA ANA BLVD.
BLDG 28, STE 369
SANTA ANA, CA 92701
(714) 558-4101

File Number: 520447
Receipt Number: 2104699
Geographical Code: 3004
Copies Mailed Date: April 3, 2012
Issued Date:

REC'D APR - 5 2012

DISTRICT SERVING LOCATION: SANTA ANA

First Owner: TOUCH O'CLASSE, INC.
Name of Business: BLACK KNIGHT
Location of Business: 1875 NEWPORT BLVD
STE L2-211
COSTA MESA, CA 92627-2863

County: ORANGE
Is Premise inside city limits? Yes Census Tract 0637.02
Mailing Address: 436 E 17TH ST
(If different from COSTA MESA, CA 92627-3213
premises address)

Type of license(s): 48

Transferor's license/name: 49526 / TOUCH O'CLASSE, INC. Dropping Partner: Yes No X

Table with columns: License Type, Transaction Type, Fee Type, Master, Dup, Date, Fee. Row 1: 48 - On-Sale General Public, PREMISE TO PREMISE TRANSFER, P40, Y, 0, 04/02/12, \$100.00. Row 2: Total, \$100.00.

Have you ever been convicted of a felony? No
Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? No
Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of ORANGE Date: April 2, 2012

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Applicant Name(s) Applicant Signature(s)
See 211 Signature Page

TOUCH O'CLASSE, INC.

APPLICATION SIGNATURE SHEET ("SIGN ON")

• This form is to be used as the signature page for applications not signed in the District Office.
 • Read instructions on reverse before completing.
 • All signatures must be notarized in accordance with laws of the State where signed.

1. OWNERSHIP TYPE (Check one)
 Sole Owner Partnership-Ltd
 Partnership Corporation
 Married Couple Limited Liability Company
 Domestic Partner Other

2. FILE NUMBER (if any) 520447

3. LICENSE TYPE 48

4. TRANSACTION TYPE
 Original Person to Person Transfer
 Exchange Premise to Premise Transfer
 Other

5. APPLICANT(S) NAME (Last, first, middle)
Touch o classe Inc

6. APPLICANT'S MAILING ADDRESS (Street address/P.O. box, city, state, zip code)
300 35th St. Newport Beach CA 92663

7. PREMISES ADDRESS (Street address, city, zip code)
436 East 17th St. Costa Mesa CA 92627

APPLICANT'S CERTIFICATION

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He/She is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he/she has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer

payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department, (b) to gain or establish a preference to or for any creditor or transferor, or (c) to defraud or injure any creditor or transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.
 I understand that if I fail to qualify for the license or withdraw this application there will be a service charge of one-fourth of the license fee paid, up to \$100.

SOLE OWNER

8. PRINTED NAME (Last, first, middle) _____ SIGNATURE X DATE SIGNED _____

PARTNERSHIP/LIMITED PARTNERSHIP (Signatures of general partners only)

9. PARTNER'S PRINTED NAME (Last, first, middle) _____ SIGNATURE X DATE SIGNED _____

PARTNER'S PRINTED NAME (Last, first, middle) _____ SIGNATURE X DATE SIGNED _____

PARTNER'S PRINTED NAME (Last, first, middle) _____ SIGNATURE X DATE SIGNED _____

CORPORATION

10. PRINTED NAME (Last, first, middle) Harriman Erik Douglas SIGNATURE [Signature] DATE SIGNED 3/20/12

TITLE President Vice President Chairman of the Board

PRINTED NAME (Last, first, middle) Harriman Erik Douglas SIGNATURE [Signature] DATE SIGNED 3/20/12

TITLE Secretary Asst. Secretary Chief Financial Officer Asst. Treasurer

LIMITED LIABILITY COMPANY

11. The limited liability company is member-run Yes No (If no, complete Item #12 below)

12. NAME OF DESIGNATED MANAGER, MANAGING MEMBER OR DESIGNATED OFFICER (Last, first, middle) _____

13. MEMBER'S PRINTED NAME (Last, first, middle) _____ SIGNATURE X DATE SIGNED _____

MEMBER'S PRINTED NAME (Last, first, middle) _____ SIGNATURE X DATE SIGNED _____

RECEIVED

MAR 22 2012

ACKNOWLEDGMENT

State of California
County of ORANGE

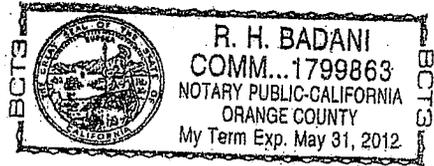
On 3/20/12 before me, R.H. BADANI, Notary Public
(insert name and title of the officer)

personally appeared Erik D. Harriman
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature RHBadani (Seal)



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and
reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Application Signature Sheet (Sign off)

Document Date: 3/20/12

Number of Pages: _____ (Not including this page)

Signer(s) Other Than Named Above:

Touch O Class Inc.

Dbas The Little Knight (to be The Black Knight –Olive Branch Pizza)

436 East 17th street

Costa Mesa CA, 92663

City of Costa Mesa

Development Services Department

77 Fair Drive

Costa Mesa, California 92628

December 1, 2011

To Whom It May Concern;

I am the current owner of The Little Knight bar and grill on 17th street in Costa Mesa. I am in the process of relocating and redeveloping the business concept in the Triangle Square Center. The current location was opened in 1974 by my father, Harold Harriman. I have been managing the business since 1987 and purchased it in 1995. Since its conception we have added a small kitchen and have built a clientele on our daily changing single item menu. (Ground beef tacos, fish tacos, burgers, sliders and Sunday brunch)

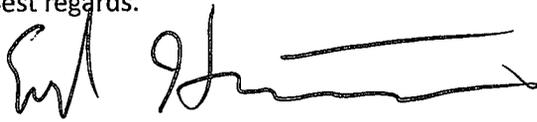
While my father's original concept has worked well over the years, the demographics of the area have changed and we feel the need to change with it. We feel the new concept is more in line with what the local clientele is looking for.

Our plan is to reopen as a gastro lounge in the Triangle Square location with a full kitchen including a wood fired pizza oven. Our menu will have our current items as well a gourmet appetizer menu, including individual wood fired pizza, brochette, calamari, crab cakes, and burgundy tips. We would also test the market for several types of fondues. Our brunch menu, on Saturday and Sundays, includes eggs Benedict, chorizo, and several types of breakfast burritos. A breakfast pizza is also in the works. We would also be opening and operating a wood fired pizza delivery and take out business from this same location. The concept would utilize the latest ordering technology to deliver a quality gourmet pizza to our customers in a time frame that is competitive with fast food pizza chains.

Our hours of operation would be similar to our current hours 10:00 AM to 2:00 AM Monday thru Friday and a new 9:00 ARE opening on Saturday and Sunday for brunch.

We would anticipate opening before the summer of 2012 with as little down time as possible between the closing of the current location and the opening of the new one. My employees are my biggest asset and I would not want to lose any of them to an extended down time. My staff and I are very excited about this move and redeveloped concept. We look forward to working with all parties and agencies involved to get through this process in a thorough and efficient manner.

Best regards.

A handwritten signature in black ink, appearing to read 'Erik Harriman', with a long horizontal flourish extending to the right.

Erik Harriman

President; Touch O Classe Inc.

Olive Branch Pizza Inc.

EXHIBIT B3

The Following Conditions Of Approval Shall Apply To Eating And Drinking Establishments In The Triangle

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

11. For establishments with a State Alcoholic Beverage Control (ABC) License, all sales and service staff (within 90 days of hire) shall complete Responsible Beverage Service (RBS) training with a provider approved by the California Department of Alcoholic Beverage Control. A copy of the training certificates shall be kept on premises and presented to any authorized City official upon request.
12. For establishments with a State Alcoholic Beverage Control (ABC) License, a Finding of Public Convenience and Necessity are hereby made by the Planning Commission in accordance with City Council Policy No. 500-8 prior to the issuance of the license by ABC.
13. The operator shall be required to provide on-site security if requested by the Police Department.

ATTACHMENT 5



**California Department of Alcoholic Beverage
Control
For the County of ORANGE - (On-Sale Licenses)
and Census Tract = 637.02**

Report as of 4/11/2012

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	156856	ACTIVE	47	1/8/1985	6/30/2012	W H JS GOLDEN DRAGON INC 2023 HARBOR BLVD COSTA MESA, CA 92627 Census Tract: 0637.02			3004
2)	309338	ACTIVE	47	11/8/1995	7/31/2012	SWH CORPORATION 1835 NEWPORT BLVD, # F COSTA MESA, CA 92627-5014 Census Tract: 0637.02	MIMIS CAFE 0010	18872 MACARTHUR BLVD, STE 400 IRVINE, CA 92612-1427	3004
3)	339378	ACTIVE	41	4/14/1998	12/31/2012	RUBIOS RESTAURANTS INC 1835 NEWPORT BLVD, STE D156-D158 COSTA MESA, CA 92627 Census Tract: 0637.02	RUBIOS FRESH MEXICAN GRILL 17	1902 WRIGHT PL, STE 300 CARLSBAD, CA 92008-6583	3004
4)	358982	ACTIVE	47	8/3/2000	7/31/2012	PLAYERS PIZZA INCORPORATED 512 W 19TH ST COSTA MESA, CA 92627 Census Tract: 0637.02	WESTSIDE BAR & GRILL		3004
5)	368892	ACTIVE	41	11/16/2000	10/31/2012	KOLYOUTHAPONG, KIAT 1835 NEWPORT BLVD D154 & D155 COSTA MESA, CA 92627 Census Tract: 0637.02	DIHO SIAM RESTAURANT	23600 ROCKFIELD RD 2L LAKE FOREST, CA 92630	3004
6)	378801	ACTIVE	41	11/26/2001	10/31/2012	BURCIAGA, MIRNA AIDA	EL CHINACO RESTAURANT	1778 NEW HAMPSHIRE	3004

						560 W 19TH ST, UNIT D COSTA MESA, CA 92627 Census Tract: 0637.02		DR COSTA MESA, CA 92626	
7)	387404	ACTIVE	41	9/17/2002	8/31/2012	SHIBUCHO INC 590 W 19TH ST COSTA MESA, CA 92627 Census Tract: 0637.02	SUSHI SHIBUCHO	3220 GOTERA DR HACIENDA HEIGHTS, CA 91745	3004
8)	392465	ACTIVE	41	12/16/2002	11/30/2012	LEE, DANNY JUWON 1870 HARBOR BLVD, STE A100 COSTA MESA, CA 92627 Census Tract: 0637.02	SUSHI ZEN		3004
9)	425417	ACTIVE	41	5/26/2005	4/30/2012	S&J TITHE INC 2075 NEWPORT BLVD, STE 108 COSTA MESA, CA 92627 Census Tract: 0637.02	SUSHI WAVE		3004
10)	425702	ACTIVE	42	8/22/2005	9/30/2012	BEVERAGES & MORE INC 1835 NEWPORT BLVD, STE B129 COSTA MESA, CA 92627 Census Tract: 0637.02	BEVMO	1470 ENEA CIR, STE 1600 CONCORD, CA 94520- 5242	3004
11)	436280	ACTIVE	47	3/15/2006	2/28/2013	ROMAN, DAVID 1773 NEWPORT BLVD COSTA MESA, CA 92627 Census Tract: 0637.02	ROMAN CUCINA	PO BOX 1219 SUNSET BEACH, CA 90742	3004
12)	437787	SUREND	47	6/23/2006	2/29/2012	KSDB INC 1870 HARBOR BLVD, STE A210 COSTA MESA, CA 92627 Census Tract: 0637.02	CHRONIC CANTINA SPORTS BAR & GRILL	1582 MONROVIA AVE NEWPORT BEACH, CA 92663	3004
13)	457203	ACTIVE	47	10/4/2007	9/30/2012	YARD HOUSE TRIANGLE SQUARE LLC 1875 NEWPORT BLVD, STE A219	YARD HOUSE RESTAURANT	26023 JEFFERSON AVE, STE D MURRIETA, CA 92562-	3004

						COSTA MESA, CA 92627 Census Tract: 0637.02		6984	
14)	461684	ACTIVE	47	7/28/2008	6/30/2012	ALOHA GRILL & TIKI BAR INC 1749 NEWPORT BLVD COSTA MESA, CA 92627-3005 Census Tract: 0637.02	ALOHA GRILL & TIKI BAR		3004
15)	477052	ACTIVE	48	12/28/2009	11/30/2012	TRIANGLE SQUARE VENTURES LLC 1870 HARBOR BLVD, STE A200 COSTA MESA, CA 92627-5029 Census Tract: 0637.02	SUTRA NIGHTCLUB		3004
16)	478461	ACTIVE	47	7/7/2009	9/30/2012	SHERBANEE ENTERPRISES INC 1901 NEWPORT BLVD, STE 100 & LL101 COSTA MESA, CA 92627-2278 Census Tract: 0637.02	TURNIP ROSE	1850 W COLLINS ORANGE, CA 92667-5425	3004
17)	480112	ACTIVE	41	12/15/2009	11/30/2012	THAI PUPARN CORPORATION 560 W 19TH ST, UNIT C COSTA MESA, CA 92627-5044 Census Tract: 0637.02	THAI TASTEE		3004
18)	480771	ACTIVE	41	9/30/2009	8/31/2012	SAN JORGE INC 1902 HARBOR BLVD, STE A COSTA MESA, CA 92627-2669 Census Tract: 0637.02	IL DOLCE		3004
19)	484559	ACTIVE	41	2/17/2010	1/31/2013	PERUVIAN CHIX LLC 562 W 19TH ST COSTA MESA, CA 92627-2749 Census Tract: 0637.02	INKA GRILL ROTISSERIE CHICKEN	1219 SAND KEY CORONA DEL MAR, CA 92625	3004
20)	484936	ACTIVE	41	3/30/2010	2/28/2013	LUIS PASTA CONNECTION INC	PASTA CONNECTION		3004

						1969 HARBOR BLVD COSTA MESA, CA 92627-2668 Census Tract: 0637.02			
21)	486512	ACTIVE	41	4/21/2010	3/31/2013	FAR WEST RESTAURANT GROUP LLC 1781 NEWPORT BLVD, STE C COSTA MESA, CA 92627-5063 Census Tract: 0637.02	WINGSTOP	PO BOX 12139 NEWPORT BEACH, CA 92658-5053	3004
22)	500482	ACTIVE	86	12/23/2010 4:13:03 PM	11/30/2012	FRESH & EASY NEIGHBORHOOD MARKET INC 1835 NEWPORT BLVD, STE C140 COSTA MESA, CA 92627-5009 Census Tract: 0637.02	FRESH & EASY NEIGHBORHOOD MARKET	2120 PARK PL, STE 200 EL SEGUNDO, CA 90245-4741	3004
23)	504893	ACTIVE	47	5/2/2011 2:18:47 PM	4/30/2012	GOLDEN TRUFFLE INCORPORATED THE 1767 NEWPORT BLVD COSTA MESA, CA 92627-2719 Census Tract: 0637.02	GOLDEN TRUFFLE THE	3991 MACARTHUR BLVD, STE 340 C/O MICHAEL CHO, NEWPORT BEACH, CA 92660-3056	3004
24)	517545	ACTIVE	41	12/15/2011 3:13:45 PM	10/31/2012	ISHIMOTO, YOKO 1907 HARBOR BLVD COSTA MESA, CA 92627-2666 Census Tract: 0637.02	SAKE BOMB MASA SUSHI		3004
25)	65256	ACTIVE	40	1/1/1994	6/30/2012	JUDICE, ARTHUR J 518 W 19TH ST COSTA MESA, CA 92627 Census Tract: 0637.02	GAMES PLUS		3004

--- End of Report ---

For a definition of codes, view our [glossary](#).



BUSINESSES

L2-200	SUTRA	8,580 SQ.FT.
L2-209	EL CORAZON	5,660 SQ.FT.
L2-210	SADDLE RANCH	7,880 SQ.FT.
L2-211*	OLIVE BRANCH PIZZA	2,875 SQ.FT.
L2-219	YARD HOUSE	9,300 SQ.FT.
L2-220	TRIANGLE SQUARE CINEMAS	37,681 SQ.FT.
L2-245*	RETAIL	9,132 SQ.FT.

* New

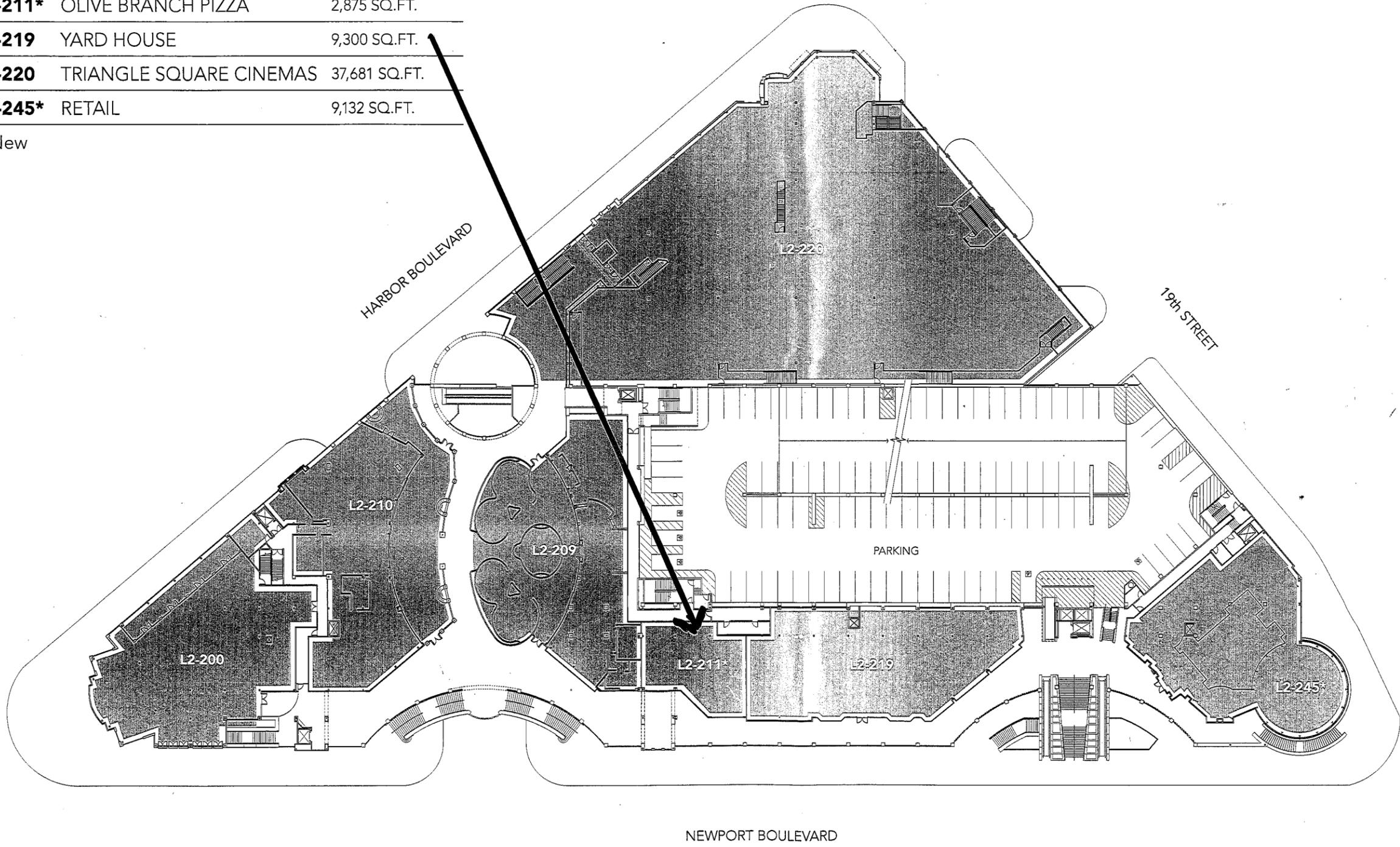
PROJECT

11104

THE TRIANGLE

1870 HARBOR BLVD
COSTA MESA
CALIFORNIA 92627

REVISION



01 LEVEL 2 FLOOR PLAN
SCALE: 1/64" = 1'

BUSINESSES

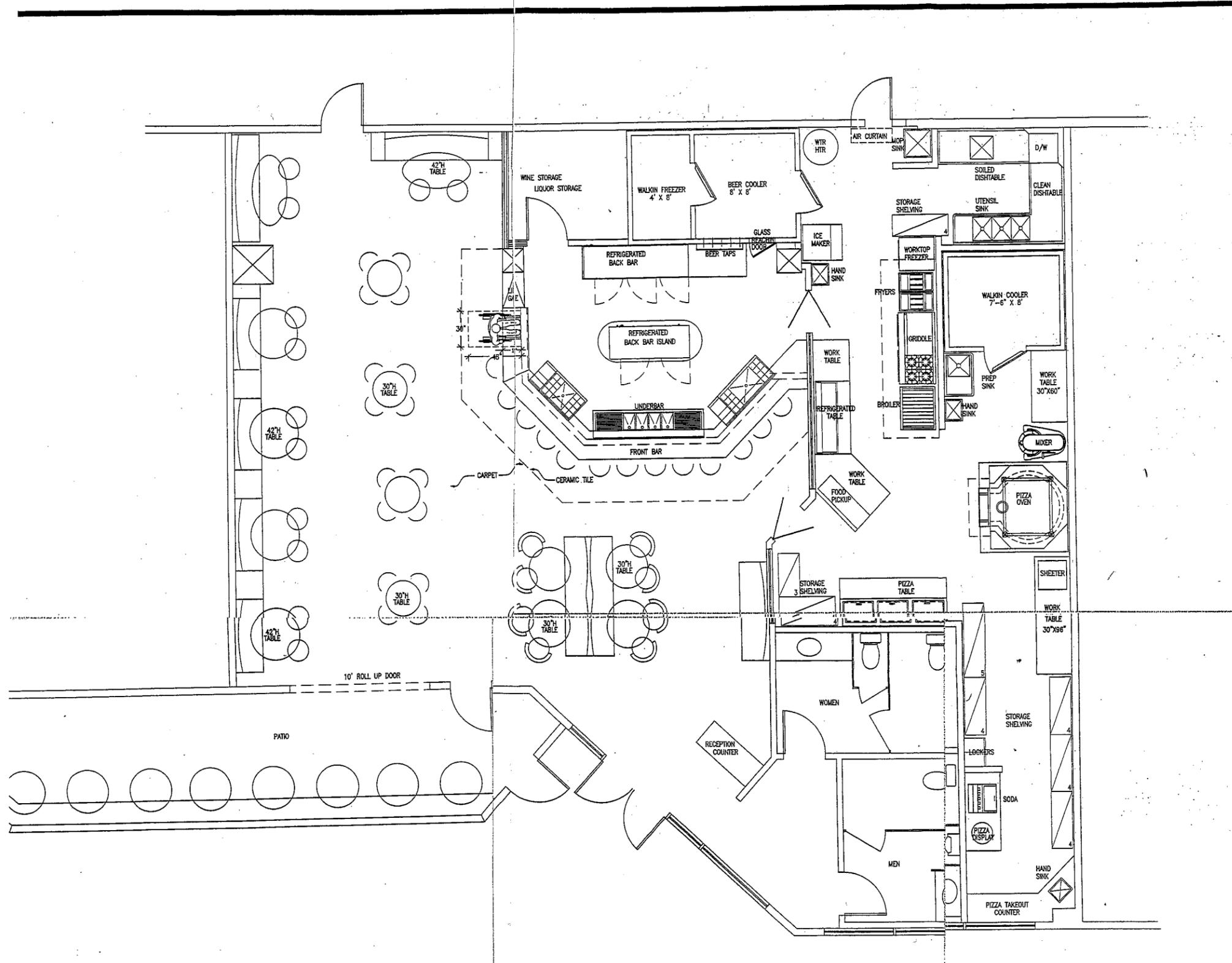
LEVEL 2 PLAN

SCALE
1/64" = 1'

6

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01/09/2012



FLOOR PLAN
1/4" = 1'-0"

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PLANNING
SERVICES**

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THE BLACK KNIGHT - OLIVE BRANCH PIZZA

1870 NEWPORT BLVD., SUITE L2-211
COSTA MESA, CA. 92626