



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: DECEMBER 14, 2015

ITEM NUMBER: PH-5

**SUBJECT: PLANNING APPLICATION PA-15-43: CONDITIONAL USE PERMIT FOR VALET
PARKING AT 3033 BRISTOL STREET**

DATE: DECEMBER 4, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: RYAN LOOMIS, ASSOCIATE PLANNER

**FOR FURTHER INFORMATION CONTACT: RYAN LOOMIS, (714) 754-5608
ryan.loomis@costamesaca.gov**

PROJECT DESCRIPTION

The applicant is requesting approval of a Conditional Use Permit for on-site valet parking services to accommodate peak hour demands of restaurant uses at a commercial retail center located at 3033 Bristol Street. The valet parking service will be provided seven days a week as follows:

- Weekly daytime during peak lunch periods - 11:00 a.m. to 2:00 p.m.
- Weekly evenings - 4:30 p.m. to 11:00 p.m., as needed.

Provision of valet parking service will increase to parking supply by 17 parking spaces.

APPLICANT

The applicant is Jason Ball, authorized agent of 3033 Bristol Street LLC, the property owner.

RECOMMENDATION

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

BACKGROUND

Project Site/Environs

The project site is located near the southwest corner of Bristol Street and Paularino Avenue, and contains a one-story, 39,153 square-foot commercial retail center. The property is zoned C1 (Local Business District) and has a General Plan land use designation of General Commercial. The property is bounded by a C1 commercially-zoned property to the south, R3 multiple-family residentially-zoned property to the west, and C1 commercially-zoned properties to the north and east, across Paularino Avenue and Bristol Street, respectively.

Existing Tenant Mix

The 39,153 square-foot commercial retail center includes a variety of commercial uses. The retail center has a high number of establishments where food or beverages are served, both “small” (300 sq. ft. or less of public serving area) and “large” (over 300 sq. ft. of public serving area). There are currently four existing “large” restaurants, including Halal Guys in Suite “E”, Oki Doki restaurant in Suite “O”, Anjin restaurant in Suite “N”, and Hashigo restaurant in Suite “M”. In addition, there are two new “large” restaurants currently under construction, including Capital Noodle in Suite “C” and Hachi Asian Fusion in Suite “D”.

The retail center also has three existing “small” restaurants, including Creamistry in Suite “F”, California Wok in Suite “H”, and Tapioca Express in Suite “L”. A new “small” restaurant is also proposed (North Shore Poke Company) in Suite “Q2”. These small eating establishments require the same amount of parking as retail uses. Other uses within the center include a dentist office (medical use), insurance (office use), and various retail stores. Table 1 provides a breakdown of the current/proposed uses as of December 1, 2015.

Table 1– Existing Tenant Mix and Hours at 3033 Bristol Street

Suite Number	Business Name	Use	Hours	Leased Area (SF)
A	Watch Connection	Retail	Tue-Fri 11am-5:30, closed Mon & Sun	2,700
AA	Dentist	Medical	Mon-Fri 11:30am-5pm	2,033
C	Capital (Under Construction)	Large Restaurant	Daily to 11PM	3,300
D	Hachi (Under Construction)	Large Restaurant	5:00 pm- 11pm M-Thurs 5:00pm-1am Fri- Sat	2,100
E	Halal Guys	Large Restaurant	Daily to 11PM	1,440
F	Creamistry	Small Restaurant	Daily to 11PM	1,440
F-11	Dive and Photo LLC	Retail	Daily	1,868
G	Insurance	Office	Mon-Fri 9am- 6pm	1,440
H	CA Wok	Small Restaurant	Mon-Sat 11:30am-10pm, Sun 12pm-9pm	1,440
I	Nail Salon	Retail	Mon-Sat 9am-7pm, Sun 10am-5pm	1,440
II	Vacant	Retail		1,800
J	Vap/Smoke Shop	Retail	Mon-Sat 10am-10pm, Sun to 8pm	1,800
K	Nanu	Retail	Mon-Fri 10am-8pm, Sat 10am-7pm, Sun 11am- 6pm	1,440
L	Tapioca Express	Small Restaurant	Mon-Thurs 11am-12am, Fri-Sat 11am-1am, Sun 12pm-12am	1,440
M	Hashigo Restaurant	Large Restaurant	Lunch Mon-Fri 11:30am- 2pm, Dinner Sun-Wed 5:30-10pm, Thurs-Sat 5:30pm-1am	1,410
N	Anjin Restaurant	Large Restaurant	Mon-Sun 5pm-1am	1,410
O	Oki Doki Restaurant	Large Restaurant	Mon-Sun 11:30am-10pm	1,440
P	Insurance	Office	Mon-Thu 9am-7pm, Fri 9am-6pm, Sat 9am-5pm,	1,440
Q1	Duke Bakery (Under Construction)	Retail	Daily	1,311
Q2	Poke (Proposed)	Small Restaurant	N/A	1,065
R & S	Vacant	Retail	N/A	5,040
			Electrical Room	356
			Total	39,153
NOTE: 1. Small Restaurant is defined as an establishment with 300 SF or less of public area. 2. Large Restaurant is defined as an establishment with more than 300 SF of public area.			Small Restaurant Percentage	14%
			Large Restaurant Percentage	28%
			Total Restaurant Percentage	42%

ANALYSIS

As shown in Table 1, the retail center includes a high number of establishments where food or beverages are served. "Large" restaurants make up 28% of the total square footage of the retail center, and "small" restaurants make up 14%, for a total of 42% of the retail center leased for eating/drinking establishments. The high number of restaurants in the center has created a parking demand that is higher than the supply of onsite parking during lunch and dinner hours. As such, a valet parking plan has been proposed to help alleviate and accommodate the parking demand.

Conditional Use Permit for On-site Valet Parking

The applicant is requesting approval of a conditional use permit to allow for a valet parking service. On-site valet parking service will be provided as follows:

- Weekly daytime during peak lunch periods - 11:00 a.m. to 2:00 p.m.
- Weekly evenings - 4:30 p.m. to 11:00 p.m., as needed.

On-site valet parking is expected to increase parking supply by a minimum of 17 parking spaces, including 4 vehicles gained through stall parking and 13 gained through in-aisle parking. As a result, the new parking supply increases from 167 spaces to 184 spaces. The City Transportation Division has reviewed and approved the valet parking plan.

Valet Operations

The location of the valet kiosk for loading and unloading of patrons is proposed in a 30 ft. by 30 ft. area along the west portion of the valet service area. Attachment 5 (Valet Parking Proposal) indicates the location of the pickup/drop-off area and interior circulation. This location will allow for the longest queuing times in periods of high demand. Driveway clearances of at least 10 feet shall be maintained during load/unload, and during times when the valet is using in-aisle parking. As indicated in the Proposal, the valet staff will be trained to expedite the queuing line forward to prevent any traffic congestion on adjacent streets.

All valet parking calculations use averages as vehicle lengths, number of guests per vehicle, and unload times vary from one vehicle to the next, which includes the following:

Average vehicle length: ~18 feet
Average unload time: ~30 seconds

Paularino entrance:
Distance from driveway to valet area: ~183 feet
At full capacity: 10 vehicles in queue

Bristol entrance:
Distance from driveway to valet area: ~211 feet
At full capacity: 11 vehicles in queue

Existing Parking Supply

There are 167 parking spaces within the existing center, which includes one space credit for the bike rack and parking located in the rear of the center. Table 2 below provides a breakdown of the existing parking supply.

Table 2- Existing Parking Supply

Main Parking Lot	142 parking spaces
Rear Parking Lot	24 parking spaces*
Proposed Bike Rack	1 parking space credit (allowed per Code) *
EXISTING TOTAL	167 parking spaces
*Includes 1 bike rack and 4 spaces required per ZA-15-22 condition of approval.	

Existing Parking Demand

Table 3 below shows parking demands for both weekday and weekend time periods, based on the existing and proposed uses at the retail center and their leasable space. This includes the proposed North Shore Poke Company in Suite "Q2". The table represents a conservative estimate, and accounts for various businesses' closure hours. The table, however, does not account for a restaurant's popularity or unusual high demand for service.

Table 3- Shared Parking Demand

SHARED PARKING STUDY									
3033 Bristol Street									
167 parking spaces provided									
USE	Office		Banks (Sq. Ft.)	Medical Office (Sq. Ft.)	Retail (Sq. Ft.)	Restaurant		Total Parking Demand by Hour	
	<100,000 (Sq. Ft.)	>100,000 (Sq. Ft.)				1st 3K (Sq. Ft.)	>3K (Sq. Ft.)		
	2880.00	0.00	0.00	2033.00	17399.00	12954.00	300.00		
PEAK DEMAND	11.52	0.00	0.00	12.20	69.60	129.54	3.60		
WEEKDAY									Weekdays
6:00 AM	0	0	0	0	0	0	0	1	6:00 AM
7:00 AM	2	0	0	2	6	2	0	12	7:00 AM
8:00 AM	7	0	0	8	12	5	0	32	8:00 AM
9:00 AM	11	0	0	11	28	9	0	60	9:00 AM
10:00 AM	12	0	0	12	45	19	1	89	10:00 AM
11:00 AM	12	0	0	12	58	28	1	111	11:00 AM
NOON	10	0	0	11	64	47	2	134	NOON
1:00 PM	10	0	0	11	66	66	3	156	1:00 PM
2:00 PM	11	0	0	12	64	57	2	146	2:00 PM
3:00 PM	11	0	0	11	63	57	2	144	3:00 PM
4:00 PM	9	0	0	9	58	47	2	125	4:00 PM
5:00 PM	5	0	0	0	44	91	3	143	5:00 PM
6:00 PM	3	0	0	0	46	117	3	168	6:00 PM
7:00 PM	0	0	0	0	45	130	4	178	7:00 PM
8:00 PM	0	0	0	0	39	130	4	172	8:00 PM
9:00 PM	0	0	0	0	27	130	4	161	9:00 PM
10:00 PM	0	0	0	0	14	117	3	134	10:00 PM
11:00 PM	0	0	0	0	6	91	3	99	11:00 PM
MIDNIGHT	0	0	0	0	0	65	2	67	MIDNIGHT
MAXIMUM WEEKDAY DEMAND				178					
WEEKEND									Weekend
6:00 AM	0	0	0	0	0	0	0	0	6:00 AM
7:00 AM	0	0	0	0	2	2	0	5	7:00 AM
8:00 AM	1	0	0	1	7	3	0	12	8:00 AM
9:00 AM	1	0	0	2	21	6	0	30	9:00 AM
10:00 AM	1	0	0	2	31	8	0	42	10:00 AM
11:00 AM	2	0	0	2	51	9	0	65	11:00 AM
NOON	2	0	0	2	59	28	1	93	NOON
1:00 PM	1	0	0	2	66	42	2	113	1:00 PM
2:00 PM	1	0	0	1	70	42	2	116	2:00 PM
3:00 PM	1	0	0	1	70	42	2	115	3:00 PM
4:00 PM	1	0	0	1	63	42	2	108	4:00 PM
5:00 PM	0	0	0	0	44	78	2	124	5:00 PM
6:00 PM	0	0	0	0	38	117	3	158	6:00 PM
7:00 PM	0	0	0	0	32	123	3	158	7:00 PM
8:00 PM	0	0	0	0	26	130	4	159	8:00 PM
9:00 PM	0	0	0	0	19	130	4	152	9:00 PM
10:00 PM	0	0	0	0	18	123	3	144	10:00 PM
11:00 PM	0	0	0	0	6	110	3	119	11:00 PM
MIDNIGHT	0	0	0	0	0	91	3	93	MIDNIGHT
MAXIMUM WEEKEND DEMAND				159					
REQUIRED PARKING	178.00								
EXISTING PARKING SUPPLY	167.00								
EXISTING PARKING DEFICIT	-11.00								
ADDITIONAL PARKING WITH VALET	17.00								
PROPOSED PARKING SURPLUS WITH VALET	+6.0								
NOTE: Parking demand exceeds supply during dinner hours from 6PM to 8PM, weekdays.									

Table 3 shows peak parking demand during weekday and weekend hours. The table accounts for the various tenant mix and operating hours, as shown in Table 1. According to the table, peak weekday demand occurs at 7PM when 178 parking spaces are required. The peak parking demand during weekends occurs at 8PM when 159 parking spaces are required. The peak weekday demand period creates a parking deficit of 11 parking spaces. With proposed valet parking, the retail center will have a surplus of 6 parking spaces.

JUSTIFICATIONS FOR APPROVAL

Pursuant to Title 13, Section 13-29(g)(2), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on an assessment of facts and findings which are also reflected in the draft resolution as noted below:

- The valet parking will address peak parking demand during lunch and dinner hours due to the extent of small & large restaurants at the retail center. The retail center has 167 parking spaces, and the parking study shows peak demand from 6PM to 8PM, weekdays. This parking demand accounts for the current mix of businesses and closure hours, as shown in Table 1. The proposed valet parking plan will remediate the parking deficit found at the retail center by providing a minimum of 17 additional spaces, creating a total parking supply of 184 parking spaces. As such, a slight parking surplus will occur during maximum parking demand hour at 7PM.

Condition of Approval #6 requires the valet service to be complimentary, and allows the property owners to modify valet services for evening operating hours, provided that valet operations are provided between 6PM to 8PM at a minimum.

Condition of Approval #6: The valet parking service shall be free to customers, and be provided weekly during peak lunch periods, 11:00 a.m. to 2:00 p.m., and weekly evenings, 4:30 p.m. to 11:00 p.m. The Development Services Director shall modify the hours of the weekly evening valet operations based on evidence of peak demand, provided that valet operations are provided between 6PM to 8PM at a minimum.

Important note: The purpose of the valet parking plan is to create additional parking to accommodate peak lunch and dinner periods. While the parking tabulations account for all of the restaurants and other businesses at the retail center (including the pending addition of North Shore Poke restaurant), it cannot fully account for the success/popularity of certain businesses during the lunch and dinner hours during the weekdays. For example, the parking study shows sufficient parking during the lunch hours and identifies a deficit during the dinner hours. Field observations indicate that parking is very limited during the lunch hours due to the popularity of the new restaurants. Thus, the valet parking will serve the parking needs of these businesses during peak demand times for both lunch and dinner hours.

- With the implementation of the valet parking service and recommended conditions of approval, the proposed project will be compatible and harmonious with uses that exist within the general neighborhood. The proposed valet parking plan will help remediate

the parking deficit found at the retail center by providing a minimum of 17 additional spaces, creating a total parking supply of 184 parking spaces during busy operating hours. This additional parking supply will allow the property to handle the parking demand and alleviate the need for off-site parking during busy operating hours.

The conditions of approval require valet parking service to occur strictly on-site, within the parking lot area facing Harbor Boulevard and away from nearby residential uses; the existing retail building provides a buffer between the valet service area and the residential uses to the west and north of the center. The condition should ensure that there are no negative impacts to neighboring commercial centers and adjacent residential communities. Furthermore, a condition of approval requires that additional measures be implemented to address any potential parking shortages in the future. These measures may include modification to the operational hours of future restaurants or tenants, requirement for establishing off-site valet parking areas, and/or requirement for shared parking plan with neighboring commercial properties.

- Approval of the CUP is not anticipated to impact on- and off-site uses, parking or vehicle circulation. The proposed valet parking service provides a minimum of 17 additional spaces at the center during high parking demand times. This will help alleviate the need for off-site parking, particularly in neighboring residential neighborhoods. The loading and unloading area is placed in the west end of the valet parking service area to allow the longest queuing times in periods of high demand; Transportation Division has determined that there is adequate space for queuing and any negative impact to on-site circulation should be minimized. The applicant would be required to comply with all the conditions of approval and applicable Code requirements to ensure minimal noise and circulation impacts to surrounding uses, in particular the neighboring residential zones to the west and north of the retail center. The proposed use, as conditioned, should not generate adverse noise, traffic, or parking impacts.
- Future changes to the existing restaurant tenants will be closely monitored at this retail center to ensure adequate parking. The parking demand for the retail center is based on the current mix of businesses and closure hours, as shown in Table 1. Future changes to tenant spaces are likely to occur over time at the retail center, which could result in changes to parking demand.

Due to the multiple conditional use permits for food/beverage establishments on this property, in combination with a high percentage of restaurant uses (42% overall), it is necessary to closely monitor the turnover of restaurant uses. No additional restaurant use may be permitted unless there is adequate parking. Existing restaurants may be replaced provided that the operational hours are not further expanded.

Condition of Approval #2 requires the property owner work with Planning Division to receive zoning verification in advance of any new food/beverage business in the center. In addition, any amendments to existing conditional use permits specifying operating hours of a tenant space shall be reviewed by Planning Division.

Condition of Approval #2: The property owner shall contact the Planning Division for zoning verification before any new food/beverage business is established. All

future business license applications, applications for tenant improvements, and/or amendments to existing tenant operating hours shall be reviewed by Planning Division to ensure parking availability. Zoning verification shall be obtained by the applicant from the Development Services Director for any changes to the restaurant mix. No additional restaurant use beyond what is shown in Table 1 may be permitted unless the Development Services Director makes a finding of adequate parking. An Existing restaurant may be replaced provided that the operational hours are not further expanded. In addition, any amendment to existing conditional use permits and/or changes to an existing restaurant uses shall be reviewed by Planning Division to verify zoning compliance.

ENVIRONMENTAL DETERMINATION

If approved, the project would be exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities. If the use is denied, they would be exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

GENERAL PLAN CONFORMITY

The retail center has a General Commercial General Plan land use designation. The General Commercial designation is intended to permit a wide range of commercial uses, which serve both local and regional needs. These include markets, retail shops, service establishments, financial institutions, and restaurants. In accordance with the General Plan, approval of the conditional use permit for on-site valet parking would allow a use and intensity that is consistent with the property's land use designation.

ALTERNATIVES

The Commission has the following alternatives:

1. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.
2. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

The commercial retail center includes a variety of commercial uses, including many restaurants. As such, parking demand exceeds parking supply. Many business have alternative business hours, which help alleviate parking demand. In addition, the proposed valet parking service is

anticipated to help increase parking supply. With the combination of alternative business hours at the retail center, and approval of the proposed valet parking service, it is anticipated the retail center will provide sufficient parking for all existing commercial uses. As conditioned, the proposed valet plan with on-site parking will be compatible with surrounding properties. Therefore, staff recommends approval of the project.



RYAN LOOMIS
Associate Planner

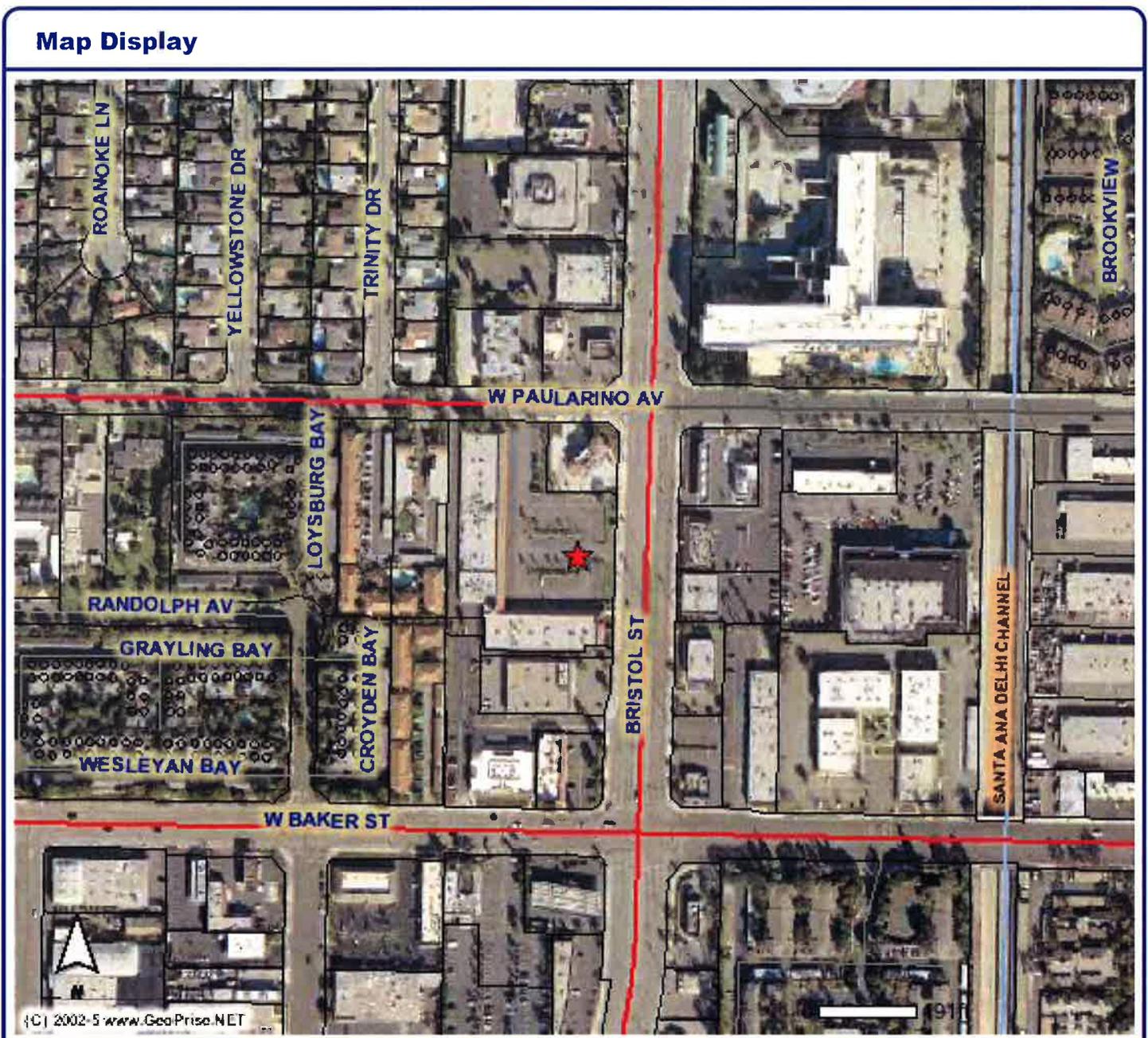
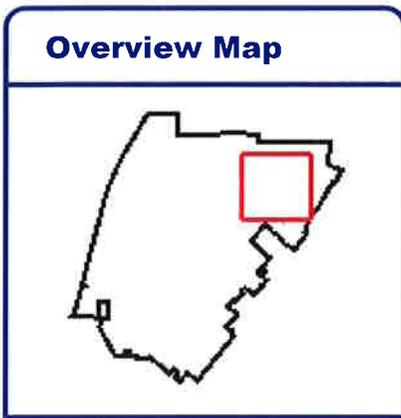


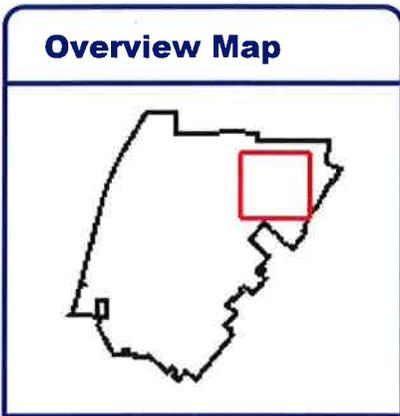
CLAIRE FLYNN, AICP
Asst. Development Services Director

- Attachments:
1. Location Map, Zoning Map, and Radius Map
 2. Site Photos
 3. Applicant's Project Description
 4. Draft Planning Commission Resolutions
 5. Valet Parking Proposal

cc: Director of Economic & Development / Deputy CEO
Sr. Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
File (2)

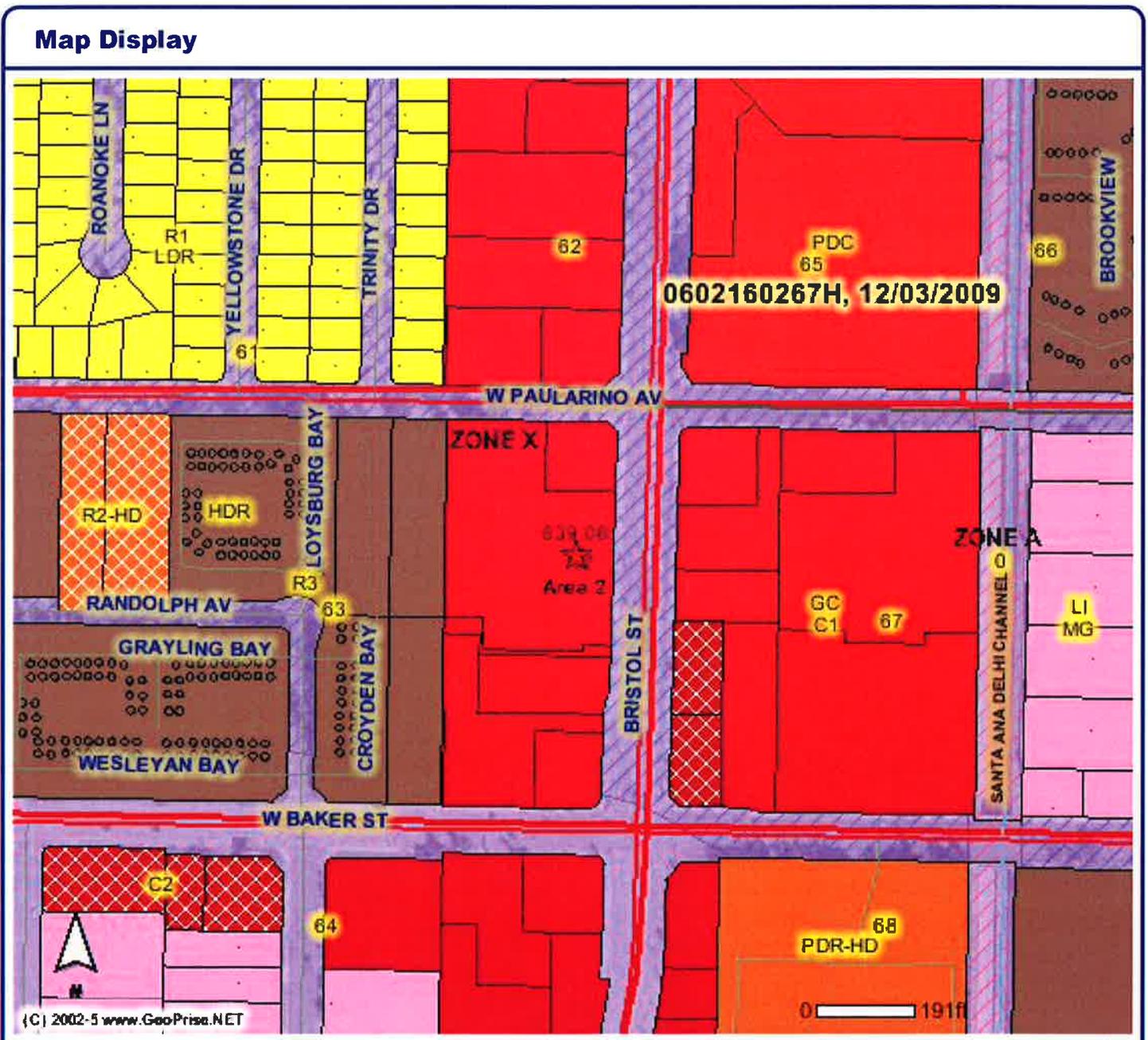
Jason Ball
3033 Bristol Street, LLC
PO Box 1233
Cardiff, CA 92007

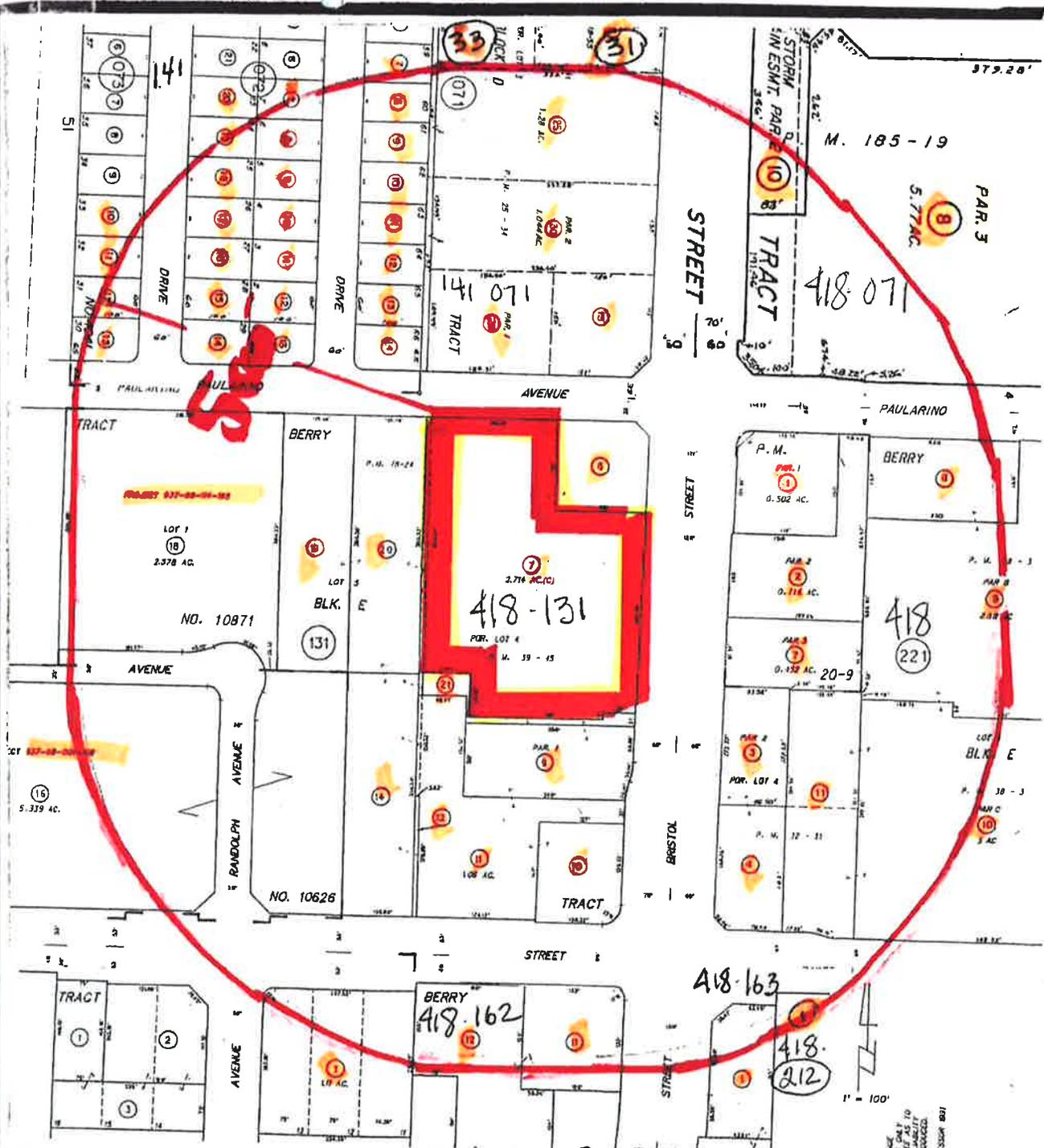




Legend

	Address Points		Newport BLVD		Parcel Lines		C1-S
	Freeway		Primary		City Boundary		C2
	Roads		SECONDARY		Hydrology		I&R
	Collector Freeway		Channels		Water Ways		I&R-S
	Major (cont)		Street Names		Zoning		MG
			Street Centerlines		AP		MP
					C1 (cont)		P
					PDC (cont)		PDC (cont)

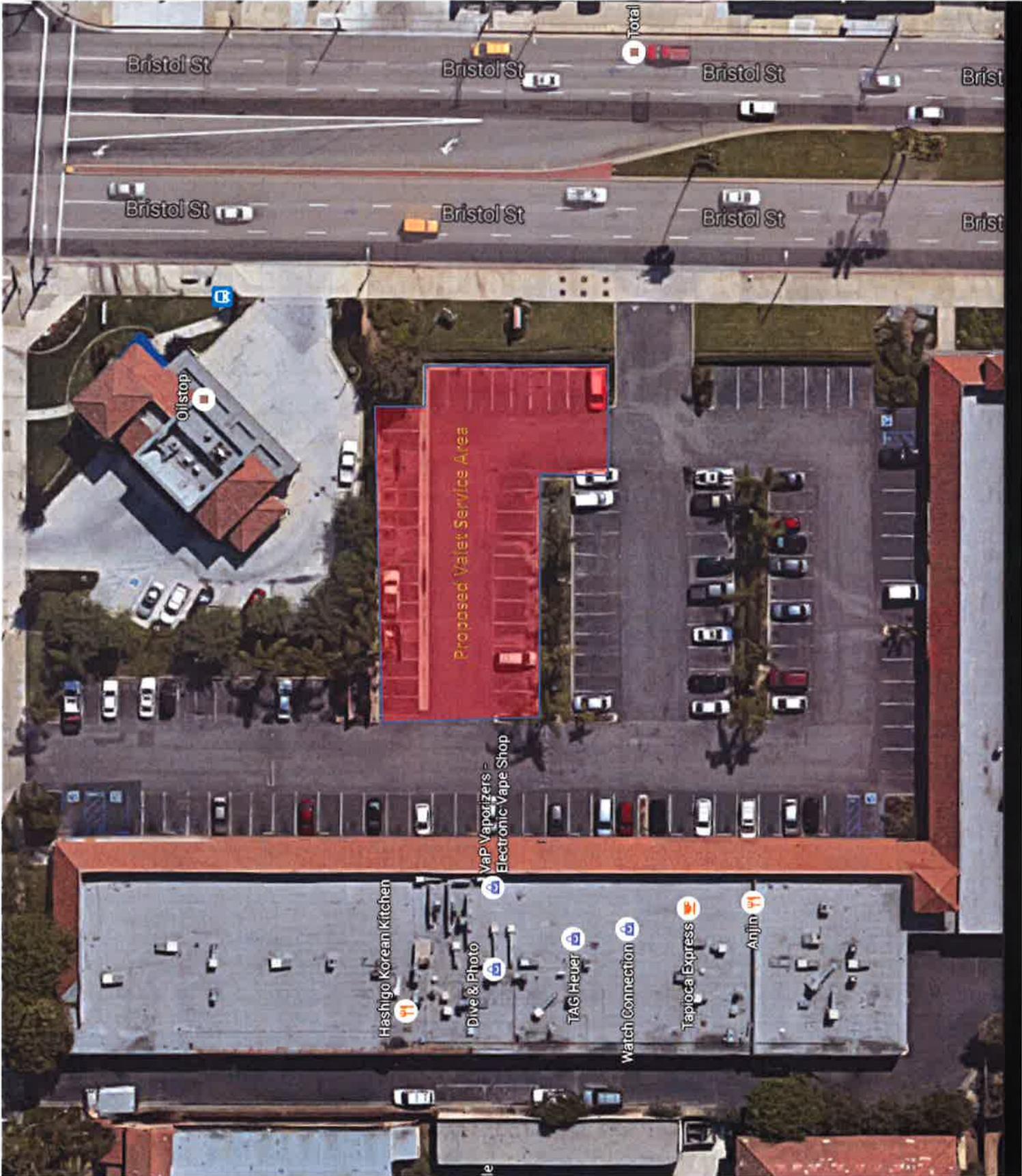




Map Preparer:
SUSAN W. CASE, INC.
 917 GLENNEYRE ST #7
 LAGUNA BEACH CA 92651
 949 494 6105
susancaseinc@yahoo.com

FILE # 151969
3033 BRISTOL ST
COSTA MESA CA
JUNE 1 2015
500' OWNERS
418 131 07


 NORTH



PURPOSE

Streamline Valet Inc. is proposing to offer valet parking for the retail center at the address listed below.

LOCATION

3033 Bristol Street, Costa Mesa, CA 92626

PARKING AREA

33 total marked stalls used for valet.



3033 BRISTOL STREET, LLC

October 13, 2015

City of Costa Mesa
Development Services Department
77 Fair Drive, P.O. 1200
Costa Mesa, CA 92628-1200

**RE: 3033 Bristol Street., Suite Q-2
Minor Conditional Use Permit
Project Description and Justification for Approval**

To whom this may concern,

3033 Bristol Street is a 39,153 sqft. Shopping Center located at the intersection of Bristol Street and Paularino Avenue.

North Shore Poke restaurant intends to occupy Suite "Q-2" approximately 1,152 sqft. and open for business between 10:00 am – 11:00 p.m. The Landlord is requesting North Shore Poke restaurant be permitted to operate as a restaurant within Suite "Q-2" with less than 12 seats and up to 300 sq ft of retail floor area. The Landlord is not adding additional restaurants.

The Landlord has made a significant capital investment into the Shopping Center and has upgraded the Tenancy and building infrastructure. We believe this is a significant improvement from the prior Tenant and replaced with quality multi-store operators. The Landlord's intention is to implement a valet parking service if needed. We have made arrangements if necessary with adjoining property owners to accommodate parking after 5:00 pm if needed.

We are requesting your consideration to allow North Shore Poke restaurant.

I look forward to your feedback. Please let me know of any questions. Thank you in advance for your consideration.

Sincerely,



Jason Ball
Managing Member
3033 Bristol Street, LLC

3033 BRISTOL STREET, LLC
P.O. BOX 1233
CARDIFF, CA 92007
310 755-5262

16

RESOLUTION NO. PC-15__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING CONDITIONAL USE PERMIT PA-15-43 FOR AN ON-SITE VALET PARKING SERVICE AT 3303 BRISTOL STREET

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

WHEREAS, an application was filed by Jason Ball, representing 3033 Bristol Street LLC, owner of property located at 3033 Bristol Street, for a conditional use permit for on-site valet parking at the commercial retail center located at 3033 Bristol Street. The valet parking service will be provided seven days a week as follows:

- Weekly daytime during peak lunch periods - 11:00 a.m. to 2:00 p.m.
- Weekly evenings - 4:30 p.m. to 11:00 p.m., as needed.

Provision of valet parking service will increase to parking supply by 17 parking spaces.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on December 14, 2015, with all persons having the 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 **APPROVES** PA-15-43 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 PA-15-43 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.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 14th day of December, 2015.

Robert L. Dickson, Jr., Chair
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) with regard to the conditional use permit because:

Required Finding: 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.

Facts in Support of Finding: The location of the valet kiosk, stacking of vehicles and points of access have been reviewed and approved by the Transportation Division. The applicant would be required to comply with all the conditions of approval and applicable Code requirements to ensure minimal noise and traffic impacts to surrounding uses. Compliance with the conditions of approval will allow this use to operate without impacting surrounding properties and uses. The proposed use, as conditioned, should not generate adverse noise, traffic, or parking impacts. With the implementation of the conditions of approval, the proposed project will be compatible and harmonious with uses that exist within the general neighborhood.

Required Finding: 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.

Facts in Support of Finding: The proposed valet parking service plan will alleviate the need for off-site parking. The valet kiosk area for loading and unloading of patrons is placed on the west end of the valet service area to allow the longest queuing times in periods of high demand. As such, there is adequate space for queuing and impacts to traffic on nearby streets will be minimized. The valet service area for parking will be located on-site along a portion of the parking lot facing Harbor Boulevard entrance and away from the residentially zoned properties; the existing retail building provides a buffer between the valet service area and the residential uses to the west and north of the center.

Required Finding: Granting the 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.

Facts in Support of Finding: Approval of the conditional use permit for on-site valet parking would allow a use and intensity that is consistent with the property's General Commercial land use designation. The proposed on-site valet parking service will complement the commercial uses by providing visiting patrons adequate parking during busy operating hours. In addition, if the parking demand is not met with the proposed valet plans, the applicant is conditioned to modify the hours of operation and/or consider other sites for parking overflow.

- B. 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.
- C. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. The use shall be limited to the type of operation as described in the applicant's valet parking proposal and staff report. This includes a minimum of 17 additional parking spaces located within the proposed onsite valet service area. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division 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)].
 2. The property owner shall contact the Planning Division for zoning verification before any new food/beverage business is established. All future business license applications, applications for tenant improvements, and/or amendments to existing tenant operating hours shall be reviewed by Planning Division to ensure parking availability. Zoning verification shall be obtained by the applicant from the Development Services Director for any changes to the restaurant mix. No additional restaurant use beyond what is shown in Table 1 may be permitted unless the Development Services Director makes a finding of adequate parking. An Existing restaurant may be replaced provided that the operational hours are not further expanded. In addition, any amendment to existing conditional use permits and/or changes to an existing restaurant uses shall be reviewed by Planning Division to verify zoning compliance.
 3. Within 6-month operation of the on-site valet parking, Planning staff shall prepare a report to the Planning Commission on status of the business and valet parking operation. The Planning Commission may impose additional conditions if deemed necessary.
 4. 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.
 5. 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 business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
 6. The valet parking service shall be free to customers, and be provided weekly during peak lunch periods, 11:00 a.m. to 2:00 p.m., and weekly evenings, 4:30 p.m. to 11:00 p.m. The Development Services Director shall modify the hours of the weekly evening valet operations based on evidence of peak demand, provided that valet operations are provided between 6PM to 8PM at a minimum.
 7. The applicant shall revise the valet parking circulation plan for more efficient vehicle stacking if queuing for valet services occurs on Harbor Boulevard or Paularino Ave.
 8. The operator shall provide adequate number of valet personnel to ensure efficient functioning of the valet operation.

9. The valet parking service shall occur on-site, within the parking lot area facing Harbor Boulevard and away from nearby residential uses, as shown in Valet Parking Proposal. Any changes to the valet parking plan shall be subject to review and approval by the Development Services Director including modifying the valet operations, providing valet service on other days as well as time periods.
10. If parking problems arise, the operator shall institute whatever operational measures are necessary to minimize or eliminate the problem, including, but not limited to, reducing the dining area and/or modification to the operational hours of the restaurants; expansion of valet parking is subject to the approval of the Transportation Services Manager, and/or acquisition of off-site parking area.
11. Employee parking shall occur on-site and not within surrounding streets.
12. The applicant shall maintain free of litter all areas of the premises under which applicant has control.
13. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.

CODE REQUIREMENTS:

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng.
1. Approval of the planning application is valid for one year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining a business license and legally establishes the business. If the applicant is unable to establish the use within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
 2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.

RESOLUTION NO. PC-15__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING CONDITIONAL USE PERMIT PA-15-43 FOR AN ON-SITE VALET PARKING SERVICE LOCATED AT 3303 BRISTOL STREET

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

WHEREAS, an application was filed by Jason Ball, representing 3033 Bristol Street LLC, owner of property located at 3033 Bristol Street, for a conditional use permit for on-site valet parking at the commercial retail center located at 3033 Bristol Street. The valet parking service will be provided seven days a week as follows:

- Weekly daytime during peak lunch periods - 11:00 a.m. to 2:00 p.m.
- Weekly evenings - 4:30 p.m. to 11:00 p.m., as needed.

Provision of valet parking service will increase to parking supply by 17 parking spaces.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on December 14, 2015, with all persons having the 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** PA-15-43 with respect to the property described above.

PASSED AND ADOPTED this 14th day of December, 2015.

Robert L. Dickson Jr. 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 14th, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because a compatible and harmonious relationship does not exist between the proposed use and the existing buildings, site development, and uses that exist or have been approved for the general neighborhoods. 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 not been considered. The use does not comply with performance standards as prescribed elsewhere in the Zoning Code.
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) with regard to the conditional use permit in that the proposed use is not compatible with developments in the same general area. Granting the request will be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to properties or improvements within the immediate neighborhood.
- C. The Costa Mesa Planning Commission has denied Planning Application PA-15-46. 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.



Valet Parking Proposal

Prepared for:
Jason Ball
3033 Bristol St. Costa
Mesa, CA 92626

PURPOSE

Streamline Valet Inc. is proposing to offer valet parking for the retail center at the address listed below.

LOCATION

3033 Bristol Street, Costa Mesa, CA 92626

PARKING AREA

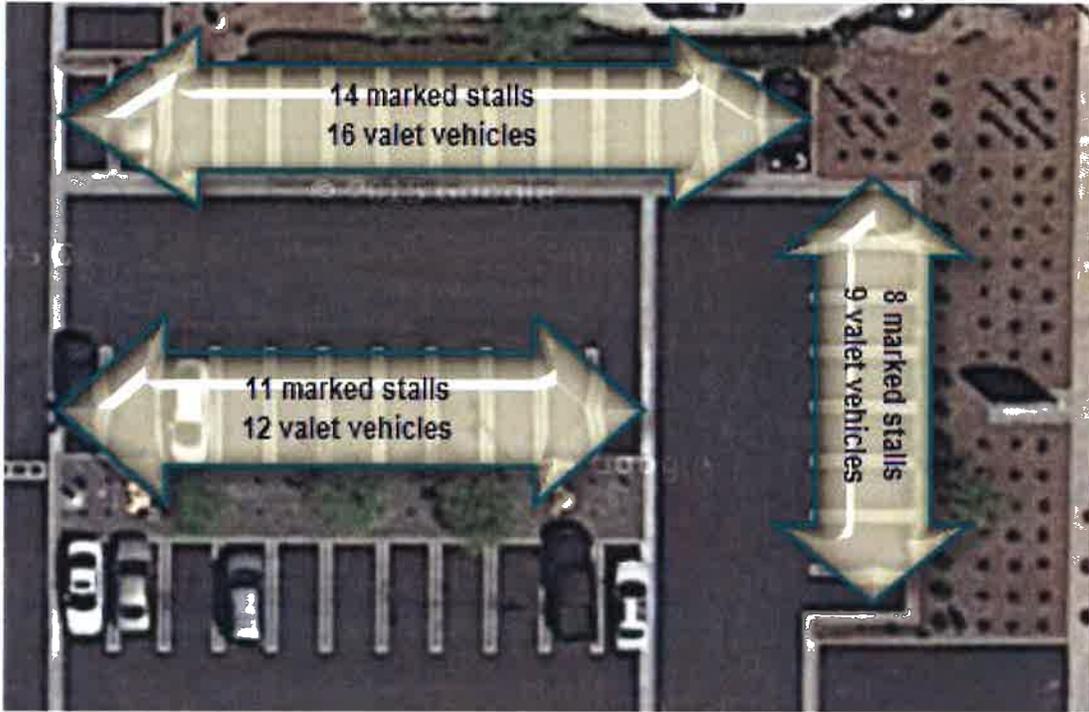
33 total marked stalls used for valet.



PARKING GAINS

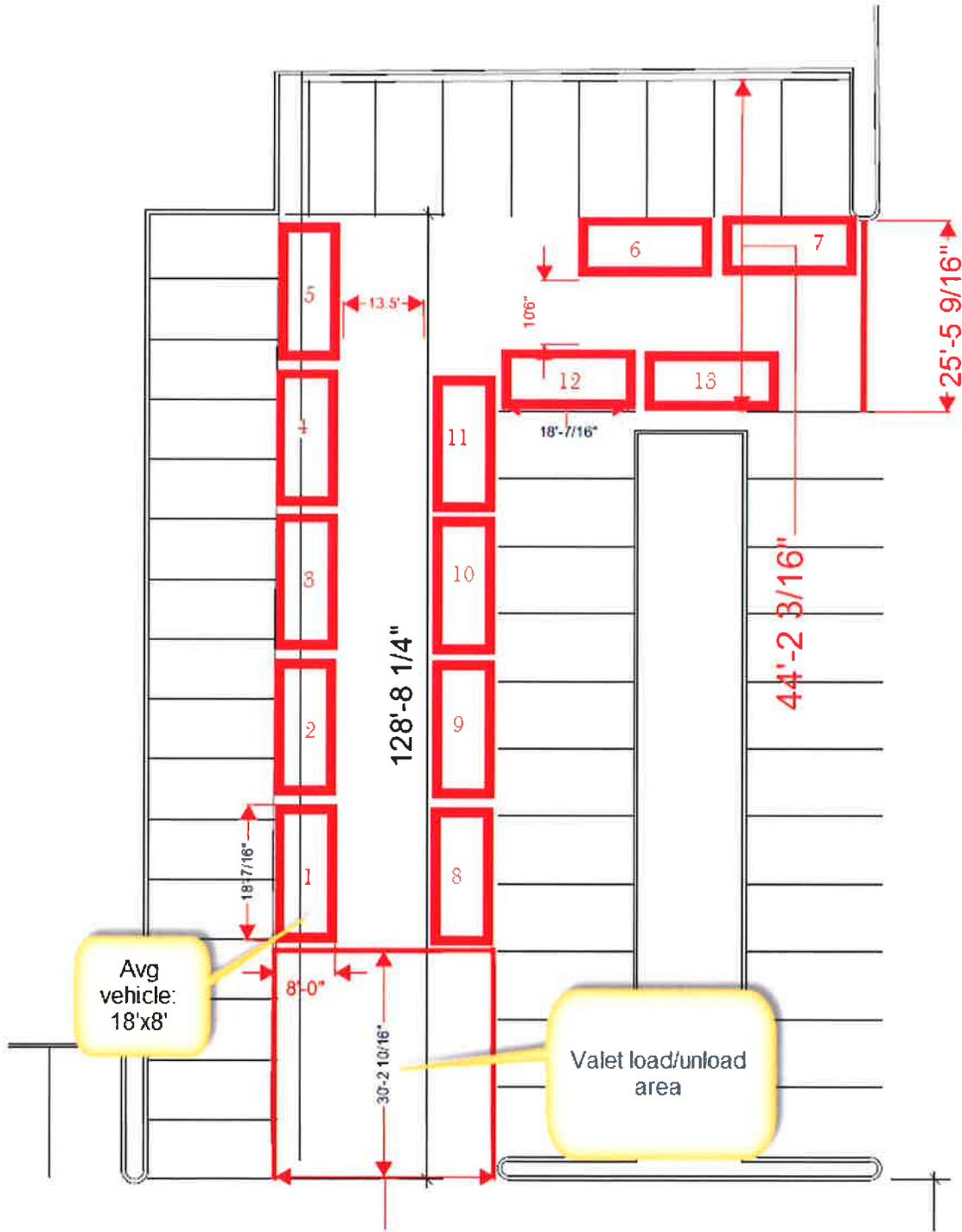
Stall Parking

By disregarding the painted stall lines and parking the vehicles very close together, we will be able to gain a minimum 4 vehicles via stall parking.



In-Aisle Parking

The average gain for in-aisle parking is 1 extra valet vehicle per every 2.5 marked stalls. This is accomplished by ensuring the vehicles parked in the stalls are backed in as far as possible, then parking in the aisle in front of them. This lot on average will yield 13 additional spaces by using in-aisle parking.



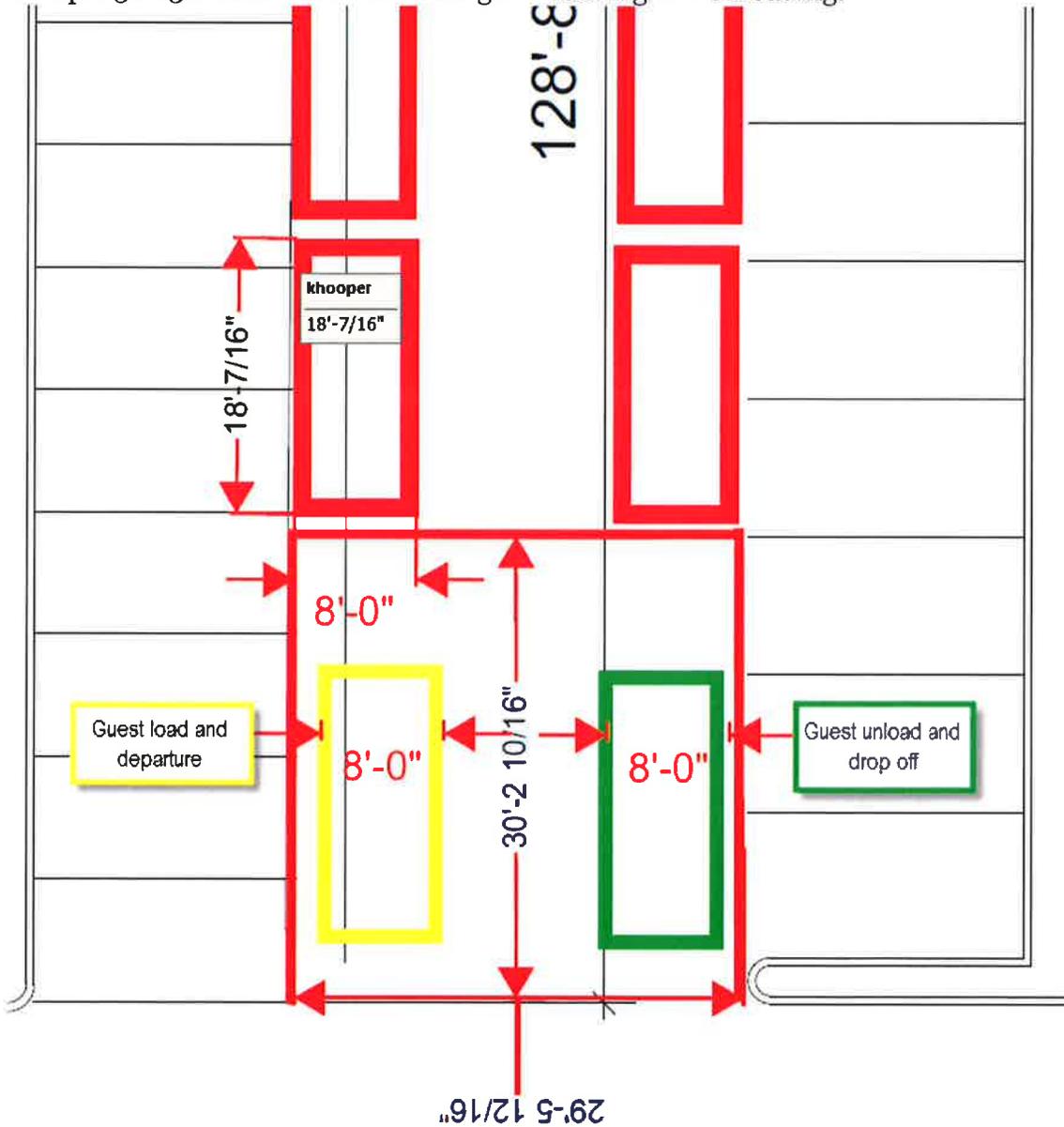
PARKING CALCULATIONS

- 4 vehicles gained through stall parking.
- 13 vehicles gained through in-aisle parking.
- 17 total vehicles gained through valet.

By using the above mentioned valet parking techniques, we anticipate being able to park a minimum of 50 vehicles in this area. This would yield a 51% net gain in parking for the section of the lot dedicated to valet.

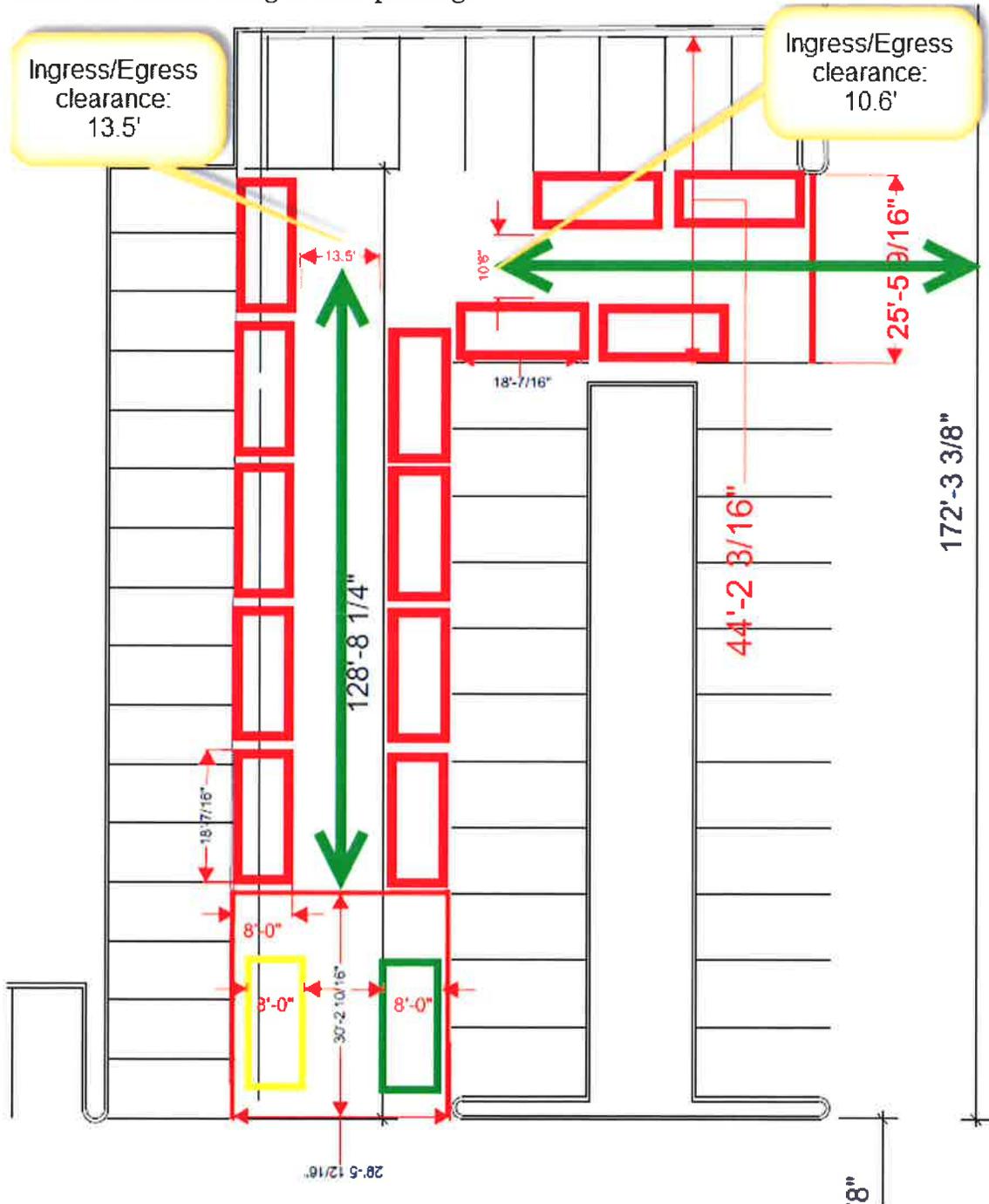
VALET LOAD AND UNLOAD

An apx. 30'x30' area will be used for guest loading and unloading.



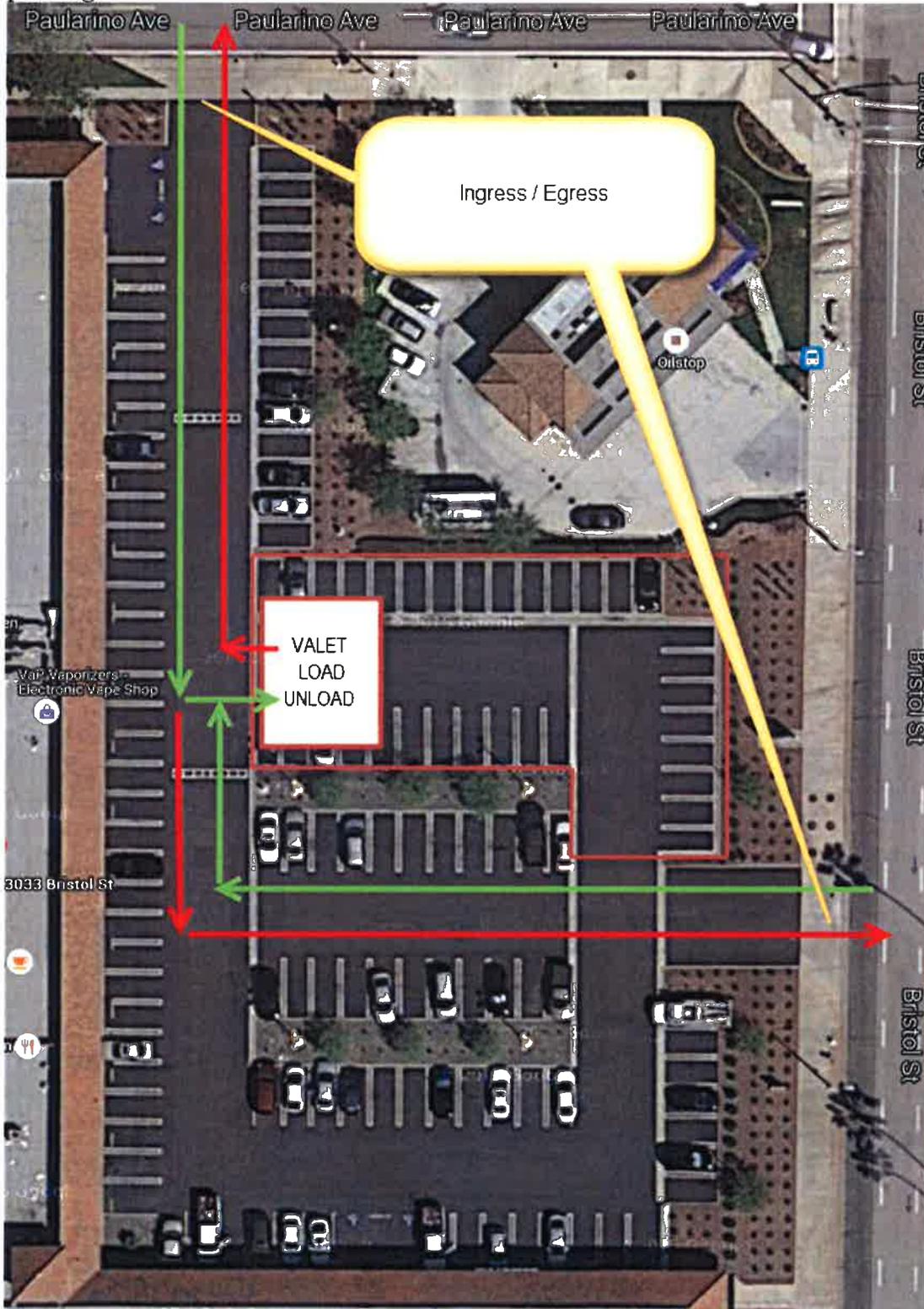
INGRESS/EGRESS

Clearances of at least 10' shall be maintained during load/unload and during times when the valet is using in aisle parking.



CIRCULATION

The circulation of the lot will remain functional with the implementation of valet parking.



QUEUING TIMES AND DISTANCES

The loading and unloading area is contained within the designated valet area as not to interfere with any of the other self-parking stalls.

All valet parking calculations use averages as vehicle lengths, number of guests per vehicle, and unload times vary from one vehicle to the next. Our staff is highly trained to handle all scenarios.

Average vehicle length: ~18'

Average unload time: ~30 seconds

Paularino entrance:

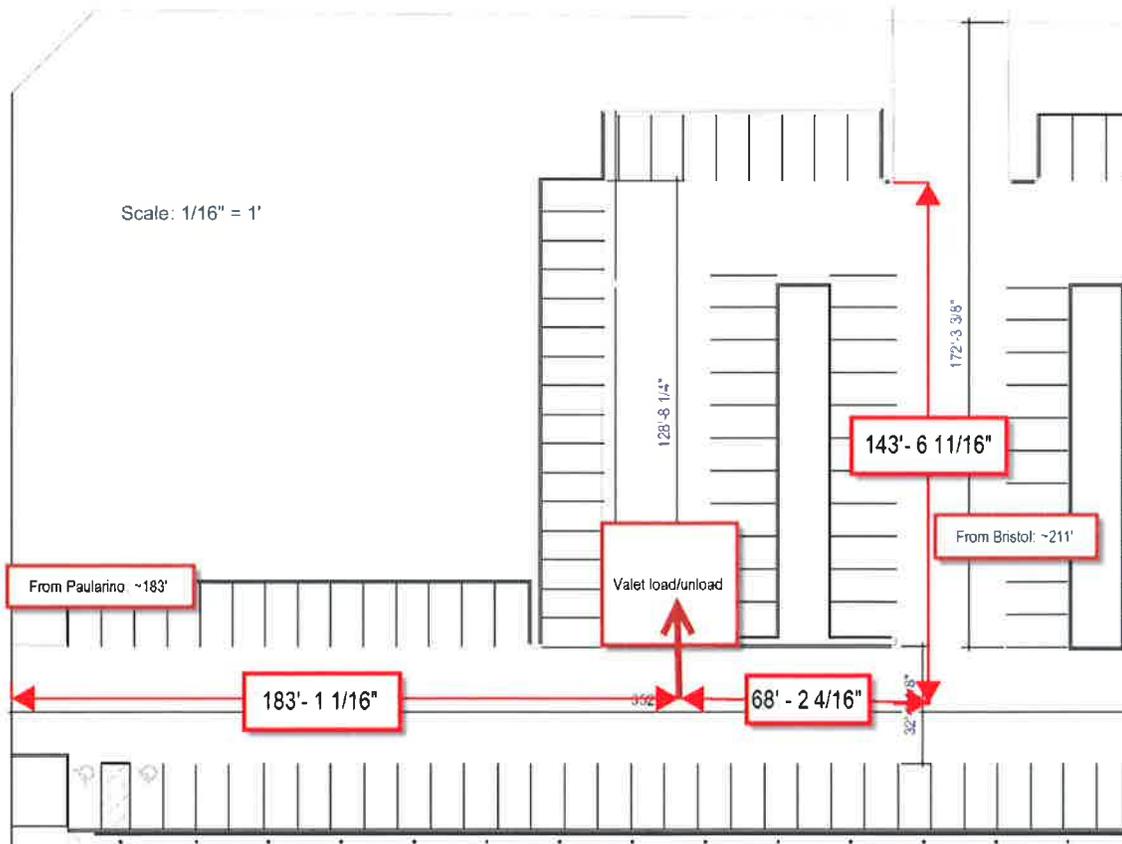
Distance from driveway to valet area: ~183'

At full capacity: 10 vehicles in queuing

Bristol entrance:

Distance from driveway to valet area: ~211'

At full capacity: 11 vehicles in queuing



VALET MONTHLY MANAGEMENT FEE

\$3,000.00 per month.

VALET SERVICE CHARGE

Complimentary.

HOURS OF OPERATION

Monday through Sunday 11:00 a.m. – 2:00 p.m., 4:30 p.m. until close or as needed.

STAFFING

Staffing will typically consist of 2 Valet Parking Attendants – one greeter, one parker/runner. Staff will increase to accommodate higher demand for any special event or holiday.

VALET DUTIES AND RESPONSIBILITIES

Including but not limited to:

- Providing exceptional service to all guests
- Safely unloading guests/contents
- Issuing valet tickets and documenting number of guests per night
- Safely parking and securing all valet vehicles
- Securing all vehicle keys in valet lock box
- Collecting valet service fee from guests
- Safely delivering guest vehicle

UNIFORMS AND APPEARANCE

The standard uniform for Streamline Valet Parking Attendants is a solid black polo shirt (containing our Streamline logo), tucked into black non-denim pants. Our attendants are required to wear a black dress belt and wear predominately black running shoes. Uniforms are always to be clean, neat, and in overall good shape.

Valet attendants will maintain a neat, clean-cut and clean-shaven, professional appearance at all times. Valet attendants will not be permitted to have goatees or wear earrings if they are males. Excessive jewelry, tattoos and body piercing is strictly prohibited. In addition, Valet Attendants will always be required to conduct themselves in a professional manner.

Streamline Valet takes service and appearance very seriously. Please see the following page for an excerpt from our Employee Handbook, which every employee receives when they are hired:



Expectations

As a Valet Parking Attendant, you will be expected to provide the highest level of service to our clients and guests. When a guest or client allows you to take control of their vehicle, they are in essence letting you into their home while they are gone. It is of the utmost importance to be physically and socially presentable, and to do the right thing at all times. This includes smiling, being attentive and having good approachable posture, running fast and driving slow, being safe and courteous at all times, and again, always doing the right thing. The details below provide a road map to what is expected of you. If you have any questions please ask your training supervisor.

Appearance

Your appearance should resemble that of someone that would serve you at a fine dining restaurant. Your uniform should be clean, complete, and you should be well groomed.

Uniform requirements:

- Clean Streamline Valet polo shirt*
- Clean black pants – no denim allowed at any time**
- Black belt
- Running shoes – predominately black
- Name Tag

Grooming standards:

- Clean shaven or well-trimmed beard
- Hair combed and styled or long hair pulled back
- No visible tattoos or piercings***

* Private party attire is white, long sleeve button up shirt and black tie.

** Certain shift allow black shorts, management will advise when this is the case.

*** Piercings must be removed unless management approves, any tattoos should be covered.



Employee Handbook 2015



EQUIPMENT

Streamline Valet will provide all necessary signs; a locked, moveable commercial grade key-podium; cones; claim checks, and all other tools of the trade. All of these items will be kept in good shape.

CANCELLATION

This can be cancelled at any time, by any party, for any reason, by giving Streamline Valet Inc. 24 hour notice.

ADDITIONAL INFORMATION

Any request for additional information should be directed to:

Tim Earlywine, Founder and President
tim@streamlinevalet.net
Cell: 949.235.2620

COLGAN, JULIE

From: Wiegandt, Dan <Dan.Wiegandt@theaustin.com>
Sent: Sunday, December 13, 2015 8:15 PM
To: PLANNING COMMISSION
Subject: PA-15-43 CUP for valet service

I am a resident near the impacted retail center.

I am against allowing valet parking in this retail center.

This Retail Group previously implemented Valet parking WITHOUT a CUP.
The result was additional parking problems in the adjacent neighborhood.
Rather than reducing the problem it only worsened it.

The request identifies "as needed", who determines when or why.
This is a reactive approach which will not be proactive or effective.
The worst conditions occur on the weekends which this CUP does not address.
This adversely impacts the neighborhood and the other businesses in the retail center.

The problem remains the same, Halal Guys are incapable of serving food in a timely and efficient manner.
Their inability continues to create the problems.

If they spent half as much time on their operations versus their social media, they could improve the situation.