



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: SEPTEMBER 12, 2016

ITEM NUMBER:

PH-2

SUBJECT: PLANNING APPLICATION PA-16-55 FOR HOLIDAY
(FORMERLY LION'S DEN AND MAISON)
719 WEST 19TH STREET

DATE: SEPTEMBER 1, 2016

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

Conditional Use permit to allow live entertainment including, but not limited to, music, dancing, and open microphones, for an entertainment venue (Holiday, formerly Lion's Den and Maison) within 200 feet of residentially-zoned properties, and on-site valet parking. A current public entertainment permit allows disc jockey entertainment (DJ) and dancing. Proposed hours of operation are from 7:00 a.m. to 2:00 a.m., seven days a week; proposed hours for live entertainment are 11:00 a.m. to 2:00 a.m., seven days a week.

APPLICANT/AUTHORIZED AGENT

The applicant/authorized agent is Pacific Planning Group Inc., representing Pange Family Trust, the property owner.

ENVIRONMENTAL DETERMINATION

If the Planning Commission approves the request, it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 for Existing Facilities.

RECOMMENDATION

Staff recommends that the Planning Commission approve the request by adoption of Planning Commission resolution, subject to conditions.

BACKGROUND

Project Site/Environs

The subject property is located on the south side of West 19th Street, between Wallace Avenue and Pomona Avenue. The site is bounded by a commercial use to the east (Smart and Final Market), a multi-tenant commercial building to the west, and various commercial uses to the north across West 19th Street. The site abuts residential properties to the south. The subject site and surrounding commercial properties are zoned C1 (Local Business District) and has a General Plan Land Use Designation of General Commercial. The residential properties to the rear are zoned R2-HD (Multiple Family Residential-High Density) and has a General Plan Land Use Designation of High Density Residential.

Site History

Retail Center

The subject property contains two multi-tenant commercial buildings on two separate parcels originally constructed in the early 1960's. The parcels are under the same owner and are also tied together via a recorded reciprocal access agreement. Other uses within the retail center includes restaurants, a laundromat, a medical clinic, and retail shops.

The site is currently striped with 80 on-site parking spaces at the front of both buildings; the parking spaces at the rear of the subject building (adjacent to the residential properties) are not striped. Vehicular access is provided from two driveways on West 19th Street and a single driveway on Wallace Avenue. The rear drive aisle and parking area of the subject building (abutting the residential properties) has rolling vehicle gates at both ends of the building; the gate at the easterly end of the building abuts the Smart & Final property and allows trash and delivery vehicles to access the subject property through the Smart and Final parking lot when the gate is open or unlocked. The subject property is separated from the existing residential properties to the south by a 5-foot high block wall with 2 feet of wood fencing on top of the block wall, and mature trees on the residential side of the property (see site photos attached).

Bar/Lounge

According to the City's building permit records, the subject tenant space has been used as a cocktail bar/lounge since 1963, when it was also used as a restaurant. Prior to its current name (Holiday), its previous names were Lion's Den and Maison.

Zoning Code Section 13-47 requires eating and drinking establishments with alcoholic beverage sales, entertainment, and dancing within 200 feet of residentially-zoned property, and open past 11:00 pm, to have a conditional use permit; however, as the business was established in the early 1960's, it predates this requirement and is nonconforming.

Public Entertainment Permit

Although the establishment does not have a conditional use permit, it is required to have a Public Entertainment Permit (PEP) in accordance with Costa Mesa Municipal Code (CMMC) Title 9, Article 11 (Regulatory Permits for Public Entertainment). The PEP for this establishment has been issued annually by the Code Enforcement Division since the 1980's. A copy of the current PEP, which expires on October 29, 2016, is attached to this report for reference.

It should be noted that prior to 2010, the PEP allowed Lion's Den to have live entertainment; however, when the PEP was renewed in November of that year, the operator at the time (Beverly Corrigan) discontinued providing live entertainment, deciding to provide recorded music (DJ) and dancing only. A copy of the November 2010 PEP, with the operator's request to discontinue live entertainment, is also attached to this report for reference.

State Alcoholic Beverage Control (ABC) License

The establishment is permitted to operate with a State Alcoholic Beverage Control (ABC) License Type 48 (On-Sale General, Public Premise). According to the license query system on the State ABC website, a copy of which is attached to this report, the license is currently active and there are no disciplinary actions related to the license on file with ABC. The conditional use permit, whether it is approved or denied, will not affect the existing ABC license.

Building Safety and Fire Prevention Activity

According to City records, the interior layout of the establishment was unchanged under Beverly Corrigan, the operator of Lion's Den. A copy of the original floor plan layout is attached to this report. The operator of Maison, Roland Barrera, acquired the lease and assumed operation of the establishment in October 2014. On March 18, 2015, the Building Safety Division, based on a resident complaint, conducted an inspection and issued a Stop Work Notice for construction that was occurring within the tenant space without building permits. On March 20, 2015, after further inspection by the Building Safety and Fire Prevention inspectors, the building was determined to be unsafe to occupy and issued a "Red Tag". As part of the stop work and red tag notices, the operator was required to do the following:

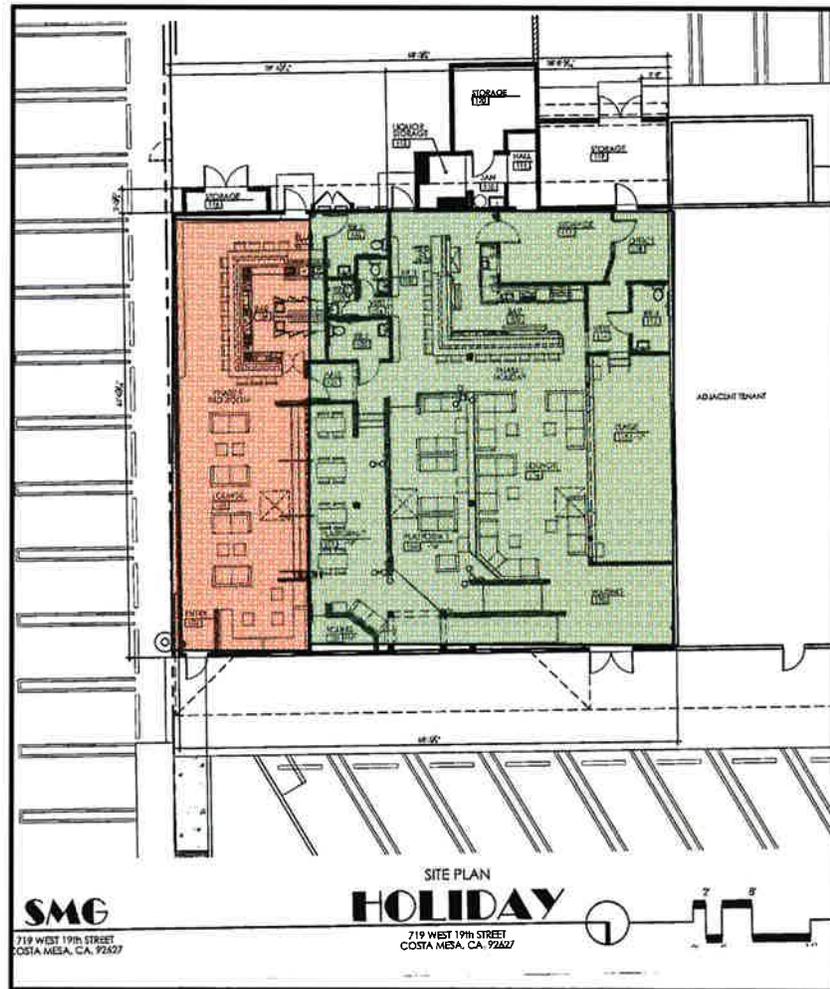
- Submit plans to the Building Safety Division for plan check and obtain the necessary Building Safety and Fire Prevention permits;
- Obtain any required inspections and approvals; and
- Obtain approval of a Conditional Use Permit from the Planning Division for live entertainment.

Current Status of Building and Fire Safety Permits and Inspections

Tenant improvement plans were submitted to the Building Safety Division for plan check on May 7, 2015. The 4,679 square foot space is divided into two areas described below and indicated in the plans attached to this report:

- Phase 1 (Holiday Room): A 3,063 square foot space with a raised stage floor, 2 raised seating areas, a main lounge with bar, storage rooms, and restrooms.
- Phase 2 (Red Room): A 1,616 square foot space with a smaller lounge area with bar.

Building permits for Phase 1 were issued by the Building Safety Division on July 1, 2015 and finalized by the building inspection staff on September 16, 2015. Building permits for Phase 2 were issued by the Building Safety Division on August 4, 2016. This phase is currently under construction. Holiday has also obtained the required permits and inspections by Fire Prevention, subject to final approval and inspection when the construction for Phase 2 is completed (estimated to be at the end of September).



Green Area: Phase 1 (Holiday Room-Currently Operating)
Red Area: Phase 2 (Red Room-Under Construction)



**8/25/16 Photo of Holiday Room
(Looking Toward Bar Area from Main Entrance)**



**8/25/16 Photo of Red Room Under Construction
(Future Bar Area in Foreground)**

Code Enforcement Activity

A code enforcement case was opened on March 18, 2015 against the prior operator, Roland Barrera, for construction without permits (see Building Safety and Fire Prevention Activity). The case was closed when the current operator obtained the permits required by those departments as described earlier in this report. The

Community Services/Code Enforcement Division received a complaint in late July 2016 regarding noise, but the complainant did not call police and Code Enforcement staff found no evidence to substantiate the complaint. Code Enforcement staff has not received any additional noise complaints since July 2016. Since the July 2016 complaint, Code Enforcement staff has visited the site and has not found any concerns regarding noise emanating from this location.

Police Calls for Service

Between August 1, 2015 and August 23, 2016 there were 215 calls for service at the specific location according to the Police Department Crime Analysis Unit. Of the 215 calls, 166 were self-initiated by police patrols (subject stop, patrol checks, traffic stops, and bike stops). The list of calls for service during the above period is attached to this report, and summarized in the table below.

Top Five Calls for Service Types

Nature of Call	Number of Calls
Patrol Check	92
Subject Stop	54
Out For Investigation	20
Transient	15
Burglary Audible Alarm	5
Municipal Ordinance Violation	5

Municipal Ordinance Violation calls consisted of unregistered bike calls, drinking in public, and possessing a shopping cart.

Source: Costa Mesa Police Department Crime Analysis Unit.

Based on the top five calls for service types at this location, the first three categories are generally self-initiated type calls. That means the patrol officer created the event versus having been dispatched in response to a complaint. Calls to a bar/lounge would typically be disturbance calls, loud music calls, and drugs and alcohol-related calls occurring during the establishment's business hours or just after closing.

Note: After the list of calls for service was prepared by the Police Department Crime Analysis Unit, a noise complaint from an area resident was received by the Police Department on August 26, 2016, shortly after 1:00 a.m. A patrol officer was dispatched to the location of the complaining party, who advised the complainant that the issue was a civil matter between the complainant and the operators of the establishment. A police report was not filed for this incident.

Conditional Use Permit PA-15-17

On June 8, 2015, the Planning Commission considered Conditional Use Permit PA-15-17 for live entertainment at the establishment. Based on evidence presented at the hearing that the proposed live entertainment would create adverse impacts to the abutting residential properties, the Commission denied the request by a 3-2 vote (Chair Dickson and Vice Chair Mathews voting no).

On June 15, 2015, the decision was called up for review by Council member Monahan, which was eventually withdrawn.

The Planning Commission staff report and exhibits can be found on the City's website at the below link:

<http://www.costamesaca.gov/ftp/planningcommission/agenda/2015/2015-06-08/PH-3.pdf>

ANALYSIS

CUP Request for Live Entertainment Venue (PA-16-55)

Holiday opened to the public on July 15, 2016. As indicated earlier, live entertainment was discontinued at the establishment in late 2010. Because the current operator is proposing live entertainment for an establishment open past 11:00 p.m. and within 200 feet of residentially-zoned properties, approval of a conditional use permit is required.

Live entertainment including, but not limited to, music, dancing, and open microphones is proposed. The proposed hours of operation are 7:00 a.m. to 2:00 a.m., 7 days a week. The applicant indicates that light breakfast and lunch items may be served, however, the main use (bar/lounge with live entertainment) begins operating after 11:00 a.m. until 2:00 a.m. (see operating hours below).

Current Uses/Hours of Operation in Retail Center

Business Name	Square Footage	Hours of Operation
Holiday Lounge	4,679 SF	7:00 am-2:00 am 7 Days
Costa Brava Seafood Restaurant	2,118 SF	11:00 am-9:00 pm Sun-Sat
Gloria's Mexican Food	908 SF	6:00 am-10:00 pm Sun-Sat
Lavanderia Coin Laundry	1,785 SF	7:00 am-10:00 pm Mon-Fri 6:00 am-10:00 pm Sat-Sun
El Toro Bravo Market	2,269 SF	8:00 am-9:00 pm Sun-Sat
El Toro Bravo Tortilleria	1,600 SF	6:00 am-9:00 pm Sun-Sat
Costa Mesa Medical Clinic	1,900 SF	8:00 am-8:00 pm Mon-Fri 9:00 am-7:00 pm Sat-Sun
Eva's Beauty Salon	800 SF	9:00 am-7:00 pm Mon-Fri 9:00 am-7:00 pm Sat-Sun
Jem Check Cashing	800 SF	9:00 am-7:00 pm Mon-Sat 10:00 am-3:00 pm Sun
Simply Prepaid	800 SF	10:00 am-7:00 pm Mon-Sat
Acapulco Restaurant	1,700 SF + 514 SF Patio	6:00 am-9:00 pm Sun-Sat

Based on the City’s Shared Parking Analysis, 112 parking spaces are required for the center based on the current mix of uses; 107 parking spaces are proposed. However, because all of the uses are existing and no new floor area is being added, the current number of on-site parking spaces is considered to be legal nonconforming.

The applicant states that patrons park within the parking area on the subject property. Per the correspondence received from owners of the adjacent Smart & Final Market, a copy of which is attached to this report, Holiday patrons are not allowed to park in the Smart and Final parking lot.

The applicant also indicates in their attached description letter that sound proofing materials were installed in the tenant space to reduce noise impacts to surrounding properties.

During the July 15, 2016 opening for Holiday, Code Enforcement staff visited the site and reviewed the measures in place to minimize any noise emanating from the establishment. This included security staff stationed at the rear door, preventing any patrons from exiting the rear door (closest to the residential properties). While standing on the exterior south/east side of the property, the Code Enforcement Officer could not hear the music being played inside. Security staff was observed patrolling the rear of the property to prevent any congregation of individuals closest to the residences.

Existing Bars/Restaurants with Live Entertainment Within 200-Feet of Residential Area

Planning Commission has made past decisions to allow establishments with live entertainment and dancing (most recently, for the relocation of Sutra Lounge at the Triangle), subject to operating conditions of approval to minimize impacts to surrounding properties and uses. In this case, the use involves the re-introduction of live entertainment for an establishment that is within 200 feet of residentially-zoned properties and is open past 11:00 p.m. Following are other restaurants and bars that remain open past 11:00 p.m.:

Restaurant/Bar	Hours of Operation	Location	Within 200’ of Residential	Outdoor Patio
La Vida / Tavern & Bowl	11:00 a.m. – 2:00 a.m. (Thurs- Sat.)	The Triangle		X
Saddle Ranch Chop House	9:00 a.m. – 2:00 a.m. (Thurs- Sat.)	The Triangle		X
The Yard House	11:00 a.m. – 1:00 a.m.	The Triangle		
Goat Hill Tavern	8:00 p.m. – 2:00 a.m.	Newport Boulevard		
The Boulevard	3:00 p.m. – 2:00 a.m.	Newport Boulevard		
Social	5:00 p.m. – 1:00 a.m.	W. 19 th Street	X	X
The Harp Inn	4:00 p.m. – 2:00 a.m.	E. 17 th Street		
Wild Goose Tavern	10:00 a.m. – 2:00 a.m.	E. 17 th Street	X	X
Pierce Street Annex	12:00 p.m. – 2:00 a.m.	E. 17 th Street	X	X
Wayfarer/Detroit	5:00 p.m. – 2:00 a.m.	W. 19 th Street	X	X
Turners Pub 33	12:00 p.m. – 2:00 a.m.	Old Newport Boulevard	X	X

Restaurant/Bar	Hours of Operation	Location	Within 200' of Residential	Outdoor Patio
Tiki Bar	10:00 a.m. – 2:00 a.m.	W. 17 th Street		
La Cave	4:30 p.m. – 2:00 a.m.	E. 17 th Street		
Casa Costa Mesa	8:00 p.m. – 2:00 a.m.	W. 19 th Street	X	X
Mansion (Formerly Shark Club)	9:00 p.m. – 2:00 a.m. (Fri- Sat.)	Baker Street	X	

Public Entertainment Permits that Include Live Entertainment

When Public Entertainment Permits were first issued in the 1980's, the purpose was to regulate live entertainment, DJs, and dancing in existing establishments. Code currently requires a CUP for these types of activities in proximity to residential uses. The following list provides some examples of existing businesses with PEPs for live entertainment.

Existing PEPs with Live Entertainment

- Garibaldi De Noche, 810 W. 19th Street.
- Social, 512 W. 19th Street.
- Casa (formerly Avalon Bar), 820 W. 19th Street.
- Tiki Bar, 1700 Placentia Avenue.
- Sutra Lounge, 1870 Harbor Boulevard (The Triangle).

It should also be noted that, if the request for live entertainment were to be denied, the applicant could still operate the establishment with recorded music (via DJ) and dancing under the current City approvals.

Valet Parking

A valet parking plan is proposed in the event it becomes necessary to prevent overflow patron parking onto adjacent properties and streets. The valet parking plan will be subject to the following:

- The valet parking plan shall be reviewed and approved by the Transportation Services Division prior to implementation.
- The valet station(s) shall be located on private property in areas that do not interfere with parking for other properties, drive aisles, public alleys, or public streets.
- Valet parking shall occur on-site only. No valet parking may occur on any other property or in any public alley or public street.
- Valet parking shall specify the hours it will take place.
- To minimize impacts to adjacent residential properties, drop-off and pick-up of customer cars shall not occur within the parking area at the rear of the property.
- Parking spaces not reserved for valet parking shall remain open and unobstructed for customer self-parking.

FINDINGS TO APPROVE THE REQUEST

Pursuant to Title 13, Section 13-29(g)(2), Findings (Conditional Use Permit and Minor Conditional Use Permit), of the Costa Mesa Municipal Code, the Planning Commission is required to find that the evidence presented in the administrative record substantially meets specified findings.

Findings for Approval

- *The proposed use is substantially compatible with the multi-family residential development along Center Street (R2-HD zone) and would not be materially detrimental to other properties within the area.* The proposed use, with the recommended conditions of approval, will be consistent with the other uses in the immediate vicinity. Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses.

If approved, the applicant shall be required to comply with the following conditions of approval, the complete list of which are included in the draft approval resolution:

Music & Live Entertainment

- Any music or live entertainment, including a DJ and/or dancing, may only be permitted subject to City issuance of a "Public Entertainment Permit" on an annual basis. Within 15 days of the approval of the CUP, the applicant shall submit an application for the Public Entertainment Permit to the Community Improvement/Code Enforcement Division. The initial approval of this permit will be temporary for a probationary period of six months and may only become a permanent yearly renewal when the following conditions are met:
 - Within six months of the approval of the CUP, applicant shall remit a noise study by an acoustical engineer which identifies the noise levels at the rear property line abutting the residential properties. Noise monitoring shall occur for a four-hour period from 11:00 a.m. to 2:00 a.m. for a minimum of 4 different types of events (live bands, DJ, open microphone, and dancing). Study shall provide conclusions as to whether or not the operations of the bar/lounge comply with the City's Noise Ordinance with regard to the adjacent residences. Study shall make recommendations that shall be implemented by the applicant to reduce noise levels (as applicable) to ensure compliance with the Noise Ordinance.
- If staff determines that a violation of the noise ordinance has occurred, the Public Entertainment Permit may be placed into suspension and all entertainment approved under this conditional use permit must cease. Staff will work with the applicant to mitigate the violation and may make recommendations. This includes, but is not limited to, the lifting of the suspension, a change of status in the Public Entertainment Permit from a permanent to probationary status, and/or a recommendation for change/revocation to the conditional use permit.

- The operation of the business shall comply with the City's Noise Ordinance with specific regard to acceptable outdoor noise levels in residential areas.
- The rear doors shall remain closed during any performance of live entertainment, pre-recorded music (DJ), and dancing.

Parking Management

- Parking for patrons and employees of the business shall occur on-site. Patron parking shall be restricted to the front parking area only; employee parking shall be restricted to the rear parking area only.
- The parking lot shall be posted with signs directing customers and employees to use consideration when entering their cars and leaving the parking lot.
- The valet parking provisions as discussed earlier in this report would be required to be complied with.

Crowd Control/On-Site Security

- An adequate number of security personnel, as determined by the Police Department Crime Prevention Bureau and/or the Development Services Director, shall be provided to ensure that all parking lots are monitored during the days and hours the business is in operation.

Lighting

- Operator shall secure the premises with appropriate security lighting and employee scrutiny of adjacent areas under which applicant has control, to prevent trash, graffiti and littering.
- The intensity and location of lights shall be limited to minimize nighttime light and glare to residents and shall be subject to the Development Services Director's approval.
- All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall be submitted and shall indicate the effect of the flat glass lens fixture efficiency.
- Lighting design and layout shall limit light spillage to no more than 0.5 foot-candles at the property line of residential properties, consistent with the level of lighting that is determined necessary for safety and security purposes on site. Light standards near residential properties shall be shielded in such a way as to minimize light spillage onto surrounding properties.
- 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. The use is an existing commercial development consistent with the C1 zoning of the property and residentially-zoned properties in the vicinity. Compliance with the applicable Building and Fire Safety Codes will ensure that the use is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

- 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. The property is zoned C1 (Local Business District) and has a General Plan Designation of General Commercial. The use, as conditioned, is consistent with the applicable provisions of the General Commercial General Plan Designation. The use, as conditioned, is consistent with the following policy of the 2015-2035 General Plan:
 - **Policy LU-3.1:** *Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.*
- The property owner is working with the City's Code Enforcement Division to address several property maintenance issues at the site. Because the applicant and the operator of Holiday are not the owners of the property, property maintenance issues (parking lot striping, landscape maintenance, etc.) are being addressed separately by the property owner through Code Enforcement.

ENVIRONMENTAL DETERMINATION

If the Planning Commission approves the request, it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 for Existing Facilities. The project site contains an existing building with no increase in total floor area for the use proposed. If the Planning Commission denies the project, the denial is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

LEGAL REVIEW

The draft resolutions have been reviewed and approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. Mailed notice. A public notice was mailed to all property owners within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. On-site posting. A public notice was posted on each street frontage of the project site.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

ALTERNATIVES

- Approve the request 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 a redesign or 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.
- Deny the request. 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.

NOTE: If the application were to be denied, the applicant could still continue to operate the establishment with recorded music and dancing under the current Public Entertainment Permit.

CONCLUSION

Consideration of this request for live entertainment and valet parking would largely be based on code compliance and compatibility with the abutting residential area. The recommended conditions of approval in the CUP would adequately address impacts to residential uses.



MEL LEE, AICP
Senior Planner



GARY ARMSTRONG, AICP
Economic Development & Development
Services Director/Deputy CEO

- Attachments:
1. Location and Radius Maps
 2. Site Photos Dated 8/25/16
 3. Applicant's Project Description and Valet Parking Plan
 4. Draft Planning Commission Resolutions
 5. Calls for Police Service
 6. Public Entertainment Permits (2009-2010, and 2015-2016)
 7. State Alcoholic Beverage Control (ABC) License Query Results
 8. Correspondence from Smart and Final Market Regarding Parking
 9. Project Plans, Including Original and Proposed Floor Plan Layouts

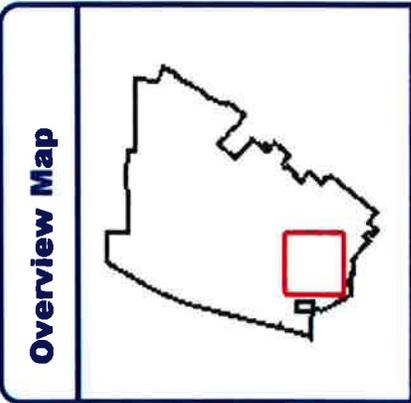
Distribution: Director of Economic & Development Services/Deputy CEO
Interim Assistant Development Services Director
Senior Deputy City Attorney
Public Services Director
City Engineer

Transportation Services Manager
Fire Protection Analyst
File

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c/o Marc Pange and Ann McClelland
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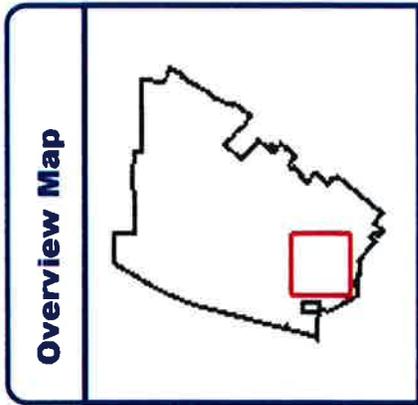


Legend

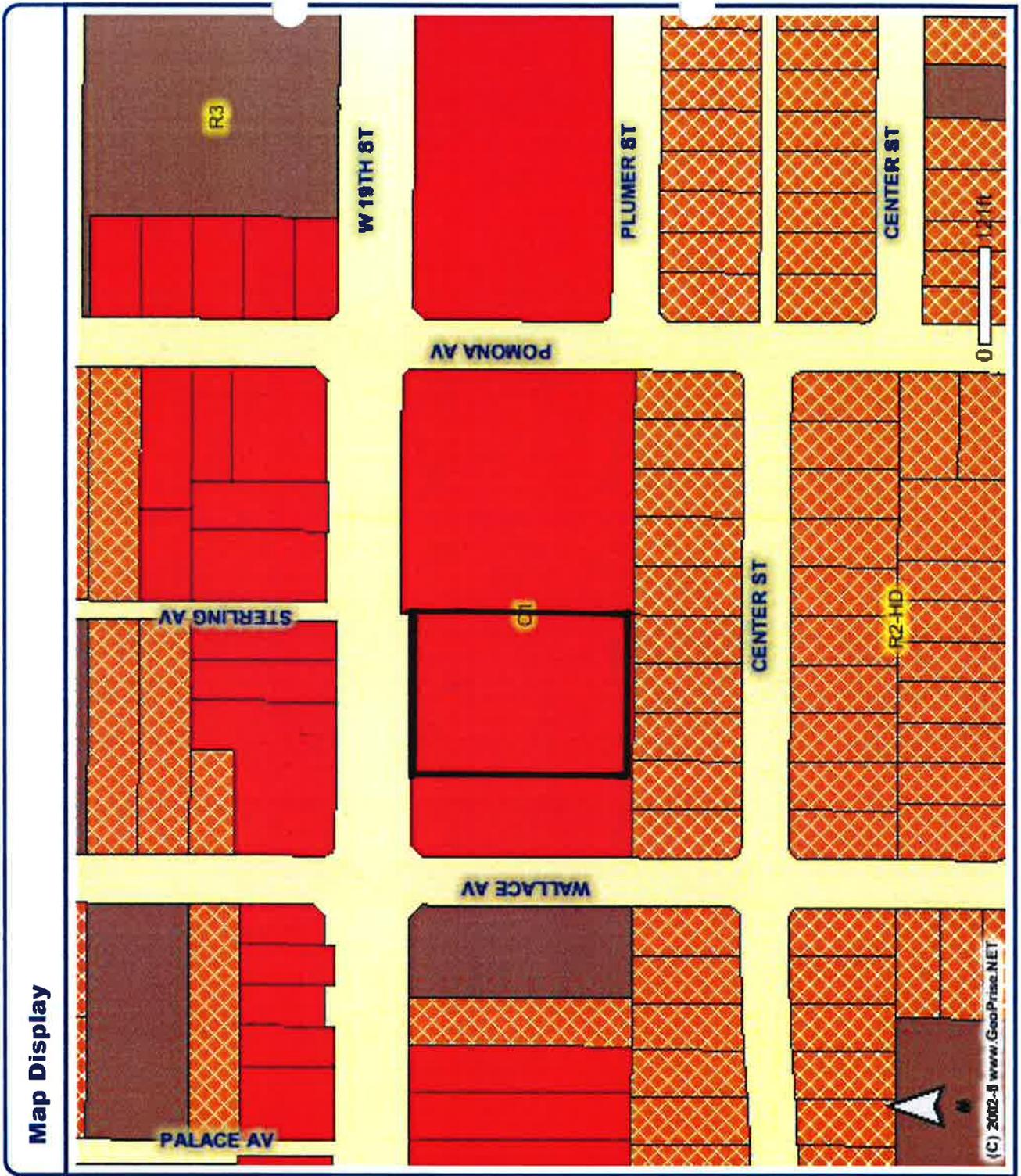
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Address Points	Freeway	Roads	Collector	Freeway	Major	Newport BLVD (cont)

City of Costa Mesa

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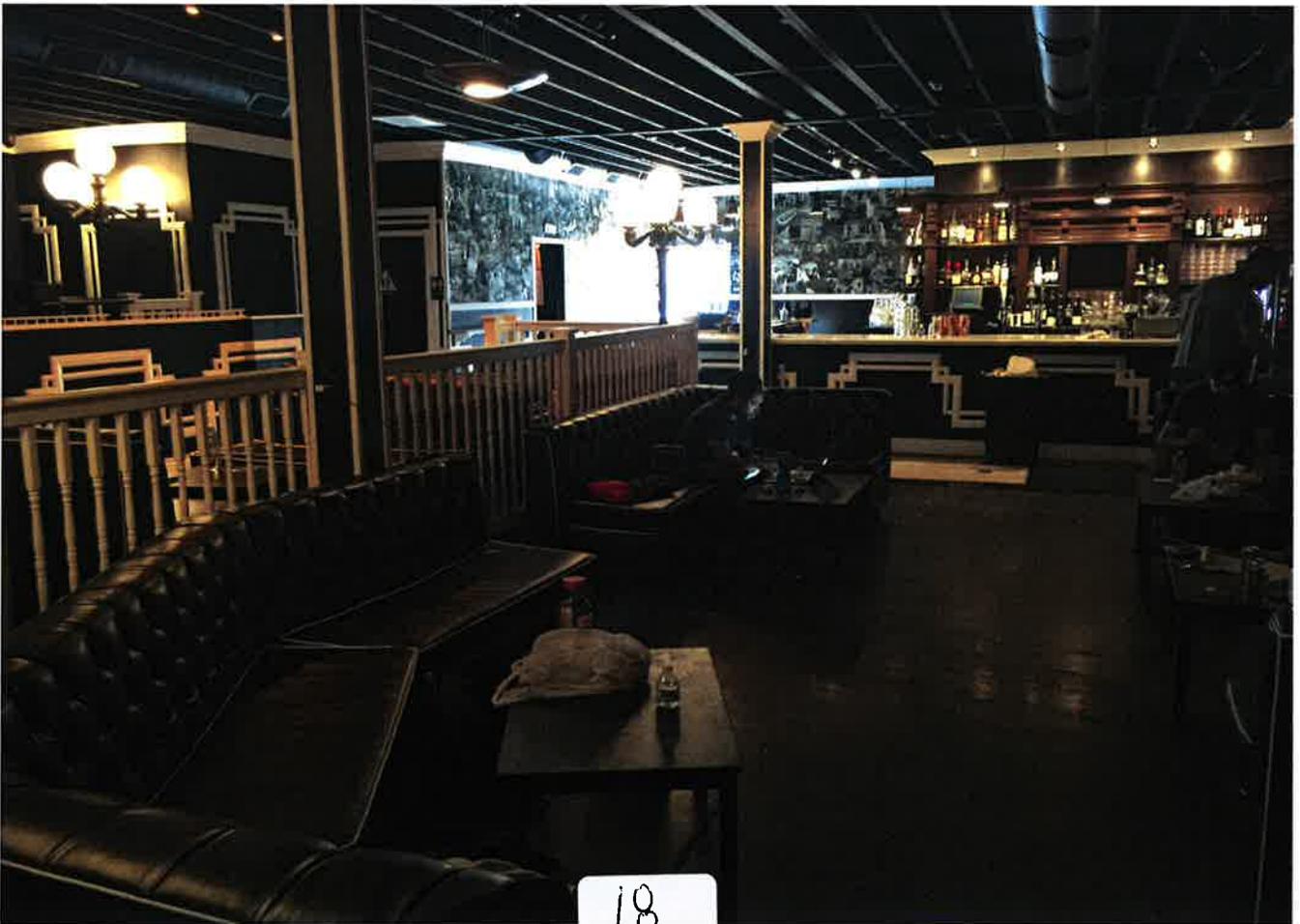
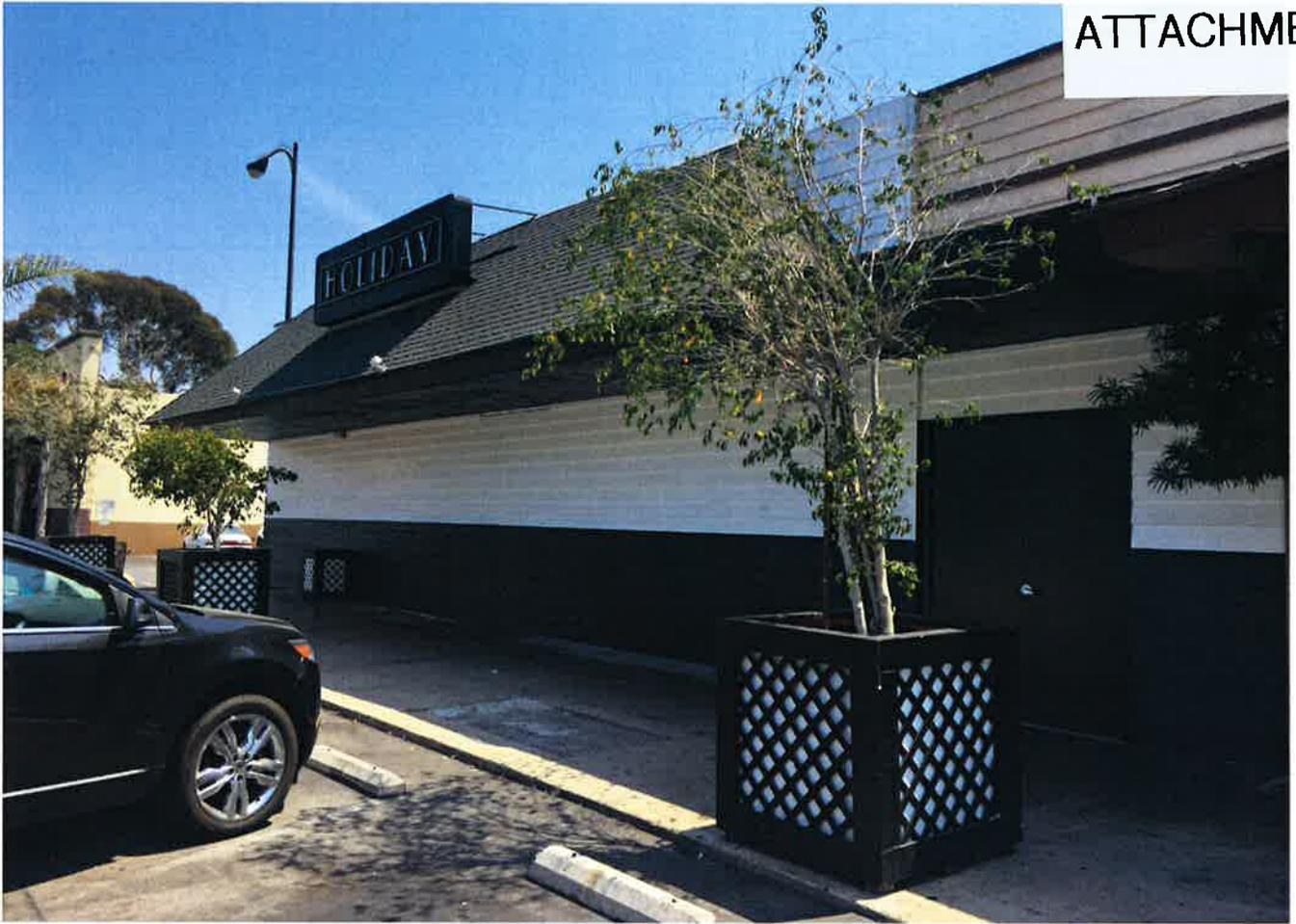
Overview Map



Map Display

Legend

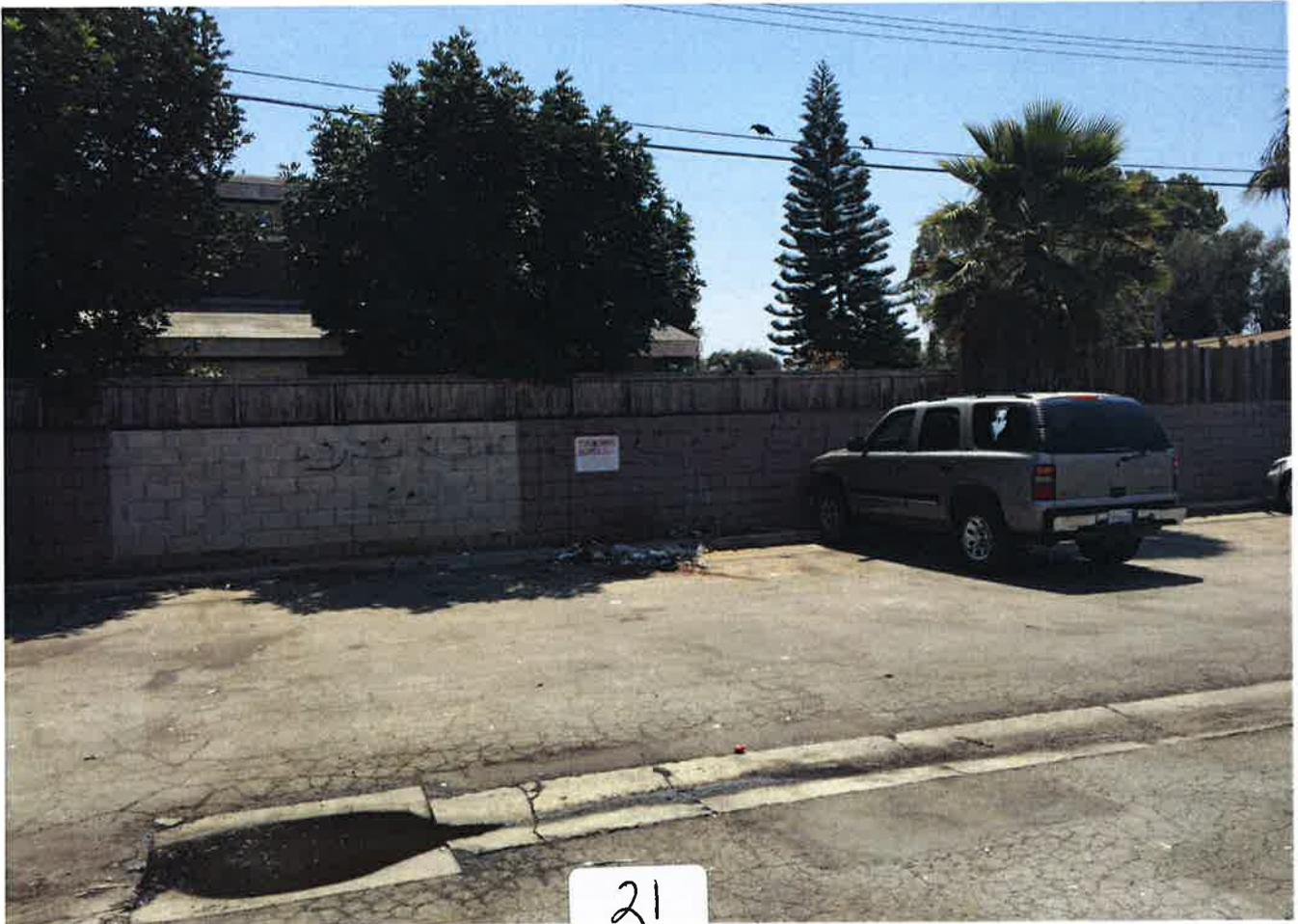
	Hydrology Channels		Water Ways
	Street Names		AP
	Parcel Lines		C1
	City Boundary		C1-S
			C2
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			IS-R-S
			MG
			MP (cont)





19







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

RE: Conditional Use Permit Application – APN 424-202-02 / 719 West 19th St
Request to renew expired permit (PEP09-010, expired December 2 2010)
Add Valet Parking

Thank you for the opportunity to receive permission to once again have live entertainment at the 719 W 19th street location. A brief description of the proposal along with findings and justification of approvals are outlined below for your review.

History of Live Entertainment at this Location

719 West 19th Street has had a long history of being a live entertainment venue in Costa Mesa. The space has been a cocktail lounge since 1963, first established as the Colorado Mining Company, providing live music and dining. Then, the site became the rock and roll venue Ronstadt's, owned by celebrity musician Linda Ronstadt. From 1980 through late 2014, 719 West 19th Street operated as the Lion's Den and offered live entertainment and dancing under owner Beverly Corrigan. The Applicant wishes to continue a long tradition of live entertainment, and is expecting to appeal to a broad audience through inspiring productions. The revitalization of high quality live entertainment is expected to enhance and revitalize the west side through responsible management and maintenance of the space and the shopping center.

Existing Conditions & Policy information

Holiday is a lounge within a multi-tenant retail center. The entire site is zoned C1 (Local Business District) and has a General Plan Use Designation of General Commercial. The location also falls within the Westside Urban Specific Plan area, specifically the 19 West Urban Plan area.

The site is bound by commercial uses to the east (Smart and Final Market), the west (multi-tenant commercial building), and the north (various commercial uses). Moreover, the site abuts residential use to the south. The residential properties are zoned R2-HD (Multiple Family Residential-High Density) and has a General Plan Use Designation of High Density Residential.

Existing Conditions table

	North	South	West	East
Adjacent Zoning	C1 (Local Business District)	R2-HD (Multiple Family Residential-High Density)	C1 (Local Business District)	C1 (Local Business District)
Adjacent General Plan Land Use Designation	General Commercial	High Density Residential	General Commercial	General Commercial
Adjacent Westside Urban Specific Plan Area	19 West Urban Plan	Mesa West Residential Urban Plan	19 West Urban Plan	19 West Urban Plan
Adjacent Uses	Various commercial uses (Sunshine Liquor, Lim's Dental Office/Lim Douglas W DDS, Fita's Hair Fashions, AutoZone)	Residential detached houses	Multi-Tenant Commercial Building (Acapulo Restaurant , Simply Prepaid, JEM Check Cashing, Eva's Beauty Salon, Costa Mesa Medical Clinic, El Toro Bravo Tortilleria)	Smart & Final Market

Physical Site Information

Holiday occupies a 4,476 sq ft space within a retail center and has two areas, that can be divided by a folding wall:

- Holiday - a 3,063 sq ft space with a raised stage floor, 2 raised seating areas, main lounge, and kitchen
- Red Room - a 1,616 sq ft space with a smaller lounge area separate from the main lounge for quieter activities.

The retail center provides 107 shared parking spaces. Based on the City's Shared Parking Analysis, see attached, 112 parking spaces are required for the center based on the current mix of uses. The current number of on-site parking spaces are considered to be legal non-conforming because all the uses are existing and no new floor area is being added.

Operational Information

Holiday currently operates as a lounge with a public entertainment permit allowing for a DJ and dancing. The hours of operation are 7:00 am to 2:00 am, 7 days a week with live entertainment hours from 11:00

am to 2:00 am. Light breakfast and lunch items are expected to be available as well as snacks throughout the day.

Valet parking is proposed for those times that it is deemed necessary. The proposed plan is attached.

Security and Lighting

Holiday provides site security both within the tenant space and parking areas. Management is working closely with City Police Crime Prevention to ensure a safe and peaceful environment. Additional lighting has been installed. The security team has no tolerance for loitering and fully enforces the City's noise ordinance. All servers have received responsible beverage serving training.

Noise

In July of 2015, Holiday management contracted with acoustical engineers Landrum & Brown. Landrum & Brown are the same engineers that assisted the Pacific Amphitheater with noise mitigation measures. Mike Holritz has provided a preliminary inspection of the site and measured the noise levels at various locations, including measurements from the nearest residents. He made several suggestions for noise mitigation including:

Boxing in the Exhaust fans - Holiday has worked with an architect and contractor and has received permits and installed enclosures for the fans.

Improve doors and seals - Door and seals have been upgrading and instated a policy that the door is to remain closed during music or other noise generating events.

Upgrade South Wall - Holiday has installed insulation and upgraded the south wall. Final inspections are pending.

Install Parapet Wall at South edge of building - The parapet structure has been installed, final inspections are underway,

Installation of sound level warning devise - This has not yet been done but will be reviewed as needed.

Current Uses and Hours of Operation in Retail Center

Business Name	Square Footage	Hours of Operation
Holiday Lounge	4,476 sq ft	7:00 am - 2:00 am; 7 days
Costa Brava Seafood Restaurant	2,118 sq ft	11:00 am - 9:00 pm; 7 days
Gloria's Mexican Food	908 sq ft	6:00 am - 10:00 pm; 7 days
Lavanderia Coin Laundry	1,785 sq ft	7:00 am - 10:00 pm; Mon-Fri 6:00 am - 10:00 pm; Sat-Sun
El Toro Bravo Market	2,269 sq ft	8:00 am - 9:00 pm; 7 days
El Toro Bravo Tortilleria	1,600 sq ft	6:00 am - 10:00 pm; 7 days
Costa Mesa Medical Clinic	1,900 sq ft	8:00 am - 8:00 pm; Mon-Fri 9:00 am - 7:00 pm; Sat-Sun
Eva's Beauty Salon	800 sq ft	9:00 am - 7:00 pm; Mon-Fri 9:00 am - 7:00 pm; Sat-Sun
JEM Check Cashing	800 sq ft	9:00 am - 7:00 pm; Mon-Sat 10:00 am - 3:00 pm; Sun
Simply Prepaid	800 sq ft	10:00 am - 7:00 pm; Mon-Sat
Acapulco Restaurant	1,700 sq ft + 514 sq ft Patio	6:00 am - 9:00 pm; Sun-Sat

Justifications for Approval

1. **The proposed use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.**
 - a. The site, 719 West 19th Street, is compatible with developments in the same general area as it has been operating under the use of live music and entertainment for nearly four decades. The location's history began in the 1970s as Colorado Mining Company, providing live music and dining. Then, the site became the rock and roll venue Ronstadt's, owned by celebrity musician Linda Ronstadt. From 1980 to late 2014, 719 West 19th Street operated as the Lion's Den and offered live entertainment and dancing under owner Beverly Corrigan. The Applicant is dedicated to providing the live entertainment the site has been historically known for, as well as working with the property owner to revitalize the premises to enhance the surrounding area.
 - b. The site is compatible with developments in the same general area as it adjacent to two venues, the Wayfarer and Casa Costa Mesa, that also provide live entertainment. The Holiday Lounge will add to Costa Mesa's burgeoning arts scene and bringing increased interest to the west side.

- c. The proposed use will not be materially determinately to other properties in the immediate vicinity by mitigating noise, security, parking and lighting issues as detailed in Item 2.
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.**
- a. The use is an existing commercial project consistent with the C1 zoning of the property. The use has complied with all applicable Building and Fire Safety Codes to and will continue to maintain the property accordingly on a yearly basis. The applicant has also obtained proper permits through numerous inspections from building and safety, fire, and police. The applicant has completed the required RBS training by the ABC license district and will apply for a public entertainment permit. The Applicant has mitigated all possible concerns including safety, noise and lighting:
 - i. *Noise.* The Applicant will maintain the following noise mitigation measures:
 - 1. The operation of the business shall comply with the City's Noise Ordinance with specific regard to acceptable outdoor noise levels in residential areas.
 - 2. All live entertainment performances shall take place solely inside.
 - 3. The rear doors shall remain closed during any performance of live entertainment, pre-recorded music (DJ), and dancing.
 - 4. New sound proof walls have been installed on walls to reduce noise.
 - 5. Compliance with noise mitigation conditions as determined by the City of Costa Mesa Planning Commission and Staff.
 - ii. *Safety and Security.* The Applicant will maintain the following safety and security mitigation measures:
 - 1. Provision of adequate number of security personnel, as determined by the Police Department Crime-Prevention Bureau and/or Development Services Director to ensure all parking lots are monitored during the days and hours the business is in operation.
 - 2. The current lounge use resulted in reduction of half of the historic maximum occupancy levels
 - 3. Compliance with safety and security mitigation conditions as determined by the City of Costa Mesa Planning Commission and Staff.
 - iii. *Lighting.* The Applicant will maintain the following safety and security mitigation measures:
 - 1. The intensity and location of lights shall be limited to minimize nighttime light and glare to residents and shall be subject to the Development Services Director's approval.

2. All site lighting fixtures shall be provided with a flat glass lens.
 3. Lighting design and layout shall limit light spillage to no more than 0.5 foot-candles at the property line of residential properties, consistent with the level of light that is determined necessary for safety and security purposes on site.
 4. Compliance with lighting mitigation conditions as determined by the City of Costa Mesa Planning Commission and Staff.
3. **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.**
- a. The project location is zoned C1 (Local Business District) and the proposed use is permitted in the C1 district with a conditional use permit. The zoning district of the project is intended to meet the local business needs of the community by providing a wide range of goods and services in a variety of locations throughout the city. The applicant will be providing inspiration, fun with live entertainment in a clean, professionally managed environment.
 - b. Additionally, the proposed use will not affect the adjacent residential general plan use designation as the Applicant has taken all measures per item 2 to protect nearby residential neighborhoods. The Applicant has shown to be in conformance with the General Plan Designation of General Commercial Objective LU-1F.1: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.

Conclusion

The Applicant's proposal to add live entertainment to the existing cocktail lounge/club at 719 West 19th Street has provided for the following justifications:

1. The proposed use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area:
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.
3. 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.

In providing these justifications, the Applicant has demonstrated action and consideration regarding the compatibility and impacts towards the abutting residential area and requests the approval of the conditional use permit to re-instate the live entertainment.

HOLIDAY

Valet Parking Request for additional use

CUP / Parking Plan

Restaurant Valet Impact and Operations Report

Report Date: September 1st, 2016

Location: 719 W 19th St Costa Mesa Ca

Attention: City of Costa Mesa / Planning / Public Works / Traffic

Holiday is requesting the approval of valet parking operations as part of the conditional use permit application. Holiday operators have noticed increased use by its customers of ride sharing services such as Uber and Lift and expect see continued use of these services. Even so, some patrons still use personal automobile, to ensure the best possible experience for all patrons Holiday is requesting approval to offer valet services.

Attached is valet parking map which illustrates traffic direction, placement, and point of drop off and pick up. The valet stand is located in the far east side of the establishment. Patrons utilizing this service will hand over their keys to a trained attendant who will bring their auto to the back of the center, where the cars will be stacked. The front of the center contains 77 total striped parking spaces and this will remain open for all center patrons.

The presence of valet will significantly assist in improving the safety along both city easements, and private venue properties during the hours of operation. Cleanliness of private property, sweeping and maintenance of city alleyways, and parking personnel standing as security and surveillance for activity occurring on and around the subject property will directly assist in providing tenants and residential neighbors with an improved and safer atmosphere.

Tenant / Business / Resident Contact:

At any time if any parties are concerned of the on-site parking operations, and or placement of such vehicles, direct contact can be made to either of the following principals:

- Mike Kinsella (GM of Holiday) 949.278.8728
- Chris Nelson (AGM of Holiday) 619.322.0677

Operations:

- Temporary signage and valet attendants will direct HOLIDAY guests into the "valet" lanes and out of the common line of traffic.
- Arriving guests will be directed, received, and greeted were at indicated valet

stand

- Valet attendants will remain present to assure all guests are clearly directed to drop-off and pick-up area.
- Valet attendants will monitor all parking locations for security, safety and operations purposes.
- Parking operations will include radio communication between valet and inside management/hostess.

Permitted Areas for Parking:

- No valet parking or self parking will be permitted in the neighboring Smart and Final lot located 707 W 19th St Costa Mesa, Ca 92627
- No valet or self parking will be permitted in any neighboring lot without written consent from business or lot owner.
- Valet operations will be conducted on the following peak days and hours of operations:
 - Tuesdays 5:00pm until 2:00am or until valet is no longer needed based upon traffic influx
 - Wednesdays 5:00pm until 2:00am or until valet is no longer needed based upon traffic influx
 - Thursdays 5:00pm until 2:00am or until valet is no longer needed based upon traffic influx
 - Fridays 5:00pm until 2:00am or until valet is no longer needed based upon traffic influx
 - Saturdays 5:00pm until 2:00am or until valet is no longer needed based upon traffic influx
 - Sundays 11:00am until 2:00am or until valet is no longer needed based upon traffic influx
- Parking operations will start October 16th 2016 and continue for the duration of the business
- Although the schedule above depicts the days and times we would like to have valet available, we will only be using valet for select events.
- Events that will require valet: Events where there is a heavy customer flow at a specific time. Events that coincide with a heavy traffic influx from surrounding businesses. Private events where client requests all guest vehicles to be valeted by Holiday.
- If there is a heavy influx of traffic on a regular basis of any given night, Holiday will implement the valet to control the traffic and parking flow.



PARKING LOT B

VALET STAND

719-W 19th St

PARKING LOT A

32

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-16-55 FOR LIVE ENTERTAINMENT AT HOLIDAY (FORMERLY LION'S DEN AND MAISON) AT 719 WEST 19TH STREET

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

WHEREAS, an application was filed by Pacific Planning Group, representing Pange Family Trust, the property owner, requesting approval of a conditional use permit for the following:

- Conditional Use permit to allow live entertainment including, but not limited to, music, dancing, and open microphones, for an entertainment venue (Holiday, formerly Lion's Den and Maison) within 200 feet of residentially-zoned properties, and on-site valet parking. A current public entertainment permit allows disc jockey entertainment (DJ) and dancing. Proposed hours of operation are from 7:00 a.m. to 2:00 a.m., seven days a week; proposed hours for live entertainment are 11:00 a.m. to 2:00 a.m., seven days a week.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 12, 2016 with all persons having the opportunity to speak for and against the proposal.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 for Existing Facilities.

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgment of the City of Costa Mesa.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-16-55.

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-16-55 and upon the applicant's compliance with each and all of the conditions in Exhibits B, and 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 and/or mitigation measures.

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 12th day September, 2016.

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

EXHIBIT A

FINDINGS (APPROVAL)

- A. The proposed project complies with Title 13, Section 13-29(g)(2), conditional use permit and minor conditional use permit, of the Municipal Code due to the following:
- The proposed use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area. The proposed use, with the recommended conditions of approval, will be consistent with the other uses in the immediate vicinity. Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses.
 - Granting the conditional use permit and minor conditional use permit will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The use is an existing commercial project consistent with the C1 zoning of the property and residentially-zoned properties in the vicinity. Compliance with the applicable Building and Fire Safety Codes will ensure that the use is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
 - Granting the conditional use permit and minor conditional use permit will not allow a use, density, or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property. The use is zoned C1 (Local Business District) and has a General Plan Designation of General Commercial. The use, as conditioned, is consistent with the applicable provisions of the General Commercial General Plan Designation. The request, as conditioned, is consistent with the following policy of the 2015-2035 General Plan.
 - **Policy LU-3.1:** *Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.*
- B. The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 for Existing Facilities. This project site contains an existing building with no increase in total floor area for the building proposed. The project, as conditioned, is consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- 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 staff report. Any change in the operational characteristics including, but not limited to, the hours of operation indicated (7:00 a.m. to 2:00 a.m., seven days a week for the venue; 11:00 a.m. to 2:00 a.m., seven days a week for live entertainment), 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. Entertainment shall include, but not be limited to, amplified live music, dancing, DJ, and open microphones. Any change to the operational characteristics shall require approval of an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
 3. Any music or live entertainment, including a DJ and/or dancing, may only be permitted subject to City issuance of a "Public Entertainment Permit" on an annual basis. Within 15 days of the approval of the CUP, the applicant shall submit an application for the Public Entertainment Permit to the Community Improvement/Code Enforcement Division. The initial approval of this permit will be temporary for a probationary period of six months and may only become a permanent yearly renewal when the following conditions are met:
 - a) Within six months of the approval of the CUP, applicant shall remit a noise study by an acoustical engineer which identifies the noise levels at the rear property line abutting the residential properties. Noise monitoring shall occur for a four-hour period from 11:00 a.m. to 2:00 a.m. for a minimum of 4 different types of events (live bands, DJ, open microphone, and dancing). Study shall provide conclusions as to whether or not the operations of the bar/lounge comply with the City's Noise Ordinance with regard to the adjacent residences. Study shall make recommendations that shall be implemented by the applicant to reduce noise levels (as applicable) to ensure compliance with the Noise Ordinance.
 4. If staff determines that a violation of the noise ordinance has occurred, the Public Entertainment Permit may be placed into suspension and all entertainment approved under this conditional use permit must cease. Staff will work with the applicant to mitigate the violation and may make recommendations. This includes, but is not limited to, the lifting of the suspension, a

change of status in the Public Entertainment Permit from a permanent to probationary status, and/or a recommendation for change/revocation to the conditional use permit.

5. The rear doors shall remain closed during any performance of live entertainment, pre-recorded music, and dancing.
6. The conditions of approval and ordinance or code provisions of planning application PA-16-55 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
7. 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 management to ensure that this limit is not exceeded at any time.
8. There shall be no room or designated area reserved for the exclusive use of designated persons or "private club members."
9. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The operator and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
10. There shall be no sales of alcoholic beverages for off-site consumption.
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. Parking for patrons and employees of the business shall occur on-site. Patron parking shall be restricted to the front parking area only; employee parking shall be restricted to the rear parking area only.
13. The parking lot shall be posted with signs directing customers and employees to use consideration when entering their cars and leaving the parking lot.
14. The valet parking plan shall be subject to the following:
 - a) The valet parking plan shall be reviewed and approved by the Transportation Services Division prior to implementation.
 - b) The valet station(s) shall be located on private property in areas that do not interfere with parking for other properties, drive aisles, public alleys, or public streets.
 - c) Valet parking shall occur on-site only. No valet parking may occur on any other property or in any public alley or public street.
 - d) Valet parking shall specify the hours it will take place.
 - e) To minimize impacts to adjacent residential properties, drop-off and pick-up of customer cars shall not occur within the parking area at the rear of the property.
 - f) Parking spaces not reserved for valet parking shall remain open

- and unobstructed for customer self-parking.
15. An adequate number of security personnel, as determined by the Police Department Crime Prevention Bureau and/or the Development Services Director, shall be provided to ensure that all parking lots are monitored during the days and hours the business is in operation. Security personnel shall provide parking management, noise control, loitering prevention, as well as general security of all parking areas on and immediately abutting the subject site.
 16. Operator shall secure the premises with appropriate security lighting and employee scrutiny of adjacent areas under which applicant has control, to prevent trash, graffiti and littering. Any lighting under the control of applicant shall be directed in such a manner so as not to unreasonably interfere with the quiet enjoyment of nearby residences. Applicant shall further provide adequate lighting above the entrance to the premises sufficient in intensity to make visible the identity and actions of all persons entering and leaving the premises.
 17. The intensity and location of lights shall be limited to minimize nighttime light and glare to residents and shall be subject to the Development Services Director's approval.
 18. All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall be submitted and shall indicate the effect of the flat glass lens fixture efficiency.
 19. Lighting design and layout shall limit light spillage to no more than 0.5 foot-candles at the property line of residential properties, consistent with the level of lighting that is determined necessary for safety and security purposes on site. Light standards near residential properties shall be shielded in such a way as to minimize light spillage onto surrounding properties.
 20. The operator shall maintain free of litter all areas of the premises under which applicant has control.
 21. A copy of the conditions of approval shall be kept on the 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.
 22. 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.

23. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.

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. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
 2. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.
 3. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
 4. All exits shall be clearly marked with "EXIT" signs.
 5. All conditions of the California Alcoholic Beverage Control Board shall be complied with.
 6. Outdoor public communication systems shall not be audible in adjacent residential areas.
- Bldg.
7. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani. 1. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.
- AQMD 2. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
- Water 3. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.
- State 4. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-16-55 FOR LIVE ENTERTAINMENT AT HOLIDAY (FORMERLY LION'S DEN AND MAISON) AT 719 WEST 19TH STREET

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

WHEREAS, an application was filed by Pacific Planning Group, representing Pange Family Trust, the property owner, requesting approval of a conditional use permit for the following:

- Conditional Use permit to allow live entertainment including, but not limited to, music, dancing, and open microphones, for an entertainment venue (Holiday, formerly Lion's Den and Maison) within 200 feet of residentially-zoned properties, and on-site valet parking. A current public entertainment permit allows disc jockey entertainment (DJ) and dancing. Proposed hours of operation are from 7:00 a.m. to 2:00 a.m., seven days a week; proposed hours for live entertainment are 11:00 a.m. to 2:00 a.m., seven days a week.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 12, 2016 with all persons having the opportunity to speak for and against the proposal.

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-16-55.

PASSED AND ADOPTED this 12th day of September, 2016.

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

EXHIBIT A

FINDINGS (DENIAL)

- A. The proposed project does not comply with Title 13, Section 13-29(g)(2), conditional use permit and minor conditional use permit, of the Municipal Code due to the following:
- The proposed use is not substantially compatible with developments in the same general area and would be materially detrimental to other properties within the area. The proposed use, is not consistent with the other uses in the immediate vicinity.
 - Granting the conditional use permit and minor conditional use permit will be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The use is not consistent with residentially-zoned properties in the vicinity. The use is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood due to noise impacts.
 - Granting the conditional use permit and minor conditional use permit will allow a use, density, or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property. The use is zoned C1 (Local Business District) and has a General Plan Designation of General Commercial. The project is not consistent with the applicable provisions of the General Commercial General Plan Designation. The request is not consistent with the following goals and objectives of the General Plan:
 - **Policy LU-3.1:** *Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.*
- B. The Costa Mesa Planning Commission has denied Planning Application PA-16-55. Pursuant to CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.
- C. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.



City of Costa Mesa

August 24, 2016

Calls for Service 719 W 19th St 08/01/2015 - 8/23/2016

Between August 1, 2015 and August 23, 2016 there were 215 Calls for Service for Lions' Den/Holiday located at 719 W 19th St. Of the 215 calls 166 were self-initiated calls from patrol (Subject Stop, Patrol Checks, Traffic Stops, and Bike Stops).

Call Date/Time	Location	Nature	Business	Service
08/07/2015 16:19	719 W 19TH ST	TRANSIENT	LIONS DEN	LAW
08/31/2015 13:34	719 W 19TH ST	DRINKING IN PUBLIC	LIONS DEN	LAW
09/04/2015 16:37	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
09/05/2015 16:14	719 W 19TH ST	MUNICIPAL ORDINANCE VIOLATION	LIONS DEN	LAW
09/09/2015 13:42	719 W 19TH ST	DISTURBANCE MUSIC		LAW
09/10/2015 09:05	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
09/15/2015 12:14	719 W 19TH ST	TRANSIENT	LIONS DEN	LAW
10/05/2015 10:28	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
10/05/2015 11:24	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
10/08/2015 11:38	719 W 19TH ST	PERSON DOWN MEDICS REQ	LIONS DEN	LAW
10/10/2015 01:15	719 W 19TH ST	911 WIRELESS NO VOICE CONTACT	LIONS DEN	LAW
10/13/2015 09:24	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
10/14/2015 19:52	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
10/15/2015 15:42	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
10/24/2015 07:06	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
10/24/2015 16:42	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
10/24/2015 19:19	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
10/26/2015 13:19	719 W 19TH ST	BURGLARY AUDIBLE ALARM		LAW
10/28/2015 10:45	719 W 19TH ST	MISC MISDEMEANOR INCIDENT	LIONS DEN	LAW
10/29/2015 16:09	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
10/30/2015 09:28	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
10/31/2015 12:42	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
11/06/2015 11:13	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
11/06/2015 12:39	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
11/06/2015 19:21	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
11/07/2015 08:53	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
11/07/2015 12:37	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
11/07/2015 18:11	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW



City of Costa Mesa

August 24, 2016

Call Date/Time	Location	Nature	Business	Service
11/11/2015 16:28	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
11/11/2015 19:48	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
11/12/2015 22:34	719 W 19TH ST	BURGLARY AUDIBLE ALARM		LAW
11/13/2015 08:42	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
11/13/2015 13:59	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
11/14/2015 16:23	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
11/17/2015 10:56	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
11/19/2015 14:48	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
11/20/2015 12:52	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
11/20/2015 13:41	719 W 19TH ST	BURGLARY AUDIBLE ALARM		LAW
11/21/2015 07:22	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
11/24/2015 12:42	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
11/27/2015 14:04	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
11/28/2015 07:27	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
11/28/2015 15:55	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
12/04/2015 10:11	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
12/08/2015 09:19	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
12/08/2015 12:45	719 W 19TH ST	WARRANT ARREST	LIONS DEN	LAW
12/09/2015 10:13	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
12/09/2015 14:39	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
12/09/2015 18:24	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
12/10/2015 14:19	719 W 19TH ST	TRANSIENT	LIONS DEN	LAW
12/12/2015 11:45	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
12/12/2015 15:37	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
12/12/2015 15:53	719 W 19TH ST	MUNICIPAL ORDINANCE VIOLATION	LIONS DEN	LAW
12/16/2015 12:47	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
12/19/2015 07:38	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
12/19/2015 11:48	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
12/19/2015 16:02	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
12/23/2015 13:51	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
12/24/2015 11:14	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
12/26/2015 07:40	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
12/26/2015 16:03	719 W 19TH ST	MUNICIPAL ORDINANCE VIOLATION	LIONS DEN	LAW
01/02/2016 15:27	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
01/05/2016 13:07	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
01/05/2016 13:30	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW



City of Costa Mesa

August 24, 2016

Call Date/Time	Location	Nature	Business	Service
01/06/2016 08:49	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
01/06/2016 10:20	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
01/06/2016 10:47	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
01/06/2016 14:57	719 W 19TH ST	MUNICIPAL ORDINANCE VIOLATION	LIONS DEN	LAW
01/07/2016 16:11	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
01/09/2016 14:44	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
01/12/2016 10:12	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
01/13/2016 15:19	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
01/14/2016 11:49	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
01/15/2016 12:05	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
01/16/2016 14:32	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
01/20/2016 14:42	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
01/23/2016 08:22	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
01/23/2016 14:07	719 W 19TH ST	PAROLE VIOLATION	LIONS DEN	LAW
01/27/2016 16:04	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
01/30/2016 16:37	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
02/03/2016 13:39	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
02/06/2016 17:13	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
02/06/2016 17:13	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
02/08/2016 15:35	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
02/09/2016 09:02	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
02/09/2016 15:42	719 W 19TH ST	TRANSIENT	LIONS DEN	LAW
02/10/2016 02:10	719 W 19TH ST	BURGLARY AUDIBLE ALARM	LIONS DEN	LAW
02/10/2016 07:55	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
02/13/2016 15:21	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
02/15/2016 08:36	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
02/16/2016 12:01	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
02/17/2016 08:03	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
02/17/2016 13:05	719 W 19TH ST	BURGLARY AUDIBLE ALARM	LIONS DEN	LAW
02/17/2016 13:55	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
02/18/2016 12:10	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
02/18/2016 12:44	719 W 19TH ST	TRANSIENT	LIONS DEN	LAW
02/19/2016 17:23	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
02/20/2016 11:19	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
02/23/2016 16:02	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
02/23/2016 18:22	719 W 19TH ST	TRANSIENT	LIONS DEN	LAW
02/24/2016 08:49	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW



City of Costa Mesa

August 24, 2016

Call Date/Time	Location	Nature	Business	Service
02/24/2016 11:39	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
02/27/2016 14:52	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
02/29/2016 12:00	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
03/01/2016 08:17	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
03/01/2016 09:01	719 W 19TH ST	INTOXICATED MALE	LIONS DEN	LAW
03/01/2016 13:51	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
03/04/2016 09:51	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
03/05/2016 07:46	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
03/08/2016 08:49	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
03/09/2016 09:45	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
03/10/2016 17:12	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
03/11/2016 14:10	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
03/12/2016 09:14	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
03/19/2016 12:53	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
03/22/2016 14:27	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
03/23/2016 13:17	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
03/28/2016 11:41	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
03/30/2016 08:02	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
03/31/2016 12:59	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
04/01/2016 18:51	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
04/01/2016 19:01	719 W 19TH ST	WARRANT ARREST	LIONS DEN	LAW
04/02/2016 10:23	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
04/05/2016 09:48	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
04/06/2016 09:15	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
04/07/2016 11:52	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
04/08/2016 12:01	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
04/09/2016 08:03	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
04/09/2016 16:40	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
04/09/2016 18:58	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
04/10/2016 10:28	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
04/12/2016 11:46	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
04/13/2016 10:26	719 W 19TH ST	LOITERING	LIONS DEN	LAW
04/13/2016 11:20	719 W 19TH ST	INTOXICATED MALE	LIONS DEN	LAW
04/13/2016 13:28	719 W 19TH ST	TRANSIENT		LAW
04/13/2016 13:57	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
04/14/2016 11:30	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW



City of Costa Mesa

August 24, 2016

Call Date/Time	Location	Nature	Business	Service
04/15/2016 12:37	719 W 19TH ST	TRANSIENT	LIONS DEN	LAW
04/15/2016 14:38	719 W 19TH ST	TRANSIENT	LIONS DEN	LAW
04/16/2016 07:26	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
04/16/2016 13:48	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
04/19/2016 14:33	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
04/20/2016 13:31	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
04/21/2016 08:08	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
04/23/2016 08:19	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
04/23/2016 15:59	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
04/26/2016 14:53	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
04/27/2016 12:27	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
04/29/2016 09:02	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
04/30/2016 17:21	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
05/02/2016 09:30	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
05/03/2016 09:05	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
05/04/2016 14:11	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
05/05/2016 08:50	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
05/06/2016 10:42	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
05/07/2016 08:37	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
05/07/2016 08:38	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
05/07/2016 19:47	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
05/08/2016 15:11	719 W 19TH ST	BIKE STOP	LIONS DEN	LAW
05/09/2016 10:04	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
05/10/2016 09:01	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
05/12/2016 10:03	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
05/12/2016 10:43	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
05/14/2016 10:21	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
05/20/2016 08:02	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
05/21/2016 10:07	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
05/28/2016 07:40	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
05/28/2016 18:18	719 W 19TH ST	OUT FOR INVESTIGATION	LIONS DEN	LAW
05/31/2016 14:17	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
06/01/2016 13:18	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
06/02/2016 10:06	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
06/06/2016 16:51	719 W 19TH ST	WELFARE CHECK	LIONS DEN	LAW
06/08/2016 14:46	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
06/09/2016 12:15	719 W 19TH ST	POLICE PUBLIC ASSIST	LIONS DEN	LAW



City of Costa Mesa

August 24, 2016

Call Date/Time	Location	Nature	Business	Service
06/11/2016 15:56	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
06/15/2016 11:50	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
06/18/2016 17:42	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
06/20/2016 12:37	719 W 19TH ST	DISTURBANCE MALE	LIONS DEN	LAW
06/20/2016 15:02	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
06/23/2016 13:07	719 W 19TH ST	WARRANT ARREST	LIONS DEN	LAW
06/24/2016 11:41	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
06/28/2016 00:30	719 W 19TH ST	DISTURBANCE MUSIC	LIONS DEN	LAW
06/29/2016 08:13	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
06/30/2016 12:34	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
07/01/2016 05:44	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
07/04/2016 07:03	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
07/15/2016 07:56	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
07/20/2016 14:16	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
07/22/2016 08:39	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
07/24/2016 15:27	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
07/25/2016 10:28	719 W 19TH ST	TRANSIENT	LIONS DEN	LAW
07/25/2016 14:19	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
07/26/2016 12:39	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
07/28/2016 21:04	719 W 19TH ST	FALL		LAW
07/30/2016 01:26	719 W 19TH ST	DISTURBANCE MALE	LIONS DEN	LAW
08/01/2016 15:51	719 W 19TH ST	TRANSIENT	LIONS DEN	LAW
08/02/2016 14:27	719 W 19TH ST	HIT AND RUN ACCIDENT	LIONS DEN	LAW
08/02/2016 17:42	719 W 19TH ST	SUSPICIOUS MALE	LIONS DEN	LAW
08/04/2016 12:05	719 W 19TH ST	TRANSIENT	LIONS DEN	LAW
08/05/2016 05:16	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
08/05/2016 07:04	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
08/05/2016 20:07	719 W 19TH ST	TRANSIENT		LAW
08/05/2016 22:28	719 W 19TH ST	UNWANTED SUBJECT	LIONS DEN	LAW
08/06/2016 07:18	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
08/08/2016 18:20	719 W 19TH ST	TRANSIENT		LAW
08/10/2016 08:13	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
08/10/2016 09:53	719 W 19TH ST	MEDICAL AID	HOLIDAY	LAW
08/12/2016 06:55	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
08/13/2016 08:01	719 W 19TH ST	MUNICIPAL ORDINANCE VIOLATION	LIONS DEN	LAW
08/13/2016 08:36	719 W 19TH ST	POLICE PUBLIC ASSIST	LIONS DEN	LAW
08/15/2016 07:47	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW



City of Costa Mesa

August 24, 2016

Call Date/Time	Location	Nature	Business	Service
08/16/2016 06:38	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW
08/18/2016 20:32	719 W 19TH ST	TRANSIENT	HOLIDAY	LAW
08/19/2016 07:03	719 W 19TH ST	SUBJECT STOP	LIONS DEN	LAW
08/20/2016 06:43	719 W 19TH ST	PATROL CHECK	LIONS DEN	LAW

Top Five Calls for Service Types

Nature of Call	Number of Calls
PATROL CHECK	92
SUBJECT STOP	54
OUT FOR INVESTIGATION	20
TRANSIENT	15
BURGLARY AUDIBLE ALARM	5
MUNICIPAL ORDINANCE VIOLATION	5

Municipal Ordinance Violation calls consisted of unregistered bike calls, drinking in public, and possessing a shopping cart.



CITY OF COSTA MESA
PUBLIC ENTERTAINMENT PERMIT
DEVELOPMENT SERVICES DEPARTMENT
P. O BOX 1200
COSTA MESA, CA 92628-1200

COPY

Beverly Corrigan
Lion's Den
719 West 19th St.
Costa Mesa, CA 92627

Date this permit approved: December 2, 2009

PERMIT PERIOD: December 2, 2009 to December 2, 2010

PERMIT # PEP09-0010

THIS PERMIT EXPIRES DECEMBER 2, 2010

RE: PERMIT FOR LIVE BAND AND DJ RECORDED MUSIC

Your application for a Public Entertainment Permit has been:

- Returned as an incomplete application. The items listed below were found to be inadequately described or were missing from the application.
- Approved with conditions listed below that are subject to provisions of Costa Mesa Municipal Code, Article 11, Chapter IV, Title 9.**
- Denied, based on the items below:
 - Zoning Uniform Fire Code Uniform Building Code Security Plan for Prevention of Unlawful Conduct
 - Liability Insurance Security Plan for Control of Pedestrian/Vehicles Parking Plan Seating Plan
 - Noise Control Plan Other
 - Conditional Use Permit Required

CONDITIONS OF APPROVAL: SEE ATTACHED

A COPY OF THIS PERMIT MUST BE KEPT ON THE PREMISES AND PRESENTED TO ANY AUTHORIZED CITY OFFICIAL UPON REQUEST.

The last date on which an appeal may be filed is 5 P.M., DECEMBER 9, 2009.

If you have any questions about this permit, please contact WILLA BOUWENS-KILLEEN AT 714.754.4952.

Person taking action on this permit:

W Bouwens-Killeen
WILLA BOUWENS-KILLEEN

NOTICE TO APPLICANT

52

Notice should be sent to you by mail, within forty-five (45) working days of your filing a completed application, that your application has been granted or denied. If you receive notice that your application has been denied or has been granted subject to conditions, you may appeal to the City Council from the denial or from any of the conditions by filing a written appeal with the City Clerk within seven (7) days from the time the notice was deposited in the mail or was personally delivered to you.

ENTERTAINMENT PERMIT CONDITIONS

1. DOORS MUST REMAIN CLOSED AT ALL TIMES DURING ENTERTAINMENT HOURS.
2. HOURS OF ENTERTAINMENT ARE MONDAY THROUGH SUNDAY 11:00 AM TO 2:00 AM.
3. MUSIC SHALL NOT EXCEED CITY NOISE STANDARDS.
4. A COPY OF THIS PERMIT MUST BE KEPT ON THE PREMISES AND PRESENTED TO ANY AUTHORIZED CITY OFFICIAL UPON REQUEST.
5. IT IS THE APPLICANT'S RESPONSIBILITY TO RENEW THIS PERMIT AT LEAST 30 DAYS PRIOR TO THE EXPIRATION DATE.
6. PATRONS ARE PROHIBITED FROM LOITERING IN THE REAR PARKING LOT. THE BUSINESS OPERATOR SHALL USE ALL MEANS POSSIBLE TO PREVENT PATRONS FROM LOITERING IN THE REAR PARKING LOT.



RECEIVED

NOV 30 2010

City of Costa Mesa
Development Services Department
P.O. Box 1200, Costa Mesa, CA 92628-1200
(714) 754-5625

No changes

CODE ENFORCEMENT

Check One: [] New Yearly permit [] New One day permit [X] Yearly Renewal permit - Processing Fee: \$675.00

(Applications shall be filed and must be complete a minimum of forty five (45) calender days prior to the date requested for issuance of the permit.)

1. Business name: Lion's Den

2. Address: 719 West 19th St Calif

3. Contact person: Beverly Corrigan Phone: 714-839-5457

4. Legal entity submitting application: Sterling Liquor Inc.

5. Names of Partner(s), officer(s), director(s), or shareholder(s): Beverly Corrigan - Pres.

Address: 10196 Sun Ave Calif Phone: 714-839-5457

6. Describe the exact nature of the type entertainment you will be providing:

DJ - Dancing - Cocktail Lounge

7. Days entertainment scheduled: [M T W TH F S SU] Date: Hours: (Begin) (End)

7a. Other days scheduled: [M T W TH F S SU] Date: Hours: (Begin) (End)

7b. Other days scheduled: [M T W TH F S SU] Date: Hours: (Begin) (End)

8. Does your establishment serve alcohol? yes Maximum legal occupancy of the premises: 425

9. Does your establishment have a Conditional or Minor Conditional use permit regarding entertainment? If yes, please provide a copy of the Conditional or Minor Conditional use permit when submitting this form.

10. Required documents:

- A. Fully dimensioned floor plan showing interior or exterior of your establishment showing the area where proposed entertainment will be situated. It shall include seating arrangements, fire exits, dance floor area and bar location, if applicable.
B. Noise control plan with special attention to prevention of noise nuisance to nearby premises and/or residences, if any.
C. A security plan which should included:
1) crowd control, pedestrian foot traffic and vehicle traffic if applicable.
2) prevention of unlawful conduct by patrons and employees, including but not limited to assaults, disturbances, vandalism, littering, theft, sale or use of controlled substances, and the consumption of alcohol by persons under twenty-one (21) years of age, within the building(s) and outside in the areas affected by the public attending the event.

11. I herby declare under penalty of perjury that the above information and submitted documents are true and correct.

Date: 11-27-2010 Signature: Beverly Corrigan Applicant

NOTICE TO APPLICANT

Notice should be sent to you by mail, within thirty (30) working days of filing a complete application, that your application has been granted or denied. If you recieve notice that your application has been denied or has been granted subject to conditions, you may appeal the denial or any of the conditions by filing a written appeal with the city clerk, within seven (7) days from the time the notice was deposited in the mail or personally delivered to you.

Attention
Willa,

I have no Live
entertainment.

Beverly
Corrigan



CITY OF COSTA MESA
 PUBLIC ENTERTAINMENT PERMIT
 DEVELOPMENT SERVICES DEPARTMENT
 P. O BOX 1200
 COSTA MESA, CA 92628-1200

COPY

Beverly Corrigan
 Lion's Den
 719 West 19th St.
 Costa Mesa, CA 92627

Date this permit approved: December 22, 2009

PERMIT PERIOD: December 2, 2010 to December 2, 2011

PERMIT # PEP10-0015

THIS PERMIT EXPIRES DECEMBER 2, 2011

RE: PERMIT FOR DJ MUSIC AND DANCING

Your application for a Public Entertainment Permit has been:

Returned as an incomplete application. The items listed below were found to be inadequately described or were missing from the application.

Approved with conditions listed below that are subject to provisions of Costa Mesa Municipal Code, Article 11, Chapter IV, Title 9.

Denied, based on the items below:

- Zoning Uniform Fire Code Uniform Building Code Security Plan for Prevention of Unlawful Conduct
- Liability Insurance Security Plan for Control of Pedestrian/Vehicles Parking Plan Seating Plan
- Noise Control Plan Other
- Conditional Use Permit Required

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The last date on which an appeal may be filed is 5 P.M., 3 JANUARY 2011.

If you have any questions about this permit, please contact WILLA BOUWENS-KILLEEN AT 714.754.4952.

Person taking action on this permit:

 WILLA BOUWENS-KILLEEN

NOTICE TO APPLICANT

Notice should be sent to you by mail, within forty-five (45) working days of your filing a completed application, that your application has been granted or denied. If you receive notice that your application has been denied or has been granted subject to conditions, you may appeal to the City Council from the denial or from any of the conditions by filing a written appeal with the City Clerk within seven (7) days from the time the notice was deposited in the mail or was personally delivered to you.

ENTERTAINMENT PERMIT CONDITIONS

COPY

1. DOORS MUST REMAIN CLOSED AT ALL TIMES DURING ENTERTAINMENT HOURS.
2. HOURS OF ENTERTAINMENT ARE MONDAY THROUGH SUNDAY 11:00 AM TO 2:00 AM.
3. MUSIC SHALL NOT EXCEED CITY NOISE STANDARDS.
4. A COPY OF THIS PERMIT MUST BE KEPT ON THE PREMISES AND PRESENTED TO ANY AUTHORIZED CITY OFFICIAL UPON REQUEST.
5. IT IS THE APPLICANT'S RESPONSIBILITY TO RENEW THIS PERMIT AT LEAST 30 DAYS PRIOR TO THE EXPIRATION DATE.
6. PATRONS ARE PROHIBITED FROM LOITERING IN THE REAR PARKING LOT. THE BUSINESS OPERATOR SHALL USE ALL MEANS POSSIBLE TO PREVENT PATRONS FROM LOITERING IN THE REAR PARKING LOT.



CITY OF COSTA MESA
PUBLIC ENTERTAINMENT PERMIT
DEVELOPMENT SERVICES DEPARTMENT
P. O BOX 1200
COSTA MESA, CA 92628-1200

FILE COPY

Beverly Corrigan
Lion's Den
719 West 19th St.
Costa Mesa, CA 92627

Date this permit approved: April 21, 2014

Permit Period: ONE YEAR

PERMIT # PEP14-0003

THIS PERMIT EXPIRES APRIL 21, 2015

RE: PERMIT FOR DJ MUSIC AND DANCING

Your application for a Public Entertainment Permit has been:

- Returned as an incomplete application. The items listed below were found to be inadequately described or were missing from the application.
- Approved with conditions listed below that are subject to provisions of Costa Mesa Municipal Code, Article 11, Chapter IV, Title 9.**
- Denied, based on the items below:
 - Zoning California Fire Code California Building Code Security Plan for Prevention of Unlawful Conduct
 - Liability Insurance Security Plan for Control of Pedestrian/Vehicles Parking Plan Seating Plan
 - Noise Control Plan Other
 - Conditional Use Permit Required

CONDITIONS OF APPROVAL ATTACHED

A COPY OF THIS PERMIT MUST BE KEPT ON THE PREMISES AND PRESENTED TO ANY AUTHORIZED CITY OFFICIAL UPON REQUEST.

The last date on which an appeal may be filed is 5 pm, Monday, April, 28, 2014.

If you have any questions about this permit, please contact me at either Willa.Bouwens-Killeen@costamesaca.gov or 714.754.5153.

Person taking action on this permit:

WILLA BOUWENS-KILLEEN
Chief of Code Enforcement

NOTICE TO APPLICANT

Notice should be sent to you by mail, within forty-five (45) working days of your filing a completed application, that your application has been granted or denied. If you receive notice that your application has been denied or has been granted subject to conditions, you may appeal to the City Council from the denial or from any of the conditions by filing a written appeal with the City Clerk within seven (7) days from the time the notice was deposited in the mail or was personally delivered to you.

**CONDITIONS OF APPROVAL
LION'S DEN – 719 WEST 19TH STREET**

1. DOORS MUST REMAIN CLOSED AT ALL TIMES DURING ENTERTAINMENT HOURS.
2. HOURS OF ENTERTAINMENT ARE MONDAY THROUGH SUNDAY 11:00 AM TO 2:00 AM.
3. MUSIC SHALL NOT EXCEED CITY NOISE STANDARDS.
4. A COPY OF THIS PERMIT MUST BE KEPT ON THE PREMISES AND PRESENTED TO ANY AUTHORIZED CITY OFFICIAL UPON REQUEST.
5. IT IS THE APPLICANT'S RESPONSIBILITY TO RENEW THIS PERMIT AT LEAST **30 DAYS** PRIOR TO THE EXPIRATION DATE.
6. PATRONS ARE PROHIBITED FROM LOITERING IN THE REAR PARKING LOT. THE BUSINESS OPERATOR SHALL USE ALL MEANS POSSIBLE TO PREVENT PATRONS FROM LOITERING IN THE REAR PARKING LOT.



**CITY OF COSTA MESA
PUBLIC ENTERTAINMENT PERMIT
DEVELOPMENT SERVICES DEPARTMENT
P. O BOX 1200
COSTA MESA, CA 92628-1200**

Name change

Date this permit approved: **October 29, 2015**

HOLIDAY
719 West 19th St.
Costa Mesa, CA 92627

Permit Period: **ONE YEAR**

PERMIT # PEP15-0004

THIS PERMIT EXPIRES OCTOBER 29, 2016

RE: PERMIT FOR DJ MUSIC AND DANCING

Your application for a Public Entertainment Permit has been:

- Returned as an incomplete application. The items listed below were found to be inadequately described or were missing from the application.
- Approved with conditions listed below that are subject to provisions of Costa Mesa Municipal Code, Article 11, Chapter IV, Title 9.**
- Denied, based on the items below:
 - Zoning California Fire Code California Building Code Security Plan for Prevention of Unlawful Conduct
 - Liability Insurance Security Plan for Control of Pedestrian/Vehicles Parking Plan Seating Plan
 - Noise Control Plan Other
 - Conditional Use Permit Required

CONDITIONS OF APPROVAL ATTACHED

A COPY OF THIS PERMIT MUST BE KEPT ON THE PREMISES AND PRESENTED TO ANY AUTHORIZED CITY OFFICIAL UPON REQUEST.

The last date on which an appeal may be filed is 5 pm, Monday, November 9, 2015.

If you have any questions about this permit, please contact me at either Fidel.Gamboa@costamesaca.gov or 714.754.5625.

Person taking action on this permit:


FIDEL GAMBOA
Chief of Code Enforcement

NOTICE TO APPLICANT

Notice should be sent to you by mail, within forty-five (45) working days of your filing a completed application, that your application has been granted or denied. If you receive notice that your application has been denied or has been granted subject to conditions, you may appeal to the City Council from the denial or from any of the conditions by filing a written appeal with the City Clerk within seven (7) days from the time the notice was deposited in the mail or was personally delivered to you.

CONDITIONS OF APPROVAL - PEP15-0004

HOLIDAY - 719 WEST 19TH STREET

1. DOORS MUST REMAIN CLOSED AT ALL TIMES DURING ENTERTAINMENT HOURS.
2. HOURS OF ENTERTAINMENT ARE MONDAY THROUGH SUNDAY 11:00 AM TO 2:00 AM.
3. MUSIC SHALL NOT EXCEED CITY NOISE STANDARDS.
4. A COPY OF THIS PERMIT MUST BE KEPT ON THE PREMISES AND PRESENTED TO ANY AUTHORIZED CITY OFFICIAL UPON REQUEST.
5. IT IS THE APPLICANT'S RESPONSIBILITY TO RENEW THIS PERMIT AT LEAST 30 DAYS PRIOR TO THE EXPIRATION DATE.
6. PATRONS ARE PROHIBITED FROM LOITERING IN THE REAR PARKING LOT. THE BUSINESS OPERATOR SHALL USE ALL MEANS POSSIBLE TO PREVENT PATRONS FROM LOITERING IN THE REAR PARKING LOT.
7. PATRONS SHALL NOT UTILIZE THE NEIGHBORING BUSINESSES' PARKING AREAS.
8. PATRONS ARE NOT ALLOWED TO PARK ON THE ADJACENT SMART AND FINAL PROPERTY.
9. PARKING LOT SHALL HAVE SUFFICIENT LIGHTING TO MAKE VISIBLE THE IDENTITY OF ALL PERSONS IN THE PARKING LOT AND SHALL NOT SHINE ONTO ADJACENT RESIDENTIAL PROPERTIES.
10. PROVIDE A LICENSED, UNIFORMED SECURITY GUARD/GUARDS IF REQUESTED BY THE CITY.

Additional measures as submitted by the applicant:

- Security Plan – We will be hiring a professional Security Company which will provide an adequate number of security officers to provide security for the interior and exterior of the premises. The officers will monitor the property while we are open to ensure that we have a safe and comfortable environment for our customers and employees. They will also make sure that customers and employees are kept away from the residential area immediately behind the premises so that we can eliminate any noise which might disturb our neighbors. We will also make arrangements with our Security Staff to escort all employees to their cars after we close at night. I will be scheduling a meeting with the Costa Mesa Police Department and our Security Team to ensure that a coordinated plan will be implemented.
- Parking – Our Security Team will also monitor the parking areas around the premises to make sure that our patrons and employees are parking in designated areas. Our goal is to have all customer parking contained within the shopping center. The Security Team will also make sure the customers do not park in the Smart & Final parking lot which is located to the east of the property. We have noticed that more than fifty percent (50%) of our customers at CASA are now using Uber and taxis to visit our nightclub. We anticipate the same percentage will be using Uber and taxis to visit Maison/Harper's so an overflow parking situation is very unlikely.
- Lighting – We recently installed new flood lights on the front of the premises which has increased the light levels. It is our understanding that low light levels were a concern of the Building Department and we have addressed it.

ATTACHMENT 7



California Department of Alcoholic Beverage Control
License Query System Summary
as of 8/22/2016

License Information
License Number: 547675
Primary Owner: MAISON WEST 19TH STREET, LLC
ABC Office of Application: 11 - SANTA ANA
Business Name
Doing Business As: LIONS DEN
Business Address
Address: 719-21-23 W 19TH ST Census Tract: 0636.05
City: COSTA MESA County: ORANGE
State: CA Zip Code: 92627
Licensee Information
Licensee: MAISON WEST 19TH STREET, LLC
Company Information
OFFICER: KISH, MARTIN ANTHONY (MANAGER)
STOCKHOLDER: 141 HEIGHTS, LLC
STOCKHOLDER: BARRERA, ROLAND MICHAEL
STOCKHOLDER: OBBAGE, DAVID WILLIAM
License Types
1) License Type: 48 - ON-SALE GENERAL PUBLIC PREMISES
License Type Status: ACTIVE
Status Date: 18-FEB-2016 Term: 12 Month(s)
Original Issue Date: 07-NOV-2014 Expiration Date: 31-OCT-2016
Master: Y Duplicate: 0 Fee Code: P40
Condition: OPERATING RESTRICTIONS
License Type was Transferred On: 07-NOV-2014 FROM: 48-196209
Current Disciplinary Action
... No Active Disciplinary Action found ...
Disciplinary History
... No Disciplinary History found ...
Hold Information
Hold Date: 08-DEC-2015 Type: FRANCHISE TAX HOLD
Escrow
... No Escrow found ...

- - - End of Report - - -

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

62

Smart & Final.

Food • Supplies • Business • Home

Donald G. Alvarado
Senior Vice President
General Counsel
(323) 869-7697

600 Citadel Drive
Commerce, California 90040
Telefax (323) 869-7862
don.alvarado@smartandfinal.com

June 8, 2015

Transmitted via email: mel.lee@costamesaca.gov

Mel Lee, AICP
Senior Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, 92628

Re: PLANNING APPLICATION PA-15-17 FOR MAISON (FORMERLY LION'S DEN)
719 WEST 19TH STREET, COSTA MESA, CA
<http://www.costamesaca.gov/flp/planningcommission/agenda/2015/2015-06-08/PH-3.pdf>
Smart & Final #389, 707 W. 19th St., Costa Mesa, CA 92627

Dear Mr. Lee:

Pursuant to our telephone conversation this morning, Smart & Final has no record of an "unwritten" or written Agreement between Maison Bar (Formerly Lion's Den) to allow the usage of Smart & Final's parking lot located at; 707 W. 19th St., Costa Mesa, CA 92627 as overflow for any businesses or patrons of other businesses at any time.

Please be advised that unless or until a written agreement has been fully executed between the parties, we will not allow patrons from other businesses to park in our lot.

If you have any questions, please feel free to contact my office.

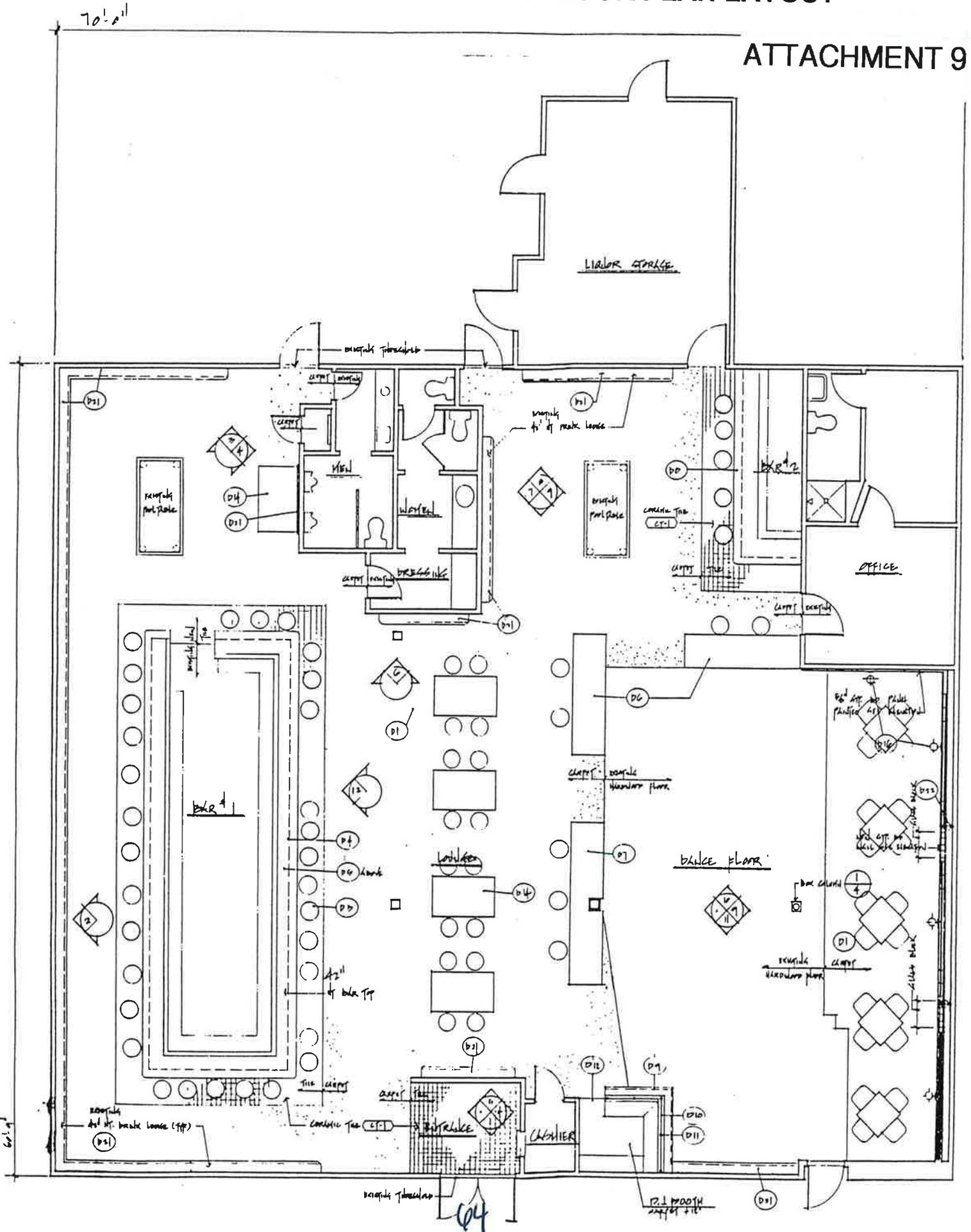
Very truly yours,



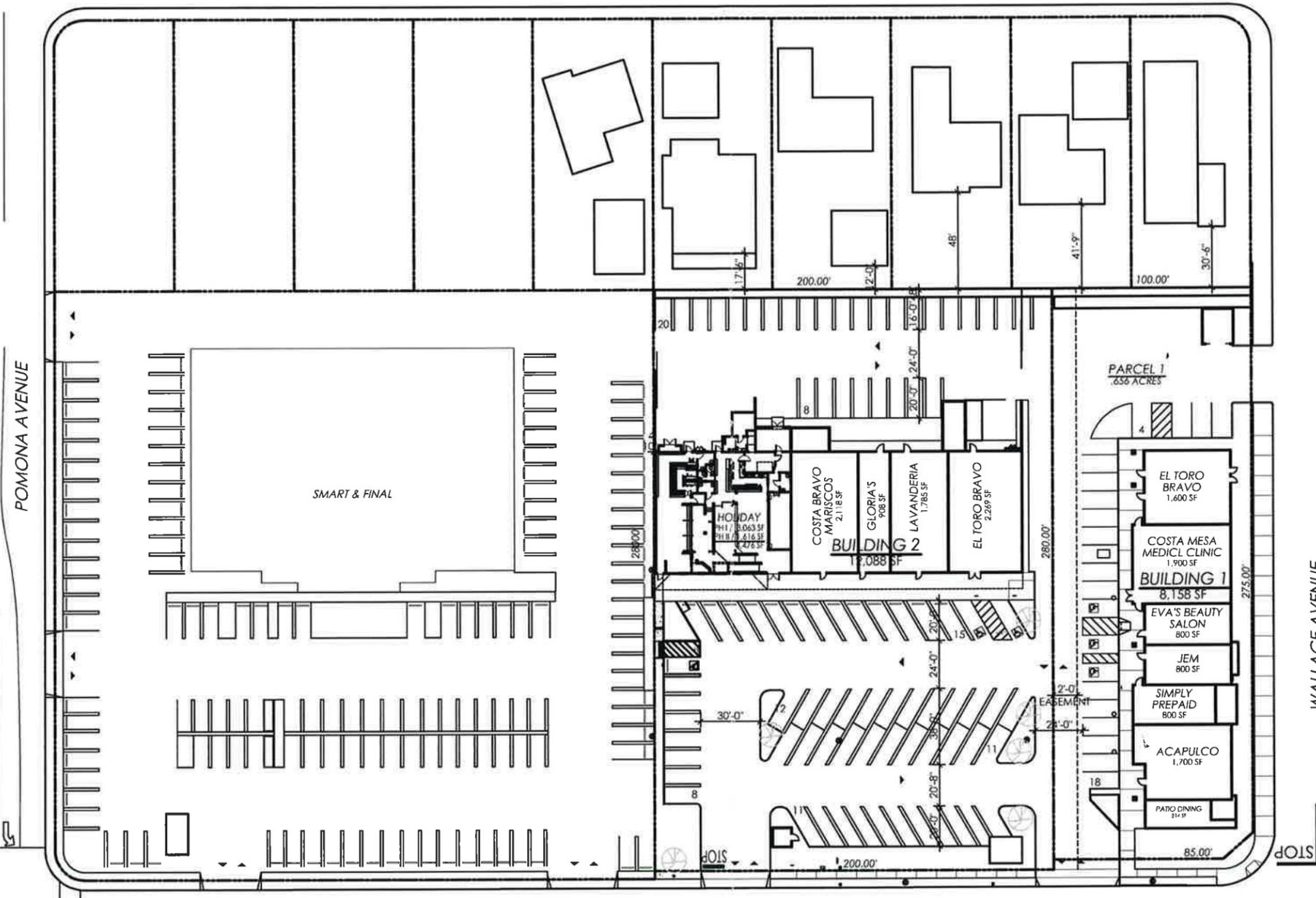
Donald G. Alvarado

ORIGINAL LION'S DEN FLOOR PLAN LAYOUT

ATTACHMENT 9



CENTER STREET



POMONA AVENUE

WALLACE AVENUE

19th STREET

SITE SUMMARY

LAND AREA	
PARCEL 1	.656 ACRES
PARCEL 2	1.946 ACRES
LAND AREA	58,004 SF
TOTAL LAND AREA	84,768 SF
	1.946 ACRES
GROSS BUILDING AREA	
BUILDING 1	8,158 SF
BUILDING 2	12,088 SF
ACAPULCO PATIO DINING	514 SF
KIOSK	100 SF
TOTAL SQUARE FOOTAGE	20,860 SF
BUILDING COVERAGE	
STALLS PROVIDED	24.61 %
PARKING RATIO	107 STALLS
	5.13 STALLS/ 1000

SMG

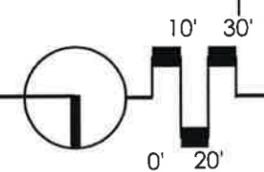
719 WEST 19th STREET
COSTA MESA, CA. 92627
949.278.8728

SITE PLAN

HOLIDAY

719 WEST 19th STREET
COSTA MESA, CA. 92627

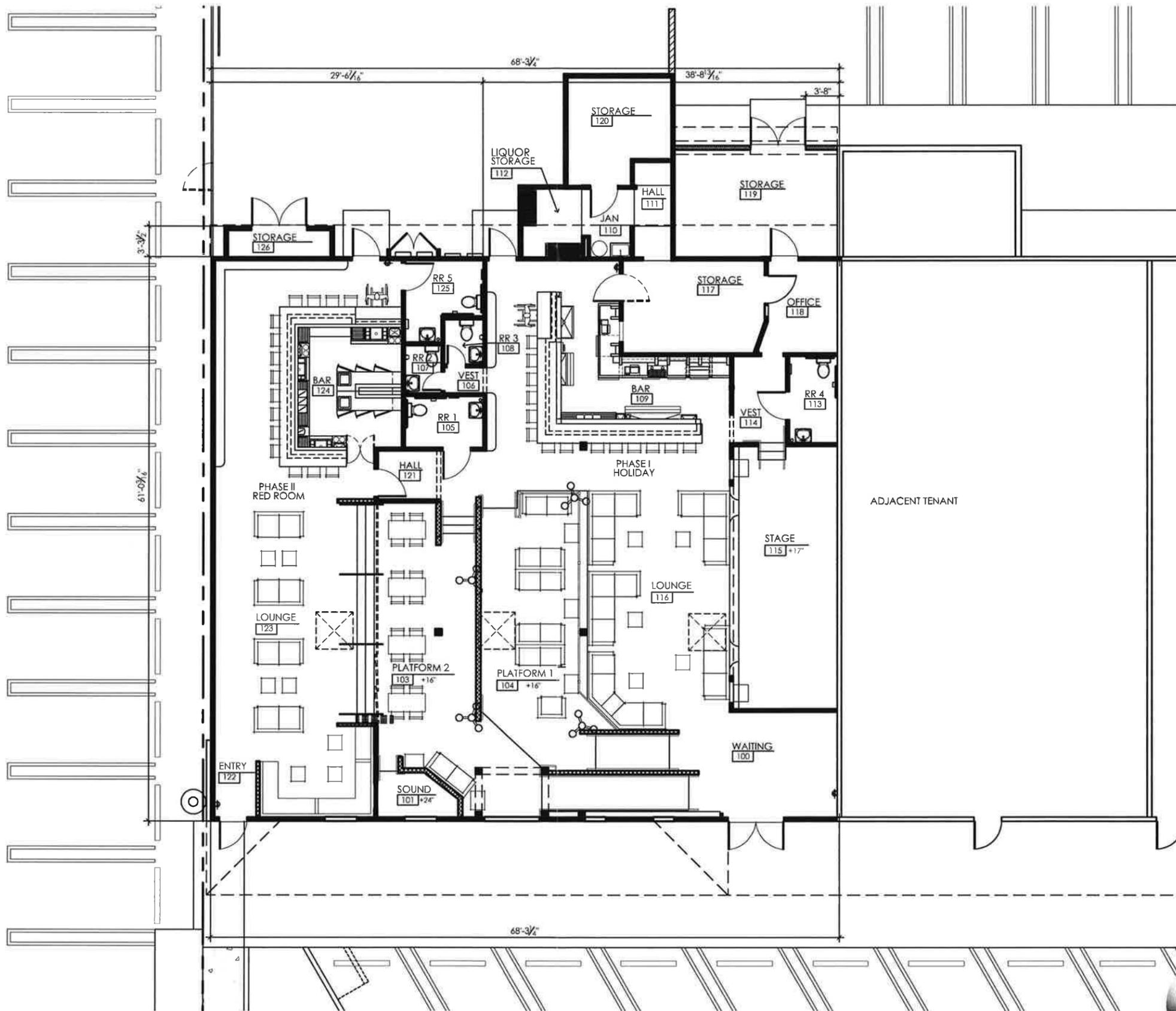
65



ARCHITECTURE PLANNING INTERIORS
WILLIAM MASON ARCHITECT, INC.

3276 DAKOTA AVENUE
COSTA MESA, CALIFORNIA 92626
O: 714.427.0688 M: 714.724.3990
Bill@WilliamMasonArchitect.com
15.038.20 7.29.16

1



FLOOR PLAN

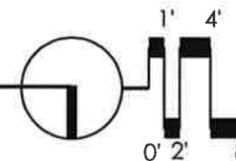
HOLIDAY

719 WEST 19th STREET
COSTA MESA, CA. 92627

66

SMG

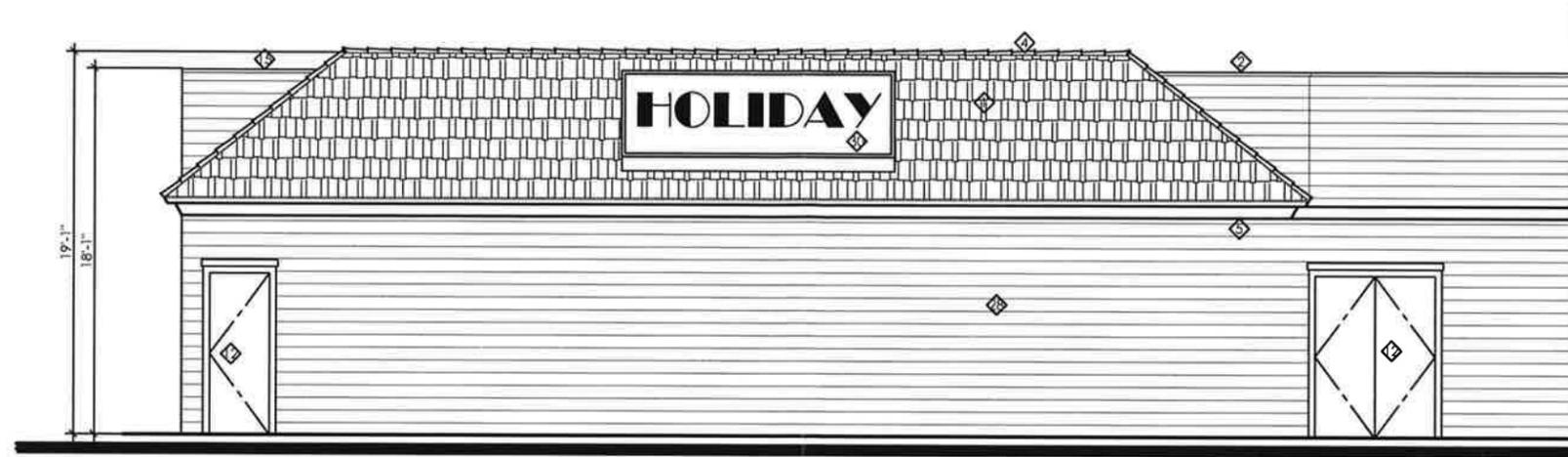
719 WEST 19th STREET
COSTA MESA, CA. 92627
949.278.8728



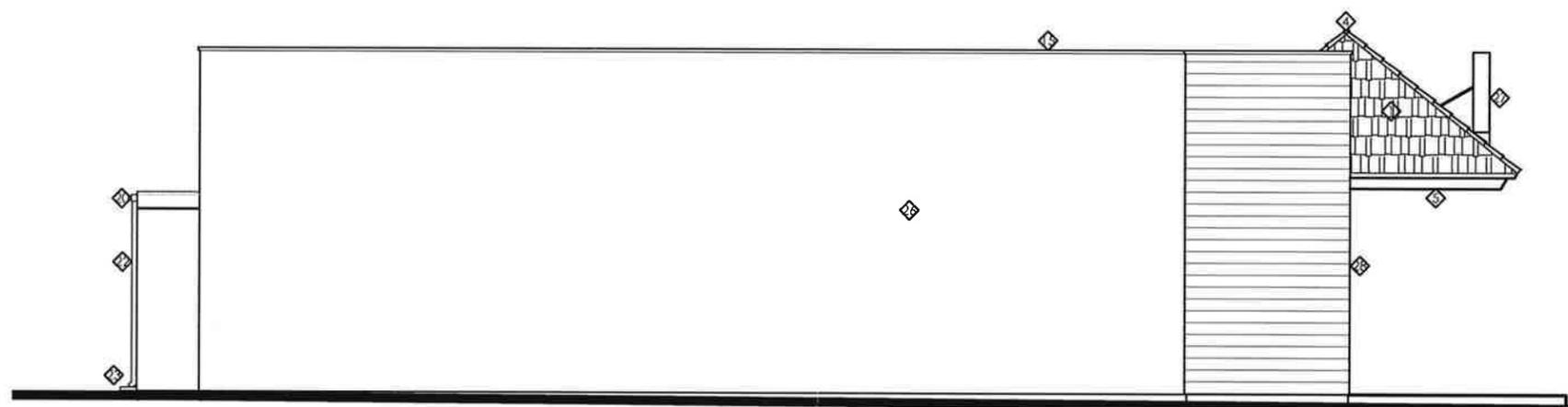
ARCHITECTURE PLANNING INTERIORS
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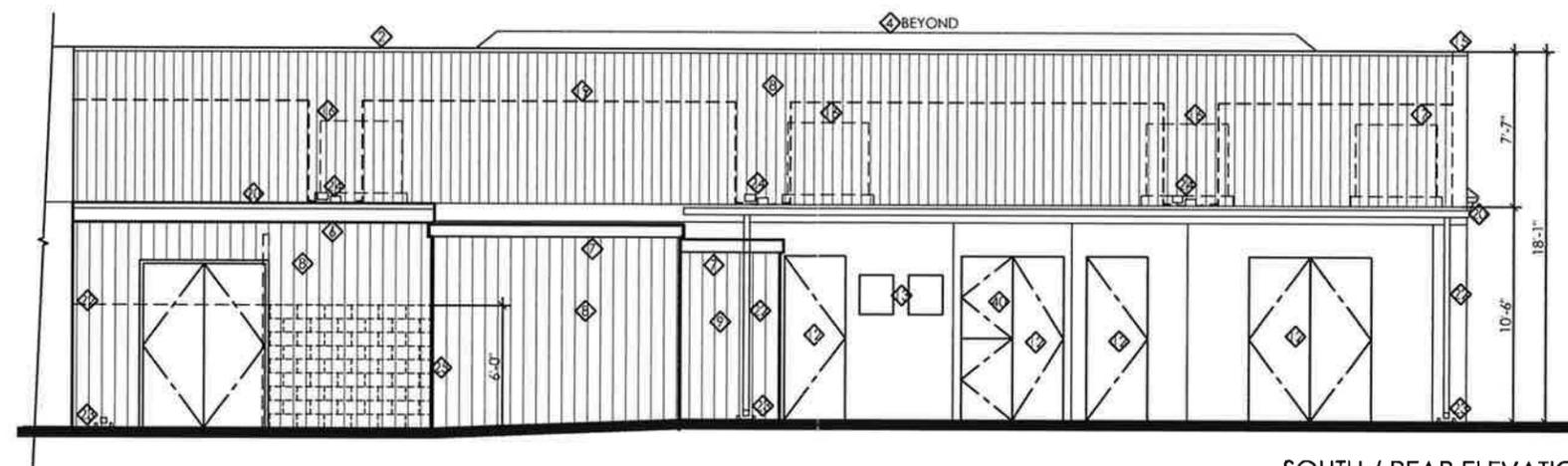
2



NORTH / FRONT ELEVATION



EAST / SIDE ELEVATION



SOUTH / REAR ELEVATION

- ◇ (E) COMP SHINGLE ROOFING
- 2 PARAPET WALL
- 3 (E) PARAPET
- 4 (E) MANSARD
- 5 (E) 2X12 FASCIA
- 6 2X8 FASCIA
- 7 (E) 2X FASCIA
- 8 T-111 SIDING
- 9 (E) T-111 SIDING
- 10 (E) PLASTER WALL and / or SOFFIT
- 11 DOORS
- 12 (E) DOOR
- 13 (E) PHONE BOARDS
- 14 (E) ELECTRICAL PANEL and METER
- 15 (E) METAL COPING
- 16 (E) RTU (ROOF TOP UNIT)
- 17 POTENTIAL FUTURE RTU
- 18 (E) CANT
- 19 CRICKET
- 20 GUTTER
- 21 (E) GUTTER
- 22 DOWN SPOUT
- 23 CONC SPLASH BLOCK
- 24 ROOF DRAIN and OVERFLOW
- 25 DEMO (E) CMU WALL, GATE and LATTICE
- 26 (E) PLASTER
- 27 (E) SIGNAGE W/ NEW FACE
- 28 (E) SIDING
- 29 (E) ELECTRICAL CABINET

NOTES:

- 1. ALL ITEMS ARE NEW U.N.O.

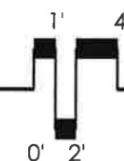
ELEVATIONS

HOLIDAY

719 WEST 19th STREET
COSTA MESA, CA. 92627

SMG

719 WEST 19th STREET
COSTA MESA, CA. 92627
949.278.8728



ARCHITECTURE PLANNING INTERIORS
WILLIAM MASON ARCHITECT, INC.

3276 DAKOTA AVENUE
COSTA MESA, CALIFORNIA 92626
O: 714.427.0688 M: 714.724.3990
BIM@WilliamMasonArchitect.com
15.038.20 7.29.16

COLGAN, JULIE

From: Bradley Webster (BWE.US) <BWE@columbusglobal.com>
Sent: Tuesday, September 06, 2016 5:13 PM
To: PLANNING COMMISSION
Subject: Response to Sept 12, 2016 Hearing

In reference to:
 PA-16-55
 719 W. 19th Street
 Conditional Use Permit to allow Live Music

I have been a 28 year resident at 735 Center Street, Costa Mesa (located on the street behind the proposed permit for live entertainment) and am unable to attend the public hearing. So I wanted to respond in writing.

We have seen several positive changes over the years in our neighborhood (sidewalks, streetlight, fire hydrants, etc.)... but there is plenty plenty more that needs to be done here on in the 600/700/800 block around 19th street/Placentia avenue/18th street. The problem as a resident behind the proposed permit for music is the added element that it brings as well as the noise. We are already stretched with two sober living houses on Center Street alone (Parking is a huge issue) and there are plenty of homeless than roam here... to then have a live entertainment that goes way into the night can bring added issues that we just don't need right now. Many residents surrounding the venue work hours that require early morning rising, including me. If there is too much noise, then this can disrupt sleep, which can cause issues. When the Lion's Den was in full swing, the noise of the venue traveled down the side of our house like a tunnel and you could hear the bass "thump, thump, thump" well into the night. This caused many sleepless/restless nights. It has been a blessing to not have any venue in there for several years now. I would assume that The City of Costa Mesa could do better related to what could be done with the 700 block of 19th street, then adding something that would bring additional issue that The City and its resources (police/fire) would have to be called to.

Best regards

Bradley Michael Webster
 Senior Sales Executive, West Region

Phone: +1-949-648-7006 Mobile: +1-714-244-7999
 E-mail: bwe@columbusglobal.com

Columbus* | Once you
 know how...

19772 MacArthur Blvd., Suite 210, Irvine, CA 92612
www.columbusglobal.com



Columbus *Retail**
 Columbus *Manufacturing**
 Columbus *Food**



PH-2

COLGAN, JULIE

Subject: Holiday

From: Mike Kinsella <mk@socialmgmtgrp.com>
Date: September 7, 2016 at 7:48:31 AM PDT
To: "cathegoldenstate@gmail.com" <cathegoldenstate@gmail.com>
Subject: **Fwd: Holiday**

Sent from my iPhone

Begin forwarded message:

From: cc389 Costa Mesa <cc389@smartandfinal.com>
Date: September 7, 2016 at 7:47:21 AM PDT
To: "'mk@socialmgmtgrp.com'" <mk@socialmgmtgrp.com>
Subject: **Holiday**

To Whom it May Concern,

My name is Micha Salinas the Store Manager of Smart & Final 389 in the city of Costa Mesa, our store is located on 707 W. 19th Street. Our newest neighbors to the south of our store is Holiday located at 721 W. 19th St., managed by General Manager Mike Kinsella. They have been good neighbors, the music has not been heard, and we have not had one customer complaint or any negative feedback of any kind. Please feel free to contact me if you have any questions or concerns.

Thank you,
Micha Salinas
Store Manager
949.548.8473

COLGAN, JULIE

Subject: Live Music, The Arts, & Costa Mesa... The City Of Arts

From: zac smith [mailto:zac@thecollectivesound.com]
Sent: Thursday, September 08, 2016 2:02 PM
To: LEE, MEL <MEL.LEE@costamesaca.gov>
Cc: Ashley Eckenweiler <ashley@theagency.com>
Subject: Live Music, The Arts, & Costa Mesa... The City Of Arts

Hello Mel,

My name is Zac Smith and I am the Founder and Executive director of The Collective Sound a music org for teens based out of Costa Mesa. Our focus is on programs where students write, record and perform original music. You can learn more about our programs on our site at: <https://thecollectivesound.com/>.

I am writing to express my support for Holiday's Live Music Permit. I attended the City Council meeting where it was last discussed and it seems peculiar that it was being objected to in a venue that had previously had the permit for so many years. The presented objections based on parking or noise louder than the already permitted "DJ" sets have no real merit. Talking to any small live music venue one would learn that the "parking issue" is not on par with that of a club or DJ venue focused on the typical bar scene. It is no secret that live original music shows are harder to sell than a night dancing. The same decibal controls and sound proofing applied to DJ sets is applicable to Live music. There are many third party acoustic consultants who could ensure such measures are in place. It would also be safe to argue that Holiday putting on live music and promoting art in the venue would be a massive improvement to the previous Lions Den. Further, live music venues are a scarcity in our area and banned completely just down the road in Newport. With the sheer number of musicians and bands who call Costa Mesa home it is oppressive to take away such a great opportunity from our community of local artists.

To add insult to injury Costa Mesa is supposed to support the arts. Here is an excerpt taken directly from the city website: "Costa Mesa's official motto is "City of the Arts," a title befitting of its world-class cultural scene... with a wide array of art galleries and a **cutting-edge music scene**.
... residents access the arts in **many different venues**, and through multiple sources. "

I will end with one last more personal example. Every year when we finish our programs we look for a venue for our students to perform. We invite the community, families and friends to attend the final showcase. We generally partner with other local teen orgs like the Boys and Girls Club or Big Brother Big Sisters to come out and share the event. Go ahead and scan Costa Mesa and show me a live music stage that fits such an event... With Boathouse not interested in interrupting their dinner time we have only ever successfully played the parking lot at The Lab... the parking lot with some cones... that is the message we send to our aspiring creative youth. We have resorted to renting a sound stage in Fountain Valley so we can at least have a few lights and decent sound for the kids and this is sad.

We need Holiday in Costa Mesa and we need it to be a live music venue. They have shown support for our programs here in Costa Mesa in a sea of of people willing to turn their back on youth arts in our community. Not only is it a great opportunity for a performance venue for our programs but provides an opportunity for us to host local scholarship fundraiser shows for local students. We could go on but for now we will end with, please don't contribute to the oppression of arts and arts education in our society. Especially not in a city that has "City of the Arts" as it's motto.

be well

zac smith

Founder/Executive Director

The Collective Sound

<http://www.thecollectivesound.com>

Mobile/WhatsApp: +1530.693.2058

Skype: zacsmyth

zac@thecollectivesound.com

PH-2

COLGAN, JULIE

Subject: Live music

-----Original Message-----

From: PJ McKaig [mailto:pjmckaig@yahoo.com]

Sent: Thursday, September 08, 2016 6:31 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Live music

My name is PJ McKaig
I live in Costa Mesa California
I am a sports agent.

I am in favor of the business (Holiday) having live music

Thx
Sent from my iPhone

COLGAN, JULIE

Subject: Hello Mr. Lee from Jorge Lopez RE: Holiday Live Entertainment Please

-----Original Message-----

From: Jorge Lopez [mailto:jorgem.lopez@sbcglobal.net]

Sent: Thursday, September 08, 2016 3:05 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Hello Mr. Lee from Jorge Lopez RE: Holiday Live Entertainment Please

Mr. Lee,

My name is Jorge Lopez, I am a loan officer and long time resident of Costa Mesa: 977 Carnation Ave, Costa Mesa, 92626.

I wanted to email you that I am in favor of Holiday having live entertainment and that there are not enough options on the west side for live entertainment.

Please vote in favor of Holiday having the option for live entertainment.

Thank you for your time!

Jorge Lopez, registered voter

977 Carnation Ave

Costa Mesa, CA. 92626

949-244-2191

Sent from my iPhone

PH-2

COLGAN, JULIE

Subject: Holiday live music permit

From: Monet Quick [<mailto:monet.quick@gmail.com>]

Sent: Friday, September 09, 2016 6:29 AM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Cc: Ashley Eckenweiler <ashley@theaceagency.com>

Subject: Holiday live music permit

Hello Mel,

As a longtime resident of east side Costa Mesa and past Cultural Arts committee member, I'm writing to express my desire for more live music in this city. I was very excited to hear that the Social Group, an organization I've had the pleasure of working with on numerous occasions, was applying for a permit for Holiday. As an organization, they will bring in the caliber of entertainment that I would be interested in seeing perform regularly.

In short, I'm in favor of them receiving a live music permit and I hope that the city approves them. I will look forward to frequenting Holiday once this happens.

Thank you,

Monet Quick-Smits

Department of Alcoholic Beverage Control
Santa Ana District Office
805 W. Santa Ana Blvd., Bldg 28, Ste. 369
Santa Ana, CA 92701
Phone: 714-558-4101
Fax: 714-953-4488

State of California

PH-2



FAX TRANSMISSION

Total Number of Pages 3 (Including this cover sheet)

Original: To follow by regular mail Will not follow

To: Jasmine F.

Firm/Office: City of Costa Mesa

Fax: 714-754-4942 Date: 9-9-16 Time: _____

cc('s): _____

From: Irma Phone: 714-558-4101

Subject: PA-55 maison west 19th street LLC

Comments: - conditions attached.

NOTICE
This communication is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the above address.



"Be Energy Efficient"

BEFORE THE
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
OF THE STATE OF CALIFORNIA

IN THE MATTER OF THE APPLICATION OF

MAISON WEST 19TH STREET, LLC
LIONS DEN
719-21-23 W 19TH ST
COSTA MESA, CA 92627

} FILE 48-547675

}
} REG.

}

}

}

}

} PETITION FOR CONDITIONAL
} LICENSE

For Issuance of an On-Sale General Public Premises -
License

Under the Alcoholic Beverage Control Act

WHEREAS, petitioner(s) has/have filed an application for the issuance of the above-referred-to license(s) for the above-mentioned premises; and,

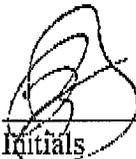
WHEREAS, the proposed premises and/or parking lot, operated in conjunction therewith, are located within 100 feet of residences(s); and,

WHEREAS, issuance of the applied-for license without the below-described conditions would interfere with the quiet enjoyment of the property by nearby residents and constitute grounds for the denial of the application under the provisions of Rule 61.4, of Chapter 1, Title 4, of the California Code of Regulations; and,

WHEREAS, the issuance of an unrestricted license would be contrary to public welfare and morals;

NOW, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:

- 1 There shall be no live entertainment, amplified music, or dancing permitted in the rear patio portion of the premises at any time.
- 2 Any entertainment provided shall not be audible beyond the area under the control of the licensee.


Initials

ABC-172 (5/94)

RECEIVED
SEP 14 2014
Dept. of Alcoholic Beverage Control
Santa Ana Office

48-547675

Page 2

This petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

The petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

DATED THIS 9th DAY OF September, 2014.


Applicant/Petitioner

Applicant/Petitioner

PH-2

COLGAN, JULIE

Subject: Holiday PA 16 55

From: Lindsay Arellano [<mailto:lindsayarellano28@gmail.com>]
Sent: Friday, September 09, 2016 7:21 AM
To: LEE, MEL <MEL.LEE@costamesaca.gov>
Subject: Holiday PA 16 55

Hi,

My name is Lindsay Arellano and I am a resident of Costa Mesa. I am an Account Manager for West Entertainment which is a Content Service Provider for airlines.

I am in favor of live music at Holiday. It makes for a nice evening out with my husband and friends as we love to see live music acts featuring great artists and not just electronic music. I believe this is a great addition to our community.

Thank you,

Lindsay Arellano
949.491.0717

PH-2

COLGAN, JULIE

Subject: Holiday Live Entertainment Permit

From: Donald Bassler [<mailto:donbassler@gmail.com>]

Sent: Saturday, September 10, 2016 4:34 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Holiday Live Entertainment Permit

Dear Mr. Lee:

My name is Donald Bassler and I'm writing to you to express my support for the reinstatement of Holiday's Live Entertainment Permit.

There are far too few places in Costa Mesa where one can enjoy live entertainment and not only is Holiday an excellent location for such, but it will have little if any negative impact acoustically for surrounding residents. Additionally, live music increases the popularity of an establishment, increasing merchant revenue and ultimately tax revenues for the City.

Thank you for your consideration.

--

Donald Bassler

PH-2

COLGAN, JULIE

Subject: Holiday- Live Music Permit

-----Original Message-----

From: Lauren Breen [mailto:lolobreen@gmail.com]
Sent: Sunday, September 11, 2016 9:15 PM
To: LEE, MEL <MEL.LEE@costamesaca.gov>
Cc: cathegoldenstate@gmail.com; Dylan <dylanradloff1@gmail.com>
Subject: Holiday- Live Music Permit

Hello Melvin,

My name is Lauren Breen. I'm writing to give my full support for reinstating the live music permit at Holiday. Holiday offers a great opportunity for people in the Orange County area to be able to enjoy fresh, unique, new bands and artists.

There are really not a lot of choices when it comes to listening to great live music in Orange County. Especially places that offer such a unique, intimate and cool atmosphere as Holiday does.

Sincerely,

Lauren Breen
Supportive Costa Mesa Resident
2855 Pinecreek Drive Apt B223
Costa Mesa, Ca 92626
949-547-1929

Sent from my iPhone

PH-2

COLGAN, JULIE

Subject: Holiday CUP Hearing

From: James Crocenzi [<mailto:jcrocenzi@cox.net>]

Sent: Sunday, September 11, 2016 8:56 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Holiday CUP Hearing

Dear Mr. Lee,

I am writing you today to express my support for the reinstatement of the live entertainment permit being requested by the owners of the venue called "Holiday".

If you've ever noticed how quickly a concert venue turns on recorded music between bands, or experienced that strange silence when the music stops playing in a restaurant or bar, you understand how important music can be to a business. Like the quality of the food, drinks and atmosphere, music contributes to the success of the bars, restaurants and venues that we all frequent. The principals are business owners who have a very strong track record of success in the hospitality / food and beverage industry, and I support their right to have live music/entertainment as an integral part of the venue's overall experience.

Thank you for your consideration.

Kind regards,

James Crocenzi
42 Marisol
Newport Beach, CA 92657

PH-2

COLGAN, JULIE

Subject: Holiday

-----Original Message-----

From: Diane.Dekovner@yahoo.com [mailto:diane.dekovner@yahoo.com]

Sent: Sunday, September 11, 2016 2:18 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Holiday

Dear Mr. Lee,

I am writing to share my support for a live entertainment permit for Holiday in Costa Mesa. It is a great establishment and I know live entertainment would be awesome.

Please count me as a supporter!!

Sincerely,

Diane DeKovner
Newport Beach

COLGAN, JULIE

Subject: Holiday's Live Entertainment Permit

-----Original Message-----

From: hannah diffenderffer [mailto:hannahdiff@live.com]

Sent: Saturday, September 10, 2016 2:41 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Holiday's Live Entertainment Permit

To Whom it May Concern:

My name is Hannah Diffenderffer and I'm in support of Holiday and reinstating their Live Entertainment permit.

Best Regards,
Hannah Diffenderffer

PH-2

COLGAN, JULIE

Subject: Live entertainment at Holiday

From: John Gebhardt [<mailto:jgebhardt2@gmail.com>]

Sent: Sunday, September 11, 2016 5:29 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Live entertainment at Holiday

Dear Mr. Lee,

It has come to my attention that that the Holiday venue is applying to obtain a Live Entertainment permit. I am in support of this approval.

As a frequent visitor to the Costa Mesa area I have had the opportunity to visit Holiday and find it to be a unique, friendly and secure establishment. The Live Entertainment component would add further to Costa Mesa having something unique for the area.

I am in support of this approval and hope the Planning Commission sees the opportunity to have a unique and special entertainment venue within the City.

John Gebhardt

PH-2

COLGAN, JULIE

Subject: Holiday

-----Original Message-----

From: Gary Grane [mailto:gary@lovebags.com]

Sent: Saturday, September 10, 2016 5:05 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Holiday

Hello Mr. Lee

I'm writing to voice my full support of approving a live music permit for Holiday on 19th street. I've been s bidi was owner in Costa Mesa on the west side since 1986. Marty Kish is a great businessman bringing nice venues to Costa Mesa

Thank you!

Gary Crane

Office 711 W 17th Street J-2

Sent from my iPhone

PH-2

COLGAN, JULIE

Subject: Holiday

From: Erik Hale [<mailto:halegroup@gmail.com>]

Sent: Saturday, September 10, 2016 2:15 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Holiday

Mr. Lee,

How are you?

I am a business owner in Costa Mesa.

I publish 4 magazines across Southern California.

I am so excited about what is happening in Westside Costa Mesa. We are writing a story in our January issue trumpeting all that is great about this area.

I am writing in support of the live music permit for Holiday.

Please give them your vote.

Thank you.

Erik Hale /// Publisher + Founder

c: [949.400.7621](tel:949.400.7621) /// **o:** [949.436.8910](tel:949.436.8910)

e: erik@localemagazine.com

LOCALE    

localemagazine.com

PH-2

COLGAN, JULIE

Subject: Holiday Live Entertainment Permit

From: Cate Hanley [<mailto:chanley@demandware.com>]

Sent: Sunday, September 11, 2016 1:13 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Holiday Live Entertainment Permit

Melvin:

My name is Cate Hanley and I am a long term resident of Newport Beach.

I am reaching out to you to say that I AM in support of Holiday and reinstating their live entertainment permit. Holiday is one of the few venues in the area where we can enjoy live music in a very lovely atmosphere and I do hope the planning commission will approve their permit for live entertainment.

Respectfully,

Cate Hanley | Sales Executive

Southern California

P: 650.580.1443

www.demandware.com

 **demandware** move faster, grow faster.



LANDRUM & BROWN

Received
City of Costa Mesa
Development Services Department

SEP 12 2016

Memorandum

Date: September 9, 2016
To: Marty Kish, Holiday Costa Mesa
From: Mike Holritz, INCE

Subject: Building Modifications at Holiday (Project #578001-0100)

This memo presents the findings of our site visit at the Holiday Lounge in Costa Mesa, California.

A previous report (Project #5608001, July 23, 2015) provided recommendations to improve the building noise reduction. These recommendations were intended to help allow the project to provide the desired music level inside, while meeting the City's Noise Ordinance level limits at the adjacent residential areas. The site was visited on September 9, 2016, and it was determined that these modification recommendations have been satisfactorily addressed. In the following sections, the recommended modifications are summarized, and the resulting actions taken are described.

Boxing in the exhaust fans – In order to reduce sound transmission through the roof, it was recommended that the exhaust fans above the dance floor area be boxed in. Instead, the fans in the dance floor ceiling were removed and these openings were sealed. The ceiling openings were covered with wood, and tar and roofing material were installed above. This is an adequate solution to reduce sound transmission through the roof.

Improving doors and seals – It was recommended that the two entry doors on the south side of the building be replaced with better doors, and that the seals and thresholds be improved. This has been done for one door, and the other door replacement was in progress at the time of the site visit. The new doors are solid-core wood doors. The threshold and seal for the door that has been replaced are satisfactory. These doors will need to remain closed during music operations in order to be effective. It is our understanding that the doors will be closed, and security guards will man the doors during operation. These measures are adequate to meet our recommendations.

Upgrading the south wall – It was recommended that the south wall be improved to the extent possible. The wall has been furred-out, and a layer of heavy wood (approximately 3/4"-thick) has been added to the interior. Fiberglass batt insulation was included in the furred area. Additionally, the exterior wall of the walk-in refrigerator area, which comprises a portion of the south wall, was also improved using insulation and new wood panels. These improvements are adequate to substantially improve the performance of the south wall assembly.

Installation of a parapet wall – It was recommended that a parapet wall be constructed atop the roof along the south edge of the building. This has been done. The wall is constructed of a double row of wood studs with heavy wood panels on each face and insulation in the stud cavities. The wall height is adequate to break line-of-sight to the nearby residences, and extends far enough east and west to prevent excessive flanking noise laterally around the barrier. This wall, in conjunction with the exhaust vent removal, is adequate to significantly reduce noise emanating from the roof assembly at the adjacent residences.

Installation of a sound level warning device or limiter – It was recommended that a sound level warning device be obtained to give a visual warning when a certain noise level is reached within the facility. The facility has obtained and installed a Sound Ear device for this purpose. An interior sound level threshold will be determined that results in compliance with the exterior Noise Ordinance criteria at the adjacent residential area, and the device will be set to alert the audio personnel when this interior level is approached or exceeded. This device is intended to help ensure that the City's Noise Ordinance limits are not exceeded.

Now that the recommended mitigation measures have been implemented, sound level measurements should be performed in order to confirm that the project is in compliance with the City's Noise Ordinance. It is recommended that a series of unannounced noise measurements be performed to demonstrate compliance of the project with the Noise Ordinance. City personnel can be present during these measurements if desired.



Landrum & Brown

Holiday Costa Mesa

Project #578001-0100

It should be noted that live music is not intrinsically louder than recorded music. Sound levels from live music at this project would be expected to be very similar to the levels generated by a DJ or recorded music. The sound level for either type of music is dependent upon the volume settings of the equipment. The Sound Ear device will be used to help ensure that the sound levels do not exceed an acceptable level during live music performance.

If you have any questions, please feel free to contact me.

Sincerely,
Landrum & Brown

A handwritten signature in black ink that reads "M. Holritz". The signature is written in a cursive, flowing style.

Mike Holritz, INCE
Consultant

PH-2

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Subject: Holiday Live Entertainment CUP Hearing

City of Costa Mesa Planning Commission Members:

I am writing in support of the Holiday Live Entertainment CUP Hearing and asking the Planning Commission to approve the request.

Per the Staff Report, the applicant has mitigated any and all environmental, building and safety, code enforcement, security, lighting and parking concerns. In addition as per the staff report, the proposed use is compatible with the multi-family residential along Center Street.

Lastly, the applicant and Holiday will continue to strengthen the economic base of the City, enhance economic stability and continue to facilitate re-development along West 19th Street.

Thank you for your consideration,

Jeff Hopkins

Received
City of Costa Mesa
Development Services Department

SEP 12 2016

PH-2

COLGAN, JULIE

Subject: Holiday - Life Entertainment Permit (support).

From: Guy Johnson [<mailto:guyjohnson@johnsoncapital.com>]

Sent: Saturday, September 10, 2016 6:41 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Holiday - Life Entertainment Permit (support).

Dear Mr. Lee –

My name is Guy K. Johnson and the purpose of this email is to affirm my absolute support for the approval of Holiday's Live Entertainment Permit.

The venue is great; however to have life entertainment would be wonderful for the City of Costa Mesa and it's visitors and residents.

Thank you.

PH-2

COLGAN, JULIE

Subject: Cathy Kish

From: cathy kish [<mailto:cakgrandma@gmail.com>]

Sent: Friday, September 09, 2016 6:15 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Cathy Kish

09/09/16

Melvin E. Lee, ACIP
Senior Planner
City of Costa Mesa

My name is Cathy Kish. I am a registered voter and a resident of Costa Mesa. I am a retired citizen and am very much excited about Holiday. Having live entertainment at Holiday, would be a great addition to our city.

Sincerely,
Cathy Kish

PH-2

COLGAN, JULIE

Subject: In support of Holiday and reinstating our Live Entertainment Permit

From: Madison, Scott (hurley) [<mailto:Scott.Madison@nike.com>]

Sent: Monday, September 12, 2016 8:19 AM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: In support of Holiday and reinstating our Live Entertainment Permit

Good Morning Mervin,

My name is Scott Madison. I am a home owner in Westside Costa Mesa. I wanted to let you you know that as a resident in westside Costa Mesa there are not very many good options for live music. After I visited Holiday during the soft opening I thought that we could use a place like Holiday to go to see live music in a setting that could be relaxing and enjoyable. The westside needs the kind of revitalization that Holiday would add. I don't like to have to go far to enjoy live entertainment. I know that Holiday will do a good job at bringing us what we are looking for. Please consider Holiday for a live Entertainment permit.

Best Regards,

Scott Madison
901 Victoria
Costa Mesa Ca, 92627

PH-2

COLGAN, JULIE

Subject: Holiday - Live Entertainment Permit

-----Original Message-----

From: Patricia Marquez [mailto:pl.marquez@yahoo.com]

Sent: Saturday, September 10, 2016 5:55 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Holiday - Live Entertainment Permit

Dear Mr. Lee,

I, Patricia Marquez support Holiday in reinstating their Live Entertainment permit in Costa Mesa.

Patricia Marquez

PH-2

COLGAN, JULIE

Subject: Holiday Live Entertainment application

From: Bill Oughton [<mailto:bill@nev.com>]
Sent: Monday, September 12, 2016 9:38 AM
To: LEE, MEL <MEL.LEE@costamesaca.gov>
Subject: Holiday Live Entertainment application

Mr. Lee:
I believe and I do support Holiday being allowed Live entertainment at their location.
This would be a great addition to their use and would be a great addition to the Costa Mesa community.
Good live entertainment is hard to come by these days and I would support that here.
Thank you for your time.

Bill Oughton
Vice President of Real Estate



PO Box 8665 Newport Beach, CA 92658
P: 949-644-5522
E: bill@nev.com

COLGAN, JULIE

Subject: Music Permit for Holiday Bar on 19th St.**From:** Dylan Radloff [<mailto:dylanradloff1@gmail.com>]**Sent:** Sunday, September 11, 2016 10:00 PM**To:** LEE, MEL <MEL.LEE@costamesaca.gov>**Subject:** Music Permit for Holiday Bar on 19th St.

Hello Melvin

It is a pleasure to meet you via email. My name is Dylan Radloff, I am a longtime home owner in East Costa Mesa. I hope this email finds you well, I would like to address the upcoming city council meeting concerning the live music permit for the Holiday Bar on 19th street.

I am sending you my full endorsement to allow the music permit to go through and bring live music into our area. Costa Mesa has been on the forefront of culture and art within Orange County. The reason I bought my home in Costa Mesa was to be surrounded by the vibrancy of the culinary, art and music scenes and cultural civic engagements. I feel Holiday is a great venue for the community to gather, and it will facilitate an excellent flow of life into our community. Making this an even more desirable area to move fostering even higher property values.

This particular parcel of land has always been a live music venue. I honestly cannot understand why this subject matter is under debate, or why it would be on the city councils meeting agenda. Hopefully you and the council will have the majority of Costa Mesa's residents best interest in mind and allow this music permit to go through.

If you need any other information from me, please contact me at any time. I'm looking forward to hearing positive results and that the Costa Mesa council did the right thing.

Best Regards,

Dylan

Dylan Radloff

949.280.9119

DylanRadloff1@gmail.com195 Admiral Way
Costa Mesa, Ca 92627

PH-2

COLGAN, JULIE

Subject: Holiday Entertainment Permit

From: Stephanie Salinas [<mailto:stephsuesalinas@gmail.com>]

Sent: Saturday, September 10, 2016 12:46 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Holiday Entertainment Permit

Hello,

My name is Stephanie Salinas and I am a Cost Mesa resident at [1665 Irvine Ave Apt 1](#), 92627. I am writing to voice my SUPPORT for Holiday to receive their live entertainment permit. Costa Mesa is in desperate need of some better night life options as well as music venues and Holiday would be a perfect fit for this. Thank you for taking your time to read this.

Kind Regards,

Stephanie Salinas

PH-2

COLGAN, JULIE

Subject: Holiday Live Entertainment CUP

From: David Team [<mailto:DTeam@waypointpg.com>]

Sent: Monday, September 12, 2016 9:42 AM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Holiday Live Entertainment CUP

Dear Mr. Lee,

I am writing to urge your staff and the Planning Commission to approve the CUP for live entertainment at Holiday. Being able to listen to live music is an important part of an evening's entertainment and I strongly support Holiday's application for such.

Thank you for your consideration.

David Team

David O. Team

WAYP  INT
PROPERTY GROUP

567 San Nicolas Drive, Suite 270

Newport Beach, CA 92660

Phone: (949) 200-6755

Email: DTeam@waypointpg.com

PH-2

COLGAN, JULIE

From: cwurr@aol.com
Sent: Monday, September 12, 2016 9:20 AM
To: PLANNING COMMISSION
Subject: Response to notice of Public Hearing for Sep 12, 2016 PA-16-55

To The Honorable Members of the Planning Commission,

I attended the June 8 2015 hearing for the subject at hand, proposed live entertainment at the 719 W. 19 th Street location, which was denied because of the adverse impacts to the abutting residential properties. I am a long time resident of Costa Mesa, and have lived in my home on Center Street for over 35 years. The decision by the Council continues to hold true, and allowing this CUP for live entertainment WILL negatively impact the health and welfare of myself, my family, my neighbors and community. I will be teaching at the hospital tonight and very regretfully am not able to attend tonight's meeting.

Please keep us safe and deny the request.

Sincerely,

Carole Wurr RNCMNN, IBCLC

PH-2

COLGAN, JULIE

Subject: Live entertainment at holiday

From: Jeff Kaplan [<mailto:jkaplan@thebrookhollowgroup.com>]

Sent: Saturday, September 10, 2016 4:46 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Cc: David Obbage <dobbage@segadvisors.com>

Subject: Live entertainment at holiday

My name is Jeff KAPLAN. I live in corona Del mar. My company the Brookhollow group is located in a unit we own in Coppertree a project in Costa Mesa.

I am in favor of holiday having live entertainment and music. It will sure add value to the experience there. It will also give some of our local talent another venue to showcase their music.

Sincerely

Jeff KAPLAN

JEFF KAPLAN • THE BROOKHOLLOW GROUP

151 Kalmus Drive • Suite F-1 • Costa Mesa, CA 92626 • Phone 714-850-3910

jkaplan@thebrookhollowgroup.com • thebrookhollowgroup.com

PH-2

COLGAN, JULIE

Subject: Live music at Holiday

From: Colin Kwoun [mailto:colin.kwoun@gmail.com]

Sent: Friday, September 09, 2016 11:16 AM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Live music at Holiday

Hello Mel, my name is Colin and I wanted to reach out and let you know that I am in favor of Holiday having live music. Live music is an art form and that being said I don't believe in not allowing for art and talent to be shared. Its a great platform for exposure and in this day and age any exposure for a band is good exposure. Not only does live music provide an escape for some, but it will also help drive business from the local and surrounding areas. More business is never a bad thing to have. This all being in reference to Holiday PA 16 55. I thank you for taking the time to read my email.

-Colin Kwoun