



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: SEPTEMBER 26, 2016

ITEM NUMBER: PH-3

SUBJECT: PLANNING APPLICATION PA-16-45 FOR THE EXPANSION, RENOVATION, AND CONVERSION OF AN EXISTING BAR (PIERCE STREET ANNEX) TO A RESTAURANT (THE COUNTRY CLUB) LOCATED AT 330 EAST 17TH STREET

DATE: SEPTEMBER 21, 2016

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: RYAN LOOMIS, ASSOCIATE PLANNER

FOR FURTHER INFORMATION CONTACT: RYAN LOOMIS, AICP (714) 754-5608
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DESCRIPTION

Planning Application PA-16-45 is for the expansion/renovation/conversion of an existing one-story bar (Pierce Street Annex) to a full menu restaurant (The Country Club) located within 200 feet of a residential zone. The existing hours of operation for Pierce Street Annex are 12PM to 2AM, seven days a week. The proposed hours of operation for The Country Club are 6AM to 2AM, seven days a week. This request includes the following:

- A minor conditional use permit to deviate from shared parking requirements (56 spaces required; 44 spaces existing + 1 space credit for bicycle parking; 58 spaces proposed with valet);
- A conditional use permit for on-site valet parking during peak demand times to accommodate the increase in required parking;
- A variance to allow patio posts to encroach in the required front setback (20-foot front setback required; 9.5 inches proposed);
- A variance to allow a maximum 6-foot high, decorative wall with partial openings along the front property line (20-foot setback required); and
- A minor conditional use permit to increase the size of the outdoor dining patio, located within the required front setback area (patio is currently 970 square feet in area; 979 square feet proposed).

APPLICANT OR AUTHORIZED AGENT

Alex Arie is the authorized agent for the property owner, Eastside LLC.

ENVIRONMENTAL DETERMINATION

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

RECOMMENDATION

Approve, with modifications of the 6-foot high decorative wall proposed at the front property line, by adoption of Planning Commission Resolution, subject to conditions.

PLANNING APPLICATION SUMMARY

Location: 330 E 17th Street Application: PA-16-45

Request: Remodel of Pierce Street Annex; CUP for Valet Parking; Variance to allow patio posts to encroach in the required front setback; Variance to allow a maximum 6-foot high, decorative wall along front property line; MCUP for deviation of parking; MCUP to increase outdoor patio

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	C1	North:	R3, multi-family (across 17 th Place)
General Plan:	GC (General Commercial)	South:	C1, Pancakes R Us (across 17 th St.)
Lot Dimensions:	100 FT X 117.5 FT (425-011-03)	East:	C1, Retail/Offices
	100 FT X 127.5 FT (425-011-13)	West:	C1, Big-O Tires
Lot Area:	11,750 SF (-03) 12,750 SF (-13) Total 0.56 acres		
Existing Development:	4,937 SF night club/restaurant		

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	120 FT	100 FT
Lot Area	12,000 SF	11,750 SF (425-011-03) 12,750 SF (425-011-13) Total 24,500 SF (0.56 acres)
Floor Area Ratio:		
Moderate Traffic FAR	.30 (7,350 SF)	.24 (5,842 SF)
Building Height:		
Building Height:	2 Stories/30 FT	1 Story/24 FT
Interior landscaping	25 SF per new parking space (12 new spaces req'd=300 SF)	381 SF
Setbacks (Buildings):		
Front (17 th Street)	20 FT	15 FT (Building) 9.5 IN (Prop. Patio Cover) ¹ 5 FT- 9 IN (Prop. Fire Place) ¹
Side (left/right)	0 FT/15 FT	0FT/31 FT- 6 IN
Rear	0 FT	12 FT
Setbacks (Landscaping):		
Front (17 th Street)	20 FT	0 FT ¹
Parking		
TOTAL	56 Spaces	44 spaces striped +1 bike rack credit; 58 spaces with valet ²

¹Requires a Variance; ² Requires a conditional use permit

CEQA Status Exempt, Class 01 (Existing Facilities)

Final Action Planning Commission

BACKGROUND

Project Site/Environs

The project site includes two parcels (425-011-03 and 425-011-13) located on the north side of East 17th Street, between Santa Ana Avenue (to the west) and Raymond Ave (to the east). Parcel 425-011-03 includes the existing building and parking, and parcel 425-011-13 located across the alley from the existing building, which is used exclusively for parking for the proposed restaurant. The project site has a zoning designation of C1 (Local Business District) and a General Plan land use designation of General Commercial (GC). Properties abutting the project site to the south, east, and west are C1 zone and General Commercial (GC) General Plan land use designation. Properties north of the project site, across 17th Place, are located in the R3 zone (Multiple-Family Residential District).

The project site currently contains a one-story, 4,872 square-foot building with a 970 square foot outdoor patio and surface level parking. The site was originally constructed as restaurant and cocktail lounge in 1959. Currently, the building is being used by Pierce Street Annex, a bar and nightclub. The site is bounded by similar commercial uses, including retail and offices to the east; the Pancake House restaurant to the south (across 17th Street); and Big O Tires to the west.

ANALYSIS

The project proposes an expansion, renovation, and conversion of an existing one-story bar with limited food service (Pierce Street Annex) to a full menu restaurant/lounge (The Country Club) located within 200 feet of a residential zone. The existing hours of operation for Pierce Street Annex are 12PM to 2AM, seven days a week. The proposed hours of operation for The Country Club are 6AM to 2AM, seven days a week. This request includes the following:

ENTITLEMENT	REQUEST
Variance	Allow patio posts to encroach in the required front setback (20-foot front setback required; 9.5 inches proposed)
Variance	Allow a maximum 6-foot high, decorative wall with partial openings along the front property line
Conditional use permit	Provide on-site valet parking during peak demand times to accommodate the increase in required parking.
Minor conditional use permit	Allow for increase in size of the outdoor dining patio, located within the required front setback area (patio is currently 970 square feet in area; 979 square feet proposed).
Minor conditional use permit	Deviate from shared parking requirements (56 spaces required; 44 spaces existing + 1 space credit for bicycle parking; 58 spaces proposed with valet)

Building Summary, Site Area Fencing and Landscaping

The proposed use will utilize the existing building currently occupied by Pierce Street Annex, with the following modifications:

- Update exterior of the building with contemporary elements, including new stucco, wood cladding, stone finishes, new window treatments, and enhanced canopy.
- Update the exterior patio with new fireplace, retractable patio cover, landscaping and enhanced perimeter wall.
- Update the interior to a more food-centric establishment with full menu.
- Update restrooms with new fixtures and to meet current ADA requirements.
- Provide 381 square feet of parking lot landscaping primarily along north property line.
- Replace chain-link fence with a new decorative fence around the parking lot.

The proposed modifications discussed above will increase total project area from 5,842 square feet to 6,795 square feet. A complete breakdown of the changes to floor area devoted to use is provided in Attachment 6. As shown in the Attachment 6, the renovations will increase the building project area by 953 square feet; however, the renovations will cause a decrease to the public areas that contribute to occupancy, or areas that impact parking demand. The square footage devoted to public serving areas will decrease by 263 square feet, or from 4,301 square feet to 4,038 square feet. This is due to the fact that renovations are primarily focused on expanding back of house spaces (kitchen and associated storage) as well as improving the bathrooms for ADA compatibility.

The project site currently has access from a shared 16-foot vehicular access driveway from East 17th Street that will be maintained on the site. Additional access to the project site is provided by an existing east-west oriented 15-foot wide alley, which separates the building and associated parking lot. Parking is provided both along the east side of the building and within the parking lot located north of the building, across the alley. The project proposes new striping, enhanced fencing surrounding the parking lot, and new landscaping. A condition of approval requires the fencing surrounding rear parking lot to be wrought-iron or decorative fencing. With regards to landscaping, the property is legal non-conforming; the project proposes a total of 381 square feet of new landscaping. New landscaping is proposed along the north property line to improve aesthetics of the property and protect neighboring residences from automobile headlights in the parking lot, as well as new planters along the 17th Street frontage to help soften the frontage.

Floor Area Ratio

The project proposes renovations to an existing use, including approximately 953 square feet of new addition for new storage areas, increased kitchen area, offices, new ADA compliant bathrooms, and enhanced entryway. As discussed earlier, the square footage devoted to public serving areas will actually decrease from 4,301 square feet to 4,038 square feet as a result of the renovations (see Attachment 6). According to the

Transportation Division, the proposed restaurant/lounge is considered a moderate traffic generating use, allowing for a maximum 0.30 FAR based on the General Commercial land use designation. The total site area is 24,500 square feet (parcels 425-011-03 and 425-011-13), and the existing building area is 4,872 square feet resulting in a 0.20 FAR. The new addition will increase building size to 5,842 square feet, thereby increasing floor area ratio to 0.24 FAR, which is below the maximum allowable FAR. As such, the proposed use meets the FAR requirements.

Parking

As discussed above, the project site includes parking along the east side of the building and within the parking lot located north of the building across the alley. The existing parking is legal non-conforming and provides 44 spaces. A total of 45 parking spaces are proposed, including a credit for one space from installation of a bike rack. The 953 square feet of new addition will require approximately 12 additional spaces (56 spaces total), based on the 12 spaces per 1,000 square-foot parking ratio for restaurant uses above 3,000 square feet. Due to the increase in building area and associated increase in parking requirements, a valet parking plan has been proposed and will be implemented during peak demand hours to gain parking capacity. The valet plan proposes to accommodate 58 spaces, which will provide two more spaces than required. Table 1 below indicates the parking demand by hour based on a shared parking analysis prepared using the City's shared parking analysis parameters, with highest demands between 6PM to 11PM, Monday thru Thursday, and 6PM to midnight Friday thru Sunday.

Table 1. Parking Demand by Hour

WEEKDAYS		WEEKEND	
Parking Demand by Hour		Parking Demand by Hour	
0.00	6:00 AM	0.00	6:00 AM
1.12	7:00 AM	1.12	7:00 AM
2.80	8:00 AM	1.68	8:00 AM
5.60	9:00 AM	3.36	9:00 AM
11.20	10:00 AM	4.48	10:00 AM
16.80	11:00 AM	5.60	11:00 AM
28.00	NOON	16.80	NOON
39.20	1:00 PM	25.20	1:00 PM
33.60	2:00 PM	25.20	2:00 PM
33.60	3:00 PM	25.20	3:00 PM
28.00	4:00 PM	25.20	4:00 PM
39.20	5:00 PM	33.60	5:00 PM
50.40	6:00 PM	50.40	6:00 PM
56.00	7:00 PM	53.20	7:00 PM
56.00	8:00 PM	56.00	8:00 PM
56.00	9:00 PM	56.00	9:00 PM
50.40	10:00 PM	53.20	10:00 PM
39.20	11:00 PM	47.60	11:00 PM
28.00	MIDNIGHT	39.20	MIDNIGHT
Parking Stalls Provided	45		
Valet Parking	58		
Valet Parking 6pm-11pm		Valet Parking 6pm-12am	

Valet Operations

The location of the valet kiosk for loading and unloading of patrons is proposed along the north portion of the building area. Sheet A111 of Attachment 5 (Proposed Valet Plan) indicates the location of the pickup/drop-off area, location of valet parking, and interior circulation. This location will allow for the longest queuing times, or capacity, in periods of high demand. Driveway clearances of at least 10 feet wide shall be maintained during loading/unloading, and during times when the valet is using aisle parking. The Transportation Division has approved the valet parking plan; a conditional use permit is required to implement the valet plan. Conditions of approval will require valet staff to be trained to expedite the queuing line to prevent traffic congestion on adjacent streets. In addition, a condition of approval is included that requires the business operator to institute appropriate operational measures necessary to eliminate a parking problem if one occurs including, but not limited to, a shared parking agreement with adjacent property (subject to prior approval of a conditional use permit) should parking shortages or other parking-related problems arise. Based on Table 1 above, the proposed use will be conditioned to provide valet parking services between 6PM to 11PM, weekdays (Monday thru Thursday), and 6PM to midnight during weekends (Friday thru Sunday).

Noise

The project site has been historically used as a nightclub/lounge, and the proposed project will enhance the site to more of a restaurant/lounge use. A minor addition is proposed for the existing patio along the East 17th Street frontage. No exterior patio or public serving area is proposed along the rear portion of the building closest to existing residential uses. During the daytime hours, noise impacts as a result of proposed use are not anticipated, due to normal business operations of nearby commercial properties and traffic along East 17th Street; however, noise impacts associated with the use, including noises associated with parking, could potentially occur during late night hours and affect nearby residential properties. These noise issues, however, are expected to be similar to existing conditions, as the current use (Pierce Street Annex) is open until 2AM, seven days a week. Conditions of approval require the business be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood, and institute whatever security and operational measures are necessary to comply with this requirement.

JUSTIFICATIONS FOR APPROVAL

Pursuant to Title 13, Section 13-29(g)(1)(2), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project based on the following:

Variance

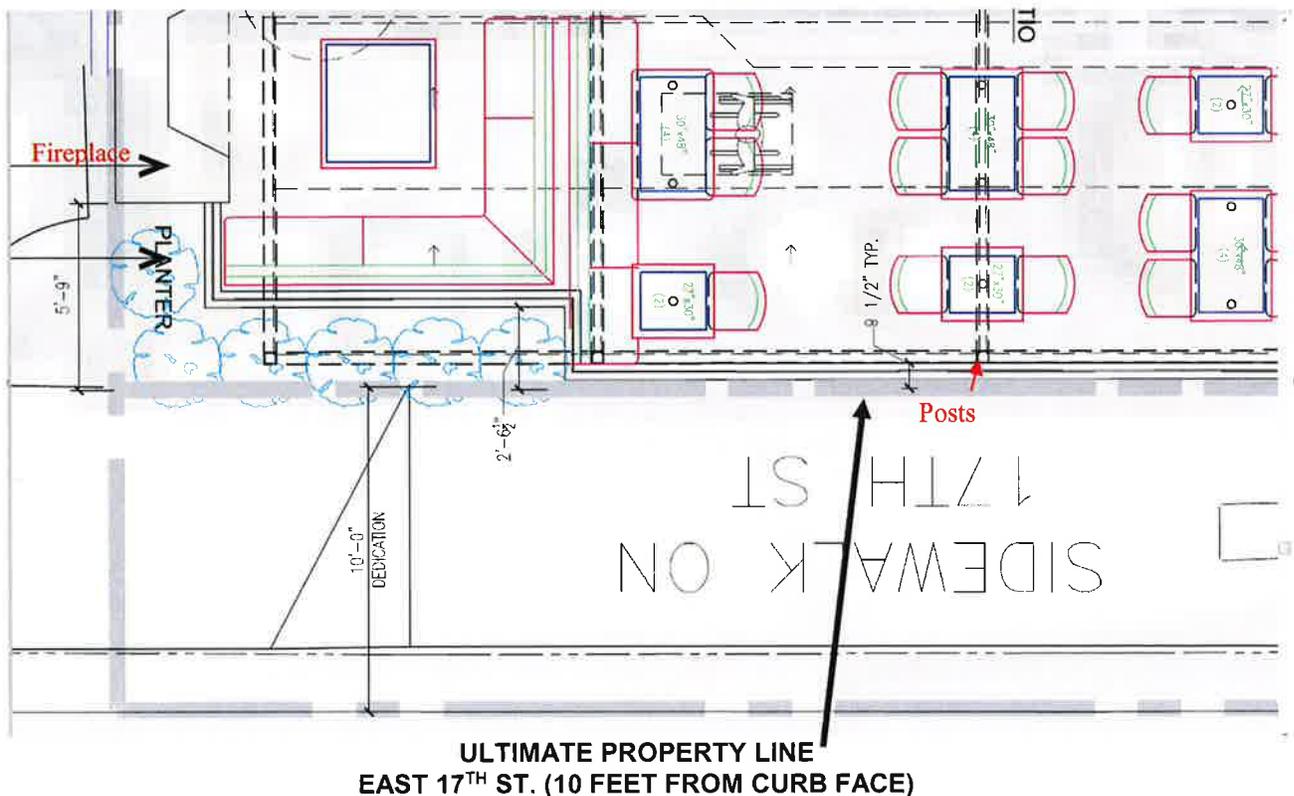
Code Section 13-29(g)(1) requires the following findings for variances:

- a. Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity under identical zoning classifications.

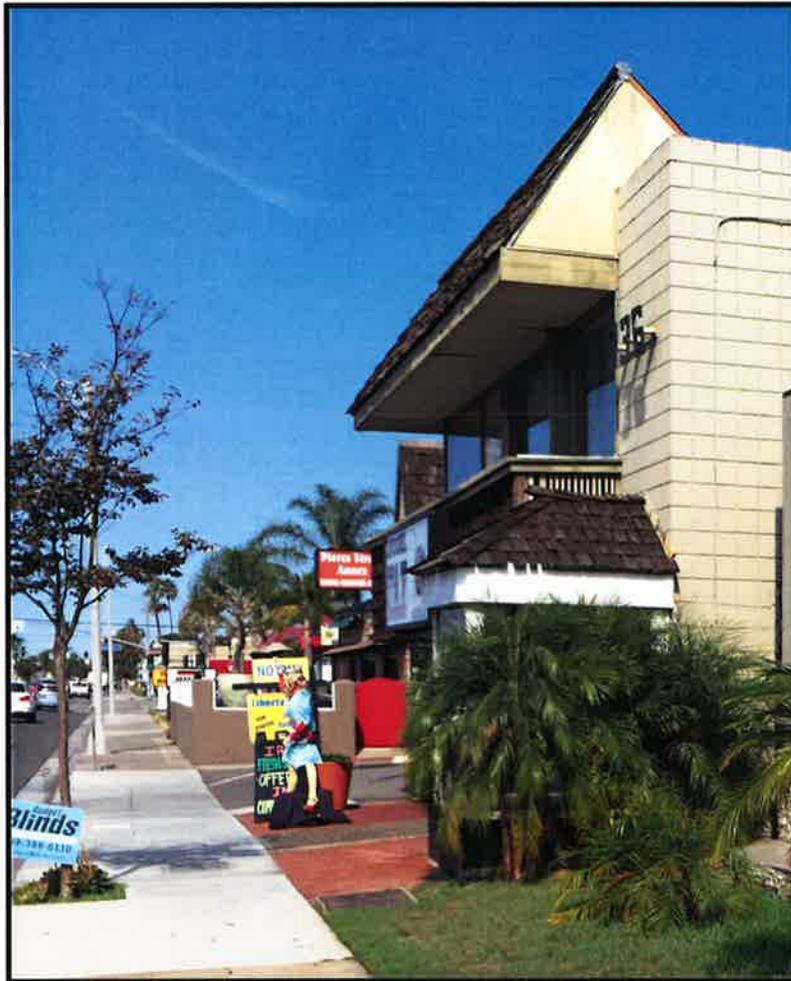
- b. The deviation granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.
- c. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

Despite the request for deviations from Code requirements for front setback (20-foot front setback required; 9.5 inches to patio cover posts and 5 feet- 9 inches to fireplace wall proposed), staff believes that approval of the variances is justified based on the following:

- Because of special circumstances related to the location of this property on East 17th Street, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity. The existing building will remain as part of the project, and front setback will be preserved. The building is currently approximately 16 feet from front property line; Code currently requires 20 feet front setback. The proposed renovations do not propose any further encroachment of the building, but rather propose exterior enhancements, including a retractable patio cover and fireplace. The retractable patio cover will provide protection from bad weather, and can be retracted during good weather. The patio post will be located approximately nine inches from the property line. The fireplace will provide a warm environment that will enhance the outdoor experience for patrons. The proposed setback from the fireplace wall to the front property line is approximately five feet. In all, the fireplace and patio cover are not permanent structures, and are easily removable to accommodate any street dedication for future widening of East 17th Street. According to Public Services, no street dedication is required at this time.



The commercial building abutting this site to the east (336 East 17th Street) encroaches into the public right-of-way maintaining an approximately 10-foot setback from the front property line. The reduced setback enjoyed by the neighboring properties, and total encroachment by adjacent neighboring property, along the street frontages creates a special circumstance applicable to the proposed project, where the strict application of the 20-foot landscape setback would deprive the property of privileges enjoyed by others in the vicinity. As discussed, both the fireplace and patio cover are not permanent structures, and are easily removable to accommodate any street dedication for future widening of East 17th Street.



Adjacent building in the foreground (336 East 17th Street) encroaches into the public right-of-way (also legal nonconforming). Existing front patio for Pierce Street Annex in background.

- The deviations will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property. The granting of the variances for the retractable patio cover posts and fireplace will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. The development is consistent with the General Plan goals and policies as discussed earlier in this report, and will be required to comply with all applicable Building and Fire Safety regulations to ensure that no

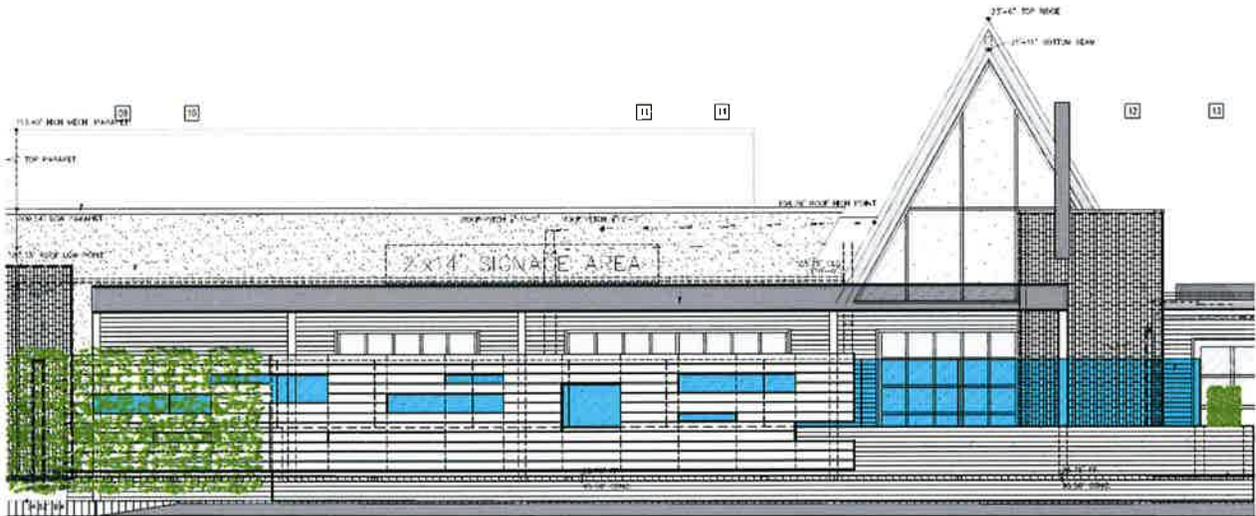
adverse impact to the public health, safety, or welfare is created as a result of this project.

Despite the request for deviations from Code requirements for front setback for the patio cover posts and fireplace wall, staff believes the request for a variance to allow for a 6'-3" solid wall along the front property line is not justified based on the following:

- The request to allow for a semi-solid 6-foot- 3-inch wall along the majority of the front property line is considered a special privilege inconsistent with other properties in the vicinity. The project is requesting a variance to allow a maximum 6-foot- 3-inch high, semi-solid decorative wall with partial openings along the front property line (see bottom picture below). Currently, a combination solid/glass panel wall exists along the entire frontage along East 17th Street (see top below). The existing wall is legal-nonconforming; current Code requires no fence or wall to obscure the setback landscaping required adjacent to a public right-of-way. Although no landscaping exists along the East 17th Street frontage, the existing wall allows visibility into the outdoor patio area. The project proposes renovations to the wall in order to match with the renovations of the building, including a large portion that is solid with scattered glass panels (shown by blue hue in photo below). Staff believes the proposed semi-solid wall portion would increase the non-conformity and reduce the pedestrian experience along East 17th Street. Staff believes the wall should remain transparent so as not to increase the non-conformity, and to continue to activate the public space in front of the business with the street. There are no neighboring buildings that provide for solid walls along the front property line. Therefore, staff is requesting a conditions of approval requiring the new wall to provide continued transparency from the public sidewalk.



Existing Condition



Proposed Wall

CONDITION #9: The outdoor patio shall be enclosed by a 6-foot wall, incorporating the maximum use of glass or other solid transparent material, in so as not to increase the non-conformity and also, to activate the public space along East 17th Street, to the satisfaction of the Development Services Director.

Conditional Use Permit/Minor Conditional Use Permit

Code Section 13-29(g)(2) requires the following findings for conditional and minor conditional use permits:

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.

The project requests a conditional use permit for on-site valet parking during peak demand times to accommodate the increase in required parking, as well as a minor conditional use permit for parking deviation. Staff believes that approval of the conditional/ minor conditional use permit is justified based on the following:

- A conditional use permit for the valet parking plan, and a minor conditional use permit to allow a deviation from required parking is justified due to the expanded parking supply provided by the proposed valet parking plan. The existing parking is legal non-conforming and provides 44 spaces. The 928 square feet of new addition will require approximately 12 additional spaces (56 spaces required), based on the 12 spaces per 1,000 square-foot parking ratio for restaurant uses above 3,000 square feet. A deviation from parking is requested because only 45 marked parking spaces (includes parking credit for bicycle rack) will be provided when there is no valet service. Based on shared parking analysis, the 56 parking spaces are only required during peak operating hours. As shown in Table 1, peak demand will occur between 6PM and 11PM, Monday through Thursday, and 6PM to midnight, Friday through Sunday. The proposed valet parking will accommodate shortages of parking during peak operating hours. A total of 58 spaces (2 additional parking spaces) will be provided under the proposed valet parking plan. A condition of approval will require the business owners to provide valet parking during all peak operating hours. The presence of valet will be an improvement to existing conditions, and reduce the need for patrons to park off-site, which will benefit surrounding properties. In addition, conditions of approval require the operator to institute whatever operational measures are necessary to minimize or eliminate a parking problem if one occurs, even with proposed valet parking. As such, both the parking deviation and proposed valet parking plan would not be considered materially detrimental to other properties within the area or to the health, safety and general welfare of the public.

CONDITION #12: The valet parking service shall be complimentary, and be provided at minimum between 6PM and 11PM, Monday through Thursday, and 6PM to midnight, Friday through Sunday, and during any additional peak business hours as required by City Staff.

CONDITION #16: If parking problems arise, the operator shall to institute whatever operational measures are necessary to minimize or eliminate a parking problem, including, but not limited to, removing the outdoor dining patio, expansion of valet parking area per approval of Transportation Services Manager, and/or acquisition of off-street parking area.

- The conditional use permit to allow valet parking plan, and the minor conditional use permit to allow a deviation from required parking will not allow a use, density, or intensity which is not in accordance with the General Plan designation. The

proposed project does not include any change in density or intensity at the subject property. The existing building is currently used as a nightclub/lounge. The project proposes minor renovations and modifications to the building for a restaurant/lounge use, including new storage areas, upgraded restrooms, and enlarged kitchen area, enhanced outdoor patio area, and enhanced exterior treatments. These renovations will improve the project site and are not considered a use that will increase density or intensity allowed per the General Plan designation. The General Plan designation for retail is General Commercial, which allows for retail and restaurant uses. The use is located near other commercial uses including automobile repair, restaurants, and other retail uses located along East 17th Street. In addition, the project meets the FAR requirements for moderate traffic generating uses.

The project also requests minor conditional use permits for the slight increase in outdoor patio area. Staff believes that approval of the minor conditional use permit is justified based on the following:

- Minor Conditional Use Permit to increase the size of the outdoor patio is justified due to being very minimal, and would not be considered materially detrimental to other properties within the area or to the health, safety and general welfare of the public. The project proposes to increase the size of the outdoor dining patio located within the required front setback area by nine square feet (970 square feet existing; 979 square feet proposed). This increase in patio area is to provide enhanced features within the outdoor space, including a new fireplace, a new fire pit, bench seating, and new planters. Staff believes the nine square-foot increase will have no impact on surrounding properties, as the outdoor patio faces East 17th Street and away from residential uses. The slight increase to the patio area will allow for enhancements to the site and improve the street-scene along East 17th Street. As discussed earlier, a variance is being requested to allow a maximum 6-foot high, decorative wall with partial openings along the front property line. Currently, a four-foot high solid wall with 2-foot high glass panels on top, exist along the property line. The project proposes renovations to the wall in order to match with the renovations of the building. Conditions of approval require the new wall to provide continued transparency from the public sidewalk.

CONDITION #9: The outdoor patio shall be enclosed by a 6-foot wall, incorporating the maximum use of glass or other solid transparent material, in so as not to increase the non-conformity and also, to activate the public space along East 17th Street, to the satisfaction of the Development Services Director.

- The proposed use, as conditioned, is compatible with the uses in the surrounding area. The proposed restaurant will be located along East 17th Street near other commercial uses, including automobile repair shops, restaurants, and various retail uses. The General Plan designation for the project site is General Commercial and the zone is C1 (Local Business District), which allows for restaurants within 200 feet of a residential zone serving alcoholic beverages, to be open past 11PM with approval of a conditional use permit. As such, the proposed use is not considered a use that will increase density or intensity allowed per the General Plan designation and zoning. The project site does abut

residentially zoned property (R3 zone) to the north. Conditions of approval require the use to be conducted in a manner that will allow the quiet enjoyment of the surrounding neighborhood (Condition #5). In addition, this conditional use permit does not authorize live entertainment or special events, to be conducted on the premises unless approval of proper permits (Condition #6, #7). New fencing is also required along the rear parking lot to improve aesthetics.

CONDITION #5: The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement. Operational measures to reduce noise impacts shall include the following:

- a. The parking lot shall be posted with signs directing customers and employees to use consideration when entering their cars and leaving the parking lot.
- b. On-site security shall be provided in the future, in the event that security problems or complaints develop as a result of the business operations.
- c. The parking area shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons on or about the parking lot.

CONDITION #6: This Conditional Use Permit does not include the allowance for live entertainment. Live entertainment may only be permitted subject to approval of an amendment to the conditional use permit, subject to Planning Commission approval, as well as issuance of a "public entertainment permit". Contact Planning and Code Enforcement for application information.

CONDITION #7: All special events shall be reviewed by Planning Division for approval prior to the event, and may require a "Special Event Permit" from the Finance Department prior to the event.

CONDITION #18: The applicant shall replace the existing chain-link fence along the rear parking lot with wrought-iron or other decorative fencing to the satisfaction of the Development Services Director.

- The Police Department does not have any objection to the use. The Police Department has reviewed the proposed use and has no objections to the approval of the application. As of the date of this report, the City has not received any complaints from the public regarding the proposed use.

GENERAL PLAN AND ZONING CODE CONFORMANCE

Pursuant to an approved planning application, the proposed project would be in conformance with the following planning documents:

- General Plan
- Zoning Code

Conformance with the City of Costa Mesa General Plan

Future development of all land within the City of Costa Mesa is guided by the 2015-2035 General Plan adopted in 2016. The Land Use Element of the General Plan directs long-range development in the City by indicating the location and extent of development to be allowed. The General Plan sets forth land use goals, policies, and objectives that guide new development. The General Plan land use designation for the project area is General Commercial.

The following analysis evaluates the proposed project's consistency with specific goals, and objectives of the General Plan, Land Use Element.

- **Goal LU-1.1: Land Use:** *Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.*

Consistency: The renovations and modifications of the existing building at the project site will help maintain the building's commercial use, and balance of land uses, satisfying the needs of the community as it pertains to commercial retail uses. The project will ensure the long-term viability of the natural and man-made environment and decrease the need for significant infrastructure improvements. The project will enhance the commercial corridor along East 17th Street. The project is consistent with this General Plan goal.

- **Goal LU-3.6: Land Use:** *Facilitate revitalization of aging commercial centers by working with property owners, developers, local businesses, and other community organizations to coordinate efforts.*

Consistency: The project would allow for the enhancement of a commercially-zoned property. Current on-site vegetation is minimal. The proposed project would enhance the visual appearance of the site through new façade, landscaping, and signage. In addition, the project would improve the street-scene along East 17th Street for the community. As a result, the proposed project is consistent with this General Plan goal.

- **Goal LU-6C: Land Use:** *Retain and expand the City's diverse employment base, including office, retail/service, restaurants, high-tech, action sports, boutique or prototype manufacturing, and industrial businesses.*

Consistency: The project would allow help retain and expand an existing business along East 17th Street. The City is becoming the center of a unique food culture, with new high-end restaurants and eateries sprouting throughout the City. The proposed use will provide new employment opportunities in the community. As a result, the proposed project is consistent with this General Plan goal.

Conformance with the Zoning Code

As discussed in the following section, several deviations from the Zoning Code are requested for this project; however, it is staff's opinion that the proposed project meets or

exceeds the intent of the City's Zoning Code with regard to the development standards for the C1 zone.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301, for Existing Facilities.

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.

As of September 21, 2016, no communications have been received regarding this proposal. Any public comments received prior to the September 26, 2016 Planning Commission will be provided in a supplemental memo.

ALTERNATIVES

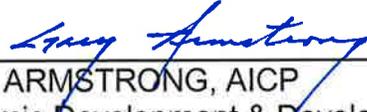
1. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event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

CONCLUSION

The proposed project requests a variance to encroach in the required front setback, a conditional use permit to allow for valet parking, and minor conditional use permits to deviate from shared parking requirements and to allow for increased outdoor patio area. The use as proposed, with the recommended conditions of approval, will be consistent with City's Zoning Code and General Plan, and has been determined will minimize any adverse impacts to the surrounding properties.



RYAN LOOMIS, AICP
Associate Planner



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

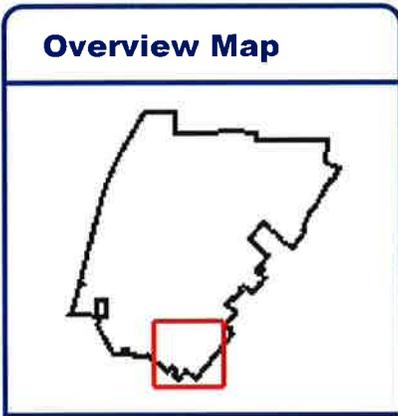
- Attachments:
1. Vicinity Map, Zoning Map, 500' Radius Map
 2. Existing Color Site Photos
 3. Applicant's Project Description
 4. Draft Planning Commission Resolution
 5. Plans
 6. New Building Addition Breakdown Table

Distribution:

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

Authorized Agent: Alex Arie
3195-B Airport Loop Drive
Costa Mesa, CA 92626

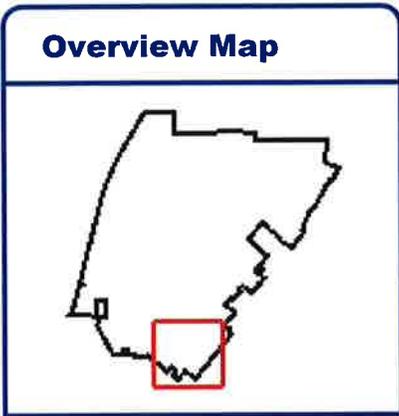
Property Owner: Eastside LLC- Mario Marovic
3334 East Coast Highway #418
Corona Del Mar, CA 92625



Legend

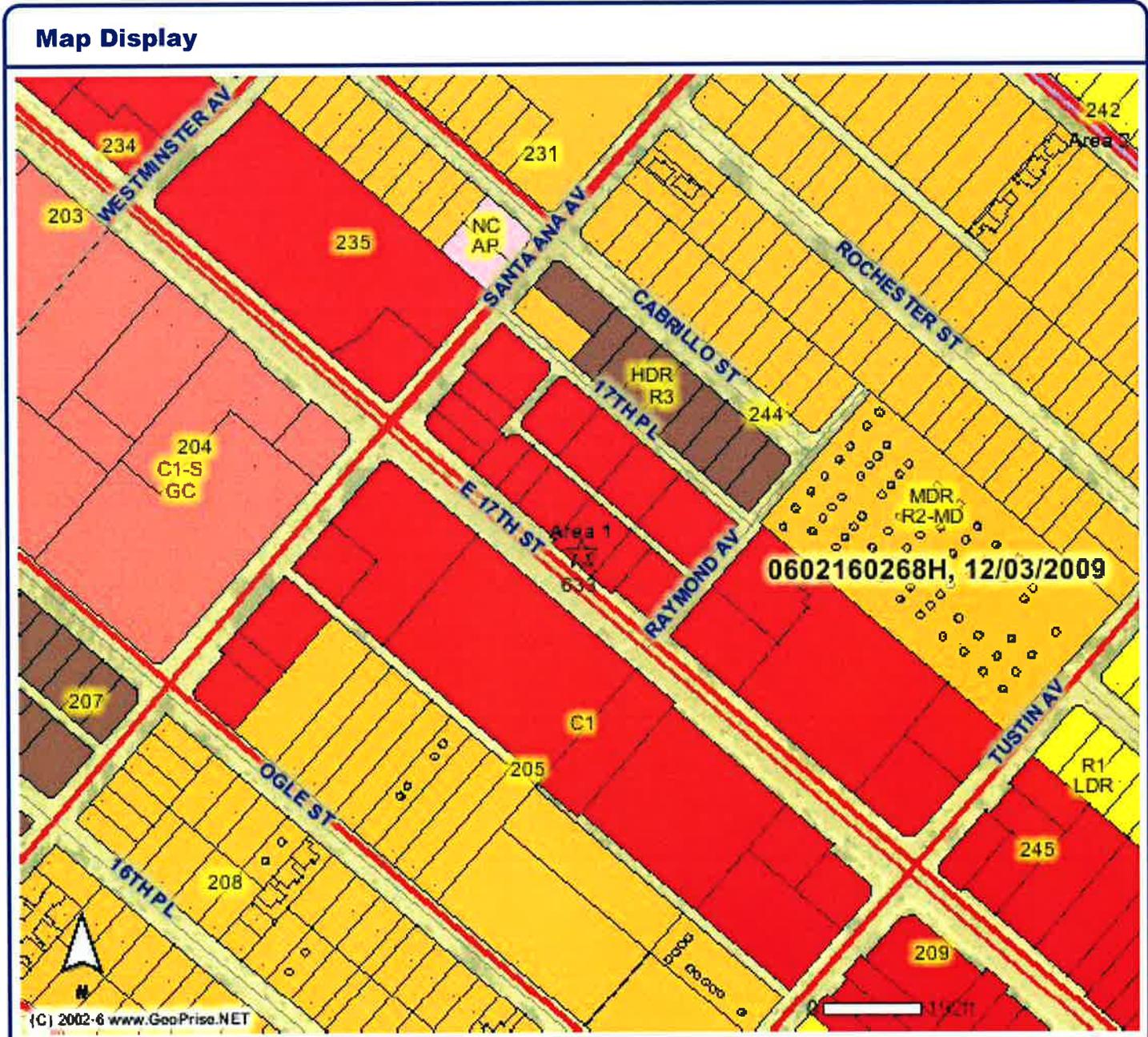
 Address Points	 Roads	 Major Newport BLVD	 SECONDARY Hydrology Channels
 Freeway	 Collector Freeway (cont)	 Primary (cont)	





Legend

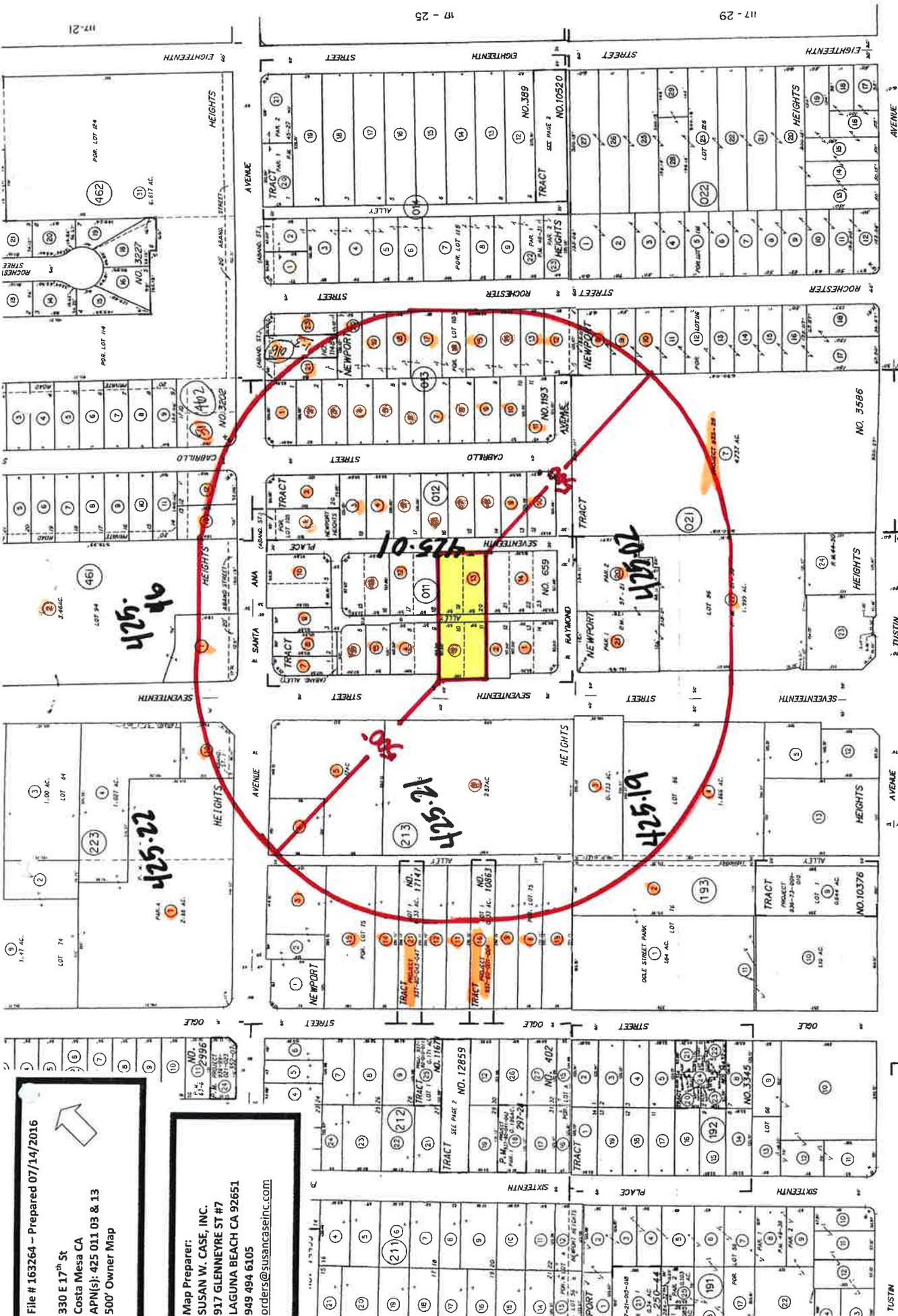
Address Points	Newport BLVD Primary	Parcel Lines	C1-S
Freeway Roads	SECONDARY Hydrology Channels	City Boundary	C2
Collector Freeway	Street Names	Water Ways Zoning	CL
Major (cont)	Street Centerlines	AP	I&R
		C1 (cont)	I&R-S
			MG
			MP
			P
			PDC (cont)



(C) 2002-6 www.GeoPrise.NET

330 E 17th St
Costa Mesa CA
APN(s): 425 011 03 & 13
500' Owner Map

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



ATTACHMENT 2









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robinson hill architecture, inc.

Applicant Letter

Date: May 11, 2016

Pierce Street Annex
330 E. 17th Street
Costa Mesa

Re: Pierce Street Annex – CUP Application

pages 1

Project Description:

The Minor Conditional Use Permit submittal pertains to the renovation of the existing Pierce Street Annex restaurant building and site.

As part of the renovation, we are proposing the following modifications.

1. Update the exterior of the building with contemporary elements
2. Update the exterior patio with contemporary elements.
3. Update the interior to a more food centric establishment with a full menu. Currently the food service capabilities are very limited.
4. Update the restroom to meet current ADA and plumbing fixture counts requirements.
5. Increase the building square footage as required for the addition of a full kitchen and code compliant restrooms.
6. A valet parking plan is included in order to mitigate the increase building area parking requirements.

Please feel free to contact us with any questions or comments.

Sincerely,

RHA
Alex Arie

A California Corporation
3195 B Airport Loop Drive
Costa Mesa, CA 92626
www.rhainc.net

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Telephone: 714. 825. 8888 • Facsimile: 714. 825. 8889

LOOMIS, RYAN

Subject: FW: DRC 15-824 Pierce Street DRC files

From: Ron Lewis [mailto:lewis@rhainc.net]
Sent: Monday, August 22, 2016 12:30 PM
To: LOOMIS, RYAN <RYAN.LOOMIS@costamesaca.gov>
Cc: Alex Arie <arie@rhainc.net>
Subject: RE: DRC 15-824 Pierce Street DRC files

Good morning Ryan,

I just spoke to owner and this is what they indicated.

They spoke with the ABC rep about their legal hours of operation and they are approved to open at 6am. Also, they currently have approval for a 2am closing time. The reality is this, they are proposing a 6am to 2am hours of operation for all 7 days a week, however, this is done to provide flexibility to adjust the business to suit an unknown demand. Because the business is changing format some with the addition of the full kitchen as well as the significant remodel and a brand change, demand for their business as well as the potential hours of operation is expected to shift from how they currently operate. How much it shifts is yet unknown because the new concept is yet untested. They must maintain the greatest amount of flexibility to properly find that new "sweet spot" for business operations. They will have the ability to offer breakfast / brunch type fare whereas today, that is not an option. Hence, morning hours are now a possibility whereas before they were not. It is however, unlikely that the business will operate 6am to 2am, 7 days a week because demand would not likely support that. Peak business hours will likely continue to be focused on Friday – Sunday business with the longest duration of open hours occurring in that range.

Please let us know if this adequately addresses the question. It is tough as an owner of a business that hasn't yet been tested, to guess at future demand and in doing so, unknowingly limit one's hours of operation where an unexpected demand might actually support.

Thanks

Ron

ATTACHMENT 4

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-16-45 FOR THE EXPANSION, RENOVATION, AND CONVERSION OF A RESTAURANT USE LOCATED AT 330 EAST 17TH STREET

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

WHEREAS, an application was filed by Alex Arie, authorized agent on behalf of the property owner, Eastside LLC, requesting approval of a conditional use permit, variance, and minor conditional use permits for the expansion, renovation, conversion of an existing nightclub (Pierce Street Annex) into a full menu restaurant/lounge (The Country Club) with hours of operation from 6AM to 2AM, seven days a week, and provision of valet parking; and

WHEREAS, a duly noticed public hearing held by the Planning Commission on September 26, 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," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-16-45 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-16-45 and upon applicant's compliance with each and all of the conditions in Exhibit "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.

PASSED AND ADOPTED this 26th day of September, 2016.

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

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STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Gary Armstrong, acting Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on September 26th, 2016 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Gary Armstrong, Acting Secretary
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed expansion/renovation/conversion of Pierce Street Annex complies with Costa Mesa Municipal Code Section 13-29(e) because:

Finding: The proposed use is compatible and harmonious with uses on surrounding properties.

Facts in Support of Finding: The renovated restaurant/lounge use will be located along East 17th Street near other commercial uses, including automobile repair shops, restaurants, and various retail uses. The project site (rear parking lot) does abut R3 zone property to the north, however new landscaping is proposed along the north property line to provide a buffer between the residential uses and the parking lot. Conditions of approval require the use to be conducted in a manner that will allow the quiet enjoyment of the surrounding neighborhood.

Finding: Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.

Facts in Support of Finding: The restaurant use requires 56 parking spaces. The project site currently provides 44 parking spaces, and proposes 58 parking spaces through the use of valet parking services. It is anticipated that the allowance for valet parking services will reduce the parking impacts to surrounding properties and therefore, will allow the project to have no effect on neighboring properties in the same general area, or be detrimental to the health, safety, and welfare of surrounding neighborhood. The use of valet parking services will increase parking supply and, thus, meet the parking requirements of the Zoning Code. Landscaping will be provided along the rear portion of the parking lot to help reduce headlight impacts on neighboring residences. In regards to safety lighting, the parking lot provides lighting, and code requires all exterior lighting to be shielded and/or directed away from residential areas.

Finding: The project, as conditioned, is consistent with the General Plan.

Facts in Support of Finding: The proposed use is consistent with Land Use Objective LU-1.1, which states "provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community." The proposed use will provide new business opportunity to the neighborhood that is permitted in the C1 zone.

Finding: The planning application is for a project-specific case and does not establish a precedent for future development.

Facts in Support of Finding: Approval will apply to this project-specific location. Conditions have been included that are specific to the proposed

project.

- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(1) for the variances in that:

Finding: Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity under identical zoning classifications.

Facts in Support of Finding: The existing building will remain as part of the project, and the legal nonconforming status of the building front setback will be preserved. The building was built in the early 1960's and received a variance for the front setback. The building is currently approximately 16 feet from front property line, and code requires 20 feet. The proposed renovations do not propose any further encroachment of the building, but rather propose exterior enhancements, including a retractable patio cover and fireplace. The retractable patio cover will provide protection from bad weather, and can be retracted during good weather. The patio post will be located approximately nine inches from the property line. The fireplace will provide a warm environment that will enhance the outdoor experience for patrons. The proposed setback from the fireplace wall to the front property line is approximately five feet. In all, the fireplace and patio cover are not permanent structures, and are easily removable to accommodate any street dedication for future widening of East 17th Street. According to Public Services, no street dedication is required at this time.

NOTE: Staff believes the request for a variance to allow for a six-foot solid wall along the front property line is not justified based on the following:

The request to allow for a 6-foot solid wall along the majority of the front property line is considered a special privilege inconsistent with other properties in the vicinity. The project is requesting a variance to allow a maximum 6-foot-3-inch high decorative wall with partial openings along the front property line. Currently, a four-foot solid wall with two-feet of full glass panels on top (total of 6 feet in height) exists along the front property line. The continuous use of glass paneling allows for enhanced visibility and engagement of the public right-of-way. The project proposes renovations to the wall in order to match with the renovations of the building. Staff believes the portion of the wall that is solid increases the non-conformity, creates a sense of enclosure, and reduces the pedestrian experience. Staff believes the wall shall remain transparent to provide an improved streetscene and activate the public space in front of the business. There are no neighboring buildings that provide for solid walls along the front property line. Staff is requesting a conditions of approval requiring the new wall to provide continued transparency from the public sidewalk.

CONDITION #9: The outdoor patio shall be enclosed by a 6-foot wall, incorporating the maximum use of glass or other solid transparent material, in so as not to increase the non-conformity and also, to activate the public space along East 17th Street, to the satisfaction of

the Development Services Director.

Finding: The deviation granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.

Facts in Support of Finding: The commercial building abutting this site to the east (336 East 17th Street) encroaches into the public right-of-way maintaining an approximately 10-foot setback from the front property line. The reduced setback enjoyed by the neighboring properties, and total encroachment by adjacent neighboring property, along the street frontages creates a special circumstance applicable to the proposed project, where the strict application of the 20-foot landscape setback would deprive the property of privileges enjoyed by others in the vicinity. As discussed, both the fireplace and patio cover are not permanent structures, and are easily removable to accommodate any street dedication for future widening of East 17th Street.

Finding: The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

Facts in Support of Finding: The granting of the variances for the retractable patio cover posts and fireplace will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. The development is consistent with the General Plan goals and policies as discussed earlier in this report, and will be required to comply with all applicable Building and Fire Safety regulations to ensure that no adverse impact to the public health, safety, or welfare is created as a result of this project.

- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) for conditional use permit and minor conditional use permits in that:

Finding: 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.

Facts in Support of Finding: A Conditional Use Permit for the valet parking plan, and a minor conditional use permit to allow a deviation from required parking is justified due to the expanded parking supply provided by the proposed valet parking plan. The existing parking is legal non-conforming and provides 44 spaces. A deviation from parking is requested because only 45 marked parking spaces will be provided when there is no valet service. The 928 square feet of new addition will require approximately 12 additional spaces (56 spaces total), based on the 12 spaces per 1,000 square-foot parking ratio for restaurant uses above 3,000 square feet. Based on shared parking analysis, 56 parking spaces are only required during peak operating hours. As discussed in staff report (see Table 1), peak demand will occur

between 6PM and 11PM, Monday through Thursday, and 6PM to midnight, Friday through Sunday. A total of 58 spaces (2 additional parking spaces) will be provided under the proposed valet parking plan. Staff believes valet parking will accommodate shortages of parking during peak operating hours. A condition of approval will require the business owners to provide valet parking during all busy operating hours. The presence of valet will be an improvement to existing conditions, and reduce the need for patrons to park off-site, which will benefit surrounding properties.

Regarding the addition to outdoor space, the project proposes to increase the size of the outdoor dining patio located within the required front setback area by nine square feet (970 square feet existing; 979 square feet proposed). This increase in patio area is to provide enhanced features within the outdoor space, including a new fireplace, a new firepit, bench seating, and new planters. Staff believes the nine square-foot increase will have no impact on surrounding properties, but rather provide enhancements to the site and improve the street-scene along East 17th Street.

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

Facts in Support of Finding: Potential noise and parking impacts have been considered for the valet parking plan, the request to deviate from parking requirements, and expanded outdoor patio area. Conditions of approval will require the restaurant and associated use to be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. Therefore, the project will not have a negative impact on the surrounding neighborhood.

Finding: Granting the conditional use permit will not allow a use, density, or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

Facts in Support of Finding: The proposed project does not include any change in density or intensity at the subject property. The existing building is currently used as a nightclub/lounge. The project proposes renovations and modifications to the building for a restaurant/lounge use, which is not considered a use that will increase density or intensity allowed per the General Plan designation. The General Plan designation for retail is General Commercial, which allows for retail and restaurant uses. The use is located near other commercial uses including automobile repair, restaurants, and other retail uses located along East 17th Street.

- D. The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.
- E. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code, in that the project's traffic impact will be mitigated by the payment of traffic impact fees.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. The use shall be limited to the type of operation described in this staff report, which includes a restaurant/lounge with a maximum of 4,038 square feet of interior and exterior area that contribute to occupancy (public serving area), and with operating hours of 6AM to 2AM, seven days a week. Any change in the operational characteristics including, but not limited to, live entertainment, shall require approval of an amendment to the conditional use permit, subject to Planning Commission approval. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
2. The conditions of approval and ordinance or code provisions of planning application PA-16-45 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. The licensee shall not employ or use the services of any full- or part-time active or reserve peace officer currently employed by the City of Costa Mesa or any contiguous agency for security purposes.
4. 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.
5. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement. Operational measures to reduce noise impacts shall include the following:
- a. The parking lot shall be posted with signs directing customers and employees to use consideration when entering their cars and leaving the parking lot.
 - b. On-site security shall be provided in the future, in the event that security problems or complaints develop as a result of the business operations.
 - c. The parking area shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons on or about the parking lot.
6. This Conditional Use Permit does not include the allowance for live entertainment. Live entertainment may only be permitted subject to approval of an amendment to the conditional use permit, subject to Planning Commission approval, as well as issuance of a "public entertainment permit". Contact Planning and Code Enforcement for application information.
7. All special events shall be reviewed by Planning Division for approval prior to the event, and may require a "Special Event Permit" from the Finance Department prior to the event.
8. No live music, amplified music, or music speakers permitted within outdoor patio area.

9. The outdoor patio shall be enclosed by a 6-foot wall, incorporating the maximum use of glass or other solid transparent material, in so as not to increase the non-conformity and also, to activate the public space along East 17th Street, to the satisfaction of the Development Services Director.
10. On-site signs shall comply with the provisions of the Costa Mesa Sign Ordinance
11. The applicant shall maintain free of litter all areas of the premises under which the applicant has control.
12. The valet parking service shall be complimentary, and be provided at minimum between 6PM and 11PM, Monday through Thursday, and 6PM to midnight, Friday through Sunday, and during any additional peak business hours as required by City Staff.
13. The applicant shall revise the valet parking circulation plan, with approval from the Transportation Division, for more efficient vehicle stacking if queuing for valet services occurs on East 17th Street.
14. The operator shall provide adequate number of valet personnel and training to ensure efficient functioning of the valet operation.
15. The valet parking service shall occur on-site, within the parking lot area within the rear parking lot, as shown in Valet Parking Proposal. Any changes to the valet parking plan shall be subject to review and approval by the Development Services Director or Planning Commission, including modifying the valet location and operations, or providing valet service on other days as well as time periods.
16. If parking problems arise, the operator shall to institute whatever operational measures are necessary to minimize or eliminate a parking problem, including, but not limited to, removing the outdoor dining patio, expansion of valet parking area per approval of Transportation Services Manager, and/or acquisition of off-street parking area.
17. Customer and employee parking shall occur on-site and not on surrounding public streets.
18. The applicant shall replace the existing chain-link fence along the rear parking lot with wrought-iron or other decorative fencing to the satisfaction of the Development Services Director.
19. 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 (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. 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.
20. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of

- approval upon transfer of business or ownership of land.
21. The proposed building shall provide a maximum of 4,038 square feet of interior and exterior public area that contributes to occupancy (public serving area). Any increase of interior and exterior occupancy area shall not be permitted without the approval of the Development Service Director.
 22. A minimum of 381 square feet of landscaped area, as depicted on the submitted site plan, shall be installed.

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. | <ol style="list-style-type: none"> 1. All exterior lighting shall be shielded and/or directed away from residential areas. 2. Any outdoor public communication systems shall not be audible in adjacent residential areas. 3. Trash facilities shall be screened from view and designed and located appropriately to minimize potential noise and odor impacts to adjacent residential areas. 4. Truck deliveries shall not occur anytime between 8:00 p.m. and 7:00 a.m. 5. All work shall be conducted under-roof. Outdoor work or display is prohibited. 6. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. 7. Outdoor storage, if permitted, shall comply with the provisions of Costa Mesa Municipal Code Section 13-44/13-53. 8. Parking stalls shall be double-striped in accordance with City standards. Driveway ramp slope shall comply with the standards contained in the City's parking ordinance. 9. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division. All roof-mounted equipment is prohibited. 10. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits. 11. Two sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance. 12. All landscaped areas shall be separated from paved vehicular areas by 6" high continuous Portland Cement Concrete curbing. Installation of a 6' high solid opaque wall or fence shall be required under the direction of the Planning Division. |
| Bldg. | <ol style="list-style-type: none"> 13. Comply with the requirements of the following adopted codes Code, |

2013 California Building 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 Residential Code, 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. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2013 California Building Code.

14. Submit a precise grading plans and an erosion control plan If it is determined that a grading plan is not required a drainage plan shall be provided. A precise grading plan shall not be required if any of the following are met:
 - 1- An excavation which does not exceed 50 CY on any one site and which is less than 2 ft. in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).
 - 2- A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
 - 3- A fill less than 3 ft. in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
15. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
16. The ground adjacent immediately to the foundation shall be slopes away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall CBC sec. 1804.3. See also exception.

On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent 2013 California Building Code sec. 1808.7.4

17. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2013 California Building Code.
 - 1-Accessibility shall be to and through the front door and to the commercial space from the public sidewalk.
 - 2-Accessible restrooms/bathrooms in the commercial space.
 - 3-Accessible parking.
 - 4-Accessible entry door, ramps, landings, sidewalks, hallways, strike edge clearances and elevation changes.
18. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved Architectural plans.
19. 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. Occupant loads for the open patio area and the enclosed building area shall be calculated and posted separately.

- Trnsp. 20. Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Planning Department the required traffic fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated including credits for all existing uses. Please contact the Transportation Division on the appropriate traffic impact fee prior to final occupancy or final building permit inspection. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permit/certificate of occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
- Bus. Lic. 21. A completed "Application for Business License" is required for all persons conducting business within the City.

SPECIAL DISTRICT REQUIREMENTS

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

- Sani 1. It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 to obtain Sanitary District requirements.
- AQMD 2. Prior to any demolition contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
- County 3. Provide a plan to the County of Orange Health Dept. for review and approval.
- CDFA 4. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
- Water 5. 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.

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-16-45 FOR THE EXPANSION, RENOVATION, AND CONVERSION OF A RESTAURANT USE LOCATED AT 330 EAST 17TH STREET

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

WHEREAS, an application was filed by Alex Arie, authorized agent on behalf of the property owner, Eastside LLC, requesting approval of a conditional use permit, variance, and minor conditional use permits for the expansion, renovation, conversion of an existing nightclub (Pierce Street Annex) into a full menu restaurant/lounge (The Country Club) with hours of operation from 6AM to 2AM, seven days a week, and provision of valet parking; and

WHEREAS, a duly noticed public hearing held by the Planning Commission on September 26, 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** PA-16-45 with respect to the property described above.

PASSED AND ADOPTED this 26th day of September, 2016.

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

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Gary Armstrong, acting Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on September 26th, 2016 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Gary Armstrong, Acting Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
 - 1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
 - 2. The proposed use is not consistent with the General Plan or Redevelopment Plan.
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(1) with regard to the variance in that the strict application of development standards does not deprive the property of privileges enjoyed by others in the vicinity. Granting the request does constitute a grant of special privileges inconsistent with other properties in the vicinity. Granting of the variance will allow a use, density, or intensity which is not in accordance with the general plan designation for the property.
- C. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) with regard to the conditional use permit amendment in that the proposed use is not compatible with developments in the same general area. Granting the request will be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to properties or improvements within the immediate neighborhood.
- D. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) with regard to the minor conditional use permit amendment in that the proposed use is not compatible with developments in the same general area. Granting the request will be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to properties or improvements within the immediate neighborhood.
- E. The Costa Mesa Planning Commission has denied Planning Application PA-16-45. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.
- F. The project is denied, therefore Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code does not apply.

SANTA ANA AVENUE (BASIS OF BEARINGS)
N89°48'45"E 495.20'

FOUND GEAR SPIKE & WASHER WITH TAG STAMPED "LS 5411" FLUSH PER CORNER RECORD 2010-1226.

FOUND PIN & WASHER "LS 5411" FLUSH IN LIEU OF SPIKE & WASHER, "LS 5411" PER CORNER RECORD 2010-2008 ACCEPTED AS THE CENTERLINE INTERSECTION OF 17TH STREET AND SANTA ANA AVENUE.

FOUND SPIKE & WASHER "LS 5411" FLUSH, NO REFERENCE. ACCEPTED AS THE CENTERLINE INTERSECTION OF 17TH PLACE AND SANTA ANA AVENUE.

DATE OF FIELD SURVEY: MAY, 2015
TAX PARCEL NO.: 425-011-03 & 13

TITLE INFORMATION
THE TITLE INFORMATION SHOWN HEREON IS FOR PRELIMINARY REPORT NO. 58001403708-JA DATED MAY 14, 2014 AS PREPARED BY CHICAGO TITLE COMPANY, IRVINE, CA [TITLE OFFICER: JOHN ALLEN, TELEPHONE: (949)263-6911] NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER
HARBORLAND VENTURES, INC., A CALIFORNIA CORPORATION

LEGAL DESCRIPTION
LOTS 18, 19 AND 20 OF TRACT NO. 658, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 35 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

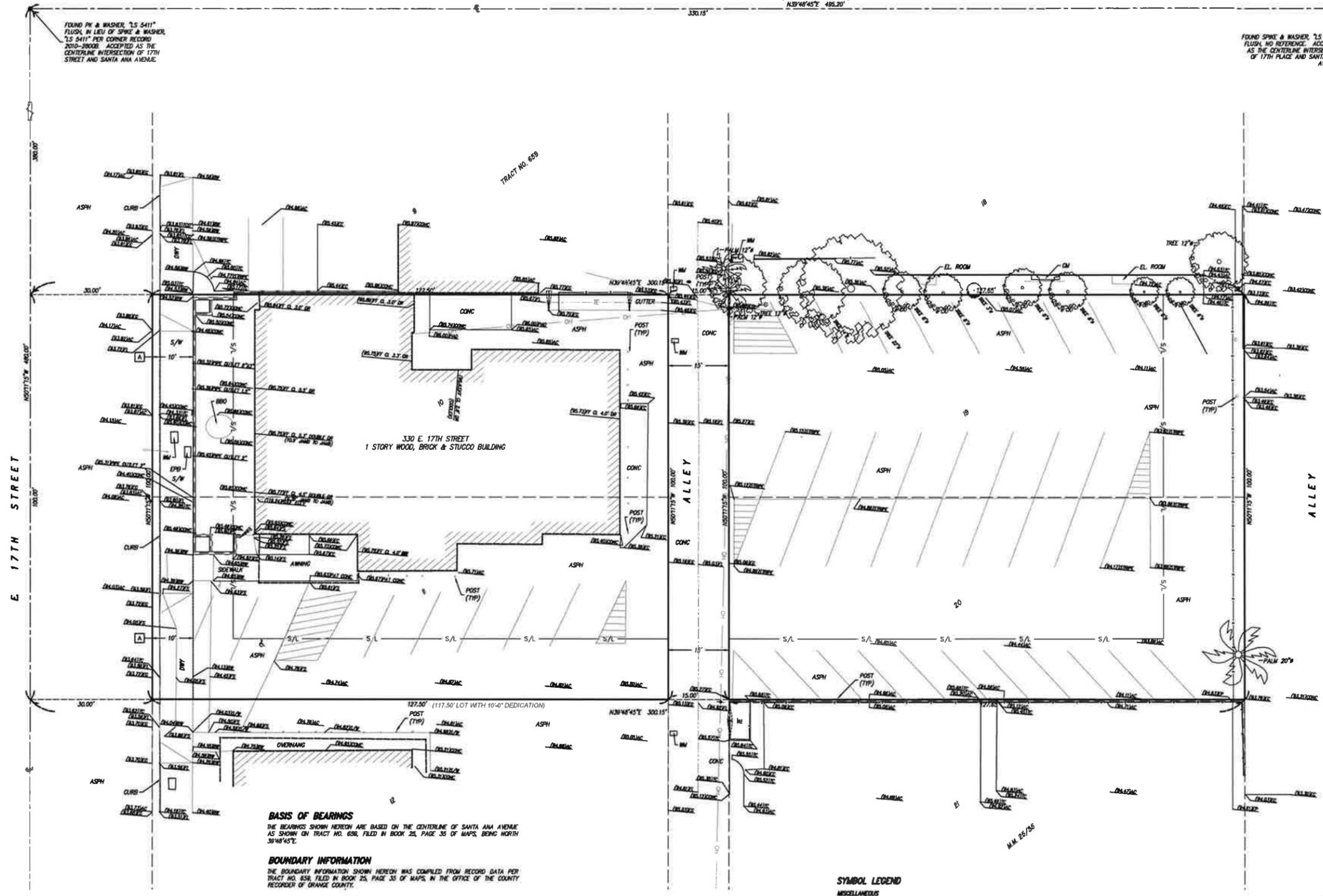
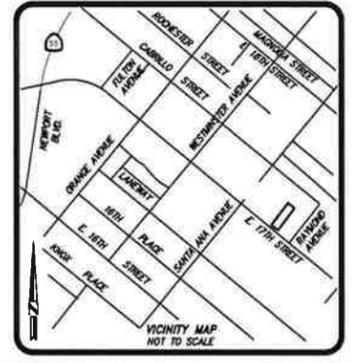
- TITLE EXCEPTIONS AND EASEMENTS**
- 1-5 TAXES.
 - 6 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
 - 7 AN EASEMENT IN FAVOR OF THE CITY OF COSTA MESA FOR ROAD AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED AUGUST 7, 1957 IN BOOK 3999, PAGE 3, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - PLOTTED HEREON AS [A])
 - 8 A DEED OF TRUST BY DOCUMENT RECORDED JUNE 10, 2010 AS INSTRUMENT NO. 2010-273971, OF OFFICIAL RECORDS.
 - 9 A DEED OF TRUST BY DOCUMENT RECORDED AUGUST 24, 2010 AS INSTRUMENT NO. 2010-410544, OF OFFICIAL RECORDS.
AN ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST BY DOCUMENT RECORDED AUGUST 24, 2010 AS INSTRUMENT NO. 2010-410545, OF OFFICIAL RECORDS.
 - 10 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED AUGUST 24, 2010-410547, OF OFFICIAL RECORDS.
 - 11 TITLE COMPANY NOTES.

SURVEYOR'S CERTIFICATE
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

[Signature]
PHILIP R. APONTELOZ, PLS 7734
EMAIL: paponte@prc-eng.com



06/02/15
DATE



BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SANTA ANA AVENUE AS SHOWN ON TRACT NO. 658, FILED IN BOOK 25, PAGE 35 OF MAPS, BEING NORTH 89°48'45"E.

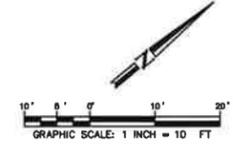
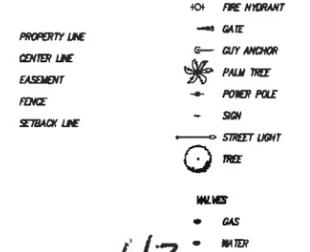
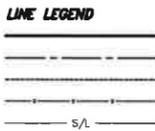
BOUNDARY INFORMATION
THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED FROM RECORD DATA PER TRACT NO. 658, FILED IN BOOK 25, PAGE 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

BENCHMARK INFORMATION
THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:
BM No.: 165-16-70 ELEV 92.468' (COUNTY OF ORANGE BENCHMARK)
DATA: NAVD 83
DESCRIPTION: DESCRIBED BY DCS 1970 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK COR STAMPED "165-16-70" SET IN THE SOUTHWEST PART OF THE INTERSECTION OF IRVINE AVENUE AND 17TH STREET, 86.8 FEET SOUTHWEST OF THE CENTERLINE OF 17TH, 90 FEET NORTHWEST OF THE CENTERLINE OF IRVINE, IN THE TOP OF THE NORTHEAST CORNER OF A 4.5 BY 11.5 FOOT CONCRETE BASIN, LEVEL WITH THE SIDEWALK.

CONTOUR INTERVAL: 1'

ZONING & SETBACK NOTE
THE CURRENT ZONING CLASSIFICATION IS "C1-LOCAL BUSINESS" PER THE CITY OF COSTA MESA PLANNING DEPARTMENT.

SETBACK FOR "C1-LOCAL BUSINESS" ZONE
FRONT: 20 FEET
SIDE: 15 FEET ON ONE SIDE AND 0 FEET ON THE OTHER SIDE
REAR: 0 FEET



ENCUMBRANCE MAP
330 E. 17TH STREET
COSTA MESA, CALIFORNIA

TITLE, BOUNDARY & TOPOGRAPHIC INFORMATION

NO.	REVISION	DATE	ISSUED	FINAL
1	ADDED SETBACK LINE PER CLIENT REQUEST	06/11/15	06/02/15	
2	ADDED DOOR LOCATIONS	06/16/15		

CHECKED: PRA DRAWN: MR
DRAWING FILE: 15024enc01
PROJECT NO.: 15-824
SHEET NUMBER: 1
OF 1 SHEET
SCALE: 1" = 10'

ORC Engineering, Inc.
Civil Engineering and Surveying/Lead Planning
180 S. Old Spring Road, Ste. 200
Anaheim, CA, California 92808
(714) 855-8800

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robinson hill architects, inc.
 A California Corporation
 3185-S Airport Loop Dr.
 Costa Mesa, CA 92626
 tel. 714-825-8888
 fax 714-825-8889
 web www.rhac.com

Michael David Robinson: C-20731
 John Steven Hill: C-23553

The documents and the plan and design prepared hereon are the property of Robinson Hill Architects, Inc. and shall not be used or copied in any way for any other project without the written authorization of the firm. Robinson Hill Architects, Inc. shall not be responsible for any errors or omissions in the documents or the plan and design prepared hereon, whether by the client or otherwise, and shall not be liable for any damages or losses resulting therefrom.

SUMMARY OF PARKING PROPOSAL: EX SELF PKNG CONDITIONS FOR THE EX BLDG AREA ARE TO BE RETAINED. THE PARKING LOT WILL SIMPLY BE REFRESHED WITH NEW SLURRY AND THEN RESTRIPE ACCORDING TO THE CURRENT ARRANGEMENT OF SPACES.

THE PROPOSED INCREASE IN BUILDING AREA (928 SF) WILL GENERATE AN ADDITIONAL PARKING REQUIREMENT OF 12 SPACES (AT A 12 PER 1,000 SF RATIO ASSUMED). THIS ADDITIONAL REQUIREMENT WILL BE ACCOMPLISHED THROUGH THE EMPLOYMENT OF COMPLIMENTARY VALET SERVICES DURING PEAK HOURS OF OPERATION. DURING WHICH TIME, THE VALET WILL FULLY MANAGE ON-SITE PARKING TO MAINTAIN MAXIMUM EFFICIENCY, (BECAUSE A VALET ONLY NEEDS ACCESS TO THE DRIVER'S SIDE OF A VEHICLE, CARS CAN BE PARKED CLOSER TO EACH OTHER WHEN PASSENGER DOORS ALIGN.)

THIS SHEET INDICATES THE PROPOSED VALET PARKING PLAN, THE ESTIMATED PARKING SPACE YIELD IN THIS CONFIGURATION AND HOW THIS PROP SCENARIO RELATES TO THE PKNG REQS.

SITE AREA
 EXISTING AREA 24,515 SF (W/O 1,000 SF DEDICATION)

BUILDING SUMMARY

TOTAL BLDG. AREA	4,872 GSF (OUTSIDE FACE OF WALL)
PROP. BLDG. ADDITION	928 GSF
PROP. TOTL BLDG AREA	5,800 GSF

EXISTING PATIO AREA	970 SF
PROP PATIO ADDITION	9 SF
PROP TOT. PATIO AREA	979 SF

EXISTING BLDG & PATIO AREA TOT =	5,842 SF
PROP. BLDG & PATIO AREA TOT =	6,779 SF

ON-SITE PARKING CONDITIONS
 42 STALLS
 2 ADA (1 VAN ACCESSIBLE SPACE)
 44 TOTAL SPACES PROVIDED (ADD + 1 FOR BIKE PKNG CREDIT)
 45 TOTAL GIVEN COSTA MESA BIKE PARKING CREDIT

TOTAL PARKING REQUIRED (APPLICANT'S CALC. METHOD)

NOTE: THE REQUESTED PARKING VARIANCE PROPOSED HERE ASSUMES THAT ALL OF THE EXISTING BUILDING AREA (4,872 SF) RETAINS CURRENT NON-CONFORMING PARKING RATIO. HOWEVER, THE ADDED AREA (928 SF) IS PARKED AT THE FULL RATIO OF 12:1,000 SF (WHEN OVER 3,000 SF). THE RESULT IS A "LESS NON-CONFORMING" PKNG RATIO THAN PRESENTLY PROV, WHILE NOT BURDENING THE PROJECT WITH AN UNACHIEVABLE REQ AMT SHOULD THE ENTIRE BLDG BE COMPELLED TO FULLY CONFORM (76 SPACES).

EXISTING PARKING TO SUPPORT EXISTING BLDG AREA (4,872 SF)

42 STALLS
 2 ADA STALLS (1 VAN ACCESSIBLE SPACE)
 44 TOTAL SPACES PROVIDED

TO PROV VALET PKNG FOR SPACES REQ BY EXPANDED BLDG AREA

PROPOSED ADDITIONAL SF	= 928 SF
PARKED AT 12 PER 1,000 SF	= 12 VALET SPACES REQ.

TOTAL PARKING REQUIRED = 56 SPACES W/ VALET
 (REQ. = 44 EXISTING + 12 NEWLY REQUIRED SPACES)

TOTAL PARKING REQUIRED (COSTA MESA CALC. METHOD)

3000/1000 @ 10 SPACES =	= 30 SPACES
+ 3779 (6779-3000)/1000 @ 12 =	= 46 SPACES
TOT. PKNG. REQ. (CM CITY)	= 76 SPACES

20 SPACE DIFFERENCE BETWEEN PROPOSED REQ AND CM REQ.

PROPOSED PARKING (SELF PARKING CONFIGURATION)

42 STALLS
 2 ADA STALLS (1 VAN ACCESSIBLE SPACE)
 44 TOTAL SPACES PROVIDED (ADD + 1 FOR BIKE PKNG CREDIT)
 45 TOTAL GIVEN COSTA MESA BIKE PARKING CREDIT

PROPOSED PARKING (MAX. VALET PARKING YIELD)

58 REAR PERPENDICULAR TANDEM STALLS
 6 FRONT PARALLEL TANDEM STALLS
 2 ADA STALLS (1 VAN ACCESSIBLE SPACE)
 1 FOR BIKE PARKING CREDIT
 46 TOTAL GIVEN COSTA MESA BIKE PARKING CREDIT

67 TOTAL SPACES PROVIDED

23 EST. SPACES GAINED IN VALET PARKING CONFIGURATION

11 EST. SPACES PROVIDED ABOVE THE 56 SPACE REQUIREMENT

PROPOSED VALET PLAN SCALE: 1/10"=1'-0" 01-

Project Name: Type

ENTITLEMENT PACKAGE
THE COUNTRY CLUB
 330 E. 17TH STREET
 COSTA MESA, CA 92627

Client:

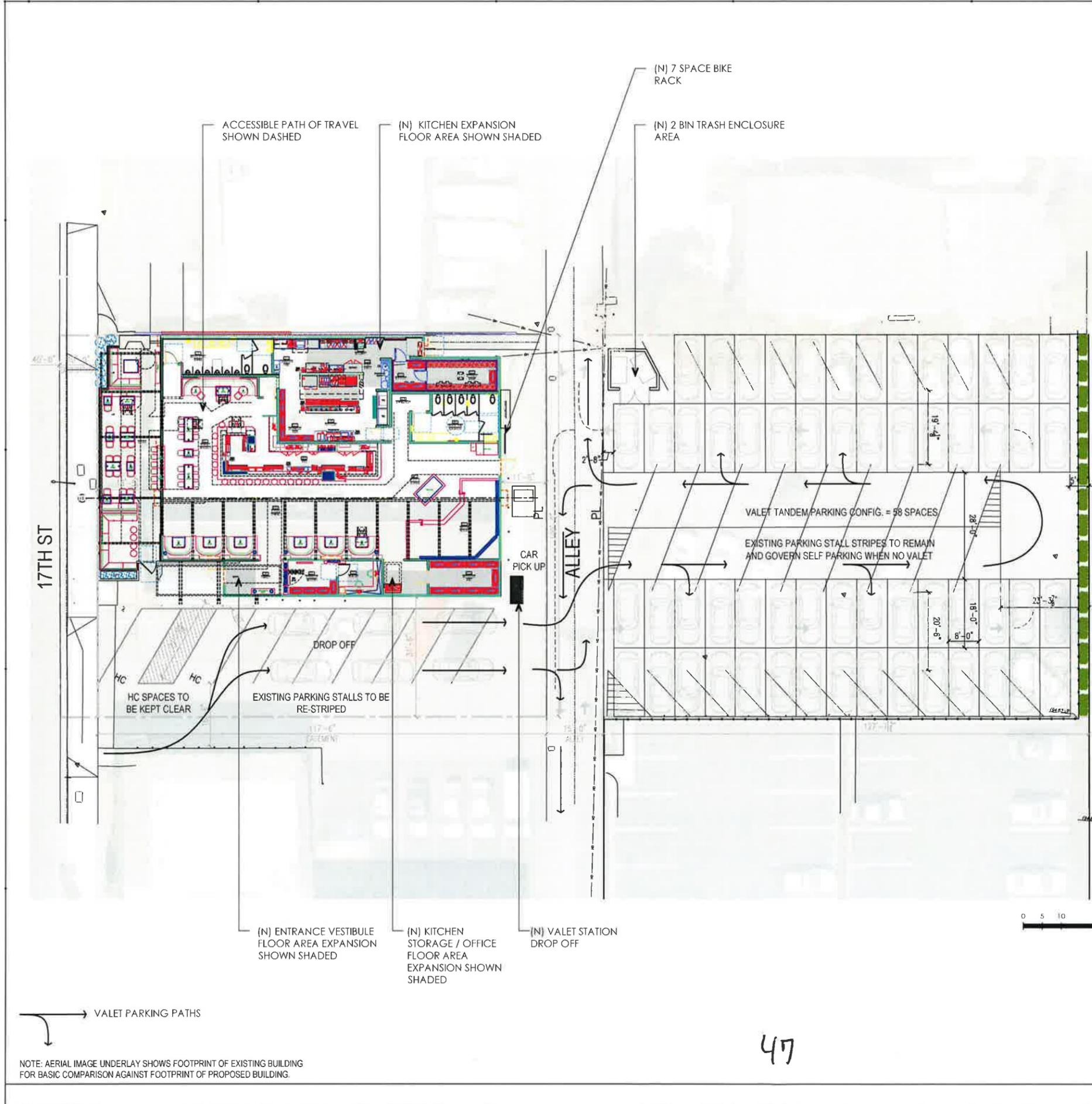
Stamp:

Submittal Dates
 ENTITLEMENT SUBMITTAL 1 11/19/15
 ENTITLEMENT RE-SUBMITTAL 07/05/16

Rev Description Date

Job Number
 15RHAS71.C1
 Date
 07/05/16
 Sheet Title
 PROPOSED VALET PLAN
 Sheet NO

A111



NOTE: AERIAL IMAGE UNDERLAY SHOWS FOOTPRINT OF EXISTING BUILDING FOR BASIC COMPARISON AGAINST FOOTPRINT OF PROPOSED BUILDING.

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ATTACHMENT 6

The Country Club (6,786 SF Total)	
Use	SF
Lobby Area	92
Liquor Storage	112
Office	96
Pool Table Storage	103
Dry Storage	160
Bar	801
Gaming Areas	238
Dance Floor	615
Dining Room	990
Lounge Dining	422
Womens Restroom	253
Womens RR Vestibule	92
Mens Restroom	240
Mens RR Vestibule	41
Beer Cooler	163
Cooler	78
Kitchen Areas	868
Building Wall Thicknesses	418
Dance Floor Wall void	34
Total Building	5,816

Pierce Street Annex (5,842 SF Total)	
Use	SF
Lobby Area	207
Liquor Storage	78
Office	123
Misc Storage	137
Dry Storage	168
Bar Primary	891
Gaming Areas	556
Dance Floor	574
Dining Room	0
Lounge Dining	545
Womens Restroom	145
Bar Secondary	655
Mens Restroom	135
Unisex Restroom (ADA option)	42
Beer Cooler	77
Cooler	47
Kitchen Areas	80
Building Wall Thicknesses	412
Total Building	4,872

Egress Interior Path	667
Building Wall Thicknesses	418
Dance Floor Wall void	34
Total unusable Interior Space	1119

Egress Interior Path	631
Building Wall Thicknesses	412
Total unusable Interior Space	1043

Total Net Int Area (- Egress, Wall Thickness) 4,697

Total Net Int Area (- Egress, Wall Thickness) 3,829

Patio Area	880
Patio Area Wall & Raised Planter	99
Total Patio Area	979

Patio Area	873
Patio Area Wall	97
Total Patio Area	970

Total Proposed Project Area 6,795

Total Existing Project Area 5,842

Public Areas (Contribute to Occupancy) 4,038
Public Areas (Support Occupancy) 626
Back of House Areas 1,580
Unoccupiable Spaces 551

Public Areas (Contribute to Occupancy) 4,301
Public Areas (Support Occupancy) 322
Back of House Areas 710
Unoccupiable Spaces 509

Project Net Gain / Loss Summary Proposed vs Existing Conditions

Building Area Net Gain	944	Public Areas (Contribute to Occupancy)	-263
Project Area Net Gain	953	Public Areas (Support Occupancy)	304
Total Net Interior Area Gain	868	Back of House Areas	870
		Unoccupiable Spaces	42

Summary: While the building project area grows by 953 GSF, the area attributed to public use actually decreases by 263 NSF. This is due to the fact the new building area is primarily focused on expanding back of house spaces (kitchen and associated storage) as well as improving the quality, capacity and ADA compatability of public restrooms. The types and uses of the spaces where the increased area occurs, do not technically generate occupancy at the ratios applied to public bar, dining and dance floors.



PLANNING COMMISSION

SUPPLEMENTAL MEMORANDUM

MEETING DATE: SEPTEMBER 26, 2016

ITEM NUMBER: PH-3

SUBJECT: PLANNING APPLICATION PA-16-45 FOR THE EXPANSION, RENOVATION, AND CONVERSION OF AN EXISTING BAR (PIERCE STREET ANNEX) TO A RESTAURANT (THE COUNTRY CLUB) LOCATED AT 330 EAST 17TH STREET

DATE: SEPTEMBER 26, 2016

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: RYAN LOOMIS, ASSOCIATE PLANNER *RL*

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

The purpose of this memo is to provide additional information with regard to the proposed project. Costa Mesa Fire Department has provided a condition of approval requiring fire alarms and fire sprinklers throughout the building, as a result of the proposed renovations at 330 East 17th Street.

Fire 23. Fire alarms and fire sprinklers are required throughout the building in conformance with Chapter 9 of the Building and Fire Code.

Attachments: 1. Letter from Fire Department (Dave Hollister)

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

Authorized Agent: Alex Arie
3195-B Airport Loop Drive
Costa Mesa, CA 92626

Property Owner: Eastside LLC- Mario Marovic
3334 East Coast Highway #418
Corona Del Mar, CA 92625



CITY OF COSTA MESA

P.O. BOX 1200

CALIFORNIA 92628-1200

FROM THE OFFICE OF THE FIRE PREVENTION BUREAU

September 26, 2016

Alex Arie
Robinson Hill Architects
3195 B Airport Loop Drive
Costa Mesa, CA 92626

Mr. Arie,

Upon review of the plans prepared by your office for the planning submittal for 330 W. 17th Street, our office discovered no detailed reference regarding the type of construction, fire alarm, or fire sprinklers.

The proposed project includes significant interior alterations as well as an increase in building area of approximately 1,000 square feet. The building is an existing non-conforming assembly occupancy with no fire alarm or fire sprinklers and is allowed to exist as such when unchanged but expansion of the building requires conformance with current life safety requirements of the Fire and Building Code.

Please be informed that the building while existing is being increased in area and as such will require fire alarm and fire sprinklers throughout in conformance with Chapter 9 of the Building and Fire Code.

If you have any questions, please call me at (714) 327-7403.

Sincerely,

David Hollister
Fire Protection Analyst

CC: file

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