

**NOTE: THIS PUBLIC HEARING ITEM WILL BE CONTINUED TO NOVEMBER 21, 2016. NO ACTION WILL BE TAKEN ON NOVEMBER 14, 2016.**



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: NOVEMBER 14, 2016

ITEM NUMBER: PH-3

**SUBJECT: ZONING APPLICATION ZA-16-34: MINOR CONDITIONAL USE PERMIT FOR TWO RESERVED PARKING SPACES LOCATED AT 3033 BRISTOL STREET, SUITE A**

**DATE: NOVEMBER 4, 2015**

**FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

**PRESENTATION BY: RYAN LOOMIS, ASSOCIATE PLANNER**

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

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## **PROJECT DESCRIPTION**

The applicant is requesting approval of a Minor Conditional Use Permit to deviate from shared parking requirements to allow two reserved parking spaces in front of Suite A to accommodate patrons of the Watch Connection as follows:

- **Days:** Tuesday – Saturday
- **Hours:** 11AM – 2PM

## **APPLICANT**

The applicant is Marc Martine, authorized agent of 3033 Bristol Street LLC, the property owner.

## **ENVIRONMENTAL DETERMINATION**

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

## **RECOMMENDATION**

Deny by adoption of Planning Commission resolution.

## **BACKGROUND**

A request for a Minor Conditional Use Permit is normally an administrative decision by the Zoning Administrator. This request for reserved parking for Watch Connection is located in a retail center with previous and existing issues related to parking, noise and traffic. As such, the Zoning Administrator has decided to forward the request for a Minor Conditional Use Permit to Planning Commission to allow a public hearing of the request.

### ***Project Site/Environs***

The project site is located near the southwest corner of Bristol Street and Paularino Avenue, and contains a one-story, 39,179 square-foot commercial retail center. The property is zoned C1 (Local Business District) and has a General Plan land use designation of General Commercial. The property is bounded by a C1 commercially-zoned property to the south, R3 multiple-family residentially-zoned property to the west, and C1 commercially-zoned properties to the north and east, across Paularino Avenue and Bristol Street, respectively.

### ***Existing Tenant Mix***

The 39,179 square-foot commercial retail center includes a variety of commercial uses. The retail center has a high number of establishments where food or beverages are served, both “small” (300 sq. ft. or less of public serving area) and “large” (over 300 sq. ft. of public serving area). There are currently six existing “large” restaurants, including Halal Guys in Suite “E”; Oki Doki restaurant in Suite “O”; Anjin restaurant in Suite “N”; Hashigo restaurant in Suite “M”; Capital Noodle in Suite “C”; and Hachi Asian Fusion in Suite “D”. The retail center also has four existing “small” restaurants, including Creamistry in Suite “F”; California Wok in Suite “H”; Tapioca Express in Suite “L”; and North Shore Poke Company in Suite “Q2”. These small eating establishments require the same amount of parking as retail uses. Other uses within the center include a dentist office (medical use), insurance office (office use), and various retail stores. Watch Connection has been a long standing tenant at the retail center, and is located in Suite A. Table 1 provides a breakdown of the current/proposed uses and hours of operation as of October 2016.

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

<b>Suite Number</b>	<b>Business Name</b>	<b>Use</b>	<b>Hours</b>	<b>Leased Area (SF)</b>
A	Watch Connection	Retail	Tue-Fri 11am-5:30, closed Mon & Sun	2,700
AA	Dentist	Medical	Mon-Fri 11:30am-5pm	2,033
C	Capital Noodle	Large Restaurant	Daily to 11PM	3,300
D	Hachi Asian Fusion	Large Restaurant	5:00 pm- 11pm M-Thurs 5:00pm-1am Fri- Sat	2,100
E	Halal Guys	Large Restaurant	Daily to 11PM	1,440
F	Creamistry	Small Restaurant	Daily to 11PM	1,440
F-11	Dive and Photo LLC	Retail	Daily	1,868
G	Insurance	Office	Mon-Fri 9am- 6pm	1,440
H1	CA Wok	Small Restaurant	Mon-Sat 11:30am-10pm, Sun 12pm-9pm	1,440
H2	Nail Salon	Retail	Mon-Sat 9am-7pm, Sun 10am-5pm	1,440
H3	Insurance Office	Office		850
H4	Vacant	Retail		850
J	Vap/Smoke Shop	Retail	Mon-Sat 10am-10pm, Sun to 8pm	1,800
K	Nanu	Retail	Mon-Fri 10am-8pm, Sat 10am-7pm, Sun 11am- 6pm	1,440
L	Tapioca Express	Small Restaurant	Mon-Thurs 11am-12am, Fri-Sat 11am-1am, Sun 12pm-12am	1,440
M	Hashigo Restaurant	Large Restaurant	Lunch Mon-Fri 11:30am- 2pm, Dinner Sun-Wed 5:30-10pm, Thurs-Sat 5:30pm-1am	1,410
N	Anjin Restaurant	Large Restaurant	Mon-Sun 5pm-1am	1,410
O	Oki Doki Restaurant	Large Restaurant	Mon-Sun 11:30am-10pm	1,440
P	Vacant	Retail		1,440
Q	Duke Bakery	Retail	Daily	1,224
Q2	North ShorePoke	Small Restaurant	N/A	1,152
R	Occasional Kids	Retail		1,800
S	Simply Bridal	Retail		3,366
			Electrical Room	356
			<b>Total</b>	<b>39,188</b>
			<b>Small Restaurant Percentage</b>	<b>14%</b>
			<b>Large Restaurant Percentage</b>	<b>28%</b>
			<b>Total Restaurant Percentage</b>	<b>42%</b>
<p><b>NOTE:</b>                      1. Small Restaurant is defined as an establishment with 300 SF or less of public area.                      2. Large Restaurant is defined as an establishment with more than 300 SF of public area.</p>				

## **ANALYSIS**

As shown in Table 1, the retail center includes a high number of establishments where food or beverages are served. “Large” restaurants make up 28% of the total square footage of the retail center, and “small” restaurants make up 14%, for a total of 42% of the retail center leased for eating/drinking establishments. The high number of restaurants in the center has created a parking demand that is higher than the supply of onsite parking during dinner hours (7PM). As a result, the retail center was approved for valet parking services to accommodate anticipated parking demand.

### ***Existing Parking Supply***

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

**Table 2- Existing Parking Supply**

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

### ***Existing Parking Demand***

Table 3 below shows parking demands for both weekday and weekend time periods, based on the existing uses at the retail center and their leasable space. This includes Watch Connection in Suite “A”. The table represents a conservative estimate, and accounts for various businesses’ closure hours. The table, however, does not account for a restaurant’s popularity or unusual high demand for service.

Table 3- Shared Parking Demand

SHARED PARKING STUDY 3033 Bristol Street 167 parking spaces provided									
USE	Office		Banks [Sq. Ft.]	Medical Office [Sq. Ft.]	Retail [Sq. Ft.]	Restaurant		Total Parking Demand by Hour	
	<100,000 [Sq. Ft.]	>100,000 [Sq. Ft.]				1st 3K [Sq. Ft.]	>3K [Sq. Ft.]		
	2230.00	0.00	0.00	2033.00	17328.00	12368.80	300.00		
<b>PEAK DEMAND</b>	3.16	0.00	0.00	12.20	71.71	123.83	3.60	226.56	
<b>WEEKDAY</b>									<b>Weekdays</b>
6:00 AM	0	0	0	0	0	0	0	1	6:00 AM
7:00 AM	2	0	0	2	6	2	0	12	7:00 AM
8:00 AM	6	0	0	8	12	5	0	31	8:00 AM
9:00 AM	3	0	0	11	23	3	0	58	9:00 AM
10:00 AM	3	0	0	12	47	13	1	88	10:00 AM
11:00 AM	3	0	0	12	60	26	1	110	11:00 AM
NOON	8	0	0	11	66	47	2	134	NOON
1:00 PM	8	0	0	11	68	66	3	156	1:00 PM
2:00 PM	3	0	0	12	66	57	2	146	2:00 PM
3:00 PM	3	0	0	11	65	57	2	143	3:00 PM
4:00 PM	7	0	0	3	60	47	2	125	4:00 PM
5:00 PM	4	0	0	0	54	31	3	152	5:00 PM
6:00 PM	1	0	0	0	33	117	3	153	6:00 PM
7:00 PM	0	0	0	0	47	130	4	180	7:00 PM
8:00 PM	0	0	0	0	41	130	4	174	8:00 PM
9:00 PM	0	0	0	0	23	130	4	162	9:00 PM
10:00 PM	0	0	0	0	15	117	3	135	10:00 PM
11:00 PM	0	0	0	0	6	31	3	39	11:00 PM
MIDNIGHT	0	0	0	0	0	65	2	67	MIDNIGHT
<b>MAXIMUM WEEKDAY DEMAND</b>				<b>180</b>					
<b>WEEKEND</b>									<b>Weekend</b>
6:00 AM	0	0	0	0	0	0	0	0	6:00 AM
7:00 AM	0	0	0	0	2	2	0	5	7:00 AM
8:00 AM	1	0	0	1	7	3	0	12	8:00 AM
9:00 AM	1	0	0	2	22	6	0	30	9:00 AM
10:00 AM	1	0	0	2	32	8	0	43	10:00 AM
11:00 AM	2	0	0	2	52	3	0	66	11:00 AM
NOON	2	0	0	2	61	28	1	94	NOON
1:00 PM	1	0	0	2	68	43	2	115	1:00 PM
2:00 PM	1	0	0	1	72	43	2	118	2:00 PM
3:00 PM	1	0	0	1	72	43	2	117	3:00 PM
4:00 PM	1	0	0	1	65	43	2	110	4:00 PM
5:00 PM	0	0	0	0	54	78	2	134	5:00 PM
6:00 PM	0	0	0	0	27	117	3	147	6:00 PM
7:00 PM	0	0	0	0	33	123	3	160	7:00 PM
8:00 PM	0	0	0	0	27	130	4	161	8:00 PM
9:00 PM	0	0	0	0	20	130	4	153	9:00 PM
10:00 PM	0	0	0	0	13	123	3	146	10:00 PM
11:00 PM	0	0	0	0	6	110	3	120	11:00 PM
MIDNIGHT	0	0	0	0	0	31	3	33	MIDNIGHT
<b>MAXIMUM WEEKEND DEMAND</b>				<b>161</b>					
<b>REQUIRED PARKING</b>	<b>180.00</b>								
<b>EXISTING PARKING SUPPLY</b>	<b>167.00</b>								
<b>EXISTING PARKING DEFICIT</b>	<b>-13.00</b>								
<b>PARKING WITH VALET</b>	<b>17.00</b>								
<b>SURPLUS WITH VALET</b>	<b>+4.0</b>								
			<b>NOTE: Parking demand exceeds supply during dinner hours from 6PM to 8PM, weekdays.</b>						

According to the table, peak weekday demand occurs at 7PM when 180 parking spaces are required. The peak parking demand during weekends occurs at 8PM when 161 parking spaces are required. The peak weekday demand period creates a parking deficit of 13 parking spaces.

### ***On-site Valet Parking***

On December 14, 2015, Planning Application PA-15-43 was approved for valet parking to help alleviate and accommodate the parking demand. On-site valet parking increased parking supply by 17 parking spaces, including 4 vehicles gained through stall parking and 13 gained through in-aisle parking. As a result, the new parking supply within the retail center increased from 167 spaces to 184 spaces. With valet parking, the retail center has a surplus of four parking spaces during peak weekday demand according to the shared parking study.

### ***Request for Reserved Parking***

Many of the restaurants in the center are very popular and create large influxes of patrons throughout the day, especially during the lunch hour. Valet parking has been approved for the retail center to accommodate for these high demands. As mentioned, however, the shared parking study does not account for a restaurant's popularity or unusual high demand for service. As a result, the retail center has experienced a higher than normal demand for parking. Patrons visiting the site tend to search for open non-valet parking spaces first before parking within the valet spaces. This has caused concern for the owners of Watch Connection, as patrons visiting the watch retailer are unable to park directly in front of the business. The applicant is specifically concerned for the safety and security of customers who purchase high-end products at the store. Customers who visit the various restaurants are using parking spaces valued by Watch Connection. As such, the applicant is requesting two parking spaces in front of the business be specifically reserved for customers during lunchtime hours (11AM-2PM), Tuesday through Saturday. A sign is proposed in front of the parking spaces to inform visiting patrons of the reserved time periods.

### **JUSTIFICATIONS FOR DENIAL**

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

- *Implementation of the reserved parking spaces will not be compatible and harmonious with the neighborhood, and 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 Watch Connection is a 2,700 square-foot retail business within a 39,188 square-foot retail center located in the C1 zone. Uses permitted in the C1 zone include restaurants, retail, and offices uses. Each type of use generates various demands for parking. The business is considered a retail use, and requires four parking spaces per 1,000 square feet of leased area. As such, the use generates a maximum demand of 11 parking spaces. The retail center has 167 parking spaces for all center businesses, and valet parking has been provided to remediate the

parking shortages found during lunch and dinner hours; the result is a surplus of four spaces for the retail center during peak weekday demand according to the shared parking study. Because the use is located in a retail center with shared parking, Watch Connection does not have exclusive rights for 11 parking spaces. Patrons visiting the retail center park anywhere a parking space is available. Section 13-96 in the Zoning Code clearly prohibits owners and tenants from restricting parking within a shared parking lot:

*“In nonresidential projects, all parking spaces as provided for by this chapter shall be made permanently available for automobile parking for employees working at the premises, customers and guests having lawful reason to be at the premises for which such parking is required. It shall be unlawful for any owner, lessee, tenant or any person having control of the operation of any premises for which parking is required by this chapter to prevent, prohibit or restrict authorized persons from using parking provided for such persons under the provisions of this chapter, except that parking fees may be charged and valet parking may be offered when and as authorized by a conditional use permit.”*

As such, staff is not in support of providing the reserved spaces. Reducing the number of total shared parking spaces by two spaces would further impact the parking problems occurring at the retail center because it will constrain parking for other tenants. Visitors to the retail center who are not visiting Watch Connection may be forced to park offsite and within surrounding neighborhoods if all open parking spaces are utilized and valet is full. Additionally, the times proposed for reserved parking (Tuesday-Saturday, 11AM to 2PM) does not coincide with the highest demand time for parking, per the shared parking study; a maximum demand of 156 spaces is shown weekdays at 1PM, resulting, in theory, in an excess of 11 spaces. Staff believes providing time restricted parking (i.e 15-minute parking) instead of reserved parking is a better solution for Watch Connection and the retail center because all parking spaces would remain available for all people who are allowed to park at the site.

- Granting the minor conditional use permit for reserved parking will allow a use, density, or intensity which is not in accordance with the General Plan designation. The request for limited reserved parking at Watch Connection would potentially intensify the subject property and affect neighboring properties. Visitors to the retail center who are not visiting Watch Connection may be forced to park offsite and within surrounding neighborhoods if all open parking spaces are utilized and valet is full. As such, the reserved parking would conflict with General Plan Objective CD-8B and Policy LU-3.1 regarding protecting surrounding neighborhoods.

## **GENERAL PLAN CONFORMITY**

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

is not consistent with the General Plan policies. Policy LU-3.1, for example, states, "Protect existing stabilized residential neighborhoods, from the encroachment of incompatible or potentially disruptive land uses and/or activities." In addition, Objective CD-8B states, "Preserve the scale and character of established neighborhoods near commercial uses." The reserved parking could potentially impact the parking problems occurring at the retail center because it will constrain parking for other tenants. Visitors to the retail center who are not visiting Watch Connection may be forced to park offsite and within surrounding neighborhoods if all open parking spaces are utilized and valet is full. As such, the reserved parking would conflict with Objective CD-8B and Policy LU-3.1.

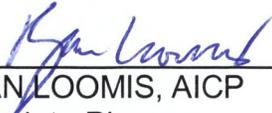
## **ALTERNATIVES**

The Commission has the following alternatives:

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

## **CONCLUSION**

The commercial retail center includes a variety of commercial uses, including many restaurants. As such, parking demand exceeds parking supply. Many business have alternative business hours, which help alleviate parking demand. The retail center was approved for valet parking service, which has increased parking supply. The Watch Connection is concerned with the lack of available parking during lunchtime hours. The business is concerned with the safety and security of visiting patrons to the store. Section 13-96 in the Zoning Code, however, clearly prohibits the owner or tenants from restricting authorized persons from using parking. The limited reserved parking would potentially have an effect on the already constrained parking at the retail center, which may cause patrons to park in surrounding neighborhoods. Therefore, staff recommends denial of the project.

  
\_\_\_\_\_  
RYAN LOOMIS, AICP  
Associate Planner

  
\_\_\_\_\_  
JAY TREVINO, AICP  
Economic Development & Development  
Services Director/ Consultant

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

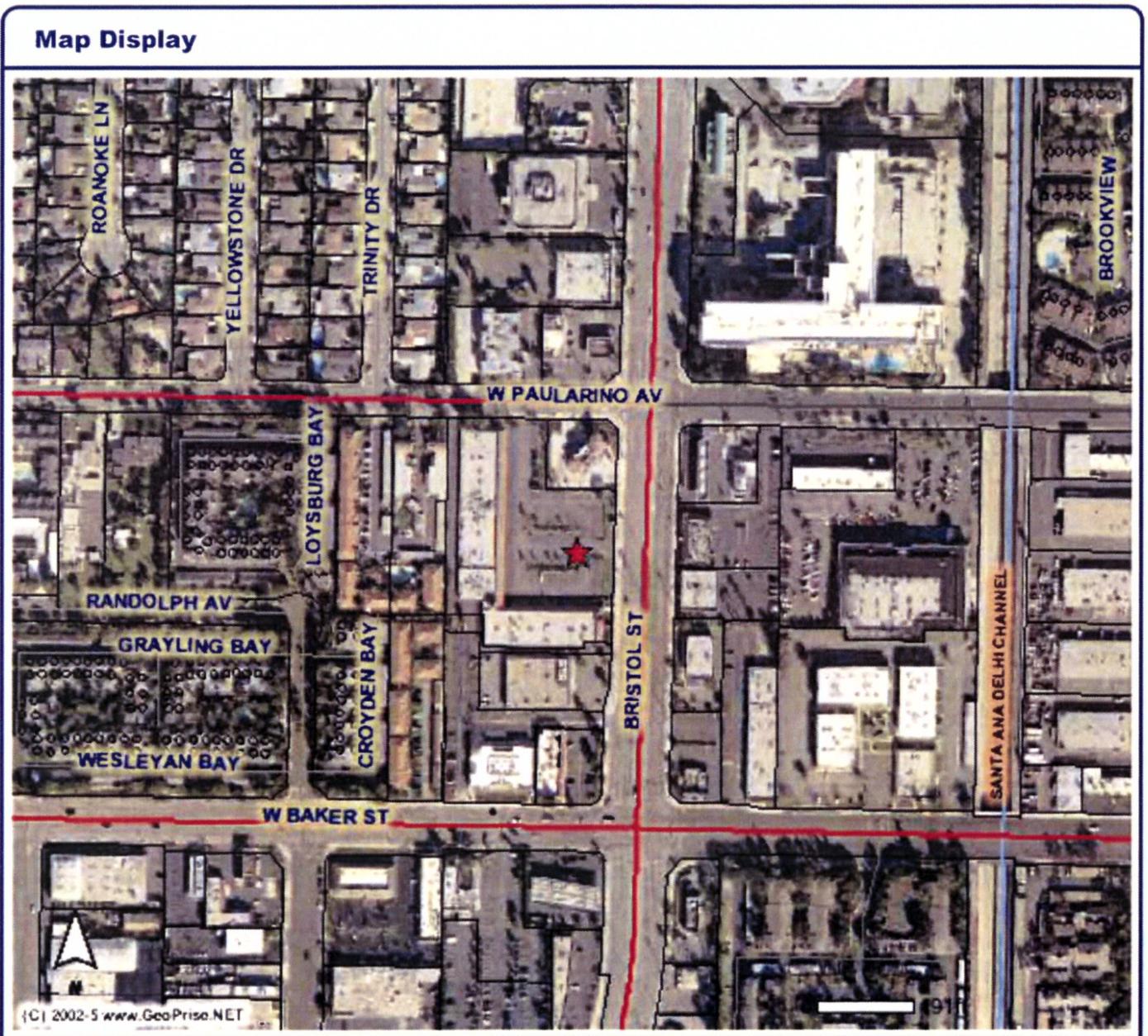
cc: Director of Economic & Development / Deputy CEO  
Sr. Deputy City Attorney  
Public Services Director  
City Engineer  
Transportation Services Manager  
Fire Protection Analyst  
File (2)

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

Marc Martine (Watch Connection)  
3033 Bristol Street, Suite A  
Costa Mesa, CA 92626

City of Costa Mesa

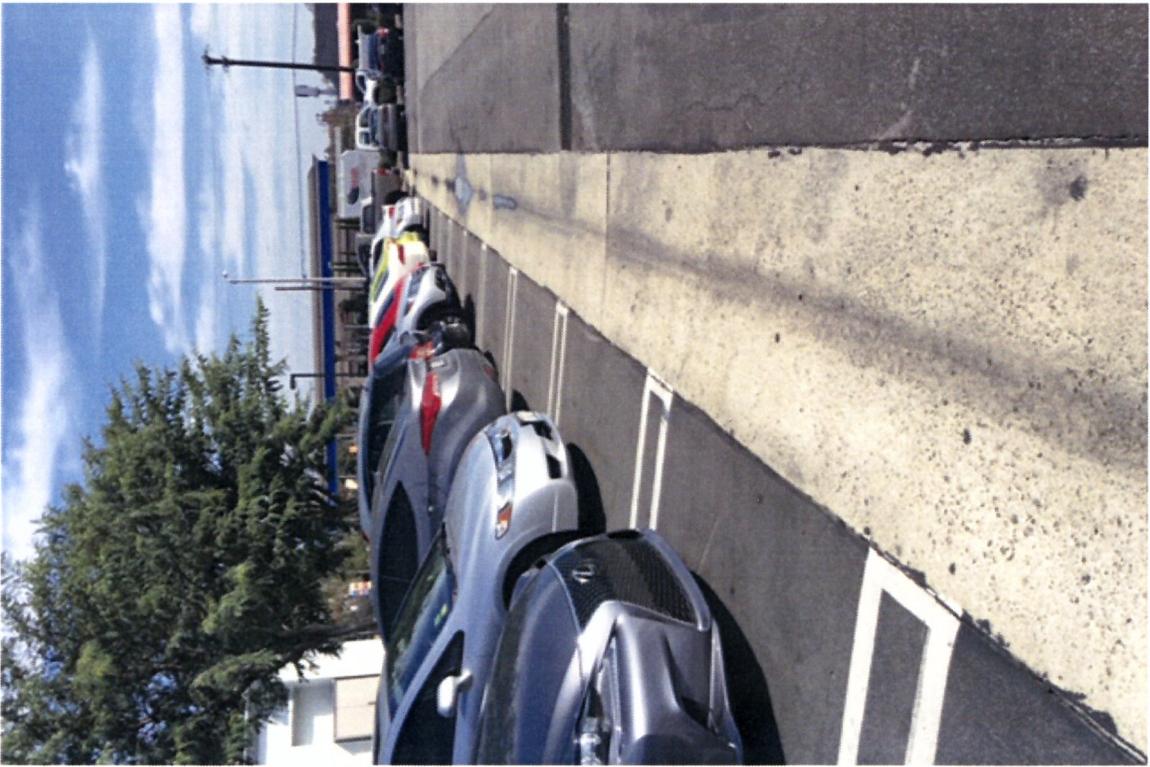
VICINITY MAP: 3033 BRISTOL STREET - [Created: 12/2/2015 10:00:11 AM] [Scale: 307.01] [Page: 8.5 x 11 / Portrait]











**WATCH CONNECTION**  
**3033 Bristol Street, Unit A**  
**Costa Mesa, CA 92626**  
**(714) 432-8200**

September 15, 2016

City of Costa Mesa  
Development Services Dept.  
77 Fair Drive, PO Box 1200  
Costa Mesa, CA 92628

Re: 3033 Bristol Street, Unit A, Costa Mesa, CA 92626  
Minor Conditional Use Permit - Watch Connection

Attn: Development Services Department,

Pursuant to our recent communications and meetings with the City of Costa Mesa, Development Services Department, please see enclosed a completed Planning Application and related documents for a Minor Conditional Use Permit for Watch Connection for parking at the above address. With regard thereto, a brief description of the parking project was set forth in the Planning Application and a more detailed project description is set forth hereinbelow. First of all, it should be noted that that City of Costa Mesa is fully aware of the parking problems existing at the subject center and they have been trying to lessen the ongoing parking problems. However, due to the influx of new restaurants that have opened over the past year or two, the parking situation at the center has deteriorated to such an extent that Watch Connection customers are almost always unable to park in the vicinity of their business. Moreover, Watch Connection customers have on many occasions over the past several months been unable to park and/or have been frustrated to such an extent that they simply left the center, which has had a negative impact on Watch Connection's business.

In addition to the lack of parking access and availability, it is important to keep in mind the safety and security concerns regarding these ongoing parking issues based on the nature of Watch Connection's business, products and clientele. Similarly, Watch Connection principals, Marc Martine and Chad Alves, major concern is the safety and security of their customers in terms of providing parking for them in close proximity to their store based on their product mix and cost of such products (ie. high-end watches). Therefore, to the extent that the Watch Connection customers can even park to come into their store, which is very difficult right now, the owners don't want their customers to have to walk way across the parking lot with \$5,000, \$10,000, \$20,000 or \$50,000+ watches. Much the same, the City of Costa Mesa does not want an assault, theft or other incident to occur in the City as a result of this problematic parking situation.

City of Costa Mesa  
Development Services Dept.  
September 15, 2016  
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Based thereon, Watch Connection is seeking a Minor Conditional Use Permit to allow reserved parking as a reasonable accommodation to alleviate the negative parking impact as follows

**Hours: 11:00 a.m. - 2:00 p.m.**

**Days: Tuesday - Saturday**

**Total: 15 hours per week**

Please note that Minor Conditional Use Permit Application relates to the continued use and operation of an existing business that has been located at the subject center since 1980. Furthermore, it is important to keep in mind Watch Connection is only open five (5) days a week from Tuesday through Saturday, and have limited hours of 11:00 a.m. - 5:30 p.m. Tuesday - Friday and 11:00 a.m. - 5:00 p.m. on Saturday. Closed Sunday and Monday.

As set forth above, Watch Connection is concerned about both the safety and security concerns as expressed above as well as the very negative financial impact this parking situation has had on their business. Based on the limited hours of operation of the Applicant's business, there will be little, if any, impact on the overall parking situation as a result of these two (2) reserved parking spaces. With regard thereto, all other available parking spaces throughout the center, including valet parking, which Watch Connection customers do not utilize, will continue to be available to meet the needs of the customers of other businesses within the subject center. Moreover, the availability of these two reserved parking spaces for Watch Connection customers will help promote the safety and security of the Watch Connection customers and the center overall. Accordingly, we look forward to implementing reasonable measures to try to lessen and/or overcome this parking situation. Furthermore, Watch Connection is also working with the City on a short-term solution in terms of limited 15-minute parking signs and painting the curbs green to begin distinguishing this particular parking area, which is directly in front of the Watch Connection business premises.

Please contact me at once or our authorized representative, Kelly S. Johnson, if you have any further questions. Thank you.

**WATCH CONNECTION**



**MARC MARTINE,**  
President

## RESOLUTION NO. PC-16\_\_

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING MINOR CONDITIONAL USE PERMIT ZA-16-34 FOR TWO RESERVED PARKING SPACES LOCATED AT 3033 BRISTOL STREET, SUITE A

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

WHEREAS, an application was filed by Marc Martine, authorized agent for the property owner, 3033 Bristol Street LLC, for a minor conditional use permit for two reserved parking spaces at the commercial retail center located at 3033 Bristol Street in front of Suite A to accommodate patrons of the Watch Connection as follows:

- Days: Tuesday – Saturday
- Hours: 11AM – 2PM

WHEREAS, a duly noticed public hearing held by the Planning Commission on November 14, 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** ZA-16-34 with respect to the property described above.

**PASSED AND ADOPTED this 14th day of November, 2016.**

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

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF ORANGE )

I, Jay Trevino, 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 November 14th, 2016 by the following votes:

- AYES: COMMISSIONERS
- NOES: COMMISSIONERS
- ABSENT: COMMISSIONERS
- ABSTAIN: COMMISSIONERS

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Jay Trevino, Acting Secretary  
Costa Mesa Planning Commission

## **FINDINGS (DENIAL)**

- A. 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 for the following reasons:

**Required Finding:** The proposed use is not compatible with developments in the same general area and would be will be materially detrimental to other properties within the area.

**Required Finding:** 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.

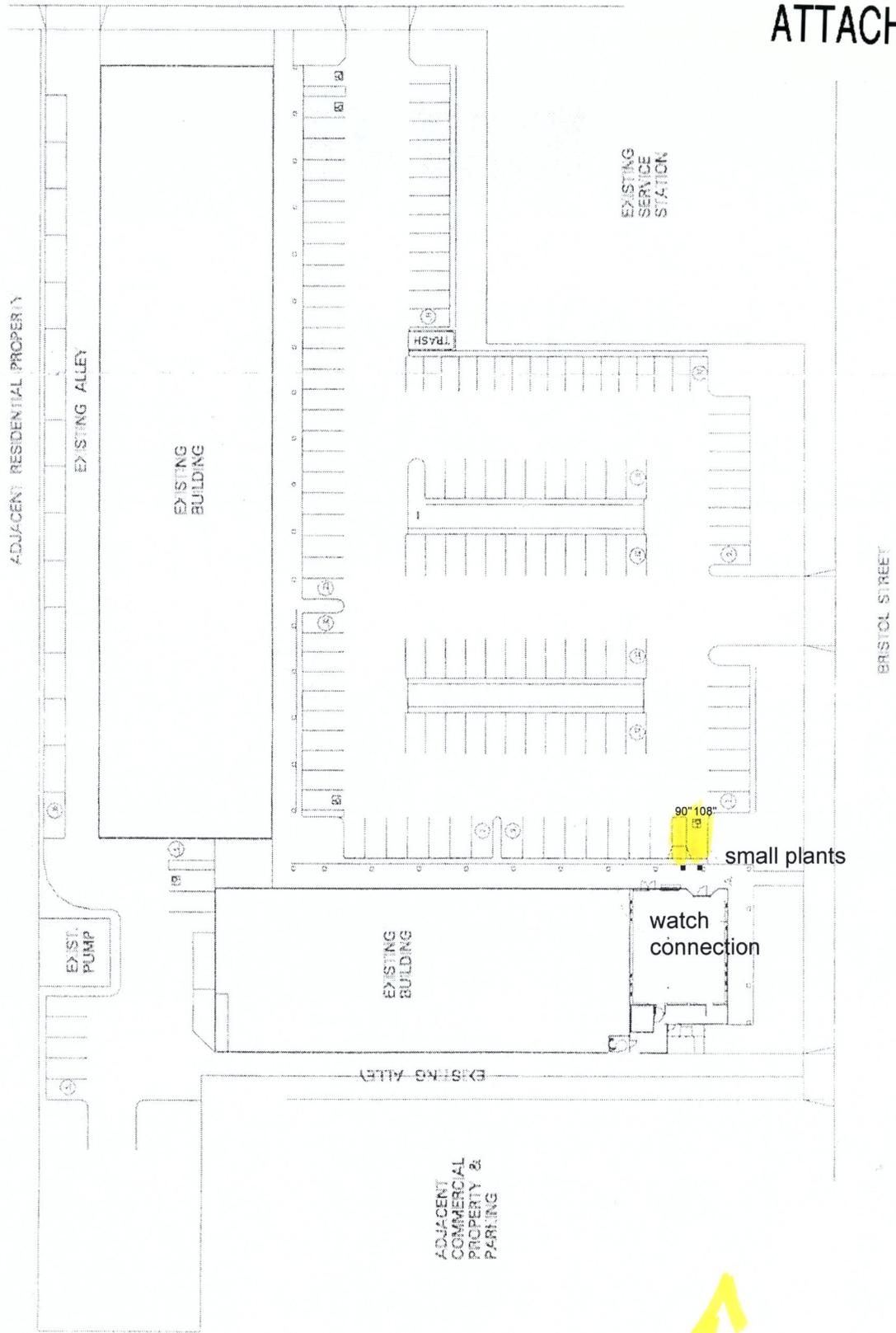
**Facts in Support of Finding:** Staff is not in support of providing the reserved spaces. Reducing the number of total shared parking spaces by two spaces would further impact the parking problems occurring at the retail center because it will constrain parking for other tenants. Visitors to the retail center who are not visiting Watch Connection may be forced to park offsite and within surrounding neighborhoods if all open parking spaces are utilized and valet is full. Additionally, the times proposed for reserved parking (Tuesday-Saturday, 11AM to 2PM) does not coincide with the highest demand time for parking, per the shared parking study; a maximum demand of 156 spaces is shown weekdays at 1PM, resulting, in theory, in an excess of 11 spaces. Staff believes providing time restricted parking (i.e 15-minute parking) instead of reserved parking is a better solution for Watch Connection and the retail center because all parking spaces would remain available for all people who are allowed to park at the site.

**Required Finding:** Granting the request will allow a use, density, or intensity which is not in accordance with the General Plan designation.

**Facts in Support of Finding:** The request for limited reserved parking at Watch Connection would potentially intensify the subject property and affect neighboring properties. Visitors to the retail center who are not visiting Watch Connection may be forced to park offsite and within surrounding neighborhoods if all open parking spaces are utilized and valet is full. As such, the reserved parking would conflict with General Plan Objective CD-8B and Policy LU-3.1 regarding protecting surrounding neighborhoods.

- B. The Costa Mesa Planning Commission has denied Planning Application ZA-16-34. 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.
- C. The project is denied, therefore Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code does not apply.

# ATTACHMENT 5



The Watch Connection  
3033 Bristol St. Suite A  
Costa Mesa, Ca.  
92626  
714-432-8200

Sign posts  
24'' from curb

**WATCH CONNECTION**  
**CUSTOMER PARKING ONLY**

Tuesday – Saturday

11:00 a.m. – 2:00 p.m.

VEHICLES WILL BE TOWED  
AT OWNER'S EXPENSE

PER CVC 22658a  
Costa Mesa Police (949) 754- 5255

- \* Minimum size must be 17" x 22"
- proposed size is 2½ w x 3" h
  
- \* Parking restrictions at least 3" letters at top
  
- \* Vehicle towing notice at least 1" letters
  
- \* Signs must be securely fastened (on post) and  
no lower than 4' & not higher than 7' from ground
  
- Permit to be obtained as needed for signpost  
(Landlord or Landlord's agent to install)
  
- standard colors subject to City Approval

Parking Sign for Minor CUP

Watch Connection  
3033 Bristol Street, Unit A  
Costa Mesa, CA 92626