



CITY OF COSTA MESA

TEMPORARY USE PERMIT APPLICATION -- OUTDOOR DINING

Planning Division: 715.754.5245
planninginfo@costamesaca.gov

Address: _____
Business Name: _____
Applicant: _____

Contact information: Phone: _____ Email: _____

Property Owner name: _____
Contact information: Phone: _____ Email: _____

Area to be used: Parking lot Public right-of-way

A detailed site plan, depicting the location of the outdoor dining patio/area, is required to be attached. Attached site plans can be modified for your use.

Approval parameters: General (applies to all)

- All dining areas shall observe State and local health guidelines for restaurants
- Temporary outdoor seating is restricted to serving existing, on-site restaurants
- Any service of alcoholic beverages in these temporary areas is subject to approval by the ABC
- Temporary outdoor dining on a property within 200 feet of a residential zone to be closed between 11 PM and 6 AM
- Patio shall be posted with a contact phone number so any noise concerns can be reported to the business owner or her/his representative
- Businesses which are permitted to have indoor entertainment shall maintain all such entertainment inside the premises, with no amplification or speakers to broadcast or pipe the entertainment to the outdoor areas.
- Approval for temporary use shall be for a period of no longer than 180 days

Parameters specific to private parking lots:

- Only parking areas and/or driveways abutting a restaurant or access to a restaurant shall be permitted to be converted to temporary outdoor dining – no satellite patio spaces or crossing of active drive aisles would be permitted unless otherwise approved by staff
- Clearly visible safety barriers (such as planters and other vertical barriers) are required so drive aisles/access for drivers is clearly visible – including in the evening hours
- Temporary outdoor dining must allow for adequate vehicular circulation
- Use of shared parking lots for temporary outdoor seating should be closely coordinated with landlords and/or other users
- Any canopies or tents will require typical Fire and Building Department approval prior to installation

Parameters specific to public rights-of-way:

- Temporary outdoor seating shall be adjoining or in immediate vicinity to the restaurant
- A minimum 4-foot-wide pedestrian access is required to accommodate wheelchairs
- Pedestrian or vehicular ingress/egress to the subject and/or other businesses may not be obstructed
- An encroachment permit shall be obtained before the establishment of temporary outdoor dining spaces in public rights-of-way; contact the Public Services Department at either 714.754.5323 or permits-ps@costamesaca.gov
- Umbrellas only will be permitted; no canopies or tents will be allowed within public rights-of-way

Additional information regarding the operation may be submitted on a separate sheet/page.

By signing this application, the business and property owners acknowledge that they will comply with the above parameters as well as the limitations of the dining patio as shown on the approved site plan. Failure to comply or causing impacts on neighboring residents could be a basis for summarily revoking this temporary use permit.

Business Owner signature and date: _____
Property Owner signature and date: _____

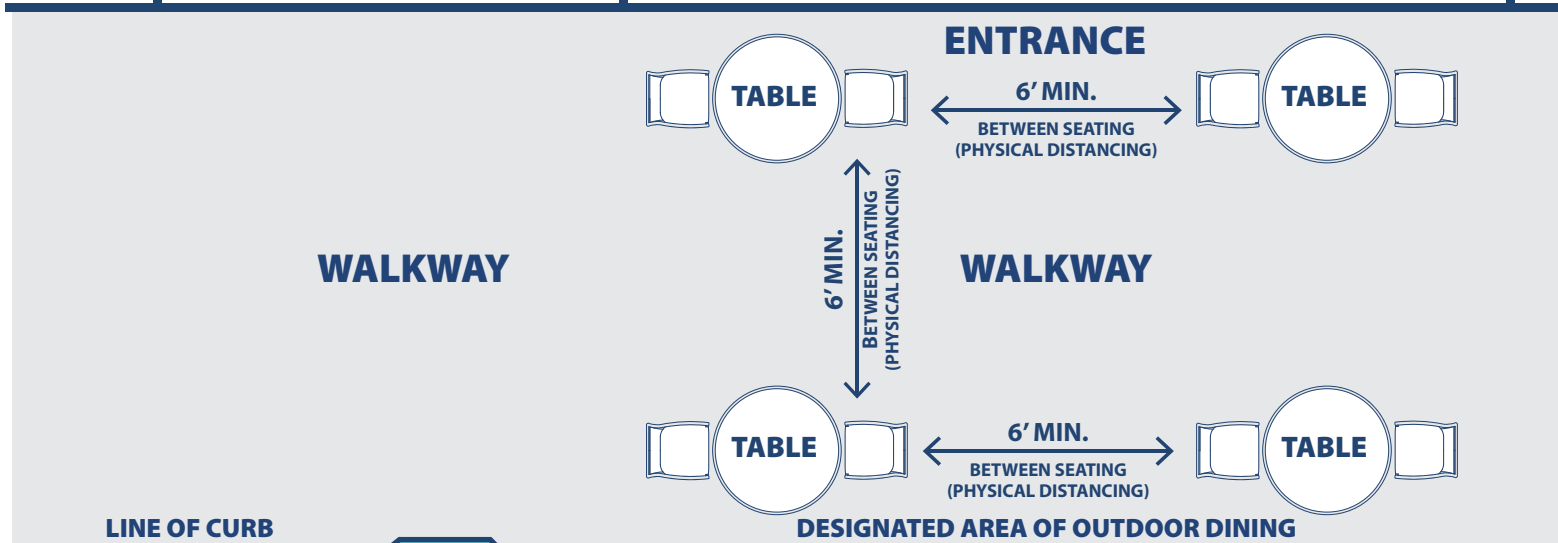


PROPOSED SITE PLAN

SUBJECT UNIT

TENANT UNIT #1

TENANT UNIT #2



LINE OF CURB

DESIGNATED AREA OF OUTDOOR DINING

ACCESSIBLE
PARKING
PROHIBITED
FROM BEING
BLOCKED



NO
PARKING

EXISTING PARKING LOT

TENANT UNIT #2

SUBJECT UNIT

TENANT UNIT #1

WALKWAY

WALKWAY

LINE OF CURB

ACCESSIBLE
PARKING
PROHIBITED
FOR
SEATING
AREA

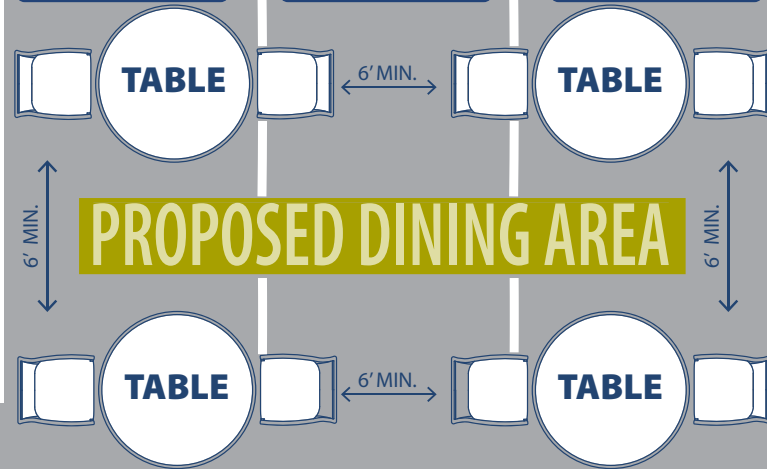


PROVIDE
ACCESSIBLE
ROUTE TO
AREA
MIN. 48"
WIDE
THAT MEETS
REQUIRED
SLOPING

NO
PARKING

BARRIER

BARRIER



BARRIER

BARRIER

BARRIER

BARRIER

LOCATE BARRIERS OUTSIDE
OF DRIVE AISLE