



# City of Costa Mesa

## Inter Office Memorandum

**TO:** CITY COUNCIL AND PLANNING COMMISSION  
**CC:** TOM HATCH, GARY ARMSTRONG, AND CLAIRE FLYNN  
**FROM:** WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR  
**DATE:** MAY 20, 2016  
**SUBJECT:** ZONING ADMINISTRATOR DECISION(S)

*WKB*

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This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. Project descriptions have been kept brief for this notice. Please feel free to contact me by e-mail at [willa.bouwens-killeen@costamesaca.gov](mailto:willa.bouwens-killeen@costamesaca.gov) if you have any questions or would like further details.

**ZA-16-13**                      **880 WEST 19<sup>TH</sup> STREET**

A minor conditional use permit to allow the project site at 880 W. 19<sup>th</sup> Street to continue to operate as a low-impact commercial office. The property was once included within the City's "West 19<sup>th</sup> Transition Area", which legally established specific commercial uses as approved by Planning Commission. The property has operated as a print shop (Aloha Printing) as a legal non-conforming use. This minor conditional use permit requests to continue the office use for Wigmore Insurance. On-site improvements are proposed, including remodel of the existing building and provision of additional landscaped area.

Approved, subject to conditions of approval.

Comments received: One.

Megan Lulow and Jan Goerrissen  
883 Arbor St.  
Costa Mesa, CA 92627  
949-500-8754 (cell)

May 18, 2016

Dear Zoning Administrator,

We received the notice in the mail regarding the change in ownership of the property on 880 West 19<sup>th</sup> St (Application No. ZA-16-13). When we moved into our home on 883 Arbor St. in 2007, we were disappointed by the zero foot set-back of the 11 ft tall, 35 ft wide building at the back of this property, which borders our backyard. We worked to grow tall plants to obscure it over the years. If this building is torn down or remodeled, we would like the city to require that the appropriate, up to date codes are followed. Because we are a residence, we also would like residential codes to be used instead of commercial codes as they apply to neighboring properties. We do not want any increase in height of new structures such that our light or views are any further obscured than they currently are by the existing building. We also do not want any increase in noise levels heard in our backyard coming from the operation of this business, such as motors running from air conditioning units, or for other equipment.

Additionally, in the event that we submit a plan to build a structure in the area of our property closest to the existing structure, we do not want its presence (and zero setback) to influence the Planning office to impose any unusual setbacks to our construction because of this illegal structure. We greatly appreciate your consideration of our concerns and requests. Please keep us informed as decisions are made and before any remodeling or construction begins.

Sincerely,

Megan Lulow and Jan Goerrissen

**Received**  
City of Costa Mesa  
Development Services Department

**MAY 19 2016**



# CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

May 20, 2016

Cliff Hoskins  
1690 Minorca Place  
Costa Mesa, CA 92626

**RE: ZONING APPLICATION ZA-16-13  
MINOR CONDITIONAL USE PERMIT ALLOW TO ALLOW 880 WEST 19<sup>TH</sup>  
STREET TO CONTINUE TO OPERATE AS WIGMORE INSURANCE  
(FORMERLY ALOHA PRINTING) WITHIN THE FORMER WEST 19<sup>TH</sup> STREET  
TRANSITION AREA  
880 WEST 19TH STREET, COSTA MESA**

Dear Mr. Hoskins:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on May 27, 2016, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Ryan Loomis, at (714) 754-5608, or via email at [ryan.loomis@costamesaca.gov](mailto:ryan.loomis@costamesaca.gov).

Sincerely,

WILLA BOUWENS-KILLEEN, AICP  
Zoning Administrator

Attachments:      1. Applicant's Project Description  
                          2. Approved Conceptual Plans

cc:                    Engineering  
                          Fire Protection Analyst  
                          Building Safety Division

Authorized Agent: Cliff Hoskins  
1690 Minorca Place  
Costa Mesa, CA 92626

Property Owner: WIG, LLC  
2970 Harbor Blvd  
Costa Mesa, CA 92626

CC: Megan Lulow and Jan Goerrissen  
883 Arbor St.  
Costa Mesa, CA 92627

## **BACKGROUND**

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

The property at 880 West 19<sup>th</sup> Street is located in an area once known as the “West 19<sup>th</sup> Street Transition Area”. In 1965, the Costa Mesa City Council designated the project area as a transitional area in anticipation of the construction of the 19<sup>th</sup> Street bridge over the Santa Ana River. At that time, City Council believed the proposed bridge would induce a gradual change of the properties from low density residential uses to commercial uses; the transition area designation recognized this changing area. Businesses legally established in the transition area were typically low traffic generating uses. In addition, the owner was required to occupy the residence where the legally established business was operating.

In 2002, City Council approved General Plan Amendment GP-02-01 and Title 13 Amendment to the Costa Mesa Municipal Code to remove the “West 19<sup>th</sup> Street Transition Area” from the land use map and transitional area designation. At that time, 31 single family residences were located in the transition area along West 19<sup>th</sup> Street, between Federal Avenue and just west of Whittier Avenue. Of the 31 properties in the transition area, only four other current licensed businesses are operating, including Aloha Printing on the subject property site, Houston Control at 924 W. 19<sup>th</sup> Street, Todd the Fishman at 930 W. 19<sup>th</sup> Street, and Maciel’s Dressmaking at 974 W. 19<sup>th</sup> Street.

## **PROJECT DESCRIPTION**

Zoning Application ZA-16-13 is a minor conditional use permit to allow the project site at 880 West 19<sup>th</sup> Street to continue to operate as a low-impact commercial business. The property has operated as a print shop (Aloha Printing) as a legal non-conforming use. The new use, Wigmore Insurance, proposes to replace Aloha Printing. Wigmore Insurance is a commercial lines insurance brokerage with proposed business hours of 9AM to 5PM, Monday thru Friday. The office will employ three employees at this location; however, an accounting person may come in twice a month. The business does not generally have customer traffic to the location with no more than one or two customers anticipated per month.

On-site improvements are proposed, including remodel of the existing building, new handicap accessible parking, and new landscaping. Per Code, any nonconforming use may be changed to another nonconforming use provided that the development services director or his designee finds that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such a change, a minor conditional use permit is required to establish appropriate conditions and safeguards in accordance with the provisions of the Zoning Code.

## **ANALYSIS**

### ***Improvements to the Property***

The proposed property will undergo on-site improvements of the existing residential/commercial building, including repair and replacement of an old and failing roof, as well as new mechanical, electrical, and plumbing systems. The remodel includes shifting the existing 350 +/- square-foot room at the front of the property, to the west, in order to clean up the appearance, stabilize the structure, and provide adequate driveway access to the rear. The interior space will be configured for office uses, while retaining a residential floorplan; the kitchen will also be retained. The remodel will also include the removal of a covered parking shed at the rear of the property. The exterior façade will be updated and repaired to blend with the surrounding residential neighborhood. New landscaping within the front and rear of the property, as well as surrounding the building, will provide relief from the existing concrete/asphalt dominated hardscape shown in image below.



### ***Compatibility***

The subject property is located in an area with both residential and commercially zoned properties. The subject property is zoned R1 (Single Family Residential District) and has a General Plan land use designation of Low Density Residential (LDR). Three nearby R1 properties (924 W. 19<sup>th</sup> Street, 930 W. 19<sup>th</sup> Street and 974 W. 19<sup>th</sup> Street) still have operating business licenses. The proposed business hours are 9AM to 5PM, Monday thru Friday, and the office will employ only three employees at this location with an occasional accounting person visiting the location twice a month. The business does not generally have customer traffic to the location, with no more than two customers anticipated per month. As such, the proposed business is a low-profile office use and is compatible with the area.

### ***Parking***

The Code requires that office uses be parked at a rate of 4 spaces per 1,000 square feet. Wigmore Insurance will be replacing Aloha printing as a low traffic generating office use within the R1 zone. The company, however, does not anticipate daily customer traffic or require parking needs of a normal office. In total, the 2,092 square-foot building will provide same number (seven) of parking spaces as the current use.

### ***Noise***

Noise impacts as a result of the office use are not anticipated. The use of interior space will be a low-profile office for insurance sales, which is similar to the existing Aloha Printing use.

### ***Staff Justifications for Approval***

Staff supports the above requests based on the following:

- *The proposed use, as conditioned, is compatible with surrounding uses.* The property was once included within the City's "West 19th Transition Area", which legally established specific commercial uses as approved by Planning Commission. The property has operated recently as a print shop, which was a legal non-conforming use; the proposed use will be a similar low traffic generating office use for insurance sales. The subject property is located in an area with both residential and commercially zoned properties. The subject property is zoned R1 and has a General Plan land use designation of Low Density Residential. The abutting properties north, east, and west of the subject property are also zoned R1. The property directly south of the project site is zoned C1 and is developed as a small commercial center. A multi-family complex within the R3 zone is adjacent to the commercial plaza southeast of the project site. Three nearby R1 properties (924 W. 19th Street, 930 W. 19<sup>th</sup> Street and 974 W. 19th Street) still have operating business licenses. Considering these surrounding uses, the continued use for the property for low-profile office use is compatible with the area.

Noise impacts as a result of the office use are not anticipated. The use of interior space will be a low-profile office for insurance sales, which is similar to the existing Aloha Printing use.

Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses. The proposed use, as conditioned, will not generate adverse noise, traffic, or parking impacts that are unusual for surrounding properties. Conditions of approval require noise sources be confined indoors and be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood.

**CONDITION #2:** 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.

- The proposed use is compatible with the Zoning Code. The property is located in the previous “West 19th Street Transition Area”, which previously allowed low traffic generating commercial uses to operate in this area. General Plan Amendment GP-02-01 passed in 2002, which rendered existing, legally established commercial uses in the transition area as legal non-conforming uses. The property has operated as a print shop (Aloha Printing), and now proposed to change to an insurance office. The insurance office is similar in nature to a print shop, and therefore is permitted to continue to operate as a legal non-conforming uses per the Zoning Code (Title 13, Chapter X. Nonconforming Uses, Developments, and Lots, Section 13-204).

Any nonconforming use may be changed to another nonconforming use provided that the development services director, or his designee, finds that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such a change, a minor conditional use permit is required to establish appropriate conditions and safeguards in accordance with the provisions of this Zoning Code. The applicant is proposing interior and exterior alterations to the building and property, in order to bring them into greater conformance with the requirements for the R1 zone. For example, new landscaping will be provided within the front yard and along the sides of the building to make the property appear more residential. In addition, the building will retain a kitchen, as well as a residential layout, which can easily revert into residential uses in the future.

- No adverse parking impacts are anticipated. The Code requires that office uses be parked at a rate of 4 spaces per 1,000 square feet. The proposed Wigmore Insurance office, however, will be replacing Aloha printing as a low traffic generating office use within the R1 zone. The business does not anticipate daily customer traffic or require parking needs of a normal office. The office will employ only three employees at this location with an occasional accounting personnel visiting the location twice a month. The applicants are proposing remodeling of the building to allow for a 10'-6" driveway along the right side of the building for access to rear parking; the rear parking will be used primarily for staff parking. Two existing spaces, and one new handicap access space will be provided along the front portion of the building for the few customers who may need to visit the office, since much of the business is done through telecommuting from off-site. In total, 7 parking spaces will be provided, which is more than adequate for the anticipated demands of the business.

### **GENERAL PLAN CONFORMANCE**

Subject to conditions, the proposed office use is in conformance with the 2000 General Plan. Specifically the project complies with the following Land Use Objectives:

LU-1A.1 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 continued office use at 880 W. 19<sup>th</sup> Street is consistent with Land Use Objective LU-1A.1, in that it will provide commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.

LU-1F.1 Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks) from the encroachment of incompatible or potentially disruptive land uses and/or activities

The proposed use is similar to the existing office (Aloha Printing) that was permitted under the previous "West 19th Street Transition Area". The low-impact insurance business will operate similar to the printing shop, and should have minimal noise impacts to the surrounding neighborhood. Conditions of approval require no signs, and that the business be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood

## **ENVIRONMENTAL DETERMINATION**

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities of the CEQA Guidelines.

## **FINDINGS**

- A. The proposed project 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 Findings:** The subject property is located in an area containing both residential and commercially zoned properties. The abutting properties north, east, and west of the subject property are zoned R1; the property directly south of the project site is zoned C1 and is developed as a small commercial plaza; and a multi-family complex within the R3 zone is adjacent to the commercial plaza southeast of the proposed use. Three nearby R1 properties within the old transition area still have operating business licenses. Considering these surrounding uses, the continued use for the property for low-profile office use is compatible with the area. Regarding noise, the use will be a low-profile office for insurance sales; therefore, as

proposed and conditioned, there should be no noise to the surrounding neighborhood and uses.

**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 Findings:** The proposed use will not have any effect on the safety and compatibility of design at the subject site. The proposed property will undergo on-site improvements of the existing building. The remodel will also include the removal of a covered parking shed at the rear of the property. New landscaping within the front and rear, as well as areas surrounding the building, will provide relief from the existing concrete/asphalt dominated hardscape. The remodel will allow for rear property access for parking. In total, 7 parking spaces will be provided, including one new handicap accessible space, which should be adequate for the use as proposed.

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

**Facts in Support of Findings:** The property was once included within the City's "West 19th Transition Area", which legally established specific commercial uses as approved by Planning Commission. The property has operated recently as a print shop (Aloha Printing), which was a legal non-conforming use; the proposed use will be a similar low-profile office use for insurance sales, and is therefore consistent with the General Plan and Zoning Code. Specifically, the proposed use is consistent with Land Use Objective LU-1F.1 – to protect existing neighborhoods, in that there should be no noise impacts to the nearby residential neighborhoods. In addition, the office use request is consistent with Land Use Objective LU-1A.1, since the low-impact insurance business will operate similar to the existing printing shop, and is not considered a disruptive land use. Conditions of approval require that the business be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood.

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

**Facts in Support of Findings:** 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)(2) 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 Findings:** The use, as conditioned, is not anticipated to have any negative effects on the surrounding properties. The property was once included within the City's "West 19th Transition Area", which legally established specific commercial uses as approved by Planning Commission. The property has operated recently as a print shop (Aloha Printing), which was a legal non-conforming use; the proposed use will be a similar low-profile office use for insurance sales. The subject property is located in an area with both single-family and multiple family residential, as well as commercially zoned properties. As discussed earlier, three nearby R1 properties (924 W. 19th Street, 930 W. 19<sup>th</sup> Street and 974 W. 19th Street) still have operating business licenses. Considering these surrounding uses, the continued use for the property for low-profile office use is compatible with the area.

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

**Facts in Support of Findings:** Potential noise impacts have been considered and the project will not have a negative impact on the surrounding neighborhood because a low-key office use, with a limited number of employees and few walk-in customers anticipated, will be conducted within the building. The property is surrounded by both single-family and multiple family residential zones the property on the north, east, and west, as well as commercial areas. Considering these surrounding uses, the continued use for the property for low-profile office use 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.

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

**Facts in Support of Findings:** The new use, Wigmore Insurance, proposes to replace Aloha Printing, which was permitted under the former "West 19<sup>th</sup> Street Transition Area". On-site improvements are proposed, including remodel of the existing building and additional landscaping, in order to bring them into greater conformance with the requirements for the R1 zone. In addition, the building will provide a kitchen, as well as separate offices – which would easily transition into bedrooms – and bathrooms, allowing a return to a residential use.

C. The project is exempt from the provisions of the California Environmental Quality Act

under Section 15301 for Existing Facilities.

- D. The project is exempt from Chapter IX, Article 12, Transportation Demand Management, of Title 13 of the Costa Mesa Municipal Code.

### **CONDITIONS OF APPROVAL**

- Plng. 1. The use shall be limited to the type of operation described in this staff report, which includes the following:

A low traffic generating office use for a commercial insurance brokerage, with proposed business hours of 9AM to 5PM, Monday thru Friday. The business will employ three employees at this location; however, an accounting personnel may come in twice a month. The business does not generally have customer traffic to the location, with no more than one or two anticipated per month.

Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division and may require an amendment to the minor conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].

2. The 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.
3. 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.
4. The parking lot shall be posted with signs directing customers and employees to use consideration when entering their cars and leaving the parking lot.
5. Customer and employee parking shall occur on-site and not within surrounding streets.
6. Customer parking shall occur within the front portion of the property only. Rear parking shall be reserved for employees only, as indicated by employee parking sign to be posted.
7. The applicant shall maintain free of litter all areas of the premises under which applicant has control.
8. All signs proposed shall abide by the sign regulations for residential zone per Title 13, Article 3, Section 13-115 of the Costa Mesa Zoning Code.
9. A copy of the conditions of approval for the minor 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.

10. The conditions of approval and ordinance or code provisions of Zoning Application ZA-16-13 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
- Eng. 11. A Construction Access Permit and deposit of \$350 will be required by City of Costa Mesa, Engineering Division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
- Bldg. 12. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved Architectural plans.

### **CODE REQUIREMENTS**

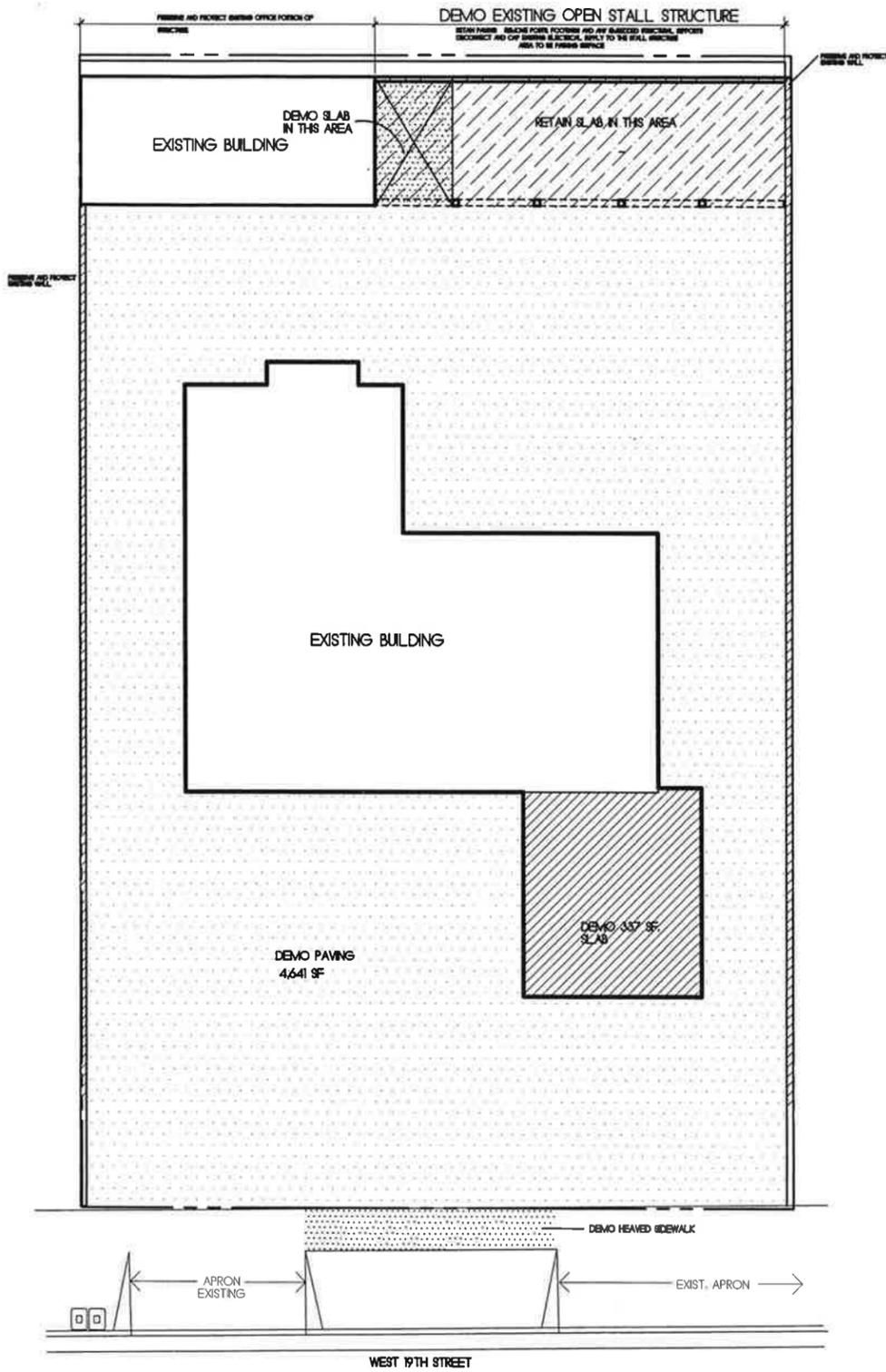
The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- BusLic. 1. This use, as well as all contractors and subcontractors doing construction-related activity on the site, shall have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. A completed "Application for Business License" is required for all persons conducting business within the City.
- Plng. 3. Approval of the zoning application is valid for one year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) obtains building permit(s) for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.
4. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.
5. Street address shall be visible from the fascia adjacent to the main entrance or on another prominent location. Numerals shall be a minimum 12 inches in height with not less than three-fourth-inch stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4 inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background.
6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.

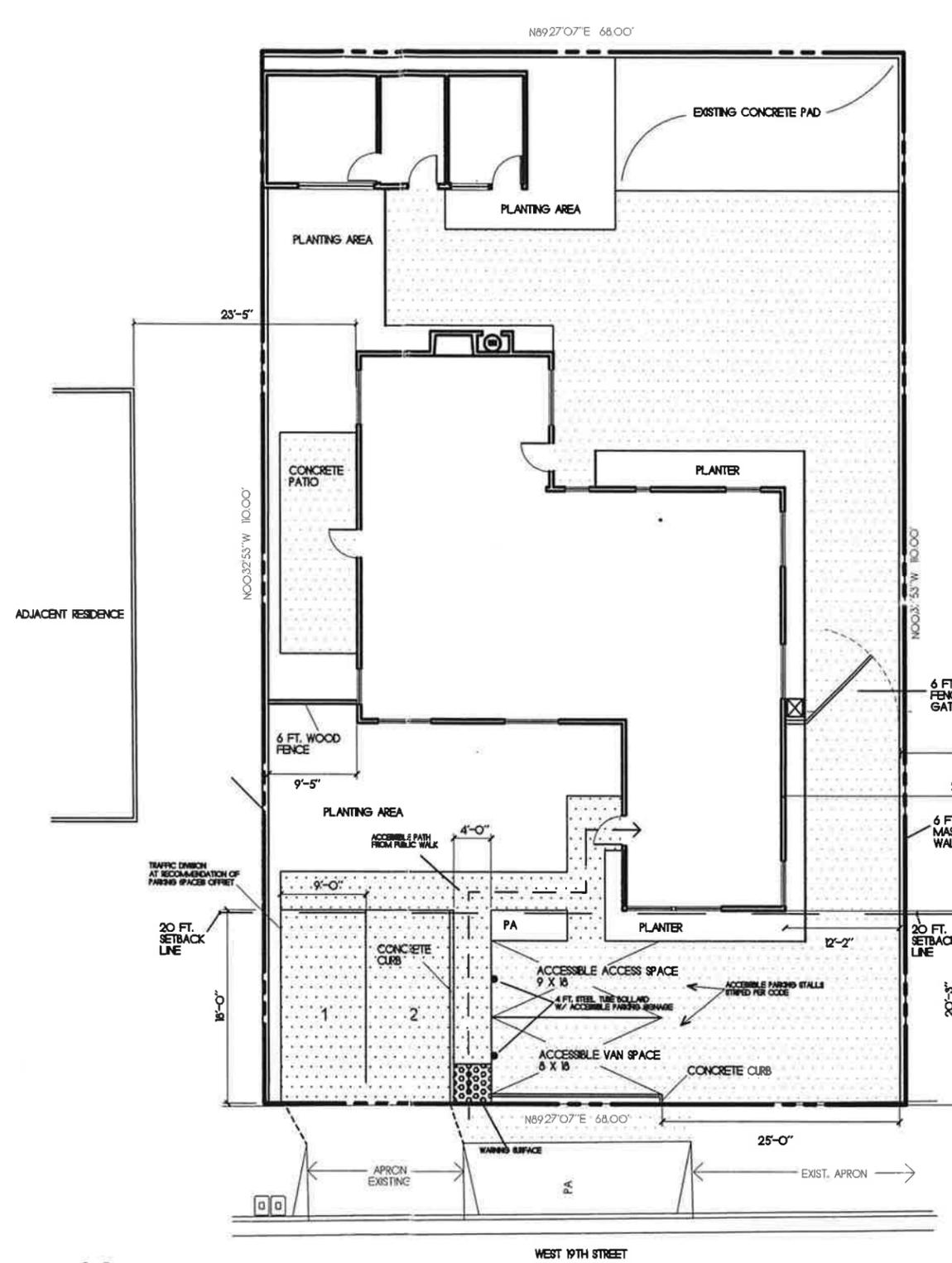
7. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
9. Parking stalls shall be double-striped in accordance with City standards.
- Const. Hrs. 10. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
- Bldg. 11. Comply with the requirements of the following adopted codes: 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 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.

### **SPECIAL DISTRICT REQUIREMENTS**

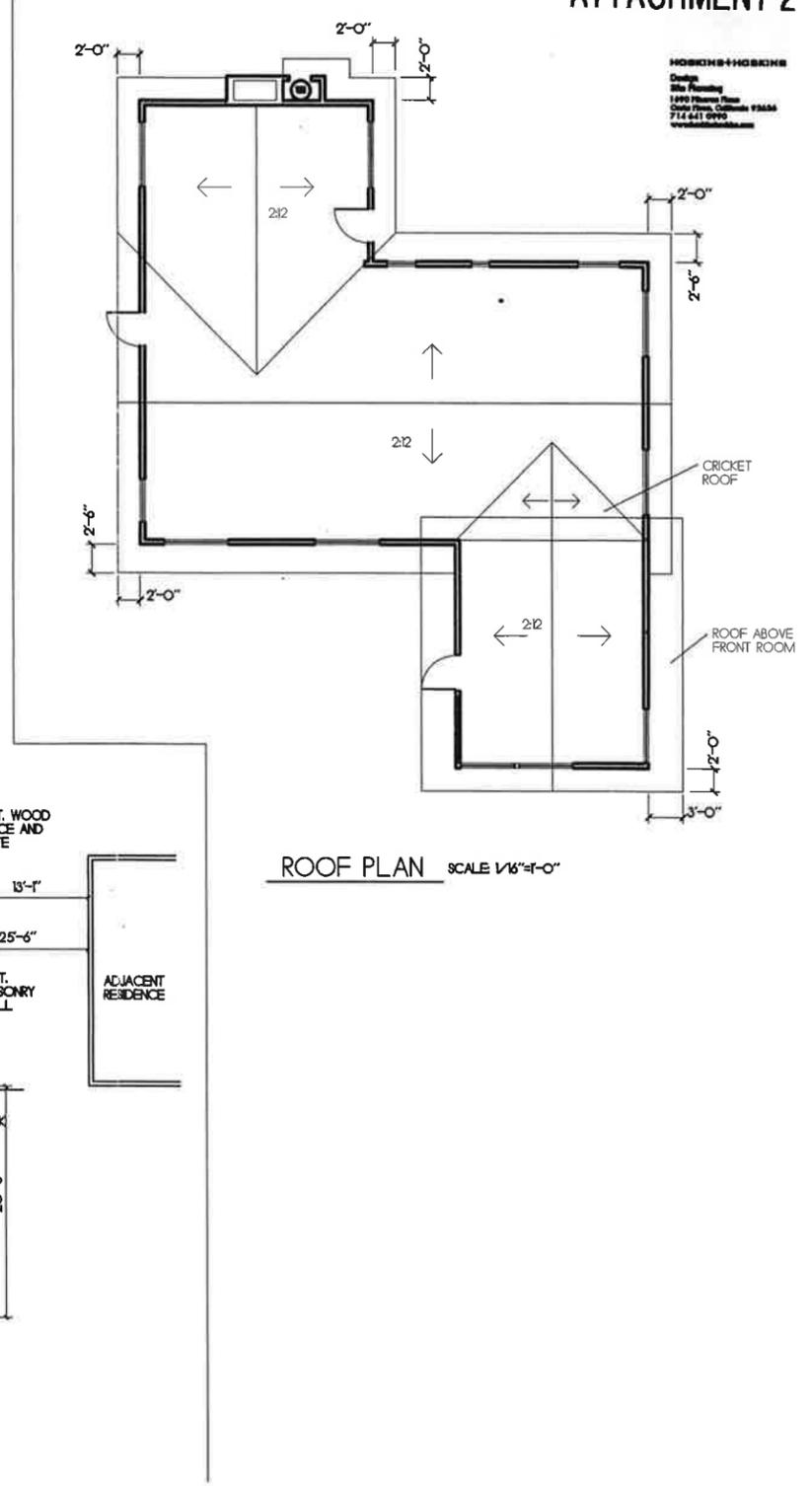
- AQMD 1. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
- CDFA 2. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
- Sani 3. It is recommended that the applicant contact Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- Water 4. 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 completion from Mesa Water District.



SITE PAVING AND BUILDING DEMOLITION SCALE 1/16"=1'-0"



SITE PAVING REPLACEMENT SCALE 1/16"=1'-0"  
ADJACENT PROPERTY



ROOF PLAN SCALE 1/16"=1'-0"

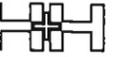


**WIGMORE INS. PROPERTY BUILDING**

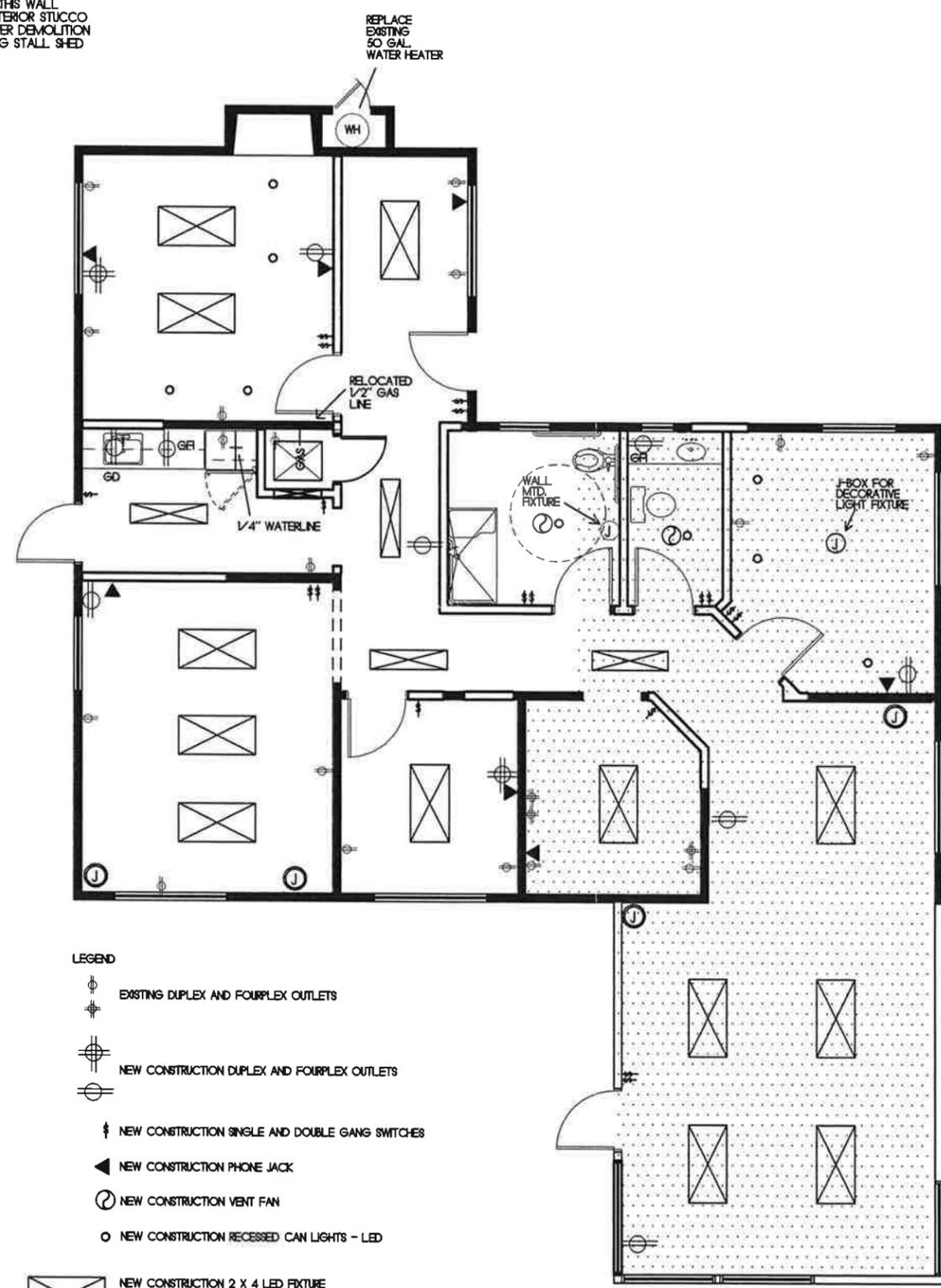
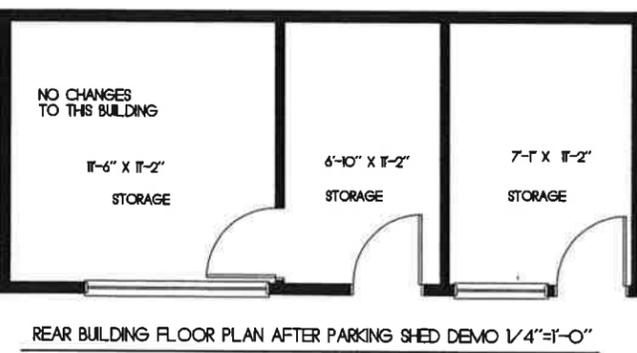
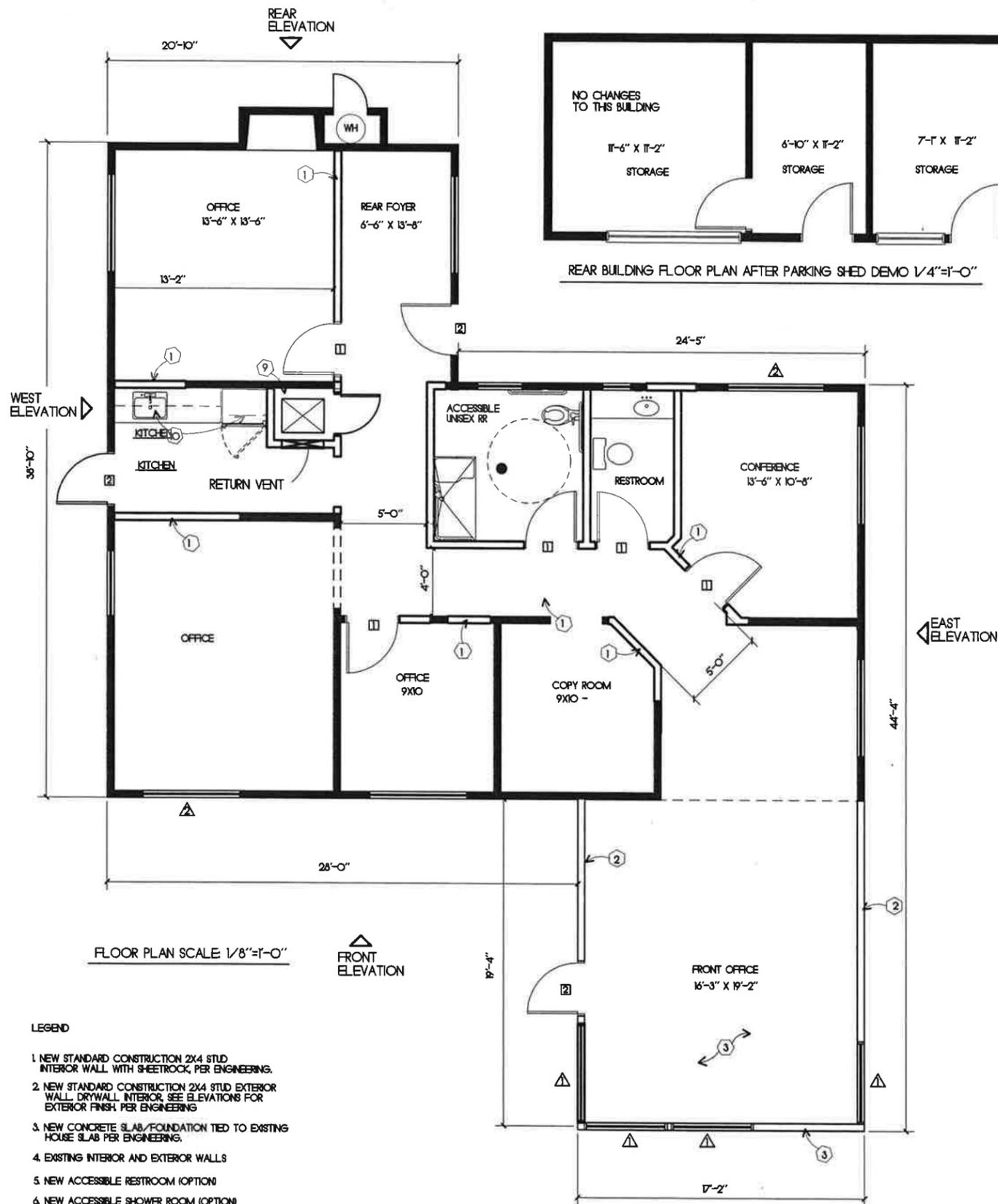
880 WEST 19TH STREET  
COSTA MESA, CALIFORNIA

MINOR CONDITIONAL USE PERMIT APPLICATION 3.24.16

APPLICANT: TIM WIGMORE, WIG,LLC  
714 979 6543



Design  
 1600 Howard Place  
 Costa Mesa, California 92626  
 714.441.8908  
 www.hwb.com



- LEGEND**
1. NEW STANDARD CONSTRUCTION 2X4 STUD INTERIOR WALL, WITH SHEETROCK, PER ENGINEERING.
  2. NEW STANDARD CONSTRUCTION 2X4 STUD EXTERIOR WALL, DRYWALL INTERIOR, SEE ELEVATIONS FOR EXTERIOR FINISH PER ENGINEERING.
  3. NEW CONCRETE SLAB/FOUNDATION TIED TO EXISTING HOUSE SLAB PER ENGINEERING.
  4. EXISTING INTERIOR AND EXTERIOR WALLS
  5. NEW ACCESSIBLE RESTROOM (OPTION)
  6. NEW ACCESSIBLE SHOWER ROOM (OPTION)
  7. OPTION NEW ACCESSIBLE RESTROOM WITH SHOWER
  8. OPTION NEW NON- ACCESSIBLE RESTROOM
  9. FORCED AIR UNIT/ CLOSET
  10. NEW KITCHEN COUNTER AND CABINETS/ PLUMB FOR SINK AND REFRIGERATOR

- NEW 6830 HOLLOW CORE INTERIOR DOOR
  - ◻ NEW 6830 DBL PANE SINGLE LITE EXTERIOR DOOR
  - △ NEW FIXED 6068 DBL PANE FIXED WINDOW
  - ◀ NEW SLIDING 5040 DBL PANE FIXED WINDOW
- SEE ELEVATIONS FOR ADDITIONAL NEW WINDOWS

- EXISTING WALLS
- NEW CONSTRUCTION WALLS

- LEGEND**
- ⊕ EXISTING DUPLEX AND FOURPLEX OUTLETS
  - ⊕ NEW CONSTRUCTION DUPLEX AND FOURPLEX OUTLETS
  - ⚡ NEW CONSTRUCTION SINGLE AND DOUBLE GANG SWITCHES
  - ◀ NEW CONSTRUCTION PHONE JACK
  - ⊙ NEW CONSTRUCTION VENT FAN
  - NEW CONSTRUCTION RECESSED CAN LIGHTS - LED
  - ⊠ NEW CONSTRUCTION 2 X 4 LED FIXTURE RECESSED W/ TRIM KIT
  - ⋯ DEMO EXISTING AND INSTALL NEW GYP. BOARD CEILING

NOTE IN ALL OTHER AREAS REPAIR CEILING AS REQUIRED

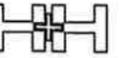
NEW POWER AND DATA LAYOUT: 1/8"=1'-0"

## WIGMORE INS. PROPERTY BUILDING

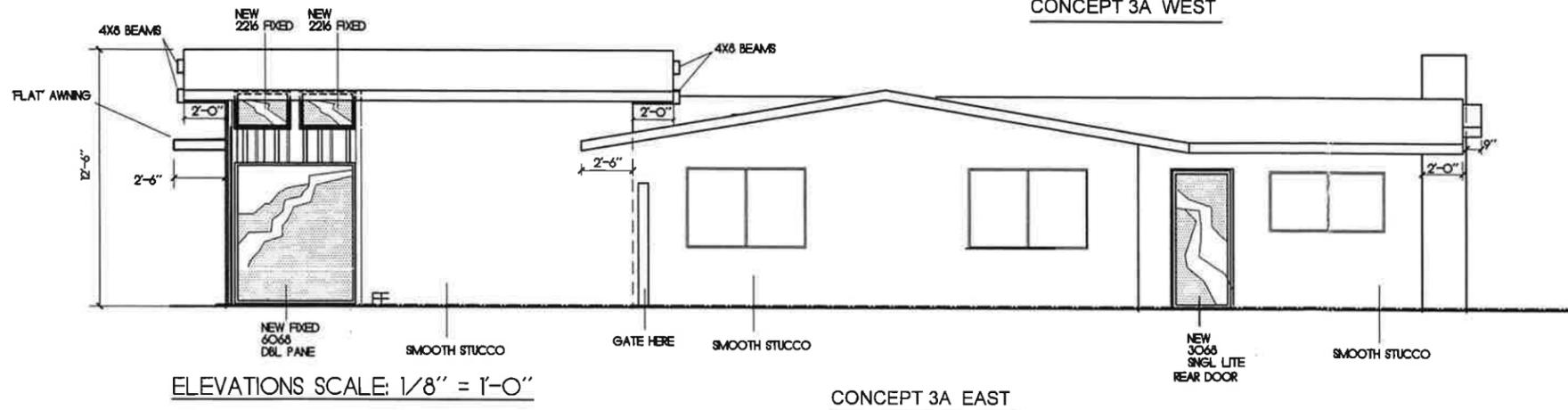
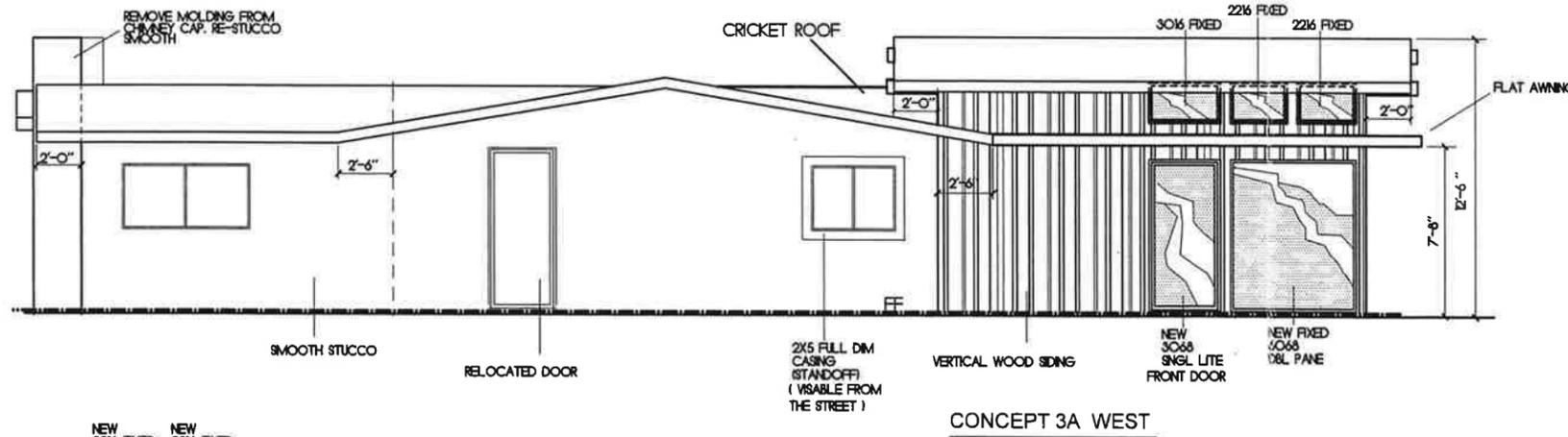
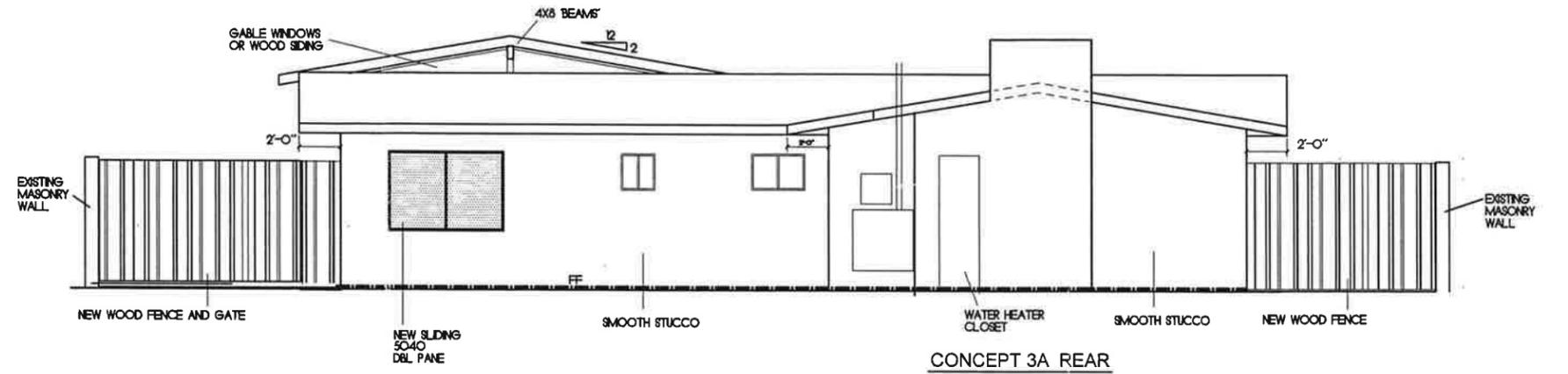
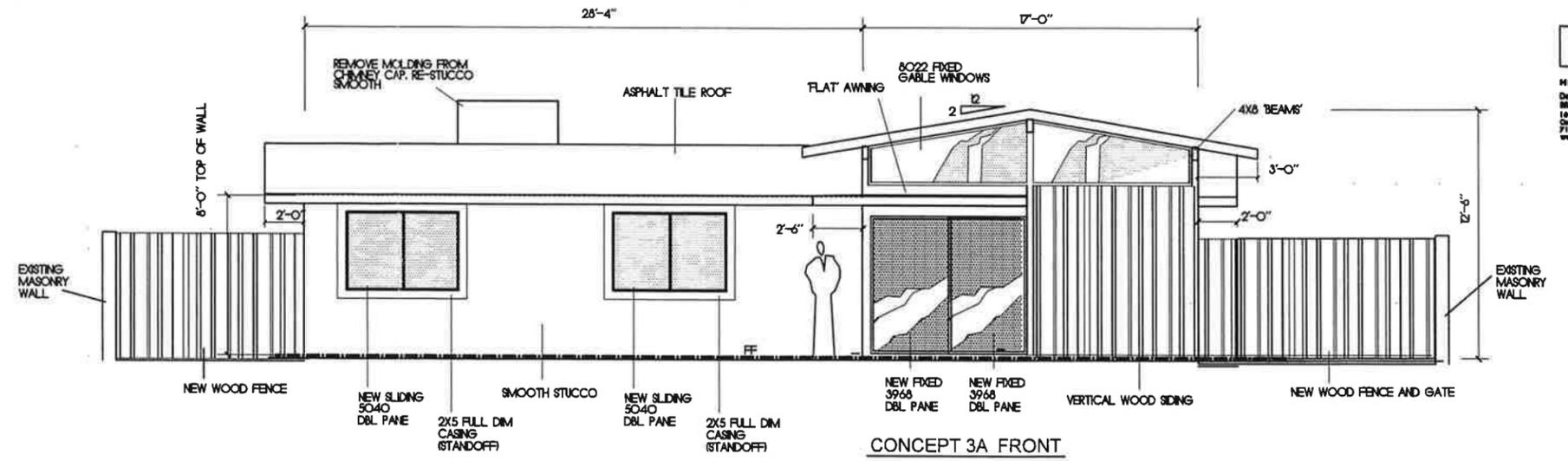
880 WEST 19TH STREET  
 COSTA MESA, CALIFORNIA

MINOR CONDITIONAL USE PERMIT APPLICATION 3.24.16

APPLICANT: TIM WIGMORE, WIG,LLC  
 714 979 6543



MSB0004-11081214  
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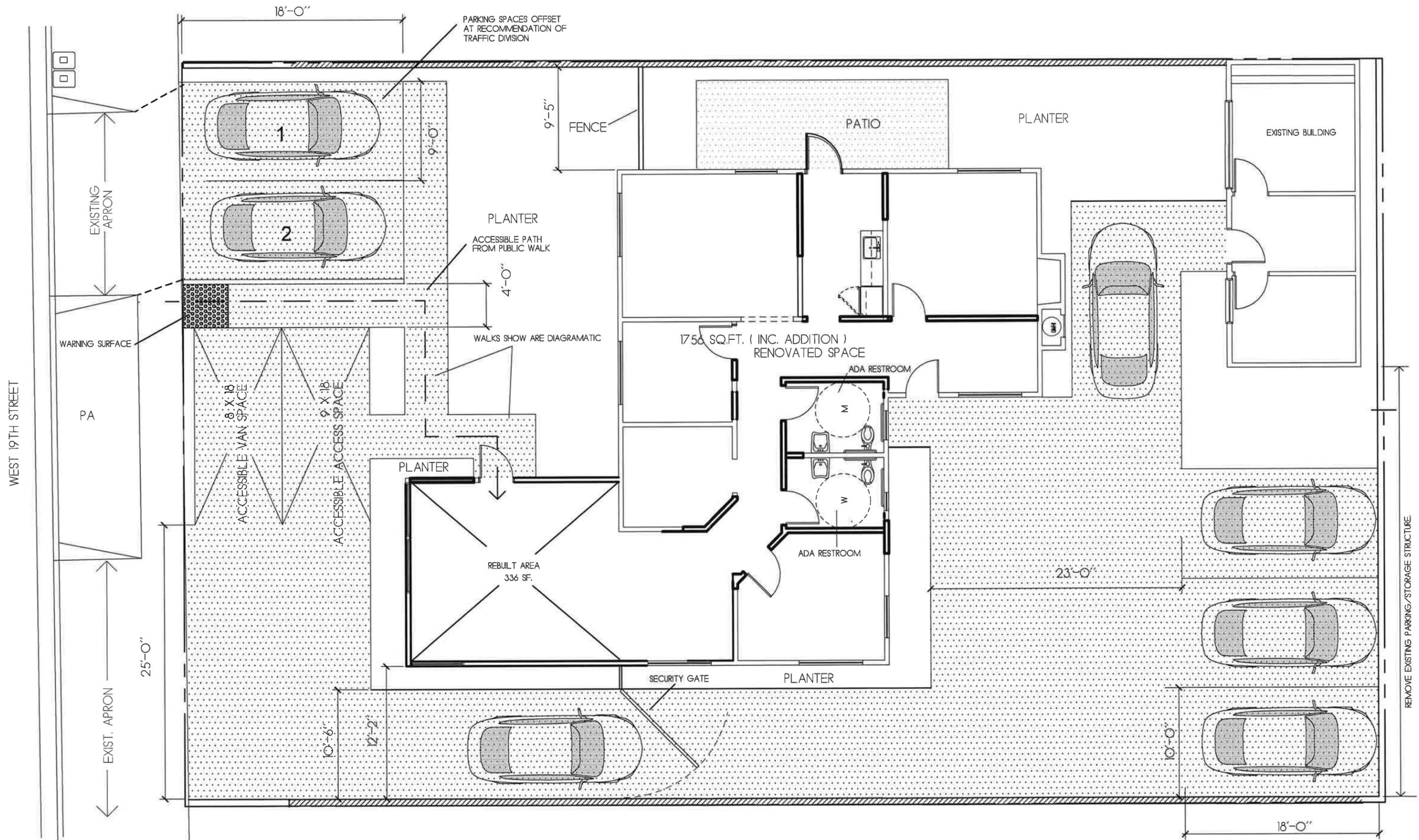
ELEVATIONS SCALE: 1/8" = 1'-0"

**WIGMORE INS. PROPERTY BUILDING**

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**WIGMORE INSURANCE BUILDING**  
 880 W. 19TH STREET PARKING CONCEPT 6 2.17.16