



# City of Costa Mesa

## Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION  
CC: TOM HATCH AND GARY ARMSTRONG  
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR  
DATE: DECEMBER 19, 2013  
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in black ink, appearing to be "W. Bouwens-Killeen", written over the "FROM" line of the memorandum.

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This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. The decision(s) will become final unless a member of the Planning Commission or City Council requests a review of the decision(s) or an interested party files an appeal by 5:00 p.m. on December 26, 2013. Project descriptions have been kept brief for this notice. As a result, there may be details to the project or conditions of approval that would be of interest to you in deciding whether to request a review of a decision. 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-13-26** 1523 Orange Avenue

1. Minor design review to demolish an existing residence and construct a new two-story residence and attached garage with a request to deviate from the City's Residential Design Guidelines for average second story side setback (10 feet recommended; 5 feet proposed).
2. Minor conditional use permit to construct a 967 square foot attached garage.

Approved, subject to conditions.

Comments received: One regarding guidelines for approval of two-story buildings.

**ZA-13-28** 655 Anton Boulevard

Minor Conditional Use Permit for approval of outdoor display of merchandise visible from Anton Boulevard. The outdoor display is incidental to the primary office use with a demonstration showroom (Sub Zero Group).

Approved, subject to conditions.

Comments received: None.

**ZA-13-29** 2146 Newport Boulevard

Minor Conditional Use Permit to deviate from shared parking requirements due to off set hours of operation to allow establishment of a martial arts studio in a 1,113 square foot tenant space within a commercial center. The classes have a maximum of 8 students and three trainers during weekdays from 6:30 pm to 9:00 pm, Mondays and Wednesdays; and 9:00 am to 12:00 pm Saturdays (closed Tuesdays, Thursdays, Fridays, and Sundays).

Approved, subject to conditions.

Comments received: None.

ZA-13-26

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**From:** Green Core [mailto:gcfins2@gmail.com]  
**Sent:** Thursday, December 19, 2013 10:52 AM  
**To:** GARDEA, ANTONIO  
**Cc:** BOUWENS-KILLEEN, WILLA  
**Subject:** Re: App # ZA-13-26

We are long-time (10+ years) East Side Costa Mesa residents on this street who are consumed by lives, families, jobs, careers and businesses relying on you to maintain the integrity of the city landscape and community as proposed in our city's guidelines.

**What we don't like and why**

General:

We're not saying that this would be the only motivation for your considering such an application, but it is rather obvious. We do not believe that our city should be driven by property taxes thereby maximizing taxability of square footage. The preferred alternative would instead be optimizing Costa Mesa's spendable cash. There are 2 parts to this equation. Revenues and expenditures. The easy way is to raise revenues, more taxes, more taxable improved square feet. The more challenging professional approach might be to manage what we have in Costa Mesa, especially the east side more about what we want and believe to be right, below.

Specific:

It turns out that we're not all that very impressed with the property at 1557 Orange Avenue with the minimal side set backs and not much yard in front, nor that pleased about what they're about to complete right now at 1509 Orange Avenue, another spec property which has even less yard it's almost lot line to a lot line, two separate spec home properties on one lot.

-Being pinned in by a Mac Mansion decreases both intrinsic and economic value of our properties.

-The company/person who owns, as we understand it, or is proposing this project and the deviation is an architect who bought it knowing full well what the city parameters were and are (or should have). That company should then be more than capable of designing a structure that conforms to our city's guidelines.

-The process the owners have taken so far is not very neighbor considerate as since early July it's been storage for tractors and dumpsters. In that time, their contractors have maybe worked two weeks off and on over that time so it's virtually impossible to allow for noise and dust. With at one point a laborer out with an axe all day cutting down an olive tree. At this rate it will be years of construction, not considerate, and not high quality. From this, we can only assume that it will be a spec Mac Mansion.

No where in CM is this 10 ' guide line more critical and well considered non lot line to lot line. It will stifle our smaller homes in between, increases reverberation and echo noise levels from BOTH Orange Ave. on the East and Newport Blvd on the West.

We have wood burning fireplaces and one would then be right next to their proposed downwind home which likely will be a source of complaint.

**What we want.**

Going forward, more future residences with plenty of open space on residential properties, room for recreation, enjoying the outdoors and our wonderful climate, trees and attractive well maintained and environmentally considerate landscapes

For reasons including but not limited to the above, we urge you to decline in all ways shape or form this proposed deviation to Costa Mesa guidelines.

Thank you in advance for your very careful consideration.

On Tue, Dec 17, 2013 at 9:00 AM, GARDEA, ANTONIO  
<[antonio.gardea@costamesaca.gov](mailto:antonio.gardea@costamesaca.gov)> wrote:

Attached please find the Residential Design Guidelines that include the evaluation criteria for construction of new two story residences or second story additions.

Each project is evaluated individually as site conditions vary throughout the City.

The following are excerpts from the Guidelines:

Two story structures shall be designed with articulation and off-sets on all elevations to avoid a boxy appearance from the street and neighboring views. Four sided architecture should be considered by applying the same materials, finishes, and architectural treatments to all sides and not limited to only the front elevation.

Second-story floor areas should not exceed 100% of the first-story floor area (including garage area, if attached). Open balconies are included in the footprint area of the second floor.

**Building Mass and Form Considerations**

1. To enhance variety and interest, long, unbroken building facades should be avoided and offsets and building projections made an integral part of residential design. Providing individual and identifiable entries to units is also encouraged to add interest and variety to the streetscene.
2. Variety should be accomplished through variation in building heights and forms.
3. Variation in depth of floor plans to create interesting massing is encouraged. Structures having dwelling units attached side-by-side should avoid the long- row effect by consisting of no more than 6 dwelling units. The Planning Division may approve alternative designs, which accomplish the same purpose.
4. Consideration shall be given to the effect of proposed development on the light, air, and privacy of adjacent properties.

5. Second-story construction should use additional design techniques to provide visual relief to the side yard. This includes, but is not limited to: horizontal and/or vertical plane breaks; roof plane breaks; varied roof forms; openings such as breezeways; limiting the length of the second story; and, appropriate architectural details.

#### **Elevation Treatments**

1. Architectural projections are encouraged to provide visual focus and emphasize some aspect of design such as an entryway or major window.
2. Elevations with stepping forms both horizontally and vertically are encouraged to soften and provide transition to second-stories.
3. With emphasis on front and street-facing elevations, building elevations should incorporate enhanced detailing, which may include articulations, projections, and use of varied building materials.
4. Elevations should incorporate multiple building planes and offsets, and may include porches and patio covers and enhancement of exterior openings (doors/windows).

Please contact me if you need any further assistance.

**Antonio Gardea**

**Senior Planner**

**Development Services Department - Planning Division**

**City of Costa Mesa**

77 Fair Drive, Costa Mesa, CA 92628

Ph. [\(714\) 754-5692](tel:7147545692) Fax. [\(714\) 754-4913](tel:7147544913)

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**From:** BOUWENS-KILLEEN, WILLA  
**Sent:** Tuesday, December 17, 2013 8:43 AM  
**To:** GARDEA, ANTONIO  
**Cc:** ROSALES, MARTHA  
**Subject:** FW: App # ZA-13-26

Hi, Tony –

Please respond. Thanks!! Willa

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**From:** Green Core [<mailto:gcfins2@gmail.com>]  
**Sent:** Monday, December 16, 2013 6:34 AM  
**To:** PLANNING COMMISSION  
**Subject:** App # ZA-13-26

Willa, good morning.

Please share exactly what are the criteria you use as the sole decision maker for allowing this deviation from the city's guidelines.

Additionally, what factors contribute to your allowing one proposal to deviate over another?

Thanks



# CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

December 19, 2013

Mark Scheurer  
20250 Acacia Street, Suite 260  
Newport Beach, CA 92660

**RE: ZONING APPLICATION ZA-13-26  
MINOR DESIGN REVIEW FOR A NEW 2-STORY RESIDENCE / MINOR  
CONDITIONAL USE PERMIT FOR A 976-SQUARE FOOT ATTACHED  
GARAGE.  
1523 ORANGE AVENUE, COSTA MESA**

Dear Mr. Scheurer:

City staff's review of Zoning Application ZA-13-026 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, code requirements, and special district requirements (attached). The decision will become final at 5 p.m. on December 26, 2013, 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, Antonio Gardea, at (714) 754-5692 or [antonio.gardea@costamesaca.gov](mailto:antonio.gardea@costamesaca.gov).

Sincerely,

WILLA BOUWENS-KILLEEN, AICP  
Zoning Administrator

Attachments:      Project description  
                         Findings  
                         Conditions of Approval, Code Requirements, and Special District  
                         Requirements  
                         Approved Conceptual Plans

cc:                    Engineering  
                         Fire Protection Analyst  
                         Building Safety Division

## **PROJECT DESCRIPTION**

The property is located at 1523 Orange Avenue in a multiple-family residential (medium density) district (R2-MD zone). The adjacent properties are developed with two-story, single-family and multiple-family residences to the south and one-story, single-family residences to the north. The neighborhood contains a mix of one and two-story single-family residences.

The proposed project involves consideration of a minor design review (MDR) to construct a new two-story residence that deviates from the City's Residential Design Guidelines. The Residential Design Guidelines require an average ten foot second story side yard setback. A five foot, second story setback along the north side is proposed. The Residential Design Guidelines were revised by the City Council recently to exempt new two-story residences that have less than 50 percent lot coverage. The proposed residence would result in 51 percent lot coverage.

The applicant requests approval of a minor conditional use permit (MCUP) to allow a garage that exceeds the maximum 700 square foot area permitted by the Zoning Code. The proposed attached, three-car garage is 967 square feet in area and includes a sink.

## **ANALYSIS**

### ***Minor Design Review***

A minor design review is required since the proposed second floor does not meet the recommended ten-foot average side yard setback. City staff considers the proposed setback to be a minor deviation from the Residential Design Guidelines.

The Residential Design Guidelines were adopted to promote quality and compatible design by promoting design excellence. Consequently, standards such as the 10-foot average side setback for second floors are intended to promote design excellence. However, the Residential Design Guidelines also allow consideration to be given for designs that further promote design excellence without satisfying the specific criteria as well as the prevailing two-story design within the neighborhood.

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

The proposed residence contains many elements desired by the Residential Design Guidelines:

- Exterior materials such as horizontally oriented manufactured wood siding and contrasting plaster siding and vertically oriented windows to accentuate the modulation of the building. Variable roof lines and recesses in the building plane wall also provide visual relief.
- Privacy impacts from the second story bedrooms on the adjacent neighbors are expected to be minimal. Bedroom #2 is located toward the rear of the property at the northwest corner of the building. Views from this bedroom would be over the roof of the neighboring residence. The primary windows of bedroom #3 are south facing and overlook the interior open space. Two narrow windows in this bedroom and bathroom #2 face to the east and north, respectively. Likewise, the primary



master bedroom window is oriented to the courtyard. There are small bathroom windows and a narrow bedroom window that face the adjacent property to the south. A condition of approval requires these secondary windows to be opaque.

- The covered entry and overhang above the garage, distinct finish materials, and varied fenestration that are carried over to all four sides of the proposed residence communicate in one cohesive and coordinated aesthetic.
- There are two-story residences in the immediate vicinity that have been built with, and approved for construction with, five foot side yard setbacks. The two-story residence at 1513 Orange Avenue is developed with a five-foot second-story setback along the north property line and the two residences under construction at 1509 Orange Avenue also have a five-foot, second-story setback along both the south and north property lines. The residences located at 1561 Orange Avenue are also built with five-foot second-story setbacks.

### ***Minor Conditional Use Permit***

The three car garage is proposed at the rear of the lot abutting the alley. The third parking space is approximately 350 square feet in area and is off set from the two adjoining parking spaces. The garage includes additional storage and mechanical equipment areas, as well as counter space and a hand sink.

#### *Justifications for Approval*

- The garage will be used for vehicle parking and storage and not for habitable use. The sink in the garage is intended for incidental use by the homeowner while working in the garage.
- The proposed garage, with the exception of the proposed size, satisfies all applicable development standards, including provision of adequate vehicular maneuvering space.
- The use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the proposed conditions, the proposed use should not adversely impact surrounding uses. Specifically, with the recommended conditions of approval, the use will be consistent with surrounding uses, as specified in Objective LU-1F.5 of the General Plan Land Use Element and Objective CD-7A.1 of the General Plan Community Design Element.

### ***Additional Discussion***

The proposed residence includes a fourth, guest bedroom on the first floor that is attached to the main building via the entryway. A concern is raised that the bedroom is not directly accessible via the main living areas. Although the bedroom could ideally serve as a home office because of the location toward the front of the house and larger windows placed at the corner of the room, a separate room adjacent to the two-car garage is identified as an office. For this reason, a condition of approval requires a land use restriction to be recorded indicating that the fourth bedroom shall not be rented out.

## **CONCLUSION**

Staff finds that, as conditioned, the project meets the intent of the Residential Design Guidelines by incorporating various building planes and roof forms into the design to minimize building mass and enhances the existing and anticipated development in the vicinity and provides architectural variety to the neighborhood prevailing character. Furthermore, the proposed project provides almost half of the total lot area as open space. In addition, the building design and layout provides adequate setbacks from the alley to provide appropriate distances for vehicular turning movements.

## **GENERAL PLAN CONFORMITY**

The General Plan designation for the property is Medium Density Residential, which allows a maximum density of one dwelling unit per 3,630 square-foot of lot area. The site contains one dwelling unit on a 6,142 square-foot lot and is, therefore, consistent with the lot's General Plan designation.

**FINDINGS**

1. The information presented substantially complies Costa Mesa Municipal Code Section 13-29(g)(14) for a minor design review to allow a five foot average side setback because:
  - a. The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the residential design guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.
  - b. The visual prominence associated with the construction of the two-story residence has been reduced through varied roof planes, building modulation, and use of a variety of finishing materials.
  - c. The project complies with the maximum density standards allowed pursuant to the general plan. The General Plan designation for the property is Medium Density Residential, which allows a maximum density of one dwelling unit per 3,630 square-foot of lot area. The site contains one dwelling unit on a 6,142 square-foot lot and is therefore consistent with the lot's General Plan designation.
  - d. The location of the proposed attached garage conforms with current code requirements and provides adequate backup and turning movements for vehicles entering and existing into the alley. In addition, a portion of the three-car garage is offset which not only provides visual relief but allows additional vehicles to park on-site without impeding travel along the alley.
2. 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 from CEQA under Section 15303, Class 3, New Construction.
3. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**CONDITIONS OF APPROVAL**

- Plng. 1. The conditions of approval and Code provisions of Zoning Application ZA-13-26 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
2. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the Building Division's final inspections. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
3. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, additional second story windows, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
4. The subject property's ultimate finished grade level may not be filled/raised unless it is necessary to provide proper drainage, and in no case shall it be raised in excess of 36 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or dumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall be continuously maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
5. Every effort shall be made to follow sustainable building (i.e., "green") practices in the construction of the residence.
6. Demolition permits for the existing structures shall be obtained and all work and inspections shall be completed prior to final building inspections. Applicant is notified that a written notice to the Air Quality Management District (AQMD) may be required ten (10) days prior to demolition.
7. Landscape plans shall incorporate water-efficient landscape treatment. No artificial turf shall be permitted.
8. 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.
9. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
- Trans. 10. Close unused drive approach on Orange Avenue with full height curb and gutter per City of Costa Mesa Standards.
- Parks 11. The applicant shall plant a 24" box Pyrus 'Aristocrat' in the right of way.

## CODE REQUIREMENTS

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

- Plng.
1. Approval of the planning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to 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 planning application.
  2. Development shall comply with all requirements of Chapter 5, of Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
  3. Garages shall be provided with automatic garage door openers.
  4. Street addresses shall be displayed in a manner visible to the street and at the rear of the building from the alley. Street address numerals shall be a minimum six inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
  5. Any new 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.
  6. All construction-related activity shall be limited to between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 9 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
  7. All on-site utility services shall be installed underground.
  8. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box under the direction of the Planning Division.
  9. All unpaved areas visible from public rights-of-ways shall be landscaped and the landscaping shall be maintained in a healthy condition, free of dying, dead, diseased, decayed, discarded, and/or overgrown vegetation.
  10. Two (2) 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.
  11. The following second floor windows shall be obscure/translucent: master bathroom, and bathrooms #1 & #2; laundry room; south facing window in master bedroom and north facing window in bedroom #2.
  12. A land use restriction shall be recorded that stipulates that the fourth bedroom on the first floor shall not be rented out and that the property shall remain a single-family dwelling unit.
- Bus.  
Lic.
13. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy, and utility releases will not be granted until all such licenses have been obtained.

- Bldg.
14. Comply with the requirements of the 2010 California Building Code, 2010 California Electrical Code, 2010 California Mechanical Code, 2010 California Plumbing Code, and 2010 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) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
  15. Submit grading plans and an erosion control plan. A precise grading plans shall not be required if any of the following are met:
    - a. 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 1.5:1 (excluding foundation area)
    - b. A fill less than 1 FT 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.
    - c. 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.
  16. Submit a soils report for this project. Soil's report recommendations shall be blueprinted on both the architectural and grading plans.
  17. On graded sites the top 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. 2010 California Building Code CRC 403.1.7.3 Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. CRC R401.3
  18. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the five foot (5'-0") setback area from the property line. They may project a maximum of 12 inches beyond the three foot (3'-0") setback. CRC Tables R302.1(1) and R302.1(2).
- Eng.
19. At the time of development, submit for approval an off-site plan to the Engineering Division and grading plan to the Building Division that shows sewer, water, existing parkway improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered civil engineer or architect. Cross lot drainage shall not occur. Construction access approval shall be obtained prior to building or engineering permits being issued by the City of Costa Mesa. Pay off-site plan check fee per Section 13-29(2)(b) f the C.C.M.M.C. and an approved off-site plan shall be required prior to engineering permits being issued by the City of Costa Mesa.
  20. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shows on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.
  21. Fulfill Drainage Ordinance Fee requirements prior to approval of plans.
  22. For demolition, grading, or building permits involving projects with a

valuation of \$10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to an administrative penalty as follows: \$1,000 or 3% of the total project value, whichever is greater.

- 23. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove and spillage from the public right-of-way by sweeping or sprinkling.
- Fire 24. Provide smoke detectors per CRC.
- 25. Provide Residential Fire Sprinkler Systems per CRC.

### **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 for current district requirements.
- AQMD 2. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district.
- State 3. Applicant shall comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation.

**PLANNING APPLICATION SUMMARY**

Location: 1523 Orange Avenue Permit No.: ZA-13-26

Request: Construct new two-story residence with an attached three-car garage.

**SUBJECT PROPERTY:**

Zone: R2-MD  
 General Plan: Medium Density Residential  
 Lot Dimensions: 50 X 125  
 Lot Area: 6,142 SF  
 Existing Development: Vacant

**SURROUNDING PROPERTY:**

North: Multiple-Family Residential Zone; SFR  
 South: Multiple-Family Residential; SFR/MFR  
 East: Multiple-Family Residential; SFR  
 West: Commercial; Retail

**DEVELOPMENT STANDARD COMPARISON**

**Development Standard                      Code Requirement                      Proposed/Provided**

Density:		
Zone	1 du: 3,630 S.F.	1 du: 6,142 S.F.
General Plan		
Building Coverage:		
Building – residence totals		
1 <sup>st</sup> Floor living		1,630 S.F.
2 <sup>nd</sup> Floor		1,724 S.F.
Building – garage	700 S.F. max.	<b>967 S.F. *</b>
Driveway		274
TOTAL – coverage	3,685 SF max. (60%)	3,075 SF (50%)
Open Space	2,457 SF (40%)	3,067 SF (49%)
Building Height:	2 stories/27 FT max.	2 stories/ 27 FT
Flat Roof Height		
2 <sup>nd</sup> floor to 1 <sup>st</sup> floor ratio:	80% max. (2,077 SF)	66% (1,724 SF)
1 <sup>st</sup> Floor Residence Setbacks:		
Front	20 FT	20 FT
Side	5 FT	5 FT
Rear	5 FT	5 FT
2 <sup>nd</sup> Floor Setbacks:		
Front	20 FT	51 FT
Side (left/right)	10 FT average	<b>/ 5 FT **</b>
Rear	5 FT	5 FT
Rear Yard Coverage:		
Building – Main Residence	N/A	355 SF
Parking Totals:		
Covered	2	2
Open	1	1
TOTAL	3	3

\* Minor Conditional Use Permit Requested

\*\* Minor Design Review

Environmental Determination: Categorically Exempt – Class 3 (15303)

Final Decision: Zoning Administrator0



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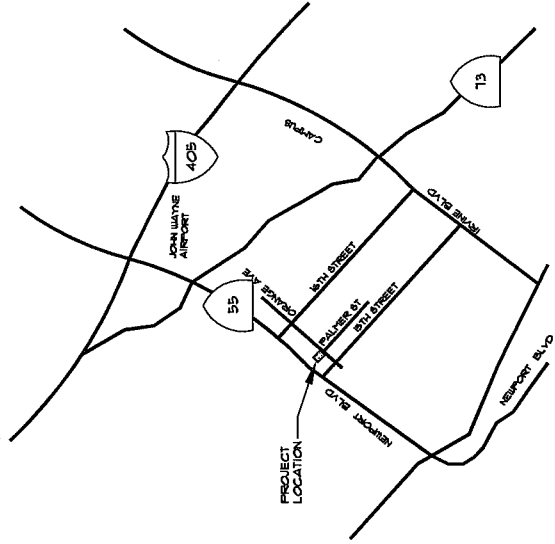
# SCHOURER RESIDENCE

## 1523 ORANGE AVE COSTA MESA, CA

**SCHOURER RESIDENCE**  
 MARK & JANE SCHOURER  
 1523 ORANGE AVE  
 COSTA MESA, CALIFORNIA

DATE: OCT 4, 2013  
 PROJECT: 13012  
 SHEET: A.0.0

VICINITY MAP NOT TO SCALE



**PROJECT DATA**

**BUILDING CODES:**  
 PROJECT SHALL COMPLY WITH FOLLOWING:  
 200 CALIFORNIA BUILDING CODE  
 200 CALIFORNIA MECHANICAL CODE  
 200 CALIFORNIA ELECTRICAL CODE  
 200 CALIFORNIA FIRE CODE  
 200 CALIFORNIA ENERGY CODE  
 ALL LOCAL ORDINANCES

**PROJECT DESCRIPTION:**  
 NEW SINGLE FAMILY HOME, 2 STORY

**OCCUPANCY:**  
 R-3 / U

**CONSTRUCTION:**  
 TYPE: V.S. NON-HATED  
 SPRINKLERED PER CFC REC. RUSI-  
 DISTRESSED BRICK/FACE  
 1 FIRE SPRINKLER - OBTAIN PERMIT  
 BEFORE CALLING FOR ROOF BEATING  
 INSPECTION

**LOT INFORMATION:**  
 TRACT NUMBER:  
 LOT 71 TRACT 431 (CITY OF COSTA MESA)  
 AEN 111-38  
 ADDRESS:  
 1523 ORANGE AVE, COSTA MESA, CALIFORNIA  
 PARCELS:  
 3 COVERED (GARAGE) SPACES

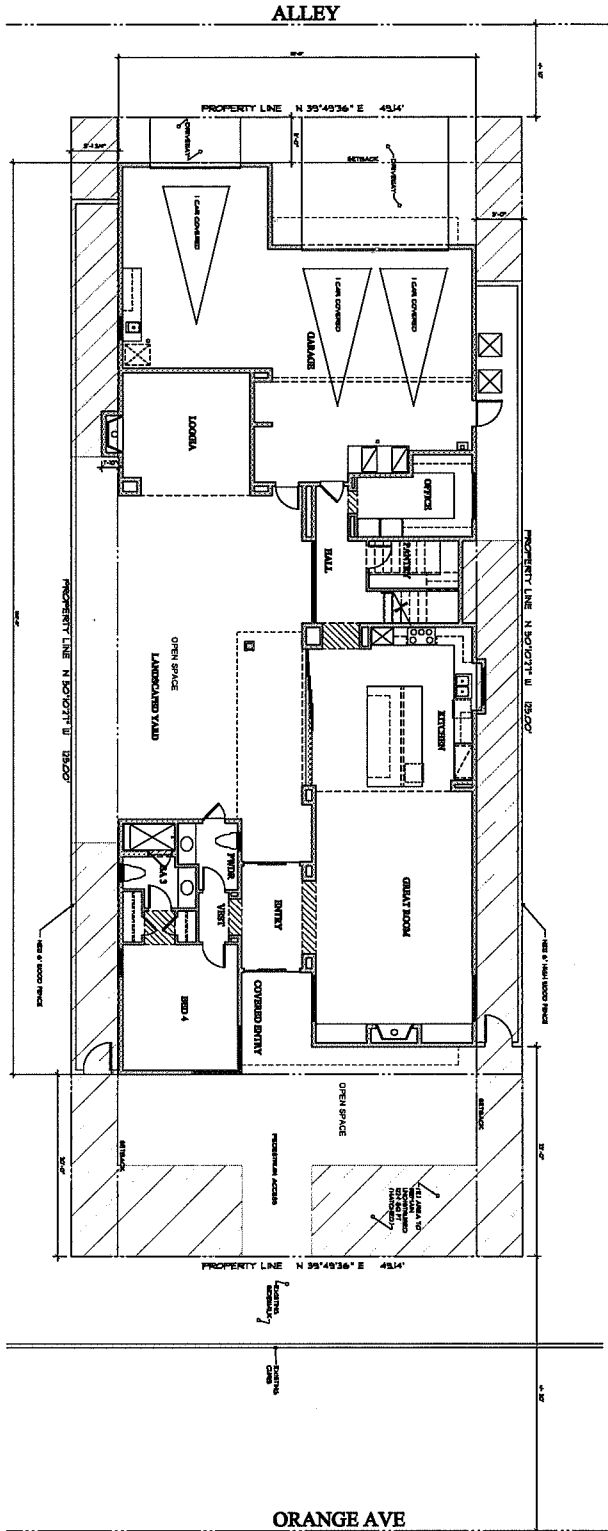
**OWNER:**  
 MARK & JANE SCHOURER  
 1523 ORANGE AVE  
 COSTA MESA, CA

**ARCHITECT:**  
 MARK SCHOURER ARCHITECT INC.  
 1523 ORANGE AVE, COSTA MESA, CA 92626  
 (714) 431-8448  
 CONTACT: MARK SCHOURER

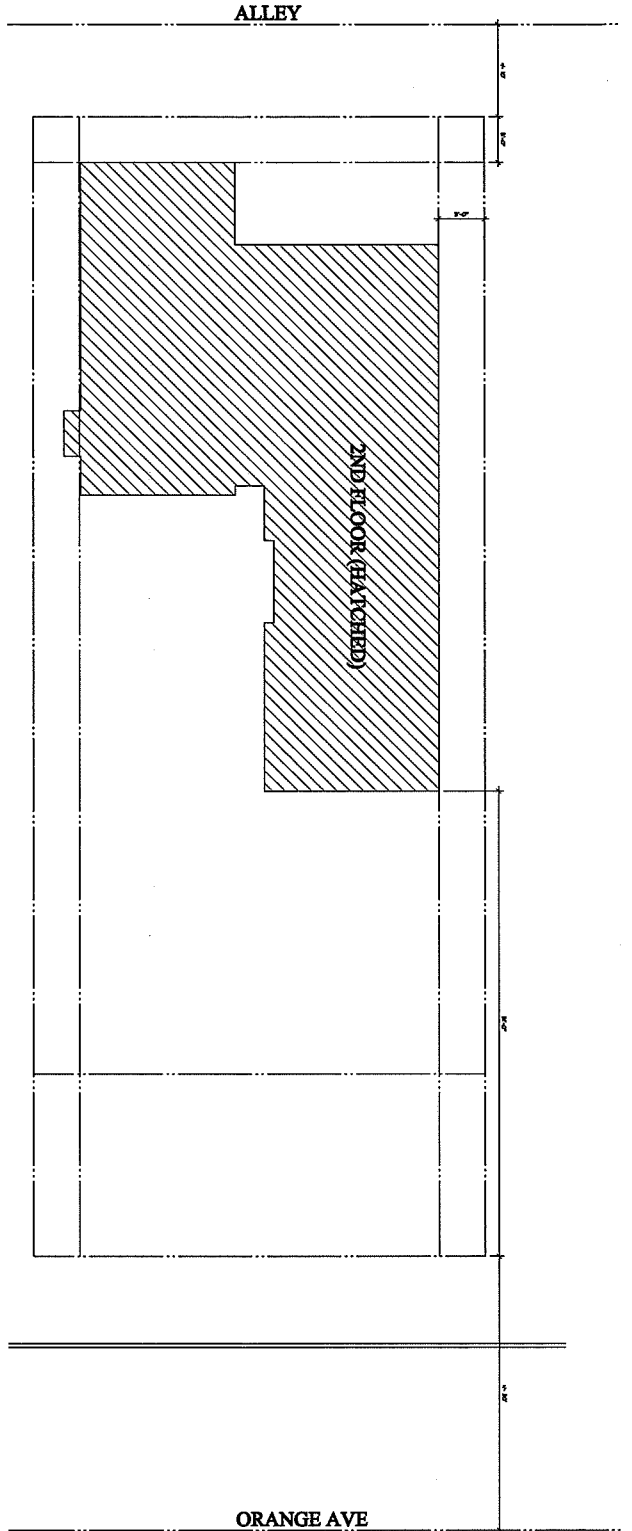
**AREA DATA**

<b>BUILDING AREA</b>	
1ST FLOOR	1630 SF
2ND FLOOR	1724 SF
TOTAL FLOOR AREA	3354 SF
<b>Garage</b>	
COVERED ENTRY	961 SF
COVERED OUTDOOR	76 SF
LOGGIA	209 SF
TOTAL	1246 SF
<b>SITE AREA</b>	
BUILDING FOOTPRINT	7801 SF
DRIVEWAY	574 SF
LOT AREA	6112 SF
<b>OPEN SPACE REQUIREMENTS</b>	
REQUIRED:	
4% OF LOT = 245 SF	
4% OF LOT = 245 SF	
4% OF LOT = 245 SF	
<b>STAND-STORY PERCENTAGE</b>	
REQUIRED: 2ND STORY LESS THAN 80% OF 1ST STORY	
1ST STORY (INCLUDE GARAGE) 2891 SF	
2ND STORY AREA 1724 SF (44%)	
<b>DISTURBED AREA</b>	
LOT AREA	6112 SF
ACQUIRED AREA	3214 SF
DISTURBED AREA	4898 SF

MINOR CONDITIONAL USE PERMIT/  
 ADMINISTRATIVE ADJUSTMENT NO. 13-206  
**Approval in Concept**  
 SUBJECT TO CONDITIONS  
 CITY OF COSTA MESA  
 PLANNING DEPT.  
 BY: *AK* DATE: 10/19/13



2ND STORY FOOTPRINT  
3/23/14



2ND FLOOR (HATCHED)

SITE PLAN  
3/23/14  
NORTH

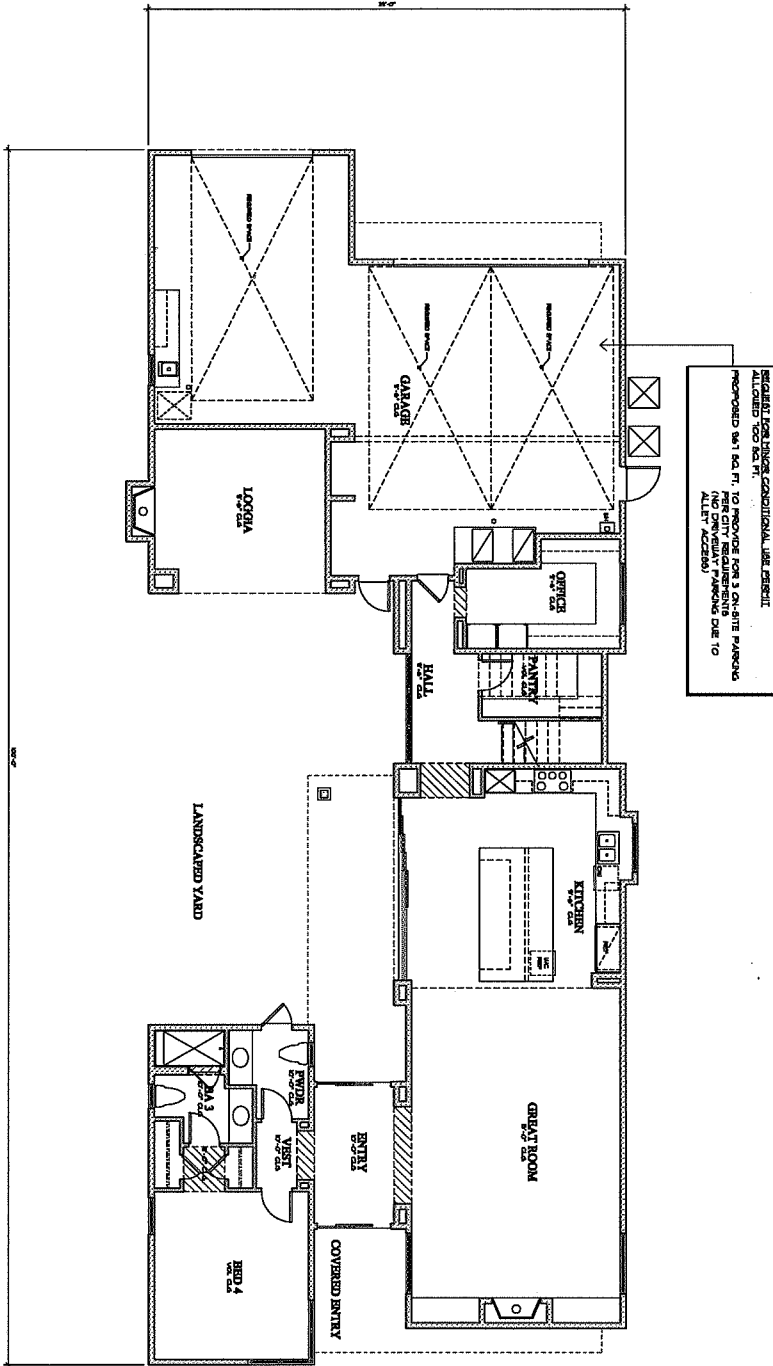
SITE PLAN

A1.1

DATE: OCT 4, 2013  
PROJECT: 13012  
SHEET NO.

**SCHEURER RESIDENCE**  
MARK & JANE SCHEURER  
1223 ORANGE AVE  
COSTA MESA, CALIFORNIA

MARK SCHEURER  
ARCHITECT  
1223 ORANGE AVE  
COSTA MESA, CA 92626  
TEL: 714.440.1111  
WWW.MARKSCHEURER.COM



FIRST FLOOR PLAN  
1/8"=1'-0"

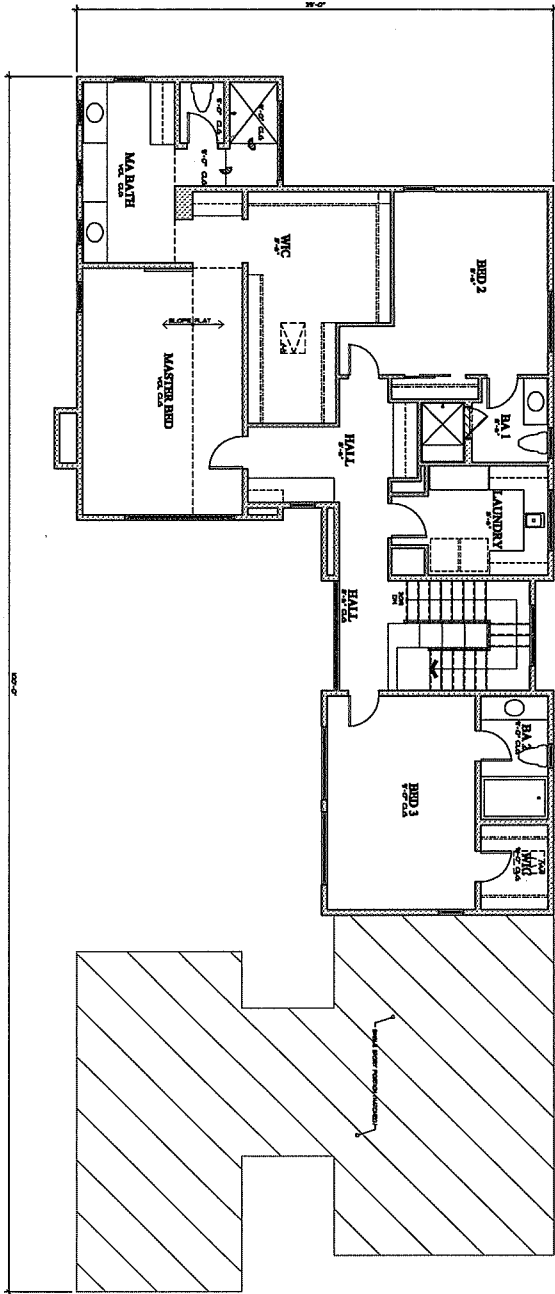
FLOOR PLAN

**SCHEURER RESIDENCE**  
 MARK & JANE SCHEURER  
 1423 ORANGE AVE.  
 COSTA MESA, CALIFORNIA

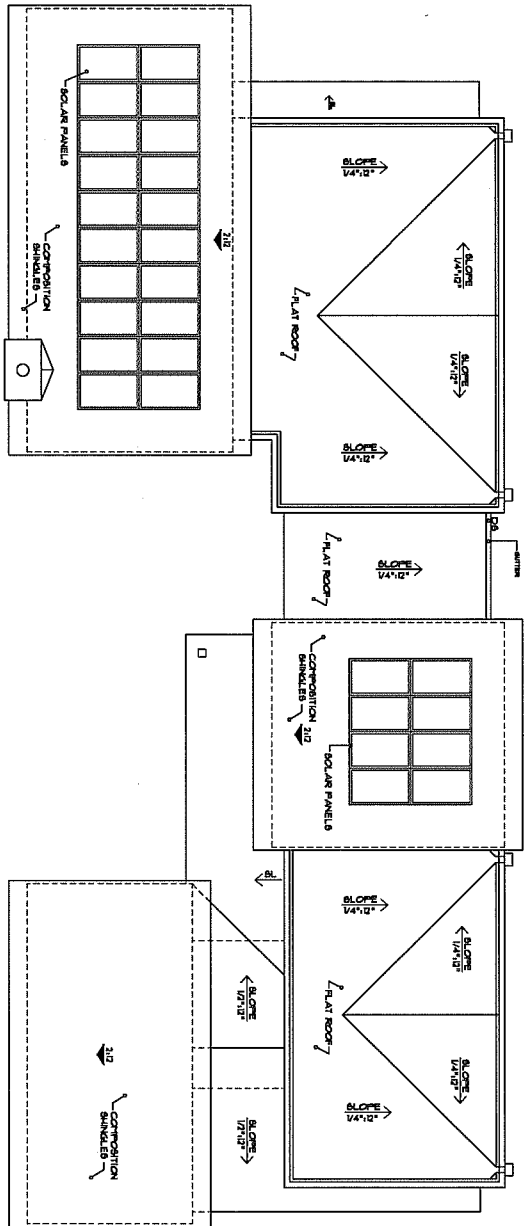
MARK SCHEURER ARCHITECT  
 1423 ORANGE AVE.  
 COSTA MESA, CA 92626  
 TEL: 714.440.1111  
 WWW.MARKSCHEURER.COM

DATE: OCT 4, 2013  
 PROJECT NO: 13012  
 SHEET NO: A2.1

A2.1



SECOND FLOOR PLAN  
1/8"=1'-0"



ROOF PLAN  
1/8"=1'-0"

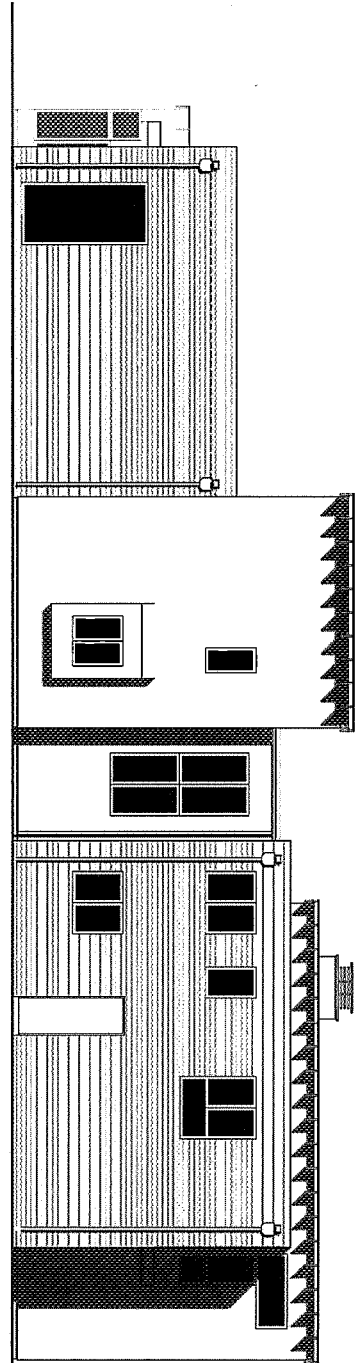
FLOOR PLAN

**SCHEURER RESIDENCE**  
MARK & JANE SCHEURER  
1513 ORANGE AVE  
COSTA MESA CALIFORNIA

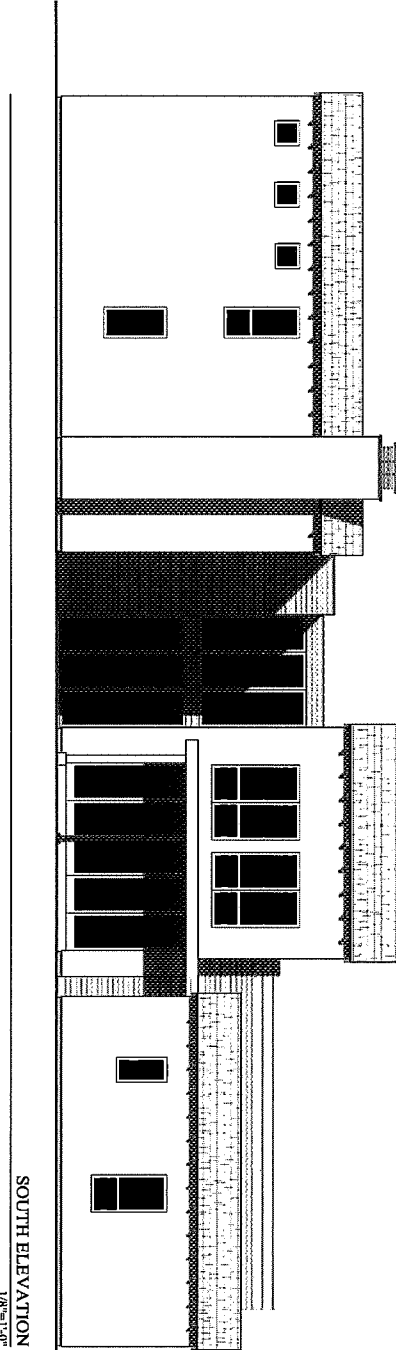
MARK SCHEURER ARCHITECT  
1513 ORANGE AVE  
COSTA MESA, CA 92626  
TEL: 714.440.1111  
WWW.MARKSCHEURER.COM

DATE: OCT 4, 2013  
PROJECT NO: 13012  
SHEET NO: A2.2

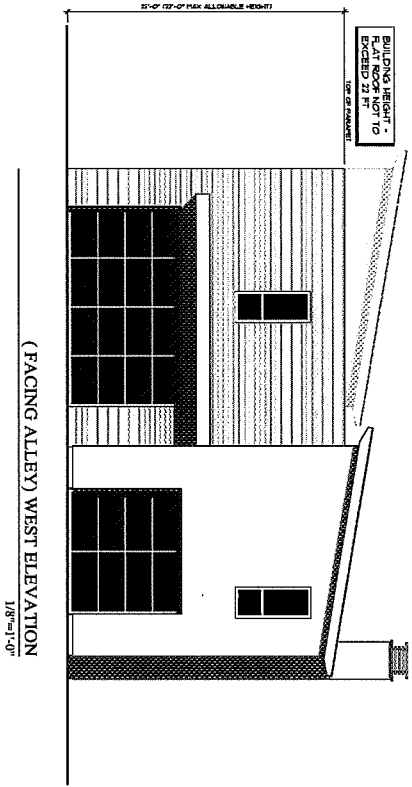
A2.2



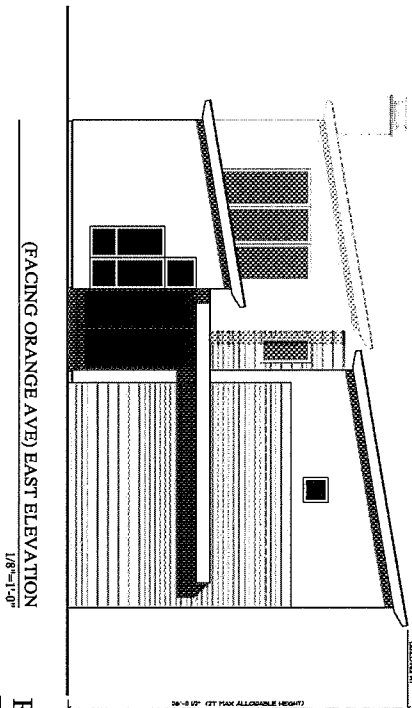
NORTH ELEVATION  
1/8"=1'-0"



SOUTH ELEVATION  
1/8"=1'-0"



(FACING ALLEY) WEST ELEVATION  
1/8"=1'-0"



(FACING ORANGE AVE) EAST ELEVATION  
1/8"=1'-0"

- MATERIALS & FINISHES**
- STEREO PLASTER
  - MANUFACTURED WOOD SHING
  - POLYURETHANE METAL CHIMNEY SHIMDUR
  - COMPOSITION SHINGLE ROOF
  - SOLAR FINISH
  - WOOD WHITE PAINT

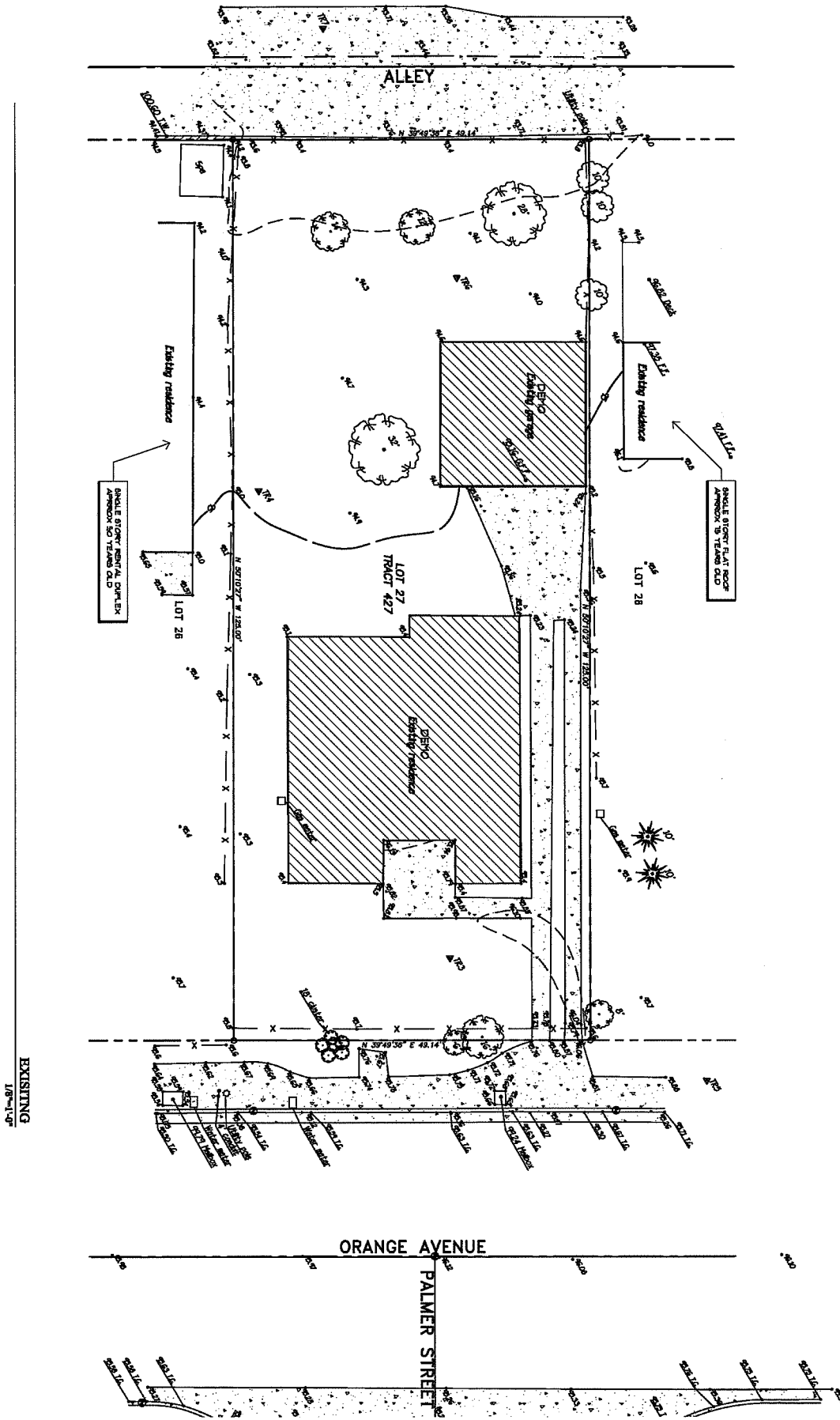
ROOF PLAN /  
ELEVATIONS

A3.1

DATE: OCT 4, 2013  
PROJECT NO: 13012  
SHEET NO: 13012

**SCHEURER RESIDENCE**  
MARK & JANE SCHEURER  
1523 ORANGE AVE  
COSTA MESA CALIFORNIA

MARK SCHEURER ARCHITECT  
2020 Avenida de las Artes  
Costa Mesa, CA 92626  
Tel: 714.440.1100  
Fax: 714.440.1101



EXISTING/DEMO SITE PLAN

# SCHEURER RESIDENCE

MARK & JANE SCHEURER  
1523 ORANGE AVE  
COSTA MESA CALIFORNIA

MARK SCHEURER ARCHITECT

A1.2

DATE: OCT 4, 2013  
PROJECT NO: 13012  
SHEET NO:



# CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

December 19, 2013

Kerry Wilson  
H. Hendy Associates  
4770 Campus Drive, Suite 100  
Newport Beach, CA 92660

**RE: ZONING APPLICATION ZA-13-28  
OUTDOOR DISPLAY OF MERCHANDISE  
655 ANTON DRIVE, COSTA MESA**

Dear Mr. Wilson:

City staff's review of Zoning Application ZA-13-028 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, code requirements, and special district requirements (attached). The decision will become final at 5 p.m. on December 26, 2013, 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, Antonio Gardea, at (714) 754-5692, or at [antonio.gardea@costamesaca.gov](mailto:antonio.gardea@costamesaca.gov).

Sincerely,

WILLA BOUWENS-KILLEEN, AICP  
Zoning Administrator

Attachments: Project Description  
Findings  
Conditions of Approval, Code Requirements, and Special District Requirements  
Approved Conceptual Plans

cc: Engineering  
Fire Protection Analyst  
Building Safety Division

## PROJECT DESCRIPTION

The applicant proposes to renovate the interior of the 8,454-square foot pad building. The building was previously used as a restaurant (Chat Noir). The renovations include remodeling and construction of an 897-square foot addition on the east side of the building (309 square feet enclosed; 560 square feet open). The building would be used as a non-retail facility and showroom for product demonstration of the appliance manufacturer (Sub-Zero/Wolf). The exterior improvements include the 560-square foot outdoor display area, a new 168-square foot entryway, and a 141-square foot outdoor enclosed sculpture garden. The display area would replace an area of existing landscaping and a ramp and would be visible from the public right-of-way.

## BACKGROUND

Sub-Zero/Wolf intends to use the pad building as an office and showroom to demonstrate their products to trade partners. The subject site is anticipated to replace the current showroom which is located at 151 Kalmus Drive. The pad building would be used as a non-retail showroom and product demonstrations will be provided by invitation only. Most of the appliances will not be operational. The demonstration area will include functional cooking and refrigeration products. Although the subject building was formerly used as an eating and drinking establishment, no food or beverages will be sold at this site. The proposed addition to the building is essential to the use of the tenant space since Subzero would be demonstrating a line of products for outdoor use. Per Zoning Codes section 13-44, all uses shall be conducted underroof except as allowed by a minor conditional use permit.

## ANALYSIS

Outdoor display areas are typically associated with retail uses. For retailers, outdoor display of merchandise is allowed as a temporary basis, as in the case of sidewalk sales and special events. The applicant has indicated that this is showroom is not a retail space which would be open to the public. In the description letter, the applicant indicates that the customers are primarily the business' trade partners. The applicant's product lines include outdoor appliances that would be displayed in the permanent 'outdoor vignette' area. As product lines are updated, the merchandise would be changed periodically.

The proposed location of the display area does not interfere with ADA vehicular or pedestrian circulation. The ramp that is being replaced is not a required access for people with disabilities; the ADA compliant ramp is provided along the south side of the building where parking spaces are located. The change of use from a restaurant to an office/showroom would require fewer parking space per the Zoning Code. A total of 85 parking spaces were required for the restaurant and 34 parking spaces are required for use of the building as office/nonstore retail use (showroom). Therefore, the addition for the outdoor display area will not affect circulation or parking.



The addition extends along the existing setback line of the building. The existing landscaped setback area is 20 feet from the property line, as required by the Zoning Code. The display area is adjacent to the setback area along Anton Boulevard. In relation to the size of the building, the display area is approximately seven percent of the overall area. The building renovation includes replacement of hardscaped areas with new shrubs, ground cover and other includes landscape improvements.

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

- Given that adequate pedestrian access and sufficient parking is provided onsite, the outdoor display area will not conflict with circulation or affect parking for the other uses.
- A total of 2,746 on-site parking spaces are provided for the commercial complex in the parking structure. The change of use from a restaurant to an office/showroom requires fewer parking spaces per the Zoning Code. The proposed office/showroom requires a total of 48 parking spaces. The prior restaurant use required 85 parking spaces.
- The remodeling of the existing building's façade and improvement of the surroundings are accomplished with quality materials and integrate with the existing landscaping.
- The outdoor display area is less than ten percent of the existing square footage of the building and minimally visibility from the public right of way because of the proposed landscaping and barriers incorporated into the existing building. The renovation of the building will enhance the property and not adversely impact the surrounding businesses or properties.

### **GENERAL PLAN CONFORMITY**

The property has a General Plan designation of Cultural Arts Center, and is located in the South Coast Plaza Town Center, Pacific Arts Plaza Sub-Area 1, which permits a maximum floor area ratio (FAR) of 1.55 and a total of 1,227,978 square feet of non-residential building area. In January 2007, the General Plan was amended to allow construction of a 180-unit residential project in the Pacific Arts Plaza Sub-Area 1 of the North Costa Mesa Specific Plan (GPA-06-02). The General Plan amendment carries over an existing entitlement that allows construction of 400,000 square feet of non-residential building area in the Pacific Arts Plaza Sub-Area 1.

The proposed renovation, with the additional display area, does not exceed the vested development rights and maximum floor area ratio for the Town Center site based on the trip generation entitled under the Pacific Arts Plaza Development Agreement (DA-00-04). The FAR and trip budget was established for the Pacific Arts Plaza as a whole. The addition to the pad building is a small fraction of this overall allotment. The building addition is considered de minimus and ancillary to the overall proposed showroom and office use.

**FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code, Section 13-29(g)(2) in that allowing the outdoor display area is compatible with developments in the same general area. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the outdoor display area will be integrated into the existing architecture by using the same materials and finishes of the pad building. In addition, landscaping will delineate and screen the display area from the surroundings. Granting the minor conditional use permit will not allow a use, density, or intensity that is not in accordance with the general plan designation for the property.
- B. The proposed use complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses both on-site, as well as those on surrounding properties.
  2. Compatibility of the building design and improvement of the setback and landscaped area, including functional aspects of the site such as automobile and pedestrian circulation, have been considered.
  3. The outdoor display area is consistent with the General Plan and Zoning designation for the property because the site will not exceed the total building area permitted by the General Plan and North Costa Mesa Specific Plan.
  4. The zoning application is for a project-specific case and does not establish a precedent for future development.
- C. 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, Class 1, Existing Facilities of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**CONDITIONS OF APPROVAL**

- Plng. 1. The display area and surroundings shall be maintained free of litter.
2. Sale of alcoholic beverages shall be prohibited unless permitted as a catered event. A special event permit shall be obtained for the Finance Division.
3. The showroom and/or kitchen facilities shall not be leased on a temporary or long-term basis for private parties/functions.
4. A copy of the conditions of approval for the minor conditional use permit must be kept on the premises and presented to any authorized City official upon request. New business/property owners shall be notified of the conditions of approval upon transfer of business or ownership of land.
5. The minor conditional use permit herein approved shall be valid until revoked. The minor conditional use permit may be referred to the Zoning Administrator for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the Zoning Administrator or his designee, any of the findings upon which the approval was based are no longer applicable.

**CODE REQUIREMENTS**

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

- Plng. 1. Approval of the zoning action is valid for one (1) year and will expire at the end of that period unless building permits are obtained and construction commences, or the applicant applies for and is granted an extension of time. A written request for an extension of time must be received by the City Planning staff prior to the expiration of the planning action.
2. Two (2) sets of landscape and irrigation plans, approved by the City Planning Division, shall be attached to two (2) of the final building plan sets. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or issuance of certificate of occupancy.
3. Development shall comply with all requirements of Article 7 and 9, Chapter V, Title 13, of the Costa Mesa Municipal Code relating to commercial standards.
4. All construction-related activities shall be limited between the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday, and 8:00 a.m. and 6:00 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.

5. Comply with the requirements of the California Code of Regulations, Title 24, also known as the California Building Standards Code, as amended by the City of Costa Mesa.
- Bus. Lic. 6. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- Bldg. 7. Applicant shall comply with the requirements of the 2010 California Building Code, 2010 California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code and 2010 California Energy Code (or the applicable adopted California Building Code, California Residential Code California Electrical Code, California Mechanical Code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
8. Submit grading plans and an erosion control plan. 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.
9. 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 two percent (2%). 2010 California Building Code CBC 1808.7.4
10. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than five percent (5%) for a minimum of 10 feet measured perpendicular to the face of the wall. CBC 1803.3
11. Provide plans to the County of Orange Health Department for review and approval.
- Trans. 12. Prior to issuance of building permits, developer shall remit required San Joaquin Hills Transportation Corridor Fee currently estimated at \$1,498.65 for the proposed addition of 309 square feet of non-residential space calculated at \$4.85 per square foot. The amount of this fee is not subject to vesting and shall be subject to revision and possible increase effective July 1<sup>st</sup> of each year.

**SPECIAL DISTRICT REQUIREMENTS**

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

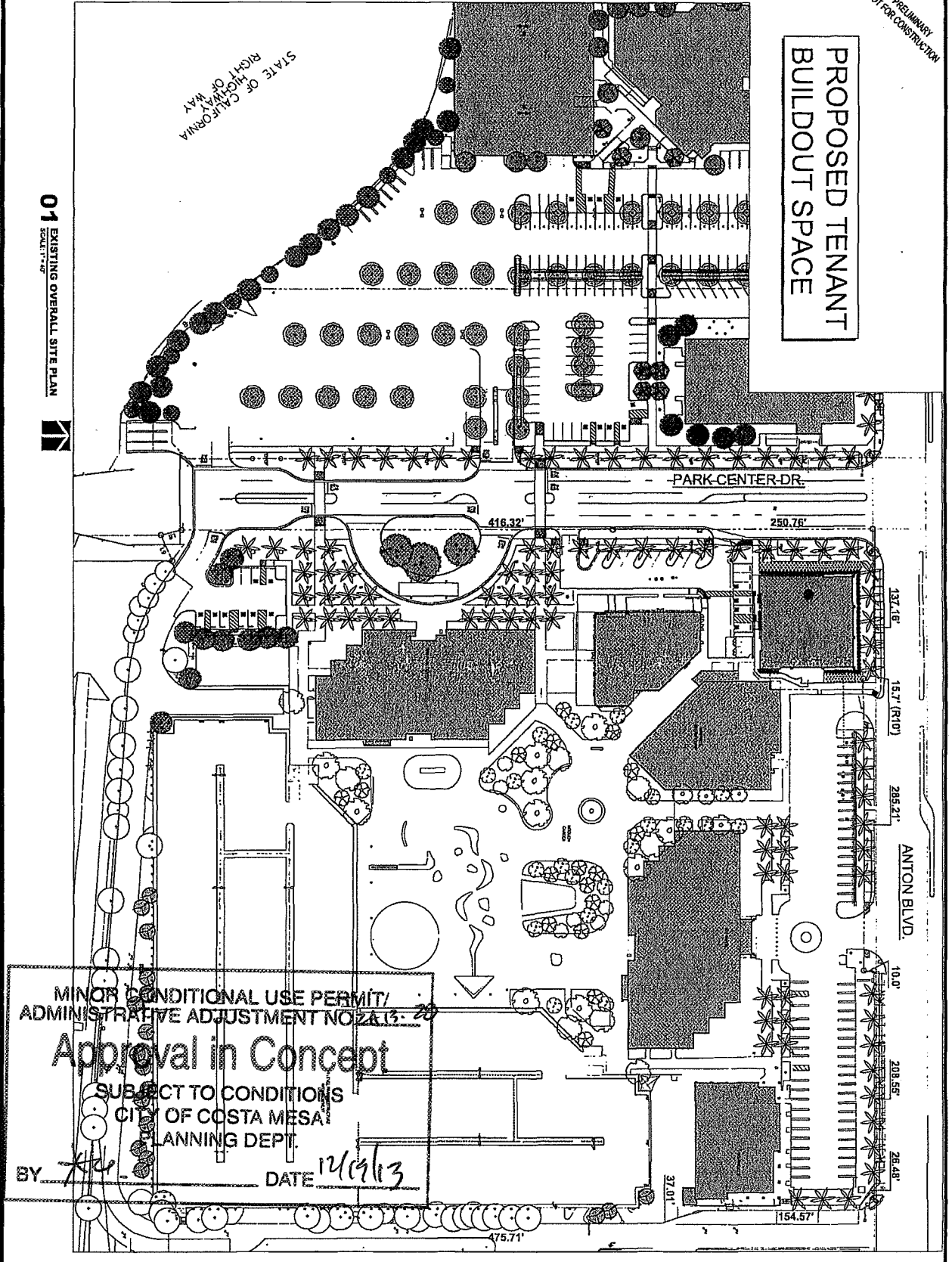
- |       |    |  |
|-------|----|--|
| Sani. | 1. | It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.   |
| AQMD  | 2. | Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional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

PRELIMINARY  
NOT FOR CONSTRUCTION

PROPOSED TENANT  
BUILDOUT SPACE

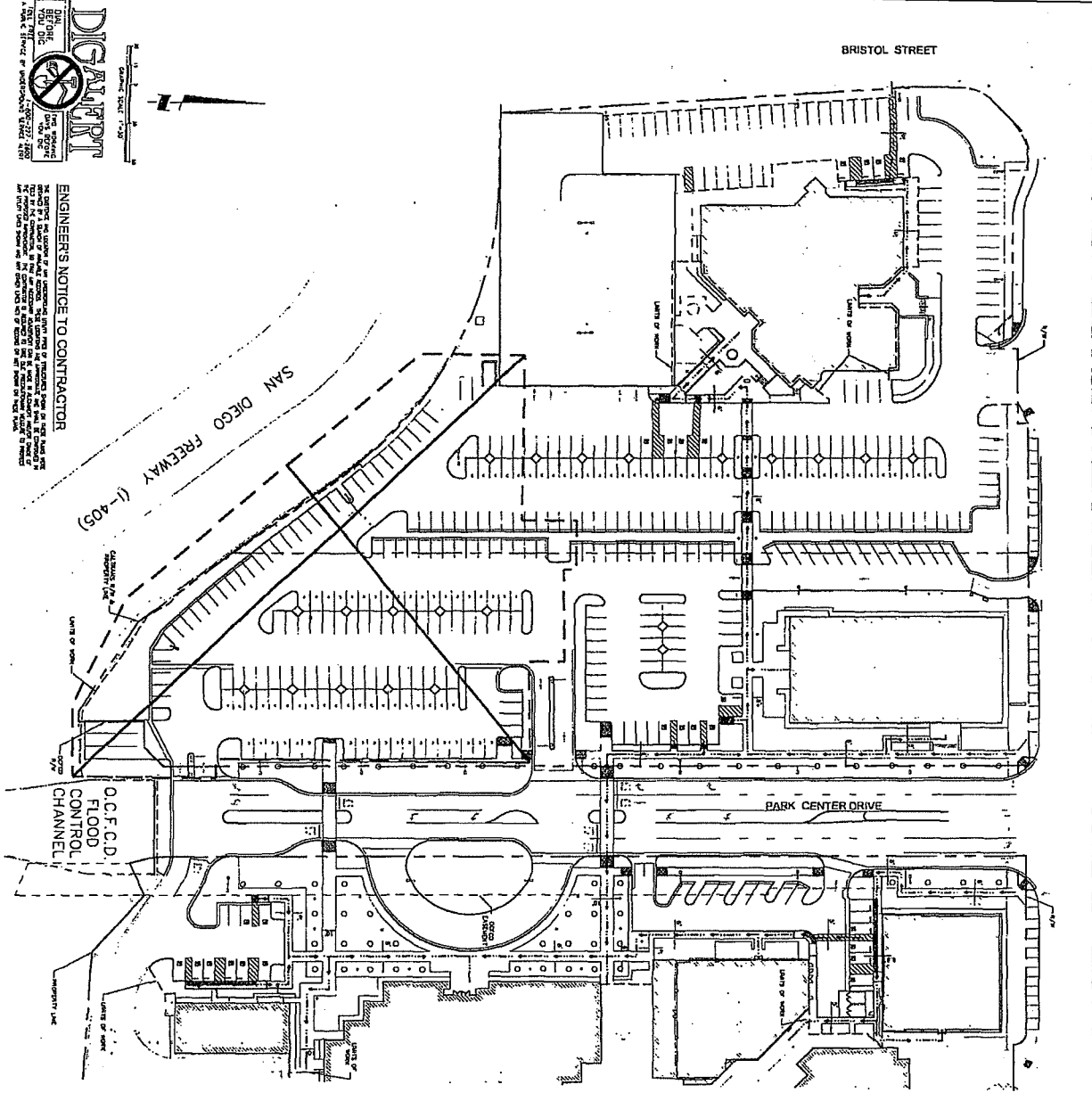
STATE OF CALIFORNIA  
RIGHT OF WAY

01 EXISTING OVERALL SITE PLAN  
SCALE: 1" = 40'



MINOR CONDITIONAL USE PERMIT/  
ADMINISTRATIVE ADJUSTMENT NO. 24.13. 20  
Approval in Concept  
SUBJECT TO CONDITIONS  
CITY OF COSTA MESA  
PLANNING DEPT.  
BY *[Signature]* DATE *12/19/13*

<p>ARCHITECT OF RECORD FOR THE EXISTING BUILDING AND THE PROPOSED BUILDING. REGISTERED ARCHITECT NO. 44445 REGISTERED ARCHITECT NO. 44446 REGISTERED ARCHITECT NO. 44447</p>	<p>LANDSCAPE ARCHITECT REGISTERED LANDSCAPE ARCHITECT NO. 44448 REGISTERED LANDSCAPE ARCHITECT NO. 44449 REGISTERED LANDSCAPE ARCHITECT NO. 44450</p>	<p>DATE: 2013.04.27 DRAWING NUMBER: A1-11-05 SCALE: SEE DRAWING DRAWN BY: SEE DRAWING</p>
		<p>SHEET NUMBER</p> <p><b>C1.0</b></p>
<p>THE IRVING COMPANY GENERAL CONTRACTOR &amp; GENERAL CONTRACTOR IN CHARGE 3000 EAST AVENUE COSTA MESA, CALIFORNIA 92626 TEL: 714.440.1111 WWW.IRIVINGCOMPANY.COM</p>		<p>DATE: 2013.04.27 DRAWING NUMBER: A1-11-05 SCALE: SEE DRAWING DRAWN BY: SEE DRAWING</p>
<p>GENERAL CONTRACTOR &amp; GENERAL CONTRACTOR IN CHARGE 3000 EAST AVENUE COSTA MESA, CALIFORNIA 92626 TEL: 714.440.1111 WWW.IRIVINGCOMPANY.COM</p>		<p>DATE: 2013.04.27 DRAWING NUMBER: A1-11-05 SCALE: SEE DRAWING DRAWN BY: SEE DRAWING</p>
<p>DATE: 2013.04.27 DRAWING NUMBER: A1-11-05 SCALE: SEE DRAWING DRAWN BY: SEE DRAWING</p>		<p>DATE: 2013.04.27 DRAWING NUMBER: A1-11-05 SCALE: SEE DRAWING DRAWN BY: SEE DRAWING</p>



**DISCLAIMER**  
 THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROJECT AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF COSTA MESA REQUIREMENTS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE CONTRACTOR. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM.

**ENGINEER'S NOTICE TO CONTRACTOR**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COSTA MESA AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES.

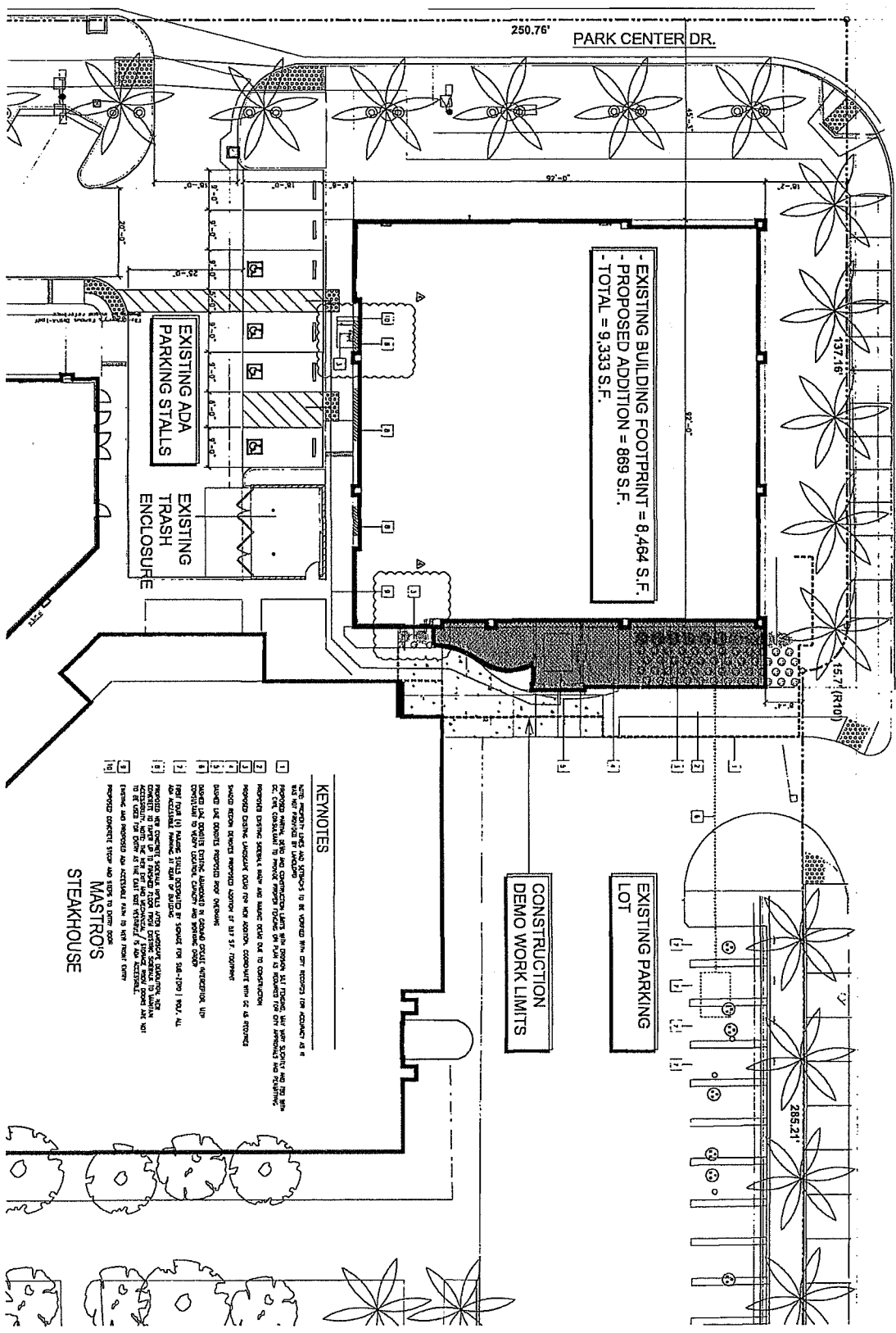
**LEGEND**

- NO ACCESSIBLE PARKING
- FLOOD CONTROL CHANNEL
- PROPERTY LINE
- UNITS OF WORK
- INDICATED
- PROPERTY LINE FOR THE UNIVERSITY ADJACENT PLAZA

TYPE	ACCESSIBLE	UNIVERSITY	UNIVERSITY
STAIRS	PROVIDED	PROVIDED	PROVIDED
RAMP	PROVIDED	PROVIDED	PROVIDED
WALKWAY	PROVIDED	PROVIDED	PROVIDED
LANDSCAPE	PROVIDED	PROVIDED	PROVIDED

SHEET NO. <b>C-18</b>	PROJECT TITLE <b>ACCESSIBLE SITE PLAN</b>	CLIENT <b>PACIFIC ARTS PLAZA PARKING LOT IMPROVEMENT PLANS</b>	ENGINEER <b>IRVINE COMPANY</b> 660 HUNTERS POINT CENTER DRIVE NEWPORT BEACH, CA 92660 TEL: 949-440-1100	DATE <b>SEP 10 1998</b>	NO. DATE DESCRIPTION	BY
	PROJECT <b>PARKING LOT IMPROVEMENT PLANS</b>	CITY OF COSTA MESA THE ENGINEERING DIVISION	DESIGNED BY <b>PSOMAS</b> 5 Milligan Centre Drive Suite 100 Santa Ana, CA 92707 TEL: 714-232-7700 FAX: 714-232-8883	DATE <b>8-2-11</b>	DESCRIPTION <b>REVISED AND UPGRADED TO 2011</b>	

PRELIMINARY  
NOT FOR CONSTRUCTION



**02 PROPOSED PARTIAL SITE PLAN**  
SCALE: 1" = 10'

- KEYNOTES**
1. THIS REPORT, MAP, AND STUDY IS TO BE USED ONLY FOR THE PURPOSES AND SCOPE OF THE PROJECT AS SET FORTH IN THE REPORT AND NOT FOR ANY OTHER PURPOSES. THE USER OF THIS REPORT, MAP, AND STUDY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
  2. THE USER OF THIS REPORT, MAP, AND STUDY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
  3. THE USER OF THIS REPORT, MAP, AND STUDY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
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  13. THE USER OF THIS REPORT, MAP, AND STUDY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
  14. THE USER OF THIS REPORT, MAP, AND STUDY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
  15. THE USER OF THIS REPORT, MAP, AND STUDY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

**HHA** H. H. Associates  
ARCHITECT OF RECORD  
10000 W. CENTRAL EXPRESSWAY, SUITE 100  
DENVER, CO 80231  
TEL: 303.733.8800  
WWW.HHA.COM

**ARCHITECT**  
10000 W. CENTRAL EXPRESSWAY, SUITE 100  
DENVER, CO 80231  
TEL: 303.733.8800  
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**PLANNING AND INTERIOR DESIGN**  
10000 W. CENTRAL EXPRESSWAY, SUITE 100  
DENVER, CO 80231  
TEL: 303.733.8800  
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**PROJECT**  
TOWN OF GLENVIEW  
TOWNHALL LANDSCAPE

**DESIGNER**  
GLENVIEW TOWNHALL LANDSCAPE  
10000 W. CENTRAL EXPRESSWAY, SUITE 100  
DENVER, CO 80231  
TEL: 303.733.8800  
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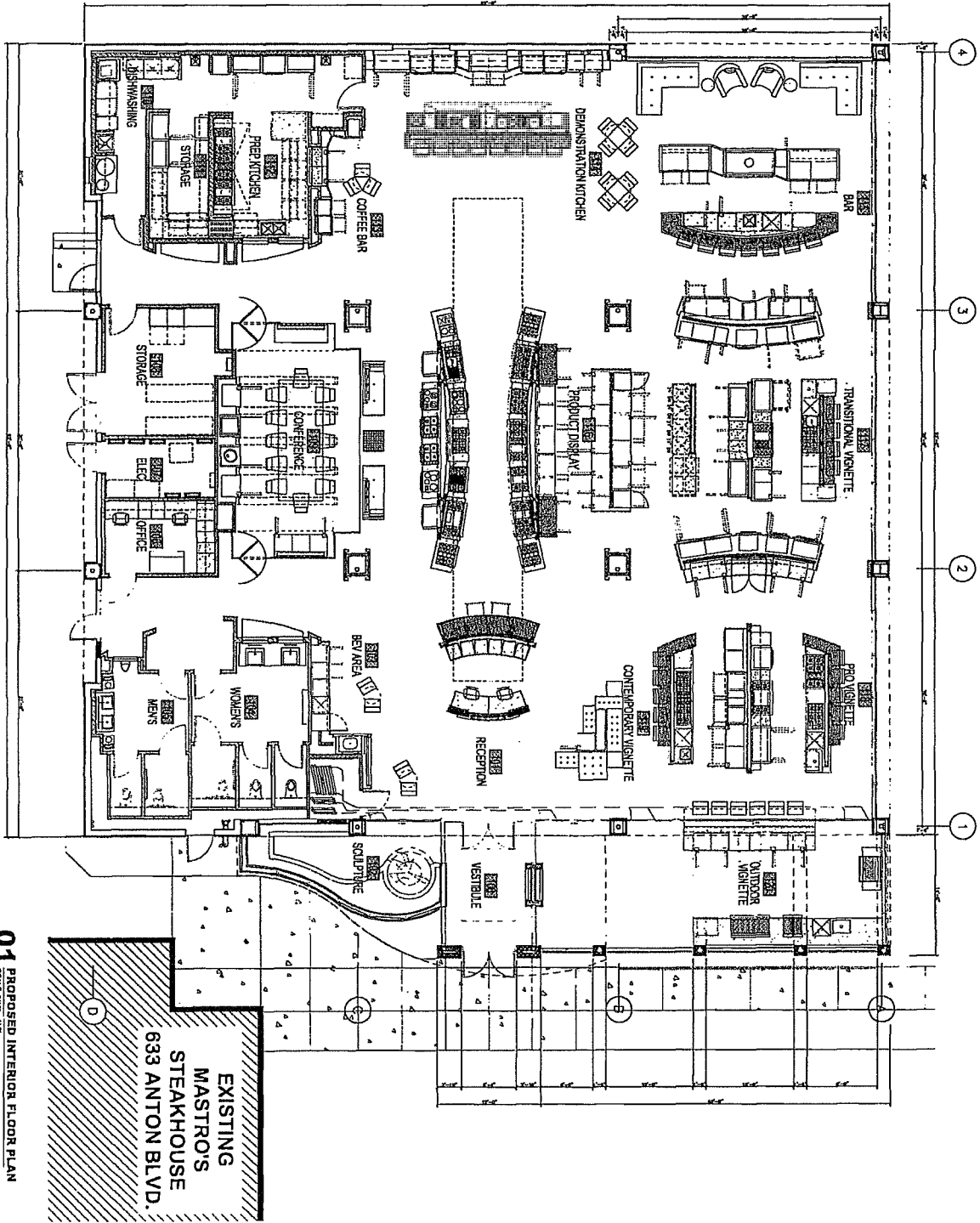
**THE TRIMME COMPANY**  
10000 W. CENTRAL EXPRESSWAY, SUITE 100  
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**GENERAL CONTRACTOR & SPECIAL CONTRACTOR**  
10000 W. CENTRAL EXPRESSWAY, SUITE 100  
DENVER, CO 80231  
TEL: 303.733.8800  
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**DATE:** 2013.02.27  
**DRAWN BY:** SEE DRAWING  
**SCALE:** SEE DRAWING

**SHEET NUMBER:** C1.1  
**PROPOSED PARTIAL SITE PLAN**





**01** PROPOSED INTERIOR FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**A2.0M**

SHEET NUMBER  
DATE: 2012.06.06  
PROJECT NUMBER: AG-123  
PROJECT NAME: MASTRO'S STEAKHOUSE  
SCALE: SEE DRAWING  
SHEET TITLE  
PROPOSED  
INTERIOR FLOOR  
PLAN/CLIP

PRELIMINARY FOR  
REFERENCE ONLY  
DO NOT SCALE  
DO NOT COPY  
DO NOT REPRODUCE

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H.H.A. ARCHITECTS  
1111 G STREET, SUITE 100  
ANN ARBOR, MI 48106  
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GENERAL CONTRACTOR &  
GENERAL CONTRACTOR TR  
THE IRVING COMPANY  
1111 G STREET, SUITE 100  
ANN ARBOR, MI 48106  
734.769.1111  
WWW.IRVINGCO.COM

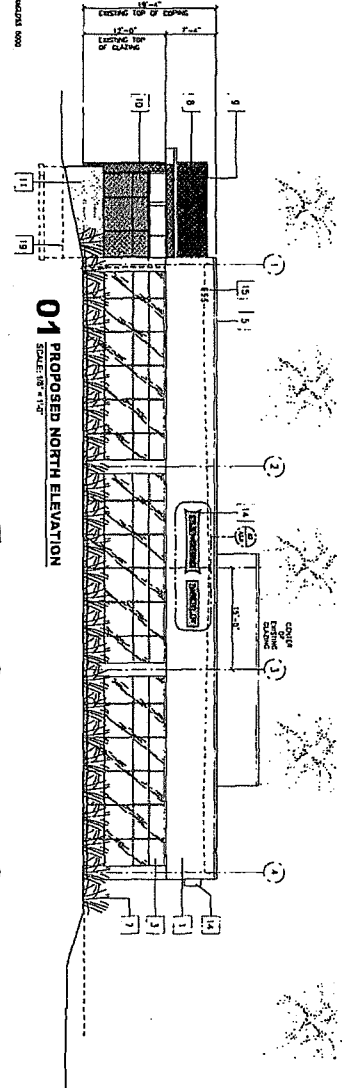
ARCHITECT OF RECORD  
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1111 G STREET, SUITE 100  
ANN ARBOR, MI 48106  
734.769.1111  
WWW.HHAA.COM

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H.H.A. ARCHITECTS  
1111 G STREET, SUITE 100  
ANN ARBOR, MI 48106  
734.769.1111  
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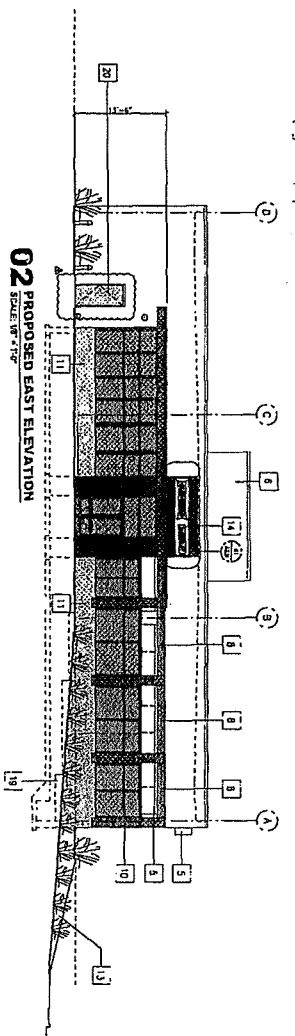
PRELIMINARY  
NOT FOR CONSTRUCTION

**KEYNOTES**

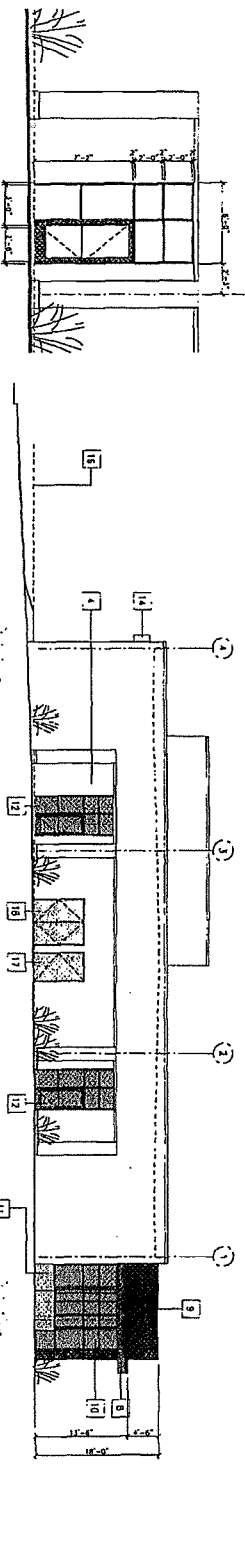
- 1 EXISTING SIDE WALK
- 2 EXISTING BUILDING EXTERIOR WALL
- 3 EXISTING EXTERIOR WALL
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- 26 EXISTING EXTERIOR WALL



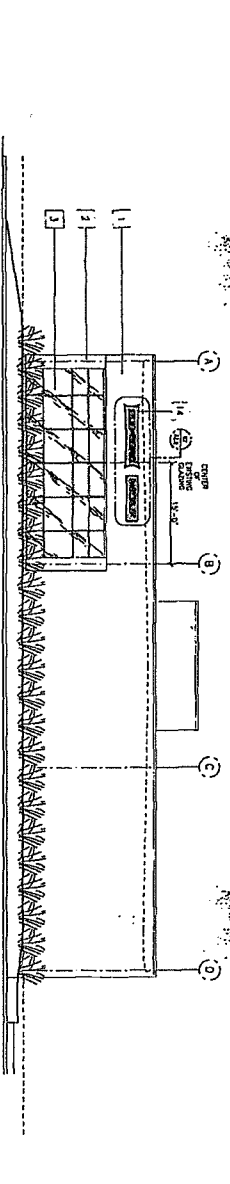
**01 PROPOSED NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 PROPOSED EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**03 PROPOSED SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**04 PROPOSED WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**05 PROPOSED STOREFRONT**  
SCALE: 1/8" = 1'-0"

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ARCHITECT OF RECORD  
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MEMBER OF THE HOK GROUP  
WWW.HANDYASSOCIATES.COM

**DESIGN ARCHITECT**  
**ZINZIG**  
ARCHITECTS  
PLANNING  
UNIVERSITY AVENUE, SUITE 200  
ANN ARBOR, MI 48106-1500  
TEL: 734.769.7300  
WWW.ZINZIG.COM

**PROJECT**  
SUB-ZERO GROUP WEST  
MAYTAMUNDA WALK  
ANN ARBOR, MI 48106  
TEL: 734.769.7300

**THE IRVING COMPANY**  
1110 WEST WALKER  
ANN ARBOR, MI 48106  
TEL: 734.769.7300

**GENERAL CONTRACTOR & SPECIAL CONTRACTOR**  
SPECIALTY CONSTRUCTION GROUP  
1110 WEST WALKER  
ANN ARBOR, MI 48106  
TEL: 734.769.7300

**STRUCTURAL ENGINEER**  
DR. STEVEN A. ROBERTSON  
1110 WEST WALKER  
ANN ARBOR, MI 48106  
TEL: 734.769.7300

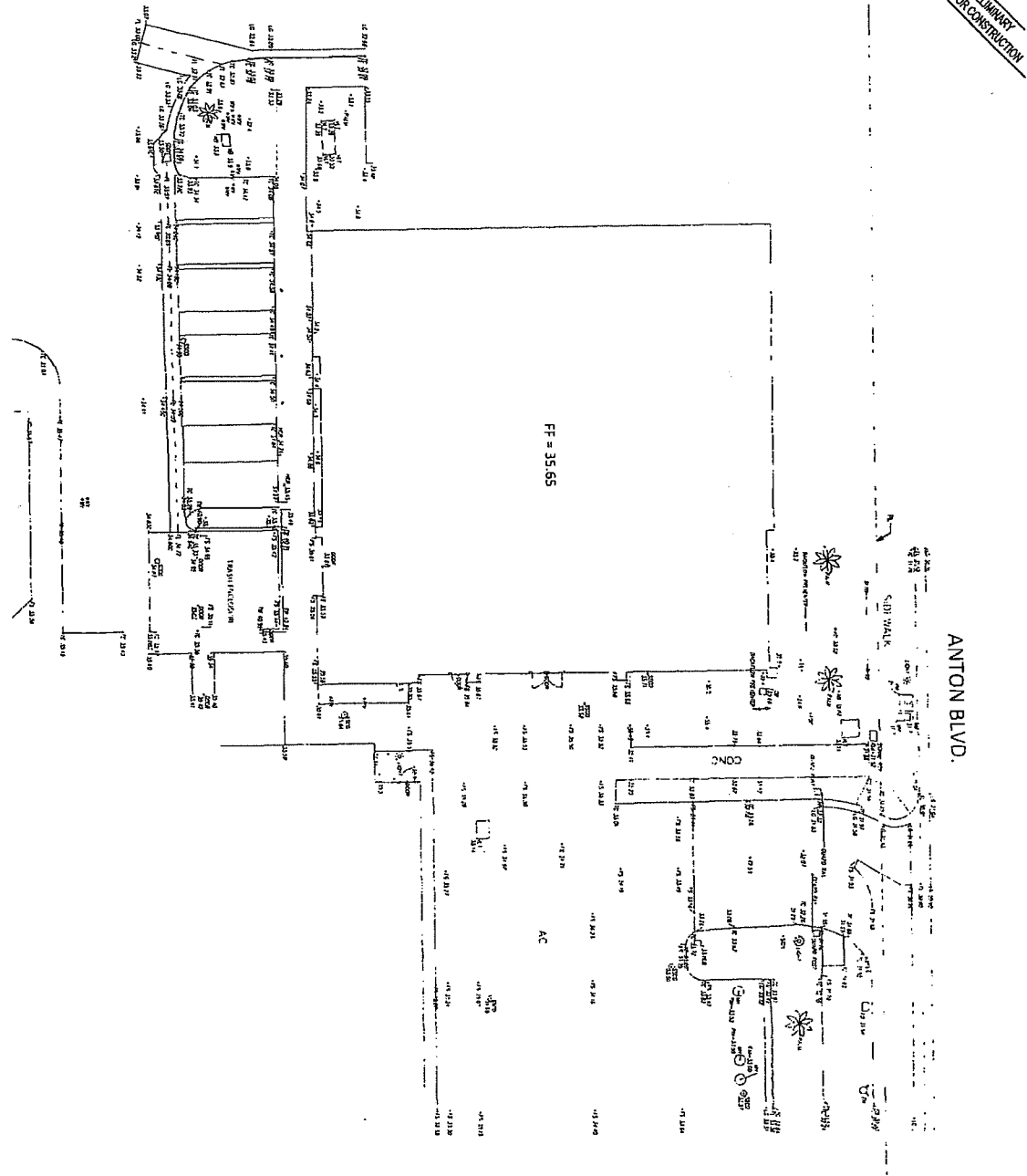
**MECHANICAL ENGINEER**  
DR. STEVEN A. ROBERTSON  
1110 WEST WALKER  
ANN ARBOR, MI 48106  
TEL: 734.769.7300

**ELECTRICAL ENGINEER**  
DR. STEVEN A. ROBERTSON  
1110 WEST WALKER  
ANN ARBOR, MI 48106  
TEL: 734.769.7300

**DATE:** 2013.08.27  
**DRAWING NUMBER:** 2013.08.27  
**SCALE:** SEE DRAWING  
**SEE DRAWING**

**SHEET NUMBER**  
**A2.6**

**PRELIMINARY  
NOT FOR CONSTRUCTION**



**EXISTING CONDITIONS:**

1. EXISTING TOPOGRAPHIC SURVEY PERFORMED BY BIR GROUP INC. ON 08/11/11. THE SURVEY WAS CONDUCTED AT A TIME WHEN THE AREA WAS UNDEVELOPED AND THE ELEVATIONS WERE BASED ON THE NAVD83 DATUM. THE SURVEY WAS CONDUCTED AT A TIME WHEN THE AREA WAS UNDEVELOPED AND THE ELEVATIONS WERE BASED ON THE NAVD83 DATUM.
2. EXISTING TOPOGRAPHIC SURVEY PERFORMED BY BIR GROUP INC. ON 08/11/11. THE SURVEY WAS CONDUCTED AT A TIME WHEN THE AREA WAS UNDEVELOPED AND THE ELEVATIONS WERE BASED ON THE NAVD83 DATUM.
3. EXISTING TOPOGRAPHIC SURVEY PERFORMED BY BIR GROUP INC. ON 08/11/11. THE SURVEY WAS CONDUCTED AT A TIME WHEN THE AREA WAS UNDEVELOPED AND THE ELEVATIONS WERE BASED ON THE NAVD83 DATUM.

**SURVEYOR'S NOTES:**

RESPECTABLE, SEE RESOURCES CALLED. THE SURVEY WAS CONDUCTED AT A TIME WHEN THE AREA WAS UNDEVELOPED AND THE ELEVATIONS WERE BASED ON THE NAVD83 DATUM. THE SURVEY WAS CONDUCTED AT A TIME WHEN THE AREA WAS UNDEVELOPED AND THE ELEVATIONS WERE BASED ON THE NAVD83 DATUM.

**C1.1 TOPOGRAPHIC SURVEY**



**HVA**  
HVA Associates  
ARCHITECT OF RECORD  
INTERIOR PLANNING AND DESIGN  
1000 WEST 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.HVA.COM

**BKF**  
BKF  
1000 WEST 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.BKF.COM

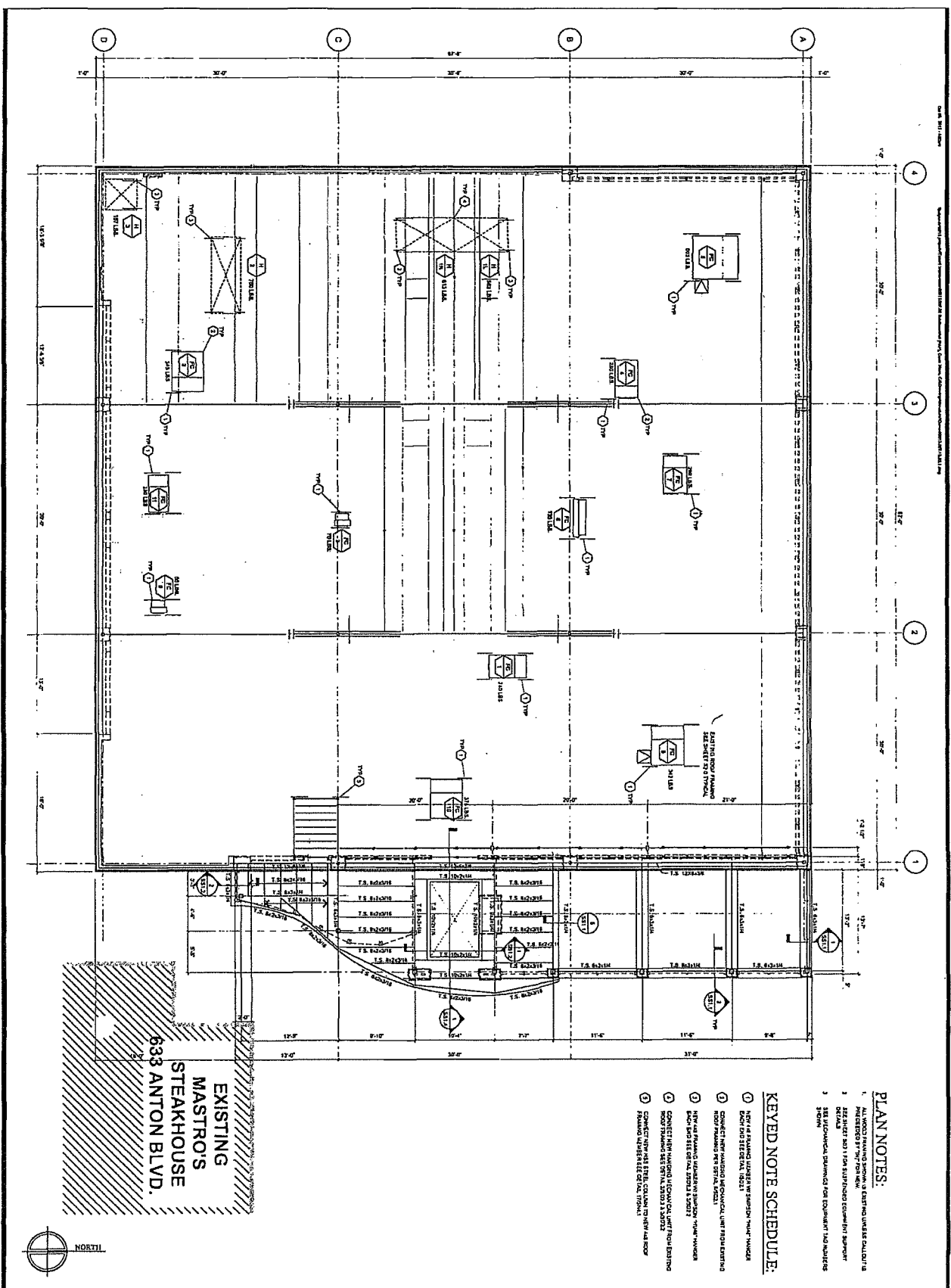
**PROJECT**  
SUBZERO GROUP WEST  
1000 WEST 10TH AVENUE, SUITE 100  
DENVER, CO 80202

**1111 WEST 10TH AVENUE**  
CONTRACT NO. 1111  
GENERAL CONTRACTOR &  
GENERAL CONTRACTOR  
1111 WEST 10TH AVENUE, SUITE 100  
DENVER, CO 80202

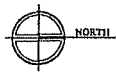
**PRELIMINARY - FOR  
REFERENCE ONLY**  
DATE AND REVISION  
DATE  
DESCRIPTION

**C1.1**  
SHEET NUMBER





EXISTING  
MASTROS  
STEAKHOUSE  
633 ANTON BLVD.



- PLAN NOTES:**
1. ALL WORK FINISHED SHOWN IS EXISTING UNLESS INDICATED OTHERWISE.
  2. REFER TO SHEET S2.1 FOR ROOF FRAMING.
  3. SEE SCHEDULES FOR EQUIPMENT AND MATERIALS.
  4. SEE SCHEDULES FOR EQUIPMENT AND MATERIALS.

- KEYED NOTE SCHEDULE:**
1. REFER TO SHEET S2.1 FOR ROOF FRAMING.
  2. REFER TO SHEET S2.1 FOR ROOF FRAMING.
  3. REFER TO SHEET S2.1 FOR ROOF FRAMING.
  4. REFER TO SHEET S2.1 FOR ROOF FRAMING.
  5. REFER TO SHEET S2.1 FOR ROOF FRAMING.
  6. REFER TO SHEET S2.1 FOR ROOF FRAMING.
  7. REFER TO SHEET S2.1 FOR ROOF FRAMING.
  8. REFER TO SHEET S2.1 FOR ROOF FRAMING.
  9. REFER TO SHEET S2.1 FOR ROOF FRAMING.



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TRANSIT CENTER  
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HENDERSON/ASSOCIATES  
DESIGN ARCHITECTS

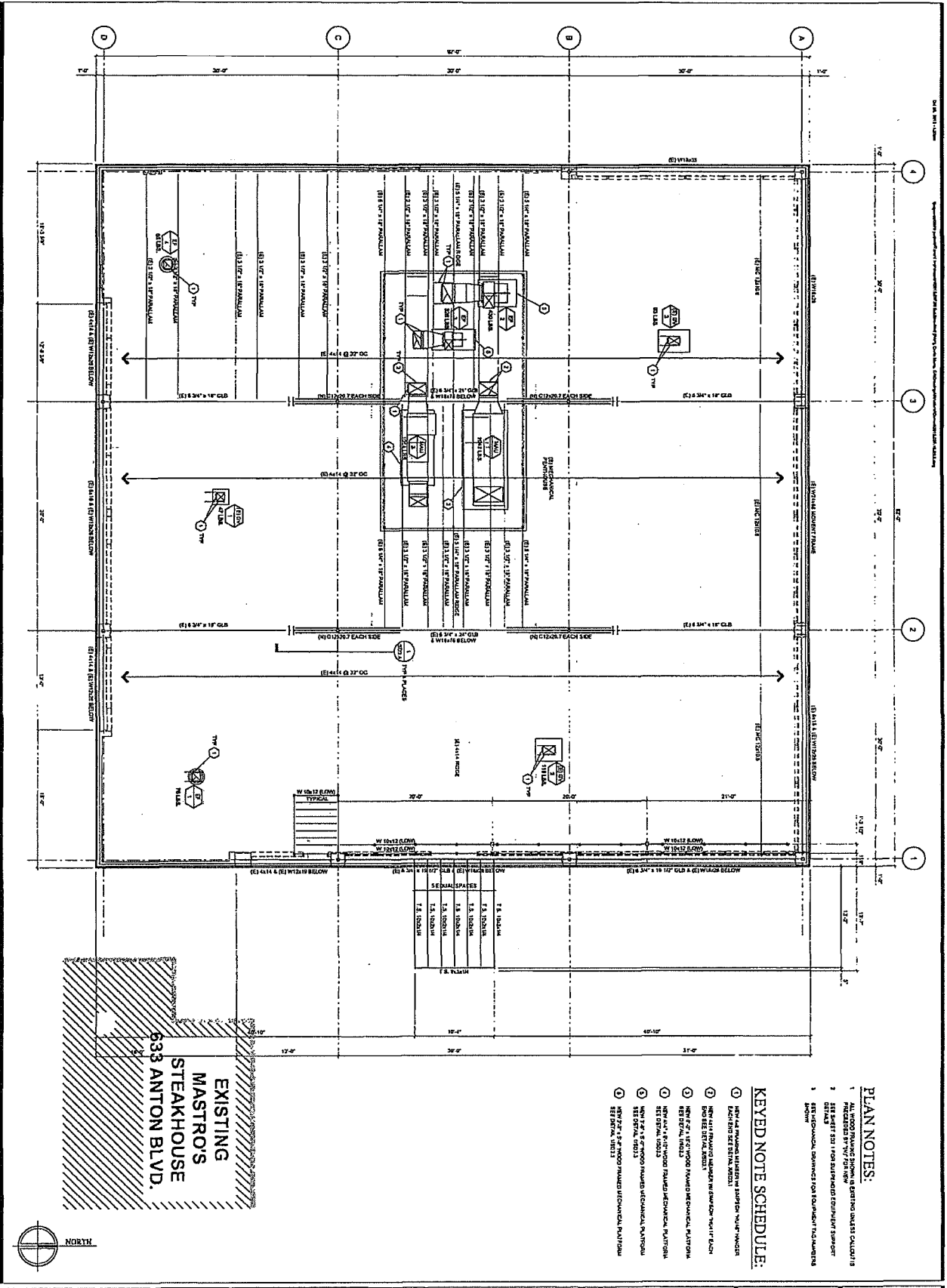
ANN ARBOR  
UNIVERSITY PARKING AND REGIONAL  
TRANSIT CENTER  
1100 UNIVERSITY AVENUE  
ANN ARBOR, MI 48106  
DESIGN ARCHITECTS

PROJECT  
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ANN ARBOR, MI 48106  
DESIGN ARCHITECTS



J.S. DYER & ASSOCIATES INC.  
111 EAST MAIN STREET  
ANN ARBOR, MI 48106  
ARCHITECTS  
UNIVERSITY PARKING AND REGIONAL  
TRANSIT CENTER  
1100 UNIVERSITY AVENUE  
ANN ARBOR, MI 48106  
DESIGN ARCHITECTS

DATE: 04/11/11	PROJECT NUMBER: 20080006	SCALE: 1/8" = 1'-0"	AS NOTED
SHEET NUMBER			
S2.1			
ROOF UNDERLING EQUIPMENT PLAN & (N) LOW ROOF FRAMING			
SHEET TITLE			
PRELIMINARY - FOR REFERENCE ONLY			
DESIGN AND REVISIONS	DATE	BY	CHK



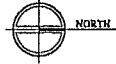
**PLAN NOTES:**

1. ALL ROOM FINISHES SHOWN ARE EXISTING UNLESS CALLED OUT OTHERWISE.
2. FINISHES TO BE MATCHED TO ADJACENT AREAS.
3. SEE MECHANICAL SCHEDULES FOR EQUIPMENT TAG NUMBERS AND NOTES.

**KEYED NOTE SCHEDULE:**

1. 10'-0" x 10'-0" MOUNTED UNDERCOUNTER SINKS, 1/2" x 1/2" VENEER, 1/2" x 1/2" VENEER, 1/2" x 1/2" VENEER.
2. 10'-0" x 10'-0" MOUNTED UNDERCOUNTER SINKS, 1/2" x 1/2" VENEER, 1/2" x 1/2" VENEER.
3. 10'-0" x 10'-0" MOUNTED UNDERCOUNTER SINKS, 1/2" x 1/2" VENEER, 1/2" x 1/2" VENEER.
4. 10'-0" x 10'-0" MOUNTED UNDERCOUNTER SINKS, 1/2" x 1/2" VENEER, 1/2" x 1/2" VENEER.
5. 10'-0" x 10'-0" MOUNTED UNDERCOUNTER SINKS, 1/2" x 1/2" VENEER, 1/2" x 1/2" VENEER.
6. 10'-0" x 10'-0" MOUNTED UNDERCOUNTER SINKS, 1/2" x 1/2" VENEER, 1/2" x 1/2" VENEER.
7. 10'-0" x 10'-0" MOUNTED UNDERCOUNTER SINKS, 1/2" x 1/2" VENEER, 1/2" x 1/2" VENEER.
8. 10'-0" x 10'-0" MOUNTED UNDERCOUNTER SINKS, 1/2" x 1/2" VENEER, 1/2" x 1/2" VENEER.
9. 10'-0" x 10'-0" MOUNTED UNDERCOUNTER SINKS, 1/2" x 1/2" VENEER, 1/2" x 1/2" VENEER.
10. 10'-0" x 10'-0" MOUNTED UNDERCOUNTER SINKS, 1/2" x 1/2" VENEER, 1/2" x 1/2" VENEER.

**EXISTING  
MASTROS  
STEAKHOUSE**  
633 ANTON BLVD.



**PROJECT:**  
818-ZERO GROUP WEST  
NAPER AVENUE PLAZA, NAPER, IL 60563

**CLIENT:**  
818-ZERO GROUP WEST  
NAPER AVENUE PLAZA, NAPER, IL 60563

**DATE:**  
11/11/2011

**DESIGNER:**  
HHA ARCHITECTS

**PROJECT NUMBER:**  
818-ZERO GROUP WEST

**SHEET NUMBER:**  
S2.2.2

**PREPARED FOR:**  
818-ZERO GROUP WEST

**DATE:**  
11/11/2011

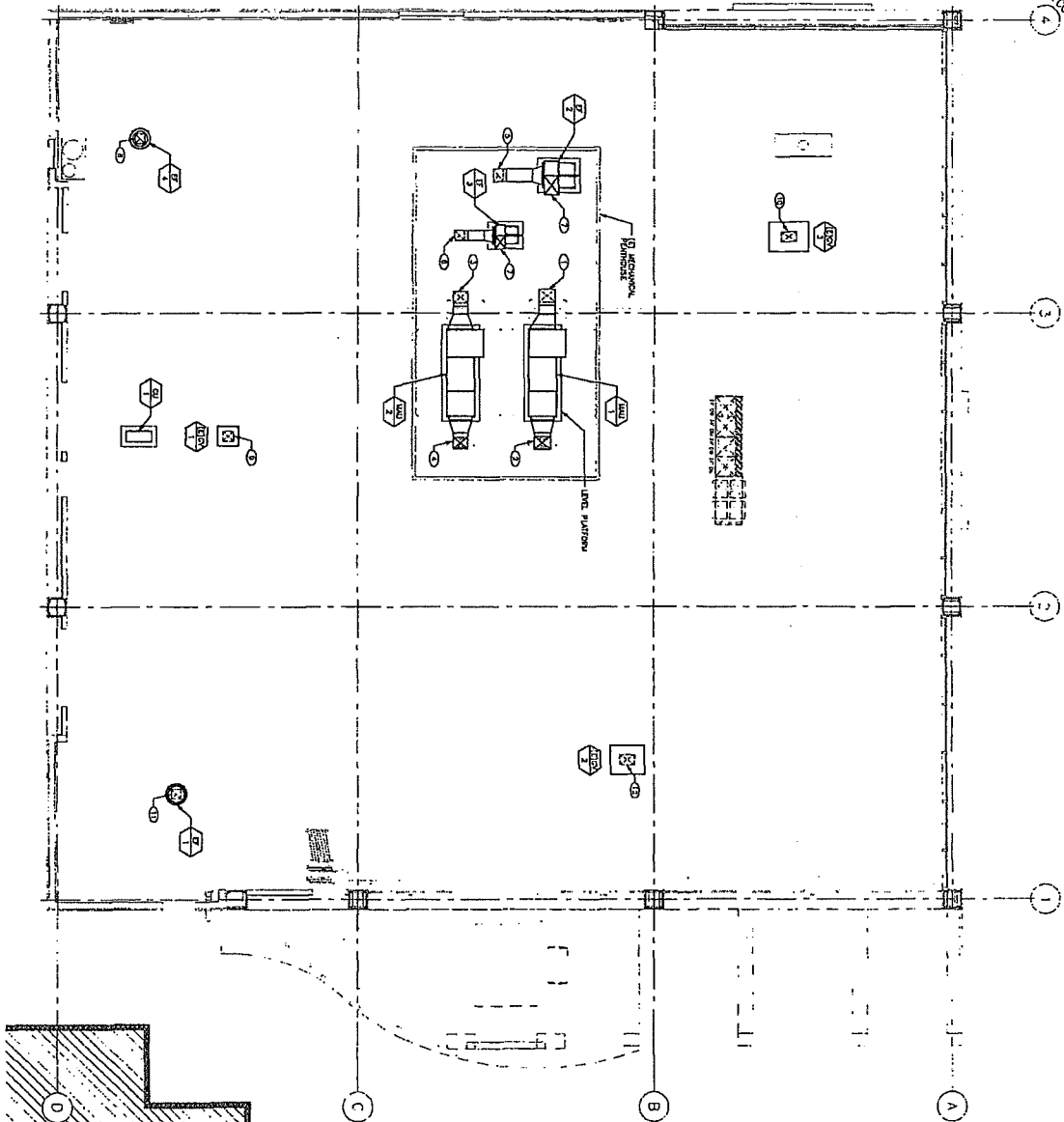
**SCALE:**  
AS SHOWN

**PROJECT NUMBER:**  
818-ZERO GROUP WEST

**SHEET NUMBER:**  
S2.2.2

**S2.2.2**

PRELIMINARY  
NOT FOR CONSTRUCTION



**EXISTING  
MASTRO'S  
STEAKHOUSE**  
633 ANTON BLVD.

**01 MECHANICAL ROOF PLAN**  
SCALE: 3/8" = 1'-0"

**GENERAL NOTES**

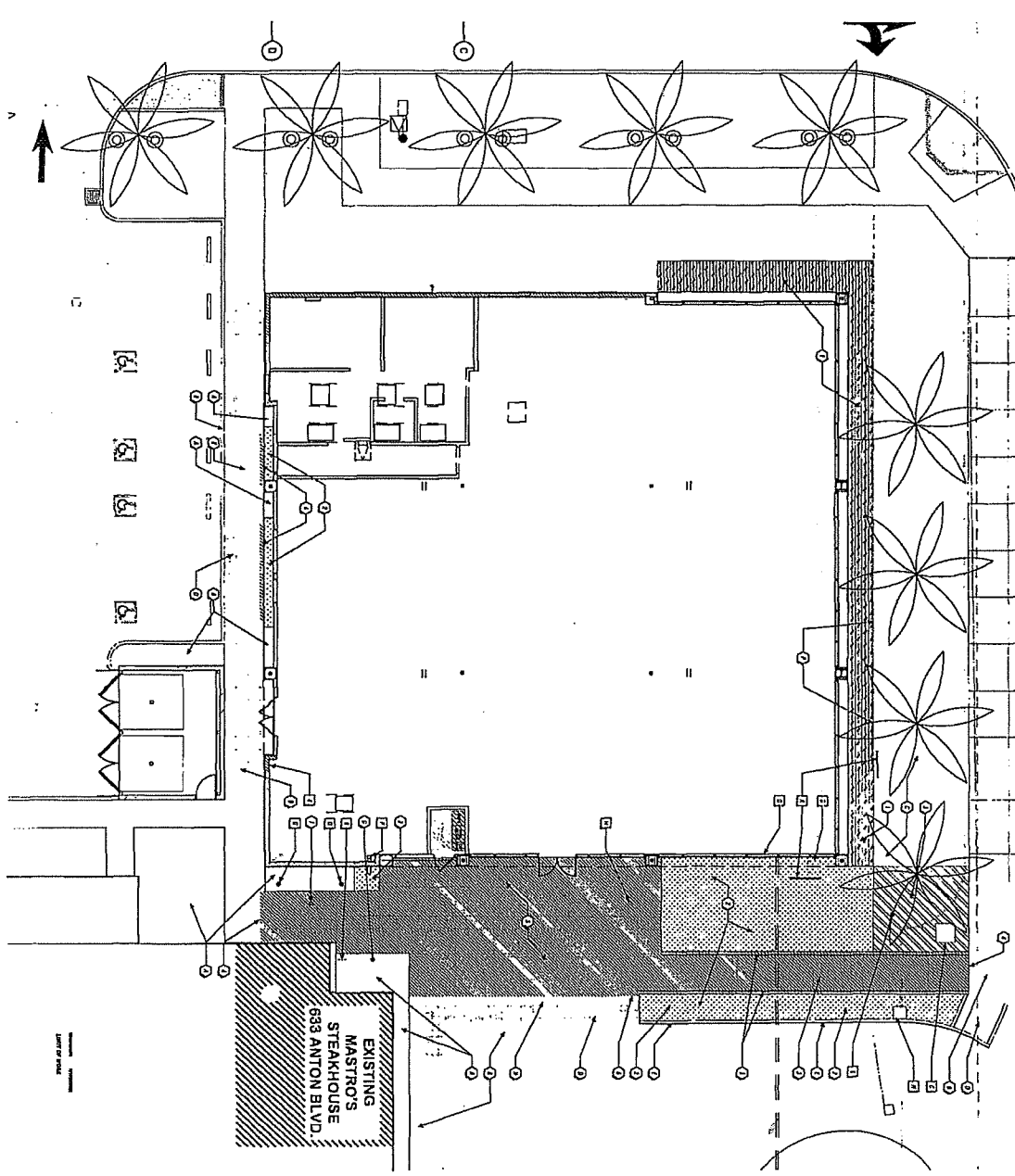
1. NOT USED.
2. SEE SHEET 02 FOR MECHANICAL ROOF PLAN.
3. SEE SHEET 03 FOR MECHANICAL ROOF PLAN.
4. SEE SHEET 04 FOR MECHANICAL ROOF PLAN.
5. SEE SHEET 05 FOR MECHANICAL ROOF PLAN.
6. SEE SHEET 06 FOR MECHANICAL ROOF PLAN.
7. SEE SHEET 07 FOR MECHANICAL ROOF PLAN.
8. SEE SHEET 08 FOR MECHANICAL ROOF PLAN.
9. SEE SHEET 09 FOR MECHANICAL ROOF PLAN.
10. SEE SHEET 10 FOR MECHANICAL ROOF PLAN.
11. SEE SHEET 11 FOR MECHANICAL ROOF PLAN.
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18. SEE SHEET 18 FOR MECHANICAL ROOF PLAN.
19. SEE SHEET 19 FOR MECHANICAL ROOF PLAN.
20. SEE SHEET 20 FOR MECHANICAL ROOF PLAN.

**SHEET NOTES**

1. SEE SHEET 02 FOR MECHANICAL ROOF PLAN.
2. SEE SHEET 03 FOR MECHANICAL ROOF PLAN.
3. SEE SHEET 04 FOR MECHANICAL ROOF PLAN.
4. SEE SHEET 05 FOR MECHANICAL ROOF PLAN.
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15. SEE SHEET 16 FOR MECHANICAL ROOF PLAN.
16. SEE SHEET 17 FOR MECHANICAL ROOF PLAN.
17. SEE SHEET 18 FOR MECHANICAL ROOF PLAN.
18. SEE SHEET 19 FOR MECHANICAL ROOF PLAN.
19. SEE SHEET 20 FOR MECHANICAL ROOF PLAN.

<p><b>HHA</b> H. Hardy &amp; Associates</p>	<p>ARCHITECT OF RECORD ARCHITECT PLANNING AND DESIGN 1115 W. 15th Street, Suite 1100 Miami, Florida 33135 305.375.1111 www.hardy.com</p>	<p>PROJECT SUB-ZERO GROUP WEST WEST ANTON STEAKHOUSE 633 ANTON BLVD, SUITE 101 MIAMI, FL 33135</p>	<p>PROJECT ARCHITECT <b>ZINC</b> ARCHITECTURE 1115 W. 15th Street, Suite 1100 Miami, Florida 33135 305.375.1111 www.zincarch.com</p>	<p>DATE: 2013.09.08 PROJECT NUMBER: A-133 SHEET NUMBER: 01 SCALE: SEE DRAWING</p>	<p>SHEET NUMBER</p> <p><b>M3.0</b></p>

PRELIMINARY  
NOT FOR CONSTRUCTION



EXISTING  
MASTROS  
STEAKHOUSE  
633 ANTON BLVD

- ### DEMOLITION LEGEND
- |    |            |
|----|------------|
| 1  | DEMOLITION |
| 2  | EXISTING   |
| 3  | CONCRETE   |
| 4  | ASPHALT    |
| 5  | GRAVEL     |
| 6  | TOP SOIL   |
| 7  | LANDSCAPE  |
| 8  | UTILITY    |
| 9  | DEMOLITION |
| 10 | DEMOLITION |
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- ### CONSULTANT'S LEGEND
- |    |            |
|----|------------|
| 1  | EXISTING   |
| 2  | DEMOLITION |
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| 49 | DEMOLITION |
| 50 | DEMOLITION |
- ### DEMOLITION NOTES
1. DEMOLITION CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, UTILITIES AND SETBACKS PRIOR TO COMMENCEMENT OF WORK.
  2. ALL UTILITIES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR AND MARKED WITH REFLECTORIS PRIOR TO REMOVAL.
  3. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI.
  4. ALL UTILITIES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR AND MARKED WITH REFLECTORIS PRIOR TO REMOVAL.
  5. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI.
  6. ALL UTILITIES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR AND MARKED WITH REFLECTORIS PRIOR TO REMOVAL.
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  18. ALL UTILITIES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR AND MARKED WITH REFLECTORIS PRIOR TO REMOVAL.
  19. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI.
  20. ALL UTILITIES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR AND MARKED WITH REFLECTORIS PRIOR TO REMOVAL.
- ### BASE ACCURACY NOTE:
- THIS DRAWING IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI.

**HHA** Hensons Associates  
ARCHITECT OF RECORD  
ARCHITECTURAL PLANNING AND DESIGN  
1000 BAYVIEW BLVD, SUITE 100  
MIAMI BEACH, FL 33139  
TEL: 305.531.1111  
WWW.HHA-ARCHITECTS.COM

**DESIGN ARCHITECT:**  
ARCHITECT  
PLAN UNIVERSITY AVE, JACKSONVILLE  
FL 32216  
TEL: 386.339.1114  
WWW.HENSONSASSOCIATES.COM

**GENERAL CONTRACTOR & DEMOLITION:**  
THE IRVINE COMPANY  
1111 S. WASHINGTON ST.  
MIAMI, FL 33139  
TEL: 305.571.1111  
WWW.IRVINECOMPANY.COM

**CONSULTANTS:**  
GENERAL CONTRACTOR & DEMOLITION  
THE IRVINE COMPANY  
1111 S. WASHINGTON ST.  
MIAMI, FL 33139  
TEL: 305.571.1111  
WWW.IRVINECOMPANY.COM

**LANDSCAPE ARCHITECT:**  
SUB ZERO GROUP WEST  
MICHIGAN AVENUE  
MIAMI BEACH, FL 33139  
TEL: 305.531.1111  
WWW.SUBZERO.COM

**DATE:** SEPT. 14, 2018  
**DESIGNED BY:** JCB  
**SCALE:** SEE DRAWING  
**DATE:** SEPT. 14, 2018  
**SCALE:** SEE DRAWING

**LANDSCAPE DEMOLITION PLAN**

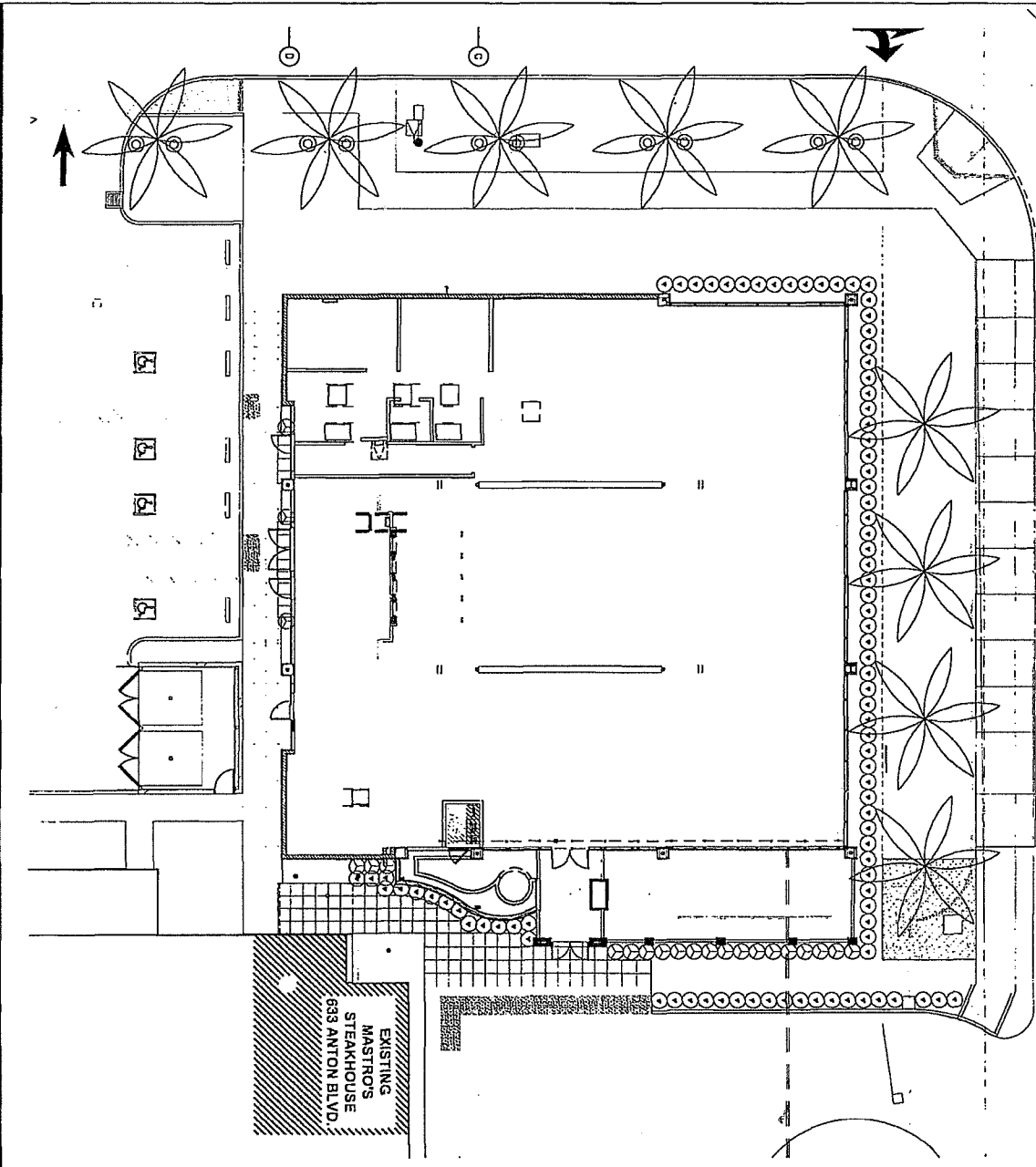
**LD-01**

**PRELIMINARY - FOR REFERENCE ONLY**

**SHEET NUMBER**



PRELIMINARY  
NOT FOR CONSTRUCTION



**PLANTING LEGEND**

SYMBOL	PLANT NAME	QTY	QTY	QTY	QTY	QTY	QTY
		10'	20'	30'	40'	50'	60'
1	LANDSCAPE TREES	100	100	100	100	100	100
2	LANDSCAPE SHRUBS	100	100	100	100	100	100
3	LANDSCAPE GRASS	100	100	100	100	100	100
4	LANDSCAPE PAVEMENT	100	100	100	100	100	100

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC). ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.

**GENERAL PLANTING NOTES:**

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.

**BASE ACCURACY NOTE:**

THESE PLANS AND SPECIFICATIONS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CONTRACTOR. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND THE CONTRACTOR. THE ARCHITECT HAS NOT CONDUCTED A DETAILED SURVEY OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.

**THE IRVINE COMPANY**  
11111 Irvine Blvd., Suite 100  
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HWA ASSOCIATES  
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www.hwaassociates.com

**DATE:** 12.2013  
**PROJECT NUMBER:** 13-001  
**SCALE:** AS SHOWN  
**DRAWING:** PLANNING PLAN

**SHEET NUMBER:** LP-01

**HWA ASSOCIATES**  
ARCHITECT OF RECORD  
11111 Irvine Blvd., Suite 100  
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www.hwaassociates.com

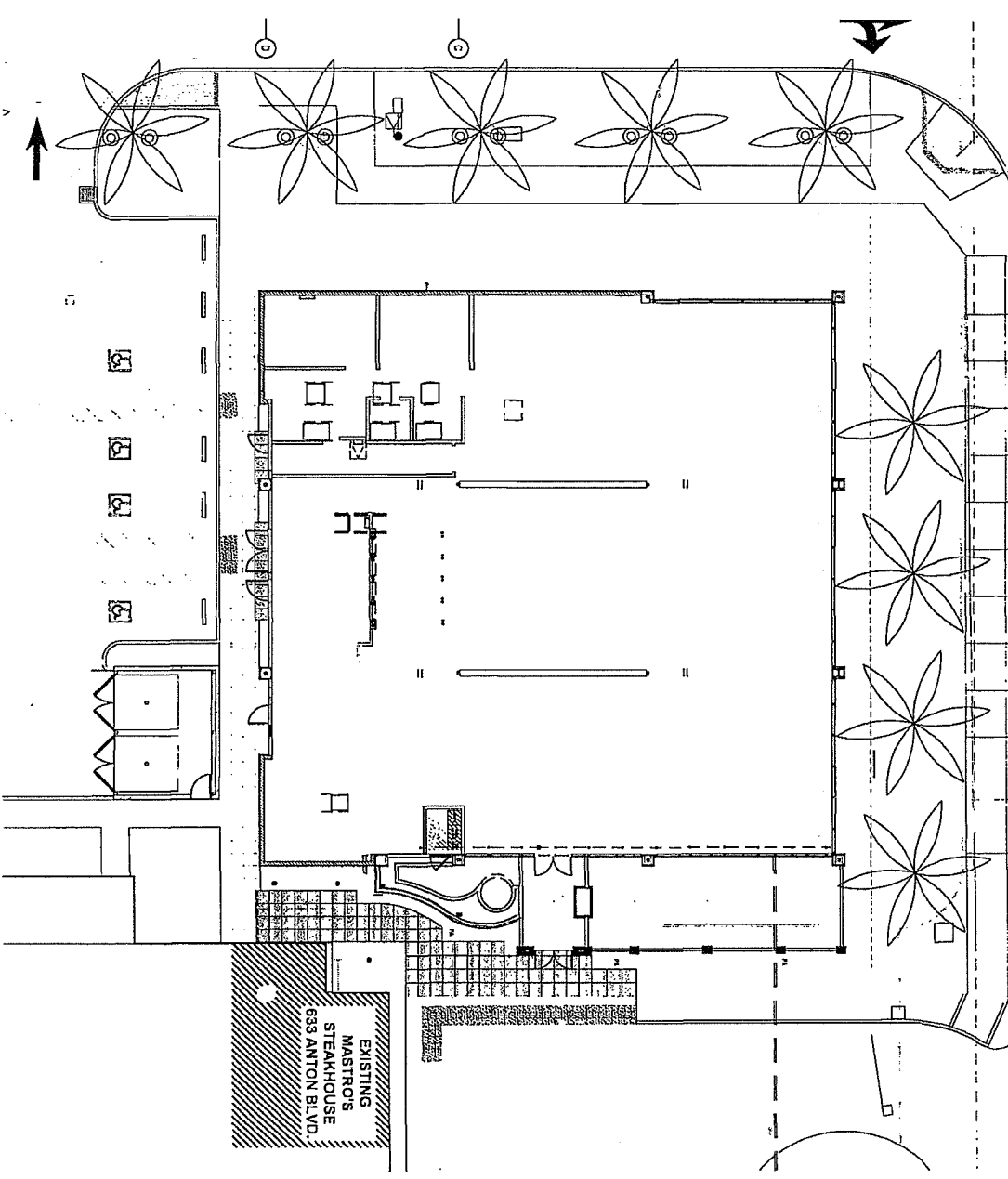
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**DATE:** 12.2013  
**PROJECT NUMBER:** 13-001  
**SCALE:** AS SHOWN  
**DRAWING:** PLANNING PLAN

**SHEET NUMBER:** LP-01

PRELIMINARY  
NOT FOR CONSTRUCTION



**CONSTRUCTION LEGEND**

NO.	DESCRIPTION	DATE	BY
01	REVISION		
02	REVISION		
03	REVISION		
04	REVISION		
05	REVISION		
06	REVISION		
07	REVISION		
08	REVISION		
09	REVISION		
10	REVISION		

- CONSTRUCTION NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
  5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
  6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH AND SAFETY CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
  7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
  8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
  9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
  10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
- BASE ACCURACY NOTE:**
- THE BASE MAPS AND SURVEY DATA USED IN THIS DRAWING ARE THE PROPERTY OF THE SURVEYOR AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

**H Hardy/Associates**  
**HHA**  
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 1700 CALDWELL STREET, SUITE 100  
 FORT WORTH, TEXAS 76102  
 PHONE: 817.339.1000  
 FAX: 817.339.1001  
 WWW.HARDYASSOCIATES.COM

**DESIGN ARCHITECT**  
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 FAX: 817.339.1001  
 WWW.HARDYASSOCIATES.COM

**PROJECT**  
 PLANNING INTERIOR DESIGN AND ARCHITECTURAL DESIGN FOR THE RENAISSANCE SUB-ZERO GROUP WEST PLAZA AND PLAZA NORTH AT 633 ANTON BLVD. (SEE AREA CL 183)

**TECHNICAL LANDSCAPE**  
 RENAISSANCE SUB-ZERO GROUP WEST PLAZA AND PLAZA NORTH AT 633 ANTON BLVD. (SEE AREA CL 183)

**THE RENAISSANCE COMPANY**  
 1111 MONROE STREET  
 SUITE 200  
 FORT WORTH, TEXAS 76102  
 WWW.THERENAISSANCECOMPANY.COM

**GENERAL CONTRACTOR**  
 LANDSCAPE DESIGN AND CONSTRUCTION  
 633 ANTON BLVD.  
 FORT WORTH, TEXAS 76102  
 (817) 339-1000

**PRELIMINARY FOR REFERENCE ONLY**

**DATE**  
 11/15/2011

**NO. OF REVISIONS**  
 0

**DATE**  
 11/15/2011

**SHEET TITLE**  
 LANDSCAPE CONSTRUCTION PLAN

**DATE**  
 11/15/2011

**DRAWN BY**  
 SEE DRAWING

**CHECKED BY**  
 SEE DRAWING

**SCALE**  
 AS SHOWN

**SHEET NUMBER**  
 LC-01



# CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

December 19, 2013

Brian Hester  
2419 Minuteman Way  
Costa Mesa, CA 92626

**RE: ZONING APPLICATION ZA-13-29  
MINOR CONDITIONAL USE PERMIT TO ALLOW A DEVIATION FROM  
SHARED PARKING FOR A MARTIAL ARTS STUDIO  
2146 NEWPORT BOULEVARD, SUITE E, COSTA MESA**

Dear Mr. Hester:

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 December 26, 2013, 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, Chelsea Crager, at (714) 754-5609, or at [chelsea.crager@costamesaca.gov](mailto:chelsea.crager@costamesaca.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Willa Bouwens-Killeen".

WILLA BOUWENS-KILLEEN, AICP  
Zoning Administrator

Attachments:      Project Description  
                         Findings  
                         Conditions of Approval, Code Requirements, and Special District  
                         Requirements  
                         Approved Conceptual Plans

cc:                    Engineering  
                         Fire Protection Analyst  
                         Building Safety Division

## **PROJECT DESCRIPTION**

The subject property is located on the east side of Newport Boulevard in the C1 (Local Business) zoning district, and has a General Plan land use designation of Commercial Residential. Physical on-site improvements include one 6,000 square foot building with five tenant spaces, 25 parking spaces, landscape treatment along the street frontage and one point of ingress/egress.

The applicant requests approval of a Minor Conditional Use Permit (MCUP) to allow a reduction in the amount of required parking spaces for a martial arts studio due to the unusual operating characteristics of the studio.

This application is for an approximately 1,113 square foot tenant space, Suite "E". The tenant space consists of an office, restroom, closet, and a large, open workout area. Based on the submitted floor plan, there are two entrance/exit door at the west end of the tenant space and one entrance/exit door at the east end of the tenant space, adjacent to the parking lot.

Class sizes will have a maximum of 8 students with 3 staff trainers. The hours of operation will be as follows:

Monday	6:30 p.m. – 9:00 p.m.
Tuesday	Closed
Wednesday	6:30 p.m. – 9:00 p.m.
Thursday	Closed
Friday	Closed
Saturday	9:00 a.m. – 12:00 p.m.
Sunday	Closed

## **ANALYSIS**

### *Parking*

Based on the parking ratio for commercial/retail uses, the development is required to have a total of 24 on-site parking spaces and is provided, resulting in a surplus of 1 parking space.

Since the operational characteristics of a fitness training and martial arts gym are similar in nature to that of health clubs and dance academies, the same 10 parking spaces per 1,000 square feet of gross floor area is applied. Consequently, based on the 1,113 square foot size of the tenant space, a total of 11 on-site parking spaces are required.

City staff does not anticipate that the proposed use will create a parking impact. Proposed operating hours are Mondays and Wednesdays from 6:30 p.m. to 9:30 p.m. and Saturdays from 9:00 a.m. to 12:00 p.m. Weekday classes will be scheduled after

5:00 p.m., when most businesses within the complex are typically closed for the day. Classes will be required to be separated by a 15 minute gap to allow students finishing class to leave the studio before the next class arrives. Although there is one tenant space, occupied by a massage use, that is open 10:00 a.m. to 10:00 p.m. Monday-Sunday, their parking allocation of 13 spaces should allow 12 spaces to remain available for the studio. As a result, parking should be readily available for use by the students.

If parking shortages or other parking-related problems arise, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to reducing the days and/or hours of the business.

#### *Additional Discussion*

When visiting the site, staff noted an unscreened trash bin. Per Code requirements, any trash dumpsters on the property will be required to be screened under direction of Planning staff. Staff also noted an illegal structure and illegal container occupying two parking spaces at the rear of the property. These structures will be required to be removed. Barbed wire was also noticed along fencing at the rear of the property; all barbed wire will be required to be removed.

#### *General Plan Consistency*

The Commercial Residential General Plan designation allows commercial uses that serve and complement the residential neighborhoods to the east and within the specific plan area and that are within the allowable floor area ratio standards. The maximum allowable FAR for moderate traffic generating uses is .30 in the Commercial Residential designation. The site area is 24,000 square feet, resulting in a floor area ratio of .25. The leasing of one suite of a five suite building containing a variety of uses will not impact the overall FAR designation of the site.

The proposed use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the recommended conditions of approval, the proposed use should not adversely impact the surrounding uses.

#### **FINDINGS**

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is compatible with developments in the same general area. Granting the Minor Conditional Use Permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Granting the Minor Conditional Use Permit will not allow a use, density or intensity that is not in accordance with the General Plan designation for the property. Specifically, the studio will be closed during peak times when other on-site uses will be using the parking area.

Additionally, if parking shortages or other parking-related problems arise, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, reducing days and/or hours of the business.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because, as conditioned:
1. The proposed use is compatible and harmonious with uses both on-site, as well as those on surrounding properties.
  2. Safety and compatibility of the design of the buildings, and other site features, including functional aspects of the site development, such as automobile and pedestrian circulation, have been considered.
  3. The use is consistent with the General Plan designation because the project will not exceed the allowable General Plan intensity for the site.
- C. 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, Class 1, Existing Facilities, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System 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 as described in the staff report and the attached applicant's description letter.
2. Training classes shall be limited to a maximum of three trainers and 8 students. Hours of operation shall be limited to 6:30 p.m. – 9:00 p.m. on Mondays and Wednesdays, and 9:00 a.m. – 12 noon on Saturdays. Any expansion of hours shall require prior approval of Planning Staff and/or the Zoning Administrator.
3. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, reducing the days and/or hours of the business.
4. The use 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 appropriate security and operational measures are necessary to comply with this requirement.
5. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to commencement of the business. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
6. All barbed wire shall be removed from the property's fencing prior to the

issuance of a business license.

### **CODE REQUIREMENTS**

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

- Plng. 1. 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 permits 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.
2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
3. Use shall comply with all requirements of Articles 3 and 9, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to commercial development standards.
4. All trash containers shall be screened from public rights-of-way and adjacent properties (CMMC Sec. 13-74). The finished elevations of the enclosures shall be approved by the Planning Division per CMMC 13-73 prior to the issuance of building permits.
5. The illegal structure and container shall be removed from the property prior to the issuance of a business license.
- Bldg. 6. Comply with the requirements of the 2010 California Building Code, 2010 California Electrical Code, 2010 California Mechanical Code, 2010 California Plumbing Code, 2010 California Green Building Standards Code (If applicable to this tenant improvement), and 2010 California Energy Code (or the applicable adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code 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.
7. Applicant shall 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.
- Bus. Lic. 8. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.

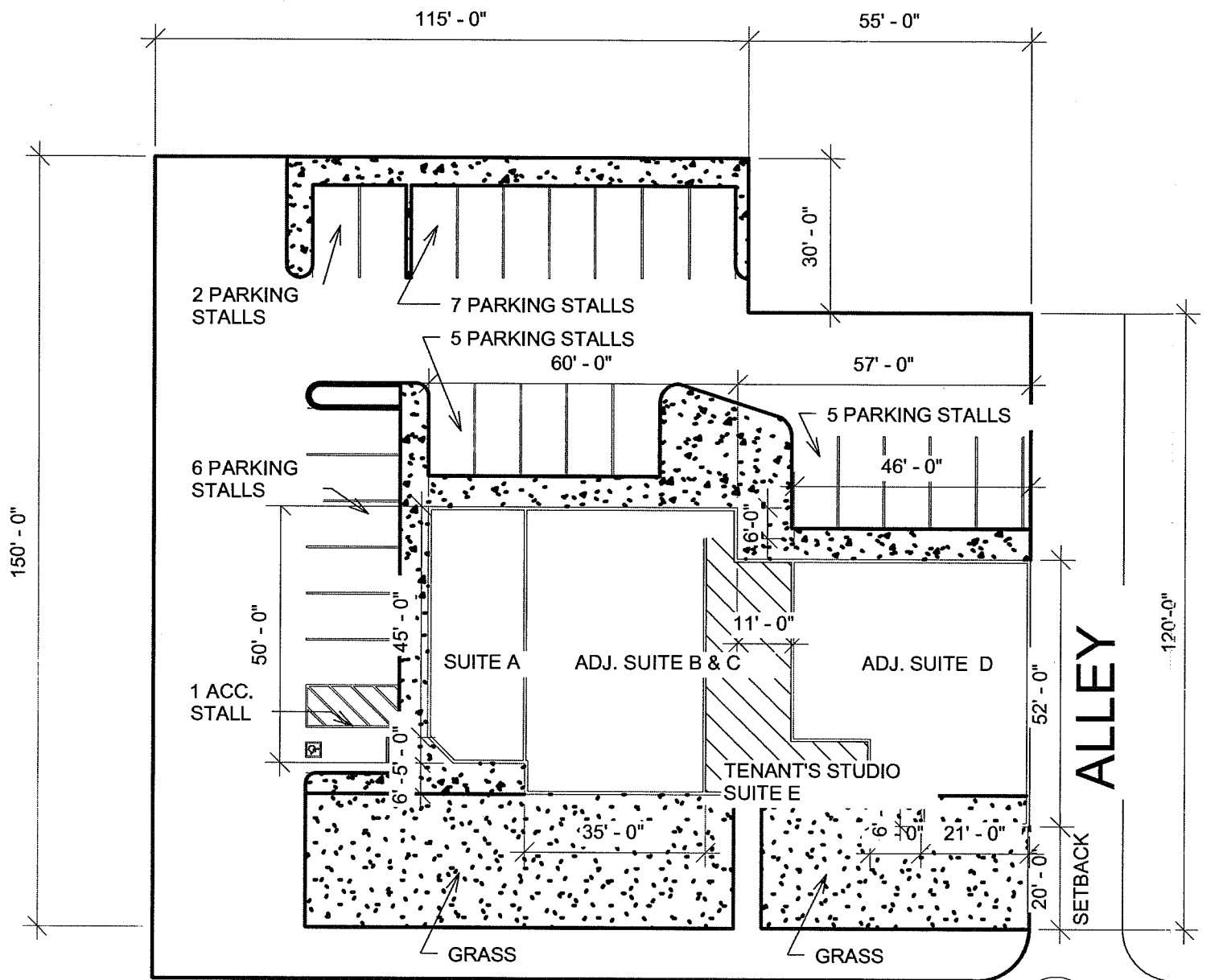
- Eng. 9. Business license(s) shall be obtained prior to the initiation the business.
10. For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to an administrative penalty as follows: \$1,000 or 3% of the total project value, whichever is greater.

### **SPECIAL DISTRICT REQUIREMENTS**

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

- Sani. 1. It is recommended that the applicant contact the Costa Mesa Sanitary District at 949.645.8400 for current district requirements.
- AQMD 2. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.





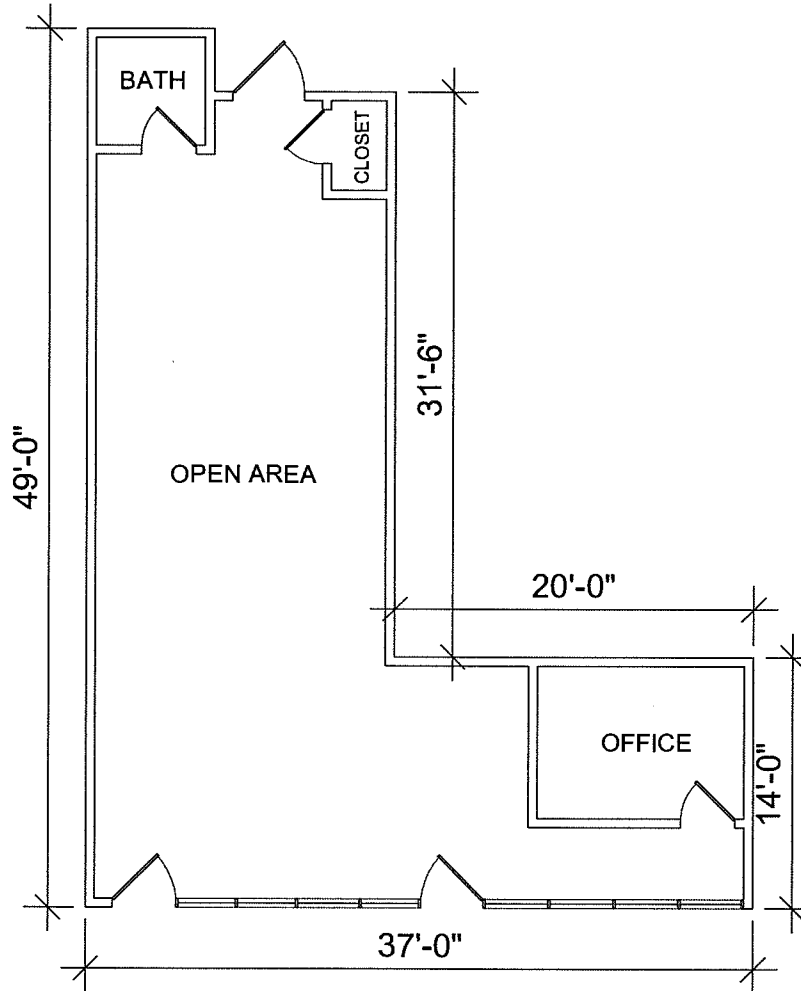
NEWPORT BLVD.

MINOR CONDITIONAL USE PERMIT/  
 ADMINISTRATIVE ADJUSTMENT NO. 24-13-29  
**Approval in Concept**  
 SUBJECT TO CONDITIONS  
 CITY OF COSTA MESA  
 PLANNING DEPT.  
 BY *Chelbra Crager* DATE 12/19/13

SITE PLAN

SITE PLAN-11X17  
 1" = 30'-0"

1



FLOOR PLAN

3/32" = 1'-0"

1

PROPERTY OWNER

**PAUL HILL**

2146 Newport Boulevard  
 Costa Mesa, CA 92627-6729

PROJECT TITLE

**GARY LAM  
 WING CHUN  
 OF ORANGE  
 COUNTY**

2146 Newport Boulevard  
 Costa Mesa, CA 92627-6729

SHEET TITLE

**SITE PLAN**

APPROVED BY

DELTA	REVISION	DATE

DATE: 09/12/13

JOB NUMBER 13-693

**A100B**



PROPERTY OWNER  
**PAUL HILL**

2146 Newport Blvd, Suite E  
Costa Mesa, CA 92627

PROJECT TITLE

**GARY LAM  
WING CHUN  
OF ORANGE  
COUNTY**

2146 Newport Blvd, Suite E  
Costa Mesa, CA 92627

SHEET TITLE

**ELEVATION PLAN**