



# City of Costa Mesa

## Inter Office Memorandum

**TO:** CITY COUNCIL AND PLANNING COMMISSION  
**CC:** TOM HATCH, GARY ARMSTRONG, AND JERRY GUARRACINO  
**FROM:** WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR  
**DATE:** FEBRUARY 6, 2014  
**SUBJECT:** ZONING ADMINISTRATOR DECISION(S)

*WBE*

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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 February 13, 2014. 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.

**ZE-84-115 A2**      250-290 Bristol Street  
Second amendment to Planned Signing Program ZE-78-48 for Bristol Village to replace the existing shopping center monument sign with a multi-tenant monument sign.

Approved, subject to conditions.

Comments received: None.

**ZA-98-11 A2**      2214 Newport Boulevard  
Amendment to previously approved Minor Conditional Use Permits to modify an existing roof-mounted wireless communication facility by increasing the height of a portion of the screen parapet; to add new antennas; and replace some of the existing antennas.

Approved, subject to conditions.

Comments received: None.

**ZA-13-23**

1034 Linden Place

Minor conditional use permit to construct a 1,040 square foot detached garage (700 square feet maximum allowed) that encroaches into the required setback from the existing bluff crest (10 feet required; 2 feet to 6 feet minimum proposed).

Approved, subject to conditions.

Comments received: One against.

**COLGAN, JULIE**

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**From:** Melinda McChristy <mdmcchristy@yahoo.com>  
**Sent:** Tuesday, February 04, 2014 8:03 AM  
**To:** PLANNING COMMISSION  
**Subject:** ZA-13-23 1034 Linden Place

To who it may concern,

I have grave concerns for the construction at 1034 Linden Place Costa Mesa.

The proposed construction is on a bluff that has already collapsed at least once three years ago that I know about. It seems to me that the rules are in place for a reason. I am against the 2 to 6 feet proposed. If the garage slides down the bluff again it will demolish the 4 townhomes below it including my own. The association does not have those kind of reserves to replace the outside and I can guarantee the homeowners don't have the reserves to replace the inside. I think the commission should think long and hard about this issue. If it is approved and the bluff collapses again demolishing our homes, you stand to inherit a very expensive lawsuit.

In addition, I think you should know that construction on the proposed garage started several weeks ago.



# CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

February 6, 2014

Louie Aguilar  
Donahue Schriber Realty Group  
200 E. Baker Street, Suite 100  
Costa Mesa, CA 92626

**RE: ZONING APPLICATION ZE-84-115 A2  
AMENDMENT TO PLANNED SIGN PROGRAM TO REPLACE AN EXISTING  
MONUMENT SIGN WITH A MULTI-TENANT MONUMENT SIGN  
250-290 BRISTOL STREET**

Dear Mr. Aguilar:

Review of the amendment to the planned signing program 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 p.m. on February 13, 2014, 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,

WILLA BOUWENS-KILLEEN, AICP  
Zoning Administrator

Attachments: Project Description/ Findings  
Conditions of Approval, Code Requirements  
Approved Conceptual Plans

cc: Engineering  
Fire Protection Analyst  
Building Safety Division

## **PROJECT DESCRIPTION**

The applicant requests an amendment to the existing Planned Signing Program ZE-78-48 for Bristol Village to replace an existing Center identification monument sign with a multi-tenant monument sign. The sign to be replaced is located at the corner of Bristol Street and Redhill Avenue. Bristol Village is bounded by Bristol Street on the west, Redhill Avenue on the east, the 73 Freeway on the north, and commercial property on the north. The surrounding area is developed with commercial uses.

The purpose of the new monument sign is to identify tenants within the center not visible from major arterial streets. The proposed monument sign would be smaller than the existing center identification monument sign (proposed at 6 feet tall/16 sq. ft. in area; existing at 7.5 feet tall/34 sq. ft. in area). The proposed replacement sign will be internally illuminated; the existing sign is not illuminated.

## **ANALYSIS**

### *Compatibility*

The proposed sign will have a stucco base similar to those already existing on the property, therefore, they will blend well with the existing signage.

### *Sign Separation*

Five monument signs are currently located at the subject property, with one on Redhill Avenue, one at the corner of Redhill Avenue and Bristol Street, and three on Bristol Street. Code requires that there be 300 feet of separation between freestanding signs at the same property. The proposed sign at the corner of Redhill and Bristol will be approximately 160 feet from the next freestanding sign on Bristol Street and approximately 130 feet from the next freestanding sign on Redhill Avenue.

Given the number, scale and spacing of buildings and related signage, the proposed sign will be complementary with other signage in the area even though the location does not comply with the minimum separation requirement. The location of the proposed monument sign does not impede driver visibility and is low in scale. With the exception of the proposed separation deviation, all signage — existing and proposed — is consistent with the Planned Sign Program for the property. Additionally, the new sign is smaller in area and height than the existing sign it will replace.

### *Additional Discussion*

When visiting the site, staff noticed an advertising sign in the right of way on Redhill Avenue and a partially removed freestanding sign on the northwest side of the property. The sign in the right of way will be required to be removed and the partially removed freestanding sign will be required to be removed or copy obliterated according to Costa Mesa Zoning Code section 13-126.

The proposed sign complies with General Plan Objective CD-13.1 in that the new sign will use design elements similar to those already on the property to improve center identity.

## **FINDINGS**

- A. The planned signing program substantially complies with Costa Mesa Municipal Code Section 13-29(g)(8) because:
1. The proposed signage is consistent with the intent of the Sign Code and the General Plan.
  2. The proposed amendments to the planned sign program are consistent with similar signage within the area, taking into account sign style and shape, materials, letter style, colors, and illumination.
  3. The signs allowed under the planned signing program are compatible with the buildings and developments they identify in size, design, height and materials.
  4. Approval does not constitute a grant of special privilege or allow substantially greater visibility than what the standard sign provisions allow, especially as the new sign will be smaller than the sign it is replacing.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The new sign is compatible in size, location, and general design with the existing buildings and on-site signs.
  2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered: the freestanding sign is placed in a landscaped planter and will not interfere with pedestrian or vehicular circulation.
  3. The proposed sign complies with any performance standards as prescribed elsewhere in this Zoning Code, with the exception of the proposed separation deviation.
  4. The project is consistent with the General Plan, specifically Objective CD-13.2 of the General Plan Community Design Element in that design elements will be used similar to those already existing on the property.
  5. The planning application is for a project-specific case and is not to be construed to be setting 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 categorical exempt under Section 15311, Class 11, Accessory Structures, 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

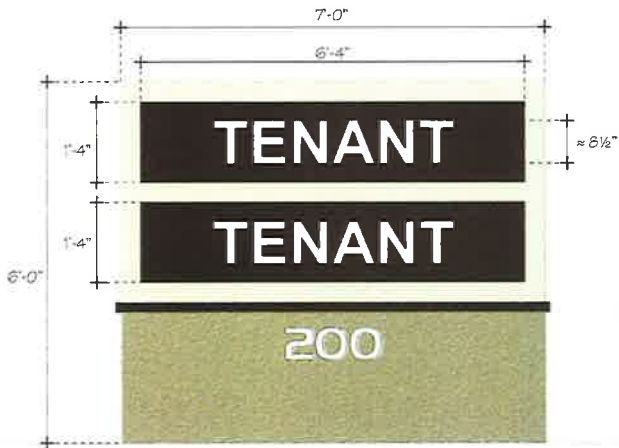
Plng. 1. Remove sign within the public right of way on Redhill Avenue.

## 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. 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.
2. Approval of the zoning action is valid for one year and will expire at the end of that period unless building permits are obtained or the applicant applies for and is granted an extension of time.
3. Incorporate the street address with numbers at least 12 inches high, with minimum  $\frac{3}{4}$  inch stroke on the freestanding sign. The address must be integrated into the design of the sign and placed at such an elevation as not to be obstructed by landscaping.
4. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
5. The freestanding sign on the northwest side of the property formerly belonging to "Weinerschnitzl" shall have the post and any words removed.
- Bldg. 6. Comply with the requirements of the Uniform Building Code as to design and construction.
- Trans. 7. New freestanding signs shall not be located within the public right-of-way or within the on-site (as measured from property line, not curb face), 10 foot by 10 foot, sight triangle located adjacent to any drive approach.

**Option B**  
**(2) tenant panels.**



Fabricated aluminum cabinet, painted finish.  
 Tenant panels to be routed out and push thru with white acrylic.  
 Internally illuminated with white L.E.D.  
 Base to be aluminum cabinet with stucco finish.  
 Address numerals to be dimensional aluminum flat cut out.

MINOR CONDITIONAL USE PERMIT/  
 ADMINISTRATIVE ADJUSTMENT NO. *ZE-84-115 A2*  
**Approval in Concept**  
 SUBJECT TO CONDITIONS  
 CITY OF COSTA MESA  
 PLANNING DEPT.  
 BY *Chelva Lopez* DATE *2/16/14*

△ 1 Removed stone from base.  
 Base to have stucco finish.

CLIENT  
 DONAHUE SCHRIBER  
 REALTY GROUP, L.P.  
 200 E. BAKER ST. S.#100  
 COSTA MESA, CA 92626  
 PROJECT  
 BRISTOL VILLAGE  
 CONCEPTUAL MONUMENT SIGN  
 DESIGNS

JOB NO. 13-169-0

DATE 10.07.2013

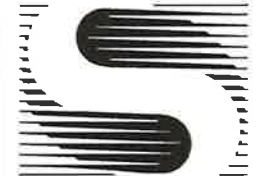
QUANTITY N/A

SCALE AS NOTED

DRAWN BY: MIKE N.

REVISIONS

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- △ \_\_\_\_\_



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**PAGE 1**  
 Monument Sign  
 Conceptual Design Options

FRONT VIEW  
 SCALE: 1/2" = 1'-0"



# MONUMENTS/PYLON SIGNS

Sign Type	Description	Sign Location				Quantity	Sign Area (sq. ft.)	Height clearance of sign from the ground (feet)	Height or Length limitations (feet)	Illumination (Y or N)	
		Freestanding	Building	Canopy	Projecting						
	BRISTOL PYLON SIGN.	Y				1	140.0	15'-0"	10'x14'	Y	
	DEL TACO MONUMENT	Y				1	10.0	3'-0"	4'x4'	Y	
	BRISTOL VILLAGE CORNER MONUMENT. *	Y				1	33.75		4.6'x7.6'	Y	
	MCDONALDS BRISTOL MONUMENT	Y				1	6.42	2'-6"	2.4'x2.9"	Y	
	MCDONALDS RED HILL MONUMENT.	Y				1	6.42	2'-6"	2.4'x2.9"	Y	
	FORMER DER-WEINERSCHWITZ MONUMENT	Y				1	13.2	1'-6"	48'x39'	Y	
Total:											
Total area of all signs:							215.79				

1. Minimum/maximum size of tenant signs (including letter heights)

- 
- N.A.P.
- 

2. Minimum/maximum sign area for monument signs

- MAX SIGN AREA IS 606 SF →  $1.25 \times 6.25 \times 2$  (sign panels only) = 15.625
- MAX HEIGHT IS 20'-0"
- MAX LETTER IS 20"

3. Specifications (e.g. required colors, sign type)

- TENANT PANELS TO BE ROUTED OUT and POST THRU WHITE ACRYLIC
- BASE TO BE STUCCO FINISH.
- ADDRESS NUMERALS TO BE DIMENSIONAL ALUMINUM PLAT CUT OUT.

4. Exclusions/Prohibited Signs

- INTERNALLY ILLUMINATED WITH WHITE LED.
- 
- 

Note: For large projects containing a large number of signs, add additional pages.

## Sign Summary

(Development Name)

\* replacement  
corner  
mon.

# SHOP BUILDING SIGNAGE-1

Sign Type	Description	Sign Location				Quantity	Sign Area (sq. ft.)	Height clearance of sign from the ground (feet)	Height or Length limitations (feet)	Illumination (Y or N)
		Freestanding	Building	Canopy	Projecting					
	SMOKE SHOP SIGN		X	X		1	28.0		2'x14'	Y
	NAILS & SPA SIGN		X	X		1	20.0		2'x10'	Y
	MASSAGE CENTER SIGN		X	X		1	20.0		2'x10'	Y
	NAILS & SPA SIGN		X	X		1	20.0		2'x10'	Y
	NEWPORT BAY DENTAL SIGN		X	X		1	36.0		3'x12'	Y

Total:

SUB-Total area of all signs:

124.0

1. Minimum/maximum size of tenant signs (including letter heights)

•  
•  
•

2. Minimum/maximum sign area for monument signs

•  
•  
•

3. Specifications (e.g. required colors, sign type)

•  
•  
•

4. Exclusions/ Prohibited Signs

•  
•  
•

Note: For large projects containing a large number of signs, add additional pages.

## Sign Summary

(Development Name)

# STOP BUILDING SIGNAGE - 2

Sign Type	Description	Sign Location				Quantity	Sign Area (sq. ft.)	Height clearance of sign from the ground (feet)	Height or Length limitations (feet)	Illumination (Y or N)
		Freestanding	Building	Canopy	Projecting					
	MAKI YAKI SIGN		X	X		1	24.0		2'x12'	Y
	AL PALACE CHINESE FOOD SIGN		X	X		1	50.0		5'x10'	Y
	TUMMY STUFFER SIGN		X	X		1	24.0		2'x12'	Y
	SWEET BASIL SIGN		X	X		1	30.0		2'x15'	Y

Total:

<sup>SUB</sup>Total area of all signs: 128 + 124 =  
 BUILDING  
 TOTAL SHOP BUDGET — 252

1. Minimum/maximum size of tenant signs (including letter heights)  
 .  
 .  
 .
2. Minimum/maximum sign area for monument signs  
 .  
 .  
 .
3. Specifications (e.g. required colors, sign type)  
 .  
 .  
 .
4. Exclusions/ Prohibited Signs  
 .  
 .  
 .

Note: For large projects containing a large number of signs, add additional pages.

<b>Sign Summary</b>
(Development Name)

# PAD BUILDINGS-1

Sign Type	Description	Sign Location				Quantity	Sign Area (sq. ft.)	Height clearance of sign from the ground (feet)	Height or Length limitations (feet)	Illumination (Y or N)
		Freestanding	Building	Canopy	Projecting					
	INKA GRILL FRONT SIGN (SOUTH SIDE)		Y			1	70.0		3'x14' 4'x7'	Y
	INKA GRILL EAST ELEVATION SIGN		Y			1	18.0		2'x9'	Y
	DEL TACO SOUTH SIDE - FRONT		Y			1	18.0		3'x6'	Y
	DEL TACO WEST SIDE		Y			1	18.0		3'x6'	Y
	DEL TACO EAST SIDE		Y			1	18.0		3'x6'	Y

Total:

SUB-Total area of all signs:

142

1. Minimum/maximum size of tenant signs (including letter heights)

- 
- 
- 

2. Minimum/maximum sign area for monument signs

- 
- 
- 

3. Specifications (e.g. required colors, sign type)

- 
- 
- 

4. Exclusions/ Prohibited Signs

- 
- 
- 

<b>Sign Summary</b>
(Development Name)

Note: For large projects containing a large number of signs, add additional pages.

# PAD BUILDINGS - 2

Sign Type	Description	Sign Location				Quantity	Sign Area (sq. ft.)	Height clearance of sign from the ground (feet)	Height or Length limitations (feet)	Illumination (Y or N)
		Freestanding	Building	Canopy	Projecting					
	MCDONALDS SOUTH SIDE - "MCDONALDS"		Y			1	36.0		2'x18'	Y
	MCDONALDS SOUTH SIDE - "M"		Y			1	13.33		3'4" x 4'6"	Y
	MCDONALDS WEST SIDE - "M"		Y			1	13.33		3'4" x 4'	Y
	MCDONALDS EAST SIDE - "M"		Y			1	13.33		3'4" x 4'	Y
	MCDONALDS EAST SIDE - "MCDONALDS"		Y			1	36.0		2'x18'	Y

Total:

SUB Total area of all signs: 111.99 + 142

TOTAL PAD BLDG 253.99

1. Minimum/maximum size of tenant signs (including letter heights)

- 
- 
- 

2. Minimum/maximum sign area for monument signs

- 
- 
- 

3. Specifications (e.g. required colors, sign type)

- 
- 
- 

4. Exclusions/ Prohibited Signs

- 
- 
- 

<b>Sign Summary</b>
(Development Name)

Note: For large projects containing a large number of signs, add additional pages.



**BRISTOL VILLAGE SQUARE FOOTAGE STUDY**  
**DONAHUE SCHRIBER REALTY GROUP**

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**WORK PACKAGE**

**01.09.2014**

13-169-0

13-169-1 (02.05.2014) Removed Sessions Salon from package.

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**CLIENT**  
 DONAHUE SCHRIEBER  
 REALTY GROUP, L.P.  
 200 E. BAKER ST. S.#100  
 COSTA MESA, CA 92626

**PROJECT**  
 BRISTOL VILLAGE  
 SQUARE FOOTAGE STUDY  
 270 BRISTOL STREET  
 COSTA MESA, CA 92626

**JOB NO.** 13-169-0

**DATE** 01.09.2014

**QUANTITY** N/A

**SCALE** AS NOTED

**DRAWN BY:** MIKE N.

**REVISIONS**

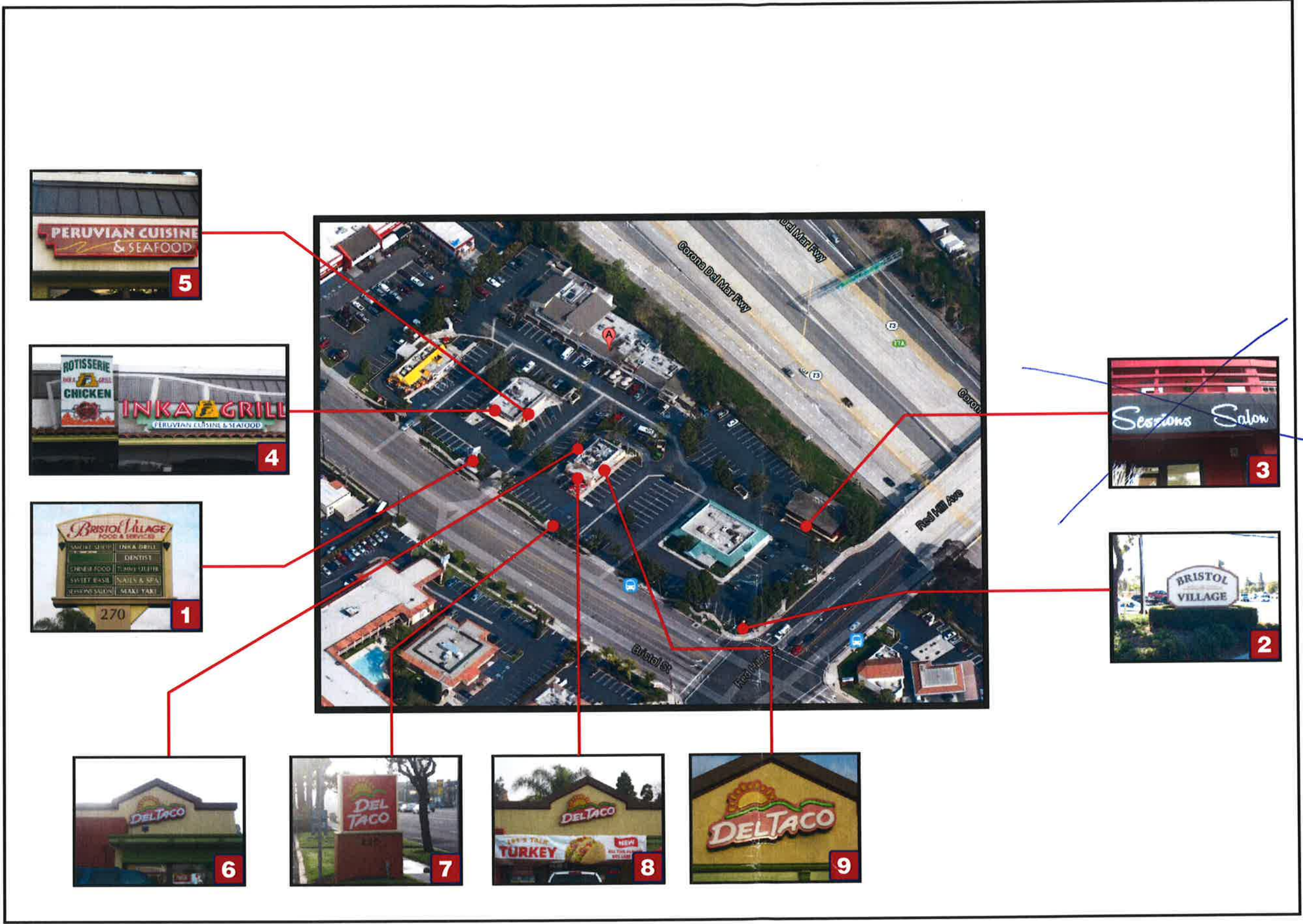
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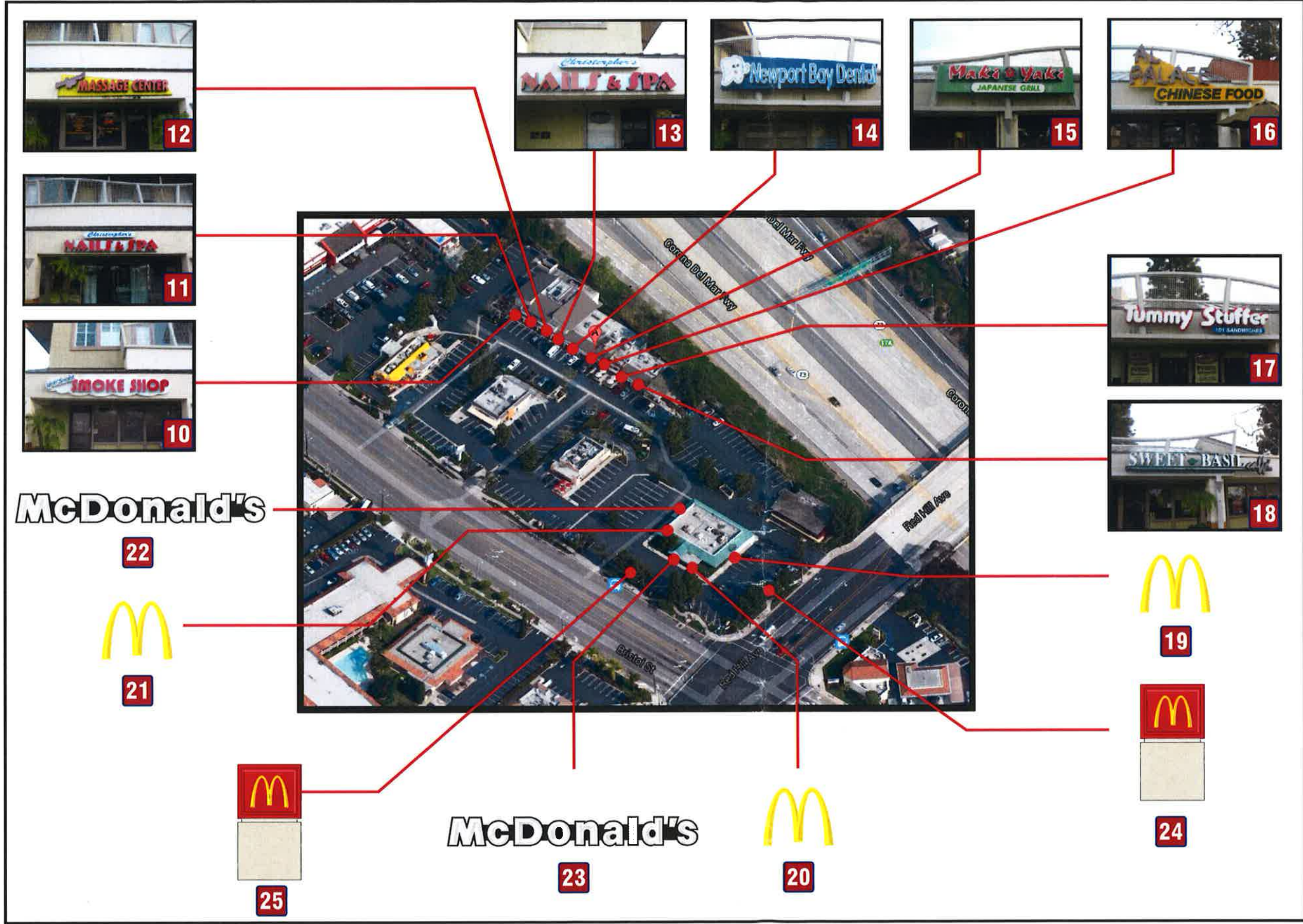
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**PAGE A**  
 Bristol Village  
 Location Plan



**1** LOCATION PLAN  
 SCALE: N.T.S.



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 COSTA MESA, CA 92626

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 SQUARE FOOTAGE STUDY  
 270 BRISTOL STREET  
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**JOB NO.** 13-169-0

**DATE** 01.09.2014

**QUANTITY** N/A

**SCALE** AS NOTED

**DRAWN BY:** MIKE N.

- REVISIONS**
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"Bristol Village"  
Illuminated Pylon Sign  
10'-0" x 14'-0"

140.00 Sq. Ft.

1



"Bristol Village"  
Illuminated Monument Sign  
4'-6" x 7'-6"

33.75 Sq. Ft.

2



"Sessions Salon"  
Awning Letters  
2'-0" x 8'-0"

16.00 Sq. Ft.

3



"Inka Grill"  
Illuminated Channel Letters  
3'-0" x 14'-0" & 4'-0" x 7'-0"

70.00 Sq. Ft.

4



"Peruvian Cuisine"  
Illuminated Cabinet  
2'-0" x 9'-0"

18.00 Sq. Ft.

5



"Del Taco"  
Illuminated Cabinet  
3'-0" x 6'-0"

18.00 Sq. Ft.

6



"Del Taco"  
Illuminated Monument Sign  
4'-0" x 4'-0"

16.00 Sq. Ft.

7



"Del Taco"  
Illuminated Cabinet  
3'-0" x 6'-0"

18.00 Sq. Ft.

8



"Del Taco"  
Illuminated Cabinet  
3'-0" x 6'-0"

18.00 Sq. Ft.

9

**CLIENT**

DONAHUE SCHRIEBER  
REALTY GROUP, L.P.  
200 E. BAKER ST. S.#100  
COSTA MESA, CA 92626

**PROJECT**

BRISTOL VILLAGE  
SQUARE FOOTAGE STUDY  
270 BRISTOL STREET  
COSTA MESA, CA 92626

JOB NO. 13-169-0

DATE 01.09.2014

QUANTITY N/A

SCALE AS NOTED

DRAWN BY: MIKE N.

**REVISIONS**

- △ \_\_\_\_\_
- △ \_\_\_\_\_
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"SMOKE SHOP"  
Illuminated Channel Letters  
2'-0" x 14'-0"

28.00 Sq. Ft.



"Nail & Spa"  
Illuminated Channel Letters  
2'-0" x 10'-0"

20.00 Sq. Ft.



"Massage Center"  
Illuminated Channel Letters  
2'-0" x 10'-0"

20.00 Sq. Ft.



"Nail & Spa"  
Illuminated Channel Letters  
2'-0" x 10'-0"

20.00 Sq. Ft.



"Newport Bay Dental"  
Illuminated Channel Letters  
3'-0" x 12'-0"

36.00 Sq. Ft.



"Maki Yaki"  
Illuminated Channel Letters  
2'-0" x 12'-0"

24.00 Sq. Ft.



"Al Palace Chinese Food"  
Illuminated Channel Letters  
5'-0" x 10'-0"

50.00 Sq. Ft.



"Tummy Stuffer"  
Illuminated Channel Letters  
2'-0" x 12'-0"

24.00 Sq. Ft.



"Sweet Basil Cafe"  
Illuminated Channel Letters  
2'-0" x 15'-0"

30.00 Sq. Ft.

**CLIENT**  
DONAHUE SCHRIEBER  
REALTY GROUP, L.P.  
200 E. BAKER ST. S.#100  
COSTA MESA, CA 92626

**PROJECT**  
BRISTOL VILLAGE  
SQUARE FOOTAGE STUDY  
270 BRISTOL STREET  
COSTA MESA, CA 92626

**JOB NO.** 13-169-0

**DATE** 01.09.2014

**QUANTITY** N/A

**SCALE** AS NOTED

**DRAWN BY:** MIKE N.

**REVISIONS**

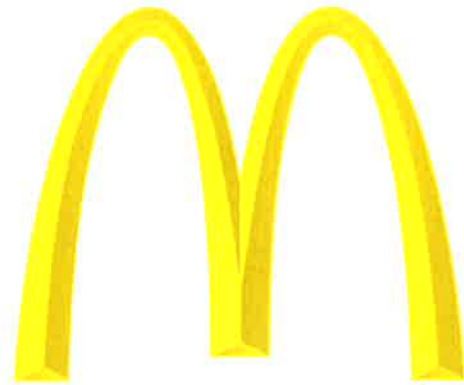
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19

"M logo"  
Illuminated Channel Logo  
3'-4" x 4'-0"

20

21

13.33 Sq. Ft. Each

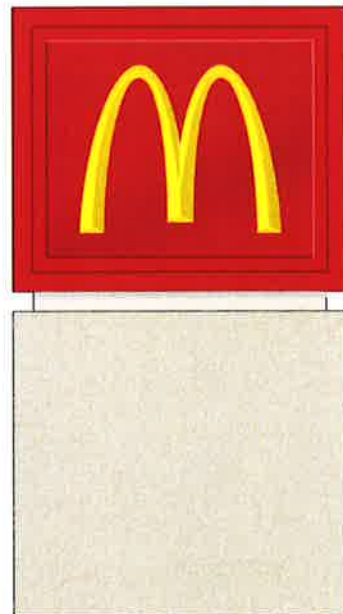


22

"McDonald's"  
Illuminated Channel Letters  
2'-0" x 18'-0"

23

36.00 Sq. Ft. Each



24

"McDonald's"  
Illuminated Monument Sign  
2'-4" x 2'-9"

25

6.42 Sq. Ft. Each

**CLIENT**  
DONAHUE SCHRIBER  
REALTY GROUP, L.P.  
200 E. BAKER ST. S.#100  
COSTA MESA, CA 92626

**PROJECT**  
BRISTOL VILLAGE  
SQUARE FOOTAGE STUDY  
270 BRISTOL STREET  
COSTA MESA, CA 92626

**JOB NO.** 13-169-0

**DATE** 01.09.2014

**QUANTITY** N/A

**SCALE** AS NOTED

**DRAWN BY:** MIKE N.

**REVISIONS**

△	_____
△	_____
△	_____
△	_____



**SIGNSOURCE**  
ARCHITECTURAL FABRICATORS

204 W Carleton Ave., Unit A  
Orange, CA 92867  
714/979-9979  
714/979-9909 fax  
www.signsource.com

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<b>1</b>	140.00 Sq. Ft.
<b>2</b>	33.75 Sq. Ft.
<b>3</b>	<del>18.00 Sq. Ft.</del>
<b>4</b>	70.00 Sq. Ft.
<b>5</b>	18.00 Sq. Ft.
<b>6</b>	18.00 Sq. Ft.
<b>7</b>	16.00 Sq. Ft.
<b>8</b>	18.00 Sq. Ft.
<b>9</b>	18.00 Sq. Ft.
<b>10</b>	28.00 Sq. Ft.
<b>11</b>	20.00 Sq. Ft.
<b>12</b>	20.00 Sq. Ft.
<b>13</b>	20.00 Sq. Ft.
<b>14</b>	36.00 Sq. Ft.
<b>15</b>	24.00 Sq. Ft.
<b>16</b>	50.00 Sq. Ft.
<b>17</b>	24.00 Sq. Ft.
<b>18</b>	30.00 Sq. Ft.
<b>19</b>	13.33 Sq. Ft.
<b>20</b>	13.33 Sq. Ft.
<b>21</b>	13.33 Sq. Ft.
<b>22</b>	36.00 Sq. Ft.
<b>23</b>	36.00 Sq. Ft.
<b>24</b>	6.42 Sq. Ft.
<b>25</b>	6.42 Sq. Ft.

**724.58 Sq. Ft. Total**

**CLIENT**  
 DONAHUE SCHRIBER  
 REALTY GROUP, L.P.  
 200 E. BAKER ST. S.#100  
 COSTA MESA, CA 92626

**PROJECT**  
 BRISTOL VILLAGE  
 SQUARE FOOTAGE STUDY  
 270 BRISTOL STREET  
 COSTA MESA, CA 92626

**JOB NO.** 13-169-0

**DATE** 01.09.2014

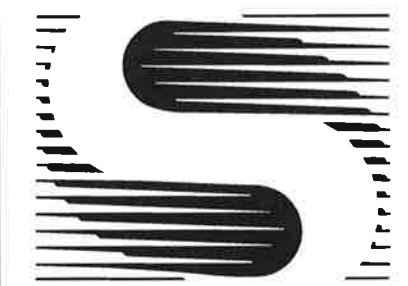
**QUANTITY** N/A

**SCALE** AS NOTED

**DRAWN BY:** MIKE N.

**REVISIONS**

- △ \_\_\_\_\_
- △ \_\_\_\_\_
- △ \_\_\_\_\_
- △ \_\_\_\_\_



**SIGNSOURCE**  
 ARCHITECTURAL FABRICATORS

204 W Carleton Ave., Unit A  
 Orange, CA 92867  
 714/979-9979  
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# CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

February 6, 2014

Core Development Services  
Christine Song  
2749 Saturn Street  
Brea, CA 92821

**RE: ZONING APPLICATION ZA-98-11 A2  
MINOR CONDITIONAL USE PERMIT TO MODIFY EXISTING ROOF-  
MOUNTED CELLULAR ANTENNAS  
2214 NEWPORT BOULEVARD, COSTA MESA**

Dear Ms. Song:

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 February 13, 2014, 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,

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

## **BACKGROUND**

Zoning Action ZA-98-11 allowed a maximum building height of 35 feet, as measured from grade, for roof-mounted antennas and screening materials. Since a two-foot increase in height is proposed for new antennas and screens, an amendment to the existing Minor Conditional Use Permit is required.

## **PROJECT DESCRIPTION**

### *Site Location*

The 0.97 acre property is zoned Local Business (C1) with a General Plan land use designation of Commercial Residential. The property is surrounded by C1 zoned properties to the north and south, a Multi-Family Residentially zoned property to the east, and the 55 freeway to the west. The property is improved with two commercial buildings.

### *Proposed Use*

The applicant proposes to modify the existing rooftop antenna by replacing three existing panel antennas and adding four remote radio units, two remote radio units, two raycaps and associated hybridflex cables, and two new antenna screens to screen the new equipment. The height of the new screening is proposed to be two feet higher than was allowed under ZA-98-11.

### *Analysis*

The proposed new antennas will maintain the same footprint as the previous antennas, with a height increase as the only change. The proposed new screening will be painted and textured to match the existing building. Conditions have been included to ensure antenna frequencies do not interfere with the frequency used for Public Safety communications. The applicant has submitted a letter explaining that the wireless facility will have no impact on circulation and will generate no noise, odor, smoke, or have any other adverse impact on the subject or surrounding properties. The environmental radio frequency radiation generated by the antennas will not exceed ANSI/IEEE standards.

The proposed antennas and screening comply with Costa Mesa General Plan Community Design Element Goal CD8A.8 in that the proposed antennas will be screened and will match the exterior of the existing building.

## **FINDINGS**

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:

1. The proposed use is compatible with developments in the same general area; specifically the new antennas will be screened with materials painted to match the existing building and will occupy the same footprint as the antennas they are replacing.
  2. 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 since the antenna frequencies will comply with ANSI/IEEE standards.
  3. 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 since the antennas will not be visible from the street or nearby properties, minimizing visual impacts.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. The new antennas will have a compatible and harmonious relationship between the proposed building and the site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. The new antennas will be screened and will be compatible with the existing building.
  2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered and will not be affected by the new antennas.
  3. The antennas comply with performance standards described elsewhere in this Zoning Code.
  4. The new antennas are consistent with the General Plan, specifically Community Design Element CD-8A.8 in that the screening for the antennas will be painted to match the exterior of the building. They are also consistent with the Newport Boulevard Specific Plan in that visual impacts to nearby residential properties will be minimal.
  5. This zoning application is for a project-specific case and is not to be construed to be setting 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. All equipment cabinets shall be screened from view. Screening shall be of a material and color compatible with the existing material and color of building. Such screening material shall be approved by Planning staff prior to installation.
  2. Any future modifications to the equipment or antennas shall be done with the prior approval of Planning staff and may require filing and approval of a minor conditional use permit.
  3. Maximum building height may not exceed 37 feet measured from property grade.
  4. At all times, the applicant shall not prevent the City of Costa Mesa from having adequate spectrum capacity on the City's 800 MHz radio frequency.
  5. The applicant shall provide a 24-hour phone number to which interference problems may be reported.
  6. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all interference issues. The name, telephone number, fax number, and email address of that person shall be provided to the City's designated representative.
  7. The conditions of approval and Code requirements of Zoning Application ZA-98-11A2 shall be blueprinted on the face of the site plan of the plan check submittal package.
  8. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the final building inspection(s). This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.

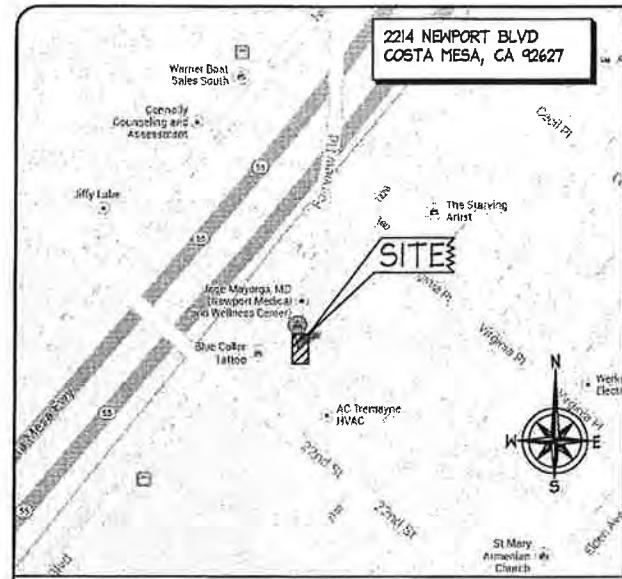
### **CODE REQUIREMENTS**

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 (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. 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.
  3. Antennas shall comply with the Antenna Development Standards in Section 13-142 of the Costa Mesa Zoning Code.
  - Bldg. 4. Comply with the requirements of the 2013 California Building Code, 2013 California Electrical Code, 2013 California Energy Code (or the applicable adopted California Building Code, California Electrical 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.
  - Bus. 5. All contractors and subcontractors must have valid business licenses to do  
Lic. business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained.



VICINITY MAP - N.T.S.



# NEWPORT FREEWAY

2214 NEWPORT BLVD  
COSTA MESA, CA 92627

REV:	DATE/BY:	REVISION DESCRIPTION:
0	11-19-13 NW	ZONING SET

CONSULTANT:  
**COE**  
COMMUNICATIONS  
2749 SATURN STREET  
BREA, CA 92821  
PHONE: (714) 729-8404  
FAX: (714) 333-4441

SITE BUILDER:  
**verizon**wireless  
15505 SAND CANYON AVE.  
BUILDING 'D' 1ST FLOOR  
IRVINE, CA 92618  
PHONE: (949) 286-7000

A/E DEVELOPMENT:  
**ACO**  
ARCHITECTS - INC.  
26170 ENTERPRISE WAY #600  
LAKE FOREST, CA 92630  
PHONE: (949) 716-9940  
FAX: (949) 297-4788

ENGINEER:  
**ACO**  
ARCHITECTS - INC.  
26170 ENTERPRISE WAY #600  
LAKE FOREST, CA 92630  
PHONE: (949) 716-9940  
FAX: (949) 297-4788

SITE INFO:  
SITE NAME:  
**NEWPORT FWY**  
SITE ADDRESS:  
2214 NEWPORT BLVD  
COSTA MESA, CA 92627

SHEET TITLE:  
**TITLE SHEET**  
DRAWING INFO:  
DWG. NAME: T-1  
DRAWN BY: NW  
DATE: 10-31-13  
SHEET NUMBER:  
**T-1**

HEAD SOUTHEAST TOWARD SAND CANYON TRAIL. TURN RIGHT ONTO SAND CANYON AVE. TAKE THE RAMP ONTO I-405 N. TAKE THE EXIT ONTO CA-55 S. TAKE THE EXIT TOWARD 22ND ST/VICTORIA ST. MERGE ONTO NEWPORT BLVD. TURN LEFT ONTO 22ND ST/VICTORIA ST. TAKE THE 1ST LEFT ONTO NEWPORT BLVD. DESTINATION WILL BE ON THE RIGHT.

### DRIVING DIRECTIONS

NEW ANTENNA	LIGHT POLE	ELEVATION REF.	ELECT. CONDUIT	PLASTER (E) MASONRY CONCRETE
EXISTING ANTENNA	FOUNDATION	SECTION REF.	COAXIAL CABLE	EARTH
GROUND ROD	SPOT ELEV.	PROP./LEASE LINE	OVERHEAD SERV. CONDUCTORS	GRAVEL
GROUND BUS BAR	SET POINT	MATCH LINE	CHAIN LINK FENCE	PLYWOOD
MECH. GRND. CONN.	REVISION	WORK POINT	CENTERLINE	SAND
CADWELD	GRID REF.	GRND. CONDUCTOR	WOOD CONT.	STEEL
GROUND ACC. WELL	DETAIL REF.	TELE. CONDUIT	WOOD BLOCKING	
ELECTRIC BOX				
TELEPHONE BOX				

### SYMBOLS, LINETYPES AND HATCH PATTERNS

PLAN VERIFICATION  
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

### GENERAL CONTRACTOR NOTES

THIS PROPOSED PROJECT CONSISTS OF THE INSTALLATION OF (3) NEW PANEL ANTENNAS TO REPLACE (3) EXISTING PANEL ANTENNAS, (4) NEW RRU'S, (2) NEW RAYCAPS, (2) NEW HYBRID FIBER CABLES, AND (2) NEW ANTENNA SCREENS AT AN EXISTING VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY.

### PROJECT DESCRIPTION

T-1	TITLE SHEET
A-1	SITE PLAN
A-2	DETAILED SITE PLAN AND ANTENNA LAYOUT PLANS
A-3	ARCHITECTURAL ELEVATIONS

**MINOR CONDITIONAL USE PERMIT/  
ADMINISTRATIVE ADJUSTMENT NO. 2A-98-11A2**  
**Approval in Concept**  
**SUBJECT TO CONDITIONS**  
**CITY OF COSTA MESA**  
**PLANNING DEPT.**  
BY *Chelsea Crooks* DATE 2/16/14

AC. ASPHALT CONCRETE	GVL. GRAVEL
ANT. ANTENNA(S)	HC. HANDICAPPED
BEL. BELOW	HORIZ. HORIZONTAL
B.G. BELOW GRADE	HT. HEIGHT
BLD'G. BUILDING	HVAC. HTG./ VENT./ A/C
B.M. BENCH MARK	INCL. INCLUDE
BRK. BRICK	LBS. POUNDS
CAB. CABINET	LPT. LOW POINT
C.B. CATCH BASIN	MAS. MASONRY
CEM. CEMENT	MAX. MAXIMUM
CFT. CUBIC FOOT	MET. METAL
C.I.P.C. CAST-IN-PLACE CONC.	MFR. MANUFACTURER
C.L.L. CONTRACT LIMIT LINE	MIN. MINIMUM
CLS. CLOSURE	(N) NEW
C.M.U. CONC. MASONRY UNIT	N NORTH
CONC. CONCRETE	N.I.C. NOT IN CONTRACT
CONN. CONNECTION	N.T.S. NOT TO SCALE
CONST. CONSTRUCTION	P.P. POWER POLE
CTR. CENTER	P.L. PROPERTY LINE
CYD. CUBIC YARD	P.O.C. POINT OF CONN.
DBL. DOUBLE	PROP. PROPERTY
DEMO. DEMOLITION	PT. POINT
DIM. DIMENSION	PVMT. PAVEMENT
DRNG. DRAWING	REQD. REQUIRED
DTL. DETAIL	RFG. ROOF HATCH
(E) EXISTING	RFG. ROOFING
E. EAST	R.O.W. RIGHT-OF-WAY
E.L. ELEVATION	S SOUTH
ELEC. ELECTRIC (AL)	TEL. TELEPHONE
ENCL. ENCLOSURE	T.O.P. TOP OF PARAPET
E.P. ELECT. PANELBOARD	T.O.S. TOP OF SLAB (SURFACE)
EQUIP. EQUIPMENT	T.O.W. TOP OF WALL
EX. EXISTING	TYP. TYPICAL
EXT. EXTERIOR	UNF. UNFINISHED
FS. FINISH SURFACE	U.N.O. UNLESS NOTED OTHERWISE
FT. FOOT OR FEET	VERT. VERTICAL
FUT. FUTURE	W WEST
G.C. GENERAL CONTR.	W/ WITH
G.F. GROUND FACE	WP. WATERPROOF
GND. GROUND	WT. WEIGHT
GR. GRADE OR GRADING	
GV. GAS VENT	

### ABBREVIATIONS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ACCEPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

1. 2010 CALIFORNIA BUILDING CODE, VOL. 1 & 2	6. 2010 ENERGY CODE
2. 2010 CALIFORNIA RESIDENTIAL CODE	7. 2010 GREEN BUILDING CODE
3. 2010 CALIFORNIA PLUMBING CODE	8. 2010 CALIFORNIA FIRE CODE
4. 2010 CALIFORNIA MECHANICAL CODE	9. 2010 CALIFORNIA REFERENCE STANDARDS CODE
5. 2010 CALIFORNIA ELECTRICAL CODE	

### CODE COMPLIANCE

SITE PARCEL NO.: 426-051-02  
JURISDICTION: CITY OF COSTA MESA  
OCCUPANCY: UNMANNED TELECOMMUNICATION FACILITY  
LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF COSTA MESA AND IS DESCRIBED AS FOLLOWS:  
PARCEL 1, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 46, PAGE 10 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### PROJECT DATA

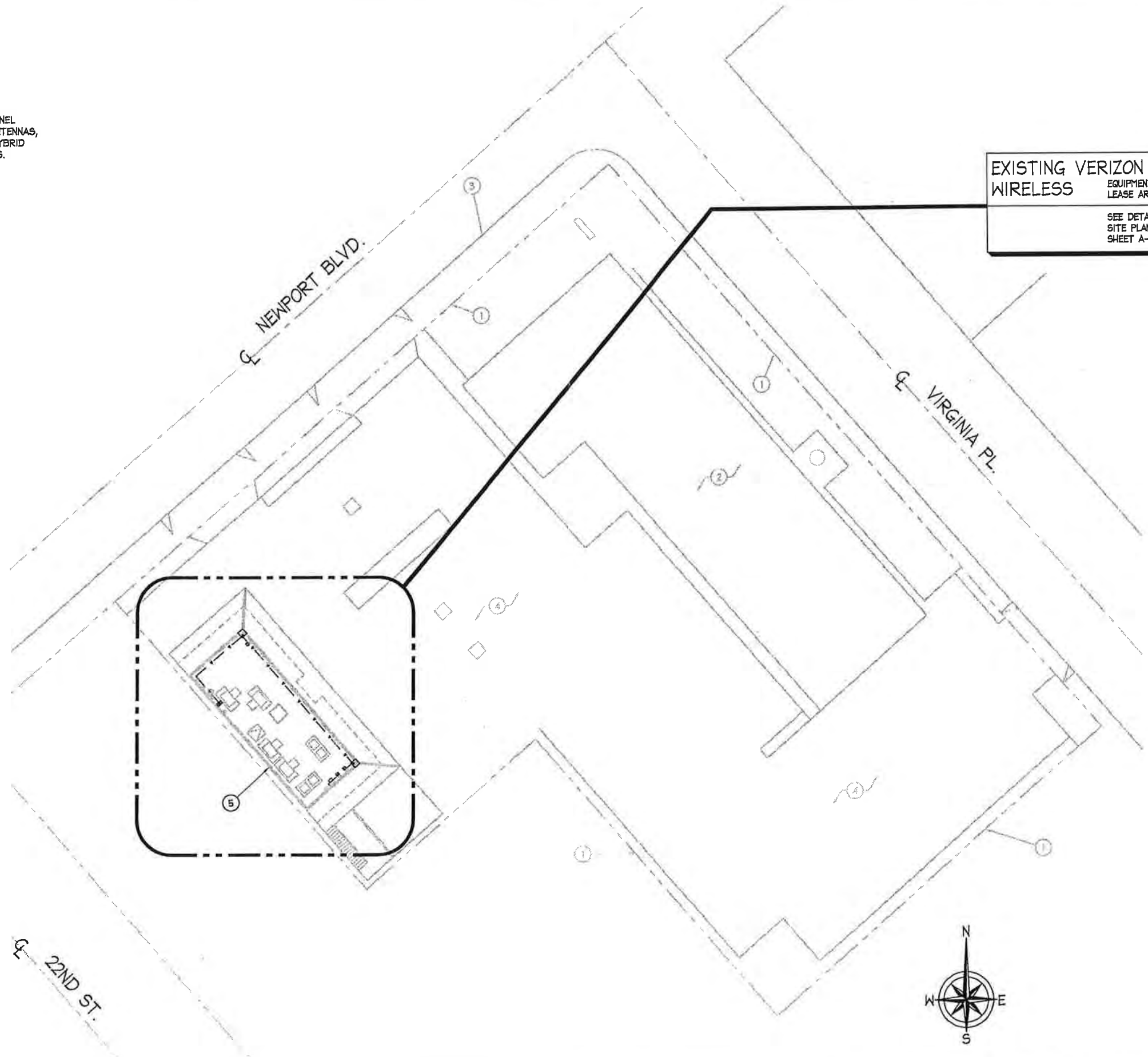
SITE ADDRESS: 2214 NEWPORT BLVD  
COSTA MESA, CA 92627  
OWNER: BROADWAY IMPROVEMENT, INC.  
404 W. 4TH STREET, SUITE L  
SANTA ANA, CA 92301  
CONTACT: DAVID L. WILLIAMS  
PHONE: (714) 858-8722  
APPLICANT: VERIZON WIRELESS  
15505 SAND CANYON AVE  
BUILDING 'D' 1ST FLOOR  
IRVINE, CA 92618  
PHONE: (949) 286-7000  
CONTACTS: CORE COMMUNICATIONS  
2749 SATURN STREET  
BREA, CA 92821  
AMY SINON  
PHONE: (714) 729-8404  
ARCHITECT: ACO ARCHITECTS, INC.  
26170 ENTERPRISE WAY #600  
LAKE FOREST, CA 92630  
PHONE: (949) 716-9940  
FAX: (949) 297-4788  
CONTACT: ANTHONY ORTALA  
PHONE: (949) 716-9940

### PROJECT DIRECTORY

### SHEET INDEX

**NOTES:**

- ① EXISTING PROPERTY LINE
- ② EXISTING BUILDING
- ③ EXISTING SIDEWALK
- ④ EXISTING PARKING AREA
- ⑤ EXISTING ROOFTOP AND LOCATION OF (3) NEW PANEL ANTENNAS TO REPLACE (3) EXISTING PANEL ANTENNAS, (4) NEW RRUS, (2) NEW RAYCAPS, (2) NEW HYBRID FIBER CABLES, AND (2) NEW ANTENNA SCREENS.



**EXISTING VERIZON WIRELESS**  
EQUIPMENT LEASE AREA

SEE DETAILED SITE PLAN ON SHEET A-2

REV.	DATE/BY:	REVISION DESCRIPTION:
0	11-19-13 NW	ZONING SET

CONSULTANT:

**core**  
COMMUNICATIONS

2749 SATURN STREET  
BREA, CA 92821  
PHONE: (714) 729-8404  
FAX: (714) 333-4441

SITE BUILDER:

**verizon**wireless

15505 SAND CANYON AVE.  
BUILDING 'D' 1ST FLOOR  
IRVINE, CA 92618  
PHONE: (949) 286-7000

A/E DEVELOPMENT:

**ACO**  
ARCHITECTS - INC.

26170 ENTERPRISE WAY #600  
LAKE FOREST, CA 92630  
PHONE: (949) 716-9940  
FAX: (949) 297-4788

ENGINEER:

SITE INFO:

SITE NAME:  
**NEWPORT FWY**

SITE ADDRESS:  
2214 NEWPORT BLVD  
COSTA MESA, CA 92627

SHEET TITLE:

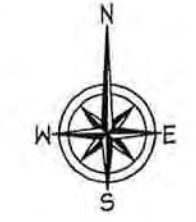
**SITE PLAN**

DRAWING INFO:

DWG. NAME: A-1	DRAWN BY: NW	DATE: 10-31-13
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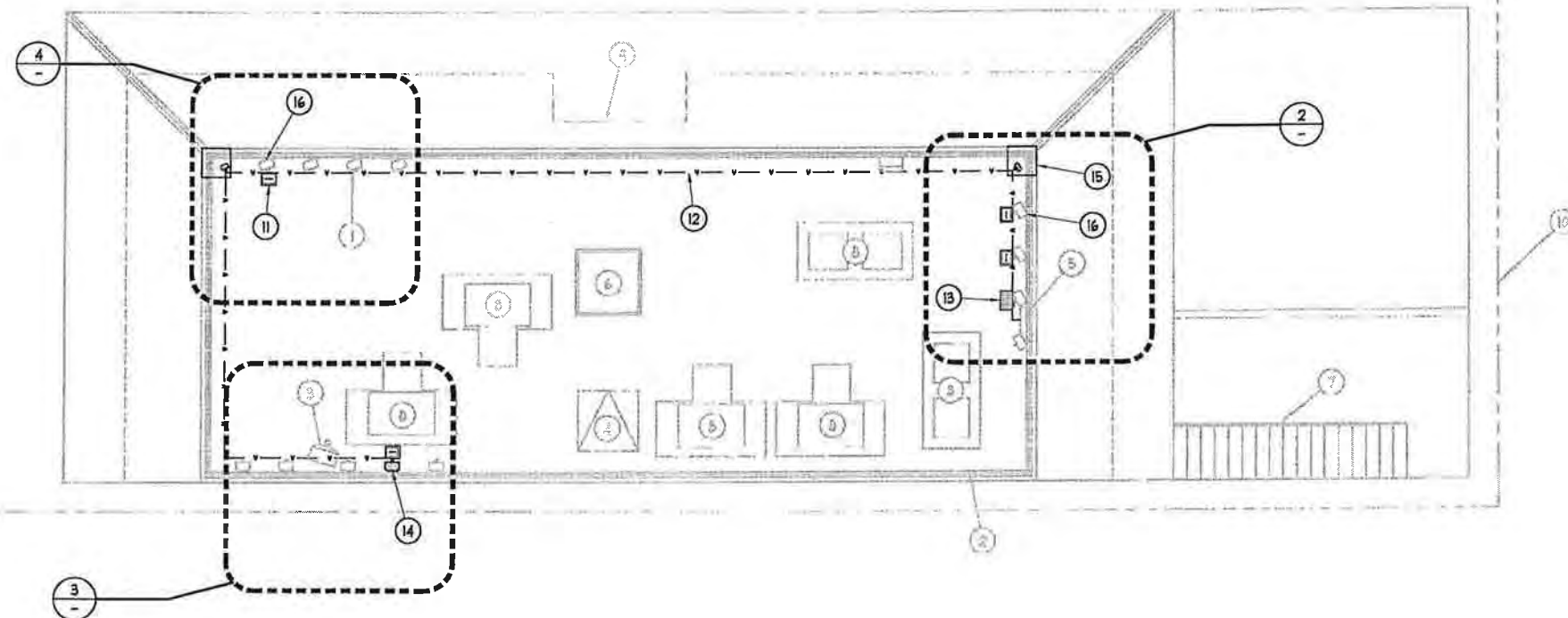
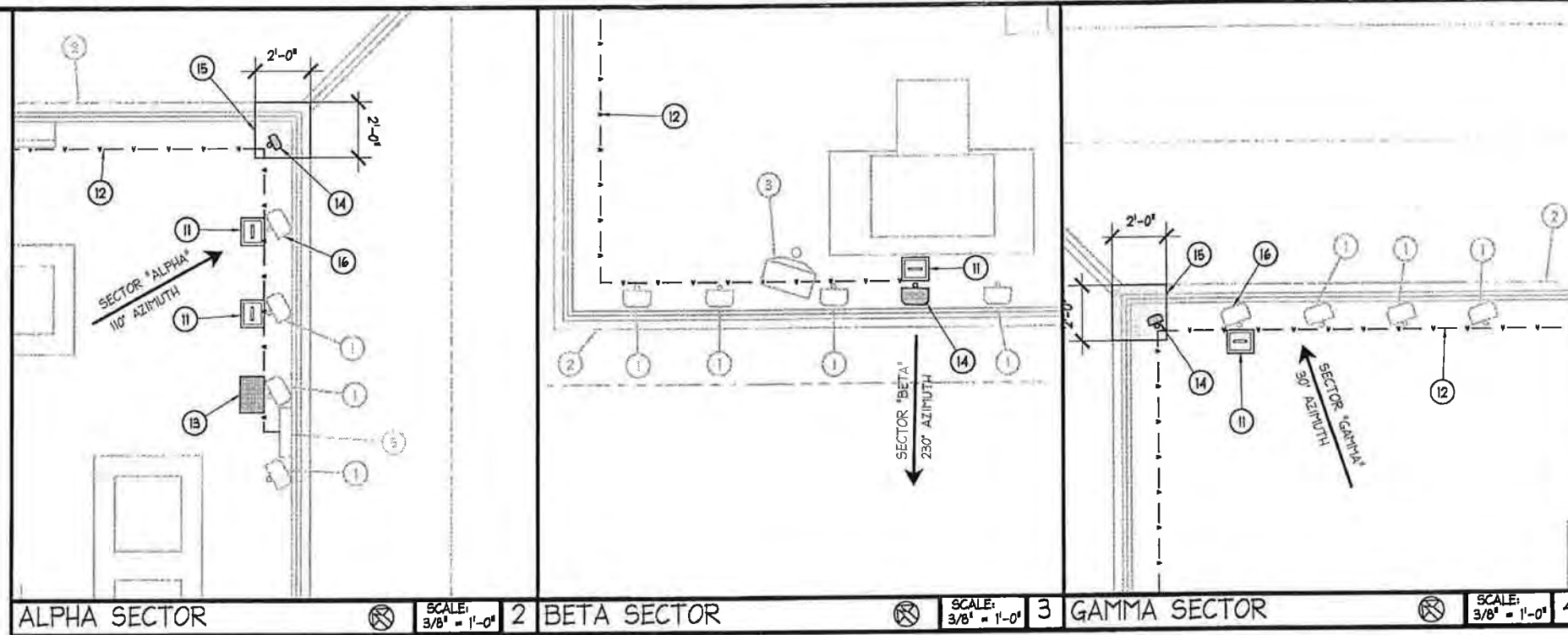
SHEET NUMBER:

**A-1**



**NOTES:**

- 1 EXISTING VERIZON WIRELESS PANEL ANTENNAS TO REMAIN
- 2 EXISTING VERIZON WIRELESS SCREEN WALL
- 3 EXISTING VERIZON WIRELESS PARABOLIC ANTENNA
- 4 EXISTING ROOF HATCH
- 5 EXISTING VERIZON WIRELESS CABLE SHAFT
- 6 EXISTING SKYLIGHT
- 7 EXISTING STAIRS
- 8 EXISTING A/C EQUIPMENT
- 9 EXISTING HALL BELOW ROOF
- 10 EXISTING PROPERTY LINE
- 11 NEW VERIZON WIRELESS (4) RRU'S TO BE MOUNTED BEHIND ANTENNAS WITHIN 5' OF NEW ANTENNAS.
- 12 NEW VERIZON WIRELESS (2) HYBRID FIBER CABLE RUN ( $\pm 120'$ ) FROM LOWER RAYCAP UP TO UPPER RAYCAP.
- 13 NEW VERIZON WIRELESS (2) RAYCAPS, (1) TO BE MOUNTED AT ANTENNAS AND (1) AT EQUIPMENT LOCATION.
- 14 NEW VERIZON WIRELESS (3) PANEL ANTENNAS TO REPLACE (3) EXISTING PANEL ANTENNAS (REPLACE PIPE MOUNT AND PAINT TO MATCH EXISTING IF REQUIRED).
- 15 NEW VERIZON WIRELESS (2) 2' HIGH RF TRANSPARENT ANTENNA SCREENS ABOVE EXISTING ANTENNA SCREENS TO COVER NEW ANTENNAS. TEXTURE AND PAINT TO MATCH EXISTING BUILDING.
- 16 EXISTING ANTENNA AT SECTOR ALPHA MOUNT 2 TO BE REMOVED AND REPLACED BY EXISTING ANTENNA AT SECTOR ALPHA MOUNT 1. EXISTING ANTENNA AT SECTOR GAMMA MOUNT 2 TO BE REMOVED AND REPLACED BY EXISTING ANTENNA AT SECTOR GAMMA MOUNT 1.



DETAILED SITE PLAN

SCALE: 3/16" = 1'-0" 1

REV.	DATE/BY:	REVISION DESCRIPTION:
0	11-19-13 NW	ZONING SET

CONSULTANT:

**CORE**  
COMMUNICATIONS

2749 SATURN STREET  
BREA, CA 92821  
PHONE: (714) 729-8404  
FAX: (714) 333-4441

SITE BUILDER:

**verizon**wireless

15505 SAND CANYON AVE.  
BUILDING 'D' 1ST FLOOR  
IRVINE, CA 92618  
PHONE: (949) 286-7000

A/E DEVELOPMENT:

**ACO**  
ARCHITECTS - INC.

26170 ENTERPRISE WAY #600  
LAKE FOREST, CA 92630  
PHONE: (949) 716-9940  
FAX: (949) 297-4788

ENGINEER:

SITE INFO:

SITE NAME:

NEWPORT FWY

SITE ADDRESS:

2214 NEWPORT BLVD  
COSTA MESA, CA 92627

SHEET TITLE:

DETAILED SITE PLAN  
AND ANTENNA  
LAYOUT PLANS

DRAWING INFO:

DWG. NAME: A-2	DRAWN BY: NW	DATE: 10-31-13
-------------------	-----------------	-------------------

SHEET NUMBER:

A-2

- TOP OF NEW VERIZON WIRELESS ANTENNA SCREEN  
33'-0" A.G.L.
- TOP OF NEW VERIZON WIRELESS ANTENNA  
32'-8" A.G.L.
- TOP OF EXISTING ROOFTOP SCREEN  
31'-0" A.G.L.
- NEW VERIZON WIRELESS ANTENNA RAD CENTER  
29'-6" A.G.L.
- TOP OF EXISTING PARAPET  
28'-0" A.G.L.

EXISTING ANTENNA AT SECTOR ALPHA MOUNT 2 TO BE REMOVED AND REPLACED BY EXISTING ANTENNA AT SECTOR ALPHA MOUNT 1. EXISTING ANTENNA AT SECTOR GAMMA MOUNT 2 TO BE REMOVED AND REPLACED BY EXISTING ANTENNA AT SECTOR GAMMA MOUNT 1.

EXISTING VERIZON WIRELESS PANEL ANTENNAS TO REMAIN.

EXISTING BUILDING

- EXISTING GRADE LEVEL  
0'-0" A.G.L.

NEW VERIZON WIRELESS (2) 2' HIGH RF TRANSPARENT ANTENNA SCREENS ABOVE EXISTING ANTENNA SCREENS TO COVER NEW ANTENNAS. TEXTURE AND PAINT TO MATCH EXISTING BUILDING.

NEW VERIZON WIRELESS (3) PANEL ANTENNAS TO REPLACE (3) EXISTING PANEL ANTENNAS (REPLACE PIPE MOUNT AND PAINT TO MATCH EXISTING IF REQUIRED).

TOP OF NEW VERIZON WIRELESS ANTENNA  
30'-10" A.G.L.

NEW AND EXISTING VERIZON WIRELESS ANTENNA RAD CENTER  
28'-6" A.G.L.

EXISTING VERIZON WIRELESS PARABOLIC ANTENNA

NEW VERIZON WIRELESS (4) RRU'S TO BE MOUNTED BEHIND ANTENNAS WITHIN 5' OF NEW ANTENNAS.

REV.	DATE/BY:	REVISION DESCRIPTION:
0	11-19-13 NW	ZONING SET

CONSULTANT:

**core**  
COMMUNICATIONS

2749 SATURN STREET  
BREA, CA 92821  
PHONE: (714) 729-8404  
FAX: (714) 333-4441

SITE BUILDER:

**verizon**wireless

15505 SAND CANYON AVE.  
BUILDING 'D' 1ST FLOOR  
IRVINE, CA 92618  
PHONE: (949) 286-7000

A/E DEVELOPMENT:

**ACO**  
ARCHITECTS - INC.

26170 ENTERPRISE WAY #600  
LAKE FOREST, CA 92630  
PHONE: (949) 716-9940  
FAX: (949) 297-4788

ENGINEER:

SITE INFO:

SITE NAME:

NEWPORT FWY

SITE ADDRESS:

2214 NEWPORT BLVD  
COSTA MESA, CA 92627

SHEET TITLE:

ARCHITECTURAL  
ELEVATIONS

DRAWING INFO:

DWG. NAME: A-3	DRAWN BY: NW	DATE: 10-31-13
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SHEET NUMBER:

A-3

WEST ELEVATION

SCALE: 1/4" = 1'-0"

- TOP OF NEW VERIZON WIRELESS ANTENNA SCREEN  
33'-0" A.G.L.
- TOP OF EXISTING ROOFTOP SCREEN  
31'-0" A.G.L.
- NEW AND EXISTING VERIZON WIRELESS ANTENNA RAD CENTER  
28'-6" A.G.L.
- TOP OF EXISTING PARAPET  
28'-0" A.G.L.

EXISTING VERIZON WIRELESS PANEL ANTENNAS TO REMAIN

EXISTING VERIZON WIRELESS PARABOLIC ANTENNA

NEW VERIZON WIRELESS (4) RRU'S TO BE MOUNTED BEHIND ANTENNAS WITHIN 5' OF NEW ANTENNAS.

EXISTING BUILDING

- EXISTING GRADE LEVEL  
0'-0" A.G.L.

NEW VERIZON WIRELESS (2) 2' HIGH RF TRANSPARENT ANTENNA SCREENS (BEYOND) ABOVE EXISTING ANTENNA SCREENS TO COVER NEW ANTENNAS. TEXTURE AND PAINT TO MATCH EXISTING BUILDING.

NEW VERIZON WIRELESS (2) 2' HIGH RF TRANSPARENT ANTENNA SCREENS ABOVE EXISTING ANTENNA SCREENS TO COVER NEW ANTENNAS. TEXTURE AND PAINT TO MATCH EXISTING BUILDING.

TOP OF NEW VERIZON WIRELESS ANTENNA  
32'-8" A.G.L.

NEW VERIZON WIRELESS ANTENNA RAD CENTER  
29'-6" A.G.L.

NEW VERIZON WIRELESS (3) PANEL ANTENNAS TO REPLACE (3) EXISTING PANEL ANTENNAS (REPLACE PIPE MOUNT AND PAINT TO MATCH EXISTING IF REQUIRED).

NEW VERIZON WIRELESS (2) RAYCAPS, (1) TO BE MOUNTED AT ANTENNAS AND (1) AT EQUIPMENT LOCATION.

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



# CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

February 6, 2014

Gary Maxwell  
8941 Atlanta Avenue #365  
Huntington Beach, CA 92646

**RE: ZONING APPLICATION ZA-13-23  
MINOR CONDITIONAL USE PERMIT TO CONSTRUCT AN OVERSIZE  
GARAGE AND TO DEVIATE FROM THE REQUIRED BLUFF CREST  
SETBACK  
1034 LINDEN PLACE, COSTA MESA**

Dear Mr. Maxwell:

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 February 13, 2014, 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,

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**

### *Location*

The subject property (1034 Linden Place) is located at the end of a cul-de-sac in an R1 (Single Family Residential) zone. The lot is 17,400 square feet and was improved with an existing one story single-family residence and carport. The subject property is surrounded by similar properties to the east and west, while the rear of the property abuts a multi-family residential project to the north.

### *Proposed Project*

The applicant proposes to construct a 1,040 square foot detached garage (700 sq. ft. maximum allowed) at the rear of the property, setback 42 feet from the rear property line and 2 feet 6 inches to 6 feet 8 inches from the bluff crest (minimum 10 foot setback from the bluff crest required). The rear of the oversized garage will be used as storage for an antique vehicle as well as a workshop space. The front of the garage will be used as two covered parking spaces. The existing carport on the property has been demolished, and will be replaced by a porte cochere.

Minor conditional use permits are required for both the excess garage area as well as the reduced setback from the bluff crest; all other development standards are to be satisfied.

## **ANALYSIS**

Code prohibits construction of any building or structure closer than 10 ft. from a bluff crest, unless a Minor Conditional Use Permit (MCUP) is approved. Approval of the MCUP requires satisfaction of three standards. Those standards and how they will be satisfied is as follows:

- a) The structure will not endanger the stability of the slope:  
Although the garage is proposed at a minimum of 2.5 foot setback from the bluff crest, the applicant will be required to comply with applicable California Building Code which includes construction requirements and methods to protect the slope.
- b) The structure will not substantially interfere with access for fire protection:  
The setback from the bluff crest ranges from 2 feet 6 inches to 6 feet 8 inches; therefore, room will exist to fight any fires behind a portion of the garage. Additionally, the garage is fairly narrow, allowing emergency personnel to fight the fire from both sides of the building.
- c) The structure will not detract from the visual integrity of the bluffs:  
The structure will still maintain a setback from the bluff crest and the homeowner has already planted the bluff with drought tolerant and California natives, which will protect the integrity of the bluff. Furthermore, this bluff is an interior bluff: it

does not face a park or other open space and the garage is fairly narrow compared to the overall width of the lot (26 foot wide garage versus a 178 foot wide lot). Therefore, the impact of the construction on the visual integrity is minimal.

The oversized garage will provide two covered parking spaces for the residence, one more covered space than provided for the original residence. The garage, though oversized, meets the required setback from the side property line and the large size of the structure is not visible from the street. The lot is wide enough and the garage narrow enough that the garage does not appear to be excessively large from surrounding properties.

The proposed garage, as conditioned, is consistent with the Zoning Code and the City's General Plan because the proposed oversized garage and setback from the bluff crest should not adversely impact the surrounding uses. Specifically, with the recommended conditions of approval and the code requirements, 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.

## **FINDINGS**

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed use is compatible with developments in the same general area, specifically property line setback requirements are met and the proposed garage will have a similar architectural design as the existing residence.
  2. 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 since the new structure will have to comply with all requirements of the California Building Code.
  3. 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 information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. There will be a compatible and harmonious relationship between the proposed building and the site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. The subject property is a large lot, allowing the oversized garage to be a compatible structure with the rest of the site and neighborhood.



2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries, and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered and will not be affected by the new structure. The placement of the garage will not substantially interfere with access for fire protection, nor will it endanger the stability of the slope.
  3. The structure complies with performance standards described elsewhere in this Zoning Code. Specifically with the exception of the bluff crest setback and size of the garage, all development standards are met.
  4. The structure is consistent with the General Plan, specifically Land Use Element Objective LU-1F.5 and Community Design Element Objective CD-7A.1.
  5. This zoning application is for a project-specific case and is not to be construed to be setting 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 15303, Class 3(e), New Construction, 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 project shall be limited to the type of building as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require an amendment to the Minor Conditional Use Permit.
  2. The architectural style, colors, and materials of the proposed garage shall match the existing residence.
  3. A minimum 20 foot by 20 foot clear inside dimension shall be provided for the two-car garage. The proposed garage shall be used for non-habitable purposes.
  4. The conditions of approval, code requirements, and special district requirements of ZA-13-23 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  5. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to occupancy permit. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
  6. All on-site utility services shall be installed underground or with the ability

to be underground in the future.

## 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.

- PIng.      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. 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.
3. 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.
4. 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 shall be installed under the direction of the Planning Division.
- Bldg.      5. Comply with the requirements of the 2013 California Building Code, 2013 California Electrical Code, 2013 California Energy Code (or the applicable adopted California Building Code, California Electrical 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.
6. Submit grading plans, an erosion control plan and a hydrology study. A precise grading plan 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 feet in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).
- b. 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.
- c. A fill less than 3 feet in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
7. 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.
8. Submit a soils report for the project. Soil's report recommendations shall be blueprinted on both the architectural and grading plans. For existing slopes or when new slopes are proposed the **soils report shall address how existing slope or new slope will be maintained to avoid any future failure.**
  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 2 percent. 2010 California Building Code CRC 403.1.7.3
  10. 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
  - Bus. Lic. 11. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained.
  - Eng. 12. 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.

**PLANNING APPLICATION SUMMARY**

Location: 1034 Linden Place Permit No.: ZA-13-23

Request: Construct new detached garage

**SUBJECT PROPERTY:**

Zone: R1  
 General Plan: Low Density Residential  
 Lot Dimensions: Irregular  
 Lot Area: 17,400 SF  
 Original Development: One-story, single-family residence with one carport

**SURROUNDING PROPERTY:**

North: Multi-Family Residential Medium Density  
 South: Single-Family Residential  
 East: Single-Family Residential  
 West: Single-Family Residential

**DEVELOPMENT STANDARD COMPARISON**

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
Density:		
Zone	1 du: 6,000 S.F.	1 du: 17,400 S.F.
General Plan		
Building Coverage:		
Building – residence totals		2,034 S.F.
Building – garage	700 S.F. max.	1,040 S.F.
Driveway		925 S.F.
TOTAL – coverage	10,440 S.F. max. (60%)	4,209 S.F. (24%)
Open Space	6,960 S.F. (40%)	13,191 S.F. (76%)
Building Height:	2 stories/27 FT max.	1 story/16 FT 5 IN
Residence Setbacks:		
Front	20 FT	20 FT 9 IN
Side (left/right)	5 FT /5 FT	5 FT 4 IN / 7 FT 8 IN
Rear	10 FT	42 FT
Bluff Crest Setback	10 FT	2 FT 6 IN – 6 FT 8 IN
Rear Yard Coverage:		
Building – Main Residence	445 S.F. (25%)	0 SF
Accessory Structure – Garage <sup>1</sup>	890 S.F. (50%)	0 SF
Parking Totals:		
Covered	1 <sup>2</sup>	2
Open	1 <sup>2</sup>	1
TOTAL	2 <sup>2</sup>	3

Final Action: Approved with conditions  
 Environmental Determination: Exempt

1. Minor Conditional Use Permit requested
2. Legal nonconforming

**GARAGE ADDITION FOR  
SHAUGHNESSY FAMILY**

1034 LINDEN PLACE  
Costa Mesa, CA 92627



PROJECT NO	13083
DATE	09/19/2013
DRAWN BY	GCM
REVISIONS	
▲ 1/2" rev slope	
▲	
▲	
▲	

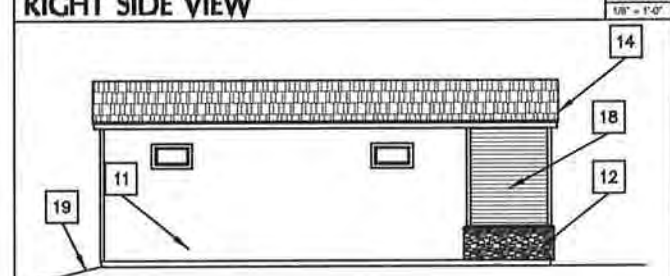
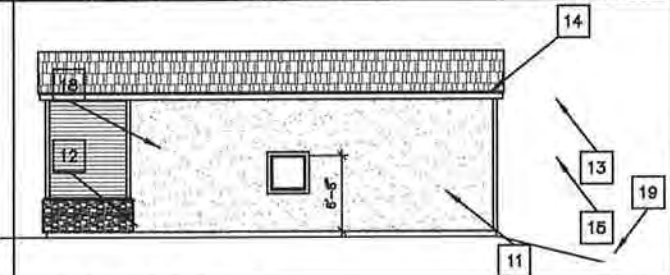
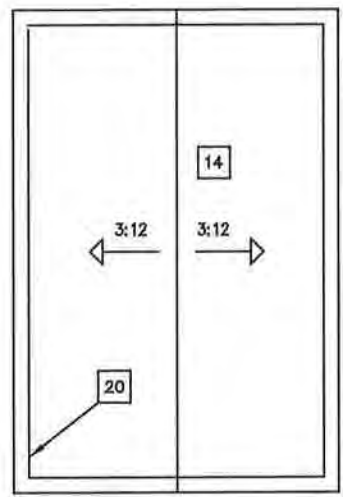
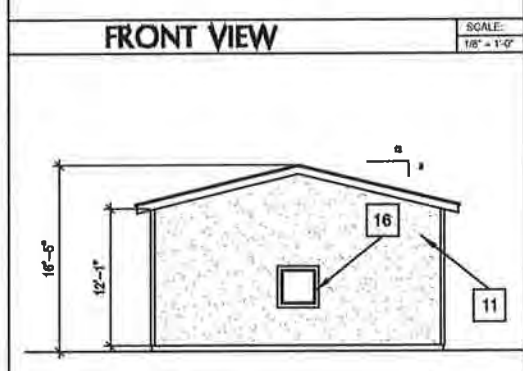
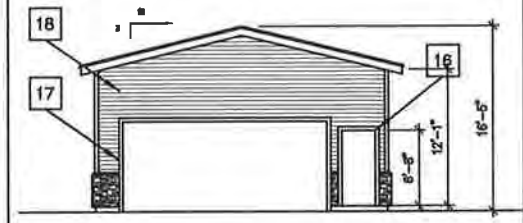
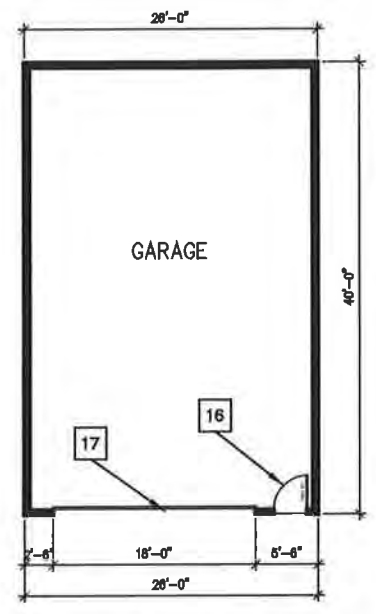
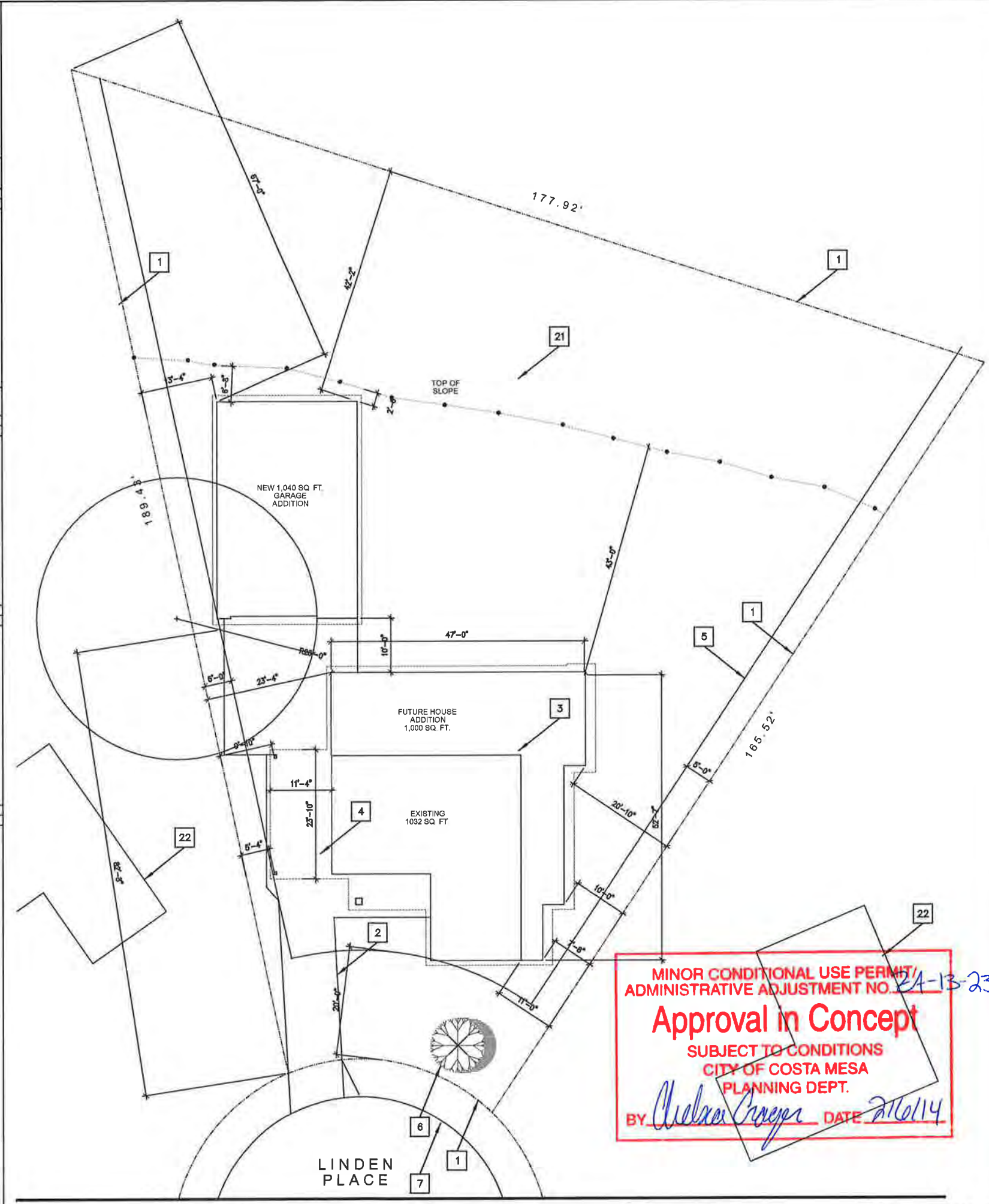
MINOR CONDITIONAL USE PERMIT/  
ADMINISTRATIVE ADJUSTMENT NO. 24-13-23

**Approval in Concept**

SUBJECT TO CONDITIONS  
CITY OF COSTA MESA  
PLANNING DEPT.

BY *Chelsea Cropper* DATE 2/16/14

**A-1**



- KEYNOTES**
- |                         |                                      |
|-------------------------|--------------------------------------|
| 1 PROPERTY LINES        | 12 CULTURED STONE VENEER             |
| 2 DRIVEWAY              | 13 WOOD EAVE OR RAKE TRIM            |
| 3 LINE OF EXISTING BLDG | 14 COMPOSITION SHINGLE ROOFING       |
| 4 EXISTING CARPORT      | 15 WOOD CORNER OR OPENING TRIM       |
| 5 SETBACK LINES         | 16 MAN DOOR                          |
| 6 EXISTING TREE         | 17 GARAGE DOOR                       |
| 7 LINE OF CURB          | 18 WOOD SIDING                       |
| 8 EXISTING TREE         | 19 LINE OF EXISTING DESCENDING SLOPE |
| 9 EXISTING ENTRY        | 20 LINE OF WALL BELOW                |
| 10 LINE OF NEW GARAGE   | 21 LINE OF TOP OF DESCENDING SLOPE   |
| 11 EXT. PLASTER FINISH  | 22 ADJACENT RESIDENCES (1 - STORY)   |

ADDRESS: 1034 LINDEN PL  
COSTA MESA, CA 92627

OWNER: NORMAN SHAUGHNESSY

LEGAL DESCRIPTION: TRACT: 1712  
BLOCK: LOT: 101

ASSESSORS NUMBER: 422 473 16

LOT AREA: 17 400 SQ. FT.

EXISTING HOUSE : 1,034 SQ. FT.

PROPOSED ( UNDER SEPARATE PERMIT)  
RESIDENCE ADDITION : 1,000 SQ. FT.

PROPOSED GARAGE: 1,040 SQ. FT.

EXISTING CARPORT : 210 SQ. FT.

TOTAL DRIVEWAY : 925 SQ. FT.

NUMBER OF DWELLING UNITS: 1

NUMBER OF PARKING SPACES : 3

OPEN SPACE: 17,400 - (1040 + 1034 + 1000 + 210 + 925)  
= 13,191 SQ. FT. / 17,400 SQ. FT = 75.8%

DRIVEWAY AND CARPORT ( PORTE COCHERE) = 925 +  
210 = 1135 SQ. FT. / 17,400 SQ. FT. = 6.5%

**PROJECT INFO**