



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, GARY ARMSTRONG, AND JERRY GUARRACINO
FROM: MINOO ASHABI, ACTING ZONING ADMINISTRATOR *MA*
DATE: JUNE 19, 2014
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

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 June 26, 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 minoo.ashabi@costamesaca.gov if you have any questions or would like further details.

ZA-14-05 2915 REDHILL AVENUE, SUITE G104

Minor conditional use permit for a deviation from shared parking requirements to allow for group training in holistic medicine (8 persons maximum).

Approved, subject to conditions of approval.

Comments received: None.

ZA-03-88A2 3200-3210 PARK CENTER DRIVE; 601-675 ANTON BOULEVARD; AND 3200 BRISTOL STREET

Second amendment to Planned Sign Program ZA-03-88 for Pacific Arts Plaza to allow cabinet signs for corporate branding including one additional wall sign on the north elevation of 655 Anton Blvd.

Approved, subject to conditions of approval.

Comments received: None.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

June 19, 2014

Janice Simmons
2915 Redhill Avenue Suite G104
Costa Mesa, CA 92626

**RE: ZONING APPLICATION ZA-14-05
MINOR CONDITIONAL USE PERMIT FOR HOLISTIC HEALTH CARE
TRAINING
2915 RED HILL AVENUE, SUITE G104, COSTA MESA**

Dear Ms. Simmons:

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 June 26, 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.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description and Analysis
 Findings
 Conditions of Approval, Code Requirements, and Special District
 Requirements
 Approved Conceptual Plans
 Applicant's Description of Use

cc: Engineering
 Fire Protection Analyst
 Building Safety Division

PROJECT DESCRIPTION

The property is located on Red Hill Avenue near the 73 Freeway in a commercial center. The site is in the PDI (Planned Development Industrial) zoning district, and has a General Plan land use designation of Industrial Park. The site is improved with seven buildings with two points of ingress/egress on Red Hill Avenue and one to the neighboring property at 151 Kalmus Drive.

The use will occupy a 1,255 square foot tenant space, located in the existing multi-tenant building. The space is currently occupied by "Bodyscope Tri Design Health" which is a distributor of health care products. The proposal to add limited individual and small group holistic health training as well as holistic health services offered on a one-on-one appointment basis. Hours of operation are Tuesday-Thursday 9:00 am – 5:00 pm and Friday by appointment.

This request will require approval of a minor conditional use permit (MCUP) to allow establishment of a trade and vocational school (holistic medicine training) in a PDI zone.

ANALYSIS

Parking

For industrial uses, parking is calculated at 3 spaces per 1,000 square feet, which will be 4 spaces for this suite. Other uses in the center include a variety of office uses, artist studios, showrooms, and restaurant within the same building. Because of the very small scale of the proposed incidental use, parking demand is not anticipated to change substantially. Individual appointments will be held throughout the week and will be limited to a one-on-one basis only. Group instruction will be limited to a total of 8 people (two trainers and six trainees) and will be limited to a maximum of one class per week during the business's regular operating hours. The business is currently operated by the business owner and 1-2 employees.

If parking shortages or other parking-related problems develop, 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 class sizes and/or operating hours of the business.

General Plan Consistency

The Industrial Park General Plan land use designation is intended to apply to large districts that contain a variety of industrial and compatible office and support commercial uses. The limited nature of the proposed instruction and services will ensure the use is compatible with surrounding uses.

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 addition of individual appointments and limited small group instruction 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:
1. The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The proposed use will be limited to small classes once a week and individual appointments, preventing any parking problems.
 2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The proposed use will be conditioned to operate as described in this staff report and in the attached applicant letter.
 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 and any applicable specific plan for the property. The proposed use does not substantially increase the density or intensity of the use. There is no specific plan for this 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 addition of individual appointments and small class instruction on a weekly basis will not have a significant impact on surrounding uses or on parking demand.
 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.
 3. The project complies with performance standards described elsewhere in this Zoning Code, and is conditioned to operate as described in this staff report.
 4. The structure is consistent with the General Plan in that a trade and vocational

school in an Industrial Park land use designation is a permitted and compatible use.

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, 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

- P1ng.
- 1. The use shall be limited to the type of operation described in this staff report: small group health training. Any change in the operational characteristics including, but not limited to, type of service provided, number and size of classes, frequency of classes will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
 - 2. Small group instruction shall be limited to one class per week with a maximum of 8 people (2 trainers and 6 trainees).
 - 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 business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding tenants. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.

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.

- P1ng.
- 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.

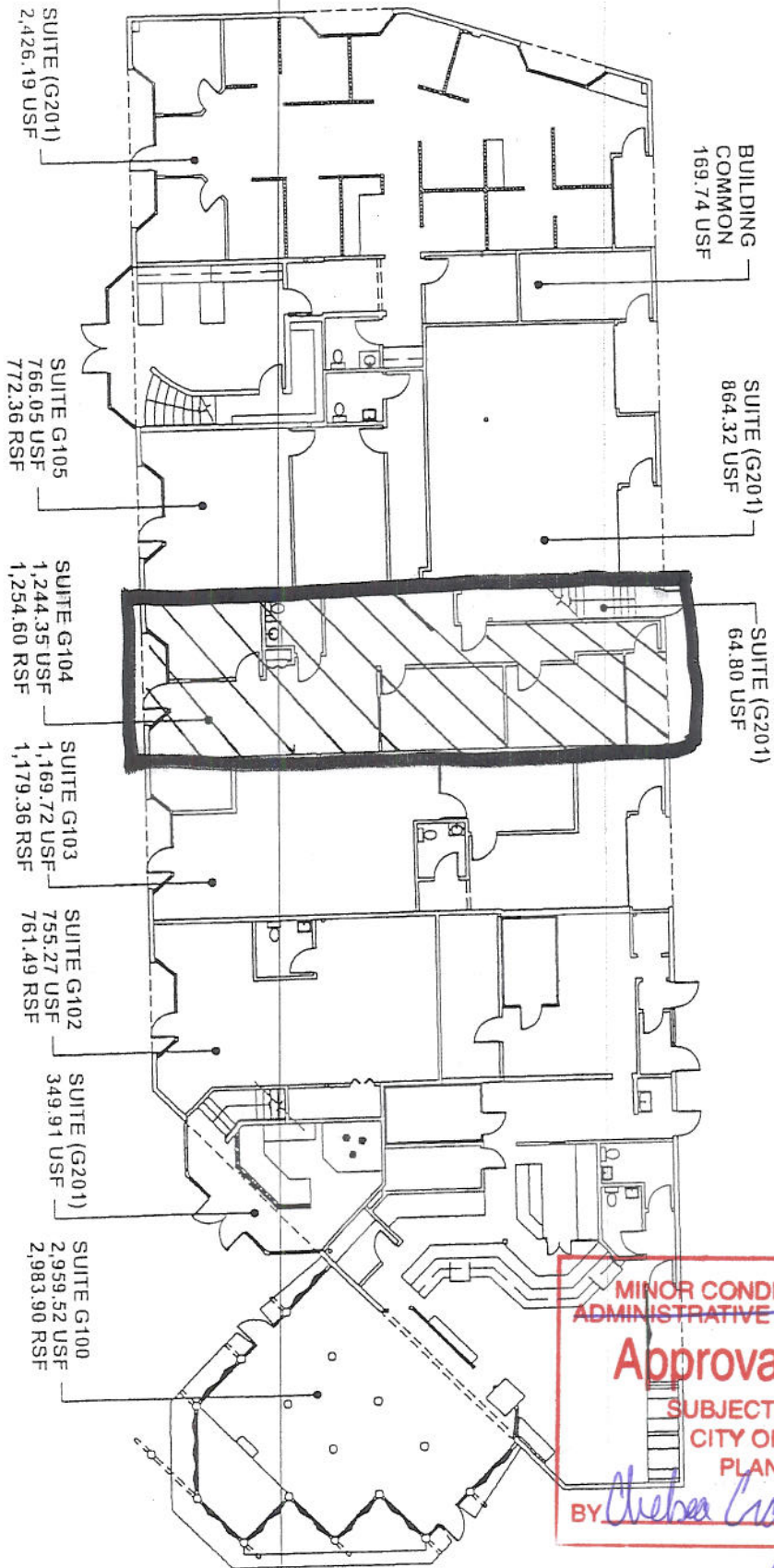
2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
- Bus. Lic. 3. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
4. Business license(s) shall be obtained prior to the initiation the business.

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.
2. Comply with the requirements of the California 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.
- AQMD 3. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.

EXHIBIT "A"
STONEMILL DESIGN CENTER
SITE PLAN



MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. 24-14-05

Approval in Concept

SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.

BY Chelsea Croger DATE 6/19/14

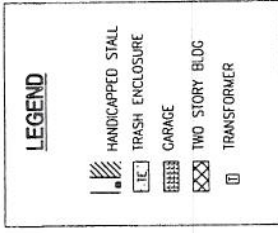
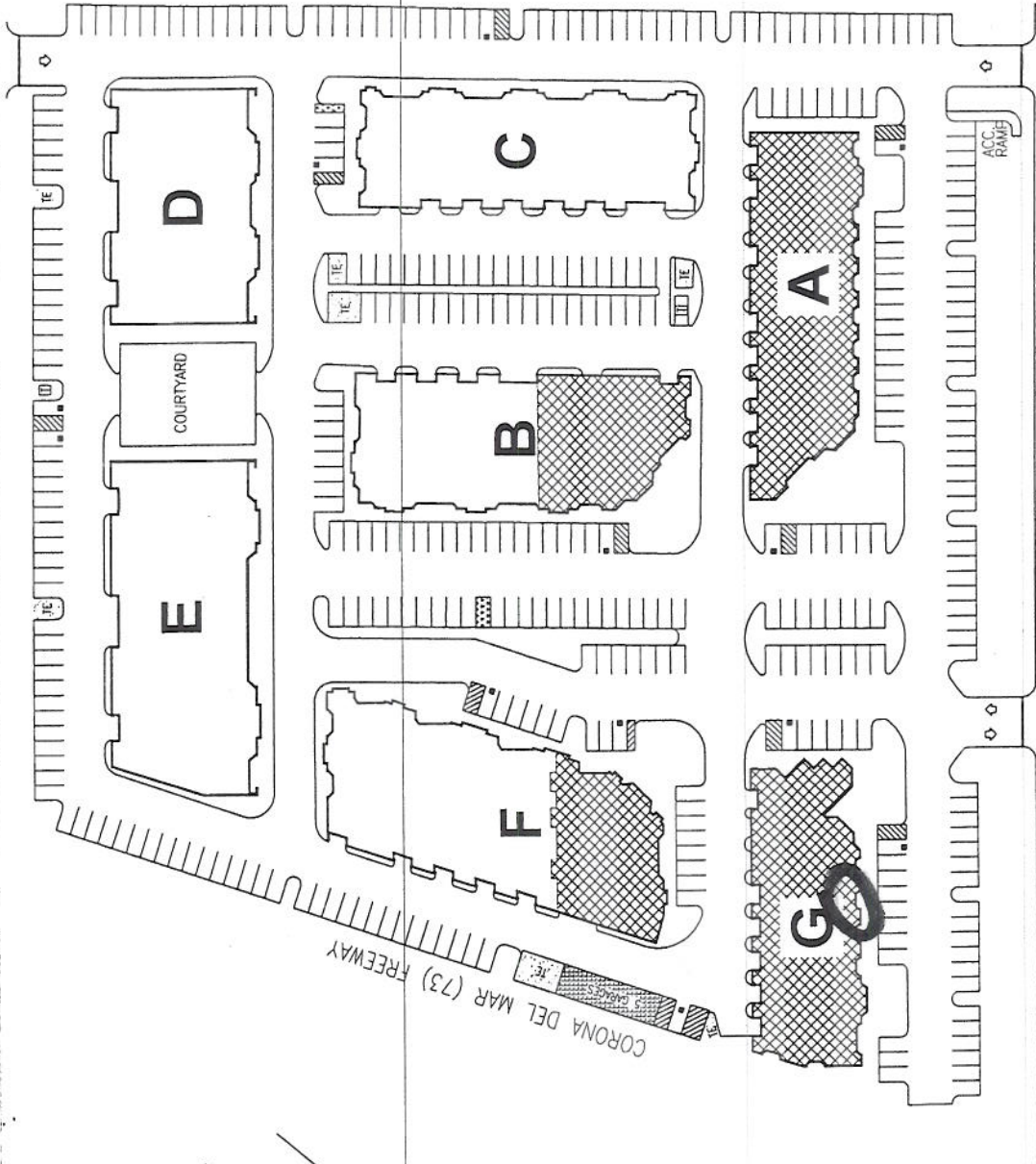
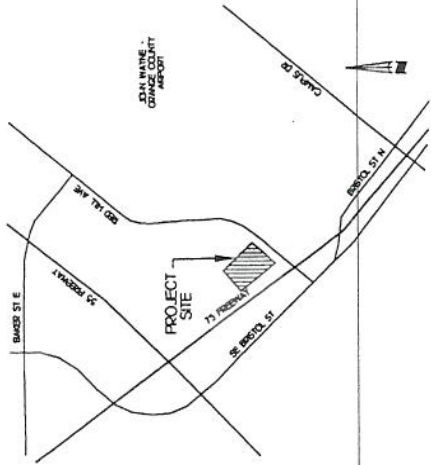
STONEMILL

DESIGN

2015 Red Hill Avenue
Costa Mesa, California

CENTER

VICINITY MAP



IDS

REAL ESTATE GROUP (714) 435-3544

SITE PLAN

RED HILL AVENUE

10.11.05



May 14, 2014

CITY of COSTA MESA
 Chelsea Crager
 Assistant Planner
 P.O. BOX 1200
 77 FAIR DRIVE
 COSTA MESA, CA 92628-1200

Application: MINOR CONDITIONAL USE PERMIT
 ZA-14-05
2915 REDHILL AVENUE, COSTA MESA

Dear Ms. Crager:

Per your letter dated May 6, 2014 requesting more detailed information regarding operating characteristics of the proposed use please see the following:

Operating Hours are: Tuesday thru Thursday, 9 a.m. to 5 p.m.
 Friday by Appointment Only
 Training Schedule: 1 Training Session per Week
 3 Trainees per Trainer (Two Trainers)
 Instruction Given: 1 on 1 to the following:
 Doctors
 Acupuncturists
 Therapists
 Individuals (equipment purchasers)
 Services Offered: Holistic Health
 Consultation
 Nutrition
 Pain & Structural Management

I have been in business for over 30 years with a former business as a Holistic practice location in Newport Beach, California. I would like to re-instate my license to practice and teach in Costa Mesa, California.

Thank you for your help and assistance in acquiring the Minor Conditional Use Permit (ZA-14-05) which will enable me to do so.

If you have any questions regarding the above items, please do not hesitate to contact me at (714) 549-1818, or at jlsimmonshhp@yahoo.com

Bodyscope Institute

2915 Red Hill Ave

Suite G104

Costa Mesa, CA 92626

(714) 549-1818

(714) 540-1819 Fax

jlsimmonshhp@yahoo.com

Sincerely,

A handwritten signature in black ink, appearing to read 'Janice Simmons', with a long horizontal line extending to the right.

Janice Simmons, HHP
 Owner and Operator



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

June 19, 2014

David J. Babb
Babb & Associates
1469 Voyager Drive
Tustin, CA 92782

**RE: ZONING APPLICATION ZA-03-88 A2
AMENDMENT TO PLANNED SIGN PROGRAM TO ALLOW CABINET SIGNS
FOR CORPORATE BRANDING INCLUDING ONE ADDITIONAL WALL SIGN
ON THE NORTH ELEVATION OF 655 ANTON BLVD.
3200-3210 PARK CENTER DRIVE; 601-675 ANTON BOULEVARD (PACIFIC
ARTS PLAZA); & 3200 BRISTOL STREET**

Dear Mr. Babb:

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 June 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, Jessica Magana at, at (714) 754-5278, or at jessica.magana@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 for the Pacific Arts Plaza. Pacific Arts Plaza is bounded by Bristol Street on the west, Anton Avenue on the north, Avenue of the Arts on the east, and the 405 Freeway on the south. The surrounding area is developed with office towers and commercial uses such as South Coast Plaza.

Two changes are proposed for the Pacific Arts Plaza Planned Signing Program: one new wall sign for a single story building located at 655 Anton Boulevard and the inclusion of cabinet signs for corporate branding. The purpose of the new building wall sign is to identify a new tenant located at 655 Anton Boulevard. The building wall sign would be mounted on the north elevation of the building and would be the same size and configuration as other building wall signs under this sign program with a maximum sign copy area of 75 square feet. Inclusion of a cabinet signs as a new sign option would allow tenants to use their corporate brands and logos.

The approved Planned Sign Program (ZA-03-88) permitted two building mounted tenant signs, each with a maximum sign copy area of 75 square feet for the building located at 655 Anton Boulevard. The additional building wall sign would add 75 square feet to the existing building sign for a total of three signs and allow cabinet signs.

ANALYSIS

Building Wall Sign

Four building mounted tenant signs (sign type "G") are currently located along Anton Boulevard, one per building elevation, under this sign program. A new tenant will be occupying an existing one story building at 655 Anton Boulevard, which currently has two building wall signs but lacks a wall sign facing Anton Boulevard. The new building wall sign (sign type "G") would be mounted on the north elevation of the building and serve to identify the new tenant, increasing its visibility to vehicular traffic and pedestrians along Anton Boulevard. The new sign would contain a maximum letter height of 36 inches in height and a maximum sign copy area of 75 square feet. A total of 138 square feet of sign area is permitted for the building which has a façade length of 92 linear feet. The new sign will not exceed the maximum allowable sign area permitted under Code and is consistent with the maximum area allowed by the approved Planned Sign Program. The new sign would be an internally illuminated cabinet sign and would be the only sign directly facing Anton Boulevard on this building.

The new building wall sign is compatible in size and configuration with other building wall signs on the east and west side of the building and under this sign program. The sign will be centrally located on the building and will allow for the identification of the new building occupant on Anton Boulevard.

Cabinet Signs

Per the Zoning Code, cabinet signs are a permitted sign style. The cabinet signs would allow tenants to incorporate their corporate brands and logos to increase their business identification. The cabinet signs will be complementary with the existing signage allowed under this Planned Sign Program.

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 or what other similar properties in the area enjoy. Pacific Arts Plaza contains a variety of commercial buildings and high rise towers; the added signage will provide better directions to visitors on Anton Boulevard and be compatible with the area in general.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. Compatible and harmonious relationship between the proposed building and 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 signs are compatible in size, location and general design with the existing 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. The new building wall sign serves to identify the business occupying the entire building and the cabinet signs allow for businesses to incorporate their corporate branding.
 3. Compliance with any performance standards as prescribed elsewhere in this Zoning Code. The new wall sign and cabinet signs complies with the limitations on total sign area and placement on the building.
 4. Consistency with the general plan and the North Costa Mesa Specific Plan. The new signs help ensure the long term viability of the communities economic base by supporting the existing commercial and office uses.
 5. The planning application is for a project-specific case and is not to be

construed to be setting a precedent for future development. The planned sign program is designed specifically for the Pacific Arts Plaza which has unique characteristics in terms of building placement and visibility.

- 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.

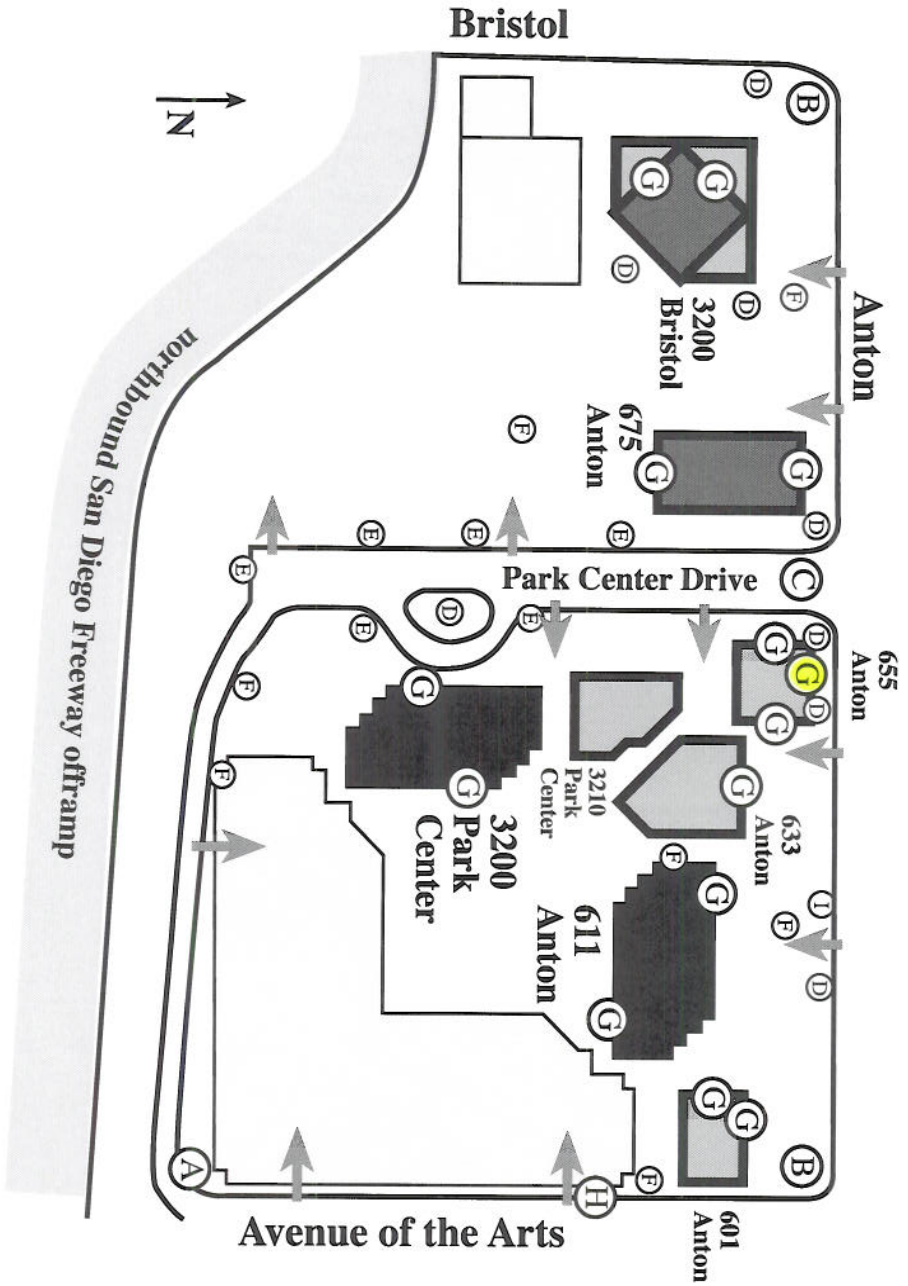
CONDITIONS OF APPROVAL

- PIng. 1. The new signs shall be consistent with the approvals granted under ZA-03-88, ZA-03-88A1, and ZA-03-88A2.

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. 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 (1) 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. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
- Bldg. 4. Comply with the requirements of the Uniform Building Code as to design and construction.



LEGEND

- (A) Freeway Sign
 - (B) Pylon Sign
 - (C) Entry Sign
 - (D) Multi-Tenant Monument Sign
 - (E) Large Directional Sign
 - (F) Small Directional Sign
 - (G) Building-Mounted Tenant Sign
(only parapet sign locations shown, eyebrow sign locations not shown)
 - (H) Parking Structure Identification Sign
 - (I) Single-Tenant Monument Sign
- Low-rise building
 - Mid-rise building
 - High-rise building
 - Parking structure

SITE PLAN

PAGE 3

PACIFIC ARTS PLAZA
PLANNED SIGNING PROGRAM

SIGN TYPE G

BUILDING-MOUNTED

TENANT SIGN

Purpose: To identify tenant
 Sign Copy: Business name and symbol

Location of Parapet Signs: At top of building at locations shown on Page 3

Location of Eyebrow Signs: Above 1st floor, except for sign facing Bristol at 3200 Bristol, which may be located above 3rd floor

Maximum Number and Size:	Parapet Signs	Eyebrow Signs
High rise buildings: 611 Anton 3200 Park Center Drive	Two (2) 500 SF signs Two (2) 500 SF signs	Two (2) 40 SF signs Two (2) 40 SF signs
Mid rise buildings: 675 Anton 3200 Bristol	Two (2) 350 SF signs Two (2) 250 SF signs	Two (2) 40 SF signs Five (5) 40 SF signs
Low rise buildings: 601 Anton 633 Anton 655 Anton 3210 Park Center Drive	Two (2) 75 SF signs One (1) 75 SF sign Three (3) 75 SF signs None	Two (2) 40 SF signs None None Two (2) 40 SF signs
Max. Letter / Symbol Height:	Parapet Signs	Eyebrow Signs
High rise buildings: 611 Anton 3200 Park Center Drive	66 inches 66 inches	24 inches 24 inches
Mid rise buildings: 675 Anton 3200 Bristol	48 inches 48 inches	24 inches 24 inches
Low rise buildings: 601 Anton 633 Anton 655 Anton 3210 Park Center Drive	36 inches 36 inches 36 inches n/a	n/a n/a n/a 24 inches

Style: Individual letters or signs consisting of one or more cabinets
 Illumination: Internal illumination or halo-illumination allowed
 Letterstyle: Tenant's typeface or designated project typeface
 Color: Sign copy color should contrast with background color

May 9, 2014



Examples of sign styles allowed

SIGN TYPE G
 ELEVATION / SPECIFICATIONS