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: JULY 24, 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 July 31, 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 if you have any questions or would like further details.

ZA-14-09 **535 ANTON BOULEVARD**

Minor Conditional Use Permit to allow 14 unscreened cellular antennas, 4 microwave dish antennas, and 2 equipment cabinets on the roof an existing 12-story building in the Metro Center Development.

Approved, subject to conditions of approval.

Comments received: None.

ZA-14-20 **919 SUNSET DRIVE**

Minor Conditional Use Permit for a deviation from parking requirements for an 8,469 sq. ft. dance studio for children.

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

July 24, 2014

Velotera Services, Inc.
Brian Mahoney
151 Kalmus Drive Suite E220
Costa Mesa, CA 92626

RE: ZONING APPLICATION ZA-14-09
MINOR CONDITIONAL USE PERMIT FOR ROOF-MOUNTED COMMUNICATION ANTENNAS
535 ANTON BOULEVARD, COSTA MESA

Dear Mr. Mahoney:

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 July 31, 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
- Findings
- Conditions of Approval, Code Requirements, and Special District Requirements
- Project Description
- Approved Conceptual Plans

cc:
- Engineering
- Fire Protection Analyst

Building Safety Division

PROJECT DESCRIPTION

Site Location

The property is zoned Planned Development Commercial (PDC) with a General Plan Land Use designation of Urban Center Commercial. The property is surrounded by commercial properties to the north, south, east and west. The roof is visible from the I-405 and SR-55 Freeways to the south and east. The property is improved with a twelve-story office building and a parking structure. The proposed use is existing and unpermitted.

Proposed Use

The applicant proposes a roof mounted wireless communications facility with 14 antennas, 4 microwave dish antennas, and 2 equipment cabinets painted to match the existing building. The maximum height of the antennas is 169 feet above grade.

ANALYSIS

The proposed antennas are mounted on the existing twelve-story office building and will be textured and painted to match the existing building to reduce its visibility from public view. Conditions have been included to ensure that all proposed and existing equipment cabinets, antennas, wiring, cables, and conduit will be painted and/or screened from view at all times.

Conditions have been included to ensure antenna frequencies do not interfere with the frequency used for Public Safety communications and the environmental radio frequency radiation generated by the antennas does not exceed ANSI/IEEE standards. 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 proposed antennas and screening comply with Costa Mesa General Plan Community Design Element Goal CD1A.5.8 in that the proposed antennas 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 mounted on the existing building and painted to minimize visual impacts.

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 be painted to match the existing building, 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, and the building and site developments and uses that exist or have been approved for the general neighborhood. The new antennas will be compatible with the existing building in that they will be painted to match the 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 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-1A.5, in that the screening for the antennas will be painted to match the exterior of the building.

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 proposed antennas shall be painted to match the existing building to

minimize visual impacts.

2. All proposed and existing equipment cabinets, wiring, cables, and conduit shall be painted to match the existing building and/or placed behind existing building walls.
3. All proposed and existing equipment cabinets, antennas, wiring, cables, and conduit shall be well maintained and kept in good condition at all times. Any broken, damaged, faded, and exposed material shall be replaced and approved by the Development Services Department prior to installation.
4. Any future modifications to the equipment or antennas shall be done only with the prior approval of the Development Services Department and may require filing and approval of a minor conditional use permit.
5. Maximum antenna height may not exceed 169 feet measured from property grade.
6. 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.
7. Environmental radio frequency radiation generated by the antennas shall not exceed ANSI/IEEE standards.
8. The applicant shall provide a 24-hour phone number to which interference problems may be reported.
9. 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 Development Services Department.
10. The conditions of approval and Code requirements of Zoning Application ZA-14-09 shall be blueprinted on the face of the site plan of the plan check submittal package.
11. 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 Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code if applicable and 2013 California Energy Code (or the applicable adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance), and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.

5. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional concerns of development or for additional permits required by AQMD.

Bus. Lic. 6. 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.

CRAGER, CHELSEA

From: Brian Mahoney <bmahoney@velotera.com>
Sent: Tuesday, July 01, 2014 10:45 AM
To: CRAGER, CHELSEA
Subject: Cooksie - ZA14-09 Application Info

Hi Chelsea,

Sorry I didn't get this to you last night... didn't end up getting back to my computer until really late.

Please see the information you requested, and please call me any time for anything at all (contact info is in my signature). Thanks!

Facility History

This wireless facility was built in 2002 by Global Pacific Internet, and has operated continuously since first becoming operational. TelePacific Communications, a facility-based carrier in business since 1998, acquired Global Pacific Internet's interest in the asset. TelePacific Communications offers local and long distance voice, dedicated Internet access, private networking and data transport services, converged voice and data service, as well as mobile solutions to its customers.

Project Description

TelePacific 's operations of the existing communication antennas and equipment cabinets atop the existing office building will be painted to match the exterior color of the building. The panel and microwave dish antennas are mounted on framework in two locations on the rooftop. The panel antenna dimensions are 20 inches tall by 10 inches wide and the microwave antenna dimensions are between 1-foot and 4-feet in diameter. The associated equipment cabinets are located beneath antennas and screened from view by the parapet wall.

The Subject Property is one of many retail and office buildings located within the South Coast Metro Center commercial development on the south side of Anton Boulevard across from Sakioka Drive, within the South Coast Metro District. The zoning designation is Planned Development Commercial. The top of the highest antenna is 2-feet higher than the mechanical penthouse. The top of the highest antenna is 169-feet above ground level.

This telecommunication facility is unmanned and is visited very infrequently by technical personnel. Scheduled maintenance is conducted twice yearly. And occasional site visits are required to respond to technical issues or customer requests. Technicians visiting the property park in unreserved parking spaces.

Radio Frequency Information

Fixed Wireless services require Line of Sight (LOS) to our customers and require an antenna to be mounted on the customer's rooftop to enable them to receive our signal. The frequencies at which our network operates (3 GHz, 5 GHz, 18 GHz, 23 GHz and 28 GHz) do not penetrate obstructions such as buildings, trees, or glass so any obstruction to the signal makes it unusable. This is unlike cellular frequencies which have better penetration.

TelePacific's customers to be served by this site are located throughout the northeasterly quadrant of Costa Mesa. All the antennas need to be mounted in specific directions in order to provide coverage to customers. Point-to-multipoint

and point-to-point antennas are used to provide service to customers while minimizing the amount of antennas required at the site. Equipment at this location is linked to TelePacific's network via (3-foot and 4-foot diameter) backhaul antennas.

Type of Technology

TelePacific is a facility-based carrier headquartered in Los Angeles that has been in business since 1998, serving small and medium sized business customers. Telecommunication services are provided through a combination of TelePacific-owned switches and network infrastructure. They offer local and long distance voice, dedicated internet access, private networking and data transport, and converged voice and data services.

TelePacific uses fixed wireless to deliver data/internet services to its customers. The three main fixed wireless technologies used are:

- WiMAX – Point-to-Multipoint access points operating in the 3 GHz and 5GHz bands are installed at the tower site to provide service to many customers.
- LMDS – Point-to-Multipoint access points operating in the 28 GHz bands are installed at the tower site to provide service to many customers. LMDS sectors are used to deliver higher bandwidth products than WiMAX sectors.
- Microwave – Point-to-Point dishes operating in the 18 GHz and 23 GHz bands are installed at the tower site to provide service to a single customer. And microwave links are used to deliver higher bandwidth products than both LMDS and WiMAX sectors.

TelePacific's customers are often small-to-mid sized businesses. They appreciate competition in the marketplace and expect services targeted to their specific needs. They demand low costs, a large product portfolio, and proactive customer care.

RESPECTFULLY,
BRIAN MAHONEY
VELOTERA SERVICES, INC.
SITE ACQUISITION SPECIALIST
951-233-4729 (m) | 714-515-4242 (f)
BMahoney@VeloTera.com

VeloTera

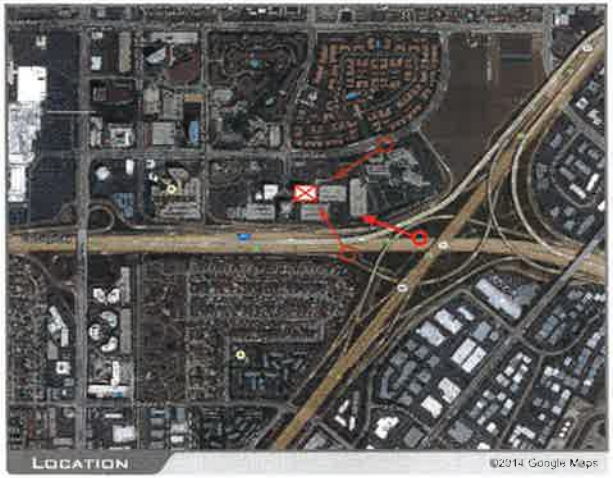
TelePacific COMMUNICATIONS

COOKSIE

535 ANTON BOULEVARD COSTA MESA CA 92626

ARTISTIC engineering
AEsims.com
877.9AE.sims

VIEW 1



LOCATION

EXISTING

PROPOSED LOOKING NORTHWEST FROM NORTHBOUND 405 FREEWAY

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

(South View of Existing Equipment)

(West View)

535 Anton Blvd, Costa Mesa
Minor Conditional Use Permit ZA-14-09

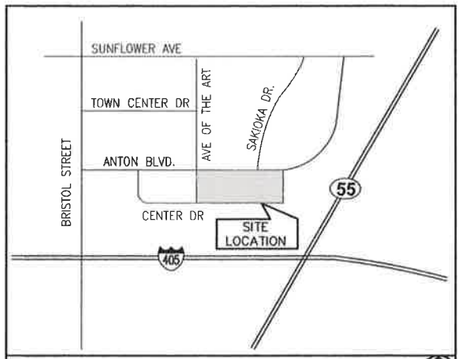
(North View of Existing Equipment)

(East View of Existing Equipment)

TelePacific COMMUNICATIONS

COOKSIE
535 ANTON BOULEVARD
COSTA MESA, CA 92626

MINOR CONDITIONAL USE PERMIT/
~~ADMINISTRATIVE ADJUSTMENT~~ NO. ZA-14-09
Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.
BY: Chelsea Crager DATE 7/24/14



VICINITY MAP

START AT 151 KALMUS DRIVE, COSTA MESA, CA.

1/ START OUT GOING EAST ON KALMUS DR. TOWARD RED HILL AVE
2/ TAKE THE 1ST LEFT ONTO RED HILL AVE
3/ TAKE THE 3RD LEFT ONTO BAKER ST E.
4/ TURN RIGHT ONTO BRISTOL ST.
5/ TURN RIGHT ONTO ANTON BLVD.
6/ 535 ANTON BLVD IS ON THE RIGHT

SITE DIRECTIONS

THIS PROJECT ENTAILS:

1. INSTALL (14) ANTENNAS AND (4) MICROWAVE DISH ANTENNAS MOUNTED ON ROOFTOP
2. INSTALL (2) EQUIPMENT CABINETS MOUNTED ON ROOFTOP
3. INSTALL 4'X12' CONCRETE PAD ON ROOF TOP

PROJECT DESCRIPTION

PROPERTY OWNER

OWNER: RREEF AMERICA REIT II CORP CCCC
PO BOX 4900
SCOTTDALE, AZ 85261

CONTACT: LINDA KIGHT

DIRECT PHONE: 657-622-2703
EMAIL: LINDA.KIGHT@TRANSWESTERN.NET

PARCEL INFORMATION:

A.P.N.: 410-501-37
OCCUPANCY: B
CONSTRUCTION TYPE: I
CURRENT ZONING: PDC
ZONING APPLICATION #:
ACCESSIBILITY REQ'D: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT SUMMARY

ARCHITECT:

DCI PACIFIC
32 EXECUTIVE PARK, SUITE 110
IRVINE, CA 92614
CONTACT: D.K. DO
PHONE: (949) 475-1000
E-MAIL: DK@DCIPACIFIC.COM
FAX: (949) 475-1001

APPLICANT REPRESENTATIVE:

SCOTT M. SUTHERLAND
VELOTERA SERVICES, INC.
151 KALMUS DRIVE, STE E-220
COSTA MESA, CA 92626
PHONE: (858) 774-4004
(714) 209-7499

PROJECT TEAM

POWER:
COMPANY: SOUTHERN CALIFORNIA EDISON
PHONE: 1-800-655-4555

TELCO:
COMPANY: AT&T
PHONE: 1-888-944-0447

UTILITY PROVIDERS

1. 2010 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2. 2010 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2009 EDITION INTERNATIONAL BUILDING CODE WITH 2010 CALIFORNIA AMENDMENTS)
3. 2010 CALIFORNIA ELECTRICAL CODE (2008 EDITION NATIONAL ELECTRICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)
4. 2010 CALIFORNIA MECHANICAL CODE (CMC) (2009 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)
5. 2010 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)
6. 2010 CALIFORNIA FIRE CODE (CFC) (2009 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)
7. 2010 CALIFORNIA GREEN CODE
8. 2010 CALIFORNIA REFERENCES STANDARDS CODE

CODE COMPLIANCE

SHEET	DESCRIPTION	ISSUE LEVEL
T1	TITLE SHEET	---
A1	SITE PLAN	---
A2	ROOFPLAN / EQUIPMENT & ANTENNA LAYOUT PLAN	---
A3	ELEVATIONS	---
A4	ANTENNA SPECIFICATIONS	---
A5	ANTENNA SPECIFICATIONS	---
A6	ANTENNA SPECIFICATIONS	---
A7	ANTENNA SPECIFICATIONS	---
A8	ANTENNA SPECIFICATIONS	---
A9	DETAILS	---
10	SHEETS TOTAL	

SHEET INDEX

ISSUED FOR: ZONING
JURISDICTION: CITY OF COSTA MESA

DO NOT SCALE DRAWINGS

GENERAL CONTRACTOR NOTES

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949.475.1000 | 949.475.1001 F

TelePacific COMMUNICATIONS

VeloTera

PROJECT IDENTIFICATION:
COOKSIE
535 ANTON BOULEVARD
COSTA MESA, CA 92626

CURRENT ISSUE DATE:
04/30/14

ISSUED FOR:
ZD

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
HH	BOK	DKD

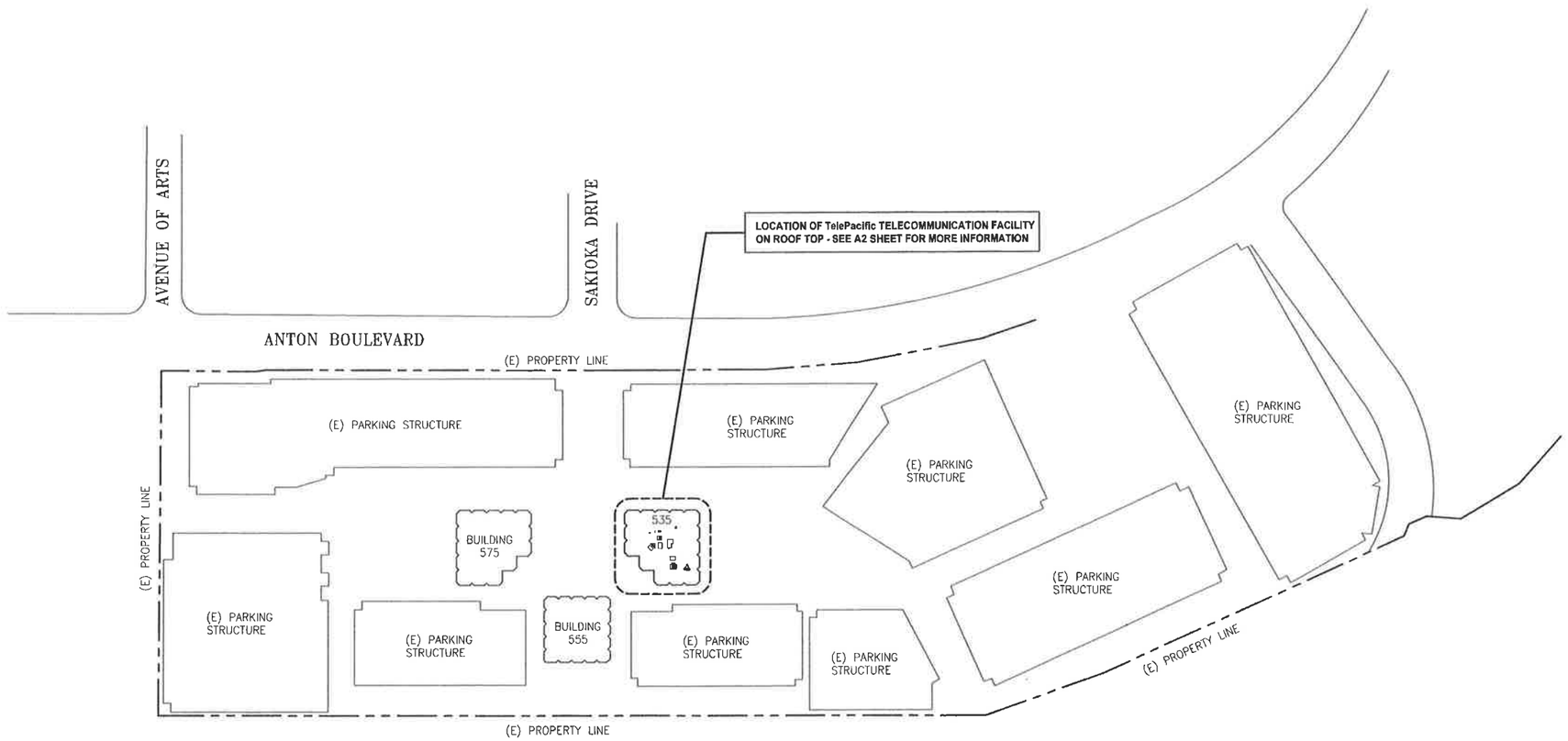
ISSUE STATUS:

△	DATE:	DESCRIPTION:	BY:
1	11/19/13	90% ZD	HH
2	12/06/13	100% ZD	HH
3	04/30/14	INCORPORATE PLAN CHECK COMMENTS	IP

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T1
ISSUE LEVEL:
COOKSIE

NOTE:
PROPERTY LINE SHOWN APPROXIMATE ONLY,
NO SURVEY DRAWINGS PROVIDED.



SITE PLAN

NORTH | SCALE: 1/128"=1'-0" | 0 32' 64' 128' | 1

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32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
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LEASING		
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CM		

DRAWN BY:	CHK:	APV:
HH	BOK	DKD

ISSUE STATUS:

△	DATE:	DESCRIPTION:	BY:
	11/19/13	90% ZD	HH
	12/06/13	100% ZD	HH
	04/30/14	INCORPORATE PLAN CHECK COMMENTS	IP

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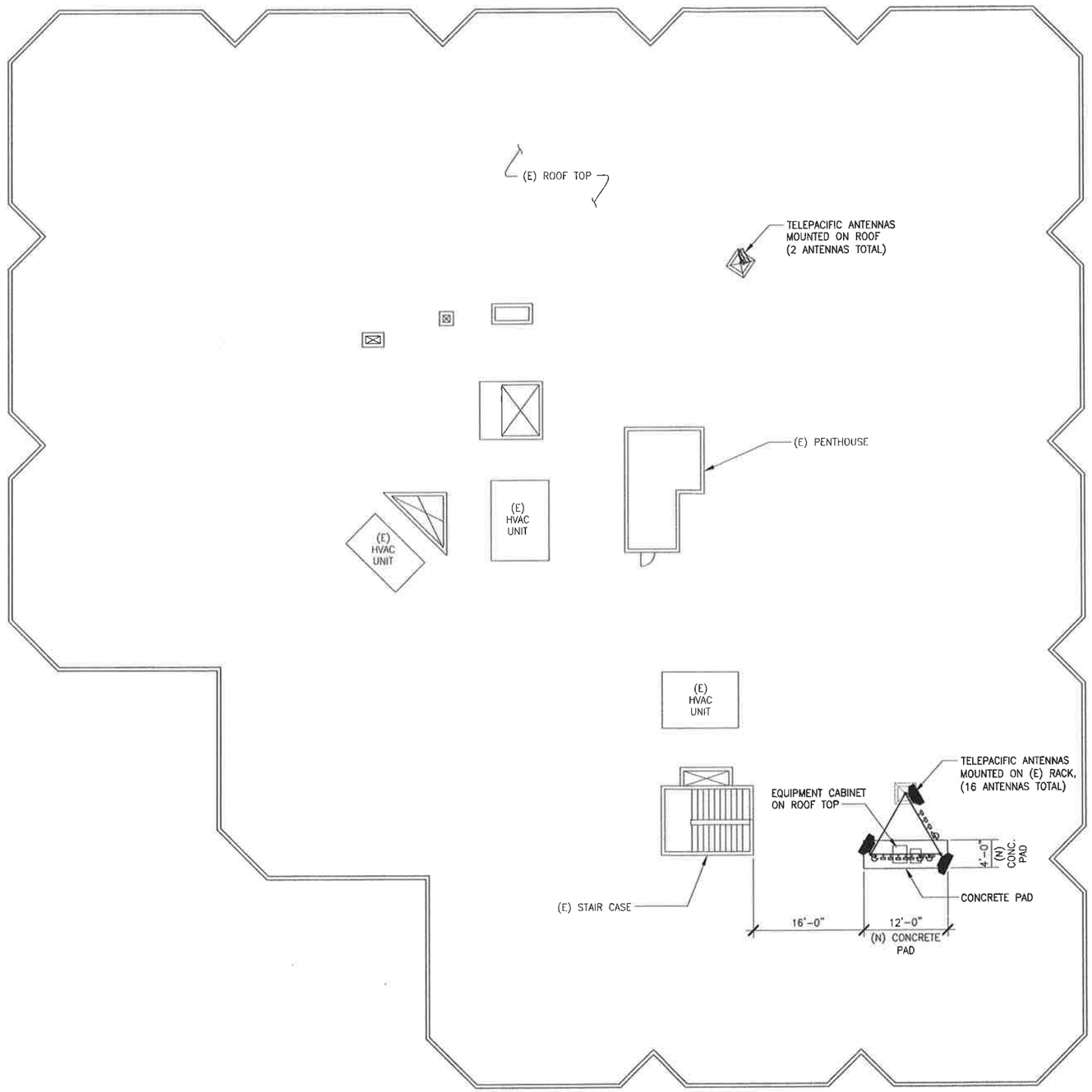
SITE PLAN

SHEET NUMBER: **A1**
ISSUE LEVEL:
COOKSIE



ROOF PLAN / EQUIPMENT AND ANTENNA LAYOUT PLAN

NORTH | SCALE: 1/8"=1'-0" | 0 4' 8' | 1

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T 949.475.1000 | 949.475.1001 F

TelePacific COMMUNICATIONS

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04/30/14

ISSUED FOR:
ZD

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
HH	BOK	DKD

ISSUE STATUS:

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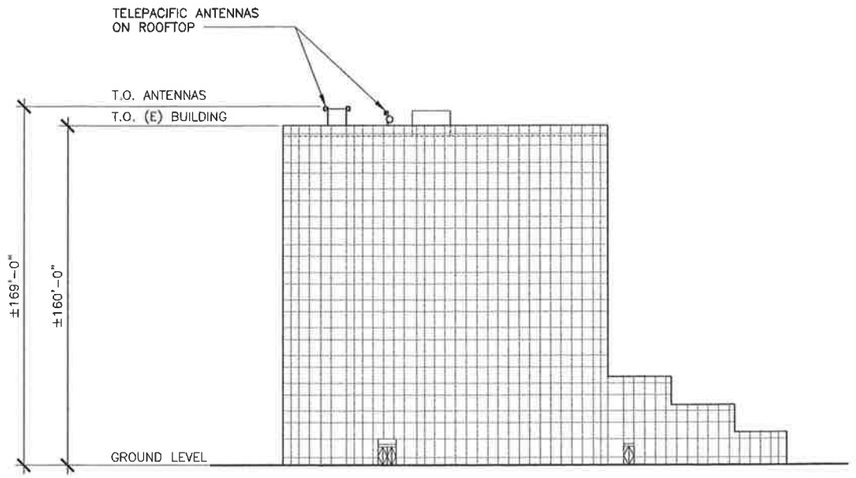
___	11/19/13	90% ZD	HH
___	12/06/13	100% ZD	HH
___	04/30/14	INCORPORATE PLAN CHECK COMMENTS	IP

SHEET TITLE:

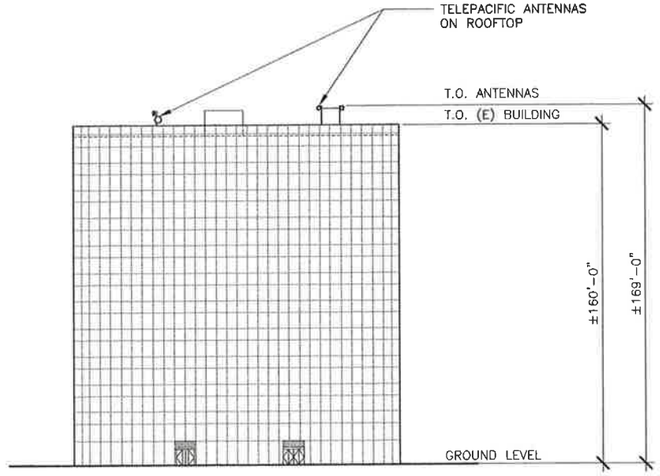
ROOF PLAN / EQUIPMENT & ANTENNA LAYOUT PLAN

SHEET NUMBER:	ISSUE LEVEL:
A2	COOKSIE



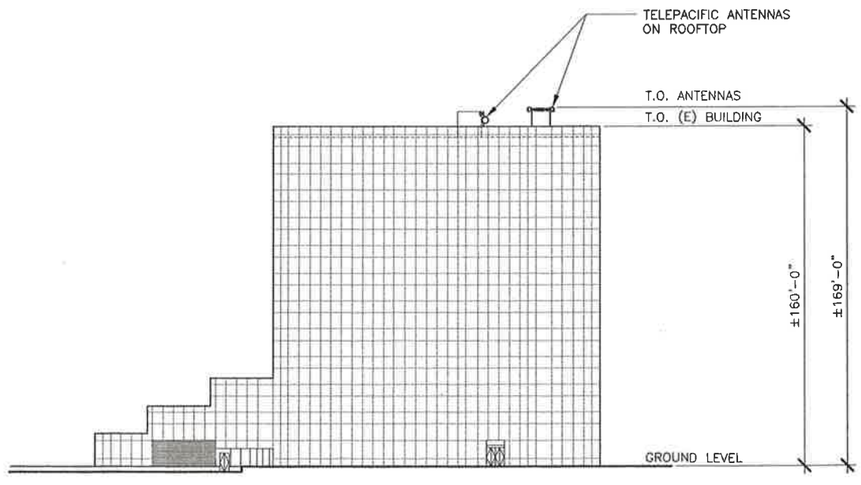
NORTH ELEVATION

SCALE: 1/32"=1'-0" 0 8' 16' 32' 3



WEST ELEVATION

SCALE: 1/32"=1'-0" 0 8' 16' 32' 1



SOUTH ELEVATION

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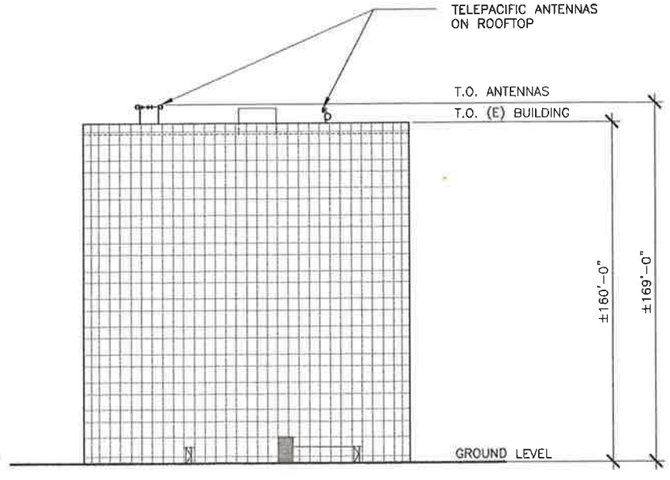

EAST ELEVATION

SCALE: 1/32"=1'-0" 0 8' 16' 32' 2

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T 949.475.1000 | 949.475.1001 F

TelePacific COMMUNICATIONS

VeloTera

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535 ANTON BOULEVARD
COSTA MESA, CA 92626

CURRENT ISSUE DATE:
04/30/14

ISSUED FOR:
ZD

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
HH	BOK	DKD

ISSUE STATUS:

△	DATE:	DESCRIPTION:	BY:
1	11/19/13	90% ZD	HH
2	12/06/13	100% ZD	HH
3	04/30/14	INCORPORATE PLAN CHECK COMMENTS	IP

SHEET TITLE:
ELEVATIONS

SHEET NUMBER: **A3**
ISSUE LEVEL:
COOKSIE

Product Specifications

ANDREW
A CommScope Company

VHLP4-18-1WH

4 ft ValuLine® High Performance Low Profile Antenna, single-polarized, 17.7–19.7 GHz, UG flange, white antenna, white radome

CHARACTERISTICS

General Specifications

Antenna Type	VHLP - ValuLine® High Performance Low Profile Antenna, single-polarized
Diameter, nominal	1.2 m | 4 ft
Antenna Input	UG-595/U
Polarization	Single
Reflector Construction	One-piece reflector
Antenna Color	White
Radome Color	White
Radome Material Description	Polymer
Flash Included	No
Packing	Standard pack

Electrical Specifications

Operating Frequency Band	17.700 – 19.700 GHz
Gain, Top Band	45.1 dBi
Gain, Mid Band	44.7 dBi
Gain, Low Band	44.2 dBi
Front-to-Back Ratio	72 dB
Cross Polarization Discrimination (XPD)	30 dB
Beamwidth, Vertical	0.9 °
VSWR	1.30
Return Loss	17.7 dB
Radiation Pattern Envelope Reference (RPE)	7061
Electrical Compliance	US FCC Part 101A | Brazil Anatel Class 2 | Canada SRSP 317.8 Part A | ETSI 302 217 Class 3

Product Specifications

VHLP4-18-1WH

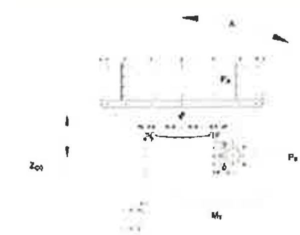
Mechanical Specifications

Wind Velocity Operational	113 km/h | 70 mph
Wind Velocity Survival Rating	249 km/h | 155 mph
Fine Azimuth Adjustment	±12°
Fine Elevation Adjustment	±15°
Mounting Pipe Diameter	115 mm | 4.5 in
Side Struts, Included	1 inboard
Side Struts, Optional	1 inboard
Net Weight	46 kg | 101 lb

Wind Forces At Wind Velocity Survival Rating

Axial Force (FA)	3163 N | 711 lbf
Side Force (FS)	1567 N | 352 lbf
Twisting Moment (MT)	1570 N•m
Zcg without Ice	170 mm | 7 in
Zcg with 1/2" (12 mm) Radial Ice	241 mm | 10 in
Weight with 1/2" (12 mm) Radial Ice	115 kg | 254 lb

Wind Forces At Wind Velocity Survival Rating Image



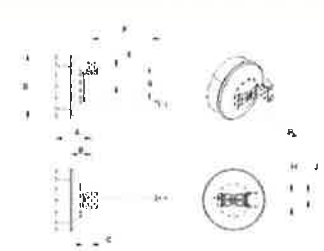
Packed Dimensions

Gross Weight, Packed Antenna	102.0 kg | 224.9 lb
Length	1371.6 mm | 54.0 in

Product Specifications

VHLP4-18-1WH

Antenna Dimensions And Mounting Information



ANTENNA DIMENSIONS (all dimensions in mm (inches))			
A	[illegible]	F	[illegible]
B	427 (16.8)	G	670 (26.4)
C	176 (6.9)	H	160 (6.3)
D	1291 (50.8)	J	320 (12.6)
E	[illegible]		

* Footnotes

Axial Force (FA)	Maximum forces exerted on a supporting structure as a result of wind from the most critical direction for this parameter. The individual maximums specified may not occur simultaneously. All forces are referenced to the mounting pipe.
Cross Polarization Discrimination (XPD)	The difference between the peak of the co-polarized main beam and the maximum cross-polarized signal over an angle twice the 3 dB beamwidth of the co-polarized main beam.
Front to Back Ratio	Denotes highest radiation relative to the main beam, at 180° ± 40°, across the band. Production antennas do not exceed rated values by more than 2 dB unless stated otherwise.
Gain, Mid Band	For a given frequency band, gain is primarily a function of antenna size. The gain of Andrew antennas is determined by either gain by comparison or by computer integration of the measured antenna patterns.

Product Specifications

VHLP4-18-1WH

Operating Frequency Band	Bands correspond with CCIR recommendations or common allocations used throughout the world. Other ranges can be accommodated on special order.
Packing	Andrew standard packing is suitable for export. Antennas are shipped as standard in totally recyclable cardboard or wire-bound crates (dependent on product). For your convenience, Andrew offers heavy duty export packing options.
Radiation Pattern Envelope Reference (RPE)	Radiation patterns determine an antenna's ability to discriminate against unwanted signals under conditions of radio congestion. Radiation patterns are dependent on antenna series, size, and frequency.
Return Loss	The figure that indicates the proportion of radio waves incident upon the antenna that are rejected as a ratio of those that are accepted.
Side Force (FS)	Maximum axial forces exerted on support structures by side struts as a result of a 200 km/h (125 mph) wind from the most critical direction and extreme angle permitted. The forces are a component of, not in addition to, the maximum forces specified above.
Twisting Moment (MT)	Maximum forces exerted on a supporting structure as a result of wind from the most critical direction for this parameter. The individual maximums specified may not occur simultaneously. All forces are referenced to the mounting pipe.
VSWR	Maximum; is the guaranteed Peak Voltage-Standing-Wave-Ratio within the operating band.
Wind Velocity Operational	The wind speed where the antenna deflection is equal to or less than 0.1 degrees.
Wind Velocity Survival Rating	Microwave antennas, including mounts and radomes, where applicable, will withstand the simultaneous wind and ice conditions as specified.

ANDREW ANTENNA CUTSHEET

SCALE: N.T.S. | 1

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T 949.475.1000 | 949.475.1001 F

TelePacific COMMUNICATIONS

VeloTera

PROJECT IDENTIFICATION:
COOKSIE
535 ANTON BOULEVARD
COSTA MESA, CA 92626

CURRENT ISSUE DATE:
04/30/14

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ZD

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
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LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
HH	BOK	DKD

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	12/06/13	100% ZD	HH
	04/30/14	INCORPORATE PLAN CHECK COMMENTS	IP

SHEET TITLE:
ANTENNA SPECIFICATION

SHEET NUMBER: **A4**
ISSUE LEVEL: COOKSIE

Product Specifications

ANDREW. A CommScope Company

VHLP2-23-1WH/B

0.6 m | 2 ft ValuLine® High Performance Low Profile Antenna, single-polarized, 21.200–23.600 GHz, UG-599/U modified, white antenna, polymer white radome without flash, standard pack—one-piece reflector

- ValuLine Vision™ VHLP2 and VHLPX2 antennas will be available from Andrew manufacturing plants globally in the coming weeks

CHARACTERISTICS

General Specifications

Antenna Input	UG-599/U Modified
Packing	Compact pack
Radome Color	White
Radome Material	Polymer
Reflector Construction	One-piece reflector
Antenna Color	White
Antenna Type	VHLP – ValuLine® High Performance Low Profile Antenna, single-polarized
Diameter, nominal	0.6 m | 2 ft
Flash Included	No
Polarization	Single

Electrical Specifications

Beamwidth, Horizontal	1.7 °
Beamwidth, Vertical	1.7 °
Cross Polarization Discrimination (XPD)	30 dB
Electrical Compliance	Brazil Anatel Class 2 | Canada SRSP 321.8 Part A | ETSI 302 217 Class 3 | US FCC Part 101A
Front-to-Back Ratio	65 dB
Gain, Low Band	40.0 dBi
Gain, Mid Band	40.5 dBi
Gain, Top Band	41.0 dBi
Operating Frequency Band	21.200 – 23.600 GHz
Radiation Pattern Envelope Reference (RPE)	72058
Return Loss	17.7 dB

Product Specifications

ANDREW. A CommScope Company

VHLP2-23-1WH/B

VSWR	1.30

Mechanical Specifications

Fine Azimuth Adjustment	±15°
Fine Elevation Adjustment	±15°
Mounting Pipe Diameter	48 mm–115 mm | 1.9 in–4.5 in
Net Weight	11 kg | 25 lb
Side Struts, Included	0
Side Struts, Optional	0
Wind Velocity Operational	180 km/h | 112 mph
Wind Velocity Survival Rating	250 km/h | 155 mph

Wind Forces At Wind Velocity Survival Rating

Axial Force (FA)	1272 N | 286 lbf
Side Force (FS)	630 N | 142 lbf
Twisting Moment (MT)	473 N•m
Weight with 1/2 in (12 mm) Radial Ice	17 kg | 37 lb
Zcg with 1/2 in (12 mm) Radial Ice	162 mm | 6 in
Zcg without Ice	157 mm | 6 in

Product Specifications

ANDREW. A CommScope Company

VHLP2-23-1WH/B

Wind Forces At Wind Velocity Survival Rating Image

Packed Dimensions

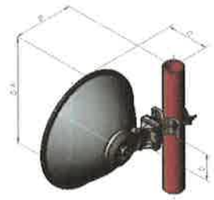
Gross Weight, Packed Antenna	16.0 kg | 35.3 lb
Height	330.0 mm | 13.0 in
Length	706.0 mm | 27.8 in
Volume	0.2 m³
Width	798.0 mm | 31.4 in

Product Specifications

ANDREW. A CommScope Company

VHLP2-23-1WH/B

Antenna Dimensions And Mounting Information



Dimensions in Inches (mm)				
Antenna Size, ft (m)	A	B	C	D
2(0.6)	25.9 (658)	14.6 (372)	10.2 (259)	6.4 (162)

* Footnotes

Axial Force (FA)	Maximum forces exerted on a supporting structure as a result of wind from the most critical direction for this parameter. The individual maximums specified may not occur simultaneously. All forces are referenced to the mounting pipe.
Cross Polarization Discrimination (XPD)	The difference between the peak of the co-polarized main beam and the maximum cross-polarized signal over an angle twice the 3 dB beamwidth of the co-polarized main beam.
Front-to-Back Ratio	Denotes highest radiation relative to the main beam, at 180° ±40°, across the band. Production antennas do not exceed rated values by more than 2 dB unless stated otherwise.
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Packing	Andrew standard packing is suitable for export. Antennas are shipped as standard in totally recyclable cardboard or wire-bound crates (dependent on product). For your convenience, Andrew offers heavy duty export packing

ANDREW ANTENNA CUTSHEET

SCALE: N.T.S. | 1

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32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949.475.1000 | 949.475.1001 F

TelePacific COMMUNICATIONS

VeloTera SERVICE, Inc.

PROJECT IDENTIFICATION:
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535 ANTON BOULEVARD
COSTA MESA, CA 92626

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APPROVALS:

APPROVED BY:	INITIALS:	DATE:
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LEASING		
ZONING		
RF		
CM		

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___	12/06/13	100% ZD	HH
___	04/30/14	INCORPORATE PLAN CHECK COMMENTS	IP

SHEET TITLE:
ANTENNA SPECIFICATION

SHEET NUMBER:	ISSUE LEVEL:
A5	COOKSIE

AB-MAX™

Point to Multipoint

Key Features
- WiMAX Compliant (802.16d), NLOS, Point-to-Multipoint system
- FCC and CE approved for U-NII and ISM bands
- Supports 5.47 - 5.85 GHz operation on a single platform
- QoS Support (CIR, PIR)
- Programmable dual-pol. Access Point antennas
- Dynamic Frequency Selection (DFS)
- Integrated GPS synchronization

Benefits
- Improved cell penetration and range
- Improved cell throughput (Up to 64QAM modulation)
- Different SLAs for different end users

Applications
- Wireless ISPs
- Rural Broadband
- Public Safety
- Transportation
- Cyber Cafes
- Enterprise Networks

AXXCELERA BROADBAND

Axxcelera Broadband Wireless is a data networking solutions company that is developing leading-edge technology for the deployment of broadband wireless communications over the Internet. The AB-MAX™ fixed wireless broadband platform bridges the last mile, currently replacing the local loop for corporate and small business subscribers and migrating to the residential market and will be certified WiMAX compliant. Axxcelera is a principal member of the WiMAX Forum.

AB-MAX OVERVIEW

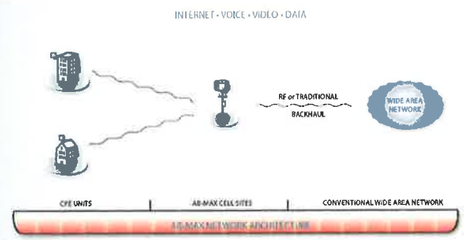
AB-MAX™ consists of fixed broadband wireless access equipment (Access Point and CPE) for Internet, data, multimedia, video, voice, and other emerging IP based applications. Combining WiMAX with higher level network features, AB-MAX™ provides a robust, cost-effective alternative to wired alternatives such as T1/E1, DSL and cable modems.

REASONS TO BUY AB-MAX

AB-MAX™ offers service providers a standards based Non Line of Site (NLOS) platform that helps improve cell range and penetration compared with proprietary single carrier solutions. It also supports Quality of Service (QoS) features like CIR and PIR along with advanced scheduling services like best effort service, real time polling and UGS services. This allows a service provider to offer different classes of service to different end customers. Deployments may use frequencies from the U-NII and ISM 5GHz spectrum. Select from various modulation options and antenna polarizations, all in a low cost, easy-to-deploy product.

WiMAX FORUM

Axxcelera BROADBAND WIRELESS



AB-MAX OPERATION

AB-MAX™ offers numerous options for provisioning and management. For small campus type networks, AB-MAX™ can be configured in a static environment via a web interface. For larger networks, AB-MAX™ can be configured via an automated provisioning server, where each unit can be provisioned and managed from a single location. AB-MAX™ also includes support MIB-2, WiMAX MIB, and Axxcelera custom MIB.

CELL SITE COMPONENTS

- One or more environmentally sealed Access Points (AP), each with an integrated 60° by 7° beam width patch antenna
- Six Access Points provide 360° geographic coverage
- Ethernet switch or router
- Backhaul equipment such as that offered by Axxcelera
- Other third party equipment as required

CUSTOMER PREMISES (CPE) COMPONENTS

- AB-MAX™ Customer Premises Equipment (CPE) with integrated 20° by 20° beam width single polarization patch antenna

NON LINE OF SIGHT

WiMAX technology includes OFDM, which provides greater non line of sight deployment options.

ENVIRONMENTAL CHARACTERISTICS

Temperature Range	-33°C to +55°C ambient temperature
Humidity	Up to 100% at 45°C
Wind Loading	120 miles/hour (~193 km/hour) per Bellcore GR-487-CORE section 3.31

SPECIFICATION SUMMARY

Operating Frequency Range	5.47 - 5.725 GHz, 5.725 - 5.850 GHz (Per U-NII and ISM band Specifications)
Channel Bandwidth	3, 10, or 15 MHz
Modulation	Dynamic Adaptive (BPSK, QPSK, 16QAM, 64QAM)

SPECIFICATION SUMMARY (Continued)

Transmit Power*	Access Point: +15 dBm (5.47 - 5.725 GHz), +18 dBm (5.725 - 5.850 GHz) CPE: +15 dBm (5.47 - 5.725 GHz), +18 dBm (5.725 - 5.850 GHz)
Integrated Antenna	Access Point: 16 dBi , dual-pol. programmable CPE: 18 dBi , single-pol.
Rx Sensitivity	-92 dBm
Dimension	CPE: 8"Hx8"Wx3.2"D (203mm x 203mm x 81mm) Access Point: 20"Hx10"Wx2.5"D (508mm x 254mm x 65mm)
Weight	CPE: 7.7lbs (3.5kg) Access Point: 11.0lbs (5.0kg)
Net Channel Throughput (bands without DFS)	47Mbps@15MHz, 31Mbps@10MHz, 15Mbps@5MHz
Net Channel Throughput (bands with DFS)	43Mbps@15MHz, 28Mbps@10MHz, 14Mbps@5MHz
Certification	FCC, CE, WiMAX**
External Antenna (optional)	N-Type connector
Security	x.509 authentication, CBC-Mode 56-bit DES, AES-CCM mode
Protocols	Ethernet Bridging per IEEE802.1D, VLAN per IEEE 802.1Q (CPE only) Differentiated Services per IEEE802.1Dp DHCP client (CPE only)
Interfaces	RJ45 socket offering 100BaseT Ethernet
Error Control	1/2, 2/3, or 3/4 FEC
Regulatory Compliance	FCC 15.247, FCC 15.401-407, RSS-210 A8, RSS-210 A9, R&TTE Directive1999/5/EC, EN 301 893, EN 302 502; EMC: FCC Part 15, IC ICES-0003, EMC Directive 2004/108/EC, EN 301 489-1, EN 301 489-17; Safety: Low Voltage Directive 2006/95/EC, IEC 60950, EN 60950, UL 60950

* Actual transmit power level is subject to local regulatory constraints.
**Planned

82 Coromar Dr. Santa Barbara CA 93117 USA
t: (805) 968-9621 f: (805) 968-9623
e: mail: sales@axxcelera.com
web site: www.axxcelera.com

Axxcelera BROADBAND WIRELESS
a Moseley company

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32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949.475.1000 | 949.475.1001 F

TelePacific COMMUNICATIONS

VeloTera WIRELESS, Inc.

PROJECT IDENTIFICATION:
COOKSIE
535 ANTON BOULEVARD
COSTA MESA, CA 92626

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ZONING		
RF		
CM		

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HH	BOK	DKD

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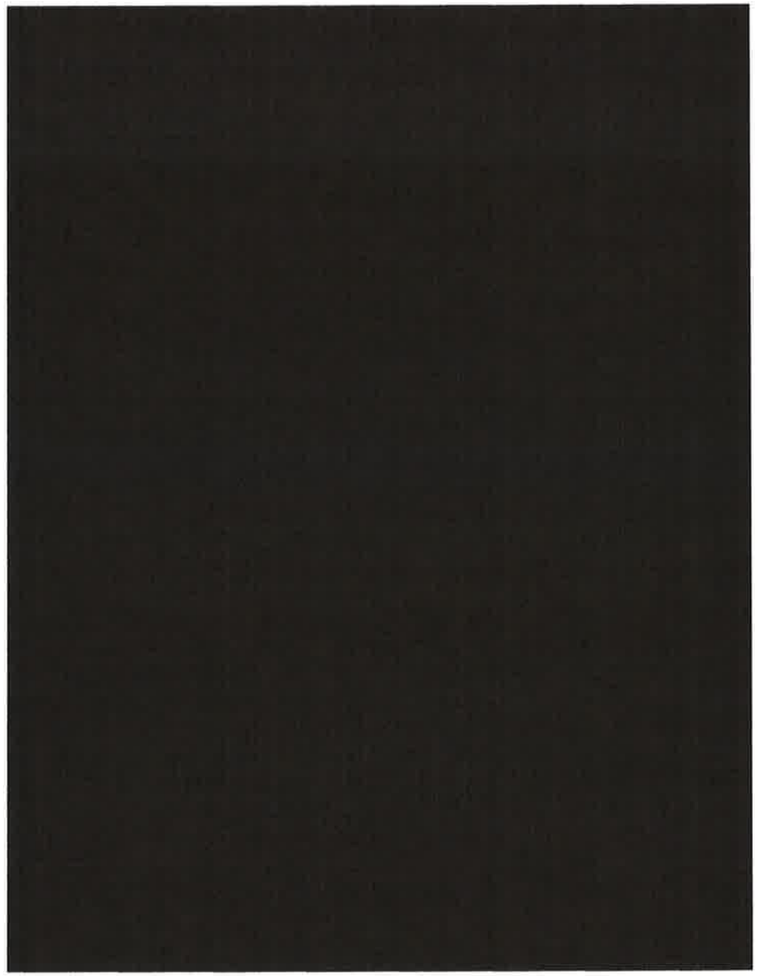
SHEET TITLE:
ANTENNA SPECIFICATION

SHEET NUMBER: A6
ISSUE LEVEL:
COOKSIE



Antenna Radome

The HT antenna can be equipped with a radome as shown in Figure 2-7.

Figure 2-7. HT Antenna Radome

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SHEET TITLE:
ANTENNA SPECIFICATION

SHEET NUMBER:	ISSUE LEVEL:
A7	COOKSIE

MT-404007

3.3-3.8 GHz 17 dBi 60° Vertical Pol. Base Station Antenna

Specifications

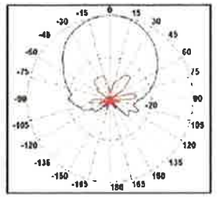
MTI PART NUMBER		MT - 404007
ELECTRICAL		
REGULATORY COMPLIANCE		ETSI EN 302 085 V.1.1.2 (2001-02) Range 1 CS3
FREQUENCY RANGE		3.3-3.8GHz
GAIN		15 dBi (min) @ 3.3-3.4GHz
		17 ± 0.5 dBi (min) @ 3.4-3.7GHz
		16dBi (min) @ 3.7-3.8GHz
VSWR		1.5 : 1 (typ), 1.7:1 (max)
AZIMUTH BEAMWIDTH @ 13dBi (3.4-3.7GHz)		60° ± 4°
AZIMUTH BEAMWIDTH @ 13dBi (3.3-3.4GHz&3.7-3.8GH)		60° ± 4°
POLARIZATION		Linear Vertical
SIDELOBE LEVEL	AZ	ETSI EN 302 085 V.1.1.2 CS3
	EL	ETSI EN 302 085 V.1.1.2 CS3 @ 3.3-3.7GHz
CROSS POLARIZATION		ETSI EN 302 085 V.1.1.2 CS3
		-18 dB (max)
F/B RATIO		-40 dB @ 3.3-3.4GHz
		-43 dB @ 3.4-3.8GHz
INPUT IMPEDANCE		50 (ohm)
INPUT POWER		6W (max)
LIGHTNING PROTECTION		DC Grounded

MECHANICAL	
DIMENSIONS (LxWxD)	500x200x30.5mm (max)
WEIGHT	1.5 kg (max)
CONNECTOR	N-Type Female
RADOME	Plastic
BASE PLATE	Aluminum with chemical conversion coating
OUTLINE DRAWING	See page 2
MOUNTING KIT	MT-120019

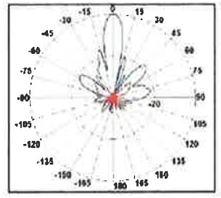
ENVIRONMENTAL				
TEST	STANDARD	DURATION	TEMPERTURE	NOTES
LOW TEMPERATURE	IEC 68-2-1	72 h	-55°C	-
HIGH TEMPERATURE	IEC 68-2-2	72 h	+71°C	-
TEMP. CYCLING	IEC 68-2-14	1 h	-45°C +70°C	3 Cycles
VIBRATION	IEC 60721-3-4	30 min/axis	-	Random 4M3
SHOCK MECHANICAL	IEC 60721-3-4	-	-	4M3
HUMIDITY	ETSI EN300-2-4 T4.1E	144 h	-	95%
WATER TIGHTNESS	IEC 529	-	-	IP67
SOLAR RADIATION	ASTAM G53	1000 h	-	-
FLAMMABILITY	UL 94	-	-	Class HB
SALT SPRAY	IEC 68-2-11 Ka	500 h	-	-
ICE AND SNOW	-	-	-	25mm Radial
WIND SPEED SURVIVAL	-	-	-	220 Km/h
OPERATION		-	-	160 Km/h
WIND LOAD SUR. FRONT TH.	-	-	-	28.8kg
SIDE THRUST	-	-	-	4.1 kg

3.3-3.8 GHz 17 dBi 60° Vertical Pol. Base Station Antenna

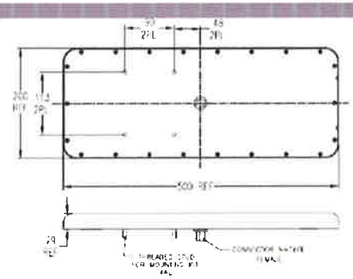
Azimuth Radiation Pattern
Midband Freq. 3.5 GHz



Elevation Radiation Pattern
Midband Freq. 3.5 GHz



Dimensions (mm)



Existing Antenna Versions

MTI Wireless Edge is certified according to ISO 9001 and ISO 14001.

MTI Wireless Edge Ltd.
11 Hamelacha St.
Afek Industrial Park
Rosh Ha'ayin 48091, Israel
Tel: +972-3-9008900
Fax: +972-3-9008901
www.mtiwe.com

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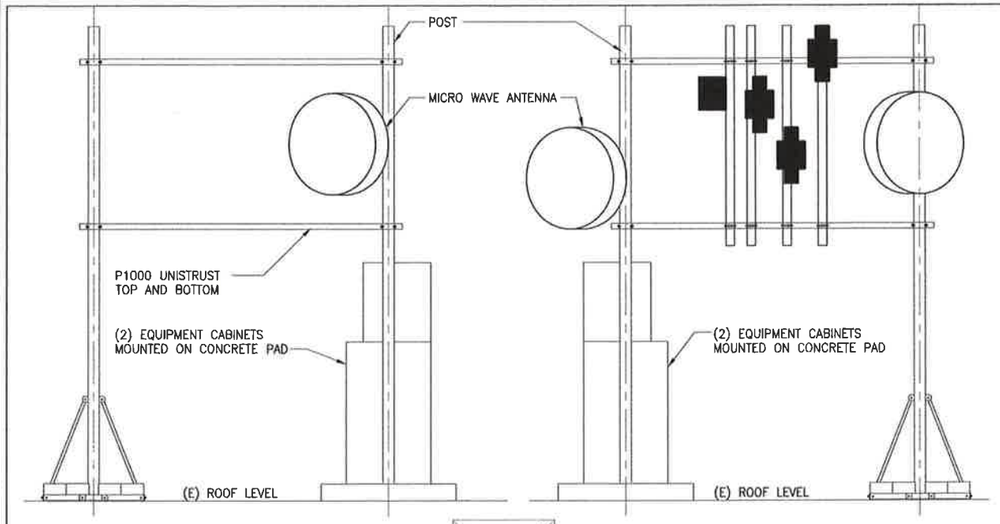
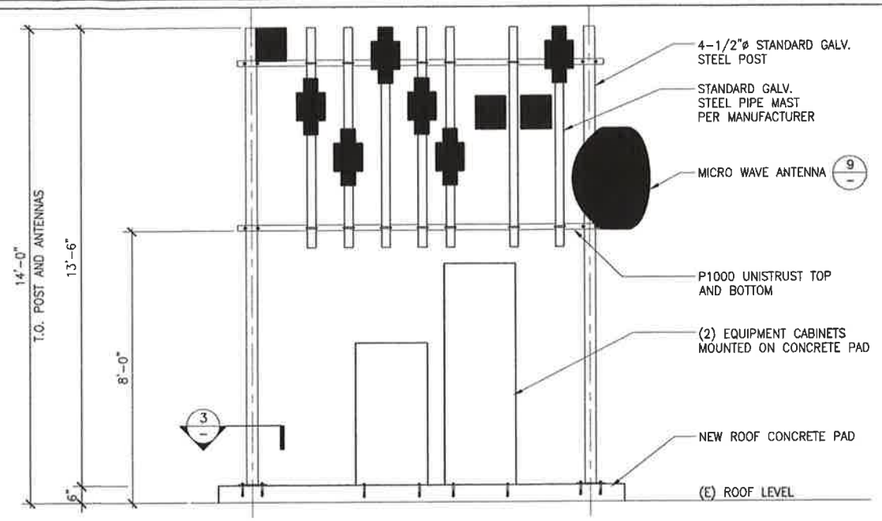
SHEET TITLE:
ANTENNA SPECIFICATION

SHEET NUMBER: A8
ISSUE LEVEL:
COOKSIE

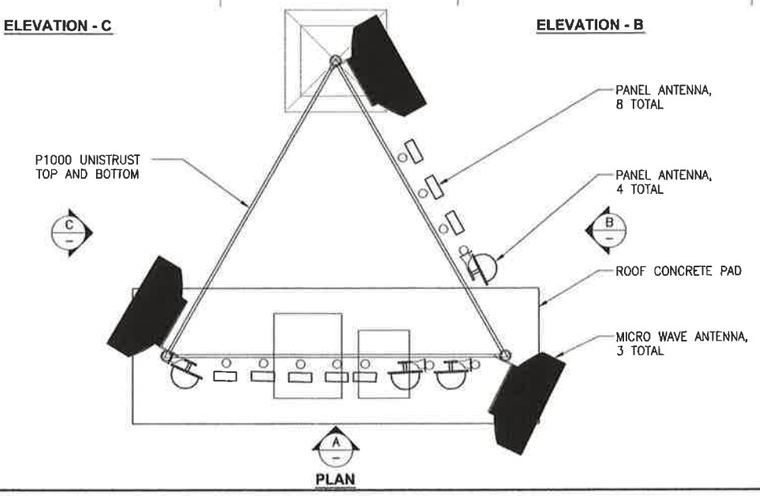


ELEVATION - C

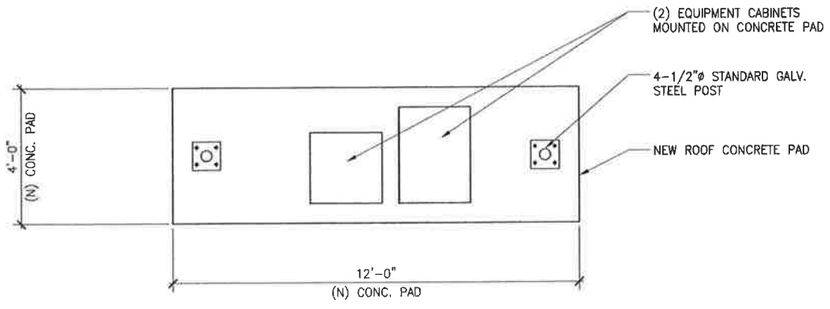
ELEVATION - B



ELEVATION - A



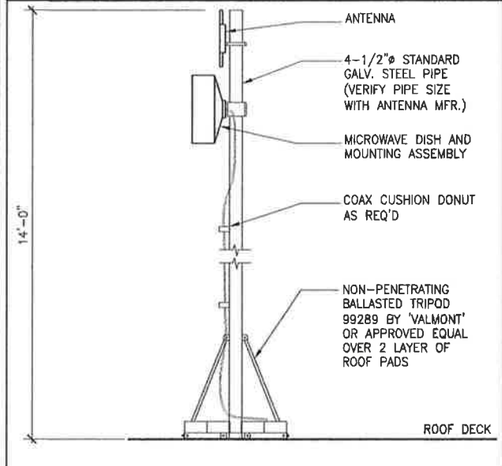
PLAN



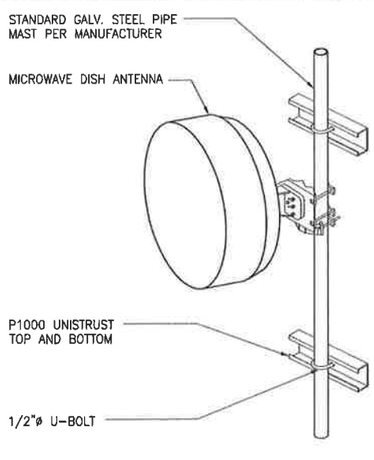
PLAN

EQUIPMENT AND ANTENNA DETAIL

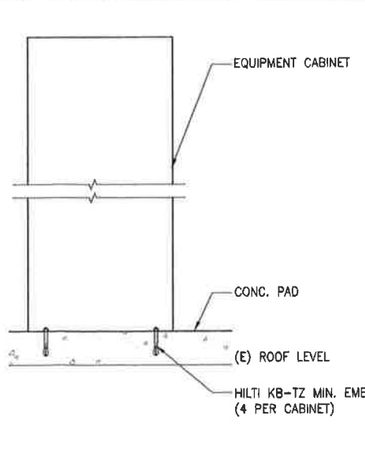
SCALE: 1/2" = 1'-0" | 2



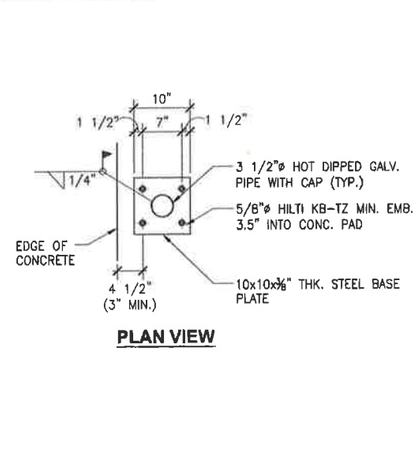
ANTENNA TRIPOD MOUNT | 12



ANTENNA MOUNTING DETAIL | 9



EQUIPMENT MOUNTING DETAIL | SCALE: 1" = 1'-0" | 6



PLAN VIEW

POST DETAIL | SCALE: 1" = 1'-0" | 3

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949.475.1000 | 949.475.1001 F

TelePacific COMMUNICATIONS

VeloTera

PROJECT IDENTIFICATION:
COOKSIE
535 ANTON BOULEVARD
COSTA MESA, CA 92626

CURRENT ISSUE DATE:
04/30/14

ISSUED FOR:
ZD

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
HH	BOK	DKD

ISSUE STATUS:

△	DATE:	DESCRIPTION:	BY:
1	11/19/13	90% ZD	HH
2	12/06/13	100% ZD	HH
3	04/30/14	INCORPORATE PLAN CHECK COMMENTS	IP

SHEET TITLE:
DETAILS

SHEET NUMBER:
A9

ISSUE LEVEL:
COOKSIE

CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

July 24, 2014

Sunset K28, LLC
2618 San Miguel Drive Suite 462
Newport Beach, CA 92660

RE: ZONING APPLICATION ZA-14-20
MINOR CONDITIONAL USE PERMIT FOR A DANCE STUDIO WITH A DEVIATION FROM PARKING REQUIREMENTS
919 SUNSET DRIVE, COSTA MESA

Dear Sunset K28, LLC:

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 July 31, 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,

Jerry Guarracino/bw

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments:
- Project Description and Analysis
- Findings
- Conditions of Approval, Code Requirements, and Special District Requirements
- Business Description and Class Times
- Approved Conceptual Plans

cc:
- Engineering
- Fire Protection Analyst
- Building Safety Division

PROJECT DESCRIPTION

The property is located on Sunset Drive east of Monrovia Avenue. The site is in the MG (General Industrial) zoning district, and has a General Plan land use designation of Light Industrial. Physical on-site improvements include one single tenant two-story building with 26 parking spaces, and one point of ingress/egress on Sunset Drive.

The site was originally developed as a single story structure. In 1984, an 801 square foot second story was permitted in addition to the existing 7,668 square foot first story. Since that time, an unpermitted addition has brought the total floor area of the building to 9,993 square feet.

The proposed floor plan consists of four large dance studios, three bathrooms, three offices, three storage rooms, three study rooms/student lounges, a laundry room, and a kitchen. The four studios total 4,466 square feet.

The applicant requests approval of a minor conditional use permit (MCUP) to allow establishment of a dance studio and a deviation from the parking requirements due to unique operating characteristics.

ANALYSIS

Floor Area

Because of the unpermitted addition to the floor area of the subject property, a condition has been included to either remove the unpermitted area on the second floor or close off this section with no doors. A land use restriction will be required for the building to ensure that the total usable area does not exceed the 8,469 square feet allowed under previous building permits.

Noise

Noise impacts are not anticipated due to the industrial nature of surrounding businesses. However, the dance studio is conditioned that music may not be audible outside the building.

Parking

The parking ratio for a dance studio is 10 spaces per 1,000 square feet of floor area devoted to the Studio Space; 45 parking spaces required, 26 parking spaces provided. The applicant is requesting approval of a minor conditional use permit to deviate from parking requirements due to unique operating characteristics.

Unique operating characteristics will ensure that the parking demand for the studio does not exceed available parking onsite. Parking demand mitigation includes staggering class

times by 15 minutes to allow departing students to leave before arriving students and allowing for drop off and pick up of students only (parents are not permitted to stay and watch their children's dance classes). Student of the Dance Studio range in age from 4-18 years old, so only a small percentage of the students are of driving age and the rest will be dropped off and picked up after class. According to the submitted site plan, there are 26 parking spaces available onsite and adequate parking will be available with the proposed mitigation.

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.

Landscaping

The perimeter landscaping along Sunset Drive is in good condition, however the landscape planter adjacent to the building has been filled with rock and stepping stones that are not functional as pedestrian access. The project has been conditioned to submit landscape and irrigation plans for City approval and to install new landscaping prior to occupancy of the dance studio.

General Plan Consistency

The Light Industrial General Plan land use designation applies to areas intended for a variety of light and general industrial uses. Uses are expected to be small manufacturing and service industries as well as larger industrial operations. The staggered class times, drop off/pick up condition, and noise condition 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 dance studio 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 drop off/pick up only with staggered class times to minimize any parking impacts on surrounding uses.

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 that the music not be audible outside the building.

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 project is conditioned to return the area of the building to the permitted 8,469 square foot size. 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. Noise impacts will be avoided by conditioning the dance studio to keep music at a low enough volume so that it is not heard from outside the building. Parking impacts will be avoided by conditioning the studio to operate as drop off/pick up only with staggered class times.

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 proposed use.

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 use is consistent with the General Plan in that a dance studio is considered a compatible use in a General Industrial zone and Light Industrial land use designation with approval of a minor conditional use permit.

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, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

CONDITIONS OF APPROVAL

Plng. 1. The use shall be limited to the type of operation described in this staff report. Any change in the operational characteristics including, but not limited to, type of service provided, size of classes, or time of classes will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.

2. There shall be a minimum of 15 minutes between classes to allow departing students to leave before arriving students.
3. All uses shall be conducted within the building (underroof).
4. Non-driving-age Students shall be dropped off and picked up only. There shall be no observation of classes permitted.
5. The total usable area of the building may not exceed 8,469 square feet. Unpermitted second floor area shall be either removed or closed off with no doors, subject to prior approval of construction or demolition plans and all required building permits.
6. A land use restriction, executed by and between the applicant and the City of Costa Mesa, shall be recorded prior to the issuance of building permits. This land use restriction shall inform future property owners that the usable area of the building is limited to 8,469 square feet. Applicant shall submit to the Planning Division a copy of the legal description for the property, and either a lot book report or current title report identifying the current legal property owner so that the document may be prepared.
7. 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 class sizes or the days and/or hours of the business.
8. Music shall not be audible outside the building.
9. Submit landscape and irrigation plans for City approval and to install new landscaping prior to occupancy of the dance studio.
10. The applicant shall contact the Planning Division to arrange a Planning inspection of the site. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

Trans. 11. The applicant shall submit a $21,345 Traffic Impact Fee to the Transportation Division prior to the effective date of the Minor Conditional Use Permit. The traffic impact fee is based upon the average daily trip generation rate of 142 net trip ends for the proposed use. The fee is required to fulfill mitigation of off-site traffic impacts pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated and includes credits for existing uses. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of the Minor Conditional Use Permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

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.

Bldg. 3. 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) 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 or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Areas of alteration and additions shall comply with 2013 California Green Building Standards Code section 5.303.2.

Bus. Lic. 4. 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.

5. Business license 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.

Sunset K28, LLC
2618 San Miguel Dr. #462
Newport Beach, CA 92660

May 23, 2014

VIA HAND DELIVERY

City of Costa Mesa
Attn: Ms. Willa Bouwens-Killeen
77 Fair Drive
Costa Mesa, CA 92628

RE: 919 Sunset Drive
Costa Mesa, CA
A.P. No. 424-361-36

Dear Willa:

The undersigned is requesting that the City of Costa Mesa grant a Minor Conditional Use Permit to allow for Endeavor School of the Arts ("Endeavor") dance studio to occupy 919 Sunset Drive ("Property"). The current tenancy at the Property is automotive, and given the continued gentrification of Costa Mesa's Westside, Endeavor is a wonderful use to bring to the community.

Property Background

The Property is located within the City of Costa Mesa's Westside, and falls within the City's General Industrial zoning designation. The Property consists of a 9,993 square foot building upon 0.39 acres of land, and has a total of 26 parking spaces which are self-contained on the Property. Sunset Drive is a cul-de-sac, and a majority of the uses on the Sunset Drive are automotive with operational hours of 8 a.m. to 5 p.m., Monday through Friday. The Property formerly served as the office headquarters for RVCA clothing.

Tenant Background

The Property is an ideal location for Endeavor. Endeavor's current location is approximately a ½ mile from the Property in neighboring Newport Beach. Endeavor will be a significant improvement in tenancy from the automotive facility that currently exists at the Property. The surrounding area, which historically has consisted of businesses focused on manufacturing, warehousing, automotive and marine, is rapidly transforming into destination oriented businesses for residents not only from the City of Costa Mesa, but also Newport Beach, Corona del Mar, Newport Coast and Huntington Beach.

Endeavor has been located in Newport Beach since 2012. Ironically, Endeavor moved its studio to Newport Beach from the City of Costa Mesa in 2012 where it was formerly located at 103 East 17th Street beginning in 2008. Endeavor moved from its previous 17th Street location as it no longer wanted to be located within a retail shopping center where rents were over triple the amount of industrial properties. Endeavor's current Newport Beach facility contains only nine parking spaces. The Property, on the other hand, has 26 self-contained parking spaces in its gated lot (approximately triple Endeavor's current parking lot size). It is important to note that Endeavor is operating under a Minor C.U.P. and

that the studio has never received a single complaint regarding its carpooling or parking practices. Endeavor's students are children ranging in age from 4 and 18 years old, and the families are typically from the cities of Costa Mesa, Newport Beach, Corona del Mar, Newport Coast and Huntington Beach. The vast majority of students are dropped off at the studio in the late afternoon to evening hours by carpooling parents. Upon dropping their children off at the studio, parents typically shop or eat in the surrounding area during the hours that their children are dancing, which is great for local businesses. Due to the fact that parents are not permitted inside the studio to observe their children, it is rare that parents park at the facility.

Endeavor's owner, Shannon Novak, is a Costa Mesa resident and would like to once again run the City of Costa Mesa's dance program, through Endeavor, which she lost upon moving to Newport Beach. Endeavor has averaged approximately 250 students with many of its students taking multiple classes each day.

Justification and Mitigation Measures

Endeavor's use as a dance studio is substantially compatible with many of the other tenancies that are currently permitted within the General Industrial zoning designation. Endeavor's use would not be materially detrimental to other surrounding properties, but would rather be beneficial for the following reasons: 1) creates a new, vibrant asset for the community; 2) does not create any environmental impacts; 3) removes an automotive use from the prospering Westside; and 4) brings families from the surrounding cities into Costa Mesa where they will shop and dine.

Notwithstanding the aforementioned, Endeavor will continue to monitor its carpool and parking throughout the duration of its C.U.P, and will stagger the start times of the different classes by 15 minutes to alleviate any potential traffic impacts, though based on Endeavor's historical operations, no such impacts on traffic or parking are expected.

I thank you in advance for your consideration. Should you have any questions or require and further clarification, please feel free to contact me at anytime.

Regards,

SUNSET K28, LLC

CRAGER, CHELSEA

From: CRAGER, CHELSEA
Sent: Wednesday, July 23, 2014 4:45 PM
To: CRAGER, CHELSEA
Subject: FW: Sunset
Attachments: Fall Schedule 2014 revised.pdf

From: Stephen Thorp [mailto:sthorp@burnhamusa.com]
Sent: Wednesday, July 23, 2014 10:15 AM
To: CRAGER, CHELSEA
Cc: Shawn Green (sdgreen15@mac.com)
Subject: RE: Sunset

Chelsea,

In follow up to our conversation, attached is the staggered schedule from Shannon Novak at Endeavor. As you will see, the schedule will have classes staggered in 15 minute intervals. One thing that is very important to note is that most of the children that are dropped off stay for several hours. In many cases, children have an hour to two hour break between sessions, while many students stay for two to three hours for consecutive sessions. I know that it is very hard to quantify this, but rest assured that the impacts at drop off and pick up are greatly less than what one might imagine.

As it pertains to young children's parents watching, Shannon's policy is to not permit children's parents to watch at all. However, on occasion with a young child or two at the start of a new session, a parent may need to stay to keep the child comfortable during their first session or so until the child gets comfortable. After the child gets comfortable with the instructor, it's business as usual and parents are not allowed to stay and watch.

Please let me know if you have any further questions.

Best regards,
Steve

Stephen K. Thorp
Executive Vice President
Burnham USA Equities, Inc.
1100 Newport Center Drive, Suite #200
Newport Beach, CA 92660
Main: (949) 760-9150
Fax: (949) 760-0430
e-mail: sthorp@burnhamusa.com

From: CRAGER, CHELSEA [mailto:chelsea.crager@costamesaca.gov]
Sent: Wednesday, July 23, 2014 8:30 AM
To: Stephen Thorp
Subject: RE: Sunset

Thank you. Does this rule apply even to the youngest students?
Chelsea

From: Stephen Thorp [mailto:sthorp@burnhamusa.com]
Sent: Wednesday, July 23, 2014 8:28 AM
To: CRAGER, CHELSEA
Subject: RE: Sunset

Chelsea,

In follow up to our conversation, I wanted to confirm that Endeavor's policy is that parents are not permitted to watch any sessions as parents are a distraction to the child's ability to learn effectively.

As for the schedule, Shannon Novak, the owner of Endeavor, will provide me with a staggered schedule today that I will pass on to you. In the meantime, please let me know if there is anything else that you need.

Best regards,
Steve

Stephen K. Thorp
Executive Vice President
Burnham USA Equities, Inc.
1100 Newport Center Drive, Suite #200
Newport Beach, CA 92660
Main: (949) 760-9150
Fax: (949) 760-0430
e-mail: sthorp@burnhamusa.com

Monday

Time	E	S	A	★
9:00		ESA Dance Play/Day Care - Free To ESA Fit Students	ESA FIT Yoga	TIPPI TOES Happy Feet
9:30				
10:00			ESA FIT Barre Body	TIPPI TOES Funky Feet
10:30				
11:00			ESA FIT Zumba	TIPPI TOES Lil Darlins
11:30				
12:00				
12:30				
1:00				
1:30				
2:00				
2:30				
3:00	Privates			
3:30	Co. Rehearsal	Petite Co. 1 Jazz	Tumble Tots Ages 3-4	Beginning Contemporary
4:00	Co. Rehearsal			
4:30	Co. Rehearsal	Junior/Teen Production	Beg.Tumbling Ages 5-7	Mini Company
5:00	Leaps & Turns 5			
5:30		Ballet 4	Tumbling Beg/Int	Lyrical 1 6-9 yrs
6:00	Ballet 5/6			
6:30		Leaps & Turns 3	Tumbling Int	Co. Rehearsal
7:00		Pre Comp		Co. Rehearsal
7:30	Advanced Contemporary	Pre Comp	Tumbling Adv.	ESA AERIAL (Jan 2015)
8:00				
8:30				ESA AERIAL (Jan 2015)
9:00				
9:30				
10:00				

Tuesday

Time	E	S	A	★
9:00				
9:30				
10:00				
10:30				
11:00				
11:30				
12:00				
12:30				
1:00				
1:30				
2:00				
2:30				
3:00				
3:30	Co. Rehearsal	Co. Rehearsal	Co. Rehearsal	Privates
4:00	Lyrical 4	Ballet 3	Pre Comp	Jazz 2
4:30				
5:00	Lyrical 5	Ballet 4	Pre Comp	PG Rehearsal
5:30			Lyrical 3	
6:00	Teen/Senior Production	Ballet 2		PG Rehearsal
6:30			Intermediate Contemporary	Jazz/Hip Hop 7-11
7:00	Leaps & Turns 6	Ballet 5		
7:30			Tumbling Int	Jazz/Hip Hop 10 & up
8:00	Co. Rehearsal	Privates		
8:30	Co. Rehearsal	Privates	Tumbling Adv.	ESA AERIAL (Jan 2015)
9:00	Privates	Privates		
9:30	Privates			
10:00				

Wednesday

Time	E	S	A	★
9:00			ESA FIT Yoga	TIPPI TOES Happy Feet
9:30		ESA Dance Play/Day Care - Free To ESA Fit Students		
10:00			ESA FIT Barre Body	TIPPI TOES Funky Feet
10:30				
11:00			ESA FIT Zumba	TIPPI TOES Lil Darlins
11:30				
12:00				
12:30				
1:00	Privates	Privates	Privates	Privates
1:30	Privates	Privates	Privates	Privates
2:00	Privates	Privates	Privates	Privates
2:30	Privates	Privates	Privates	Privates
3:00	Privates	Privates	Privates	
3:30	Privates	Co. Rehearsal	Co. Rehearsal	TIPPI TOES Happy Feet
4:00	Co. Rehearsal			Mini Hip Hop
4:30	Co. Rehearsal	Leaps & Turns 3	Beg. Tap 6-10 yrs	
5:00	Co. Rehearsal			Leaps & Turns 2
5:30	Co. Rehearsal	Petite Co. 2 Jazz	Tap 2	
6:00	Co. Rehearsal			Lyrical 2
6:30	Co. Rehearsal	Jazz 4	Tap 4	
7:00	Jazz 6			Privates
7:30		Co. Rehearsal	Tap 3	Privates
8:00	Co. Rehearsal	Co. Rehearsal		ESA AERIAL (Jan 2015)
8:30	Co. Rehearsal	Privates	Adult Hip Hop	Privates
9:00	Co. Rehearsal	Privates		
9:30	Privates			
10:00	Privates			

Thursday

Time	E	S	A	★
9:00				
9:30				
10:00				
10:30				
11:00				
11:30				
12:00				
12:30				
1:00				
1:30				
2:00				
2:30				
3:00				TIPPI TOES Happy Feet
3:30	Ballet 2	Ballet 1/2	Leaps & Turns 2	Mini Company
4:00				
4:30	Ballet 3 (Pre-Comp)	Ballet 2 (PG)	Leaps & Turns 1	Int Hip Hop 8-10 yrs
5:00	Leaps & Turns 4	Ballet 5		
5:30		Pre-Pointe	Jazz 3	Beg Hip Hop
6:00	Jazz 5	Ballet 6		
6:30			Ballet 3	Int Hip Hop 10 & up
7:00		Privates	Co. Rehearsal	
7:30	Lyrical 6	Privates	Privates	Adv. Hip Hop
8:00		Privates	Privates	
8:30	Co. Rehearsal		Privates	
9:00	Privates			
9:30	Privates			
10:00				

Friday

Time	E	S	A	★
9:00			ESA FIT Barre Body	TIPPI TOES Wee Ones
9:30		ESA Dance Play/Day Care - Free To ESA Fit Students		TIPPI TOES Tutu Tots
10:00			ESA FIT Yoga	TIPPI TOES Tiny Tots
10:30				
11:00				
11:30				
12:00				
12:30				
1:00				
1:30				
2:00				
2:30				
3:00	Privates	Privates	Privates	ESA AERIAL (Jan 2015)
3:30	Privates	Privates	Privates	
4:00	Privates	Privates	Privates	TIPPI TOES Happy Feet
4:30	Privates	Privates	Privates	
5:00	Privates	Privates	Privates	ESA AERIAL (Jan 2015)
5:30	Privates	Privates	Privates	
6:00	Privates	Privates	Privates	ESA AERIAL (Jan 2015)
6:30	Privates	Privates	Privates	
7:00				
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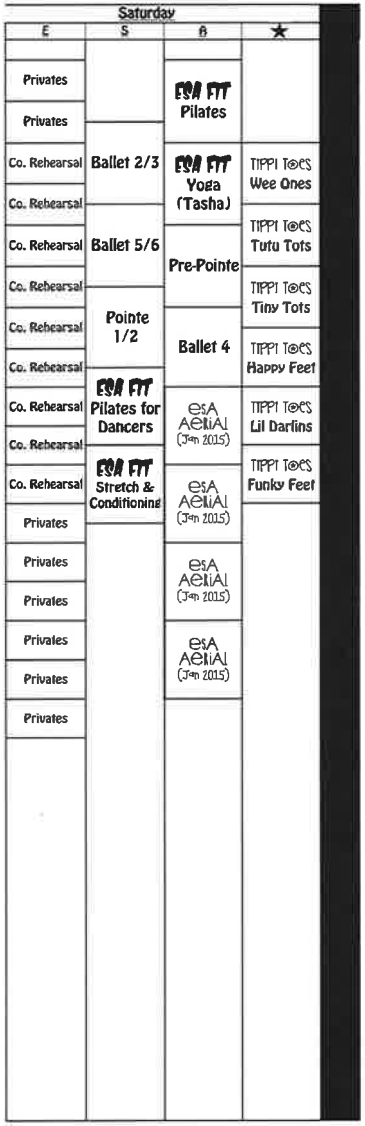
9:30				
10:00				


Saturday
E
S
A
★
Privates
Privates
Co. Rehearsal
Co. Rehearsal
Co. Rehearsal
Co. Rehearsal
Co. Rehearsal
Co. Rehearsal
Co. Rehearsal
Co. Rehearsal
Co. Rehearsal
Privates
Privates
Privates
Privates
Privates
Privates
Ballet 2/3
Ballet 5/6
Pointe 1/2
ESA FIT Pilates for Dancers
ESA FIT Stretch & Conditioning
ESA FIT Pilates
ESA FIT Yoga (Tasha)
Pre-Pointe
Ballet 4
esA AeliAl (Jan 2015)
esA AeliAl (Jan 2015)
esA AeliAl (Jan 2015)
esA AeliAl (Jan 2015)
TIPPI TOES Wee Ones
TIPPI TOES Tutu Tots
TIPPI TOES Tiny Tots
TIPPI TOES Happy Feet
TIPPI TOES Lil Darlins
TIPPI TOES Funky Feet

N00°19'28"E

165.05'

120.00'

6 PARKING SPACES

5 PARKING SPACES

CONCRETE WALK

AC PAVEMENT

120.00'

8 4 0 8 16 24

SCALE: 1"=8'

EXISTING BUILDING
9,993 SQUARE FEET
919 SUNSET DRIVE
COSTA MESA, CA 92627
(APN: 424-361-36)

26 PARKING SPACES

DRIVEWAY

25' R/W

5 PARKING SPACES

7 PARKING SPACES

2 PROSPECTIVE PARKING SPACES

MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. 24-14-23
Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.
BY Chelsea Boggs DATE 7/24/14

CONCRETE WALK

AC PAVEMENT

℄ SUNSET DRIVE

N89°39'19"W

N00°19'28"E

165.06'

N89°39'19"W

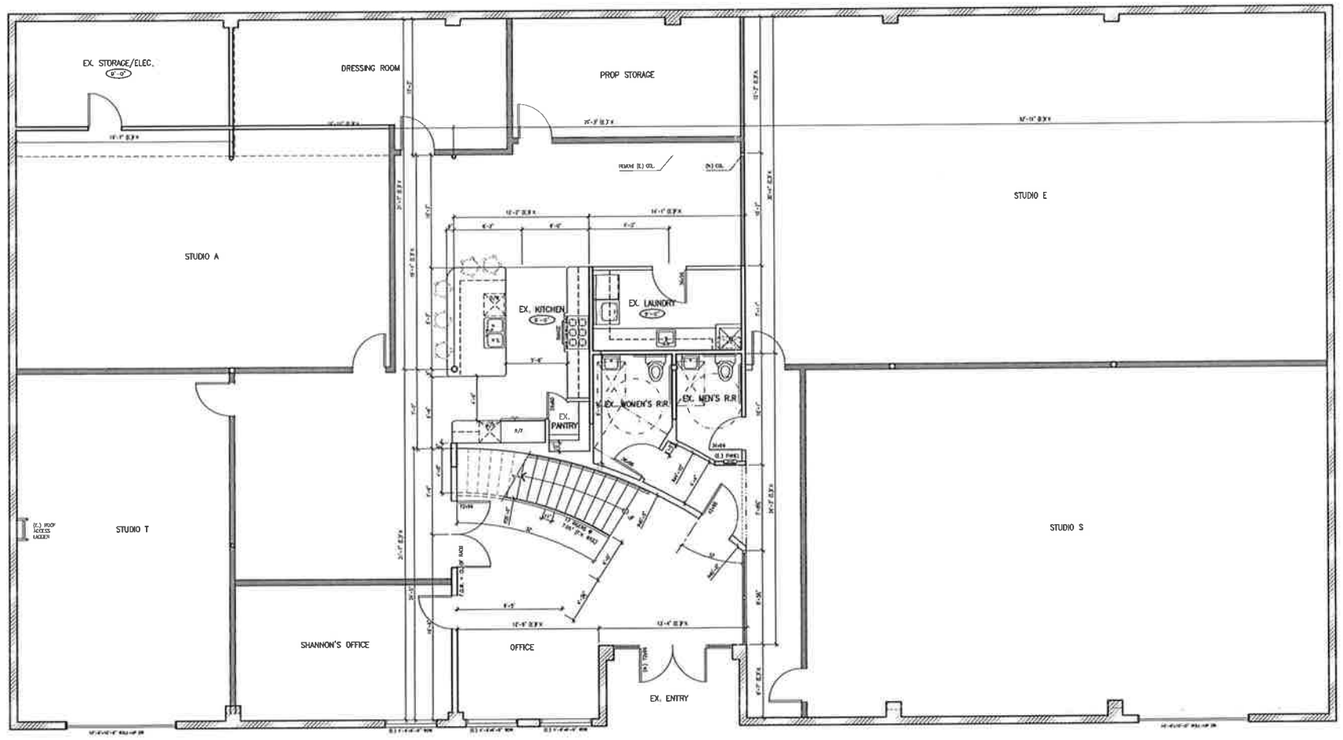
REVISIONS			
NO.	DESCRIPTION	DATE	APP'D

PROJECT SURVEYOR
APEX LAND SURVEYING INC.

DATE 5/21/14
SCALE 1" = 8'
DRAWN J. A. H.

SHEET TITLE SITE PLAN
PROJECT 919 SUNSET DRIVE
COSTA MESA, CA 92627
APN: 424-361-36

SHEET NO.
1 OF 1



FIRST FLOOR PLAN SCALE: 1/8"

NOTE: DWG.'S NOT FOR CONSTRUCTION

PROPERTY LINE	PROPERTY LINE
	LINE OF SOFFIT / CEILING BREAK, ABV.
	EXISTING POST/COLUMN - TO REMAIN
	EXISTING CMU WALL - TO REMAIN
	EXISTING WALL TO REMAIN (INSPECT FRAMING FOR DAMAGE/ROT/MOLD, ETC.)
	EXISTING WALL TO BE REMOVED
	NEW 2x4 @ 16" O.C. STUD WALL (4") TYP. U.N.O.
	NEW 2x6 @ 16" O.C. STUD WALL (6")
	(N.) POST/COLUMN
	(N.) GLASS STOREFRONT - PROVIDE SHOP DWGS
C A-1	SECTION INDICATOR (REF SECTIONS)
1	DOOR REFERENCE TAG (SEE SCHEDULE)
1	WINDOW REFERENCE TAG (SEE SCHEDULE)
8'-0"	CEILING HEIGHT INDICATOR

FLOOR PLAN LEGEND

A_FLRPLN_LEGEND

SHAWN GREEN & LINDSAY GREEN

DESIGN

A CUSTOM INTERIOR RENOVATION FOR:

DANCE STUDIO

919 SUNSET DRIVE

COSTA MESA, CA 92627

BRANDON ARCHITECTS

3001 Red Hill Ave. Bldg. 1 Ste. 102

Costa Mesa, CA 92626

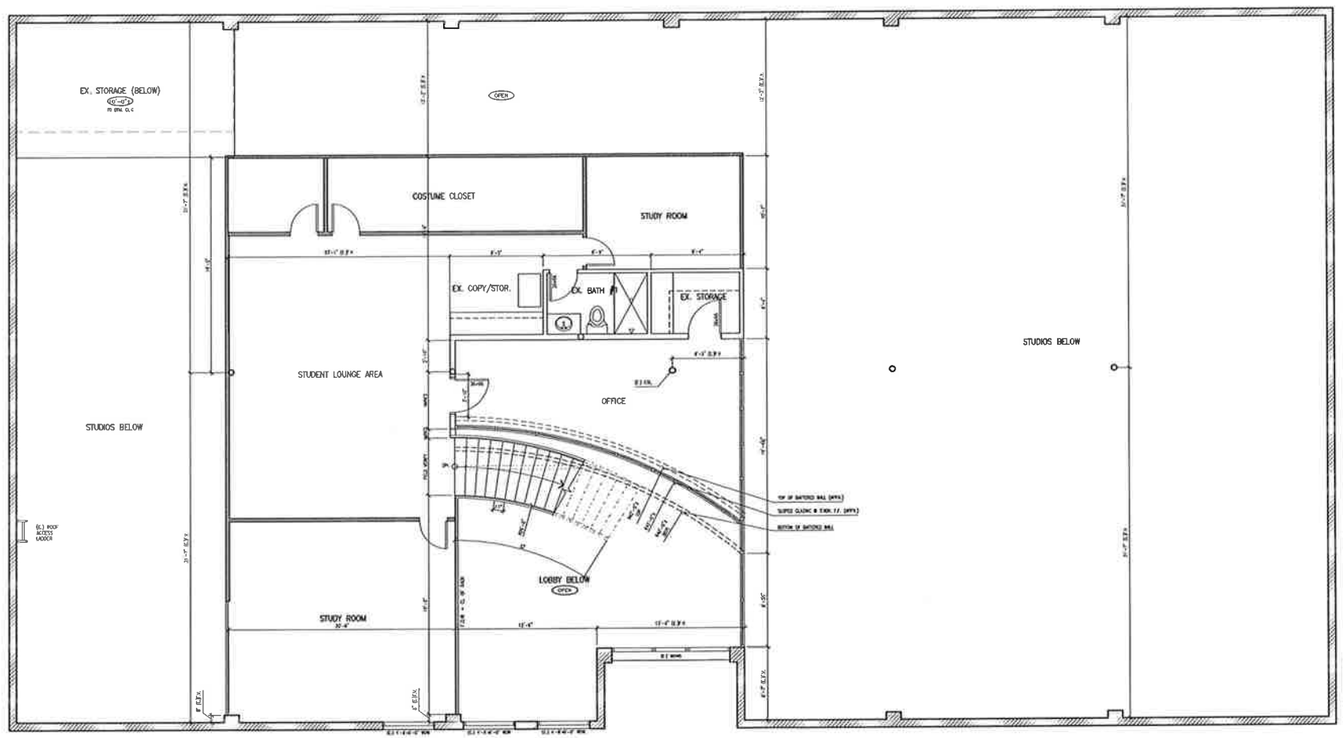
P: 714.754.6040 F: 714.754.6004

www.brandonarchitects.com

FIRST FLOOR PLAN

DATE 05/12/14

A-2



SECOND FLOOR PLAN SCALE: 1/8"

NOTE: DWG.'S NOT FOR CONSTRUCTION

PROPERTY LINE — PROPERTY LINE

LINE OF SOFFIT / CEILING BREAK, ABV.

EXISTING POST/COLUMN - TO REMAIN

EXISTING CMU WALL - TO REMAIN

EXISTING WALL TO REMAIN (INSPECT FRAMING FOR DAMAGE/ROT/MOLD, ETC.)

EXISTING WALL TO BE REMOVED

NEW 2x4 @ 16" O.C. STUD WALL (4") TYP. U.N.O.

NEW 2x6 @ 16" O.C. STUD WALL (6")

(N.) POST/COLUMN

(N.) GLASS STOREFRONT - PROVIDE SHOP DWGS.

SECTION INDICATOR (REF. SECTIONS)

DOOR REFERENCE TAG (SEE SCHEDULE)

WINDOW REFERENCE TAG (SEE SCHEDULE)

CEILING HEIGHT INDICATOR

FLOOR PLAN LEGEND

A-FLRPLN-LEGEND

SHAWN GREEN & LINDSAY GREEN

DESIGN

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Costa Mesa, CA 92626
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www.BrandonArchitects.com

SECOND FLOOR PLAN

JOB NO.

DATE 05/12/14

A-3