



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, JAY TREVINO, AND PEGGY SCHNEBLE
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: OCTOBER 20, 2016
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in blue ink, appearing to read "W. Bouwens-Killeen", is written over the "FROM:" line of the memorandum.

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

ZA-16-27 **3151 Airway Avenue, Suite L-3**

Minor Conditional Use Permit for a deviation from shared parking requirements due to unusual operating characteristics for a medical clinic (IV for Life). Proposed hours of operation are Monday through Saturday 10 AM to 6 PM (by appointment only); with no more than 8 occupants in the suite at any given time.

Approved, subject to conditions of approval.

Comments received: None.

ZA-16-28 **535, 555 and 575 Anton Boulevard**

A request to allow a total of three food trucks from 10:00 AM to 2:00 PM during business hours and on occasion during weekend special events. The food trucks will be located within designated areas in the courtyard in front of the three office towers located at 535, 555, and 575 Anton Blvd. serving the office tenants as well as other pedestrian customers within the area.

Approved, subject to conditions of approval.

Comments received: None.

ZA-16-33

2025 Placentia Avenue

Planned Sign Program for the West Place live/work development.

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

October 20, 2016

Bogdan Popa, MD
1211 W. La Palma Avenue,
Suite 301
Anaheim, CA 92801

**RE: ZONING APPLICATION ZA-16-27
MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM SHARED
PARKING REQUIREMENTS FOR A MEDICAL CLINIC, DUE TO UNUSUAL
OPERATING CHARACTERISTICS
3151 AIRWAY AVENUE, SUITE L-3, COSTA MESA**

Dear Dr. Popa:

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 October 27, 2016, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Justin Arios, at (714) 754-5667, or at justin.arios@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

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

cc: Engineering Yoojin Chung
 Fire Protection Analyst 22 Lily Pool
 Building Safety Division Irvine, CA 92620

PROJECT DESCRIPTION

The subject property is located in the John Wayne Executive Guild adjacent to John Wayne Airport, south of the 405 Freeway, east of the 55 Freeway, and north of the 73 Freeway. The site zoned CL (Commercial Limited), and has a General Plan land use designation of Industrial Park. It is surrounded by CL zones to the west and east and MP (Industrial Park) zones to the north, south and east. Physical on-site improvements include 21 multi-tenant buildings with a total of 591 parking spaces, including five total points of ingress/egress for the subject property and adjacent properties (two from East Baker Street, two from Paularino Avenue, and one from Airway Avenue).

The use will occupy a 1,993 square foot tenant space, located in one of the existing multi-tenant buildings. The proposed floor plan consists of three treatment/consultation rooms, doctor's office, reception/waiting area, storage/supply rooms, staff meeting/break area, and restrooms. The proposed hours of operation are Monday through Saturday, from 10 AM to 6 PM, with patients seen by appointment only.

The applicant requests approval of a minor conditional use permit (MCUP) to allow a deviation from the shared parking requirements for a medical clinic due to unusual operating characteristics.

ANALYSIS

Proposed Use and Business Operation

The proposed use for this suite is a medical clinic with an emphasis on IV (intravenous) nutritional therapy. The majority of the treatments last more than two hours, with the other IV treatments typically lasting approximately 45 minutes. Due to the nature of the intravenous infusion treatments, patients need to be monitored carefully. Consequently, this limits the number of patients the clinic can see per hour, based on the number of staff, which the applicant states will not exceed 4 patients per hour.

Parking

The proposed medical office use is permitted by right in the CL zone; however, the parking ratio for medical offices is higher than the retail/office parking ratio provided at the property. The parking ratio for medical offices is 6 spaces per 1,000 square feet of floor area or 12 parking spaces for this suite. Based on the square footage of the subject suite, the applicant is credited with 8 parking spaces.

The applicant letter states that there are 3 permanent staff (including the doctor) and the clinic can only see a maximum of 4 patients per hour. Based on the specialized treatment and typical length of treatment, the proposed medical clinic will not yield the same parking demand as a typical medical office and, therefore, will not exceed the allotted parking provided based on the retail/office ratio. In addition, a Condition of Approval is included to limit the number of occupants in the suite to 8 occupants

(inclusive of patients, doctors, and staff) at any one time. Furthermore, a Condition of Approval is included requiring a minimum gap of 15 minutes between patients for each treatment/consultation room, to allow departing patients time to leave before arriving patients.

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 number of people in the suite at any given time 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 specialized treatment type and length, coupled with the limited number of patients seen and small staff will not generate noise or parking impacts and, therefore, should ensure the use is compatible with surrounding uses.

Consequently, the proposed use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the medical clinic (IV for Life) 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 a maximum of 8 occupants, at any one time, to prevent parking impacts to surrounding uses. In addition, a 15-minute gap between patients, for each treatment/consultation room, allow departing patients time to leave before arriving patients.

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 medical office will operate with no more than a total of 8 occupants in the suite, at any given time.

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. Due to the proposed operating characteristics, the proposed use does not increase the intensity of the use beyond what is allowed by the General Plan FAR requirement.

- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
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. Parking impacts will be avoided because the medical office will operate with no more than a total of 8 occupants in the suite, at any given time.
 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.
 3. The project complies with any performance standards as described elsewhere in the Zoning Code, and as conditioned to operate as described in this staff report.
 4. The use is consistent with the General Plan in that a medical office is a permitted use per the Zoning Code and a compatible use in the Industrial Park land use designation since adequate parking can be provided.
 5. The 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

- Plng. 1. The use shall be limited to the type of operation as described herein:
- The business shall be limited to a maximum of 8 occupants in the suite, at any one time (inclusive of patients, doctors, and staff) at any one time.
 - Hours of operation are Monday through Saturday, from 10 AM – 6 PM. Any change in the operational characteristics shall require review by the Planning Division and may require an amendment to the minor conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that the Municipal Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].

2. The conditions of approval of Zoning Application ZA-16-27 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. A copy of the conditions of approval for the Minor Conditional Use Permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
4. There shall be a minimum of 15 minutes between patients, for each treatment/consultation room, to allow departing patients time to leave before arriving patients.
5. All uses shall be conducted within the tenant space (underroof).
6. 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.
7. 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.

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. | <ol style="list-style-type: none">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. | <ol style="list-style-type: none">3. Comply with the requirements of the following adopted codes: 2013 California Building Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code and 2013 California Energy Code (or the applicable adopted, California Building Code California Electrical Code, California Mechanical Code California Plumbing Code and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and |

elements by individuals with disability shall comply with chapter 11B of the 2013 California Building Code.

- 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.
3. Prior to demolition contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909-396-2000

IV for Life
1211 W. La Palma Ave. Suite 301
Anaheim, CA 92801
(510)-290-9668

August 24, 2016

Re: Minor Conditional Use Permit for Medical Office
Deviate from shared Parking Requirements – Parking 4/1000 sq. ft.
3151 Airway Avenue. Suite L-3, Costa Mesa, CA 92626

Dear City of Costa Mesa,

My name is Bogdan Popa, MD and I am an Anesthesiologist and Functional Medicine physician with Board Certification in Anesthesiology. I have been in Anesthesia practice since 1999 with most of my time practicing in Orange County with a stellar safety record practicing Anesthesiology.

In 2010 I started IV for Life, Corp. a medical clinic with an emphasis on I.V. (intravenous) Nutritional Therapy. We administer IV vitamins, minerals, antioxidants and other natural nutrients. Our clinic was located initially in Anaheim at 1211 W. La Palma Avenue Suites 301 and 309 as a sublease and we are now seeking to move to Costa Mesa so we can have our own space and office. This is the right size for us and will accommodate our patient's needs perfectly.

Our clinic performs IV vitamin infusions which last usually about 45 minutes however we try to introduce a 15 minute break whenever possible between consecutive patients for cleaning of the room and preparation for the next patient. We have a staff of one nurse, one doctor and one front desk employee at any one time.

Since we only have one doctor (myself) and one nurse working, this limits the number of patients we can treat at no more than 4 patients per hour. On average we see 60 patients per week and we are open 6 days a week, meaning that in practice we actually only see 1.25 patients per hour. It is the nature of the intravenous infusion treatments, that we are required to monitor patients carefully. Our current floor plan divides the space in unit L-3 into only 3 treatment rooms, a front desk reception area, a staff lounge and meeting room, an IV preparation room and storage and a file room.

Unit L-3 is 1993 square feet in surface area is assigned 7 parking spaces. Since we only have 3 permanent staff and we only see a maximum of 4 patients per hour, the 7 parking spaces assigned to us are sufficient to accommodate our needs without impinging on other occupants' parking. We are also more than willing to require our staff to park on Airway Avenue and use public parking to free up parking spaces for unit L-3 if the City of Costa Mesa requires this provision for the Conditional Use Permit.

If the Minor Conditional Use Permit is approved we can then move forward and complete the purchase of the office condo located at 3151 Airway Suite L-3.

Thank you in advance for your time and consideration.

Bogdan Popa, MD
510-290-9668

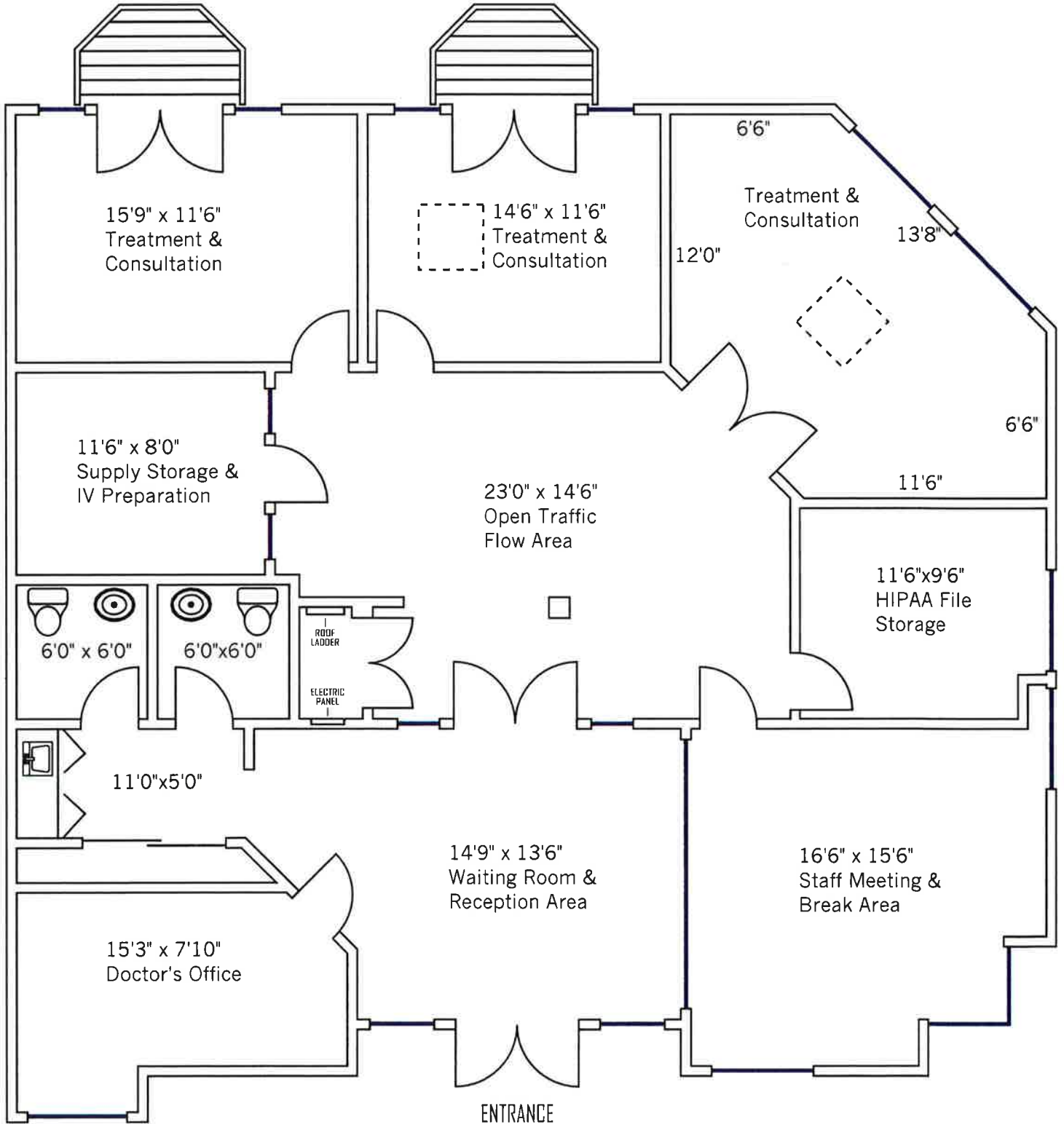


Floor Plan

3151 Airway Ave, Ste L-3
1,993 Sq. Ft.
Costa Mesa, CA 92626
Drawing Not To Scale

CUP Applicant:

IV For Life
Bogdan Popa, MD
510-290-9668



Parking Plan

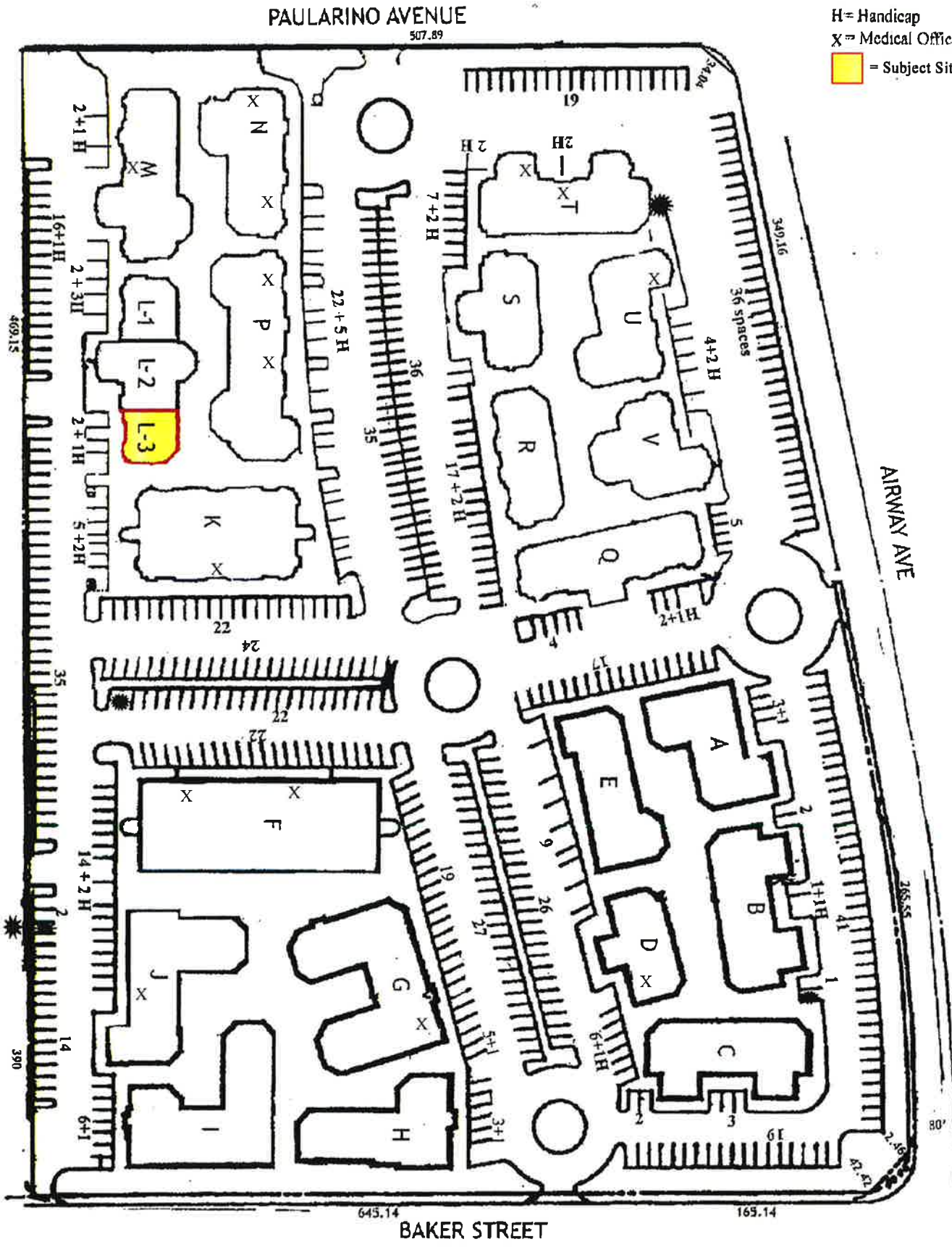
3151 Airway Ave, Ste L3
1,993 Sq. Ft.
Costa Mesa, CA 92626
Drawing Not To Scale

CUP Applicant:

IV For Life
Bogdan Papa, MD
510-290-9668



H = Handicap
X = Medical Office
[Yellow Box] = Subject Site



Site Plan

3151 Airway Ave, Ste L-3
1,993 Sq. Ft.
Costa Mesa, CA 92626
Drawing Not To Scale

CUP Applicant:

IV For Life
Bogdan Popa, MD
510-290-9668



<u>Suite</u>	<u>Size</u>	<u>Use</u>
A1	2475	Receivership Management
A2	1405	Insurance
A3	1832	Park and Rec Equip Sales
B1	2305	Accounting
B2	1733	Continuing Education for Teachers
B3	2305	Land Developer
C1	2305	Accounting
C2	1733	Architects
C3	2305	Magazine
D1	2016	Outpatient substance abuse treatment
D2	2016	
E1	3819	Accounting
E2	2221	VACANT
F101	768	Graphic Design
F103	3009	One on one dentist 3 days / week
F105	1021	Medical Support Administrative
F107	1140	Evening group therapy
F109	1330	Accounting
F110	3529	Non Profit Environmental
F120	1336	Media Production
F200	1501	Law
F202	819	Graphic Design
F203	1343	Insurance
F204	813	Senior Care
F205	1365	Security
F206A	1547	VACANT
F206B	1185	Accounting
F207	1004	Security
F208	1759	Staffing
G1	3708	One on one substance abuse therapy
G2	1874	Aerial Surveying & Mapping
G3	3602	Property Management
H1	2058	VACANT
H2	2243	Apparel Design
H3	2035	Property Management
I1	1654	Senior Care
I2	2079	Marketing
I3	4855	Software
J1	2159	Accounting
J2	1717	One on one optomotrists, two Docs each onl
J3	3603	Landscape Architect
K101	741	Property Management
K102	1280	Costmetic Import
K103	2425	One on one chiropractic. One Chiropractor in
K105	1120	Security

<u>Suite</u>	<u>Size</u>	<u>Use</u>
K106	725	Billing
K108	1394	Notary Services
K200	927	Insurance
K203	1696	VACANT
K220	1129	VACANT
K230	1293	Credit Union
K240	936	Real Estate
K250	1450	Asset Management
L1	1976	Asset Management
L2	2934	Pharmacy Management
L3	1993	SUBJECT PROPERTY
M1	1515	Property Management
M2	1543	One on one dentist.
M3	3336	
N1	2568	Group therapy, shuttles bring all clients
N2	3042	Group therapy, shuttles bring all clients
P1	2973	Real Estate
P2	2102	One on one chiropractor.
P3	2712	Group therapy, shuttles bring all clients
Q1	2018	Law
Q2	2475	Custom Apparel Tailer
Q3	2006	Law
R1	2186	Accounting & Finance
R2	2186	Accounting & Finance
S1	2090	Law
S2	2090	Law
T1	2468	Engineering
T2	1690	One on one psychology
T3	2503	One on one psychology
U1	2147	Real Estate Development
U2	1323	Real Estate Development
U3	1879	One on one chiropractic.
V1	1952	Construction
V2	2790	Construction



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

October 20, 2016

Phillip Schwartz
6431 Lago Grande
Bonsall, CA 92003

**RE: ZONING APPLICATION ZA-16-28
MINOR CONDITIONAL USE PERMIT FOR LUNCH-HOUR FOOD TRUCKS
535, 555, AND 575 ANTON BOULEVARD, COSTA MESA**

Dear Mr. Schwartz:

Review of the Minor Conditional Use Permit (MCUP) 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 October 27, 2016, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Minoo Ashabi at (714) 754-5610, or at minoo.ashabi@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

McCarthy Cook and Co.
535 Anton Blvd., Suite 150
Costa Mesa, CA 92626

PROJECT DESCRIPTION

The applicant is requesting to be allowed parking of no more than three food trucks during lunch hours within the front courtyard area of the three office towers (former South Coast Metro Center) located at 535, 555, and 575 Anton Blvd. The property is zoned Planned Development Commercial (PDC) and is developed with three office towers, three parking structures, and surface parking. The surrounding area includes the 405 freeway to the south, the Experian campus to the east, and the Enclave Apartments to the north.

The project site, currently referred to as “The Met”, is going through extensive site and building improvements. The front landscaping and hardscape is being upgraded and three areas are proposed to be provided for food trucks. The trucks will be able to enter the site from Anton Boulevard and park in a horizontal row in designed areas for lunch hour between 10:00 AM and 2:00 PM. The applicant is requesting to allow these trucks from Monday through Friday on a regular basis and on Saturday during lunch as may be needed by one of the larger tenants.

Large gatherings that may occur on the site will be subject to the City’s Special Event Permit requirements processed through the City’s Finance Department. Events that may include live entertainment or amplified noise will be only permitted under provisions of the “Special Event Permit” and are not proposed with the lunch hour food trucks.

ANALYSIS

Pursuant to Section 13-58 of the Zoning Code, outdoor uses may be authorized by approval of a MCUP.

The proposed food truck locations are a component of the front landscape and hardscape improvements that also include added outdoor seating and gathering areas for the tenants; the food trucks will be an added amenity during lunch hours. There should be no safety issues since accommodation of the food trucks is included as a part of the front improvements. The food trucks, in and of themselves, are not anticipated to generate any noise impacts on the tenants of “The Met”. Since there are other office buildings within walking distance of “The Met,” it is expected that there may be a slight increase on the pedestrian activities within the area, which is encouraged within the PDC zone of the North Costa Mesa area.

General Plan Consistency:

The proposed lunch-hour food trucks are consistent with 2015-2035 General Plan Land Use Objectives as noted below:

- LU-1.1** Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.

LU-5.7 Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.

LU-6.9 Support the retention and growth of Class A office tenants, including corporate headquarters for the action sports industry, biotech, and high technology companies within the City.

FINDINGS:

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:

Finding: The proposed use is compatible and harmonious with uses on surrounding properties.

Facts in Support of Findings: As proposed and conditioned, there should be no noise to the surrounding neighborhood and uses. No significant noise will be associated with the lunch-hour food trucks. Special events that may involve additional activities are subject to approval of a Special Event Permit and must meet standard exterior noise requirements.

Finding: Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.

Facts in Support of Findings: The proposed use will not have any effect on the safety and compatibility of design at the subject site. The proposed lunch-hour food trucks will be within the front courtyard of the office towers in areas designed for pedestrian use.

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

Facts in Support of Findings: The proposed use is permitted in the PDC zone, subject to approval of a minor conditional use permit and is, therefore, consistent with the General Plan and Zoning Code. Specifically, the proposed use is consistent with Land Use Objective LU-3.1 – to protect existing neighborhoods, in that there should be no noise impacts to the nearby residential neighborhoods. There are no nearby residents that will be affected and the campus type setting of the offices separate the use from neighboring properties. The lunch food trucks will encourage walking and pedestrian connections within the office campuses.

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

Facts in Support of Findings: Approval will apply to this project-specific location. Conditions have been included that are specific to the proposed project.

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

Finding: The proposed use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Findings: The use, as conditioned, is not anticipated to have any negative effects on the surrounding properties. The food trucks will be limited to three and located within the front courtyard of the office towers that is not in close proximity of any sensitive uses.

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

Facts in Support of Findings: Potential noise impacts have been considered and the project will not have a negative impact on the surrounding neighborhood because the proposed hours for the food trucks are during lunch and the activities are contained in the front courtyard of the office towers that are in a campus type setting and separated from other neighboring uses by parking structures and parking lots. The site abuts the 405-Freeway on the south and the Bristol Street off ramp on the north.

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

Facts in Support of Findings: The Urban Center Commercial land use designation is intended to allow high-intensity mixed-use commercial development within a limited area. Developments within this designation can range from one- and two-story office and retail buildings to mid- and high-rise buildings of four to approximately 25 stories. The majority of the businesses within the area are general and corporate type offices with traditional office hours and lunch breaks. The proposed use provides an on-site amenity for the tenants of the office towers and other tenants within the area. Since visitor parking is limited and regulated within the office complex, it is anticipated that most added visitors for the food trucks will be by pedestrian traffic.

- C. The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.

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

CONDITIONS OF APPROVAL

- Plng. 1. The use shall be limited to the type of operation described in this staff report. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
2. No outdoor music or entertainment is permitted with the operation of the lunch-hour food trucks.
3. The applicant shall contact Finance Department for a Special Event Permit prior to any special events.
4. The food trucks shall be limited to three and parked in designated areas unless approved by a Special Event Permit.
5. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
6. The applicant shall maintain free of litter all areas of the premises under which applicant has control. Adequate trash receptacles shall be provided throughout the front courtyard.
7. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.

CODE REQUIREMENTS

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

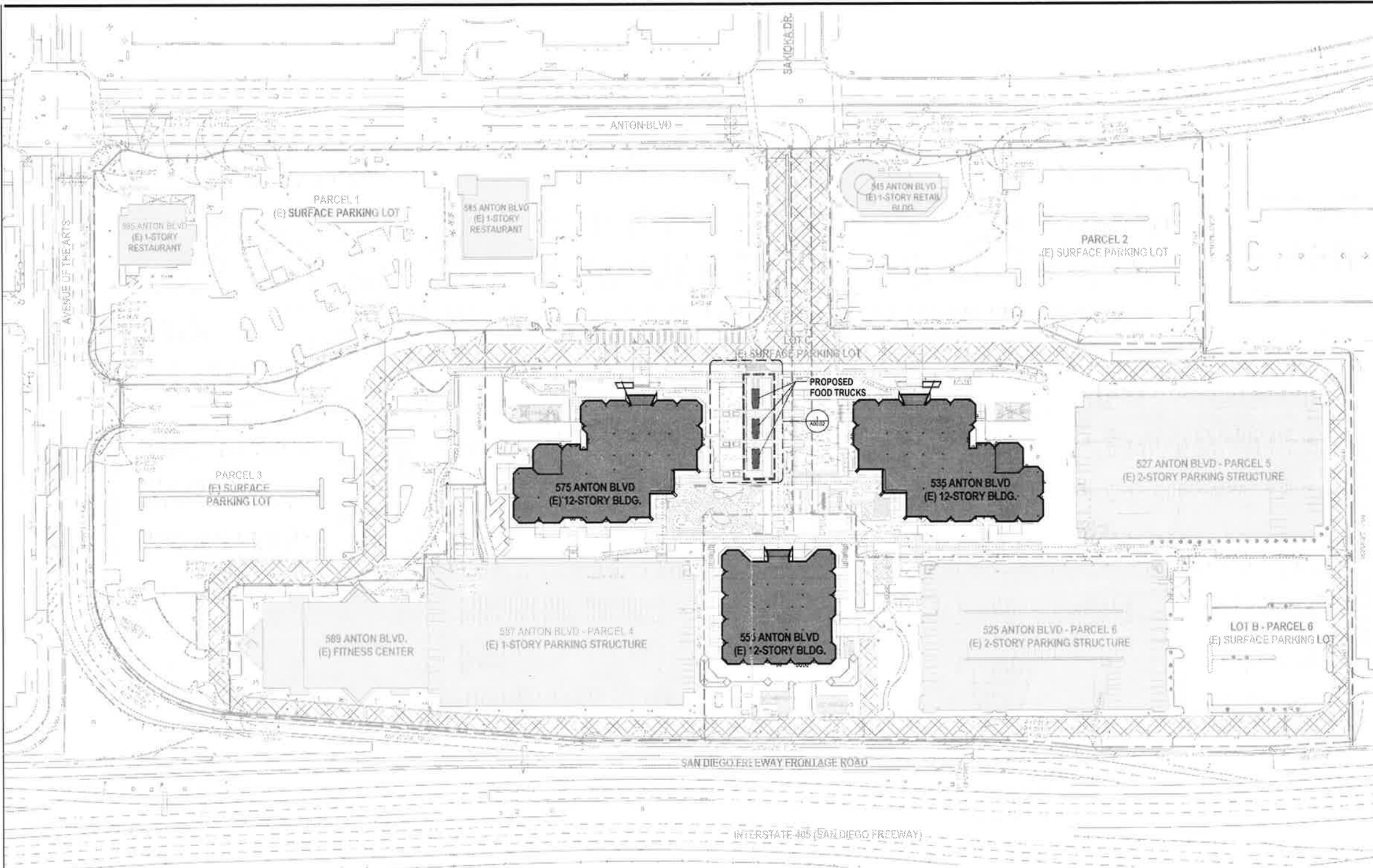
- Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. Approval of the zoning action is valid for one (1) year and will expire at the end of that period unless landscape permits are obtained or the applicant applies for and is granted an extension of time.

- Bldg. 3. Comply with the requirements of the following adopted codes Code, 2013 California Building Code, 2013 California Electrical code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Building code California Electrical 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. Each building address shall have plans submitted separately for review and approval.





02/25/2016 10:45:07 AM



McCARTHY • COOK
RELATIONSHIP DRIVEN EXPERIENCE

METRO CENTER
535, 555, 575 ANTON BOULEVARD
COSTA MESA, CA 92626

Gensler
4675 MacArthur Court
Suite 100
Newport Beach, CA 92660
United States

Tel: 949.863.9434
Fax: 949.553.1676

Date	Description
02/25/2016	MINOR CONDITIONAL USE PERMIT



Project Name
METRO CENTER - SITE (PACKAGE 2C)

Project Number
55,7567.000

Description
OVERALL SITE PLAN

Scale
1" = 50'-0"

A00.01

© 2015 Gensler

1 OVERALL CAMPUS PLAN
SCALE: 1" = 50'-0"

SCOPE OF WORK

1. USE OF 3 PARKING STALLS FOR FOOD TRUCKS TO BE PARKED DURING BUSINESS HOURS

PARKING SUMMARY

PARKING ANALYSIS

	TOTAL STALLS
STRUCTURED PARKING	
587 ANTON BLVD. - GARAGE	421
527 ANTON BLVD. - GARAGE	541
525 ANTON BLVD. - GARAGE	544
SURFACE PARKING	
PARCEL 1, 2 & 3, LOT C	884
PARCEL 6 (LOT B)	120
TOTAL	2,510

BUILDING AREA

BUILDING	TOTAL AREA
575 ANTON BLVD.	256,222 SF
535 ANTON BLVD.	256,222 SF
565 ANTON BLVD.	244,151 SF
TOTAL BUILDING AREA	756,595 SF
TOTAL SITE AREA	18.06 ACRES

PARKING RATIO

STALLS	RATIO
2,510	3.30/1,000

TYP. STANDARD PARKING STALL 18' x 6' 6"
TYP. ACCESSIBLE PARKING STALL 18' x 9'

LEGEND

- (E) FIRE LANE TO REMAIN, NO CHANGES MADE
- PROPERTY LINE
- SCOPE OF WORK
- LOT LINE
- (E) FIRE HYDRANT TO REMAIN

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CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

October 20, 2016

Ms. Kim Prijatel
City Ventures
3121 Mickelson Suite 150
Irvine, CA 92612

**RE: ZONING APPLICATION ZA-16-33
PLANNED SIGN PROGRAM FOR WEST PLACE
(LIVE/WORK DEVELOPMENT),
2025 PLACENTIA AVE., COSTA MESA**

Dear Ms. Prijatel:

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 October 27, 2016, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Adrienne J. Gladson, AICP, at (714) 754-5609, or at adrienne.gladson@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description and Analysis
 Findings
 Conditions of Approval, Code Requirements
 Approved Planned Sign Program and Site Plan

cc: Engineering
 Fire Protection Analyst
 Building Safety Division

PROJECT DESCRIPTION

The project site is located on the west side Placentia Avenue north of 20th Street and south of Hamilton Street. The site is approximately 1.88 acres in size and the full implementation of project construction (West Place Development with live/work units) is nearly complete. The project is owned and being developed by City Ventures based in Irvine. The property is zoned MG (General Industrial), and has a General Plan land use designation of Light Industry. The surrounding neighborhood includes industrial properties to the north, south, and east and single-family residential dwellings to the west.

West Place is a mixed use project that was approved recently by the Planning Commission entitling 36 residential dwellings with 3 live/work units located in the southwest side of Costa Mesa. An entitlement condition of approval required the developer to submit a Planned Sign Program for signage with the specific purpose to bring forward appropriate and sensitive identification signs for the live/work units of the project.

The physical layout of the development's site plan (see the final site plan attached) shows a series of two and three-story buildings aligned adjacent to private roadways with 3 individual small work units on the first (ground) level on Placentia. All of the work units are orientated outward to Placentia Avenue inviting pedestrians to visit the businesses operating inside. This Planned Sign Program will assist in communicating to the general public the name/type of businesses and where they are located in the development.

ANALYSIS

Proposed Planned Sign Program

The program allows each work unit tenant to have one non-illuminated metal plaque with the maximum dimension of 1.5 feet tall by 2.83 feet wide with a maximum sign area copy of 4.24 square feet. These signs will be pin-mounted to the exterior wall adjacent to the business entrance 5 feet above grade with sign text to include the business name and optional business logos so to clearly identify the business to visitors. The program also grants an approved color pallet, sign fabrication details, and one type face style for vinyl letter sign copy of California Grotesk Medium Font in white. For the specifics of the full program see the individual detail sheets of the program attached.

For live/work units in mixed use projects, the goal of a planned sign program is to provide a comprehensive, consistent, and compatible program for all signage permitted at the development. For this program the need is to focus on a solid design theme for the commercial "work" element signage apart from the residential use above. An important goal the program achieves is to provide a sign design theme that complements the contemporary architecture and urban feel of the community as well as

meet the required findings below. The program is comprehensive, straightforward, and achieves all the required goals expected by the development and delivers a thoughtful approach to signage needs for the West Place community.

General Plan Consistency

The proposed project is consistent with the Zoning Code and the City's General Plan. The planned sign program does not allow substantially greater visibility than what the standard sign provisions would allow and, therefore, should not adversely impact the surrounding uses.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
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 is provided.
 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.
 3. The project is in compliance with any performance standards as prescribed elsewhere in this Zoning Code.
 4. The project is consistent with the General Plan.
 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 signing program was designed specifically for the project site taking into consideration the site's building configuration, architecture, and vehicular access.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(8) in that:
1. The proposed signing is consistent with the intent of Chapter VIII – Signs of the Zoning Code and the General Plan.
 2. The proposed signs are consistent with each other in design and construction – taking into account sign style and shape, materials, letter styles, colors and sign purpose.
 3. The proposed signs are compatible with the buildings and developments they identify – taking into account materials, colors and design motif.

4. Approval does not constitute a grant of special privilege or allow substantially greater visibility than what the standard sign provisions would allow.
- 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 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.

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. All construction-related activity shall be limited to between the hours of 7 AM and 7 PM, Monday through Friday, and 9 AM to 6 PM 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. Permits shall be obtained prior to installation for all signs according to the provisions of the Costa Mesa Sign Ordinance. The proposed tenant sign shall be subject to review and approval by the Planning Division to ensure compatibility in terms of size, height, and location within the existing development and this planned sign program.

- Bldg. 4. Comply with the requirements of the following adopted codes: 2013 California Building Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code and 2013 California Energy Code (or the applicable adopted, California Building code California Electrical Code, California Mechanical Code, California Plumbing Code and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
- Bus. 5. All contractors and subcontractors must have valid business licenses to do
Lic. business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.



PLANNED SIGN PROGRAM ZA16-33

WEST PLACE SIGN CRITERIA

INTRODUCTION

This Sign Criteria has been prepared as a guide for design and installation of tenant signage within The West Place Costa Mesa project. The specifications indicated within this Sign Criteria are to help each tenant achieve maximum visual identification.

Tenant agrees to design, construct and install tenant's signage at tenant sole cost and expense in accordance with this Sign Criteria, prior to tenant opening for business in the center. Conformance to detailed sign drawings and specifications which have obtained the prior approval of the landlord will be strictly enforced and any nonconforming sign must be brought into conformance at the sole expense of the tenant. The landlord shall administer and interpret this Sign Criteria.

1. GENERAL REQUIREMENTS

- a. Each tenant shall submit to the landlord for approval before fabrication, not less than three (2) copies of detailed drawing indicating the location, size layout, design, materials and color graphics. Such drawings shall be submitted concurrently with sufficient architectural drawings to show the exact relationship of the proposed sign and the store location on-site and the dimensions of the leased frontage.
- b. Prior to fabrication, two sets of detailed drawings of all signs shall be submitted to the landlord for review and approval. These drawings must be signed and approved by the landlord prior to installation.
- c. Each tenant shall obtain and pay the entire cost of all permits, approvals, construction, installation and maintenance of its respective sign.
- d. Each tenant shall be responsible for fulfillment of all of these Sign Criteria
- e. No tenant shall affix or maintain upon any glass or other material on the storefront any signs unless they shall first have received the prior written approval of the landlord.
- f. Tenant shall be responsible for the installation and maintenance of all signs.
- g. Tenant shall be fully responsible for the operations of the tenant's sign contractor.

h. The location of all signs shall be per the accompanying design criteria drawings and specifications.

i. Wording of sign copy shall not include the product sold except when it is part of the tenant's trade name (DBA).

j. Any issue not covered by these sign criteria shall be addressed by the landlord.

2. CONSTRUCTION REQUIREMENTS

a. No labels will be permitted on the exposed surface of signs, except those required by local ordinance, which shall be placed in an inconspicuous location.

b. Tenant shall have identification signs designed in a manner compatible with and complimentary to adjacent and facing storefronts and the overall design concept of the center.

c. Design, layout and materials for tenant signs shall conform in all respects with the sign design drawings included with this criteria. The maximum height for letters in the body of the sign shall be as indicated in these sign criteria.

d. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.

3. SIGN INSTALLATION

a. All work to fabricate, erect, or install signs shall be contracted and paid for by tenant and subject to approval by landlord.

b. All signs shall be designed, constructed and installed in accordance with local codes and ordinances.

c. Signs not installed in strict conformance with previous approved plans and specifications shall be corrected by tenant, at tenant's cost and expense, upon demand by the landlord. If not corrected within thirty (30) days, sign may be corrected by landlord at tenant's expense.

d. Erection of any sign shall be promptly and safely effected with as little disruption to business and traffic as possible and with minimum of inconvenience to the

landlord and to the other tenants.

e. Upon removing any sign, tenant shall, at its own expense, repair any damage created by such removal and shall place the are from which the sign was removed back to its original condition. All debris from removal shall be promptly removed from the site.

4. PROTECTION OF PROPERTY.

a. Tenant's sign contractor shall design and erect its sign in such a manner that will not overstress, deface, or damage any portion of the building or grounds.

b. All exposed parts of any sign or sign support subject to corrosion or other similar damage shall be protected in the manner set forth in section (2a) herein.

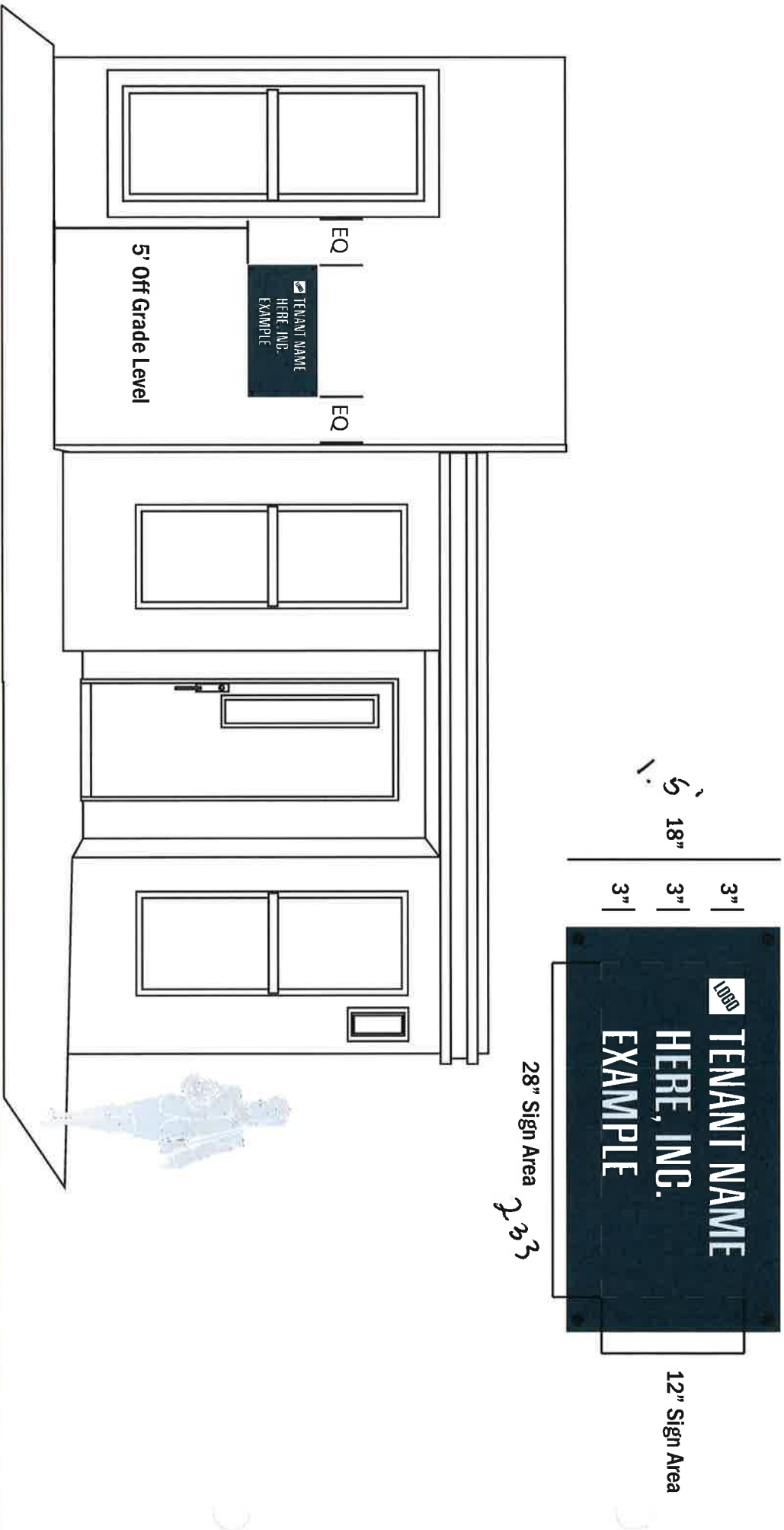
c. Any sign on which stains or rust appear, or which becomes bent, or which in any manner whatsoever is not maintained properly, shall be promptly repaired. Landlord may remove, store or repair at tenant's expense, any signs not maintained properly or not accordance with this criteria. If tenant does not make corrections or repairs within thirty (30) days sign maybe corrected or repaired by landlord at tenants expense.

NOTES:

TENANT GRAPHIC TO BE SURFACE WHITE HIGH PERFORMANCE VINYL. LAYOUT TO BE PROVIDED BY SIGN FABRICATOR. (IN CONFORMANCE WITH THIS CRITERIA)

• WHITE LOGOS/SYMBOL ONLY) SHALL BE PROVIDED BY TENANT TO PROPERTY MANAGER. IN VECTOR FORMAT. LOGOS PROVIDED IN JPEG (RASTER FORMAT) OR PULLED FROM THE INTERNET WILL NOT BE ACCEPTED.

• THE PROJECT FONT "CALIFORNIA GROTESK MEDIUM" SHALL BE USED FOR ALL COPY. NAMES SHALL BE ALL CAPS.



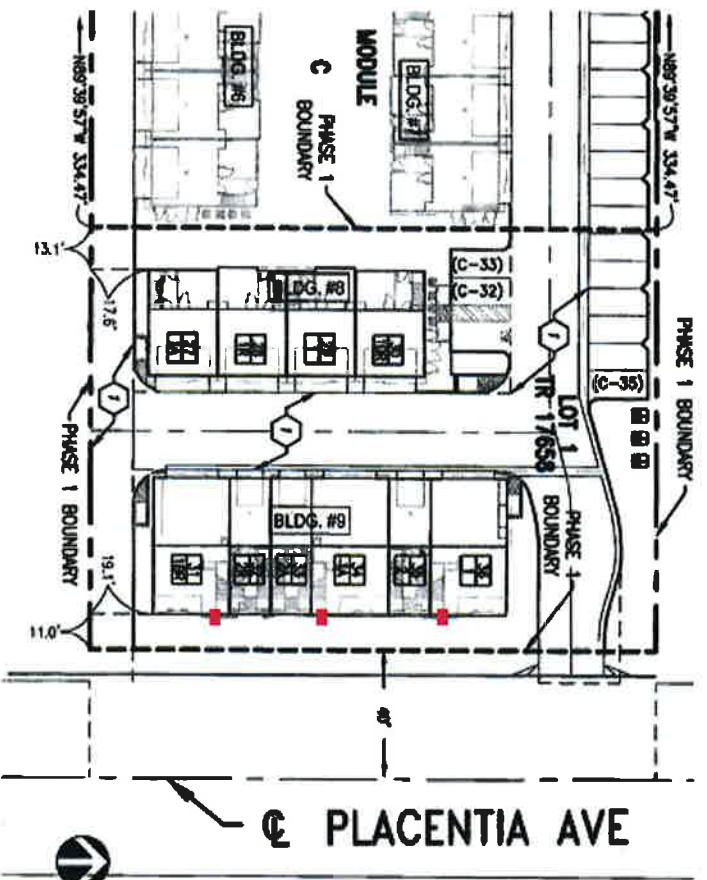
A B C D E F G H I J K L M
N O P Q R S T U V W X Y Z

CALIFORNIA GROTESK MEDIUM FONT : COLOR = WHITE



Metal Plaque To Match Wall Color (TBD)

QTY : 4 - 1" Stand Offs
Color : Black



PLACENTIA AVE



Sign Location Facing Street



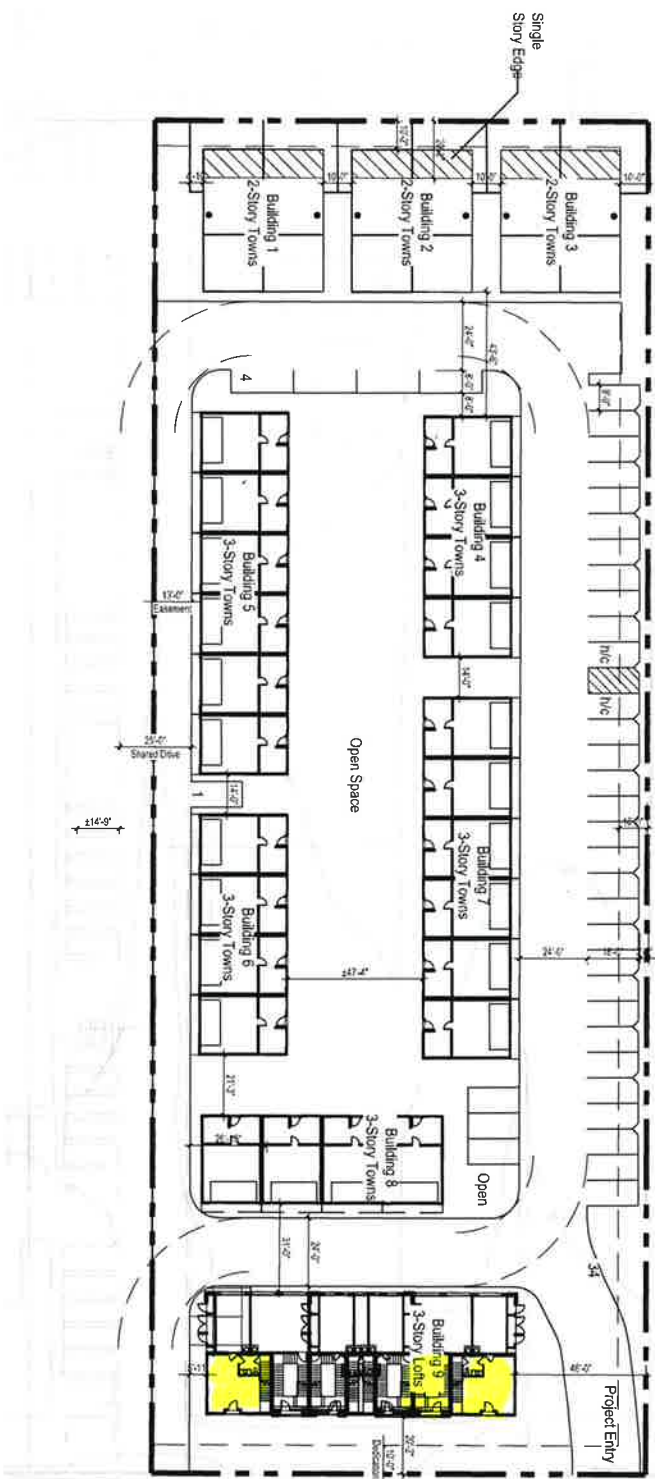
Vintage Group

REAL ESTATE • MANAGEMENT • CONSULTING

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PLACENTIA & 20TH

ARCHITECTURAL SITE PLAN



City Ventures
 1900 Quail Street
 Newport Beach, Ca 92660
 949.258.7555

Gita Meza, CA
 REG # 2012211

01/24/2016
 10:00 AM

PLACENTIA AVENUE

Site Summary
 Site Area: 1.88 Acres

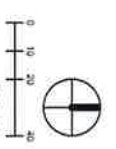
- Units:
- 2-story Townhome Units (1450 sf / 2 bdr/2.5 ba) 6 units
- 3-story Townhome Units (1526 sf / 2 bdr+live+work/2.5 ba) 24 units
- Loft Units (1445-1463 sf / 2 bdr/2 ba) 6 units
- 36 Total Units

* 10% of the multi level dwelling units shall have an accessible entry
 24 townhomes (minus triplexes)
 3 Loft Units (minus third floor flats)
 27 Total Multi Level Units
 Therefore 3 Total H/C accessible entries required

Open Space: 200 sf / unit
 Required: 36 units x 200 sf = 7200 sf
 Provided (Primary Courtyard only): 9788 sf (271 sf / unit)

Parking Summary:
 Required: 3.0 / unit (1 Covered per unit)
 36 units x 3 = 108 spaces

Provided:
 Resident Garage Spaces: 69 Spaces
 Resident Open Spaces: 3 Spaces
 Guest Open Spaces: 36 Spaces
 Total Spaces Provided = 108 Spaces
 *5% of 38 guest spaces = 1.9, therefore 2 h/c accessible spaces to be provided



A0.0

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SITE PLAN