



# City of Costa Mesa

## Inter Office Memorandum

**TO:** CITY COUNCIL, PLANNING COMMISSION  
**CC:** TOM HATCH, JAY TREVINO, AND PEGGY SCHNEBLE  
**FROM:** WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR  
**DATE:** APRIL 6, 2017  
**SUBJECT:** ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in blue ink, appearing to read "Willi", is written over the "FROM" and "DATE" lines of the memorandum.

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

**ZA-17-08**                      **600 TOWN CENTER DRIVE**

Planned Signing Program for the Julianne and George Argyros Plaza and Center for Dance and Innovation, including a variety of wall and freestanding signs, as well as a monument sign not located in a landscaped planter equal to twice the sign area. The monument sign is 2 feet, 8 inches in height and 28 feet, 10 inches long.

Approved, subject to conditions of approval.

Comments received: None.

**ZA-17-09**                      **151 KALMUS DRIVE, SUITES G-2 AND G-3**

Minor Conditional Use Permit to amend Conditional Use Permit PA-86-70 for a new performing arts center (formerly Jimmie DeFore Dance Center) to modify hours of operations from 10 AM to 10 PM Monday through Friday and 9 AM to 8 PM on Saturday to 9 AM to 9 PM Monday through Friday and 9 AM to 10 PM on Saturday. In addition, the applicant requests to increase the number of Kindergarten through 12<sup>th</sup> grade students from 12 to 16.

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

April 6, 2017

Matt Austin  
Michael Maltzan Architecture, Inc.  
2801 Hyperion Avenue, Studio 107  
Los Angeles, CA 90027

**RE: ZONING APPLICATION ZA-17-08  
PLANNED SIGNING PROGRAM FOR THE JULIANNE AND GEORGE  
ARGYROS PLAZA AND CENTER FOR DANCE AND INNOVATION,  
INCLUDING A VARIETY OF WALL AND FREESTANDING SIGNS.  
600 TOWN CENTER DRIVE, COSTA MESA**

Dear Mr. Austin:

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 April 13, 2017, 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, Daniel Inloes, AICP, at (714) 754-5088, or at [daniel.inloes@costamesaca.gov](mailto:daniel.inloes@costamesaca.gov).

Sincerely,

WILLA BOUWENS-KILLEEN, AICP  
Zoning Administrator

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

cc: Engineering  
Fire Protection Analyst  
Building Safety Division

## **PROJECT DESCRIPTION**

The project site is between Avenue of the Arts and Park Center Drive, south of Sunflower Avenue and north of Anton Blvd. The property is zoned TC (Town Center), and has a General Plan land use designation of Cultural Arts Center. The project site contains all venues for Segerstrom Center for the Arts including the new Center for Dance and Innovation and the Julianne and George Argyros Plaza. The project site is visible from the Avenue of the Arts, Park Center Drive, and Town Center Drive which leads to a private road ending in a roundabout that abuts the Plaza and is used as the primary vehicular access for the Plaza. The project site is within the City's Theater Arts District and is surrounded by office towers, additional theater venues, a hotel, and some multi-family residences.

The applicant is proposing a planned signing program which includes signs, murals, and super graphics. The signs proposed are either for pedestrian wayfinding or for donor recognition. The directional signs include 8 wall mounted directional signs, 3 wayfinding pointer signs, and 3 map freestanding kiosks signs. Only the freestanding map kiosks will be illuminated. The donor recognition signs include 2 freestanding monument signs identifying the new name of the Arts Plaza, 1 wall sign over the entrance of the Judy Morr Theater, 1 donor honor wall on the new pedestrian ramp proposed in the plaza, and small donor recognition slats on the proposed benches throughout the plaza. Only the two freestanding monuments signs for the Julianne and George Argyros Plaza will be illuminated.

The Planned Signing Program does not include the existing primary building signs for Segerstrom Hall and the Renee and Henry Segerstrom Concert Hall. The planned signing program proposes a total of 221.5 sq. ft. of free standing signage and 348 sq. ft. of building signage. This excludes the 8 wall mounted directional signs and the various proposed murals and super graphics. The 8 wall mounted directional signs may change over time, are minimal in design and size relative to the buildings, and are not visible from any of the surrounding street. The wall mounted directional signs contain channel letters and directional arrows and are strategically placed in 8 locations to direct people to 5 separate venue locations, the box office, administrative offices, and parking. The 4 murals or super graphics will not have language or logo of any product, service, or identification of any business and, therefore, are not considered signs.

The proposed Julianne and George Argyros Plaza monument sign on the west side of the plaza is not located within landscaping twice the size of the area of the sign. This is a deviation from sign regulations.

## **ANALYSIS**

### *Signage for Venue Complex*

The proposed planned signing program is primarily to enhance the visual presence for the Center for Dance and Innovation, the entrance to the Judy Morr Theater, and

delineate the newest outdoor venue, the Julianne and George Argyros Plaza. The proposed signs provide wayfinding for patrons attending the multiple programs and events that regularly occur in multiple buildings and plaza spaces. The world class performing arts venues within these various buildings as well as the additional venues and destination near the project site will benefit greatly from various directional signs strategically placed throughout the site.

### *Justifications for Approval*

The proposed planned signing program meets all sign regulations with the exception of 1 monument sign not being located in a landscaped planter equal to twice the sign area. However, this monument sign is identifying a plaza space, a primarily hardscape outdoor area to allow for a variety of programmatic events such as live performances, special events, and summer movies al fresco. The sign is located at the entrance of the plaza and is, therefore, is well positioned for wayfinding but must minimize the horizontal space it occupies to maximize the pedestrian circulation and maintain the pedestrian linkages required as part of the Theater Arts District Plan. Additional landscaping would not be aesthetically or practically helpful immediately around this sign at this location.

The brushed metal finish of the sign will minimize the visual impacts these signs may have on offsite views. The various sign styles, materials, and colors are consistent with each other in design and construction. The illumination of the various signs is kept at a minimum: There is only the in-ground illumination of the 2 monument signs which will be straight up and match the approved in-ground lighting proposed for the rest of the plaza and the 3 kiosk signs throughout the project site being which will be internally illuminated. The signs are all using a color palette that matches the diverse color palette of the various buildings helping to unify the area.

This project is contained within our Theater Arts District which is a very unique space. The scale of the buildings, strong pedestrian orientation, thoughtful art installations, variety of complementary uses, and clustering of performing arts venues make this location unique. The various signs that would be appropriate here would be different than your typical development. The collection of cultural institutions relies heavily on financial support from donors therefore donor recognition is critical for the continual maintenance and evolution of these venues. The complex collection of multiple performing art venues and programs/events that this type of campus contain and hosts also makes it equally important for pedestrian focused wayfinding signs that can help patrons or attendees navigate onsite.

### *General Plan Consistency*

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 Planned Signing Program should not adversely impact the surrounding uses while providing consistent

and cohesive sign parameters that do not provide greater visibility than permitted by Code.

## **FINDINGS**

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(8) in that:
1. The proposed planned signing program is consistent with the intent of Chapter VIII – Signs of the Zoning Code and the General Plan. The proposed planned signing program meets all development standards with the exception of 1 monument sign not placed in a landscaped planter equal to twice the sign area. However, this monument sign is identifying a plaza space, an outdoor area mostly designed with hardscape to allow for a variety of programmatic events such as live performances, special events, and summer movies al fresco. The sign is located at the entrance of the plaza therefore is positioned well for wayfinding but must minimize the horizontal space it occupies to maximize the pedestrian circulation and maintain the pedestrian linkages required as part of the Theater Arts District Plan. Additional landscaping would not be aesthetically or practically helpful immediately around this sign at this location.
  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 illumination. The proposed signs all incorporate the same color palette, typography, and materials. The murals and super graphics also draw from the same precedent style and image to generate a consistent design regardless of the image represented.
  3. The proposed signs are compatible with the buildings and developments they identify – taking into account materials, colors and design motif. The collection of buildings on and near the project site are diverse in color and architectural style; however, the colors, materials, and typography have been carefully selected to ensure that the signs blend with the existing design and architecture onsite.
  4. Approval does not constitute a grant of special privilege or allow substantially greater visibility than what the standard sign provisions would allow. All signs meet sign regulations with the exception of one monument sign. The Julianne and George Argyros Plaza monument sign on the west side of the Art Plaza does not meet the required landscaping requirement but is more than 250 feet away from the public right of way and is only 3 feet in height. The lack of landscaping also allows for greater pedestrian circulation that is needed for this area since this area is part of several pedestrian linkages identified in the Theater Arts District Plan and is used as a vehicular drop off area for the multiple venues surrounding it.

This project is contained within our Theater Arts District which is a very unique space. The scale of the buildings, strong pedestrian orientation, thoughtful art installations, variety of complimentary uses, and clustering of performing arts venues make this location unique. The various signs that would be appropriate here would be different than your typical development. The collection of cultural institutions relies heavily on financial support from donors therefore donor recognition is critical for the continual maintenance and evolution of these venues. The complex collection of multiple performing art venues and programs/events that this type of campus contain and hosts also makes it equally important for pedestrian focused wayfinding signs that can help patrons or attendees navigate onsite.

- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. The proposed Planned Signing Program presents a 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.
  2. The 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 circulations, will not be adversely affected by the proposed Planned Signing Program.
  3. The program complies with applicable performance standards as prescribed elsewhere in this Zoning Code with the exception of the lack of landscaping around the western monument sign for the George and Julianne Plaza. However, this monument sign is identifying a plaza space, an outdoor area mostly designed with hardscape to allow for a variety of programmatic events such as live performances, special events, and summer movies al fresco. The sign is located at the entrance of the plaza therefore is positioned well for wayfinding but must minimize the horizontal space it occupies to maximize the pedestrian circulation and maintain the pedestrian linkages required as part of the Theater Arts District Plan. Additional landscaping would not be aesthetically or practically helpful immediately around this sign at this location.
  4. The planned signing program is consistent with the General Plan because it facilitates the installation of signs that contribute to a positive image of the public realm and strengthens the connectivity of the various venues within the Town Center area.

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, pedestrian circulation, and vehicular access.
- 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 15311, Class 11, Accessory Structures, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

### **CONDITIONS OF APPROVAL**

- PInG.
1. All signage shall comply with the sign parameters contained within this Planned Signing Program.
  2. Sign 02-G-002 shall be placed completely within a landscape area and be setback from the sidewalk a minimum of 2 feet.
  3. Sign 11-G-006 shall be removed or relocated to a more suitable location under direction of the Planning Division.
  4. A revised summary sheet shall be provided prior to issuance of sign permits with a correct total which includes all proposed signage and excludes murals.
  5. An alternative design for the ramp super graphic shall be provided prior to issuance of sign permits or it must be considered a sign and total square footage included in the planned signing program summary sheet.
  6. The freestanding kiosk maps shall always include all theater and/or art venues within the Theater Arts District.

### **CODE REQUIREMENTS**

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

- PInG.
1. Approval of the 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 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. Existing A-Frame signs shall be removed upon approval of this Planned Signing 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. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2013 California Building Code.
5. Structural calculations and framing details shall be stamped and signed by a licensed California Engineer.
- Bus. Lic. 6. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.





25 North Mentor Avenue  
Pasadena, CA 91106  
626.793.7847

HUNT DESIGN

February 17, 2017

City of Costa Mesa  
Development Services Department  
77 Fair Dr.  
P.O. 1200  
Costa Mesa, CA 92628

## **THEATER ARTS DISTRICT PLANNED SIGN PROGRAM**

### **Applicant Letter**

Signs requested for Segerstrom Center for the Arts (SCFTA) under this application fall into two main categories:

- Pedestrian wayfinding (providing direction through and around the complex site)
- Donor recognition

SCFTA is a circuitous campus encompassing multiple buildings, programs, and venues. Proposed pedestrian wayfinding throughout incorporates a series of public art murals, traditional pointer-style directional signs, campus maps, and tasteful wall mounted directionals. All of which can be updated to accommodate future site changes as practical to ultimately create an enhanced Theater Arts District.

Like most cultural institutions, SCFTA relies heavily on financial support from generous individuals, companies and foundations. It is critical that major donors to SCFTA buildings and programs be recognized through tasteful signage. The series of proposed donor signs are located and designed to integrate well with both the existing buildings, as well as the new plaza. Stainless steel letters and names expressed in the same color as the walls are meant to blend in with and complement the immediate and surrounding environment.

There are no requests for deviations from the prescribed sign regulations.

### **Description of Justification Form**

SCFTA is a complex set of buildings and amenities with very few signs existing to direct pedestrians around the plaza and to the many destinations. The new plaza will exacerbate the need to direct visitors to building entrances, parking, and especially, restrooms. The proposed pointer-style directional signs are minimalist in design and take virtually no ground plane area. They are well scaled and compatible with not only the SCFTA areas, but with the entire multi-block area.

Signtype	Description	Sign Location				Quantity	Sign Area	Height Clearance	Height or Length Limitations	Illuminated
		Freestanding	Building	Canopy	Projecting					
01- Argyros Primary Monument	Stainless steel freestanding letters with in-ground illumination	X				1	62.9 sq ft	2"	N/A	Y
02- Argyros Secondary Monument	Stainless steel freestanding letters with in-ground illumination	X				1	62.9 sq ft	2"	N/A	Y
03- Judy Morr Theater ID	Fabricated stainless steel letters		X			1	31.33 sq ft	14'	N/A	N
10- Campus Map	Freestanding map kiosk	X				3	14 sq ft	0	N/A	Y
11- Wayfinding Pointer Sign	Wayfinding directional	X				3	17.9 sq ft	0	N/A	N
12- Wall Mounted Directional	Individual stainless steel letters		X			8	Various	Various	N/A	N
22- Donor Honor Wall	Fabricated stainless steel letters		X			1	317.25 sq ft	6'4"	N/A	N
30- Bistro Wall Mural	Public art mural		X			1	165.75 sq ft	2'10"	N/A	N
31- CDI Mural	Public art mural		X			1	1079 sq ft	0	N/A	N
32- Valet CDI Mural	Public art mural		X			1	TBD	0	N/A	N
33- CDI Ramp Super Graphic	Public art mural		X			1	416.5 sq ft	0	N/A	N
Total		4	7	0	0	22	2167.53 sq ft			

**TYPOGRAPHY**

Interstate Light Condensed

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz123456789

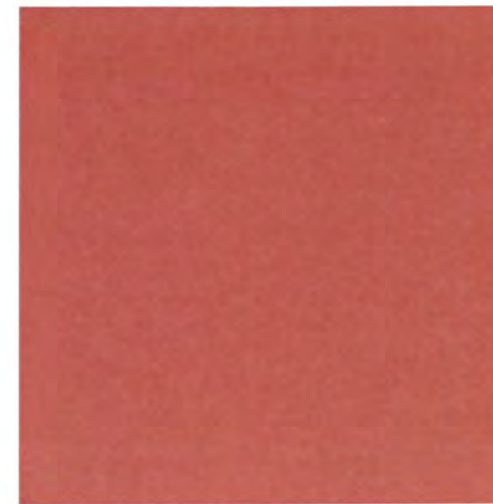
Interstate Regular

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz123456789

Interstate Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz123456789

**SIGNAGE MATERIALS**



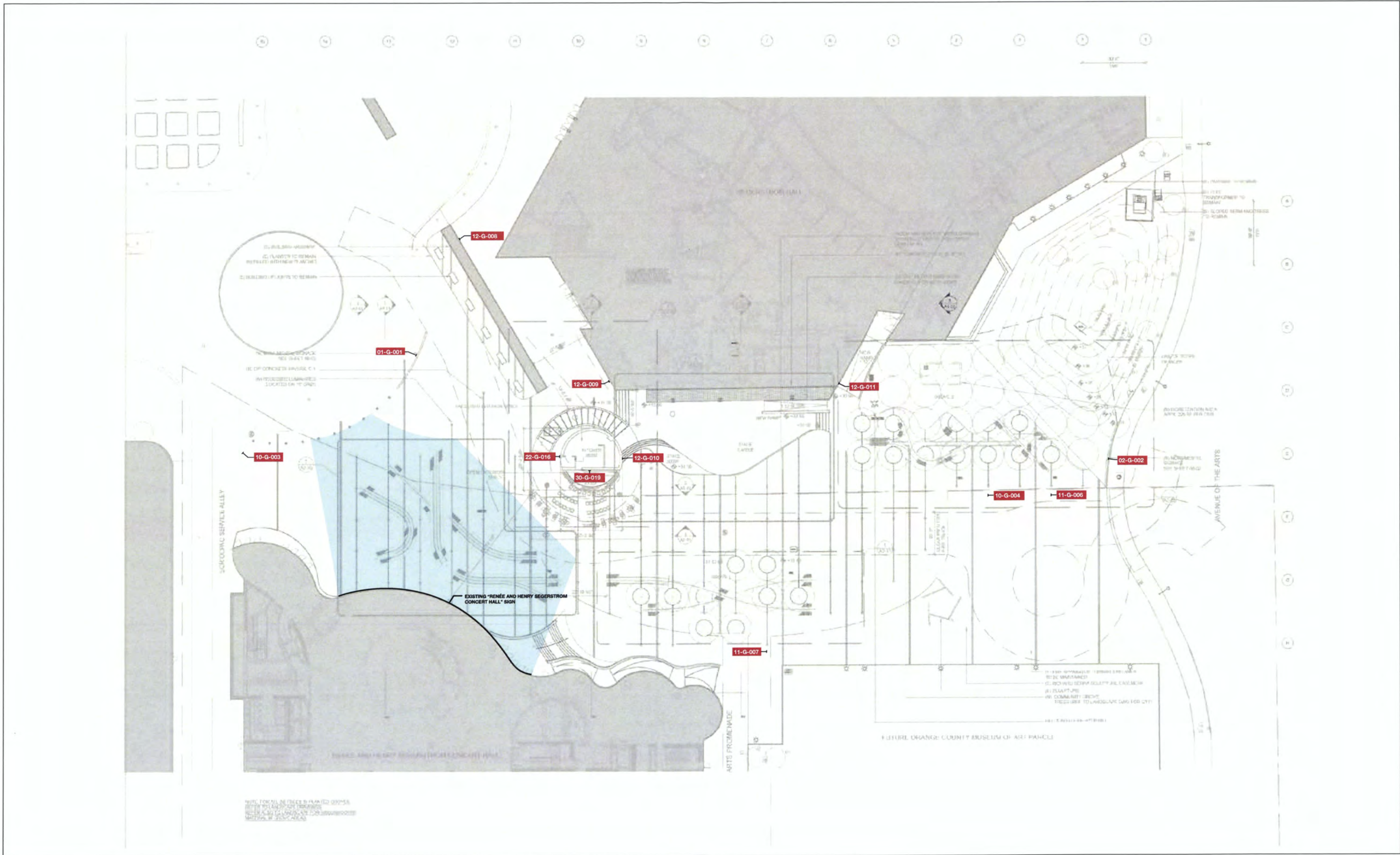
PAINTED ALUMINUM



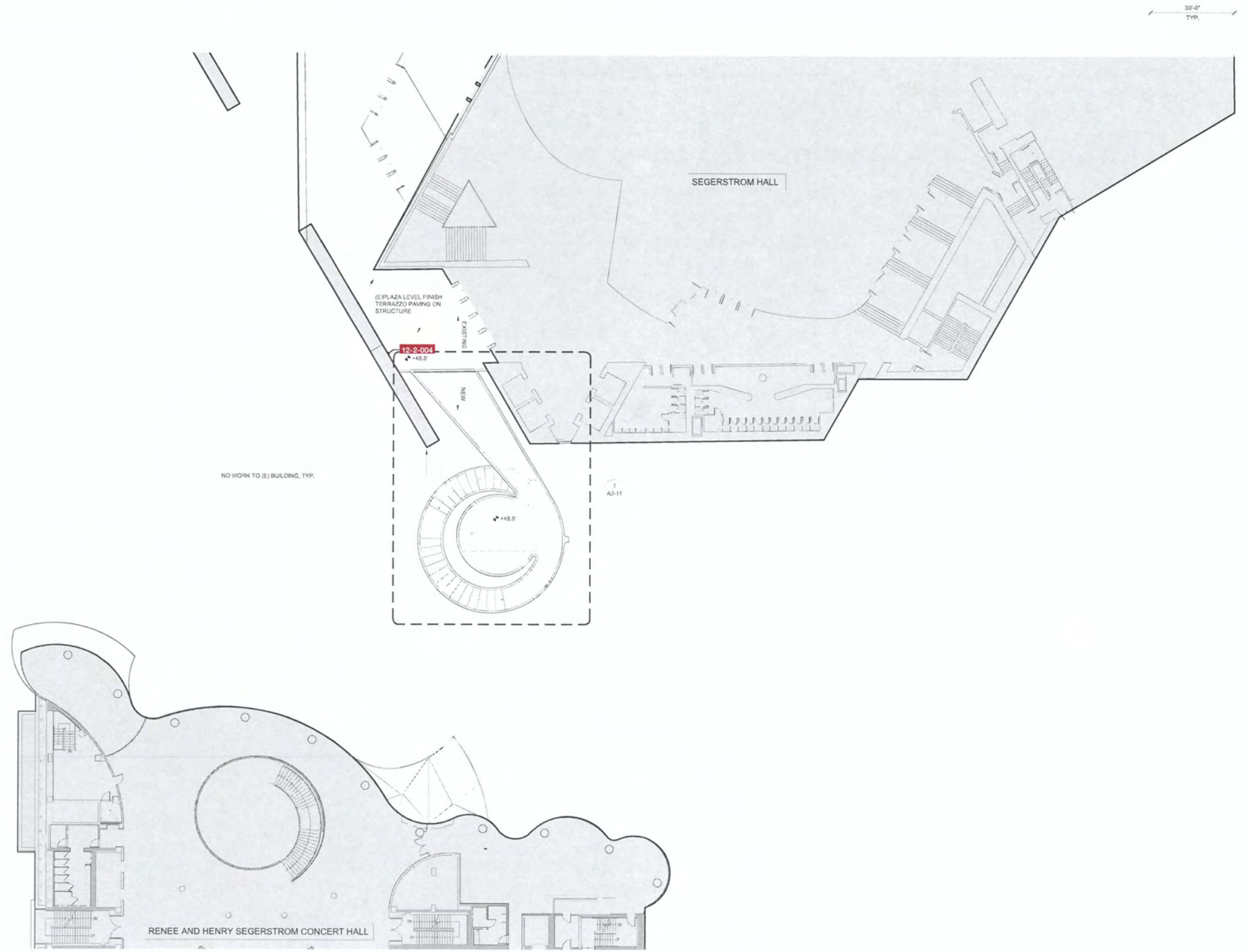
STAINLESS STEEL

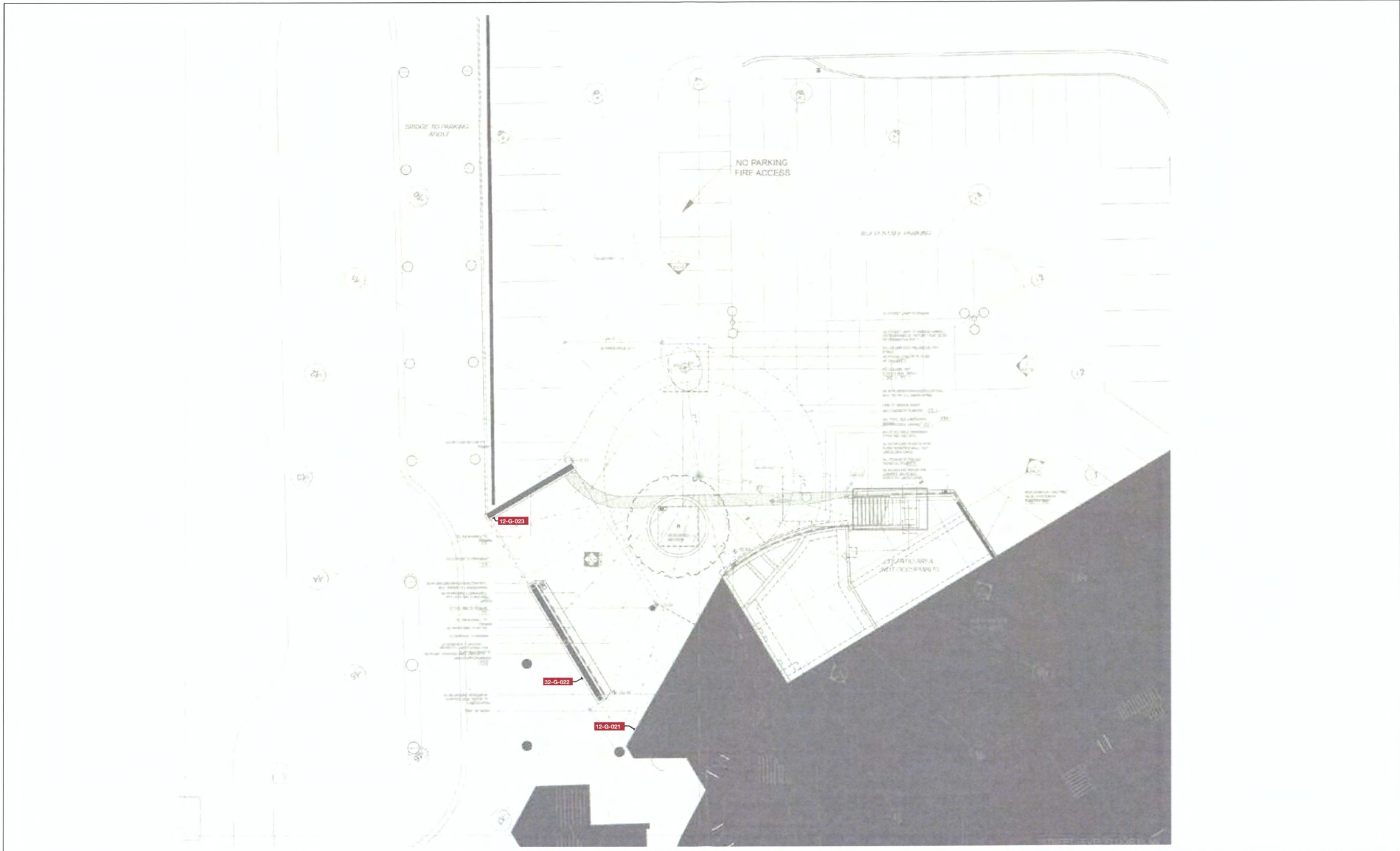
**COLORS**

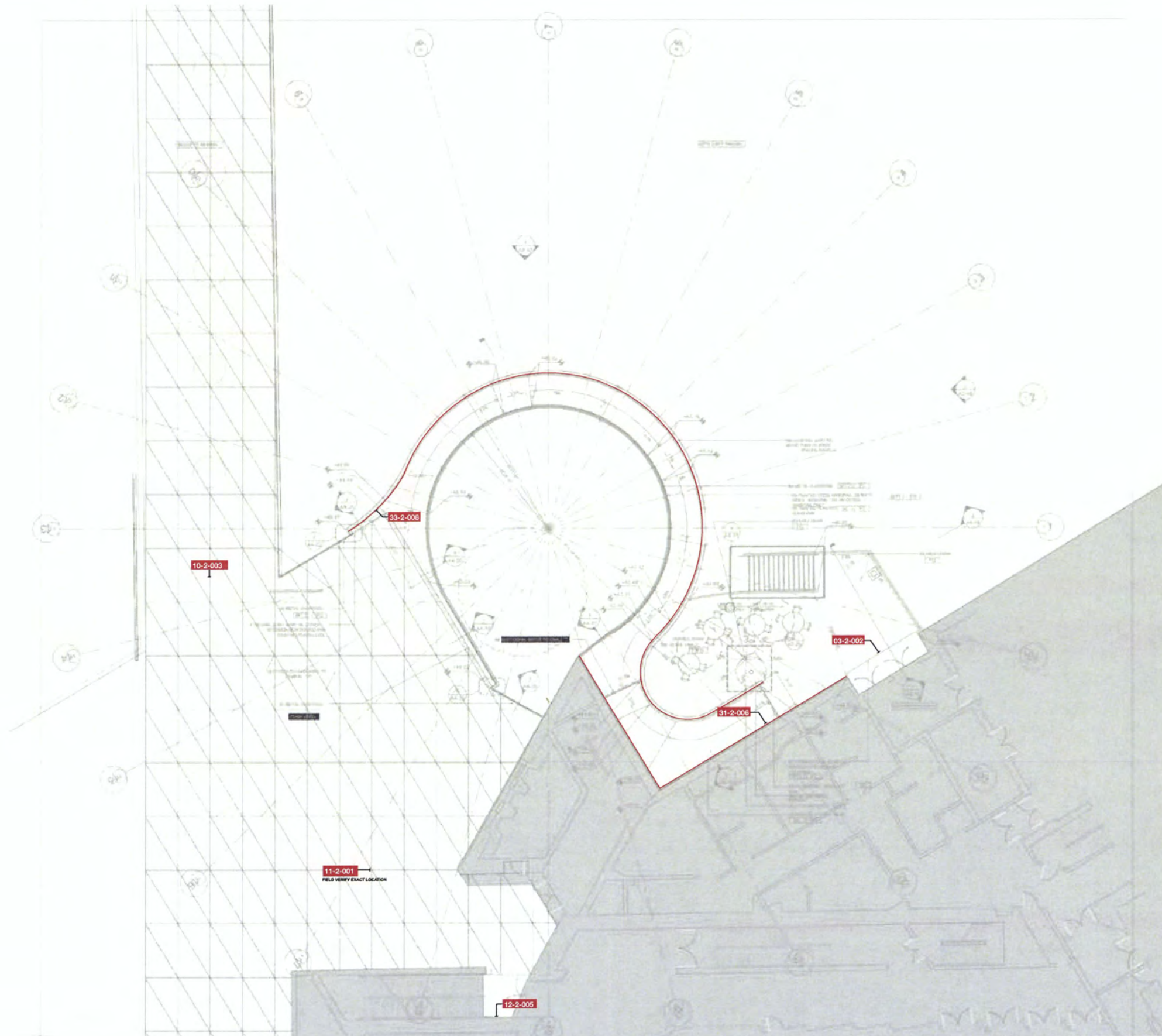
 <p>BISTRO TABLES</p>	 <p>SEATING IPE</p>	 <p>SANTA BARBARA DESIGNS WATERMELON</p>	PLAZA PALETTE
 <p>MATTHEWS PAINT VERIZON WHITE</p>	 <p>PMS COOL GRAY 11</p>	 <p>PMS 2032</p>	SIGNAGE PALETTE



NOTE: TYPICAL DEVICES TO BE PLACED AT 20' ON CENTER  
 REFER TO PLAN AND SECTION DRAWINGS  
 FOR DIMENSIONS AND MATERIALS  
 UNLESS OTHERWISE NOTED







Message Schedule  
2965 SCFTA  
NOT FOR CONSTRUCTION

Draft

Sign ID	Message	Description	Internal Notes	Notes	Qty.
Draft -					22
New					22
01-G-001	Julianne and George Argyros Plaza	Argyros Primary Monument			1
02-G-002	Julianne and George Argyros Plaza	Argyros Secondary Monument			1
03-2-002	Judy Morr Theater	Judy Morr Theater ID			1
10-G-003	(Map)	Campus Map			1
10-G-004	(Map)	Campus Map			1
10-2-003	(Map)	Campus Map			1
11-G-006	(straight arrow) Segerstrom Hall Judy Morr Theater	Wayfinding Pointer Sign			1
	(left 45 arrow) Renée and Henry Segerstrom Concert Hall Samueli Theater Plaza Tower Parking Restroom				
11-G-007	(left arrow) Segerstrom Hall Judy Morr Theater	Wayfinding Pointer Sign			1
	(right arrow) Samueli Theater Plaza Tower Parking Restroom Noguchi Garden				
11-2-001	(left arrow) Center Tower Parking	Wayfinding Pointer Sign			1
	(left 45 arrow) Judy Morr Theater				
	(right arrow) Segerstrom Hall Argyros Arts Plaza Renée and Henry Segerstrom Concert Hall Samueli Theater				
12-G-008	(left arrow) Renée and Henry Segerstrom Concert Hall Argyros Arts Plaza Samueli Theater	Wall Mounted Directional			1
12-G-009	(left arrow) Segerstrom Hall Entrance Judy Morr Theater Box Office Center Tower Parking	Wall Mounted Directional			1

Message Schedule  
2965 SCFTA  
NOT FOR CONSTRUCTION

Draft

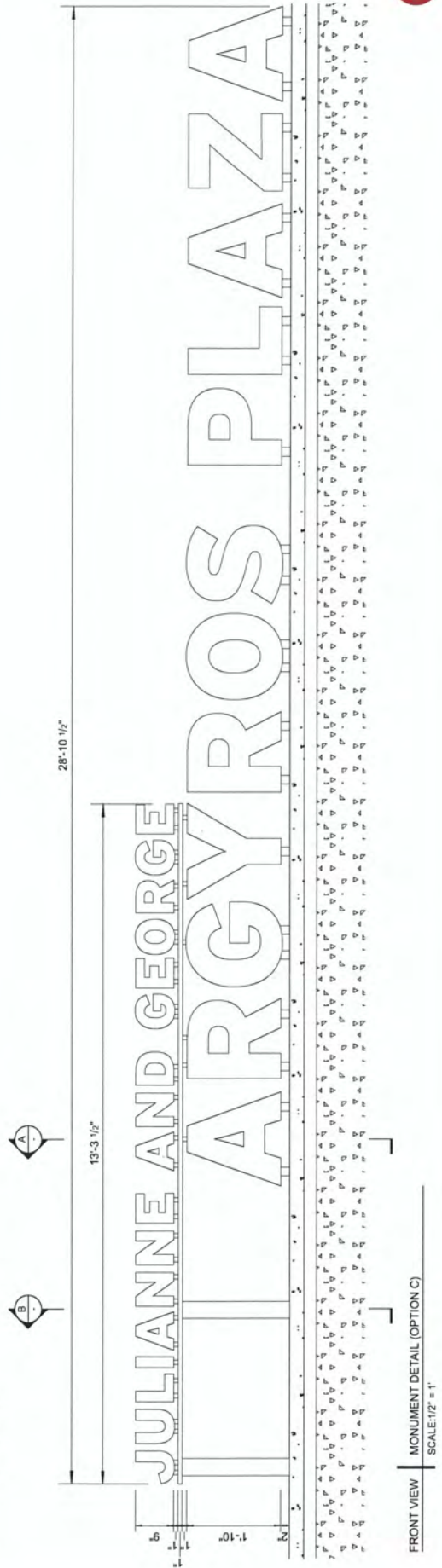
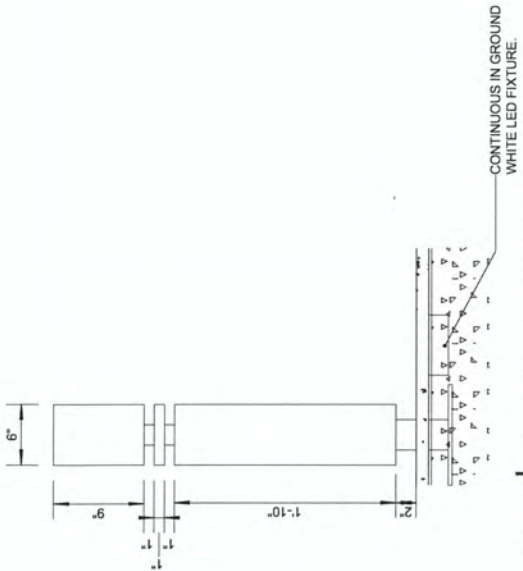
Sign ID	Message	Description	Internal Notes	Notes	Qty.
12-G-010	(right arrow) (Donor Name) Plaza Overlook	Wall Mounted Directional			1
12-G-011	(right arrow) Administration	Wall Mounted Directional			1
12-G-021	(left arrow) Judy Morr Theater	Wall Mounted Directional			1
12-G-023	(right arrow) Judy Morr Theater	Wall Mounted Directional			1
12-2-004	(left arrow) Argyros Arts Plaza Renée and Henry Segerstrom Concert Hall Samueli Theater	Wall Mounted Directional			1
	(right arrow) Judy Morr Theater Center Tower Parking				
12-2-005	(right down arrow) Box Office	Wall Mounted Directional			1
22-G-016	(Donor Name)	Donor Honor Wall			1
30-G-019	(Mural)	Bistro Wall Mural			1
31-2-006	Center for Dance and Innovation American Ballet Theatre William J. Gillespie School (Dance School 2)	CDI Mural			1
32-G-022	Segerstrom Center for the Arts Center for Dance and Innovation	Valet CDI Mural			1
33-2-008	Segerstrom Center for the Arts	CDI Ramp Super Graphic			1

GRAND-TOTAL 22

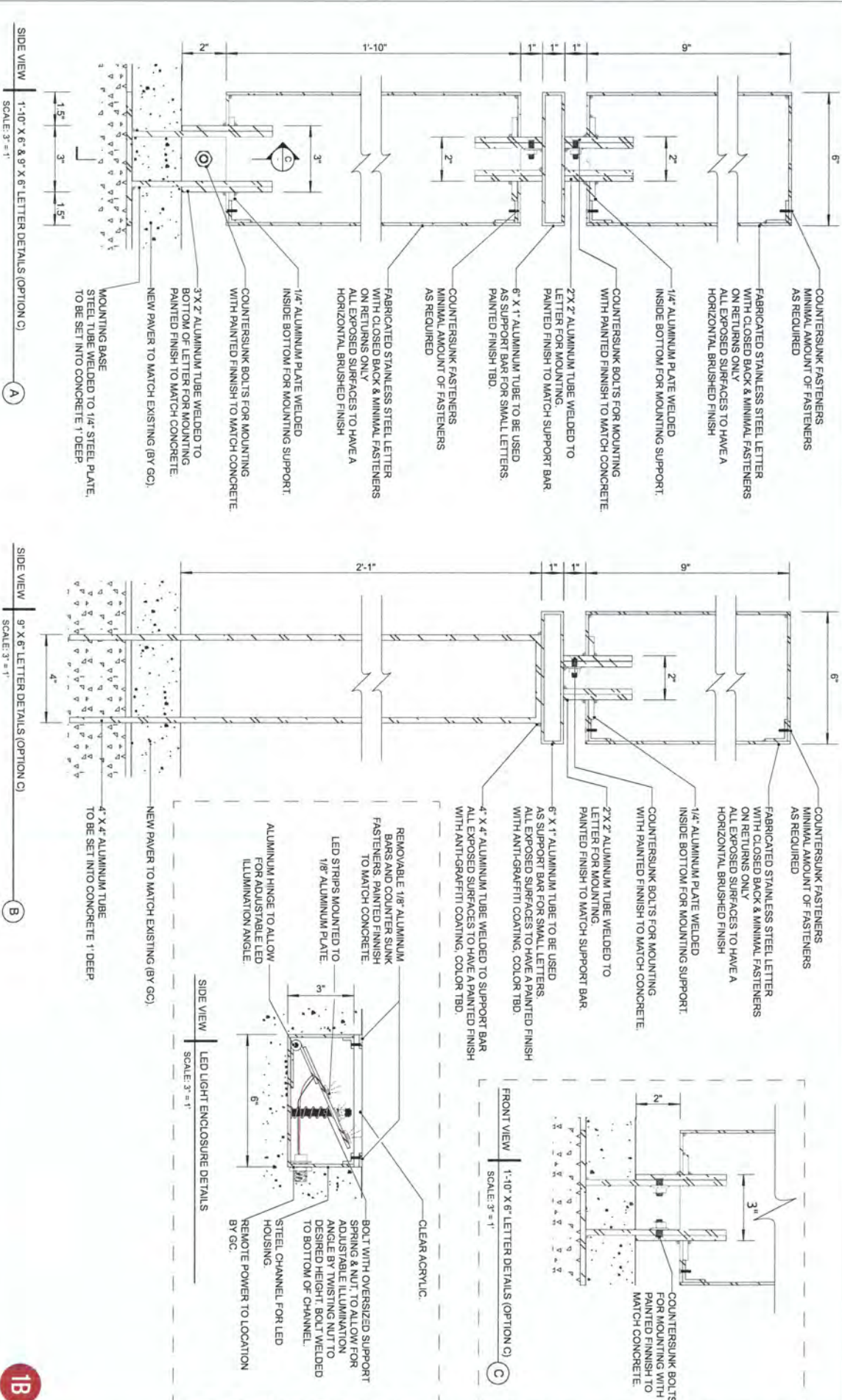


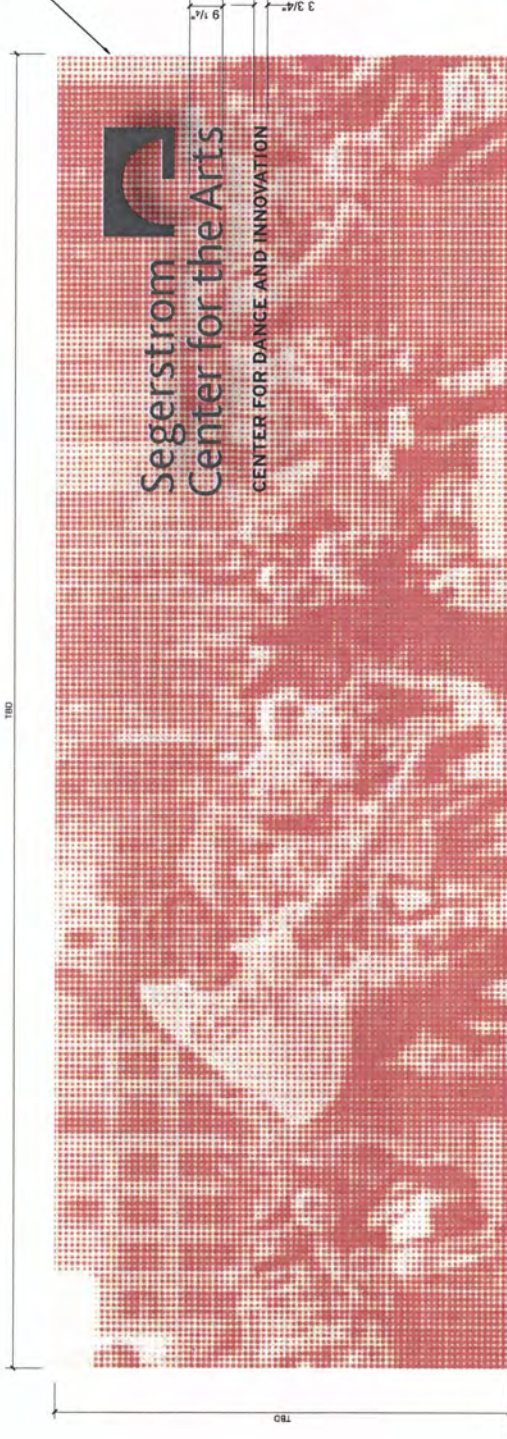
# JULIANNE AND GEORGE ARGYROS PLAZA

FRONT VIEW | NIGHT RENDERING (OPTION C)  
NOT TO SCALE



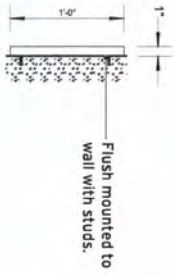
1B





**Decorative Mural**

Abstract dancing crowd image executed in enlarged dots. For environmental enhancement only; will not be used for advertising, marketing or promotion. Easily changeable in the future.



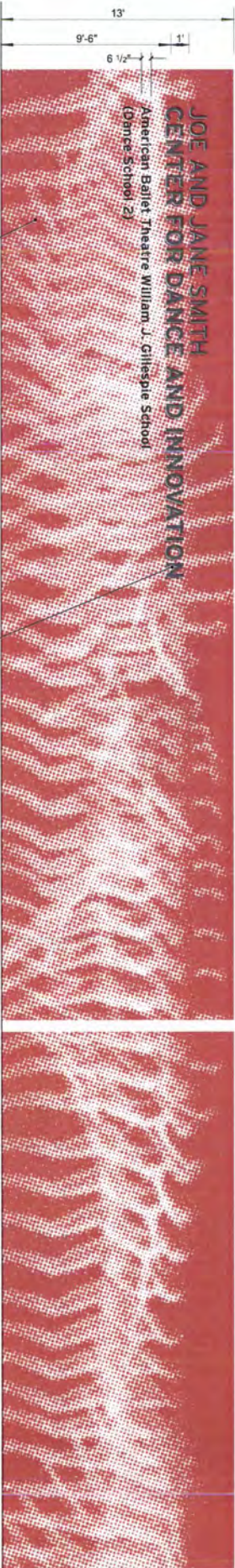
SIDE VIEW LETTER DETAILS  
SCALE: 1" = 1'



ROY LICHTENSTEIN



GEORGES SEURAT

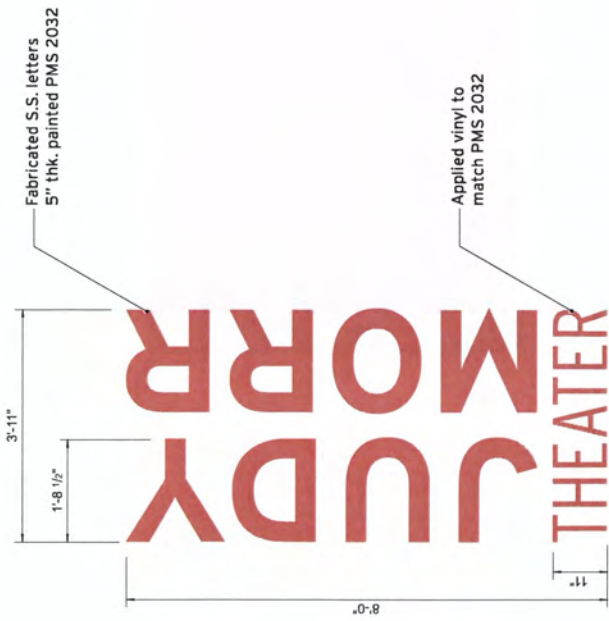


Decorative Mural

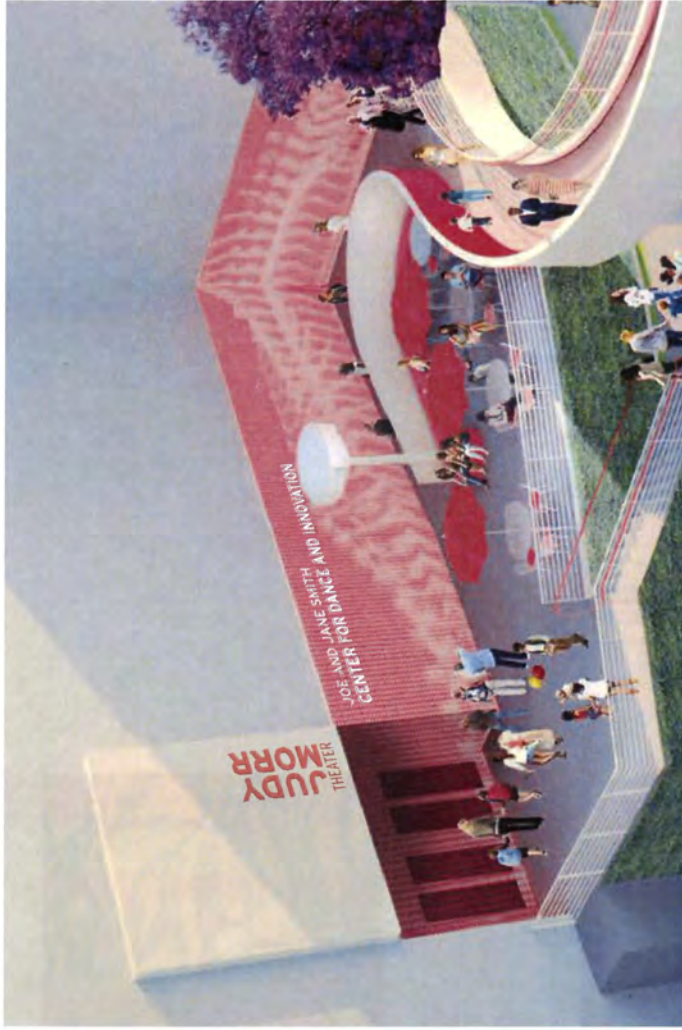
Abstract ballet dancer image executed in enlarged dots. For environmental enhancement only; will not be used for advertising, marketing or promotion. Easily changeable in the future.  
Actual donor names may result in slight layout variations.

1" deep fabricated stainless steel letters with painted finish.

ELEVATION  
SCALE: 3/16" = 1'



FRONT VIEW | DIRECTIONAL SIGN DETAIL  
SCALE: 1/2" = 1'



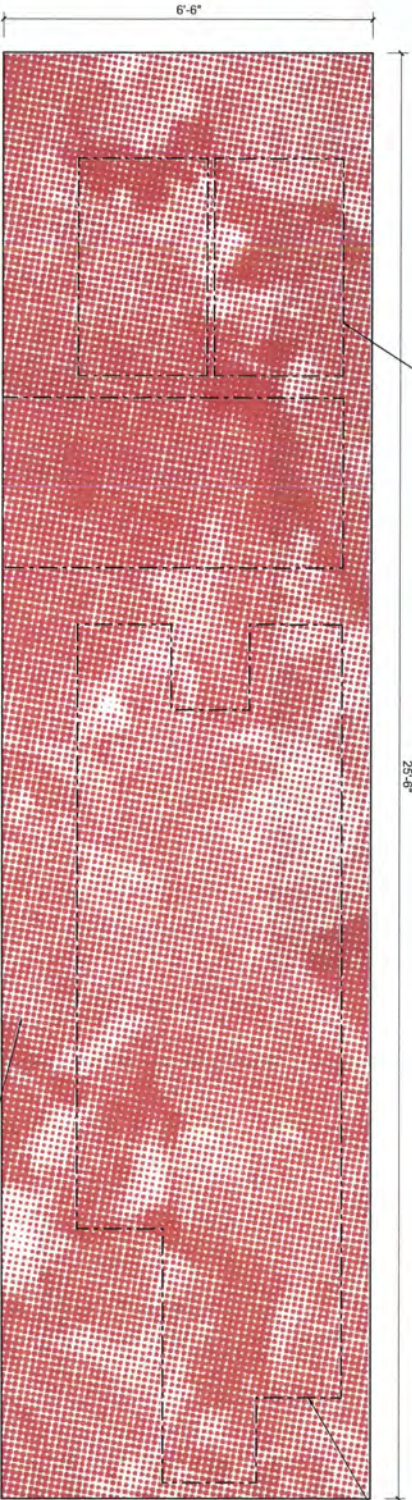
SIDE VIEW | SCALE: 1/2" = 1'



ROY LICHTENSTEIN



GEORGES SEURAT



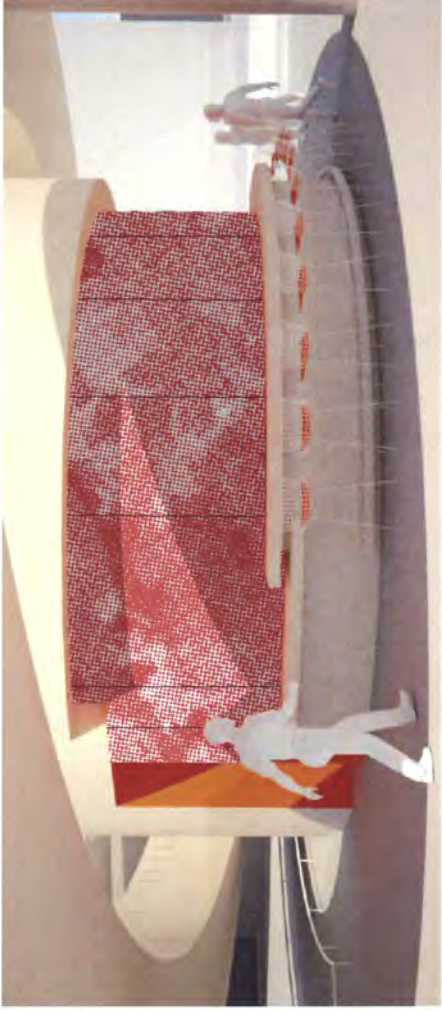
Monitors by others

Bar shelves by others

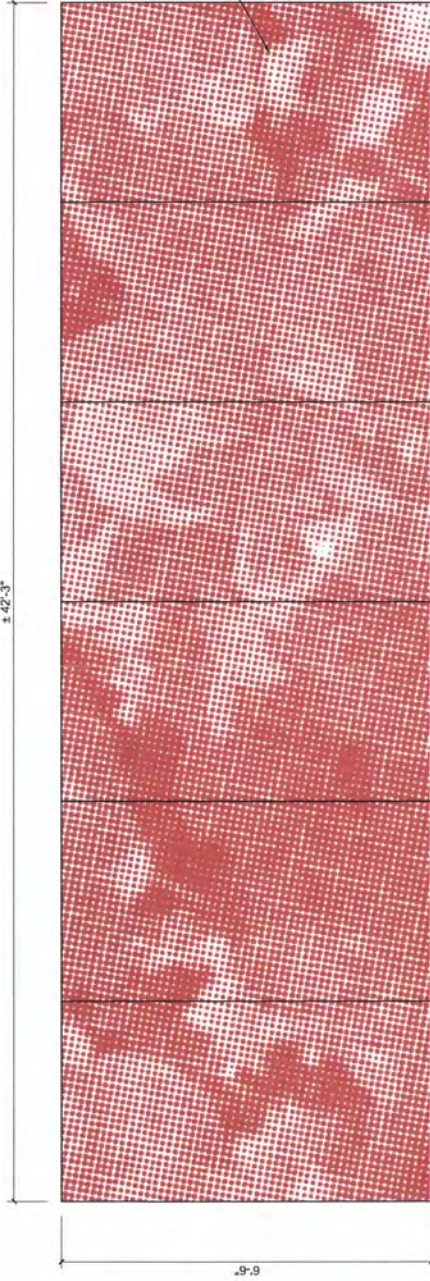
Decorative Mural

Abstract floral image executed in enlarged dots. For environmental enhancement only. Will not be used for advertising, marketing or promotion. Easily changeable in the future.

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



± 42'-3"



Decorative mural applied to Bistro closure walls.

Abstract floral image executed in enlarged dots. For environmental enhancement only; will not be used for advertising, marketing or promotion. Easily changeable in the future.

ELEVATION

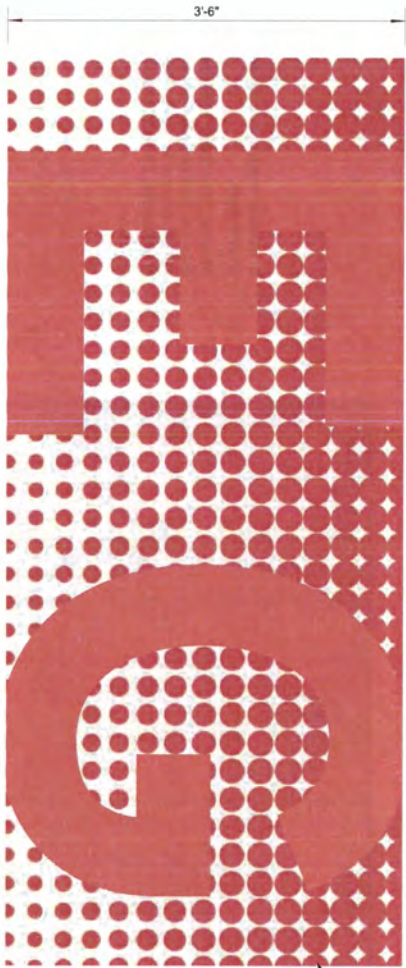
SCALE: 1/4"=1'-0"

# SEGERSTROM CENTER FOR THE ARTS

119'

ELEVATION

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

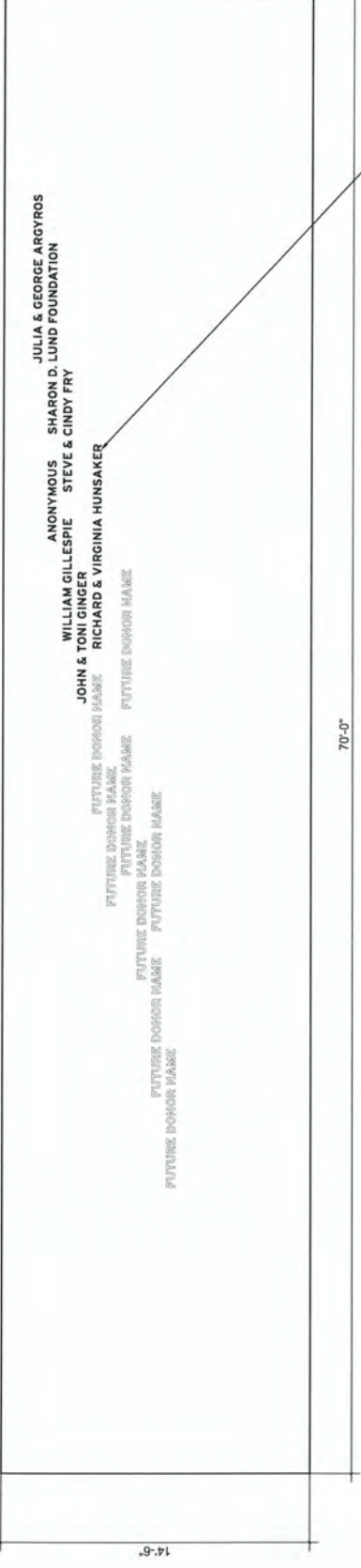


DETAIL

SCALE: 1"=1'-0"

Decorative mural applied to interior  
CDI ramp.  
Abstract dot image. For environmental  
enhancement only; will not be used for  
advertising, marketing or promotion.  
Easily changeable in the future.





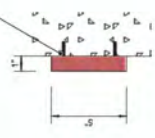
FRONT VIEW | SCALE: 3/16" = 1'

Field verify placement of names remains above glass handrail

1" deep fabricated S.S. letters, matte white painted faces and watermelon returns.

Actual donor names my result in slight layout variations.

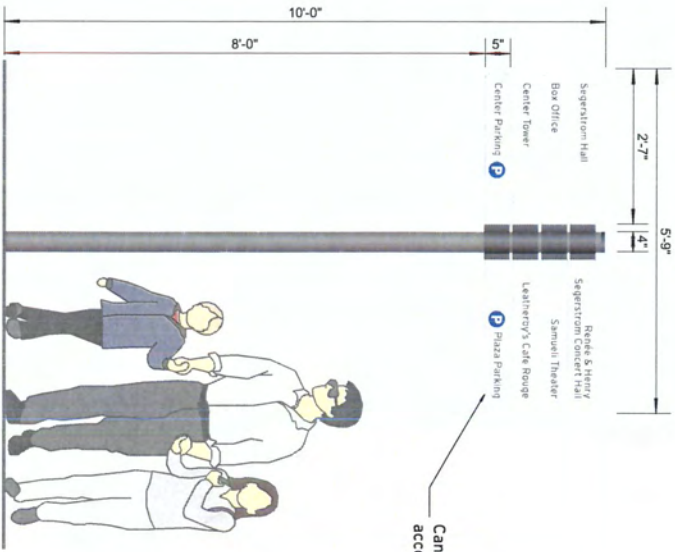
Flush mounted to wall with studs.



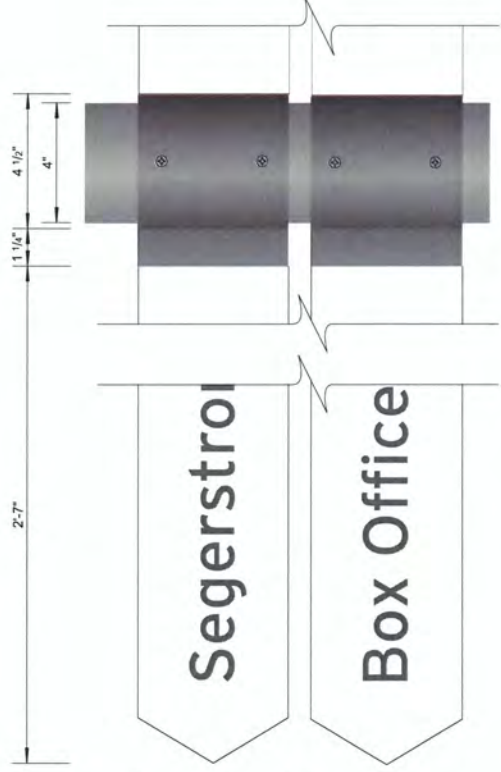
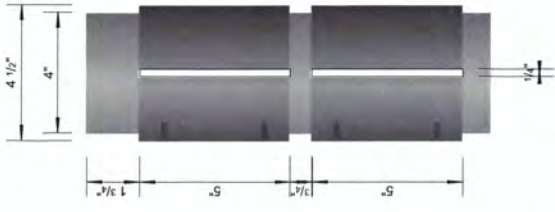
FRONT VIEW | SCALE: 1 1/2" = 1'

SIDE VIEW | SCALE: 1 1/2" = 1'

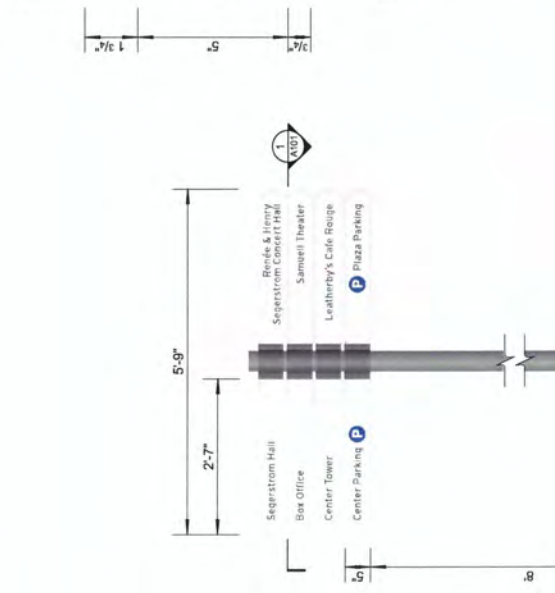
# JANE AND JOSEPH SMITH



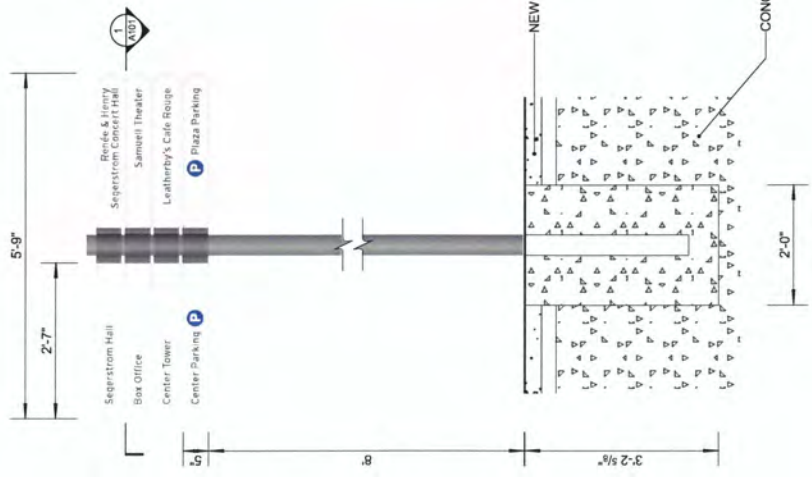
Can be updated in the future to accommodate future site changes.



FRONT VIEW | BLADE DETAILS  
SCALE: 3" = 1"

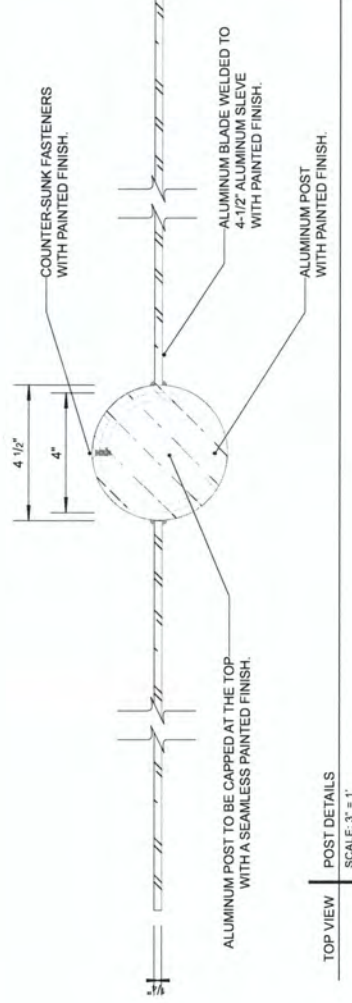


SIDE VIEW | BLADE DETAILS  
SCALE: 3" = 1"

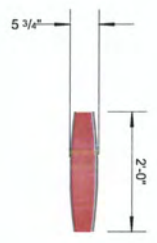


FRONT VIEW | DIRECTIONAL SIGN DETAIL  
SCALE: 1/2" = 1"

NEW PAVEMENT TO MATCH EXISTING (BY GC).

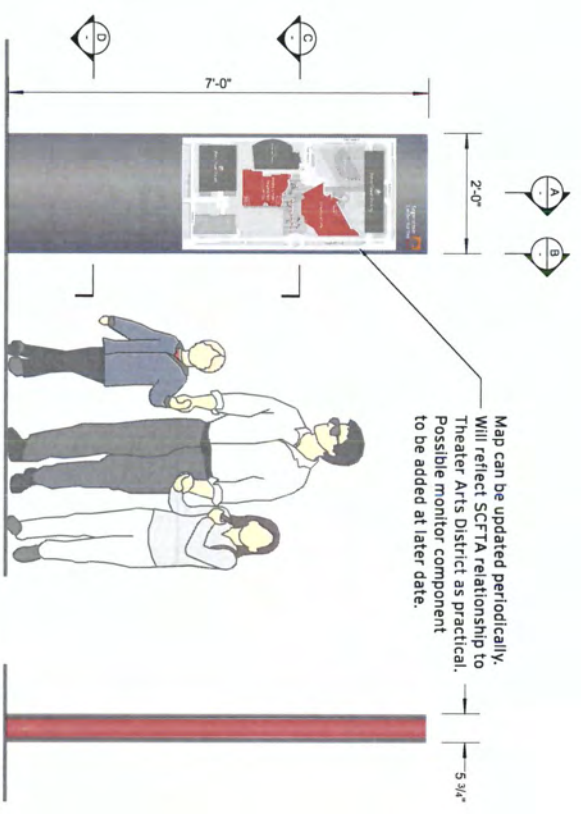


TOP VIEW | POST DETAILS  
SCALE: 3" = 1"



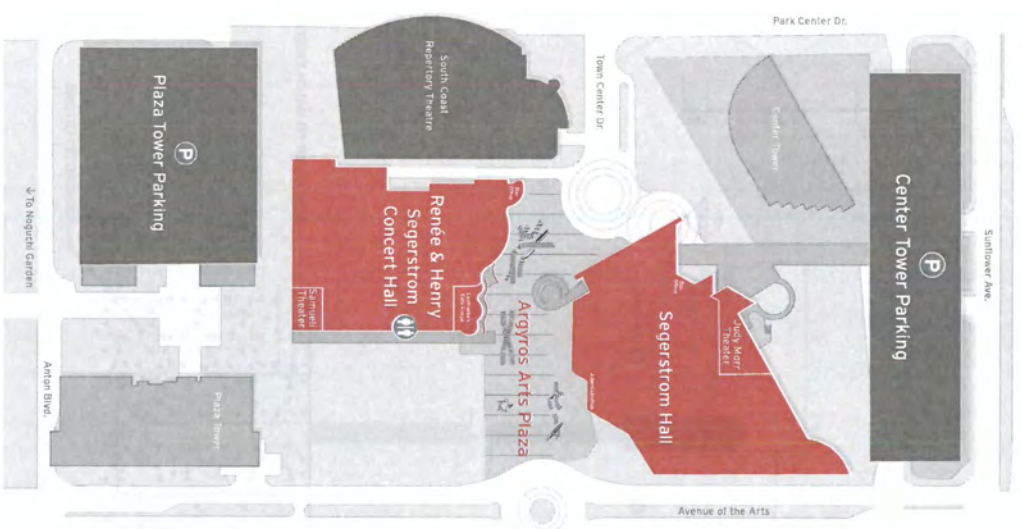
TOP VIEW  
SCALE: 1/2" = 1'

Map can be updated periodically. Will reflect SCFTA relationship to Theater Arts District as practical. Possible monitor component to be added at later date.

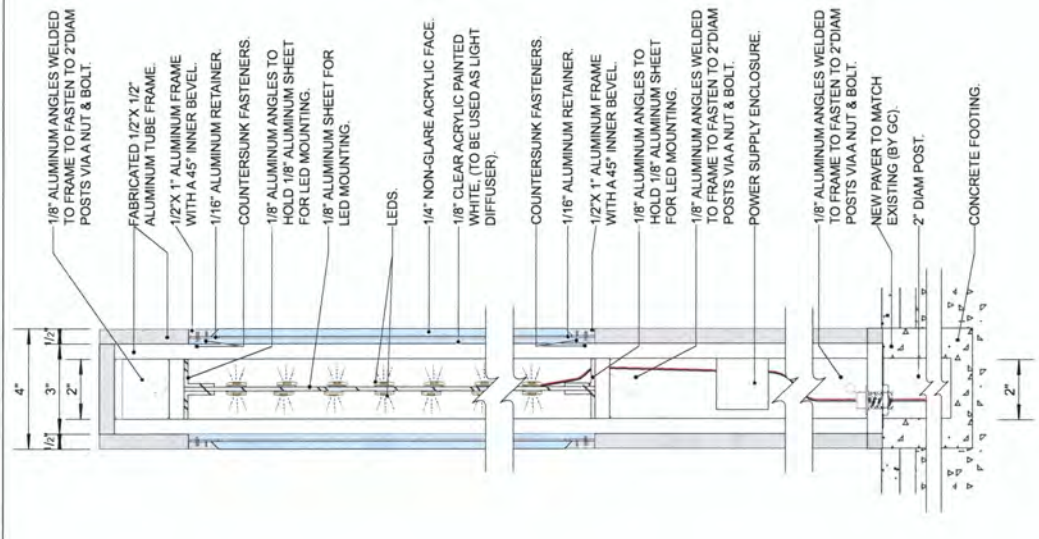
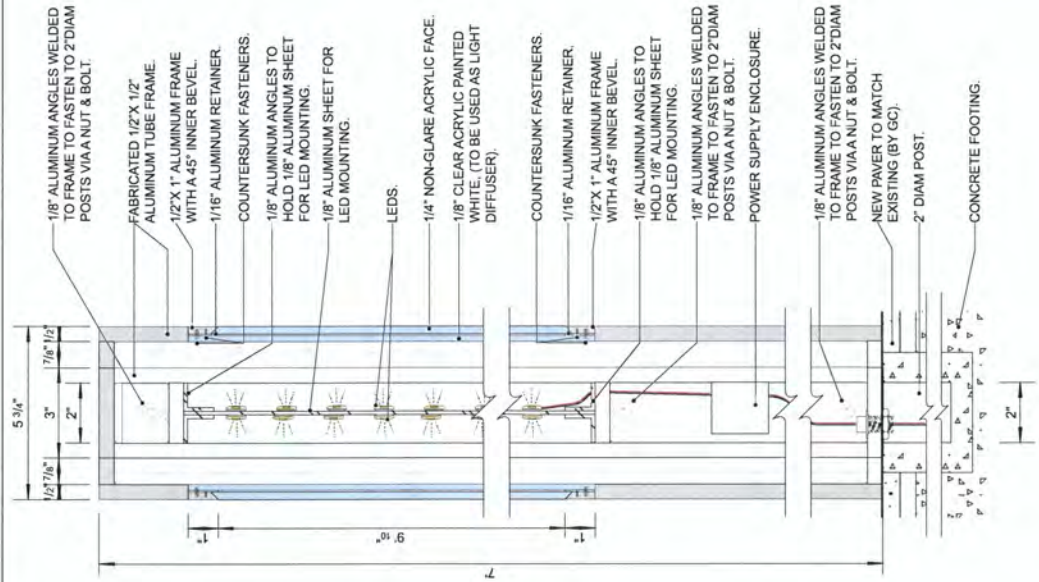


FRONT VIEW  
SCALE: 1/2" = 1'

SIDE VIEW  
SCALE: 1/2" = 1'

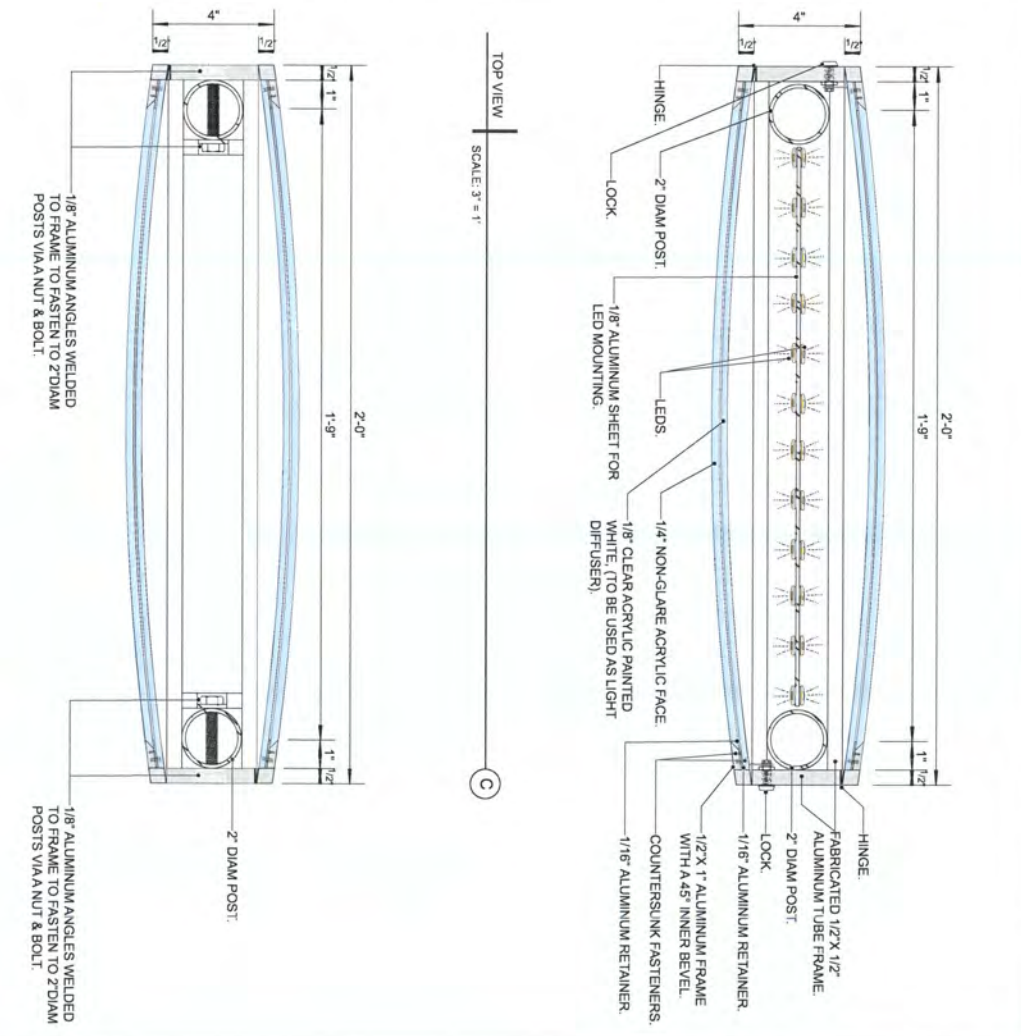
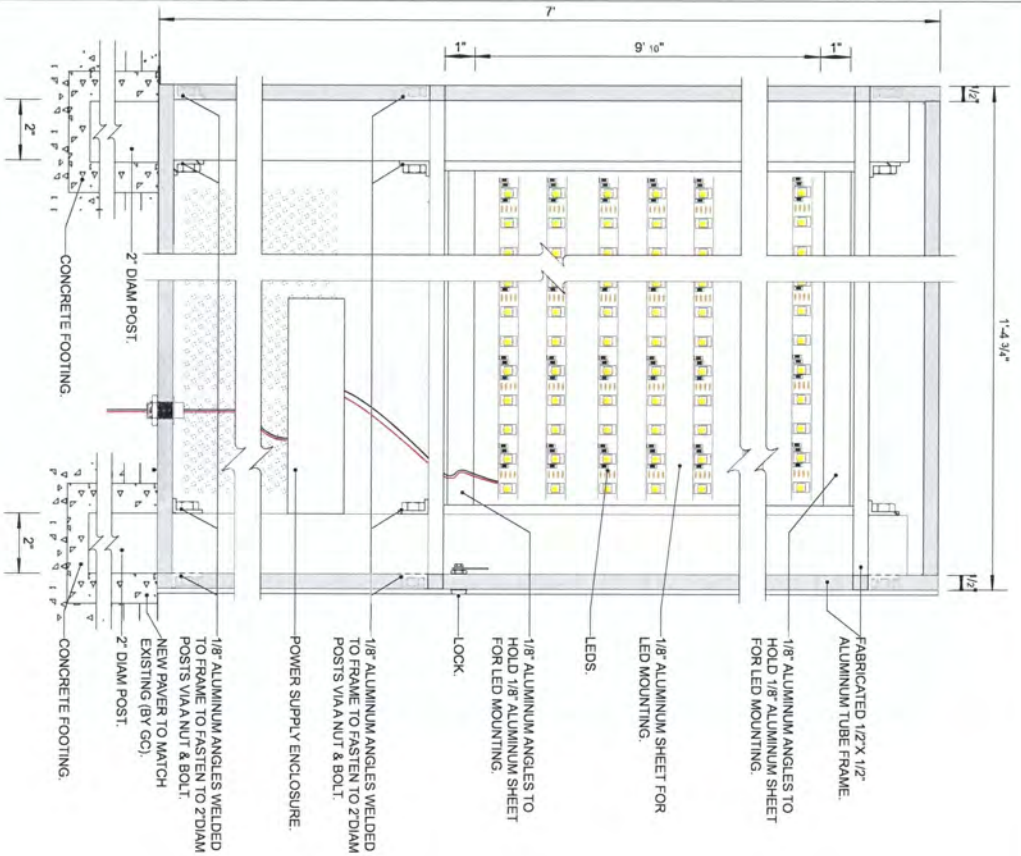


ENLARGED MAP  
NTS



SIDE VIEW SCALE: 3" = 1" (A)

SIDE VIEW SCALE: 3" = 1" (B)





1/2" DEEP FABRICATED STAINLESS STEEL LETTERS WITH PAINTED FINISH.

BOX OFFICE

1'-9 5/16"

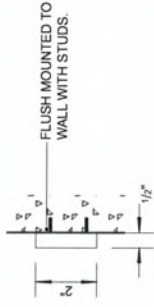
1/2" DEEP FABRICATED STAINLESS STEEL LETTERS WITH PAINTED FINISH.

KISEGERSTROM HALL ENTRANCE

4'-3 1/2"

FRONT VIEW (OPTION B)  
SCALE: 3" = 1'

SIDE VIEW (OPTION B)  
SCALE: 3" = 1'









# CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

April 6, 2017

Robert Taylor  
3501 Jamboree Road, Suite 100  
Newport Beach, CA 92660

**RE: ZONING APPLICATION ZA-17-09  
MINOR CONDITIONAL USE PERMIT FOR AN AMENDMENT TO PA-86-70  
CONDITIONAL USE PERMIT TO MODIFY CLASS SCHEDULE  
151 KALMUS DRIVE, UNITS G-2/G-3, COSTA MESA, CA**

Dear Mr. Taylor:

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 April 13, 2017, 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, Roger Rath, at (714) 754-5609, or at [roger.rath@costamesaca.gov](mailto:roger.rath@costamesaca.gov).

Sincerely,

WILLA BOUWENS-KILLEEN, AICP  
Zoning Administrator

Attachments:      Project Description and Analysis  
                         Findings  
                         Conditions of Approval and Code Requirements  
                         Vicinity Map  
                         Applicant Letter / Business Description  
                         Approved Conceptual Plans

cc:                      Engineering                      Arts & Learning Conservatory  
                         Fire Protection Analyst                      1700 E. Garry Avenue, Suite 107  
                         Building Safety Division                      Santa Ana, CA 92705

## **PROJECT DESCRIPTION**

The subject property is located in the Coppertree Business Park at 151 Kalmus Drive, Units G-2 and G-3 in a Planned Development Industrial (PDI zone). The lot is approximately 15.8 acres. The subject property is surrounded to the north by Industrial Park (MP), to the east by Planned Development Industrial (PDI), and to the south by the Corona del Mar freeway (State Route 73). The subject property contains a variety of industrial and compatible office and support commercial uses.

The use currently occupies the 8,217 square feet tenant space, located in one of the existing multi-tenant industrial buildings. The area is divided into three performing arts room, four offices, storage, restrooms, and reception area. No tenant improvements are proposed.

The applicant request approval of a minor conditional use permit (MCUP) to amend PA-86-70 to amend a conditional use permit to modify the hours of operation and number of students. The business is currently in operation but the applicant wishes to expand the class sizes and modify operating hours, resulting in this application.

## **ANALYSIS**

### *Background*

On May 12, 1986, Planning Commission approved a Conditional Use Permit to allow dance and theatrical workshops in an existing industrial building. The schedule below was approved per PA-86-70.

<b>MONDAY THROUGH FRIDAY:</b>	<b>{Includes all three classrooms}</b>
10:00 - 11:00 AM	1 class average 6 persons
11:00 - 12:00 Noon	1 class average 6 persons
12:00 - 1:00 PM	1 class average 8 persons
1:00 - 4:00 PM	Private lessons - 1 on 1 instruction.
4:00 - 5:00 PM	2 classes average 5 students each
5:00 - 6:00 PM	2 classes average 5 students each
6:00 - 7:30 PM	3 classes average 10 students each
7:30 - 9:00 PM	3 classes average 12 each
9:00 - 10:00 PM	1 class average 8 students
9:00 - 10:00 PM	1 private lesson
<b>SATURDAY</b>	<b>{Includes all three classrooms}</b>
9:00 - 10:00 AM	2 private lessons - 1 on 1
10:00 - 11:00 AM	2 classes average 8 persons each
11:30 - 12:30	2 classes average 8 persons each
12:30 - 2:00 PM	3 classes average 8 persons each
2:00 - 3:00 PM	1 class averages 7 people
3:00 - 8:00 PM	Rehearsal averages 12 people
<b>SUNDAY</b>	<b>{Includes all three classrooms}</b>
10:00 - 11:00 AM	1 class averaging 8 , 2 private lessons, 1 on 1
11:30 - 1:00 PM	1 class average 12 persons
1:00 - 2:30 PM	1 class average 10 persons
3:00 - 5:00 or later	Rehearsal, studio rental for private lessons.

(source: PA-86-70)

There is no record of any complaints – including noise – for this performing arts center/studio.

*Proposed Use and Business Operation*

The applicant proposes to amend PA-86-70 to modify hours of operations and number of students through approval of a minor conditional use permit. The use as a performing arts center/studio will remain unchanged. No tenant improvements are proposed.

The studio serves only Kindergarten to 12<sup>th</sup> grade students in the same existing space. Approximately only 5% of the students are old enough to drive; consequently, the new business will be primarily a drop-off and pick-up facility. All classes are closed to viewing. Congestion should be minimized as the classes are staggered. For six weeks during the summer, there will be approximately 16 students per studio, from 9:00 am to 12:00 noon. During the school year, the majority of students come after school around 4:00 pm. The proposed schedule and number of students are as follows:

**Number of Students**

MONDAY – FRIDAY:	Studio 1	Studio 2	Studio 3	Instructors
9:00 am – 12 noon*	16	16	16	3
12 noon – 3:00 pm	14		14	2
3:00 pm – 9:00 pm Private	TBD	TBD	TBD	TBD
3:00 pm – 4:00 pm	12			1
4:00 pm – 7:00 pm	12	12	12	3
6:00 pm – 10:00 pm Rehearsal	TBD	TBD	TBD	TBD
7:00 pm – 9:00 pm	10	10		2

\* Summer program only

**SATURDAY:**

9:00 am – 5:00 pm Private	TBD	TBD	TBD	TBD
9:00 am – 12 noon	14	14	14	3
12 noon – 5:00 pm	14	14	14	3
5:00 pm – 10:00 pm Rehearsal	TBD	TBD	TBD	TBD

**SUNDAY:**

11:30 am – 5:00 pm or later Rehearsal	TBD	TBD	TBD	TBD
--	-----	-----	-----	-----

(source: Applicant's Letter)

### *Parking and Circulation*

The parking ratio for dancing and music academies is 10 spaces per 1,000 square feet of floor area; this would result in a requirement of 82 parking spaces for the two suites. Based on the ratio for industrial properties, the subject suites are allocated 25 parking spaces (industrial use parking ratio is 3 spaces per 1,000 square feet of gross floor area for the first 25,000 square feet of building). In reference to the applicant's business operation and conditions of approval – including a half-hour gap between studios/classes -- the proposed performing arts center should not yield the same parking demand as a typical dancing and music academy so the allocated parking should be sufficient for this specific use.

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, adjusting the number of students.

### *Noise*

No complaints regarding noise have been received. Since the use is a continuation of a performing arts studio, no noise impacts are anticipated to be generated.

### *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 business operation, as existing and proposed, including staggered drop-off and pick-up times, should not generate parking or noise impacts, and therefore, ensure the use is compatible with surrounding areas.

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 performing arts center 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 serve school-aged children, the majority of which will not drive and will be required to have staggered drop-off and pick-up times to prevent parking impacts to 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 performing arts center will operate with staggered drop-off and pick-up time to eliminate potential risk to the immediate neighborhood. No complaints have been received for the business, including noise.

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 requirements.

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 performing arts center serves school-aged children (non-drivers) and will operate with staggered drop-off and pick up times. Furthermore, this approval represents a continuation of an existing business with no past complaints – including noise so no noise impacts are anticipated to be generated by this proposal.

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 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 performing arts center is a permitted use per the Zoning Code and a compatible use in the Industrial Park land use designation.

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. The use shall be limited to the type of operations as described herein:
    - Classes shall be limited to Kindergarten to 12<sup>th</sup> grade-aged students.
    - The business shall implement a staggered drop-off and pick-up times, as stated in condition of approval number 2 below.
    - Classes between 9 am and 12 noon, Monday through Friday, shall be limited to a maximum of 6 continuous weeks during the Summer and shall be limited to 16 students per studio/class.
    - Refer to page 3 of the Analysis section of this report for the remainder of the class schedule.
    - Any change in the operational characteristics 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 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. To minimize congestion, each studio/class start and end time shall be staggered at least 30 minutes for each time period from the other studios/classes.
  3. If any section, division, sentence, clause, phrase or portion of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
  4. The conditions of approval of Zoning Application ZA-16-36 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  5. 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.
  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 that are necessary to comply with this requirement.
  8. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding")

brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.

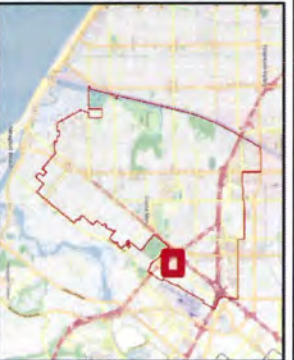
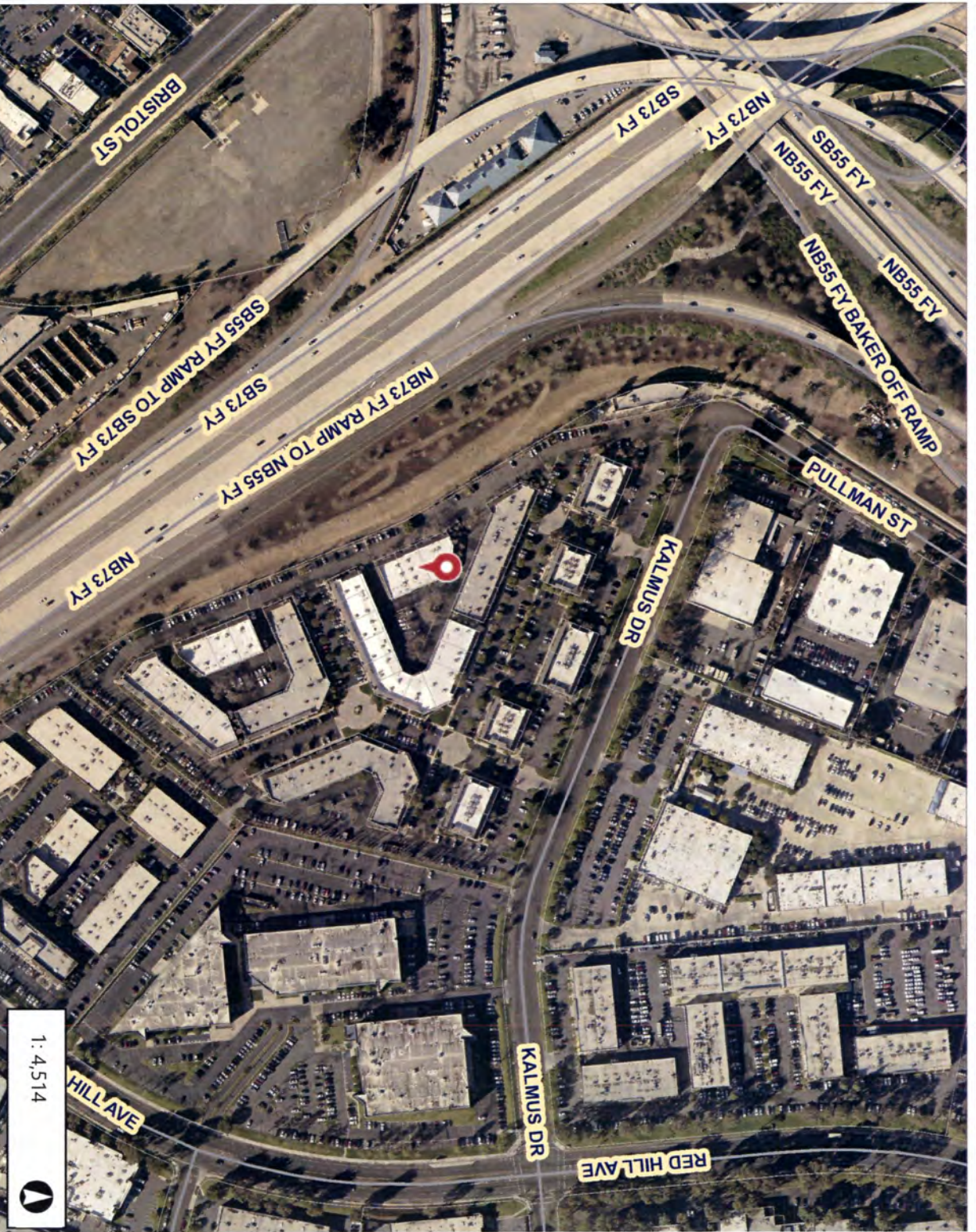
### **CODE REQUIREMENTS**

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

- Plng.      1.    Approval of the planning application is valid for one year from the effective date of this approval (April 13, 2017) and will expire at the end of that period (April 13, 2018) unless applicant establishes the use by obtaining a business license reflecting the performing arts center. If the applicant is unable to obtain the business license 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.    Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
- Bldg.      4.    Comply with the requirements of the following adopted codes: 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 California Energy Code (or the applicable adopted, California Residential Code, 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. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code.

- 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.
6.    Business license shall be obtained prior to the initiation the business.





Legend  
 Costa Mesa

Notes

0.1  
0  
0.07  
0.1 Miles  
 WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © Latitude Geographics Group Ltd.

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

1:4,514



1700 E Garry Ave Suite 107, Santa Ana, CA 92705  
714-728-7100

## Minor CUP Amendment

February 8, 2017

The Arts & Learning Conservatory is a 501C3 organization and is a performing arts center serving students grades K-12 with arts instruction (dance, music, theatre, media). A&L is purchasing 151 Kalmus, Units G-2 and G-3 in Costa Mesa in the Copper Tree Business Park. The previous tenant for 30 years was a performing arts and dance studio; Jimmie DeFore Dance Studio. They acquired the CUP (PA-86-70) in 1986. A&L is essentially the same use but wish to amend the class schedule slightly so their specific schedule is on record.

We have been unable to find a set of plans for the buildings, but we have attached an "as built" floor plan, photographs, and site plans for review. Also attached is the original class schedule, the new requested class schedule, and a copy of the existing CUP. The City of Costa Mesa has indicated Arts & Learning Conservatory can operate under the original class schedule which they will do until the amended schedule is approved.

Because the uses, for both former (30 years) and new occupant, are almost identical and the building does not require any modification, we are hopeful of an approved amended schedule.

Sincerely,

A handwritten signature in black ink, appearing to read 'Debora Wondercheck', is written over a horizontal line that extends to the right.

Debora Wondercheck,  
Executive Director  
Arts & Learning Conservatory

# Original Class Schedule

## EXHIBIT "A"

Location of project: 151 Kalmus St., Suites G2 and 3  
Costa Mesa, California 92626

Description of project: Existing built-out performing arts center, with the emphasis on dance (jazz, tap, ballet, modern) of 8,217 square feet. The area is divided into three dance rooms, four offices, storage, restrooms (including Handicapped) & reception area. We have been operating at Birch and Bristol for 8 years and have outgrown our space. Weekend use as rehearsal space for professional groups will supplement weekly use as follows:

<b>MONDAY THROUGH FRIDAY:</b>	(Includes all three classrooms)
10:00 - 11:00 AM	1 class average 6 persons
11:00 - 12:00 Noon	1 class average 6 persons
12:00 - 1:00 PM	1 class average 8 persons
1:00 - 4:00 PM	Private lessons - 1 on 1 instruction.
4:00 - 5:00 PM	2 classes average 5 students each
5:00 - 6:00 PM	2 classes average 5 students each
6:00 - 7:30 PM	3 classes average 10 students each
7:30 - 9:00 PM	3 classes average 12 each
9:00 - 10:00 PM	1 class average 8 students
9:00 - 10:00 PM	1 private lesson
<b>SATURDAY</b>	(Includes all three classrooms)
9:00 - 10:00 AM	2 private lessons - 1 on 1
10:00 - 11:00 AM	2 classes average 8 persons each
11:30 - 12:30	2 classes average 8 persons each
12:30 - 2:00 PM	3 classes average 8 persons each
2:00 - 3:00 PM	1 class averages 7 people
3:00 - 8:00 PM	Rehearsal averages 12 people
<b>SUNDAY</b>	(Includes all three classrooms)
10:00 - 11:00 AM	1 class averaging 8 , 2 private lessons, 1 on 1
11:30 - 1:00 PM	1 class average 12 persons
1:00 - 2:30 PM	1 class average 10 persons
3:00 - 5:00 or later	Rehearsal, studio rental for private lessons.

## NEW CLASS SCHEDULE

### SCHEDULE OF CLASSES

**Location of project:** 151 Kalmus Street, Suites G2, G3  
Costa Mesa, CA 92626

**Description of project:** Existing building, performing arts center serving students grades K-12 with arts instruction (dance, music, theater, media) of 8,217 square feet. The area is divided into three performing arts rooms, four offices, storage, restrooms (including handicapped) and reception area. Weekend use as rehearsal and performance space for performing arts groups will supplement weekly use as follows:

**\*Please note that we are a drop-off facility. All classes are closed to viewing so that teachers and students can maintain their focus without distraction.**

MONDAY – FRIDAY:	Number of Students			
	Studio 1	Studio 2	Studio 3	Instructors
9:00am – 12 noon	16	16	16	3
12 noon – 3:00pm	14		14	2
3:00pm – 9:00pm Private	TBD	TBD	TBD	TBD
3:00pm – 4:00pm	12			1
4:00pm – 7:00pm	12	12	12	3
6:00pm – 10:00pm Rehearsal	TBD	TBD	TBD	TBD
7:00pm – 9:00pm	10	10		2

#### SATURDAY:

9:00AM – 5:00PM Private	TBD	TBD	TBD	TBD
9:00am – 12noon	14	14	14	3
12 noon – 5:00pm	14	14	14	3
5:00pm – 10:00pm Rehearsal	TBD	TBD	TBD	TBD

#### SUNDAY:

11:30 AM – 5:00PM or later Rehearsal	TBD	TBD	TBD	TBD
--------------------------------------	-----	-----	-----	-----

## RATH, ROGER

---

**From:** Taylor, Robert @ Newport Beach <bob.taylor@cbre.com>  
**Sent:** Friday, March 31, 2017 3:24 PM  
**To:** RATH, ROGER  
**Cc:** roger.rath@gmail.com; Debora Wondercheck (debora@artsandlearning.org)  
**Subject:** Arts & Letters Conservatory Questions

Roger,

After discussion with Debora Wondercheck, below are answers to the questions you asked today about the operation of Arts & Letters Conservatory:

1. How many of the students drive themselves to the studio? Only about 5% of the students are old enough to drive. They are working on a production now with 35 kids total and only 2 drive.
2. What is the difference in attendance between summer and the school year? Their summer is about 6 weeks and the main difference is during summer there are more students during the 9:00- 12:00 time period and during the school year the majority of students come after school or after 4:00.
3. What is the procedure for dropping off the kids? The parents park for a short period of time, sign the kids in and then leave. It is a drop off center so the parents park only long enough to sign in and then come back to pick up the children. Congestion is minimized as the time periods are staggered. For example there are sign ups at 9:00-9:15-9:30-9:45.
4. Parking vs. Drop-off. Parking is only for a short period of time and staggered per #3. All the kids are dropped off as the policy is no parents are allowed to observe classes.
5. Rehearsals: Rehearsals all occur after hours (6:00-10:00) or on weekends to avoid any conflicts with surrounding uses. The students are dropped off for rehearsals as well. Depending on what is being rehearsed there could be up to 35 students involved but typically less (15-25).

Please let me know if you need any additional information.

Thank You

Bob Taylor | Vice President | Lic. # 00349636  
CBRE | Occupier Services  
3501 Jamboree Road, Suite 100 | Newport Beach, CA 92660  
T +1 949 725-8525 | F +1 949 725 8480 | C +1 949 933-9505  
[bob.taylor@cbre.com](mailto:bob.taylor@cbre.com) | [www.cbre.com](http://www.cbre.com)

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PA-86-70

151 Kalmus Dr

# 62/3

PLANNING DIVISION  
STAFF REPORT

AGENDA NO. 71.

SITE LOCATION 151 Kalmus Drive APPLICATION NO. PA-86-70

AP # 427-353-61,62 MANDATORY ACTION DATE May 1, 1987

APPLICANT Sower Business Plaza, Ltd. AUTHORIZED AGENT Jimmie/Gloria De Fore  
(Owner of Record)

ADDRESS 151 Kalmus, Suite M3 ADDRESS 3723 Birch Street

Costa Mesa, CA 9262 Newport Beach, CA 92660

Applicant is reminded that all ordinances and regulations governing the use of the land or building(s) to which this application pertains must be complied with whether specified herein or not.

PREPARED BY WBK:alm

REQUEST:

Conditional Use Permit to allow dance classes and rehearsals in an existing industrial building.

FINAL COMMISSION ACTION: May 12, 1986

PLANNING ACTION PA-86-70 - Approved, based on Planning Staff analysis and findings and subject to conditions contained in the Planning Division Staff Report.

APPLICANT NOTIFIED be DATE 5/19/86

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92626 (714) 754-5245



I. DESCRIPTION

A. Subject Property

1. Location - 151 Kalmus Drive, Unit G-2 and 3
2. General Plan Designation - Industrial Park
3. Zone - PDI (Planned Development Industrial)
4. Present development - Coppertree Business Park
5. Lot dimensions - 15.8 acres
6. CEQA - Exempt: Class 1, Existing Facilities

B. Surrounding Property

1. North - MP and PDI zones, Industrial and office uses
2. South - PDI, Stonemill Business Park
3. East - MP, Industrial development
4. West - Corona del Mar Freeway

C. Request

Conditional Use Permit to allow dance classes and rehearsals in an existing industrial building.

D. Background

On September 26, 1983, Planning Commission approved ZE-83-124, a Conditional Use Permit to allow dance and theatrical workshops in an existing industrial building. Although applicant requested, and received, an extension of time until September 26, 1986, conversations with the property management company as well as business license records show that the business was closed sometime in mid 1985. As the business had been discontinued for more than 6 months, a new Conditional Use Permit is required.

II. PROJECT DESCRIPTION

Applicant proposes to utilize 8,217 sq.ft. (2 suites) in an existing industrial building as a dance studio. Three studio areas are proposed with a small office area. Proposed class schedules are shown on the attached Exhibit "A". Staff notes that occupancy prior to 4 p.m. weekdays is proposed to be relatively light with the majority of the classes - with the highest occupancy - is to occur when most of the surrounding businesses are closed.

III. PLANNING STAFF ANALYSIS

- A. The original approval of the subject Planned Industrial Development (ZE-79-142) specifies that uses not provided for as permitted or accessory uses may be permitted as conditional uses, if the Planning Commission determines the proposed uses to be consistent with the permitted uses.
- B. The approved development plan (ZE-79-142) limited commercial/office uses



to the buildings near Kalmus Drive (Buildings Nos. A, B, C, D, and E). Proposed project is located further from Kalmus Drive in Building G.

- C. Code allows uses compatible to the area within Planned Development Industrial (PDI) zones. Due to the office uses permitted in Buildings A, B, C, D, and E and the quasi-commercial/industrial uses existing on the site, the proposed use should be compatible with the project. Additionally, the dance studio provides a service to the area as it provides exercise opportunities for people working in the vicinity.
- D. Dance studios in commercial zones require 10 parking spaces per 1,000 sq.ft. of floor area. As the occupancy for this dance studio will be the same as a studio in a commercial zone, Staff suggests that the requirements of 82 spaces for this suite (based on a suite size of 8,217 sq.ft.) is reasonable.

Consequently, parking would be as follows:

<u>Previously Required</u>	<u>Required with Dance Studio</u>	<u>Provided*</u>
698	765	735

\* Figure includes an 8-car garage.

Thus, a surplus of 20 spaces would remain if the proposed dance studio were approved.

- E. Approximately 67 parking spaces are located in proximity to the studio. However, due to the proposed scheduling of classes, parking should not be adversely impacted. Staff notes that no complaints were received regarding the parking while the former dance studio was in operation.

IV. PLANNING STAFF FINDINGS

The evidence presented substantially satisfies conditions set forth in Costa Mesa Municipal Code Section 13-347 in that the proposed use:

- A. Is substantially compatible with developments in the same general area; and
- B. Will not be detrimental to the subject or surrounding properties.

V. PLANNING STAFF RECOMMENDATION

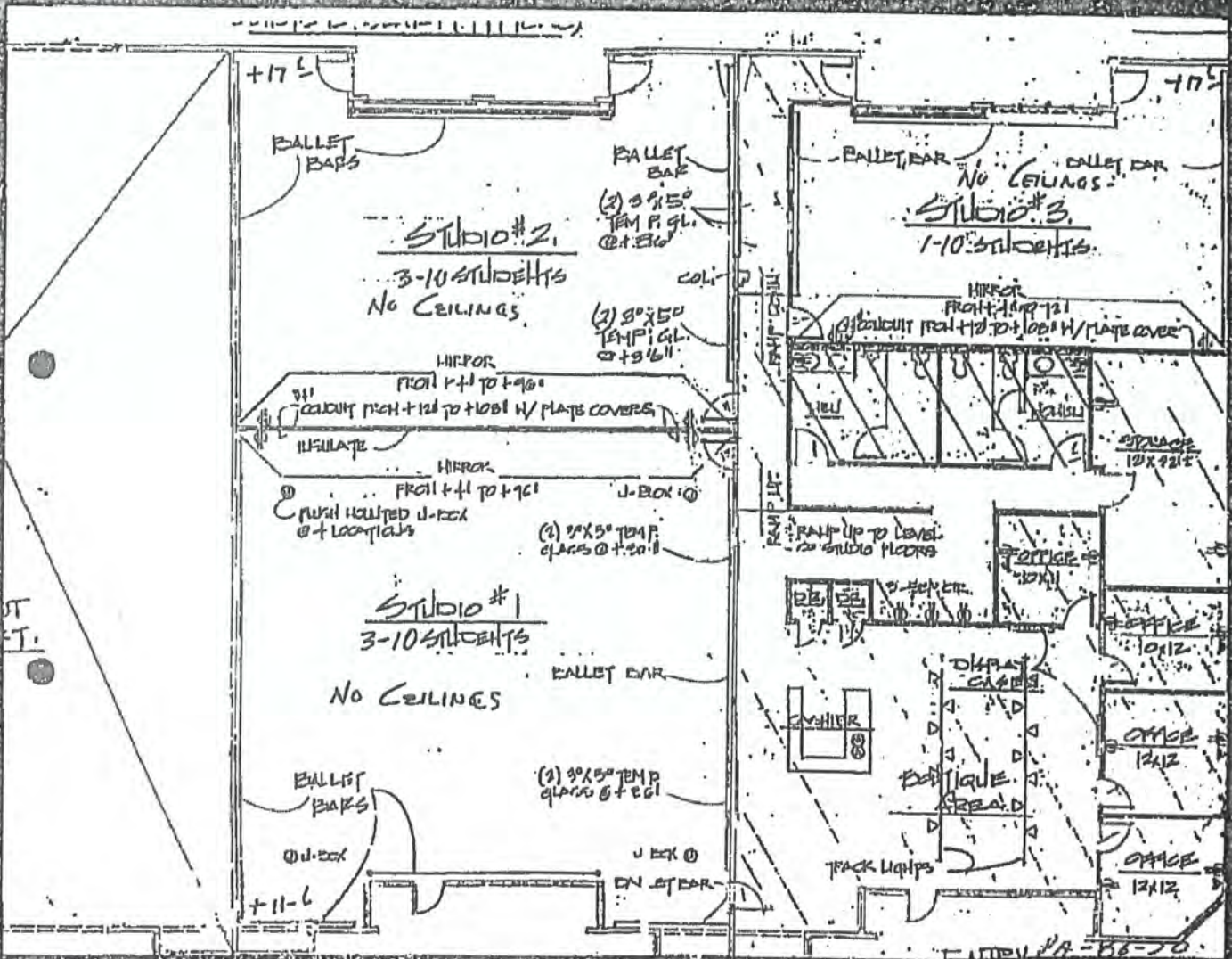
Approve, subject to conditions.

VI. CONDITIONS, IF APPROVED

Shall meet all requirements of the various City Departments, copy attached hereto.

CONDITIONS OF APPROVAL

1. Approval shall be for a period of one (1) year. Prior to expiration, applicant may request renewal, subject to reevaluation at that time. The Development Services Director may extend the Zone Exception Permit for a period not to exceed two (2) years if all conditions of approval have been satisfied, no complaints have been received, and the site inspection reveals compliance with applicable Ordinance requirements. Therefore, the Development Services Director may extend the permit for successive two (2) year periods under the same terms.
  2. If parking conflicts develop, applicant shall take necessary steps to resolve the problems. If a solution satisfactory to the Development Services Department cannot be reached, the permit may be referred to the Planning Commission for review.
  3. Street addresses shall be displayed on the ground sign (if permitted) or on the fascia or store front adjacent to the main entrance of the building, in a manner visible to the public street. Numerals shall be 12" in height with not less than 3/4" stroke and shall sharply contrast with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than 1/4" stroke and shall contrast sharply with the background.
- Fire
4. A Fire Department permit for assembly occupancy is required.
  5. Applicant shall comply with Fire Department and Building Department requirements for an A-3 occupancy use, including but not limited to approved exiting and fire separation walls. Applicant shall submit a specific exit plan to the Fire Department for review and approval prior to occupancy.



City of Costa Mesa  
DEVELOPMENT SERVICES DEPARTMENT

CERTIFICATION OF PUBLICATION

This is to certify that PA-B6-770  
(Rezoning Petition or Zone Exception Permit)  
for James Busch, Donald Kimmins & David H. Lou  
(Applicant/Authorized Agent)  
was published 5/2/86 with 3 postcards  
(Date) (Number)  
being mailed to property owners of record as shown in our files on  
5/2/86  
(Date)

*Douglas K. Clark*  
DOUGLAS K. CLARK  
Director



City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92628  
(714) 754-5245

**PLANNING ACTION APPLICATION**  
(Please See Instruction Sheet)

VALIDATED 4-15-86  
50.00 mm  
#016144

APPLICATION NO. (s) PA-86-70

I, (1) SOWER BUSINESS PLAZA, LTD., hereby apply for the Planning Action(s) as indicated below on my property which is described as follows: (2) Address: 151 Kalmus, Suite G2/3, Costa Mesa

(3) PLANNING ACTION(S) REQUESTED

- |                                     |  |             |                  |
|-------------------------------------|--|-------------|------------------|
| <input type="checkbox"/>            | Variance(s) No. _____  | Account No. |                  |
| <input checked="" type="checkbox"/> | Conditional Use Permit(s) No. _____  | 0131110009  | (Office Use) Fee |
| <input type="checkbox"/>            | Development Review   | 0131110009  | \$ <u>50.00</u>  |
| <input type="checkbox"/>            | Subdivision: A. <input type="checkbox"/> Tentative Map of Tract _____                  | 0131120004  |                  |
|                                     | B. <input type="checkbox"/> Parcel Map C. <input type="checkbox"/> Lot Line Adjustment | 0131120004  |                  |
| <input type="checkbox"/>            | Planned Development Review   |             |                  |
|                                     | A. <input type="checkbox"/> Preliminary B. <input type="checkbox"/> Final              | 0131110009  |                  |
| <input type="checkbox"/>            | General Plan Amendment   | 0131110009  |                  |
| <input type="checkbox"/>            | Rezone   | 0131110009  |                  |
| <input type="checkbox"/>            | Other _____  |             |                  |
| <input type="checkbox"/>            | Negative Declaration   | 0131190106  |                  |

NF = No Fee Required by Ordinance

Total Fee \$ 50.00

(4)  ALL REQUIRED PLANS AND DOCUMENTS ATTACHED (See Appropriate Instruction Sheets)

(5)  PLANNING ACTION DESCRIPTION/JUSTIFICATION FORM ATTACHED.

(6) APPLICANT (Property Owner Only) Type or Print

SOWER BUSINESS PLAZA, LTD

(Property Owner)

151 Kalmus, Suite M-3

(Mailing Address)

Costa Mesa, CA 92626

(City/State/Zip)

Phone: \_\_\_\_\_

(Area Code)

(9) AUTHORIZED AGENT Type or Print

JIMMIE or GLORIA DE FORE

(Authorized Agent)

3723 Birch Street

(Mailing Address)

Newport Beach, CA 92660

(City/State/Zip)

Phone: 714 756-1203

(Area Code)

Gloria De Fore  
(Signature)

I attest under penalty of law to the truth and correctness of all facts exhibits, maps and attachments presented with and made a part of this application.

GLORIA DEFORE/

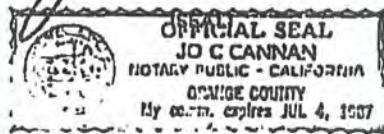
(7) I hereby authorize JIMMIE DEFORE to act as my representative and to bind me in all matters concerning this application.

(8) Brandon H. Miller  
Signature - Applicant (Property Owner only)

Subscribed and sworn to before me this

15 day of April, 1986

Jo Cannon  
Signature (Notary)



NOTICE TO APPLICANT: If you challenge this action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing for this item, or in written correspondence delivered to the staff or Planning Commission at, or prior to, the Public Hearing or final decision.

(Office Use Only)

Assessors Parcel No. AP # 427-353-61,62 (as per Maps, 19\_\_\_\_).

CEQA exempt Date Filled 4-15-86

Zone PDI General Plan Designation INDUSTRIAL PARK

REQUEST: Conditional Use Permit to allow dance classes and rehearsals in an existing industrial building.

- Planning Commission Hearing - 8:30 p.m. MAY 12, 1986  
 Staff Review Only. You will be notified by mail of the final decision. Application Ready to Process USA 5-1-86  
(Initial) (Date)

WHEN COMPLETED, PLEASE RETURN ALL COPIES TO PLANNING DIVISION.

CMF 0602-30 (Rev. 8/83) White-City Clerk or Plannng. Canby-Applicant, Pink-Finance, Goldendrod-Authorized Agent

TO BE COMPLETED BY APPLICANT

EXHIBIT "A"

Location of project: 151 Kalmus St., Suites G2 and 3  
Costa Mesa, California 92626

Description of project: Existing built-out performing arts center, with the emphasis on dance (jazz, tap, ballet, modern) of 8,217 square feet. The area is divided into three dance rooms, four offices, storage, restrooms (including Handicapped) & reception area. We have been operating at Birch and Bristol for 8 years and have outgrown our space. Weekend use as rehearsal space for professional groups will supplement weekly use as follows:

MONDAY THROUGH FRIDAY:	(Includes all three classrooms)
10:00 - 11:00 AM	1 class average 6 persons
11:00 - 12:00 Noon	1 class average 6 persons
12:00 - 1:00 PM	1 class average 8 persons
1:00 - 4:00 PM	Private lessons - 1 on 1 instruction.
4:00 - 5:00 PM	2 classes average 5 students each
5:00 - 6:00 PM	2 classes average 5 students each
6:00 - 7:30 PM	3 classes average 10 students each
7:30 - 9:00 PM	3 classes average 12 each
9:00 - 10:00 PM	1 class average 8 students
9:00 - 10:00 PM	1 private lesson
SATURDAY	(Includes all three classrooms)
9:00 - 10:00 AM	2 private lessons - 1 on 1
10:00 - 11:00 AM	2 classes average 8 persons each
11:30 - 12:30	2 classes average 8 persons each
12:30 - 2:00 PM	3 classes average 8 persons each
2:00 - 3:00 PM	1 class averages 7 people
3:00 - 8:00 PM	Rehearsal averages 12 people
SUNDAY	(Includes all three classrooms)
10:00 - 11:00 AM	1 class averaging 8 , 2 private lessons, 1 on 1
11:30 - 1:00 PM	1 class average 12 persons
1:00 - 2:30 PM	1 class average 10 persons
3:00 - 5:00 or later	Rehearsal, studio rental for private lessons.



City of Costa Mesa Planning Division  
 Post Office Box 1200  
 77 Fair Drive  
 Costa Mesa, CA 92628-1200  
 (714) 754-5245

**PRELIMINARY ENVIRONMENTAL DESCRIPTION**

**For Office Use Only:**

Project Number PA-86-70 Date Received/By 4-15-86/mm  
 Zone PDI General Plan Designation INDUSTRIAL PARK  
 Recommendation:  Exempt  Negative Declaration  EIR  
Class 1, Existing Facilities

Applications for projects in the City of Costa Mesa cannot be processed until an initial study of environmental impacts has been completed and an exemption granted or a Negative Declaration or Environmental Impact Report prepared. Please fill out the following and return (with preliminary site plans, including location and size of all existing structures and trees) five (5) working days prior to submitting your application:

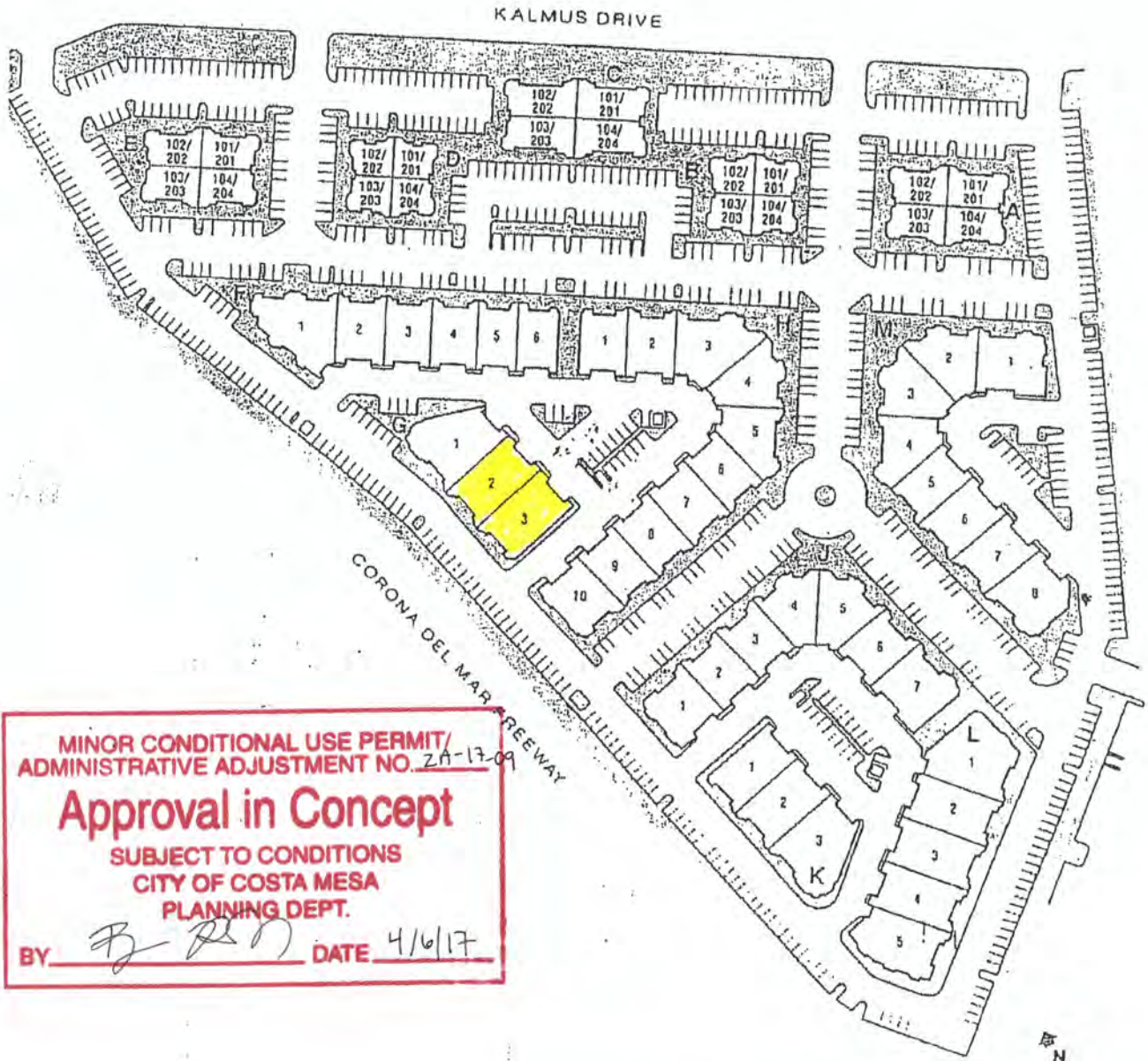
Location of Project 151 Kalmus St., Suites 62 and 3  
Costa Mesa, California 92626

Description of Project See Exhibit "A"  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Submitted by Gloria De Fore Date 4/14/86  
 Mailing Address 3723 Birch Street, Newport Beach, CA 92660 Phone (714) 756-1203  
 \_\_\_\_\_ Zip Code \_\_\_\_\_

Not all projects will necessitate the preparation of an Environmental Impact Report. In order to make a determination as to whether any significant environmental impacts may result from the proposed project, the above information is necessary. As soon as possible, the Environmental Evaluator will determine whether or not the project will require an Environmental Impact Report and will notify the project sponsor accordingly.

SITE PLAN



MINOR CONDITIONAL USE PERMIT/  
ADMINISTRATIVE ADJUSTMENT NO. ZA-17-09

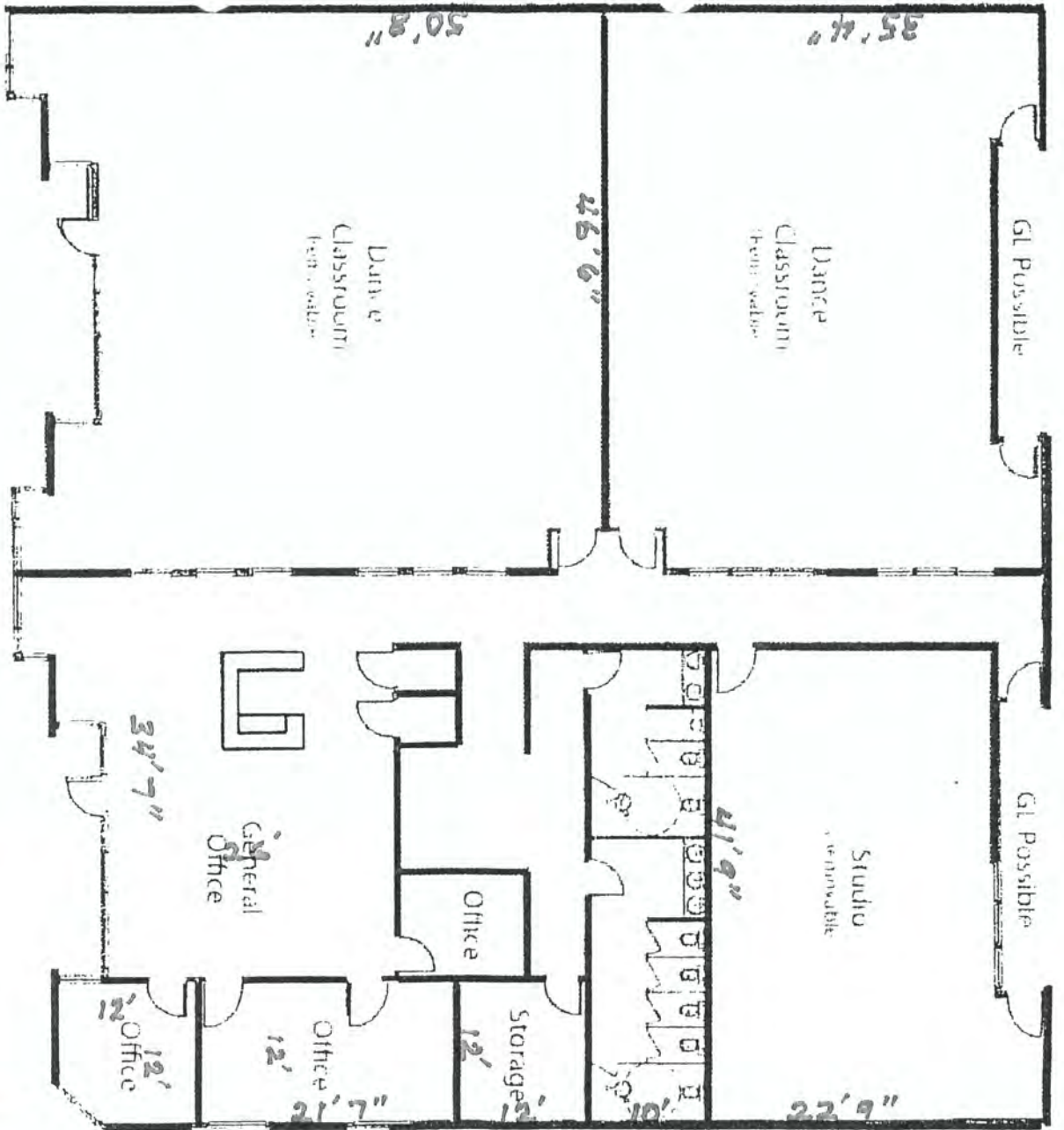
**Approval in Concept**

SUBJECT TO CONDITIONS  
CITY OF COSTA MESA  
PLANNING DEPT.

BY B. P. N. DATE 4/6/17

EXHIBIT C





151 Kalmus Dr, Units G-2 G-3, Costa Mesa, CA