



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 *mk*
DATE: MAY 18, 2017
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

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-17-05 207 FAIRWAY PLACE

Minor Conditional Use Permit to construct a 1,064 square-foot detached 3-car garage in the rear portion of the property in conjunction with the demolition of an existing carport. The proposed garage includes a bathroom with no shower, a 133 square-foot laundry room, and 3 counter spaces for a workshop. The property is currently developed with a 1,288 square-foot single-family residence.

Approved, subject to conditions of approval.

Comments received: None.

ZA-17-12 2642 NEWPORT BOULEVARD

Planned Sign Program to replace the existing freestanding sign for Best Western Plus (30 feet high and 74 square feet in area) with a new, smaller freestanding sign (24 feet high and 70 square feet in area).

Approved, subject to conditions of approval.

Comments received: None.

ZA-17-15 1941 NEWPORT BOULEVARD

A request to deviate from shared parking requirements for a fitness studio located at 1941 Newport Boulevard in a C2 zone. The fitness studio offers cardio and strength training classes for

groups of 11 to 24 people. The maximum number of participants and instructors in the 3,006 sq. ft. studio at one-hour class intervals will be 22 people when Shoe City is closed and 12 people when Shoe City is open. The proposed hours of operation are Monday through Friday, 5 AM – 9 PM and Saturday / Sunday, 6 AM – 5 PM with the studio at its full maximum capacity when Shoe City is closed to accommodate parking.

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

May 18, 2017

John Yvon
369 N. Harwood St.
Orange, CA 92866

**RE: ZONING APPLICATION ZA-17-05
MINOR CONDITIONAL USE PERMIT FOR A 1,064-SQUARE FOOT
DETACHED GARAGE
207 FAIRWAY PLACE, COSTA MESA**

Dear Mr. Yvon:

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 May 25, 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.

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
 Site Photos

cc: Engineering
 Fire Protection Analyst
 Building Safety Division

Paul & Kathy Royak
207 Fairway Place
Costa Mesa, CA 92663

PROJECT DESCRIPTION

Location

The subject property is located near the intersection of Fairway Place and Orange Avenue at 207 Fairway Place in a single-family residential district (R1 zone). The lot is 7,200 square feet in area and contains an existing 1,288 square feet one-story single family residence and a 728 square feet attached carport. The subject property is surrounded by single-family properties also zoned R1 with a public alley at the rear of the property. The neighborhood contains primarily one-story homes.

Proposed Project

The applicant proposes to demolish the existing carport and construct a new detached, 1,064 square foot, three-car garage. Approval of a minor conditional use permit for garages exceeding 700 square feet by the Zoning Administrator is required. No other construction to the existing residence is proposed. The existing residence requires a two-car garage and one open parking space. The proposed three-car garage will access from the public alley. A portion of the garage will be dedicated to a 134 square feet laundry room and a 57 square feet bathroom with no shower. The proposed garage will also include three counter workspaces still providing the required 20-foot by 20-foot clear interior dimension for the two-car portion and 10-foot by 20-foot clearance for a one-car portion in a 13-foot tall structure. All other development standards are to be satisfied.

ANALYSIS

Proposed Construction

The garage is proposed at the rear of the lot abutting the public alley. The oversized garage is proposed to comply with parking standard with two covered parking spaces required for the residence and an additional covered parking space to meet the open space parking requirement. The garage meets all required setbacks and minimum interior dimensions and the bulk of the garage will not be readily visible from the Fairway Place. Additionally, the garage design is seamlessly incorporated within the design of the home in that it does not appear to be out of scale with the subject property. Lastly, at 1,064 square feet. in area, the garage will remain subordinate to the 1,288 square foot residence.

To ensure the garage is not converted into a residence nor used to conduct a business, a condition of approval has been included requiring the recordation of a land use restriction notifying all property owners of these restrictions.

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

code requirements, the use will be consistent with surrounding uses, as specified in Objective CD-7A.1 and CD-7A.2 and of the General Plan Community Design Element (Section Three: Residential Design Guidelines):

- *CD-7A.1 - Ensure that new and remodeled structures are designed in architectural styles which reflect the City's diversity, yet are compatible in scale and character with existing buildings and the natural surroundings within residential neighborhoods. Develop and adopt design guidelines for residential development.* The detached garage development proposes diverse architecture from neighbors enhancing variety and interest through providing offsets and building projections.
- *CD-7A.2 - Preserve the character and scale of Costa Mesa's established residential neighborhoods: where residential development or redevelopment is proposed, required as a condition of approval that it is consistent with the prevailing character of existing development in the immediate vicinity, and that it does not have a substantial adverse impact on adjacent areas.* The garage is located at the rear of the property and its size is in proportion to the rest of the living area. The placement of the garage allows the entire residence to maintain the same scale and character of the rest of the development and surrounding neighborhood.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed use is compatible with developments in the same general area, specifically setback requirements are met and the proposed garage will have an architectural design in keeping with the proposed residence, with the bulk of the garage not readily visible from the public street.
 2. Granting the Minor Conditional Use Permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity because the proposed garage will have to comply with all requirements of the California Building Code.
 3. Granting the Minor Conditional Use Permit will not allow a use, density or intensity that is not in accordance with the General Plan designation for the property since the garage will be a subordinate structure to the existing residence.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:

1. There will be a compatible and harmonious relationship between the proposed building and the site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. The subject property is a large lot and the proposed 1,062 square foot garage will be subordinate to the existing 1,288 square feet. residence. Consequently, the oversized garage will be in scale with the remainder of the residence.
 2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries, and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered and will not be affected by the addition.
 3. The structure complies with performance standards described elsewhere in the Zoning Code. All development standards are met and the garage will be subordinate in size to the existing residence.
 4. The structure is consistent with the General Plan, specifically Community Design Element Objective CD-7A.1 & CD-7A.2.
 5. This zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15303, Class 3, New Construction or Conversion of Small Structures, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- PIng.
1. The project shall be limited to the type of building as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require an amendment to the Minor Conditional Use Permit.
 2. The architectural style, colors, and materials of the proposed garage shall match the existing residence.
 3. A minimum 20 foot by 20 foot clear inside dimension shall be provided for the two-car garage. A minimum 10 foot by 20 foot clear inside dimension shall be provided for the one-car garage portion.
 4. The proposed garage shall be used only for non-habitable purposes; additionally, a business may not be conducted in the garage. A grant deed, containing the legal description of the property as well as the

property owner's name shall be submitted so that a Land Use Restriction may be prepared, to notify property owners of these restrictions. The Land Use Restriction shall be recorded with the Orange County Recorder's office, with proof of recordation provided prior to the release of building permits.

5. The conditions of approval, code requirements, and special district requirements of Minor Conditional Use Permit ZA-17-05 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
6. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to occupancy permit. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
7. All on-site utility services shall be installed underground or with the ability to be underground in the future.
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 (May 25, 2017) and will expire at the end of that period (May 25, 2018) unless applicant establishes the proposed construction by obtaining a building permit. If the applicant is unable to obtain a building permit within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for

- the time extension prior to the expiration of the planning application.
2. All construction-related activity shall be limited to between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 9 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
 3. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box shall be installed under the direction of the Planning Division.
 - Bldg. 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.
 5. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved Architectural plans
 - Bus. 6. 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.
 - Eng. 7. For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to an administrative penalty as follows: \$1,000 or 3% of the total project value, whichever is greater.
 8. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa.
 9. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.

10. Obtain an encroachment permit from the Engineering Division for any work in the City public right-of-way. Pay required permit fee & cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
11. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for new driveway approaches.
12. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expense.
13. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map/Approval of Plans.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- | | | |
|-------|----|--|
| Sani. | 1. | It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements. |
| AQMD | 2. | Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD. |
| CDFA | 3. | Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information. |

PLANNING APPLICATION SUMMARY

Location: 207 Fairway Place Permit No.: ZA-17-05

Request: Construct a 1,064 square foot detached garage

SUBJECT PROPERTY:

Zone: R1
 General Plan: Low Density Residential
 Lot Dimensions: 74 FT L x 100 FT W
 Lot Area: 7,400 SF
 Original Development: One-story, single-family residence with detached carport

SURROUNDING PROPERTY:

North: R1 -- Single-Family Residential
 South: R1 -- Single-Family Residential
 East: R1 -- Single-Family Residential
 West: R1 -- Single-Family Residential

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
Density:		
Zone	1 DU: 6,000 SF	1 DU: 7,400 SF
General Plan	1 DU: 5,445 SF	
Building Coverage:		
Building – residence totals		1,288 SF
Building – garage	700 SF max.	1,064 SF ¹
Driveway		N/A
TOTAL – coverage	5,733 SF max. (60%)	2,352 SF (32%)
Open Space	3,822 SF (40%)	5,048 SF (68%)
Building Height:	2 stories/27 FT max.	1 story/13 FT
Building Separation between residence & garage:	6 FT	12 FT 6 in
Setbacks:		
Front	20 FT	20 FT
Side (left/right)	5 FT /10 FT	5 FT/ 15 FT
Rear (alley)	5 FT	5 FT
Rear Yard Coverage:		
Building – Main Residence	N/A	N/A
Accessory Structure – Garage ¹	N/A	N/A
Parking Totals:		
Covered	2	3
Open	1	0
TOTAL	3	3

Final Action: Approved with conditions
 Environmental Determination: Exempt Class 3

¹ Minor Conditional Use Permit requested

Kathy and Paul Royak
207 Fairway Place
Costa Mesa, California 92627

February 10, 2017

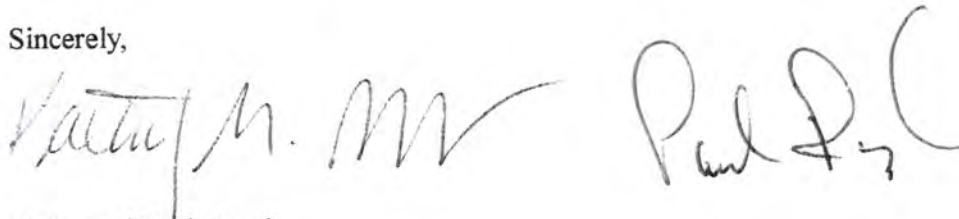
City of Costa Mesa, Planning Department
77 Fair Drive
Costa Mesa, California 92626

To whom it may concern,

We are interested in upgrading the condition of our residence by building a garage to house our vehicles and for some additional storage.

Thank you in advance for your consideration of our project. We look forward to adding to the beautification of our neighborhood.

Sincerely,

Handwritten signatures of Kathy and Paul Royak. The signature on the left is 'Kathy M. Royak' and the signature on the right is 'Paul Royak'.

Kathy and Paul Royak

Kathy and Paul Royak
207 Fairway Place
Costa Mesa, California 92627

April 13, 2017

Roger Rath, Assistant Planner
City of Costa Mesa, Planning Department
77 Fair Drive, Costa Mesa, California 92626

Application: ZA-17-05
MCUP for a 1,054 sq. ft. Garage

Dear Mr. Rath,

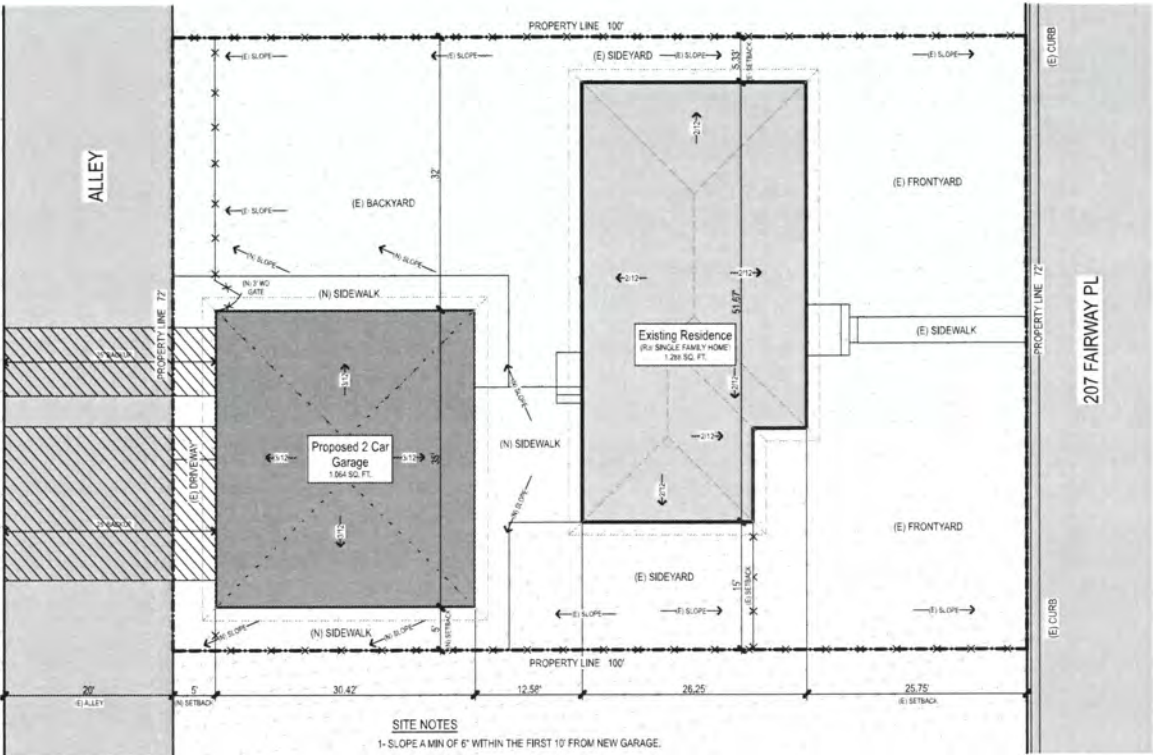
Thank you in advance for your consideration of our project. We are interested in having a 3 car garage built to house our 3 vehicles. We have lived in our residence since 2002. Over the years the crime in our neighborhood has significantly increased – specifically to cars parked on the street. Being able to secure them in a garage will be a welcomed relief.

Inside the garage, we are designating a specific separate space for a laundry room, as well as adding a small bathroom. Our house is a 3 bedroom/1 bathroom – this has been a struggle over the years with 2 kids, but seemingly becoming more difficult now that they are teenagers. Additionally we are looking forward to having the storage space for our holiday décor, tools, bikes, and gardening equipment.

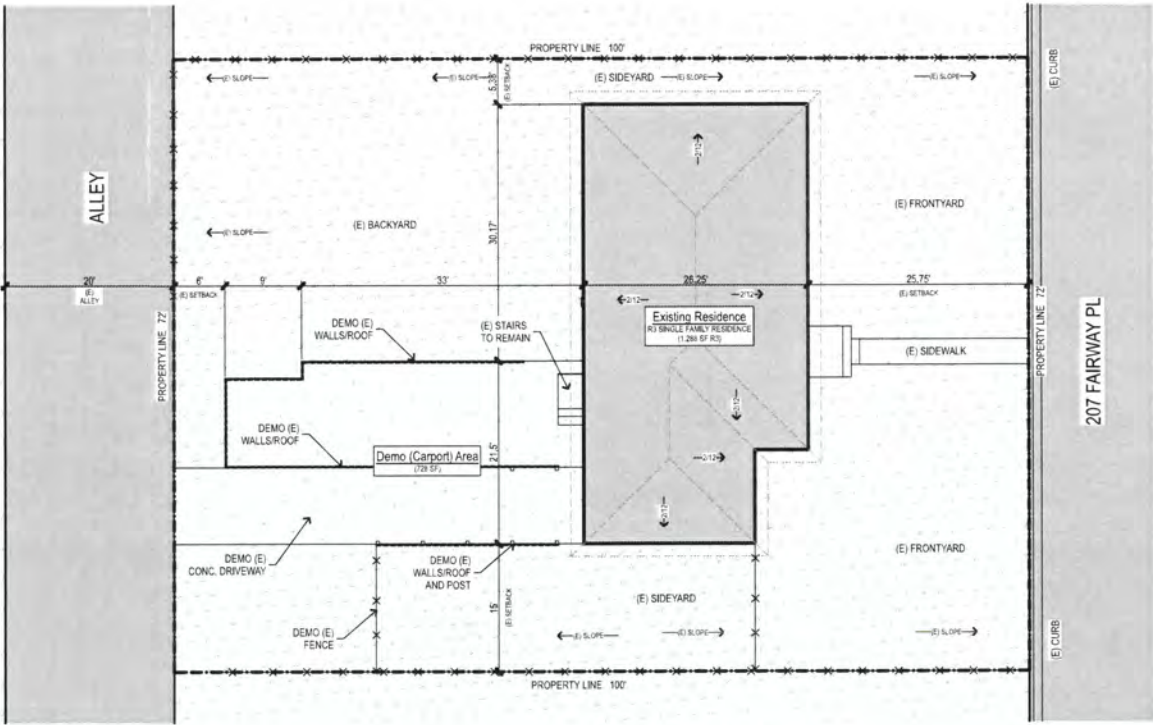
We believe that adding this garage will be a nice improvement to our neighborhood, more specifically to our immediate neighbors view of our property.

Sincerely,

Kathy and Paul Royak



Site Plan - Proposed
SCALE: 1" = 10'



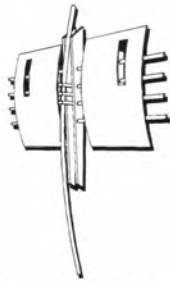
Site Plan - Existing

Existing & Proposed Site Plans

SCALE



J.M. CALIFF AIA THE USE AND REPRODUCTION OF THESE PLANS IS RESTRICTED TO THE ORIGINAL PROJECT AND SITE FOR WHICH THEY WERE PREPARED. PLANS REMAIN PROPERTY OF THE ARCHITECT AS INSTRUMENTS OF PROFESSIONAL SERVICE. USE WITHOUT WRITTEN CONSENT OF J.M. CALIFF AIA IS PROHIBITED.



J.M. CALIFF AIA
& PARTNERS
INCORPORATED

369 NORTH HARWOOD STREET
ORANGE, CALIFORNIA 92668-1127
TEL (714) 744-4242
FAX (714) 744-4262

Project Developer

Royak Residence

Project Title

3- Car Garage

Project Address

207 Fairway Pl.
Costa Mesa, CA 92627

Sheet Title

Existing &
Proposed Site
Plans

Date	Description
03-15-2016	Measured & Photos Of Site
	Building Plan Check
	Building Plan Check

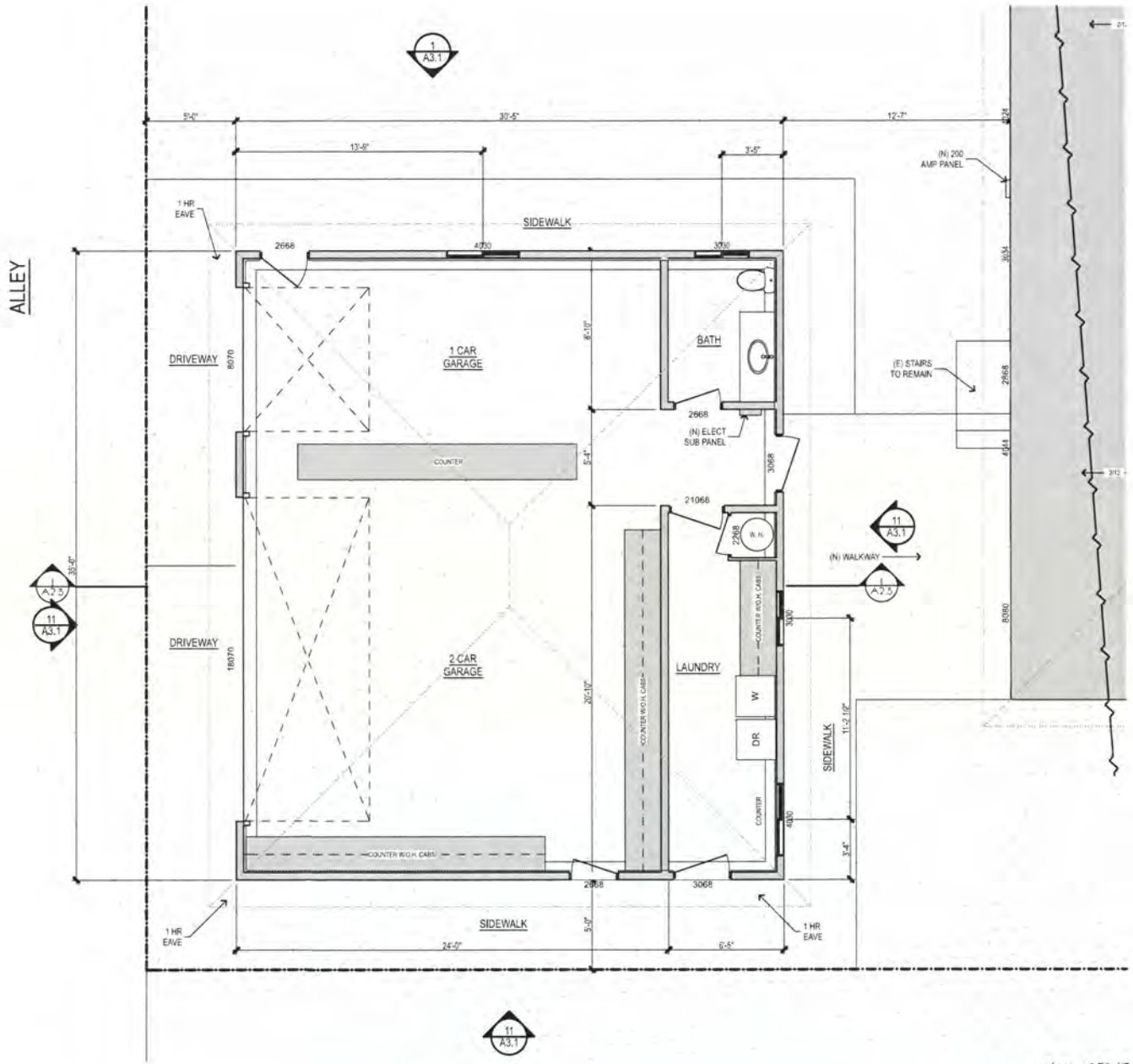


Project Reference Number: 2357



GENERAL PLAN NOTES

1. PROVIDE A LANDING ON EACH SIDE OF EXTERIOR DOORS (MIN. 36"x36"), THRESHOLD TO BE MAX 1" HT. AT IN-SWINGING EXTERIOR DOORS; EXTERIOR LANDING MAY NOT BE MORE THAN 8" BELOW INTERIOR FINISH FLOOR.
2. PROVIDE SAFETY GLASS FOR SLIDING DOORS AND DOORS WITH GLASS PANELS, SHOWER STALLS AND NEW WINDOWS ADJACENT TO DOORS
3. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH SHOWERS AND SHOWER COMPARTMENTS TO BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 6 FT. ABOVE THE FLOOR. CEMENT, FIBER-CEMENT, FIBER MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
4. PROVIDE WATER HAMMER ARRESTOR OR OTHER APPROVED DEVICE TO ABSORB HIGH PRESSURES RESULTING FROM THE CLOSING OF QUICK-ACTING APPLIANCE VALVES (CLOTHES WASHER, DISHWASHER, ETC.).
5. WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.6 GAL. PER FLUSH; 1.28 GAL. PER FLUSH AFTER JULY 01, 2011.
6. CONTROL VALVE FOR SHOWER TO BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 2.5 GAL. PER MINUTE.
7. FAUCETS IN KITCHENS, WET BARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 2.2 GAL. PER MINUTE.
8. GLASS SHOWER DOORS AND ANY GLAZING LESS THAN 60" ABOVE THE SHOWER / TUB FLOOR TO BE SAFETY GLAZING.
9. PROVIDE WATER HEATER STRAPS FOR SEISMIC RESTRAINT, 2 STRAPS, ONE AT 1/3 POINT DOWN FROM THE TOP AND ONE AT 1/3 POINT UP FROM THE BOTTOM, WHERE THE WATER HEATER IS LOCATED IN A GARAGE. IT SHALL BE ELEVATED TO THE POINT WHERE THE PILOT / IGNITION SYSTEM, BURNER AND SWITCHES ARE A MINIMUM OF 18" ABOVE THE GARAGE FLOOR.
10. PROVIDE ALL BATHROOMS WITH MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE (5) AIR CHANGES PER HOUR.
11. ATTIC FURNACES AND COOLING EQUIPMENT SHALL COMPLY WITH THE FOLLOWING
- A. HAVE A MIN. 24"x30" ATTIC ACCESS OPENING WITHIN TWENTY FT. OF THE EQUIPMENT.
- B. HAVE A CONTINUOUS 24" WIDE SOLID FLOOR ACCESS PATH FROM THE ACCESS OPENING TO THE EQUIPMENT.
- C. HAVE A MINIMUM 30" WORKING PLATFORM AREA ON THE EQUIPMENT CONTROL SIDE(S).
- D. HAVE AN ELECTRICAL OUTLET AND A LIGHT FIXTURE (CONTROLLED BY A SWITCH AT THE ACCESS OPENING) AT THE EQUIPMENT LOCATION.
- C. REFER TO DETAIL 3/A6.0.
12. DOOR OPENING BETWEEN THE U-1 GARAGE AND R-3 DWELLING SHALL BE EITHER A SOLID WOOD DOOR OR A SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" IN THICKNESS AND SELF-CLOSING AND SELF-LATCHING. THE DOOR MAY ALSO BE A 20 MIN. RATED ASSEMBLY.
13. CONDENSATE LINES FROM MECHANICAL EQUIPMENT SHALL DISCHARGE TO A PLUMBING FIXTURE OR STORM DRAIN BY MEANS OF AN INDIRECT WASTE PIPE. CONDENSATE LINES SHALL NOT TERMINATE IN LANDSCAPE OR YARD AREAS.
14. DOMESTIC CLOTHES DRYER DUCT SHALL BE METAL AND A MINIMUM OF 4 INCHES IN DIAMETER. THE EXHAUST DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FT. INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO.
15. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SECTION 604.1 OF THE CALIFORNIA PLUMBING CODE. PEX, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CPC. INSTALLATION STANDARDS OF APPENDIX 1 OF THE CPC AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATE OF COMPLIANCE AS SPECIFIED IN SEC. 604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE.



WALL LEGEND

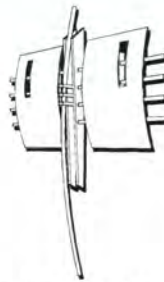
- EXISTING WALL TO REMAIN
- NEW WOOD FRAME WALL - 2x4 STUDS @ 16" O/C UNLESS NOTED OTHERWISE

1st Floor & Roof Plans - Proposed



1/4" = 1'-0"

SCALE



J.M. CALIFF AIA
& PARTNERS
INCORPORATED

369 NORTH HARWOOD STREET
ORANGE, CALIFORNIA 92668-1127
TEL: (714) 744-4242
FAX: (714) 744-4262

Project Developer

Royak Residence

Project Title

3- Car Garage

Project Address

207 Fairway Pl.
Costa Mesa, CA 92627

Sheet Title

1st Floor &
Roof Plans -
Proposed

Date	Description
03-18-2016	Measured & Photos Of Site
	Building Plan Check
	Building Plan Check

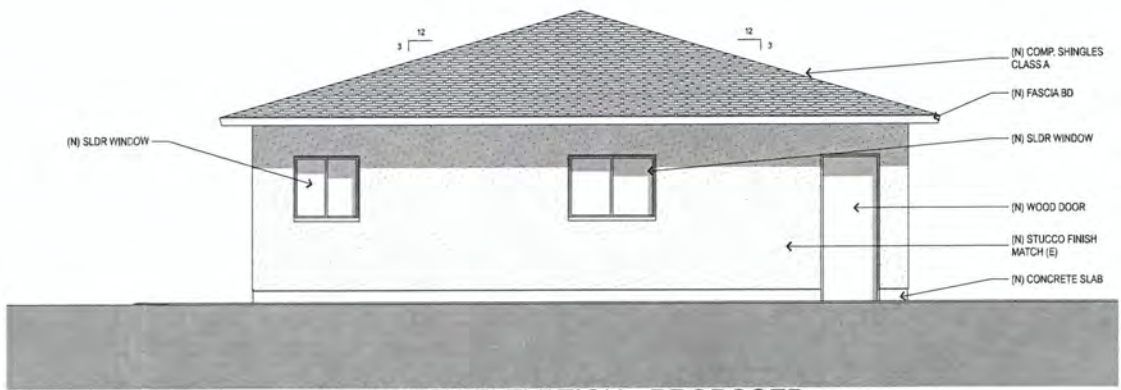


Project Reference Number

2357

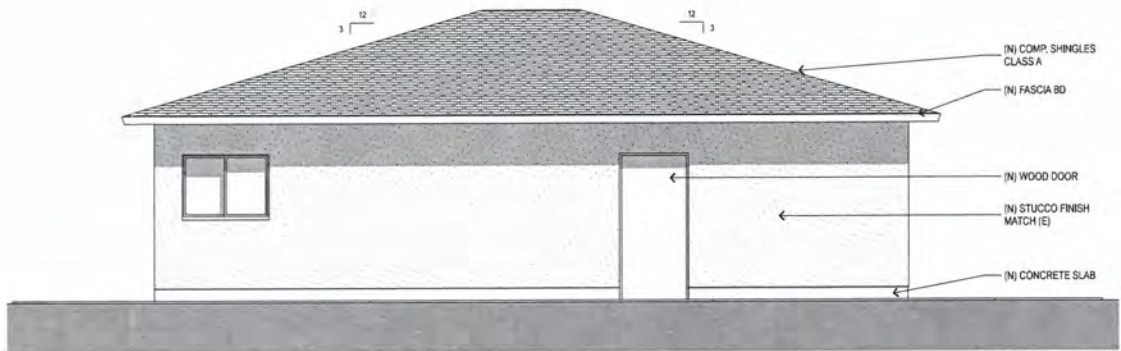


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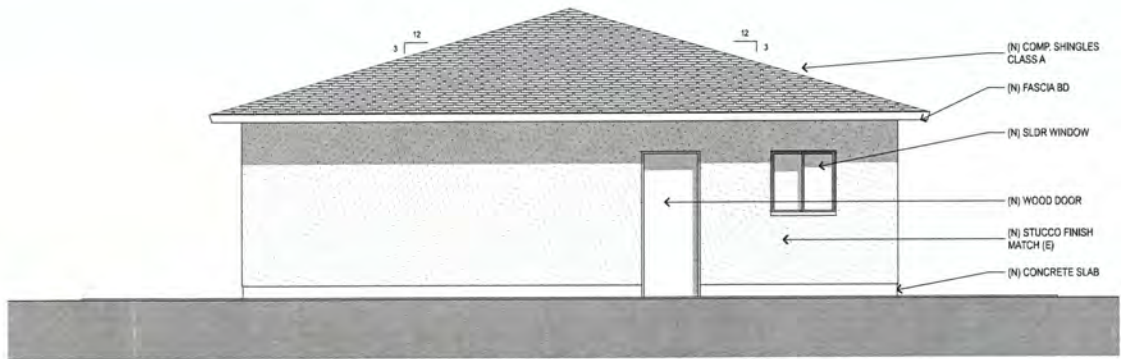
1 - NORTH ELEVATION - PROPOSED

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



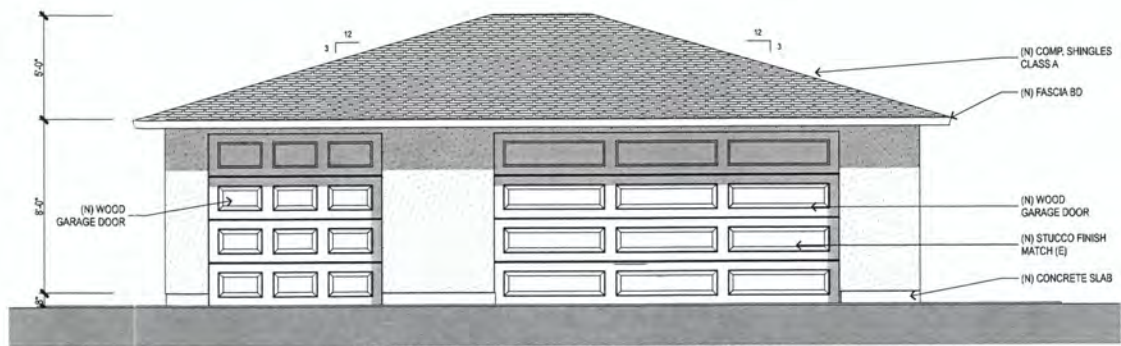
2 - EAST ELEVATION - PROPOSED

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



3 - SOUTH ELEVATION - PROPOSED

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

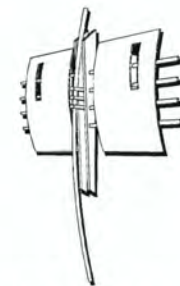


4 - NORTH ELEVATION - PROPOSED

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

Exterior Elevations - Proposed

SCALE



J.M. CALIFF AIA
& PARTNERS
INCORPORATED
359 NORTH HARWOOD STREET
ORANGE, CALIFORNIA 92666-1127
TEL: (714) 744-4242
FAX: (714) 744-4252

Project Developer:
Royak Residence

Project Title:
3- Car Garage

Project Address:
207 Fairway Pl,
Costa Mesa, CA 92627

Sheet Title:

**Exterior
Elevations -
Proposed**

Date	Description
03-18-2016	Measured & Photos Of Site
	Building Plan Check
	Building Plan Check



Project Reference Number: 2357

A3.1





Aerial view of 207 Fairway Place



Front elevation of the subject property



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

May 18, 2017

Kasey Clark
AKC Services Inc.
18650 Collier Avenue, Suite B
Lake Elsinore, CA 92530

**RE: ZONING APPLICATION ZA-17-12
PLANNED SIGNING PROGRAM FOR BEST WESTERN PLUS
2642 NEWPORT BOULEVARD, COSTA MESA**

Dear Ms. Clark,

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 May 25, 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.

Sincerely,

A handwritten signature in blue ink, reading "Willa Bouwens-Killeen".

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

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

cc:	Engineering	Frank Lee
	Fire Protection Analyst	2642 Newport Blvd.
	Building Safety Division	Costa Mesa, CA 92627

PROJECT DESCRIPTION

The project site is located on Newport Boulevard between Mesa Drive and Del Mar Avenue. The property is zoned C1 (Local Business District), and has a General Plan land use designation of Commercial Residential. The project site contains a Best Western Plus hotel with an existing freestanding sign with a reader board and building wall sign. The existing freestanding sign is legal non-conforming and is 30 feet tall. The building wall sign is installed on the archway over access of the parking area and is consistent with the current sign code. The project site is surrounded by C1 (Local Business District) to the north and south, R2-MD (Multiple-Family Residential District, Medium Density) to the east, and CA 55 N to the west across Newport Blvd.

The applicant is proposing a planned signing program, which includes updating both the building sign and the freestanding sign. Both signs are illuminated and proposed facing Newport Boulevard.

ANALYSIS

Freestanding Sign

The planned signing program is proposed to enhance the visual presence for the Best Western Plus. The proposed freestanding sign, as measured from grade, is 24 feet tall and is to be located in the same location of the existing freestanding sign. The existing freestanding sign is 30 feet tall; consequently, the planned sign program calls for a reduction of 6 feet in height. In addition, the signage area for the new face will be decreased from 74 square feet to 70 square feet and the reader board underneath the cabinet will be eliminated. The new freestanding sign will be constructed with a plastic cabinet painted brown in a shade that complements the building color while reflecting the corporate identity of Best Western Plus. In addition, the height of the proposed freestanding sign will be in proportion to the building height allowing for architectural consistency. The freestanding sign does not obstruct the visibility for motorists or pedestrians at driveways or intersections.

Building Sign

The building wall sign meets all sign regulations and is consistent with the design and construction of the proposed freestanding sign.

Justifications for Approval

The proposed freestanding sign is 24 feet tall in height, which exceeds the maximum 12-foot height allowed by Code in commercial zones. However, the establishment of a planned sign program allows for deviations in height if specified findings can be made. The existing freestanding sign was approved at 30 feet tall; the new sign will be reduced to 24 feet. The building height is three stories/37 feet tall; the maximum building height currently permitted in commercial zones is two stories/30 feet. Due to the existing height

of the building, the 24 feet tall freestanding sign is in proportion to the development. In addition, the reduction in the freestanding height provides relief from the current height of 30 feet. Staff is in support of the proposed freestanding sign as it will not be visible from the highway and residential properties will be unable to view the sign based on its location. In addition, due to the property's location on a one-way street, visibility of the freestanding sign is limited to northbound traffic on Newport Blvd.; consequently, the additional height of the freestanding sign does not constitute a grant of special privileges or allow substantially greater visibility.

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 sign will create and maintain an aesthetically pleasing, functional environment because the new sign will complement the existing façade of the hotel.
 - 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 building and freestanding signs incorporate the same color palette, typography, and materials.
 - 3. The proposed signs are compatible with the buildings and developments they identify – taking into account materials, colors and design motif. The new sign will be painted brown in a shade that complements the building façade. The freestanding sign height is reduced to be proportionate to the building height.
 - 4. Approval does not constitute a grant of special privilege or allow substantially greater visibility than what the standard sign provisions would allow. Although the new freestanding sign is proposed at 24 feet tall – versus the 12-foot high maximum allowed by Code – visibility will be reduced when considering the 30-foot height of the existing freestanding sign.
- 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. The new 24 foot tall freestanding sign will be compatible with the existing hotel as the sign complements the building façade while upholding the corporate identity of Best Western Plus and is of a proportional size with the existing 3 story/37-foot high building.
 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. The freestanding sign will be placed outside of any required visibility triangles of the property.
 3. The program complies with applicable performance standards as prescribed elsewhere in this Zoning Code.
 4. The planned signing program is consistent with the General Plan because it facilitates the installation of new signs that contributes to a positive image of the public realm.
 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

- Plng.
1. Approval of this Planned Sign Program includes:
 - a. Replacement of a freestanding sign (24 feet tall, 70 sq. ft.) and
 - b. Replacement of a building wall sign (91.5 sq. ft.).
 2. All signage shall comply with the sign parameters contained within this Planned Signing Program; the City's Sign Code shall apply where the Planned Signing Program is silent.

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 (1) year from the effective date of this approval (May 25, 2017) and will expire at the end of that period (May 25, 2018) 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. All freestanding signs placed in proximity to a driveway or intersection shall be placed outside of the appropriate visibility triangle.4. Landscaping shall be maintained to allow visibility of address sign.5. The building sign shall be centered on the archway. |
| Bldg. | <ol style="list-style-type: none">6. 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 and 2016 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 2016 California Building Code.7. Structural calculations and framing details shall be stamped and signed by a licensed California Engineer. |
| Bus.
Lic. | <ol style="list-style-type: none">8. 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. |
| Fire | <ol style="list-style-type: none">9. Numerals shall be 12" in height with not less than 3/4" stroke and shall contrast sharply with the background. |

SITE PHOTOS



Aerial view of 2642 Newport Boulevard



View from Newport Boulevard Northbound



SUMMARY

CHANNEL LETTERS EXISTING/PROPOSED

CHANNEL LETTERS DETAILS

PYLON EXISTING/PROPOSED

PLYON DETAILS

SITE PLAN



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DATE:

	DATE	BY
Rev. #1	10-06-16	AAAJ
	10-12-16	AAAJ
Rev. #2	11-08-16	AAAJ
	11-10-16	AAAJ
Rev. #3	01-12-17	AAAJ

	DATE	BY
Rev. #4	02-17-17	AAAJ
	04-07-17	AAAJ
Rev. #5	04-17-17	AAAJ
	04-18-17	AAAJ
Rev. #6		

BEST WESTERN PLUS
2642 NEWPORT BLVD
COSTA MESA, CA 92627

DRAWING NO: D-ORDER#085526.05	
ARTIST: AAAJ	DATE: 09-19-16
SHEET: 1	OF 6



EXISTING



PROPOSED



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	04-18-17	AAAJ
Rev. #6		

BEST WESTERN PLUS
2642 NEWPORT BLVD
COSTA MESA, CA 92627

DRAWING NO:
D-ORDER#085526.05

ARTIST: AAAJ DATE: 09-19-16
SHEET: 2 OF 6



COLOR NOTES:

LOGO
FACE: 2447 WHITE IMPACT MODIFIED ACRYLIC WITH
PRINTED DECAL
CAN: RETURN AND TRIM CAP PAINT PANTONE
7638 CRANBERRY

"BEST WESTERN" LETTERS
FACE: 2447 WHITE IMPACT MODIFIED ACRYLIC
W/ 3M GRAY PERFORATED FILM 3635-0213
FIRST SURFACE
RETURN PAINT PANTONE 7540 GRAY
TRIM CAP XC100300 DOVE GRAY

ELECTRICAL NOTES:

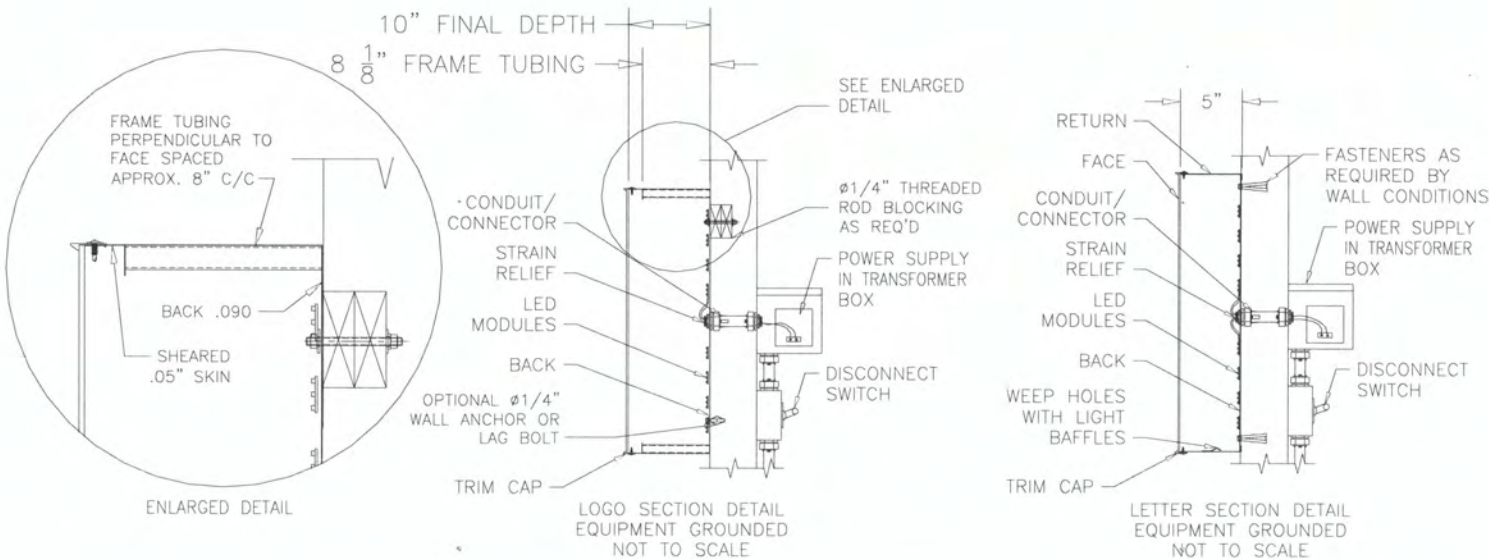
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TOTAL CIRCUITS - 1 20A REQUIRED
VOLTS - 120V

THIS SIGN WILL BE UL OR EUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. 11/4" DRAINAGE/WEEP HOLES @ 4" ON CENTERS OR AS REQUIRED BY UL. MIN 12MTW/THHN 1011/1015/1230/1335 600V or 1032 1200V 150 WIRE PER UL REQUIREMENT. ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 12" ABOVE THE BOTTOM OF SIGN.

COLOR NOTES (CONT):

"PLUS" LETTERS
FACE: 2447 WHITE IMPACT MODIFIED ACRYLIC
W/ 3M CRANBERRY PERFORATED FILM
3635-1356 FIRST SURFACE
RETURN AND TRIM CAP PAINT PANTONE 7638
CRANBERRY

ALL INTERIORS: PAINT W/LEP
ALL LED'S: WHITE GEMX71-W1



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CUSTOMER APPROVAL:

DATE:

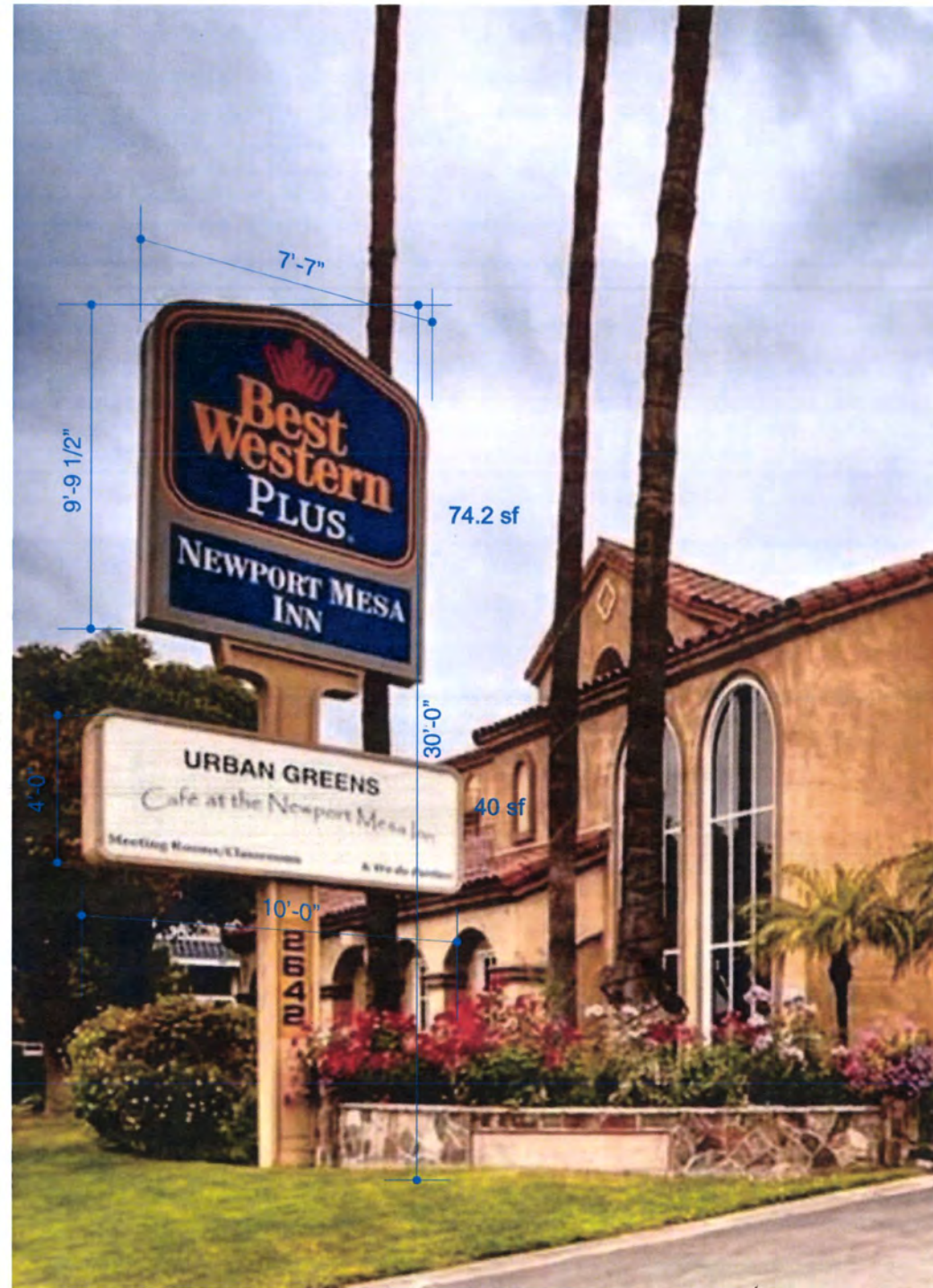
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	11-10-16	AAAJ
Rev. #3	01-12-17	AAAJ

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Rev. #5	04-17-17	AAAJ
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BEST WESTERN PLUS
2642 NEWPORT BLVD
COSTA MESA, CA 92627

DRAWING NO:
D-ORDER#085526.05

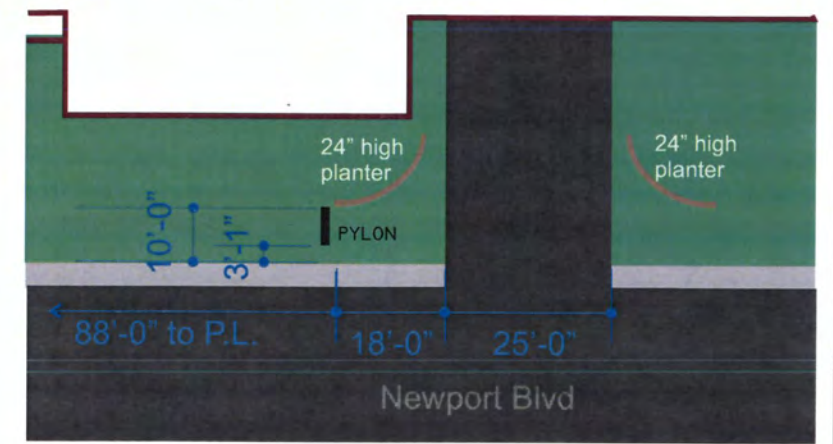
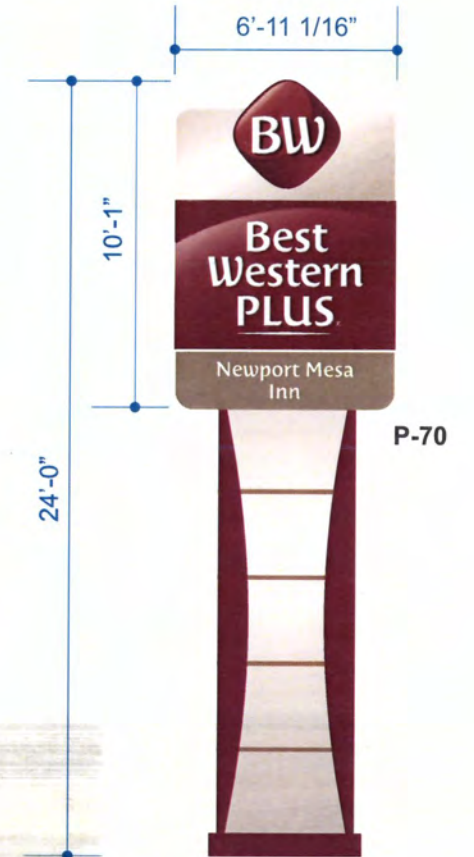
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EXISTING



PROPOSED



PYLON PLAN VIEW



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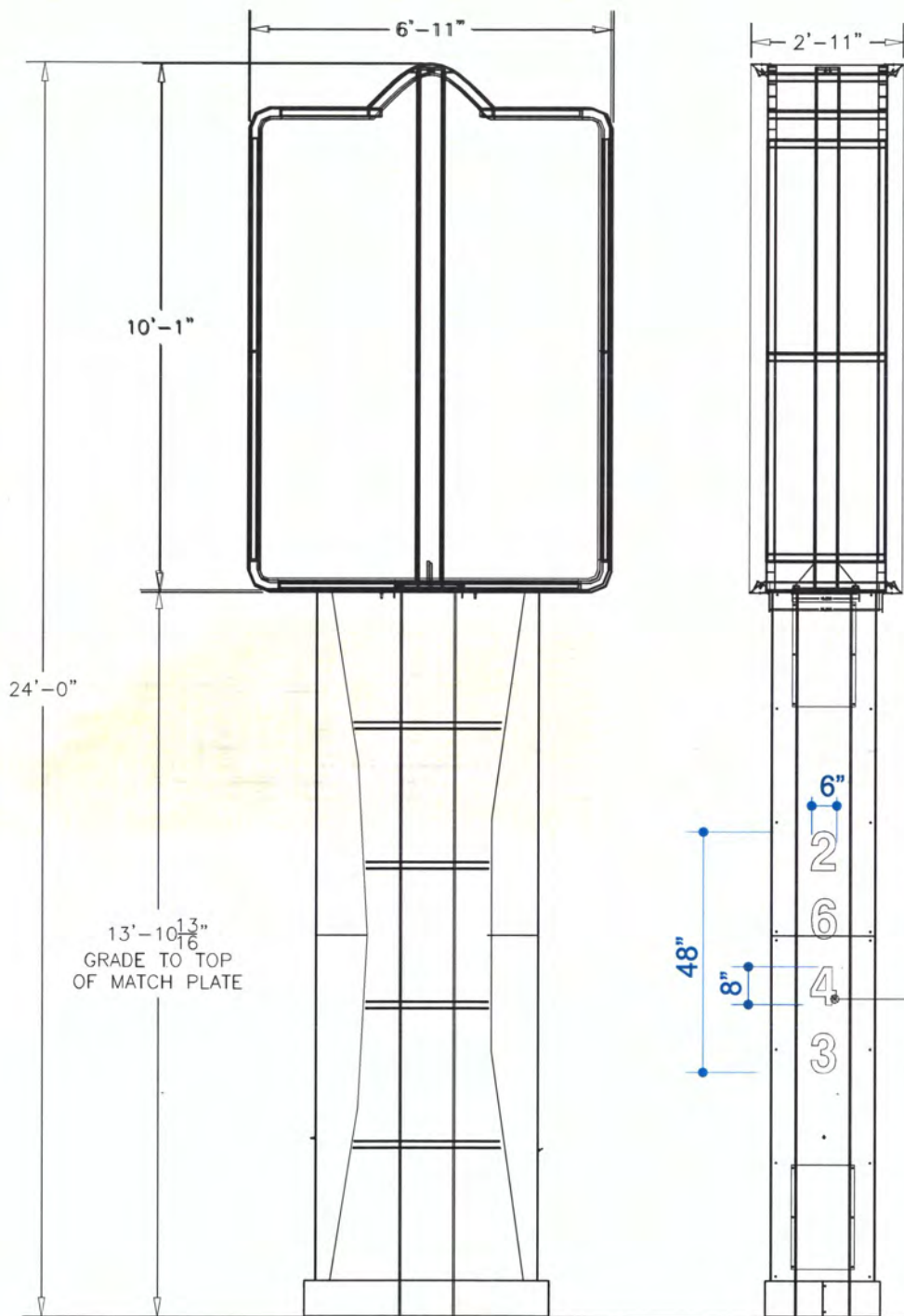
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BEST WESTERN PLUS
2642 NEWPORT BLVD
COSTA MESA, CA 92627

DRAWING NO:
D-ORDER#085526.05
ARTIST: AAAJ DATE: 09-19-16
SHEET: 4 OF 6



CABINET PAINTED MATTHEWS MP03I8I CRAFT BROWN
FACE GRAPHICS: FLEXIBLE FACE WITH
DIGITALLY PRINTED GRAPHICS
LED ILLUMINATION

ELECTRICAL NOTES:
TOTAL AMPS - 3.6 A
TOTAL CIRCUITS - 1 20A REQUIRED
VOLTS - 120-277 V

THIS SIGN WILL BE UL OR CUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. **1/4" DRAINAGE/ WEEP HOLES @ 4' ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW/THHN 1011/ 1015/1230/1335 600V or 1032 1000V 105C WIRE. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN

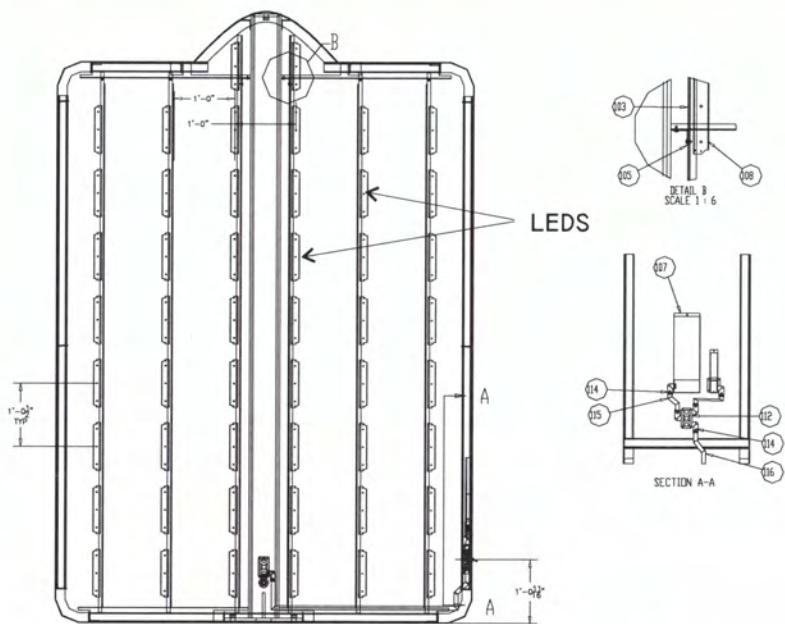
CLADDING PAINTED MATTHEWS MP03I8I CRAFT BROWN
ARCHED FILLER, PAINTED PMS 7638 C
BATTEN LED LUMINARE - LED ILLUMINATION

ELECTRICAL NOTES:
TOTAL AMPS - 3.0 A
TOTAL CIRCUITS - 1 20A REQUIRED
VOLTS - 120-277 V

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EXISTING STEEL
NOTE: SIZE LIMIT EQUAL
OR LESS THAN $\phi 14"$ PIPE

GRADE



LEDS

BATTEN LED LUMINARE
TUBES

ILLUMINATION DETAILS



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2642 NEWPORT BLVD
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DRAWING NO:
D-ORDER#085526.05

ARTIST: AAAJ DATE: 09-19-16
SHEET: 6 OF 6



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

May 18, 2017

Gregg Niemann
26552A Moulton Pkwy
Laguna Hills, CA 92653

**RE: ZONING APPLICATION ZA-17-15
MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM SHARED
PARKING REQUIREMENTS FOR A FITNESS STUDIO
1941 NEWPORT BLVD, COSTA MESA**

Dear Mr. Niemann:

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 May 25, 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, Johnwilly Aglupos, at either johnwilly.aglupos@costamesaca.gov or 714.754.5692.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Business Intent Letter
Shared Parking Demand Calculations
Floorplan

cc: Engineering
Fire Protection Analyst
Building Safety Division

Mardy Ying
12550 Whittier Blvd
Whittier, CA 90602

PROJECT DESCRIPTION

The property is located along Newport Blvd and the 55 freeway. The site is zoned C2 (General Business District) and has a General Plan land use designation of General Commercial. To the north and south of the site are commercially zoned properties and residentially zoned properties abut the site to the west. The 7,768 sq. ft. stand-alone commercial building contains two tenants (4,762 sq. ft. for Shoe City and 3,006 sq. ft. for the proposed space) and has 30 on-site parking spaces.

The applicant requests approval of a minor conditional use permit (MCUP) to deviate from the shared parking requirements for a fitness studio with unique operating characteristics.

Total Training Fitness, a group studio offering strength training classes, will occupy the 3,006 square foot tenant space. The proposed floor plan consists of restrooms and showers, a front desk, and lockers along the hallway which leads to an open studio. Classes are proposed to be 50 minutes long with a 25 minute time buffer between classes. The proposed hours of operation are Monday through Friday, 5:00 a.m. to 9:00 p.m. and Saturday / Sunday, 6 a.m. to 5 p.m. To accommodate operation of Shoe City with full parking access, the applicant is proposing a reduced number of students and instructors after 10 a.m.

Below is an example of the tentative schedule. As conditioned, 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.

Table 1 Monday - Friday		
M-F	Students / Staff	Shoe City Hours of Operation
Time	Max # of people	
5:00-5:50am	22	Closed
5:50-6:15am	3	Closed
6:15-7:05am	22	Closed
7:05-7:30am	3	Closed
8:30-9:20am	22	Closed
9:20-9:45am	3	Closed
12:00-12:50pm	12	Open
12:50-1:15pm	3	Open
4:30-5:20pm	12	Open
5:20-5:45pm	3	Open
5:45-6:35pm	12	Open
6:35-7:00pm	3	Open
7:00-7:50pm	12	Open

Table 1 Saturday - Sunday		
Sat-Sun	Students / Staff	Shoe City Hours of Operation
Time	Max # of people	
6:30-7:20am	24	Closed
7:20-7:45am	3	Closed
7:45-8:35am	24	Closed
8:35-9:00am	3	Closed
9:00-9:50am	24	Closed
9:50-10:15am	3	Closed
10:15-11:05am	12	Open
11:05-11:30am	3	Open

ANALYSIS

Parking

The code's parking ratio for a fitness studio is 10 spaces per 1,000 square feet of floor area or 30 spaces for this studio; 12 parking spaces are allocated to this 3,006 sq. ft. suite. Per the applicant, the maximum number of occupants for the fitness studio varies from 12 to 24 people and will be dependent to the operating hours of Shoe City.

The maximum parking demand for the studio when lessons are given before 10 a.m. is 22 spaces during the week and 24 spaces during the weekend. Although all 30 spaces are available when Shoe City is closed, the shared parking study prepared by staff shows that anticipated peak demand for retail uses allows Shoe City to open earlier without impacting the proposed fitness studio's hours of operation (See Tables 1 for a breakdown of the occupant's proposal for the suite).

The shared parking study recognizes the multiple users within a center with various parking peak hours (see Attachment 1). Since the suite is allocated with 12 parking spaces and the fitness studio generates an anticipated parking demand of 12 spaces, the proposed fitness studio should not impede on existing parking during the highest parking demand for the center. Although the shared parking study shows that the center has 11 available spaces during the weekend peak hours, the applicant agrees to install a bike rack in lieu of one parking space.

Weekdays and weekends before 10 a.m., the center's parking demand is approximately 8 spaces and 6 spaces respectively. At that time, the fitness studio demand of 22 to 24 parking spaces can be accommodated. After 10 a.m., as Shoe City opens, the center's parking demand increases to approximately 18 to 19 spaces (see Attachment 1). Concurrently, the fitness studio demand decreases to 12 spaces.

To conclude, the combination of the studio's parking demand at a maximum of 22 occupants before 10 a.m. and 12 occupants after 10 a.m. on a weekday; and a maximum of 24 occupants before 10 a.m. and 12 occupants after 10 a.m. on a weekend will allow adequate parking to be available for the studio without impacting the existing business.

However, if parking shortages or other parking-related problems develop, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem including, but not limited to, reducing the class sizes and/or operating hours of the business.

Safety and Compatibility

The program of the fitness studio will not impede on the functional aspect of the site such as automobile and pedestrian circulation. Per the applicant, all fitness services will be provided within the interior fitness studio with closed doors and no services will be provided in the exterior of the premise.

Noise

A secondary issue the project must address is noise. Although noise impacts are not anticipated to neighboring business, a condition of approval has been included requiring that the demising wall incorporate sound attenuation and the doors leading to the studio remain closed during classes.

General Plan Consistency

The General Plan land use designation for the site is General Commercial which is intended to apply to large districts that contain a variety of businesses by providing a wide range of goods and services. Approval of the use allows another diverse use on this property, which will help ensure the long-term productivity and viability of the community's economic base consistent with Objective LU-6A of the City's 2015-2035 General Plan. As conditioned, the offset operating hours and acoustic attenuation improvement will not generate parking and noise impacts, consistent with Objective N-2.9 of the City's 2015-2035 General Plan.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e)(2) in that:
 1. As proposed and conditioned, the proposed studio is compatible and harmonious to the surrounding uses that exist or have been approved for the general neighborhood (such as retail). The use would not be materially detrimental to other properties within the area. As conditioned, adequate parking will be available during the operation of the studio.
 2. Safety and compatibility of the interior layout of the building has been considered through proper space planning and obtaining necessary permits. The proposed program limits its services within the confines of the suite to ensure that public pedestrians and automobiles does not impede on the path of travel. Therefore, 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.

3. The project complies with any performance standards as described in the Zoning Code and conditioned to operate as described in this staff report.
 4. The studio is considered a general business use which is consistent with the General Plan designation of the site.
 5. The Minor Conditional Use permit to deviate from shared parking is for a project-specific case and is not to be construed to be setting a precedent for future development.
 6. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation and any applicable specific plan for the property. The music studio is permitted within the City's Land Use Matrix and the use is compatible under the property's General Commercial land use designation.
- B. 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.

CONDITIONS OF APPROVAL

- Plng
1. The use shall be limited to the type of operation described in this staff report: maximum of 22 occupants before 10 a.m. and 12 occupants after 10 a.m. on a weekday; and a maximum of 24 occupants before 10 a.m. and 12 occupants after 10 a.m. on a weekend.
 2. There shall be a minimum of 25 minutes between classes to allow departing students to leave before arriving students.
 3. All uses shall be conducted within the tenant space (underroof).
 4. 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.
 5. The applicant shall contact the Planning Division to arrange a Planning inspection of the site. This inspection is to confirm that sound mitigation through an acoustical attenuation system has been installed and code requirements have been satisfied.
 6. Prior to final building inspection and/or the issuance of a business license, a bike rack shall be installed in a location such that it is functional, accessible and visible to the user.
 7. Prior to issuance of building permits, construction drawings shall show the incorporation of a sound attenuation system along the demising wall.
 8. To mitigate noise impacts, the applicant agrees to have its doors closed during classes and to install sound attenuation system.
 9. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting the approval. City shall have the right to select the attorney defending it, if it elects to do so.
 10. If any section, division, sentence, clause, phrase or portion of this approval 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.
- Bldg
11. Prior to issuing the Building permit for improvements, the conditions of approval shall be required to be incorporated on the approved Architectural plans.
 12. Prior to issuance of Certificate of Occupancy (C of O) the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.
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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 | <ol style="list-style-type: none">1. Approval of the zoning application is valid for <u>one</u> year from the effective date of this approval (May 25, 2017) and will expire at the end of that period (May 25, 2018) 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: 2016 California Building Code, 2016 California Electrical code, 2016 California Mechanical code, 2016 California Plumbing code and 2016 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 2016 California Building Code. |
| Bus.
Lic. | <ol style="list-style-type: none">2. 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.3. Business license shall be obtained prior to the initiation of the business. |

Project Description and Justification: This application is for the purposes of building out a fitness studio, based on a successful model already in operation in the City of Laguna Hills; DBA Total Training (Total Training by Tammy, LLC)(www.totaltrainingfit.com). The building (1941 Newport Blvd., Costa Mesa, CA 92627) is currently occupied solely by Shoe City. Proposed project will entail demising the building so that Total Training would occupy approximately 3,006 square feet of building with Shoe City occupying the remaining square footage.

Total Training is a group studio fitness concept offering results-oriented interval-based cardio and strength training classes, backed by the science of real-time target zone heart-rate monitoring, that appeal to customers at different ability levels. The intense 50-minute classes are supervised by certified trainers and are offered at approximately eight different pre-scheduled times per day, generally in the early morning and late afternoon/evening.

Total Training's peak hours are at times that either Shoe City is not open or during Shoe City's non-peak hours. Hours of operation will be approximately from 5:00am to 9:00pm, Monday – Friday and 6:00am to 5:00pm on Saturday and Sunday. Peak hours are from 5am to 9am and 5pm to 9pm. Class sizes are limited to 20 participants at most, many times smaller, including some private sessions; therefore, the maximum number of customers that will be in attendance at the studio at any given time is 20. Generally, the facility will have 1-3 employees actively on staff during working hours. All fitness training services will be provided within the interior fitness studio with closed doors. There will not be any services provided in the exterior of the premises. Special noise attention measures have been implemented to ensure that there will be no noise projected to the exterior of the premises. We are a boutique fitness concept. This has been incredibly popular and we have seen many similar businesses in retail buildings in the area. The Owner of the building is the operator of Shoe City and he supports this and he would be our co-tenant. So that says a lot.

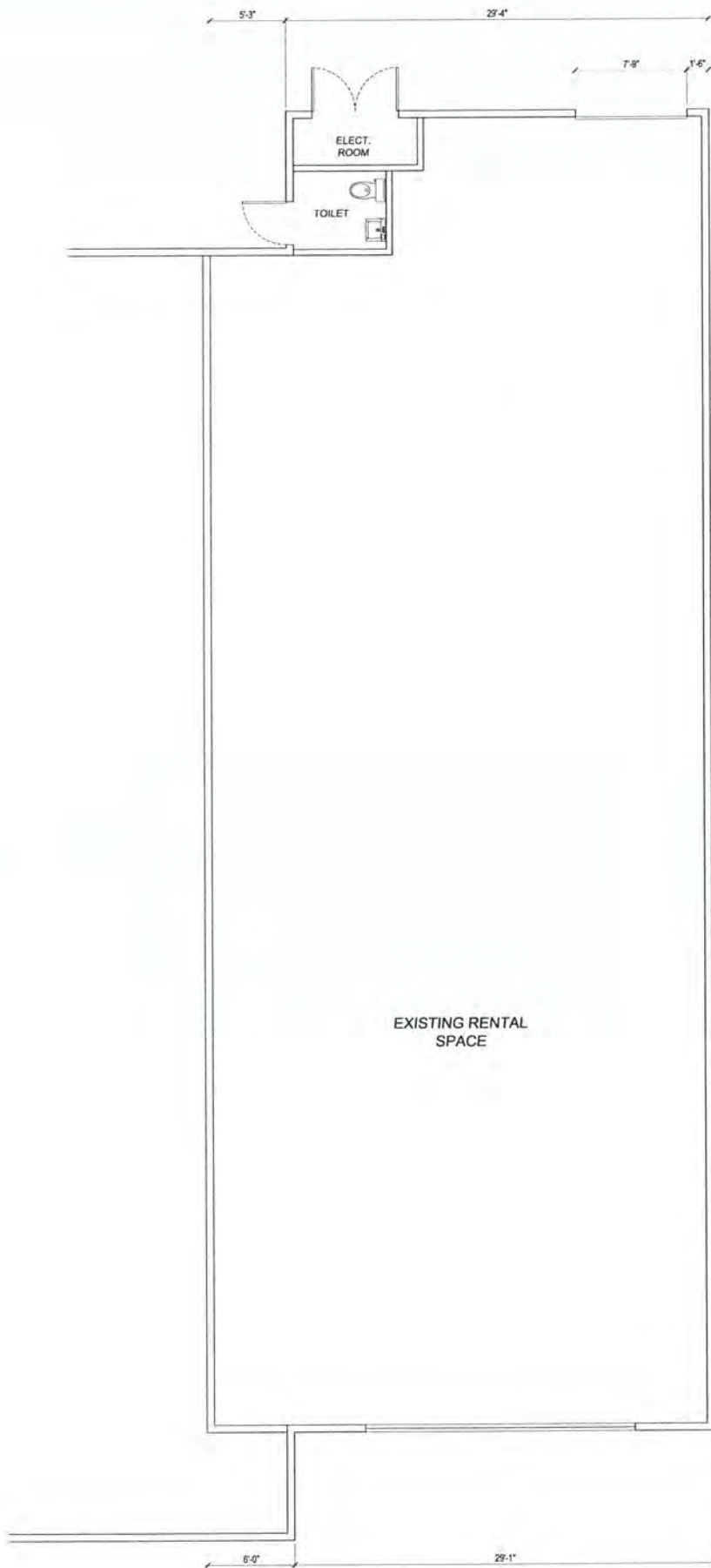
By promoting health and wellness through offering a desirable fitness option in a cutting edge facility that caters to the local demographic population, we believe that this facility will be an excellent addition to Costa Mesa as well as the surrounding communities.

SHARED PARKING DEMAND MIXED USE DEVELOPMENT 1941 NEWPORT																				
USE	Office		Banks (Sq. Ft.)	Medical Office (Sq. Ft.)	Retail (Sq. Ft.)	Restaurant		Theaters and Cinemas (seats)	Guest Rooms (units)	Hotel/Motel		Conference/Convention		Bachelor (units)	Residential			Guest (total units)	Total Parking Demand by Hour	
	<100,000 (Sq. Ft.)	>100,000 (Sq. Ft.)				1st 3K (Sq. Ft.)	>3K (Sq. Ft.)			1st 3K (Sq. Ft.)	>3K (Sq. Ft.)	1st 3K (Sq. Ft.)	>3K (Sq. Ft.)		2 bedroom (units)	3+ Bedroom (units)				
	0.00	0.00	0.00	0.00	4762.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
PEAK DEMA	0.00	0.00	0.00	0.00	19.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.05	
WEEKDAY																			Weekdays	
6:00 AM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6:00 AM	
7:00 AM	0.00	0.00	0.00	0.00	1.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7:00 AM	
8:00 AM	0.00	0.00	0.00	0.00	3.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8:00 AM	
9:00 AM	0.00	0.00	0.00	0.00	7.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9:00 AM	
10:00 AM	0.00	0.00	0.00	0.00	12.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10:00 AM	
11:00 AM	0.00	0.00	0.00	0.00	15.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11:00 AM	
NOON	0.00	0.00	0.00	0.00	17.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NOON	
1:00 PM	0.00	0.00	0.00	0.00	18.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1:00 PM	
2:00 PM	0.00	0.00	0.00	0.00	17.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2:00 PM	
3:00 PM	0.00	0.00	0.00	0.00	17.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3:00 PM	
4:00 PM	0.00	0.00	0.00	0.00	15.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4:00 PM	
5:00 PM	0.00	0.00	0.00	0.00	14.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5:00 PM	
6:00 PM	0.00	0.00	0.00	0.00	14.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6:00 PM	
7:00 PM	0.00	0.00	0.00	0.00	16.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7:00 PM	
8:00 PM	0.00	0.00	0.00	0.00	15.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8:00 PM	
9:00 PM	0.00	0.00	0.00	0.00	11.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9:00 PM	
10:00 PM	0.00	0.00	0.00	0.00	5.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10:00 PM	
11:00 PM	0.00	0.00	0.00	0.00	2.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11:00 PM	
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	MIDNIGHT	
MAXIMUM WEEKDAY DEMAND			18.10																	
WEEKEND																			Weekend	
6:00 AM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6:00 AM	
7:00 AM	0.00	0.00	0.00	0.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7:00 AM	
8:00 AM	0.00	0.00	0.00	0.00	1.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8:00 AM	
9:00 AM	0.00	0.00	0.00	0.00	5.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9:00 AM	
10:00 AM	0.00	0.00	0.00	0.00	8.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10:00 AM	
11:00 AM	0.00	0.00	0.00	0.00	13.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11:00 AM	
NOON	0.00	0.00	0.00	0.00	16.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NOON	
1:00 PM	0.00	0.00	0.00	0.00	18.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1:00 PM	
2:00 PM	0.00	0.00	0.00	0.00	19.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2:00 PM	
3:00 PM	0.00	0.00	0.00	0.00	19.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3:00 PM	
4:00 PM	0.00	0.00	0.00	0.00	17.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4:00 PM	
5:00 PM	0.00	0.00	0.00	0.00	14.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5:00 PM	
6:00 PM	0.00	0.00	0.00	0.00	12.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6:00 PM	
7:00 PM	0.00	0.00	0.00	0.00	11.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7:00 PM	
8:00 PM	0.00	0.00	0.00	0.00	10.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8:00 PM	
9:00 PM	0.00	0.00	0.00	0.00	7.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9:00 PM	
10:00 PM	0.00	0.00	0.00	0.00	7.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10:00 PM	
11:00 PM	0.00	0.00	0.00	0.00	2.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11:00 PM	
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	MIDNIGHT	
MAXIMUM WEEKEND DEMAND			19.05																	
REQUIRED PARKING		19.05																		

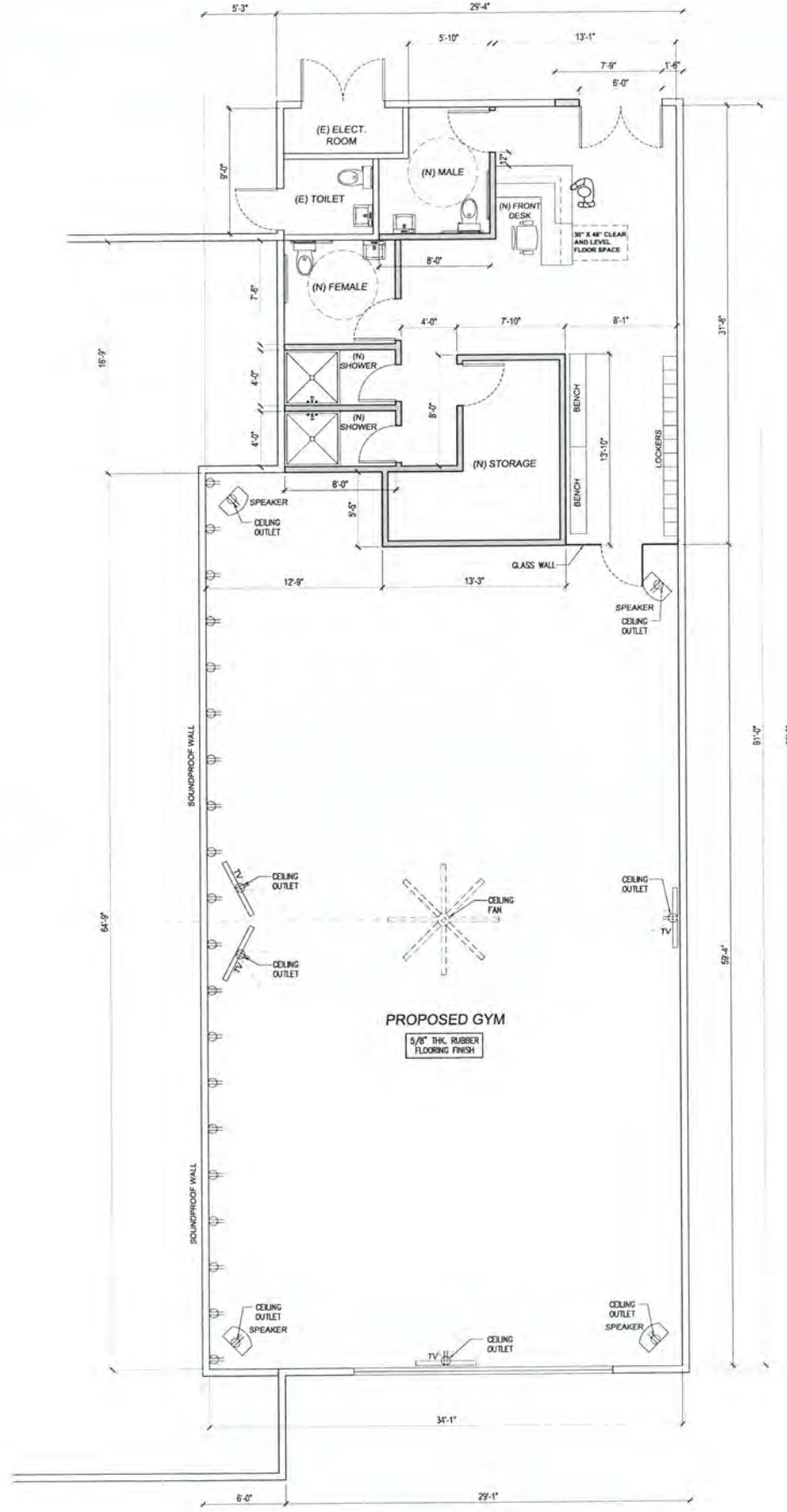
Fitness
Shoe City
Studio Trainin
Studio Parking
Available
Hours Demand
Parking

	22	30
	22	28
	22	27
	22	22
	12	18
	12	14
	12	12
	12	12
	12	12
	12	13
	12	14
	12	16
	12	15
	12	14
	12	14
		19
		24
		28
		30

	24	30
	24	29
	24	28
	24	24
	12	21
	12	16
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		22
		23
		28
		30



EXISTING FLOOR PLAN & DEMO
SCALE 3/16" = 1'-0"



PROPOSED FLOOR PLAN
SCALE 3/16" = 1'-0"

LEGEND

- NEW NON BEARING PARTITION WALL TO UNDERSIDE OF DECK® X 20 GA METAL STUDS AT 16" OC W/ 5/8" TYPE "X" GYP BD BOTH SIDES W/ BATT SOUND INSULATION
EXISTING WALL
- EXISTING STOREFRONT TO REMAIN
EXISTING DOOR TO REMAIN
FIRE EXTINGUISHER IN ALUMINUM CABINET W/ SIGNAGE INSTALLED @ 5'-0" FROM A.F.F. TO TOP OF F.E. REFER TO DETAIL 4/A401
NEW ELECT. PANEL
MFR: NORA LIGHTING LED EXIT EMERGENCY LIGHT WITH ADJUSTABLE ROUND INCANDESCENT HEADS MODEL: NEX-708-LED- GREEN LETTER, SINGLE FACE, CLEAR ACRYLIC
EDGE-LIT LED EXIT SIGN WITH BATTERY BACK-UP COLOR: WHITE HOUSING

DISABLE ACCESS NOTE

1. PLACE A SIGN AT EVERY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE PATH OF TRAVEL DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGN SHALL INDICATE THE DIRECTION TO THE ACCESSIBLE FACILITY ENTRANCES AND COMPLY WITH SECTION 1117B.5 THROUGH 1117B.5.10.
2. EVERY ASSEMBLY AREA SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OF THE ROOM. CBC 1004.3.
3. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES. 1117B.5.8.
4. COUNTER PASS-THRU WINDOWS AND TRANSACTION STATIONS SHALL BE 28" TO 34" AND 36" MINIMUM WIDE. CBC 1122B.4.
5. PROVIDE AND DETAIL TACTILE EXIT SIGNAGE PER CBC 1011.3 AND 1117B.5.1.
6. SIGNAGE: PROVIDE 1" LETTER IN CONTRASTING COLOR TO BACKGROUND. TEXT TO READ "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".

FIRE-RESISTANT RATED CONSTRUCTION:

1. SHOW DRAFT STOP LOCATION ON PLANS.
A. IN BUILDINGS USED FOR OTHER THAN RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. SUCH DRAFT STOPS MUST BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED (1000) SQUARE FEET (718.3.3).
B. IN BUILDINGS USED FOR OTHER THAN RESIDENTIAL OCCUPANCIES, (COVERMANS) (FALSE FRONTS SET OUT FROM WALLS) (SIMILAR CONCEALED SPACES) FORMED BY COMBUSTIBLE CONSTRUCTION. SUCH DRAFT STOPS MUST BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED (3000) SQUARE FEET (718.4.3).
C. DRAFT-STOPPING MATERIALS MUST NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH PLYWOOD, 3/8-INCH TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED. (718.3.1)
2. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718.2 AT THE FOLLOWING LOCATIONS:
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
E. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

MEANS OF EGRESS:

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 ILUX)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES, (1011.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1011.5.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9 - 1008.1.9.12
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
12. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702
13. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

COMMENTS:

DATE:	DESCRIPTION	KEY

CONTRACTOR: LSR BUILDERS INC.
225 N BROADWAY SUITE 216
SANTA ANA, CA 92701
TEL: (888) 437-4247

BUILDING OWNER: 1941 NEWPORT BLVD
COSTA MESA, CA 92627

APPLICANT: I

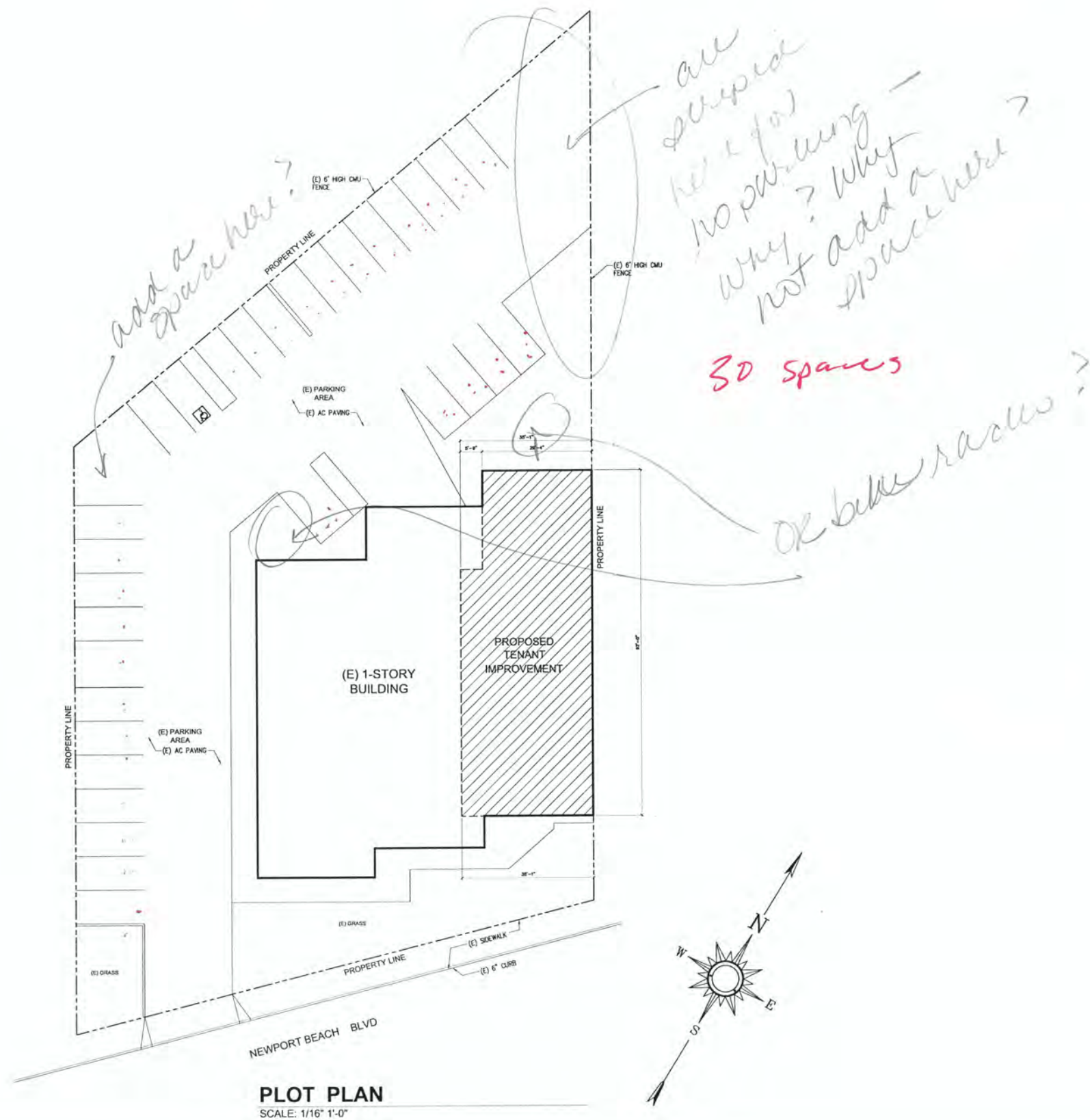
PROJECT: PROPOSED TENANT IMPROVEMENT
1941 NEWPORT BLVD
COSTA MESA, CA 92627

DRN BY: -
DATE: 3-20-2017
CHK BY: -
DATE: 3-20-2017
SCALE: SHOWN
SHEET TITLE:

PROP. FLOOR PLAN & DEMO

SHEET #:
A-2
2 OF 2

PROPOSED TENANT IMPROVEMENT
1941 NEWPORT BEACH., COSTA MESA, CA 92627



PLOT PLAN
SCALE: 1/16" 1'-0"



PROJECT:		BUILDING OWNER:		CONTRACTOR:		ISSUES/REVISIONS:		COMMENTS:	
PROPOSED TENANT IMPROVEMENT		1941 NEWPORT BLVD COSTA MESA, CA 92627		LSR BUILDERS INC. 225 N BROADWAY SUITE 216 SANTA ANA, CA 92701 TEL: (858) 437-4247		DATE: DESCRIPTION KEY			
DRN BY: -									
DATE: 3-20-2017									
CHK BY: -									
DATE: 3-20-2017									
SCALE: SHOWN									
SHEET TITLE:									
VICINITY MAP & PLOT PLAN									
SHEET #:									
A-1									
1 OF 2									