



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: JUNE 8, 2017
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in blue ink, likely belonging to Willa Bouwens-Killeen, the Zoning Administrator.

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-17-06 130 MAGNOLIA STREET

Minor Design Review for the construction of a 2-story, 1,425 sq. ft. detached two-bedroom apartment unit over a new 1,326 sq. ft. 5-car garage that does not comply with the Residential Design Guidelines on a lot with an existing two-bedroom single-family residence (proposed to remain).

Approved, subject to conditions of approval.

Comments received: One inquiry.

ZA-17-19 2700 BRISTOL STREET

Minor Conditional Use Permit to allow the use of a portable trailer for The Bone Adventure. The trailer will be used for grooming with some cages for dogs during grooming appointments, as well as some additional office space; the trailer will not be used to house dogs overnight. Applicant requests approval for the use of the trailer for the duration of their current lease, which is 8 years.

Approved, subject to conditions of approval.

Comments received: One in opposition.

ZA-17-24 2075 NEWPORT BOULEVARD, SUITE 103

A Minor Conditional Use Permit to deviate from shared parking requirements for a fitness studio. The fitness studio will offer semi-private strength training classes for groups of 5 people. The

maximum number of participants and instructors in the 1,200 sq. ft. studio at 2-hour class intervals will be 7 people with 14 people during class transitions. The proposed hours of operation are Monday through Friday, 5 AM to 10 PM and Saturday and Sunday, 7 AM to 7 PM with the studio at its full maximum capacity early mornings and evenings.

Approved, subject to conditions of approval.

Comments received: None.

**ZA-78-109 A7
(ZA-17-22)**

600 ANTON BOULEVARD

Seventh amendment to Planned Signing Program ZE-78-109 for South Coast Plaza Town Center to allow an increased sign for Plaza Tower height for a monument sign located along Anton Boulevard. The new monument sign will be 13 feet tall and approximately 7 feet wide (4 feet tall above the berm and 15 feet wide currently permitted).

Approved, subject to conditions of approval.

Comments received: None.

PCN FINDING

1890 NEWPORT BOULEVARD

The State Department of Alcoholic Beverage Control (ABC) requests the City make a Public Convenience and Necessity (PCN) finding for Mother's Market and Kitchen, a 26,902 square foot grocery store, for a Type 20 (Off-Sale Beer and Wine) ABC License.



P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200 • (714) 754-5245

City of Costa Mesa

TELEPHONE RECORD

Date: June 1, 2017

Name: Jeff Brown

Project Number: ZA-17-06

Project Address: 130 Magnolia St.

Call Received by: Justin Arios, Assistant Planner

Comment:

Phone inquire from the next door neighbor with general questions regarding the proposed project and how it might impact his property.

ARIOS, JUSTIN

From: Young ye Kang <yykang46@gmail.com>
Sent: Tuesday, May 30, 2017 7:38 PM
To: ARIOS, JUSTIN
Cc: Young ye Kang
Subject: The Bone Adventure conditional use permit

I, Young Ye Kang, am the CEO of South Pacific Car Wash. I am writing to raise concerns about The Bone Adventure's proposed trailer addition. This proposal would detrimentally affect South Pacific Car Wash in many ways. The Bone Adventure's pets would create additional noise nuisance (imagine 30 or more big dogs barking outside). Furthermore, this proposal creates a hygiene and health issue because our employees and customers would smell the urine and feces of all these pets being outside. As a result employees and customers would be subject to personal discomfort, allergic reactions, and nausea and this presents personal health risk. Also, South Pacific Car Wash would have to deal with animal fur from The Bone Adventure blowing onto our property. This fur can also create allergic reactions for employees and customers and presents another health risk. Cleaning pet fur is difficult enough as it is, and having animal fur blowing into our property is simply unacceptable from hygiene standpoint and a business standpoint. For all these reasons, we ask that this proposal be rejected. The Bone Adventure's proposal creates issues that would detrimentally impact South Pacific Car Wash's customers, employees, and overall business, and the Bone Adventure has not presented any solution to neutralize the harm that its proposal would cause to us and our customers.

Sincerely,
Young Ye Kang, CEO

ARIOS, JUSTIN

From: Young ye Kang <yykang46@gmail.com>
Sent: Sunday, June 04, 2017 8:46 PM
To: ARIOS, JUSTIN
Cc: Young ye Kang
Subject: Re: Conditional Permit Staff Report for The Bone Adventure (PA-10-19)

Hi Justin, Thank you for your email.

Thank you for sending the link to the staff report below regarding the Bone Adventure conditional permit.

There are 2 items from the staff report which identify our two biggest concerns

1. Barking Dog Noise is significant (p.3) "Barking dog' noise impacts on sensitive uses are not anticipated to be significant due to location."

Dog barking, bays, cries, howls are heard for longer than 30 minutes every day.

2. On page 5 condition of approval no. 3 "Requires... cleaning procedures to guard against odors". We believe the cleaning procedures should also be clean and sanitary for neighbors.

The South Pacific Car Wash and Detail Center entrance area shares a wall with Bone Adventure.

Animal hair, urine smell, poop smell, animal dander blow over the wall into the car wash and detail entrance during all hours of business everyday.

The Bone Adventure also uses a high-pressure water hose every morning and several times per week which sends an unsanitary cloud over the wall every time the high-pressure hose is used.

Our employees and customers have had to manage cleaning cars among a cloud of animal hair and debris traveling over the wall.

We kindly request an improved plan to contain Animal hair, urine smell, poop smell, animal dander from blowing over the wall to the car wash and detail entrance.

We also, kindly request an improved plan to comply with the parameters of the 'Barking Dog Ordinance'.

Sincerely,
Young Ye Kang, CEO of South Pacific Car Wash & Lube Center

On Thu, Jun 1, 2017 at 2:47 PM, ARIOS, JUSTIN <JUSTIN.ARIOS@costamesaca.gov> wrote:

Hi Young,

Please see the link below that will take you to the staff report, as well as the Conditions of Approval, for The Bone Adventure at 2700 Bristol Street.

<http://www.costamesaca.gov/ftp/planningcommission/agenda/2010/2010-09-13/091310PA1019.pdf>

If you feel that certain conditions of approval are not being met, you can always file a Code Enforcement case and they can take the appropriate actions.

If you have any questions or concerns, please feel free to contact me.

Thanks,

Justin Arios

Assistant Planner

[City of Costa Mesa](#)

[714-754-5667](#)



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

June 8, 2017

Gus Orozco
2522 Chambers Road, Suite #100
Tustin, CA 92780

**RE: ZONING APPLICATION ZA-17-06
MINOR DESIGN REVIEW FOR DESCRIPTION
130 MAGNOLIA STREET, COSTA MESA**

Dear Mr. Orozco:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on June 15, 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, Justin Arios, at (714) 754-5667, or at justin.arios@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

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

cc: Engineering
 Fire Protection Analyst
 Building Safety Division

Mark Dalessi
130 Magnolia St.
Costa Mesa, CA 92627

PLANNING APPLICATION SUMMARY

Location:	130 Magnolia Street APN: 425-451-27	Application Number:	ZA-17-06
Request:	Minor Design Review for a 2-story, 1,425 sq. ft. detached two-bedroom unit over a new 1,326 sq. ft. 5-car garage.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	R2-HD	North:	R2-HD; Multiple-Family Residential, High Density
General Plan:	HDR	South:	R2-HD; Multiple-Family Residential, High Density; and R3; Multiple-Family Residential
Lot Dimensions:	64.38 ft. x 122.65 ft.	East:	R2-HD; Multiple-Family Residential, High Density
Lot Area:	7,896.2 sq. ft.	West:	R2-HD; Multiple-Family Residential, High Density
Existing Development:	One 2-bedroom residential unit (to remain) and two detached garages along the alley (one 2-car garage, one 4-car garage) both to be demolished.		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required / Allowed R2-HD zone	Proposed / Provided
Density:		
Zone: R2-HD	1 DU / 3,000 SF	1 DU / 3,948 SF
General Plan: HDR	20 DU / acre	11.04 DU / acre
Maximum Lot Coverage	Max. 60% (4,738 SF)	52.4% (4,138 SF)
Minimum Open Space	Min. 40% (3,158 SF)	47.6% (3,758 SF)
Building Height	27 ft.	26 ft. 6 in.
Distance Between Main Buildings	10 ft.	21 ft.
Setbacks:		
Side (north / left)	5 ft.	5 ft.
Side (south / right)	5 ft.	5 ft.
Rear (abutting a Public Alley)	5 ft.	7 ft.
Rear (2 nd Story)	5 ft.	5 ft.
2 nd to 1 st floor ratio	Max. 100%	109% ¹
Driveway Width	Min. 10 ft.	10 ft.
Parking:		
Covered	1	1
Open	5	5
Total	6	6
¹ Requires Minor Design Review (Residential Design Guidelines)		
Final Action	Zoning Administrator	
CEQA Review	Exempt, Class 3 for New Construction	

PROJECT DESCRIPTION

The subject property is located at 130 Magnolia Street between a public alley and Fullerton Avenue. The site is currently developed with a two-bedroom dwelling unit with two detached garages with access from the public alley (one 2-car garage, one 4-car garage); both garages are proposed to be demolished for this project. The site is zoned R2-HD (Multiple-Family Residential, High Density), and has a General Plan land use designation of High Density Residential. The proposed project involves a Minor Design Review to construct a two-story, 1,445 square foot detached two-bedroom unit over a new 1,326 sq. ft. 5-car garage, that does not comply the Residential Design Guidelines.

The proposed first floor plan of the new two-story residence consists of two 2-car garages and one 1-car garage (all attached and all exceeding the minimum interior dimensions), with access from the 20-foot wide public alley. The southern-most 2-car garage will also have single-car access from the driveway accessed from Magnolia Street, and satisfies the parking requirement for the existing, two-bedroom residence in the front of the property. The second floor will consist of a new, two-bedroom dwelling unit, with access to the northern-most two-car garage. The proposed floor plan for the new two-bedroom dwelling unit includes two bedrooms with two bathrooms, an open area consisting of kitchen, living and dining areas, as well as a small laundry room and powder room.

Elevations are enhanced with varied roof forms, pop-outs, as well as a variety of materials and finishes. A combination stucco finish and stucco stone siding, to match the existing front residence, will be provided for visual interest. The new dwelling unit is also designed with an entry porch with a Dutch door and roll-up garage doors. Proposed roofing materials include composite shingle, also to match the existing residence. The project satisfies all applicable development standards including open space, setbacks, parking, and building height.

ANALYSIS

Minor Design Review

The proposed project requires approval of a Minor Design Review because the proposal does not comply with the Residential Design Guidelines. Specifically, the proposed 2-story dwelling unit does not comply with the second-story design standards, because the second-story floor area exceeds 100% of the first-story floor area (109% second-story to first-story floor area ratio proposed). The proposed project, however, does meet all other Residential Design Guidelines and meets the purpose and intent of these guidelines.

- **Second Story Design:** Second-story floor areas should not exceed 100% of the first-story floor area. The new dwelling unit proposes a 109% second-floor to first-floor ratio. The intent of this guideline is to have two story structures designed with articulation and off-sets to avoid a boxy appearance from the street and neighboring views. The inclusion of an entry porch, as well as pop-sets along the alley, provide for varied elevations and avoids a boxy appearance.

- Building Mass, Form and Roof Form Considerations: Building mass and form were considered, as offsets and building projections were made part of the design. Light, air, and privacy of adjacent properties have been taken into consideration and the proposed project will not have a materially detrimental effect on adjacent properties. The proposed dwelling unit is two stories in height and will not exceed the 27-foot height maximum requirements (two stories, 26-foot 6-inch height proposed).
- Second Story Side Setbacks: The Residential Design Guidelines allows for a minimum five-foot interior side setback for both stories when the units are less than 2,700 square feet (not including the garage). The proposed building is less than 2,700 square feet (1,435 square feet) and are placed on the property with minimum five-foot interior side setbacks.
- Elevation Treatments: The proposed project provides visual focus and emphasis of certain design aspects including the front entryway, facing the existing single-family residence, and the major window facing the public alley. The two-story structure is designed with articulation on elevations to avoid a boxy appearance from the alley and neighboring views. Elevations are also enhanced with combination of materials and finishes, varied roof forms, as well as a front entry porch.
- Window Placement: The setbacks of existing neighboring structures, and visual impacts from second story windows were considered and window placement will not be an issue including direct views into the windows of existing, neighboring structures, as the property is surrounded by single story buildings to the north and east and the two-story building to the west does not contain any windows facing the subject property. The proposed project also minimizes the potential for privacy impacts by proposing all second floor windows oriented toward neighboring properties (to each side) with obscure window glass.

The design of the proposed dwelling unit will match the existing front residence and meets the purpose and intent of the City's Residential Design Guidelines. The design of the garage and dwelling unit, as conditioned, will provide appropriate building mass and form, provide unique elevation treatments and roof forms, considers window placement, and will be consistent in architectural design and materials.

General Plan Consistency

The General Plan designation for the property is High Density Residential (HDR), which allows a maximum density of up to 20 dwelling units per acre. The proposed project will be developed with 11 units per acre, or one dwelling unit per 3,948 square feet, which is below the 20 dwelling units per acre allowed in the High Density Residential land use designation. The project also meets the following 2015-2035 General Plan Objects and Policies:

Objective LU-1A – Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.

Objective LU-4A – Encourage new development and redevelopment to improve and maintain the quality of the environment.

Policy CD-7.A – Ensure that new and remodeled structures are designed in architectural styles that reflect the City's eclectic quality, yet are compatible in scale and character with existing buildings and the natural surroundings within residential neighborhoods. Continue to update and maintain the Costa Mesa Residential Design Guidelines.

Policy CD-7.B – Preserve the character and scale of Costa Mesa's established residential neighborhoods where possible; when new residential development is proposed, require that the new structures are consistent with the prevailing character of existing development in the immediate vicinity, and that new development does not have a substantial adverse impact on adjacent areas.

The project will be developed to be consistent with the neighborhood character, with the design of the new dwelling unit matching the existing front unit. The neighborhood has an eclectic collection of architectural design and building layouts with one- and two-story residences in the neighborhood. The project also maintains the required rear and side setbacks for R2-HD properties.

FINDINGS

- A. 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 site development, and the building and site developments, and uses that exist or have been approved for the general neighborhood. The project will be developed to be consistent with the neighborhood character, with the design of the new dwelling unit matching the existing front unit. The neighborhood has an eclectic collection of architectural design and building layouts with one- and two-story residences in the neighborhood.
 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 for the proposed project.
 3. The project complies with any performance standards as described elsewhere in the Zoning Code, and is conditioned to be developed as described in this staff report. The proposed project meets all development standards and meets the purpose and intent of the Residential Design Guidelines.

4. The proposed project is consistent with the General Plan designation in that the project will be developed with 11 units per acre, or one dwelling unit per 3,948 square feet, which is below the 20 dwelling units per acre allowed in the High Density Residential land use designation. In addition, the project meets the following 2015-2035 General Plan Objectives and Policies: Land Use Objectives LU-1A and LU-4A, as well as Community Design Policies CD-7.A and CD-7.B.
 5. The minor design review is for a project-specific case and is not to be construed to be setting a precedent for future development.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that:
1. The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This minor design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of and types of windows, varied roof forms and roof plan breaks, and any other applicable design features.
 2. The visual prominence associated with the construction of a two-story house or addition in a predominately single-story neighborhood has been considered. The neighborhood has an eclectic collection of architectural design and building layouts with one- and two-story residences both along the public alley and in the general neighborhood.
- 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, New Construction, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- P1ng. 1. The 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 the filing of another application.
2. The conditions of approval of Zoning Application ZA-17-06 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.

4. Any trees removed or damaged during construction shall be replaced.
5. 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.
6. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
7. 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 (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. 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.
8. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
9. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
10. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.
- Bldg. 11. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved Architectural plans.
12. Submit a precise grading plans, an erosion control plan and a hydrology study. If it is determined that a grading plan is not required a drainage plan

shall be provided. A precise grading plan shall not be required if any of the following are met:

1- An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).

2- A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.

3- A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.

13. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.

14. On graded sites, the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2013 California Building Code CRC 403.1.7.3

Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first ten feet. CRC R401.3

15. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the five-foot setback area from the property line. They may project a maximum of 12 inches beyond the three-foot setback. CRC Tables R302.1(1) and R302.1(2) (setback area from the property line).

16. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.

Fire 17. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the project design features to assess compliance with the California Building Code and California Fire Code.

18. The project shall provide an automatic fire sprinkler system according to NFPA 13D.

19. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley

access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.

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 (June 15, 2017) and will expire at the end of that period (June 15, 2018) unless applicant establishes the use by obtaining a building permits for the authorized construction and initiates construction. 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. A minimum 20-foot by 20-foot clear inside dimension shall be provided for the two-car garages. The proposed garages shall be used for parking as required by code as it is not habitable space; further excess storage which prevents parking the required number of vehicles is prohibited.
 3. Development shall comply with all requirements of Section 13-32 and Article 2.5, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
 4. All on-site utility services shall be installed underground.
 5. Installation of all new 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 shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
 6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
 7. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
 8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 9. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee (\$13,872, for the addition of one multi-family dwelling unit) or dedicate parkland to meet the demands of the proposed development.

- Bldg. 10. Comply with the requirements of the following adopted codes: 2016 California Residential Code, 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.

As per section 1.1.7.3.1 of the 2016 California Residential Code a Detached one and two family dwellings maybe designed and constructed in accordance with the 2016 California Residential Code or the 2016 California Building, but not both.

11. 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.
12. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
13. The ground adjacent immediately to the foundation shall be slopes away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall CBC sec. 1804.3. See also exception.

On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent 2013 California Building Code sec. 1808.7.4

On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2013 California Residential Code CRC 403.1.7.3

Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. CRC R401.3

- Bus. Lic. 14. 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.

SPECIAL DISTRICT REQUIREMENTS

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

- | | |
|--------|---|
| CMSD | <ol style="list-style-type: none">1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer. To receive credit for buildings to be demolished, call (949) 654-8400.3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.4. The applicant is required to contact the Costa Mesa Sanitary District at (949) 654-8400 to arrange final sign-off prior to certificate of occupancy being released.5. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (949) 654-8400 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement.6. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements. |
| AQMD | <ol style="list-style-type: none">7. Prior to the Building Div. (AQMD) issuing a demolition permit contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
Or
Visit their web site
http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381
The Building Div. will not issue a demolition permit until an Identification No. is provided by AQMD |
| CDFA | <ol style="list-style-type: none">8. 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. |
| School | <ol style="list-style-type: none">9. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits. |
| Water | <ol style="list-style-type: none">10. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.11. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees. |

February, 6, 2017

City of Costa Mesa,
Development Services Department

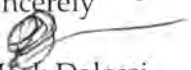
RE: **Application for Minor Design Review**
130 Magnolia
Costa Mesa, Ca. 92627
R2-HD zoning

Dear City Staff,

I am applying for a minor design review and subsequent building permit to construct a two bedroom apartment over a new five car garage at the rear of my property. I live in the two bedroom single family detached home that occupies the front of the property. The proposed project will replace an existing eight car garage that is accessible from the alley way.

My proposal is in keeping with the character of the neighborhood and will not adversely affect my neighbors. We have gone through city staff preliminary review and the proposed project incorporates staff comments'.

Sincerely



Mark Dalessi

Owner

(949) 293 8556

OWNER: Mark Delassi
130 Magnolia
Costa Mesa, California 92627
Tel: (949) 293-8556
Contact: Mark Delassi

ARCHITECT: VAI Associates Inc.
2522 Chambers Rd, suite 100
Tustin, CA 92780
Tel: (714) 393 0303
Contact: Gus Orozco, Architect



Table of Contents

Sheet No.	Subject
1	Title Sheet
2	Existing and Proposed Site Plan
3	Open space / Landscape Plan and Roof Plan
4	Proposed Floor Plan
5	Elevations
6	Landscape Plan

MINOR DESIGN REVIEW

FOR CONSTRUCTION OF TWO BEDROOM APARTMENT OVER A 5 CAR GARAGE

Legal Description: TR 847 lots 7/8
APN: 425-451-27
Occupancy: SFD
Zoning: R2-HD
Type of Construction: V-B Non sprinklered

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES
INCLUDING LOCAL AMENDMENTS:
2016 CALIFORNIA RESIDENTIAL CODE (CEC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)
2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
CITY OF COSTA MESA REGULATIONS AND ORDINANCES

SCOPE OF WORK: Replace existing 5 car garages of SFD house with a new two story addition composed of a two bedroom rental unit over new 5 car garages. (Additional, one on-site guest parking spaces will be provided.)

LOT SIZE: 7,896 SF

EXISTING HOUSE FLOOR AREA: 1,327 SF
(Two Bedroom house)
EXISTING: 5 Car Garage (1,226 SF)

PROPOSED APARTMENT FLOOR AREA: 1,425 SF
PROPOSED 5 CAR GARAGE FLOOR AREA: 1,326 SF

40% OPEN SPACE / LANDSCAPE REQUIRED:
 $40\% \text{ OF } 7,896 = 3,158 \text{ SF minimum required}$
3,758 SF Openspace Proposed

DRIVEWAY AND OPEN PARKING AREA: = 1,562 SF
 $1562/7896 = .1978 = 19.8\% \text{ of lot devoted to driveway and open parking}$

SET BACKS:
FRONT SET BACK (required 20') no changes proposed
REAR SET BACK TO ALLEY WAY (required 5')
SIDE SET BACK (required 5')

REVISION	BY

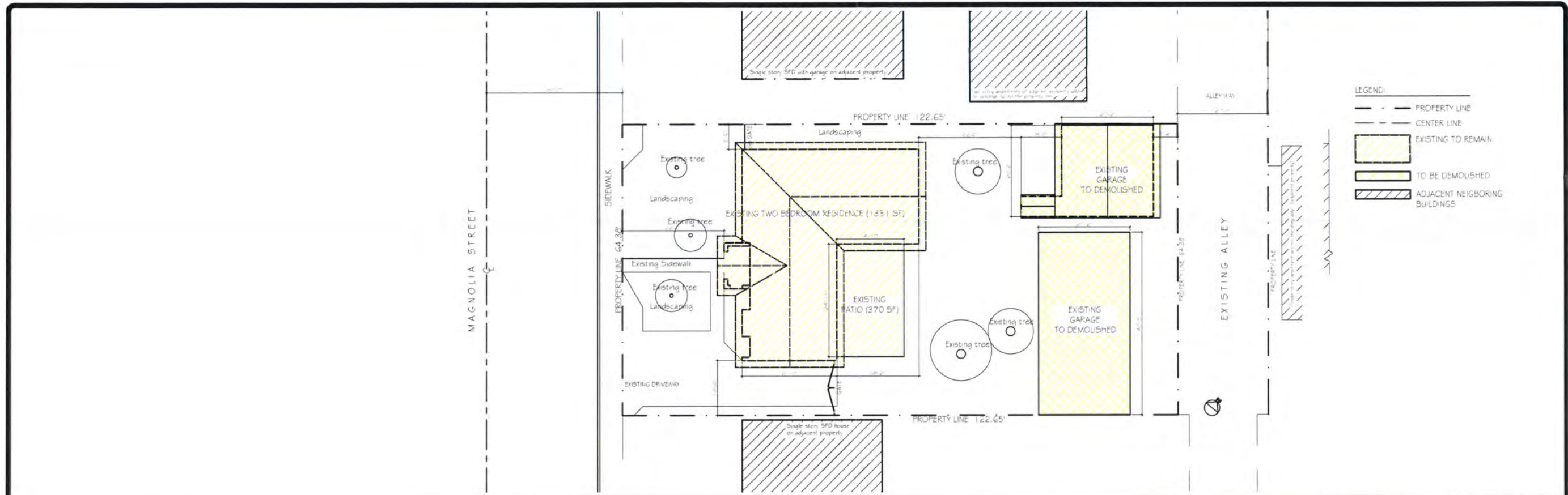
VAI
ASSOCIATES INC.
Architects, Planners & Development Services
2522 Chambers Road, suite #100, Tustin, Calif. 92780
Tel. (714) 393 0303 e-mail: VAI-ARCH@comcast.net



4/25/17

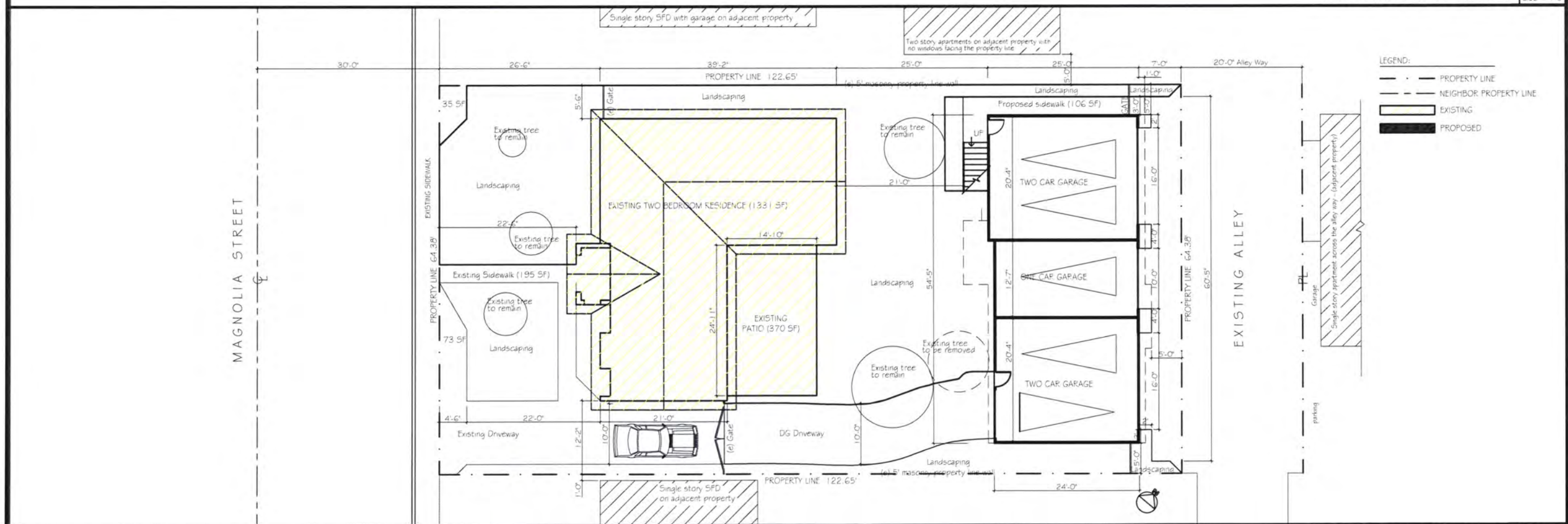
Mark Dalesi
130 Magnolia Street
Costa Mesa, California 92627

GO
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4/25/17
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SHEET
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SHEET



EXISTING SITE PLAN

SCALE
3/32" = 1'-0"



PROPOSED SITE PLAN

SCALE
1/8" = 1'-0"

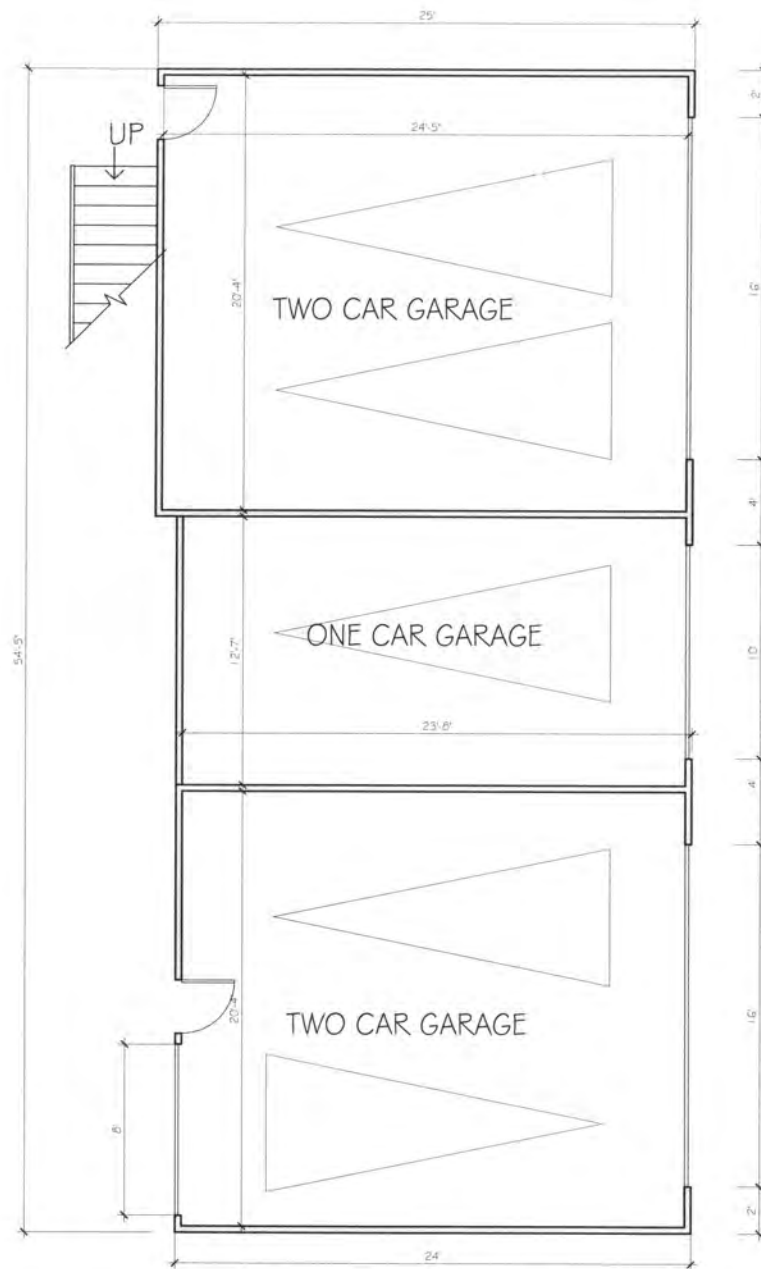
REVISIONS	BY

VAI
ASSOCIATES INC.
Architects, Planners & Development Services
2522 Chambers Road, Suite #100, Tustin, Calif. 92780
Tel. (714) 383-0303 e-mail: VAI-ARCH@comcast.net

REGISTERED ARCHITECT
GUSTAVO D. ORTIZ
No. C 18695
Exp. 02-28-19
STATE OF CALIFORNIA
4/25/17

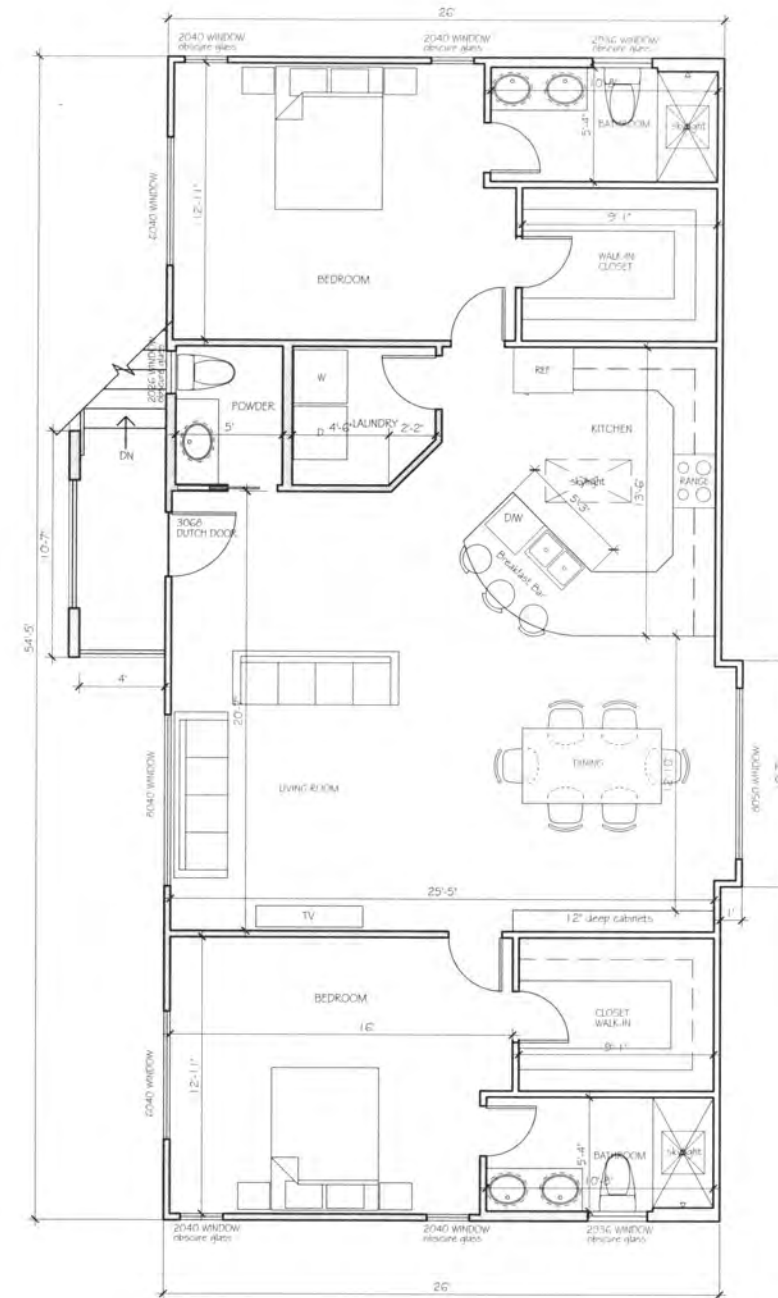
Mark Dalesi
130 Magnolia Street
Costa Mesa, California 92627

DATE	GO
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Garage Area: 1,326 SF

PROPOSED FIRST FLOOR PLAN



Apartment Area: 1,435.5 SF

PROPOSED SECOND FLOOR PLAN

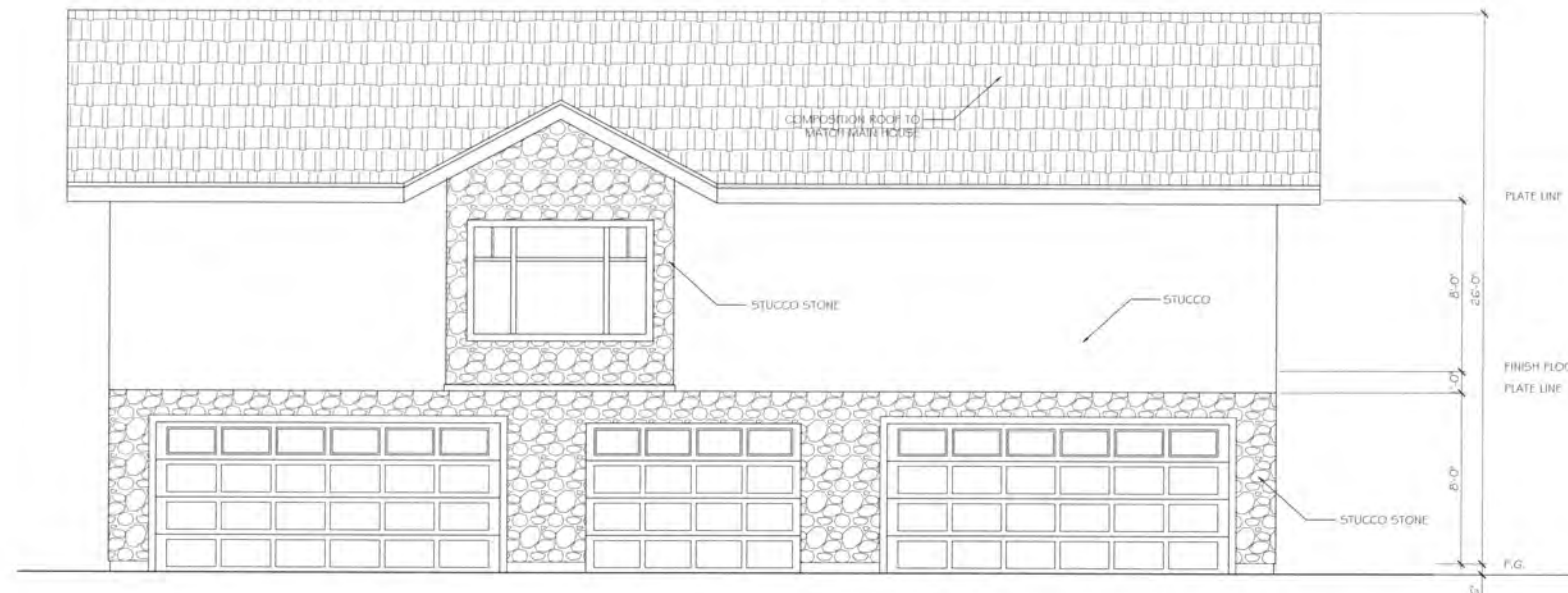
REVISIONS	BY

VAI
ASSOCIATES INC.
Architects, Planners & Development Services
2522 Chambers Road, suite #100, Tustin, Calif. 92780
Tel. (714) 392-0303 e-mail VAI-ARCH@pacbell.net

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GUSTAVO D. ORDOZCO
No. C 18695
Exp. 02-28-19
STATE OF CALIFORNIA
4/17/17

Mark Dalessi
130 Magnolia Street
Costa Mesa, California 92627

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4
SHEETS



REAR ELEVATION



LEFT ELEVATION

SCALE
1/4" = 1'



RIGHT ELEVATION



FRONT ELEVATION

SCALE
1/4" = 1'

REVISIONS	BY

VAI
ASSOCIATES INC.
Architects, Planners & Development Services
2522 Chambers Road, suite #100, Tustin, Calif. 92780
Tel. (714) 383-0303 e-mail VAI-ARCH@aol.net

REGISTERED ARCHITECT
GUSTAVO D. ORTIZ
No. C 18695
Exp. 02-28-19
STATE OF CALIFORNIA
4/17/17

Mark Dalessi
130 Magnolia Street
Costa Mesa, California 92627

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SHEETS



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

June 8, 2017

Diane Cuniff
1629 Superior Avenue
Costa Mesa, CA 92627

**RE: ZONING APPLICATION ZA-17-19
MINOR CONDITIONAL USE PERMIT TO ALLOW THE USE OF A
PORTABLE TRAILER FOR THE BONE ADVENTURE LOCATED AT
2700 BRISTOL STREET, COSTA MESA**

Dear Ms. Cuniff:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on June 15, 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, Justin Arios, at (714) 754-5667, or at justin.arios@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

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

cc: Engineering
Fire Protection Analyst
Building Safety Division

John Crum
72 Norholt Drive
New Canaan, CT 06840

PROJECT DESCRIPTION

The subject property is located along Bristol Street. The project site zoned C1 (Local Business), and has a General Plan land use designation of General Commercial. Physical on-site improvements include a single-tenant building with 29 parking spaces, and two points of ingress/egress on Bristol Street. The current use (The Bone Adventure, approved under Conditional Use Permit PA-10-19) occupies the 5,411 square foot building. The building contains various rooms for the dog day care and boarding facility, and will remain unchanged.

The applicant is requesting approval of a minor conditional use permit (MCUP) to allow the use of a portable trailer, to be used for dog grooming and office space on the property located at 2700 Bristol Street. The applicant requests approval for the use of the trailer for the duration of their current lease, which is 8 years. Chapter IX, Article 10 (Special Land Use Regulations, Temporary Trailers) of the Costa Mesa Zoning Code provides regulations for the use of temporary trailers. Typical uses of a temporary trailer include real estate offices and construction offices, with approval periods generally limited to one year. Other uses of temporary trailers may be permitted through a minor conditional use permit, with approval periods typically limited to one year; however, the Zoning Administrator may grant additional time based on the nature of the proposal.

ANALYSIS

Proposed Use of Trailer

The proposed trailer will be used for a grooming station and some cages for dogs to be housed during grooming; it will not be used to house dogs overnight. It will also be used for additional office space, but the main use of the trailer will be for grooming. The proposed trailer will be located in front of the main building and behind the parking lot, behind an existing 6-foot tall wood fence behind the parking lot and in front of the building. The trailer will be screened from off-site views because the trailer will be placed behind an existing 6-tall perimeter fence. The proposed trailer is 10 feet wide by 24 feet long (240 sq. ft.) and, as described in the applicant letter, will have the same type of siding and will be painted the same as the existing building. The base of the trailer will be screened from on-site view by adding siding that matches the building, to give the trailer a more finished appearance.

Parking / Circulation

Based on the building square footage (5,411 sq. ft.) and the commercial (C1) zoning, 22 parking spaces are required. With the addition of 240 sq. ft. from the trailer, the new parking requirement is 23 parking spaces. Since 29 parking spaces currently exist on the subject property, adequate on-site parking is provided.

General Plan Consistency

The permitted Floor Area Ratio (FAR) for the subject site, based on the General Commercial land use designation and high traffic generating use, is 0.20 FAR. The total building square footage, with the proposed trailer, is 5,651 square feet and is located on a 43,560 square feet lot. The resulting FAR is 0.13, which is below the maximum allowed per the land use designation and traffic generation.

The General Commercial land use designation is intended to permit a wide range of commercial uses that serve both local and regional needs. The temporary trailer, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the proposed trailer will not generate noise or parking impacts, and therefore, ensure the use is compatible with surrounding uses.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. There is a compatible and harmonious relationship between the proposed building and site developments, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. The proposed trailer, as conditioned, will not generate noise or parking impacts, and therefore, ensure the use is compatible with surrounding uses. The trailer will be finished to match the existing building and will be screened behind a 6-foot high opaque fence existing on the perimeter of the property.
 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 are not impacted by the proposed project.
 3. The proposed temporary trailer complies with any performance standards as described elsewhere in the Zoning Code, and is conditioned to be used as described in this staff report.
 4. The temporary trailer, as conditioned, is consistent with the City's General Plan because the trailer will be used as a grooming station and office space to support the existing, permitted dog daycare and boarding facility (The Bone Adventure). The resulting FAR with the proposed addition of a 240 sq. ft. trailer, is 0.13 and is consistent with the City's General Plan.
 5. The zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed trailer is compatible with developments in the same general area and will not be materially detrimental to other properties within the area because the

sufficient parking is provided to support the addition of the trailer and the trailer will be finished to match the existing building. Additionally, the proposed activity inside the trailer (dog grooming and office area for The Bone Adventure) will not generate additional noise impacts.

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 because the trailer is registered and certified through the State of California and will be required to comply with all applicable Building Code requirements.

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 because The Bone Adventure (approved under Conditional Use Permit PA-10-19) is a use allowed in the General Commercial land use designation. The resulting FAR with the proposed addition of a 240 sq. ft. trailer, is 0.13 and is consistent with the City's General Plan.

- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities, of the CEQA Guidelines.
- D. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

CONDITIONS OF APPROVAL

- Plng.
 - 1. The use of the trailer shall be limited to the type of operation described in this staff report: Dog grooming and office use for The Bone Adventure. Any change in the operational characteristics including, but not limited to, housing of dogs in the trailer overnight will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
 - 2. The applicant shall contact the Planning Division to arrange a Planning inspection of the site. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 - 3. No dogs shall be housed in the trailer overnight.
 - 4. The trailer shall be finished with siding similar to the existing building, and shall be painted to match the existing building. Additionally, the base of the trailer will also be finished to be compatible with the remainder of the trailer.
 - 5. Approval of the trailer shall be valid for the duration of The Bone Adventure's current lease, which is eight years. The trailer shall be removed at the end of the eight year period (2025).
 - 6. Conditions of approval of Conditional Use Permit PA-10-19 shall remain effective.

7. A copy of the conditions of approval for Minor Conditional Use Permit ZA-17-19 shall be kept on premises and presented to any authorized City official upon request.

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 (June 15, 2017) and will expire at the end of that period (June 15, 2018) unless applicant establishes the use by obtaining a business license reflecting the group counseling. 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. |
| Bldg. | 2. | Comply with the requirements of the following adopted codes: 2016 California Residential Code, 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.
Lic. | 3. | All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained. |
| Trans. | 4. | The applicant shall submit a \$1,448 Traffic Impact Fee to the Transportation Division prior to the effective date of the minor conditional use permit. The traffic impact fee is based upon the average daily trip generation rate of 8.33 net trip ends for the proposed use. The fee is required to fulfill mitigation of off-site traffic impacts pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated and includes credits for existing uses. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of the minor conditional use permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time. |



April 17, 2017

Willa Bouwens-Killeen
Zoning Administrator
City of Costa Mesa
Planning Department
77 Fair Drive
Costa Mesa, CA 92626

Dear Willa:

The Bone Adventure is seeking approval to place a trailer behind our fenced yard, in front of our existing building at 2700 Bristol to help us relieve some of the space pressure we are having in our grooming department. We need just a little more space, and it is a huge endeavor to try to build a new structure, especially since we do not own this property and this additional space is needed for the dogs only. We need it to be comfortable for them, but we do not need all the bells and whistles that would be required for a building.

The only use for the trailer is to have a grooming station and to have an enclosure for a courtyard. We have some ideas for a paperwork station in there, but if that causes you to think more in terms of an additional OFFICE space, we really just need a grooming station and some cages. Dogs will not be staying in this trailer overnight, only on a temporary basis while they are drying or engaged in a grooming appointment.

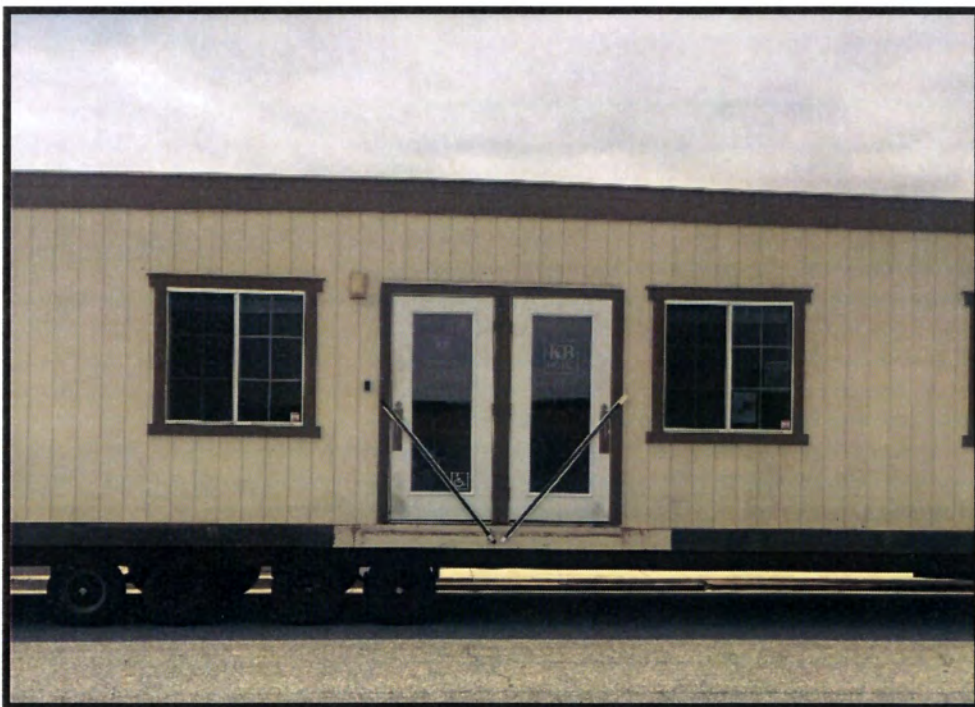
We understand that trailers are typically approved for a one year period with options to renew. We would appreciate your agreement to approve this for the remainder of our lease, which is 8 years. We will more than likely not need it for this period of time, but since it's a big expense for us, we want to ensure that we have this approved through the remainder of our lease. Our goal will be to eventually build a building, but we are not financially in the position to do so at this time.

Please see the materials that have been submitted to Justin Arios. The trailer will look very much like our existing building, with the same siding applied to it, painted the same color. We do not feel that it will be noticeable from the front and it will fit in with the existing look and feel of our business.

Thanks for your consideration of this request.

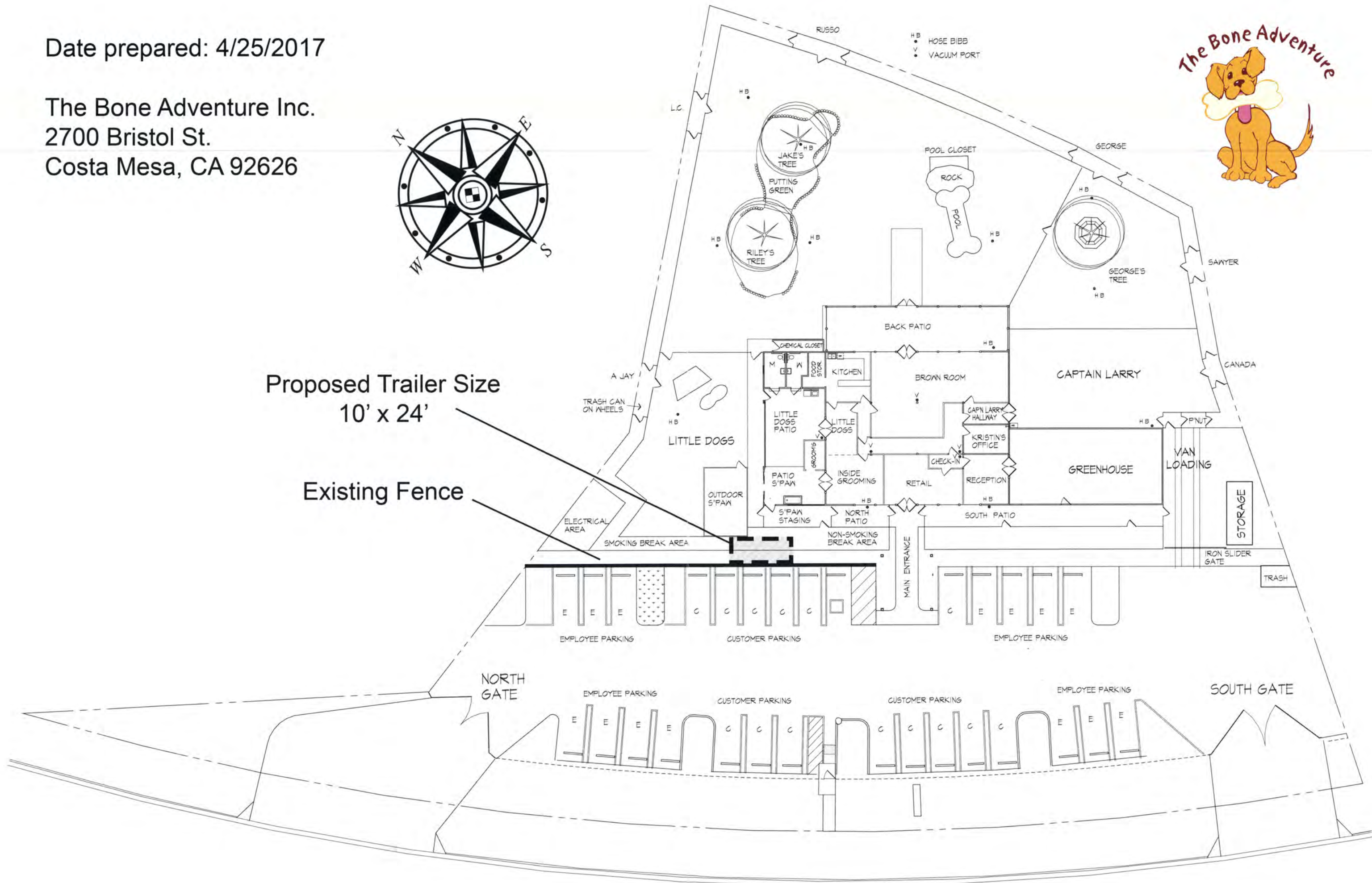
Sincerely,

Diane Cuniff
President
The Bone Adventure, Inc.
213.716.6088 cell
diane@TheBoneAdventure.com



Date prepared: 4/25/2017

The Bone Adventure Inc.
2700 Bristol St.
Costa Mesa, CA 92626





CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

June 8, 2017

Ray Gillenwater
548 Market St. #39363
San Francisco, CA 94104

**RE: ZONING APPLICATION ZA-17-24
MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM SHARED
PARKING REQUIREMENTS FOR A FITNESS STUDIO
2075 NEWPORT BLVD SUITE 103, COSTA MESA**

Dear Mr. Gillenwater:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on June 15, 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,

MINOO ASHABI, AIA
Acting Zoning Administrator

Attachments: Project Description, Analysis, Findings, Conditions of Approval, Code Requirements, Business Intent Letter, Shared Parking Demand Calculations, and Floorplan.

cc: Engineering
Fire Protection Analyst
Building Safety Division

Ray Gillenwater
22722 Lambert St. #1707
Lake Forest, CA 92630

PROJECT DESCRIPTION

Location

The property, located on Newport Blvd, 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 containing a church and mini-warehouses, respectively, residentially zoned and developed properties about the site to the west, and Newport Boulevard / State Route 55 to the east. The site contains mini-warehouse, an office for the mini-warehouse, and a stand-alone retail building. Under PA-01-01, there are 96 on-site parking spaces for the entire development of which 78 of those parking spaces are allocated to the 16,320 sq. ft. retail building.

Proposed Project

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.

Strength, a group studio offering strength training classes, will occupy a 1,200 square foot space (1 of 10 suites) within the retail building. The proposed floor plan consists of a restroom and an open studio containing 5 squat racks and 3 weight trees. Classes are proposed to be 2 hours long with a maximum of 7 people per class (5 students, 2 instructors). Currently, the proposed hours of operation are Monday through Friday, with morning classes from 5:30 a.m. to 7:30 a.m. and evening classes from 5:30 p.m. to 8:30 p.m. During the weekend, classes will be throughout the day 8:00 a.m. to 7:00 p.m. To avoid impacting the parking needs of the businesses, the applicant is proposing to operate outside the peak hours of operation. Classes during the weekdays may be offered in the future but size would be limited reflecting available parking (see the analysis section).

Table 1 – Fitness Studio's Tentative Schedule							
	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
5:00	Open	Open	Open	Open	Open		
5:30							
6:00	5- person class	5- person class	5- person class	5- person class	5- person class		
6:30							
7:00						Open	Open
7:30							
8:00							
8:30						5- person class	5- person class
9:00							
9:30							
10:0							
10:3						5- person class	5- person class
11:0							
11:3							
12:0							
12:3							
1:00							

1:30										5- person	5- person
2:00											
2:30										5- person class	5- person class
3:00											
3:30											
4:00											
4:30										5- person class	5- person class
5:00											
5:30	5- person class		5- person class		5- person class		5- person class		5- person class		
6:00											
6:30	5- person class	5- person class	5- person class	5- person class	5- person class	5- person class	5- person class	5- person class	5- person class	Close	Close
7:00											
7:30											
8:00											
8:30											
9:00											
9:30											
10:0	Close	Close	Close	Close	Close	Close	Close	Close	Close		

ANALYSIS

Parking

The parking ratio for a fitness studio is 10 spaces per 1,000 square feet of floor area or 12 spaces for this studio; 6 parking spaces are allocated to this 1,200 sq. ft. suite at one parking space per 209 sq. ft. based on the overall on-site parking to building area ratio. Per the applicant, the maximum number of occupants for the fitness studio varies from 7 to 14 people and will be dependent on the neighboring business' hours.

The maximum parking demand for the studio at any given time is 14 people which occurs during the 30-minute class transitions on a weeknight outside normal business hours (See Table 1). During these times, there are approximately 24 available parking spaces (See Attachment 1). The shared parking study prepared by staff shows that anticipated peak demand for the uses in the center would still allow the other businesses to remain open later without impact from the proposed fitness studio's hours of operation. As conditioned, there will be a minimum of 15 minutes between classes Monday through Friday, 8 a.m. to 5 p.m. to allow departing students to leave before arriving students, lessening further impacts on parking.

The shared parking study prepared by staff recognizes the multiple users within a center and their various peak parking hours. On weekdays before 8 a.m. and after 5 p.m., the center's parking demand is approximately 51 and 24 spaces respectively. At that time, the fitness studio demand of 7 to 14 spaces can readily be accommodated. On weekends between 8 a.m. to 7 p.m., the center's parking demand is at least 26 which accommodates the studio's parking demand.

The suite is allocated with 6 parking spaces and the fitness studio generates an anticipated parking demand of 7 spaces; however, the shared parking study shows that 8 available parking spaces are anticipated to be available during the peak hours. Therefore, the studio may offer classes during the highest parking demand for the center without impeding existing required parking.

To conclude, the combination of the studio's parking demand at a maximum of 14 occupants during off-set business hours on weekdays and offering the majority of its classes during the weekend will allow adequate parking to be available for the studio without impacting existing businesses. 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 class sizes and/or operating hours of the business.

Safety and Noise

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 inside the studio with closed doors; no services will be provided outside the premise. Although noise impacts on neighboring businesses are not anticipated to be generated, a condition of approval has been included that if noise complaints from neighboring tenants are received, the business owner and/or property owner shall resolve the problem by installing a sound attenuation system to the demising walls.

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 limited class size of the fitness studio in conjunction with the acoustic attenuation system, 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) 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). As proposed and conditioned, adequate parking will be available during the operation of the studio.
 2. 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. Compliance with any performance standards, such as noise mitigation, will be gained by containing all fitness services within the interior of the fitness studio with closed doors; no services will be provided outside the premises.
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.

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

1. The proposed studio is compatible and harmonious to the surrounding uses and will not be materially detrimental to other uses within the area. As conditioned, the applicant agrees to have its doors closed during classes to mitigate noise. If noise complaints from neighboring tenants are received, the business owner and/or property owner shall resolve the problem by installing a sound attenuation system to the demising wall.
2. Granting the minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public within the immediate neighborhood because all programs will be conducted within the tenant space with the doors closed.
3. Granting the minor conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation. A fitness studio is a permitted use within the C2 zone of the property where it is proposed to be located.

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: A maximum of 14 occupants between 5:00 a.m. to 8:00 a.m. and 5:00 p.m. to 10:00 p.m. during off peak hours weekdays and a maximum of 7 occupants between 8 a.m. and 5 p.m. on weekdays.
 2. There shall be a minimum of 15 minutes between classes Monday through Friday, 8 a.m. to 5 p.m. 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 property 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. To mitigate noise impacts, the doors shall remain closed during classes. If Code Enforcement receives noise complaints from neighboring tenants, the business owner and/or property owner shall resolve the problem by installing a sound attenuation system to the demising walls.
 7. 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.
 8. 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
9. Prior to issuing the Building permit for improvements, the conditions of approval shall be required to be incorporated on the approved Architectural plans.
 10. 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.

CODE REQUIREMENTS

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

- | | |
|--------------|--|
| Plng | 1. Approval of the zoning application is valid for <u>one</u> year from the effective date of this approval (June 15, 2017) and will expire at the end of that period (June 15, 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. |
| Bldg | 2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. |
| Bus.
Lic. | 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. |
| | 4. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained. |
| | 5. Business license shall be obtained prior to the initiation of the business. |

Applicant Letter:

"Strength" is a fitness studio that offers semi-private strength training classes. We are applying to operate at 2075 NEWPORT BLVD., SUITE 103. Initially, our two-hour classes will be scheduled at 6:30pm on Mondays, Wednesdays and Fridays. We plan on offering introductory sessions to prospective members on Saturday and Sunday in the late morning through early afternoon. Classes are capped at 5 participants and we will have 1-2 trainers available per class. In the future, we may offer classes during other parts of the day depending on the demand level for our services, however we will not exceed seven parking spaces at any given time.

Willy Aglupos of the City of Costa Mesa has performed a shared parking demand study (attached) for the shared spaces of 2075 Newport, and his findings preliminarily indicate that there is adequate parking to accommodate our needs as well as the needs of the other tenants.

Description of Justification:

Currently the retail center located at 2075 Newport is occupied by the following tenants:

- Suite 101: Misty Spa Massage - 1200 Sq Ft
- Suite 102: Today Barber - 1200 Sq Ft
- Suite 104: GLO Nail Bar - 1440 Sq Ft
- Suite 105: OC Waxing - 2,160 Sq Ft
- Suite 106: Vacant - 2,160 Sq Ft
- Suite 107: Sushi Wave - 1440 Sq Ft
- Suite 108: Coin Laundry - 2,160 Sq Ft
- Suite 109: Veterinarian - 1200 Sq Ft
- Suite 110: Pet Care Center - 2,160 Sq Ft

Strength will diversify the offering within this retail center and will complement the other goods and services being offered. Our scheduled classes will take place primarily outside of normal business hours, further reducing any potential impact to our neighbors. Other nearby uses include the 55 Freeway, Crossings Church, additional retail space and a small amount of residential units. It does not appear that we will have any negative impact on these other uses.

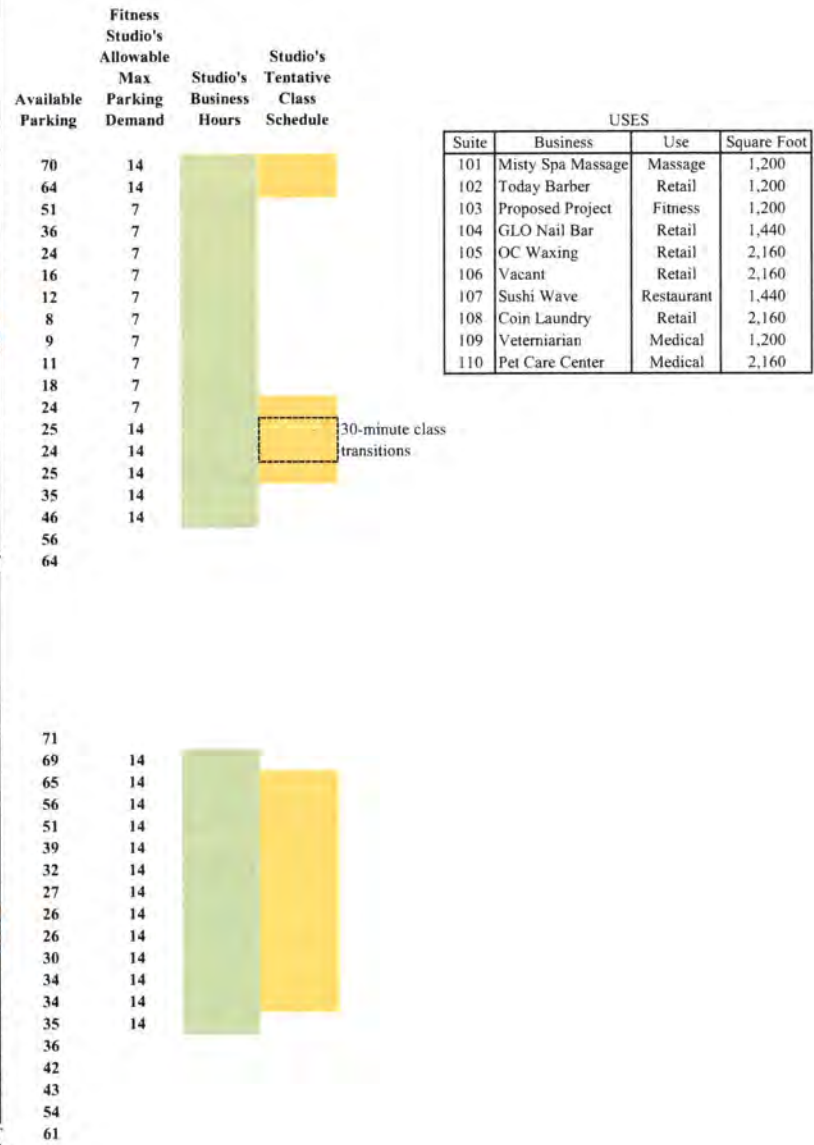
Sincerely,

Ray Gillenwater and Grant Broggi

lrg@bgilly.com

949-525-9191

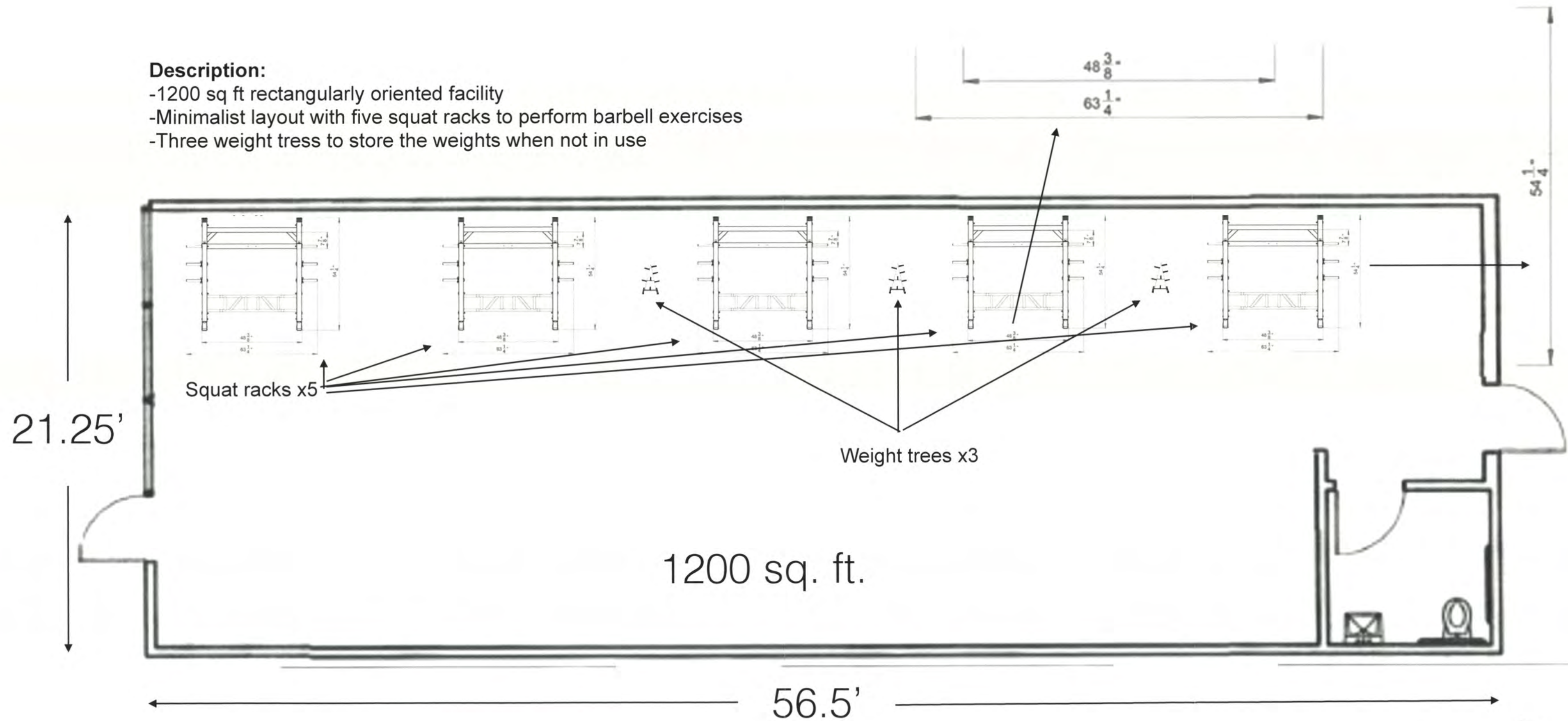
SHARED PARKING DEMAND MIXED USE DEVELOPMENT 2075 NEWPORT 78 PARKING SPACES																			
USE	Office		Banks (Sq. Ft.)	Medical Office (Sq. Ft.)	Retail (Sq. Ft.)	Restaurant		Theaters and Cinemas (seats)	Hotel/Motel		Conference/Convention		Residential				Guest (total units)	Total Parking Demand by Hour	
	<100,000 (Sq. Ft.)	>100,000 (Sq. Ft.)				1st 3K (Sq. Ft.)	>3K (Sq. Ft.)		Guest Rooms (units)	Restaurant/Lounge 1st 3K (Sq. Ft.)	>3K (Sq. Ft.)	1st 3K (Sq. Ft.)	>3K (Sq. Ft.)	Bachelor (units)	1 bedroom (units)	2 bedroom (units)			3+ Bedroom (units)
		0.00	0.00	3360.00	9120.00	1440.00	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	20.16	36.48	14.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71.04
WEEKDAY																			Weekdays
6:00 AM	0.00	0.00	0.00	0.60	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	0.60	6:00 AM
7:00 AM	0.00	0.00	0.00	4.03	2.92	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.24	7:00 AM
8:00 AM	0.00	0.00	0.00	12.70	6.20	0.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.62	8:00 AM
9:00 AM	0.00	0.00	0.00	18.75	14.59	1.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.78	9:00 AM
10:00 AM	0.00	0.00	0.00	20.16	23.71	2.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.75	10:00 AM
11:00 AM	0.00	0.00	0.00	20.16	30.28	4.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.76	11:00 AM
NOON	0.00	0.00	0.00	18.14	33.56	7.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.91	NOON
1:00 PM	0.00	0.00	0.00	18.14	34.66	10.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.88	1:00 PM
2:00 PM	0.00	0.00	0.00	19.56	33.56	8.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.76	2:00 PM
3:00 PM	0.00	0.00	0.00	18.75	32.83	8.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.22	3:00 PM
4:00 PM	0.00	0.00	0.00	15.52	30.28	7.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53.00	4:00 PM
5:00 PM	0.00	0.00	0.00	9.48	27.36	10.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.92	5:00 PM
6:00 PM	0.00	0.00	0.00	4.64	28.45	12.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.05	6:00 PM
7:00 PM	0.00	0.00	0.00	1.41	31.01	14.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.82	7:00 PM
8:00 PM	0.00	0.00	0.00	1.41	30.28	14.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.09	8:00 PM
9:00 PM	0.00	0.00	0.00	0.60	21.16	14.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.16	9:00 PM
10:00 PM	0.00	0.00	0.00	0.60	10.94	12.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.51	10:00 PM
11:00 PM	0.00	0.00	0.00	0.00	4.38	10.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.46	11:00 PM
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	7.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.20	MIDNIGHT
MAXIMUM WEEKDAY DEMAND				62.88															
ADDITIONAL USES (Misty Spa)				7.20															
TOTAL MAXIMUM DEMAND				70.08															
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	0.60	1.09	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.99	7:00 AM
8:00 AM	0.00	0.00	0.00	2.02	3.65	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.10	8:00 AM
9:00 AM	0.00	0.00	0.00	2.62	10.94	0.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.43	9:00 AM
10:00 AM	0.00	0.00	0.00	2.62	16.42	1.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.19	10:00 AM
11:00 AM	0.00	0.00	0.00	3.43	26.63	1.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.50	11:00 AM
NOON	0.00	0.00	0.00	3.43	31.01	4.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38.76	NOON
1:00 PM	0.00	0.00	0.00	2.62	34.66	6.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.76	1:00 PM
2:00 PM	0.00	0.00	0.00	2.02	36.48	6.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.98	2:00 PM
3:00 PM	0.00	0.00	0.00	1.41	36.48	6.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.37	3:00 PM
4:00 PM	0.00	0.00	0.00	1.41	32.83	6.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.72	4:00 PM
5:00 PM	0.00	0.00	0.00	0.60	27.36	8.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.60	5:00 PM
6:00 PM	0.00	0.00	0.00	0.60	23.71	12.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37.28	6:00 PM
7:00 PM	0.00	0.00	0.00	0.60	21.89	13.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.17	7:00 PM
8:00 PM	0.00	0.00	0.00	0.60	20.06	14.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.07	8:00 PM
9:00 PM	0.00	0.00	0.00	0.00	14.59	14.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.99	9:00 PM
10:00 PM	0.00	0.00	0.00	0.00	13.86	13.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.54	10:00 PM
11:00 PM	0.00	0.00	0.00	0.00	4.74	12.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.98	11:00 PM
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	10.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.08	MIDNIGHT
MAXIMUM WEEKEND DEMAND				44.98															
ADDITIONAL USES (Misty Spa)				7.20															
TOTAL MAXIMUM DEMAND				52.18															
REQUIRED PARKING		62.88																	



ATTACHMENT #1

Description:

- 1200 sq ft rectangularly oriented facility
- Minimalist layout with five squat racks to perform barbell exercises
- Three weight trees to store the weights when not in use



Property located at:
2075 Newport Blvd
Costa Mesa, CA
92627

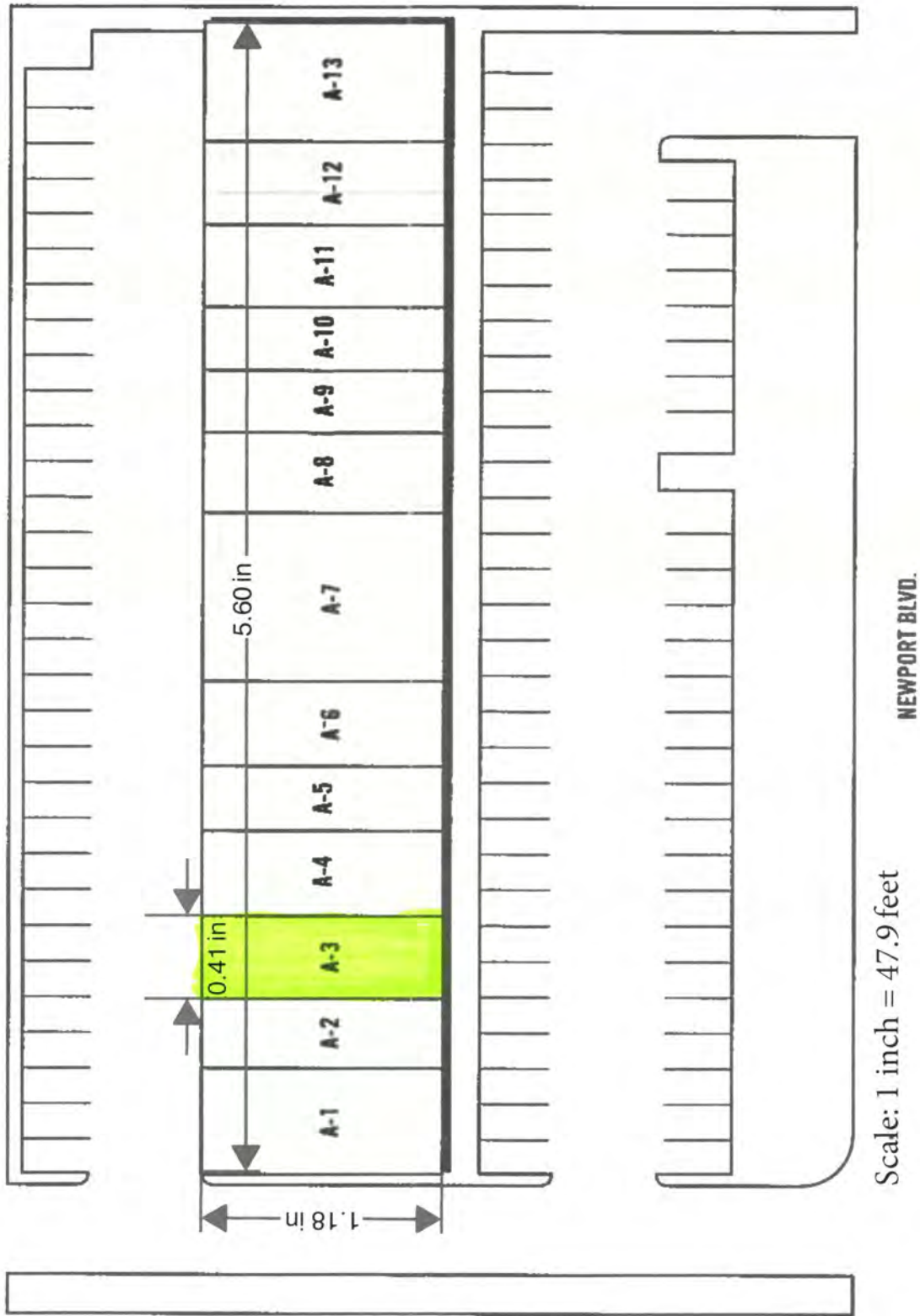


Property Details:

2075 Newport Blvd
Costa Mesa, CA 92627
Unit A-3 is Suite 103

Total building area is approximately 16,320 square feet

SITE PLAN:



- Suite 101: Misty Spa Massage - 1200 Sq Ft (A1)
- Suite 102: Today Barber - 1200 Sq Ft (A2)
- Suite 103: Vacant - 1,200 Sq Ft (A3)**
- Suite 104: GLO Nail Bar - 1440 Sq Ft (A4)
- Suite 105: OC Waxing - 2,160 Sq Ft (A5 + A6)
- Suite 106: Vacant - 2,160 Sq Ft (A7)
- Suite 107: Sushi Wave - 1440 Sq Ft (A8)
- Suite 108: Coin Laundry - 2,160 Sq Ft (A9 + A10)
- Suite 109: Veterinarian - 1200 Sq Ft (A11)
- Suite 110: Pet Care Center - 2,160 Sq Ft (A12 + A13)



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

June 8, 2017

Bill Caskey
630 Cameo Highlands Drive
Corona del Mar, CA 92625

**RE: ZONING APPLICATION ZE-78-109 A7 [ZA-17-22]
AMENDMENT TO PLANNED SIGNING PROGRAM ZE-78-109
600 ANTON BOULEVARD, COSTA MESA**

Dear ~~Mr. Caskey~~: *Bill*:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on June 15, 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, Justin Arios, at (714) 754-5667, or at justin.arios@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description and Analysis
 Findings
 Conditions of Approval, Code Requirements, and Special District
 Requirements
 Applicant Letter
 Approved Conceptual Plans
 Portion of Planned Signing Program ZE-78-109

cc: Engineering South Coast Plaza, Office Division
 Fire Protection Analyst 650 Town Center Drive, Suite 930
 Building Safety Division Costa Mesa, CA 92626

PROJECT DESCRIPTION

The project site is located on the corner of Anton Boulevard and Avenue of the Arts. The subject freestanding monument sign is located along Anton Boulevard. The property is zoned TC (Town Center District), and has a General Plan land use designation of Cultural Arts Center. The surrounding properties to the north, west, and south (across Anton Boulevard) have the same zoning designation of Town Center. The property to the east, across Avenue of the Arts, is zoned Planned Development Residential – High Density (PDR-HD) and contains residential uses. The building at this property is referred to as Plaza Tower.

The original Planned Signing Program ZE-78-109 for South Coast Plaza Town Center, was adopted in 1978 and there have been several amendments to the signing program in response to requests from tenants. Currently, for the 600 Anton Boulevard freestanding sign, the Planned Signing Program allows for a maximum height of 4 feet (measured from the top of the berm) and a maximum width of 15 feet (see attachments). The existing freestanding sign is 6 feet tall (measured from the ground) and 15 feet wide and does not display tenant business names.

The applicant is proposing an amendment to the previously approved Planned Signing Program ZE-78-109 to allow a 13-foot tall and approximately 7-foot wide (57 sq. ft. sign area) freestanding monument sign for Plaza Tower.

ANALYSIS

Proposed Sign / Specifications

The applicant proposes a new vertical freestanding monument sign for Plaza Tower. The sign as measured from grade, is proposed at 13 feet tall and approximately 7 feet wide. The new sign will be of one type of solid stone (granite) with brushed stainless steel frame to support the granite sign. The lettering for the building and tenant names are also proposed as stainless steel brushed lettering, matching the brushed stainless steel frame. The maximum letter height for the "Plaza Tower" portion of the sign will be 6 inches tall and the maximum letter height for the tenant names will be 3 ½ inches tall.

The proposed freestanding sign is 13 feet in height, which exceeds the maximum 12-foot height allowed by Code in commercial zones. However, the maximum building height permitted in commercial zones is two stories/30 feet. The subject office tower is located within the South Coast Plaza Town Center area of the North Costa Mesa Specific Plan, which allows a maximum building height of 315 feet above grade. Staff is in support of the 13-foot tall freestanding monument sign because the height is more in scale with the approximately 300-foot tall Plaza Tower the sign would be serving.

Additionally, although the current planned signing program allows for one wall sign per building side for each ground floor tenant (with other tenants in the building identified on an interior directory), there is no proposal for any type of building signage to be installed on Plaza Tower. Consequently, the proposed amendment will not allow substantially greater visibility because the proposed freestanding sign is non-illuminated and will be the only identification signage for the tenants of the office tower.

All existing general sign requirements, as well as permit requirements and review procedures from Planned Signing Program ZE-78-109, and subsequent amendments, remain in effect.

General Plan Consistency

The proposed amendment, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the amendment to the Planned Signing Program should not adversely impact the surrounding uses and will not provide greater visibility than permitted by Code.

FINDINGS

- A. 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 13-foot tall freestanding monument sign will be more in scale with the existing, approximately 300-foot tall, 21-story office tower. In addition, the new sign will allow identification of some of the tenants.
 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 Planned Signing Program complies with all performance standards as prescribed elsewhere in this Zoning Code.
 4. The Planned Signing Program is consistent with the General Plan and the North Costa Mesa Specific Plan.
 5. The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development. The planned signing program was designed specifically for the project site taking into consideration the site's building configuration and vehicular access.

- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(8) in that:
1. The proposed signing is consistent with the intent of Chapter VIII – Signs of the Zoning Code and the General Plan. The proposed sign will create and maintain an aesthetically pleasing functional environment because the new sign will be proportional to the existing, approximately 300-foot tall, 21-story office tower. Also, the proposed sign will create an environment where businesses can succeed because it will allow tenant names to be displayed on the proposed sign.
 2. The proposed sign is consistent with in design and construction – taking into account sign style and shape, materials, letter styles, colors and illumination.
 3. The proposed sign is compatible with the buildings and developments they identify – taking into account materials, colors and design motif. The new sign will be of two types of solid stone. The base and top is proposed as red polished stone to match the building, and for the tenant names black polished stone, compatible with the building it identifies.
 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 proposed freestanding sign is increasing in height, to 13 feet tall, no additional signage for the site is proposed, although the current planned signing program allows one wall sign per building side for each ground floor tenant.
- 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 amendment includes the following:
- A new vertical freestanding monument sign (13-feet tall and approximately 7-feet wide; maximum 57 SF sign area) for 600 Anton Boulevard (Plaza Tower). The new sign will be granite with a brushed stainless steel frame, to match the building. The letters shall also be made of brushed stainless steel.
 2. All signage shall comply with the sign parameters contained within this Planned Signing Program Amendment, as well as previously approved Planned Signing Program ZE-78-109, and subsequent amendments.
 3. No other signage shall be permitted for Plaza Tower (600 Anton Boulevard).

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 planned signing program amendment is valid for one year from the effective date of this approval (June 15, 2017) and will expire at the end of that period (June 15, 2018) unless applicant obtains building permits for the authorized construction and initiates construction. 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. |
| Bldg. | <ol style="list-style-type: none">4. Comply with the requirements of the following adopted codes: 2016 California Residential Code, 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. Structural calculations and framing details shall be stamped and signed by a licensed California Engineer. |
| Bus.
Lic. | <ol style="list-style-type: none">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. |

April 5, 2017

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

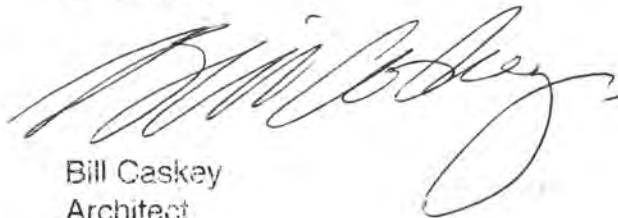
Re: Plaza Tower Monument Sign

City of Costa Mesa Planning Department

We are proposing a new monument sign for Plaza Tower building located at the corner of Anton Boulevard and Avenue of the Arts. The new vertical sign replaces the existing horizontal monument sign for Plaza Tower located at 600 Anton Boulevard.

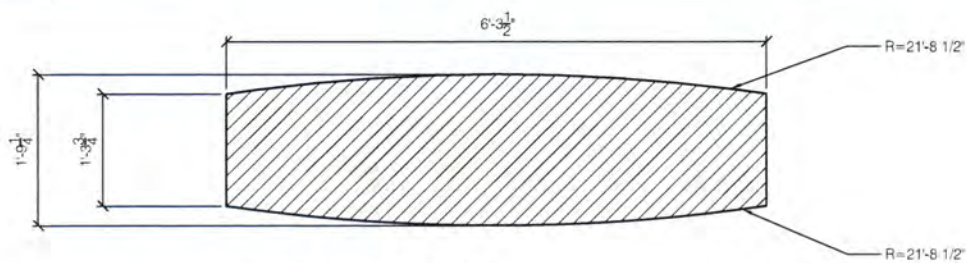
The new vertical sign is one type of solid stone with stainless steel brushed letters for the tenant names and a matching brushed stainless steel frame that supports the granite sign. The sign from the ground level is 6'-11 1/2" wide and 13'-0" high.

Sincerely,



Bill Caskey
Architect
C-17746

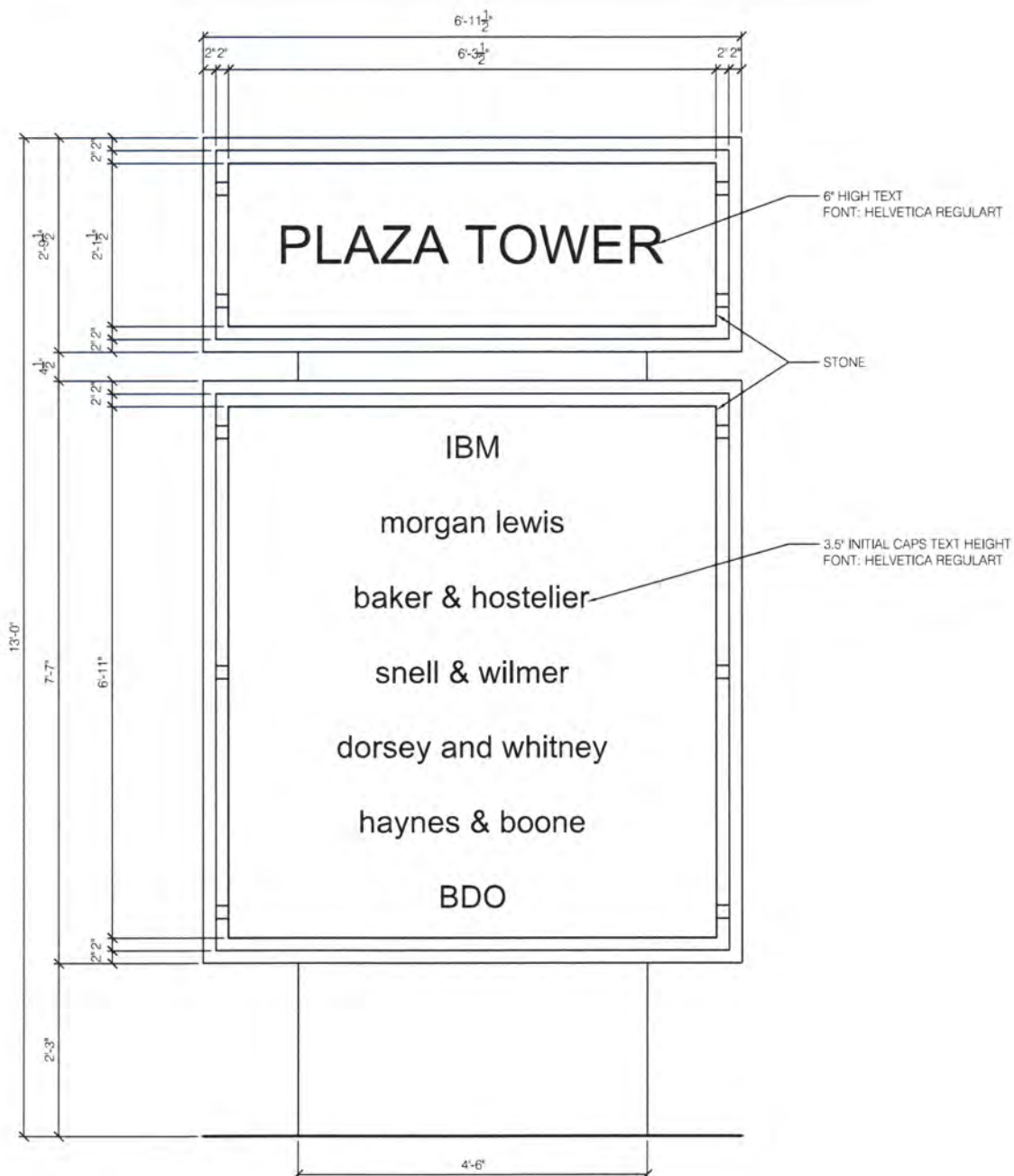




MONUMENT PLAN

SCALE: 1" = 1'-0"

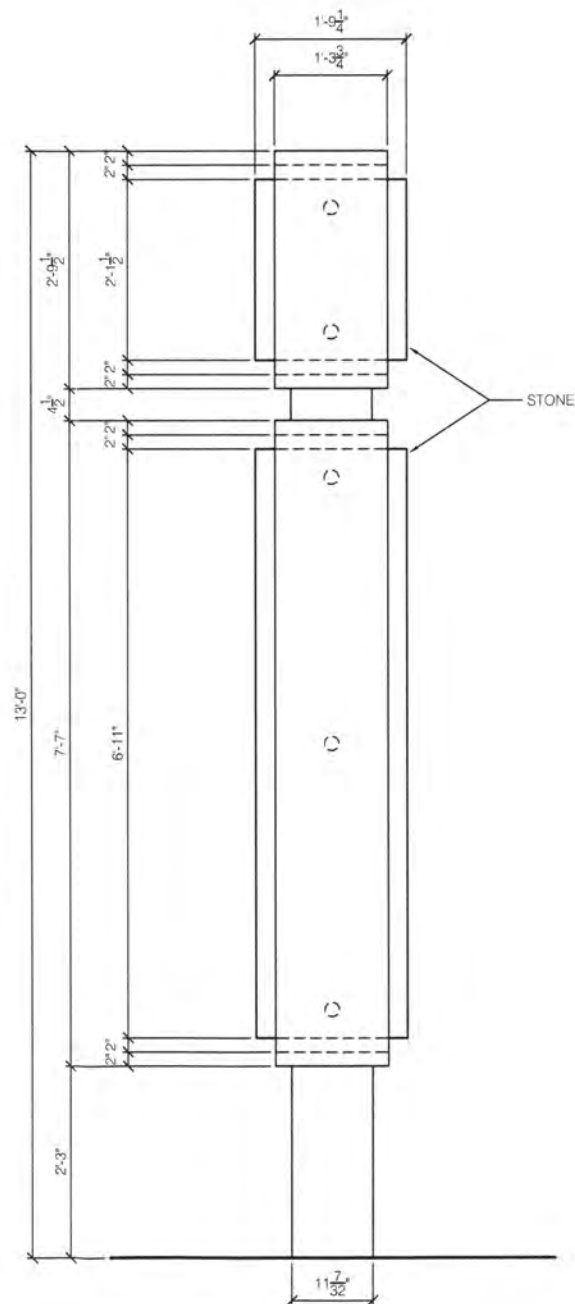
①



MONUMENT FRONT ELEVATION

SCALE: 1" = 1'-0"

②



MONUMENT SIDE ELEVATION

SCALE: 1" = 1'-0"

③

BILL CASKEY
+ ASSOCIATES, INC.

630 CAMEO HIGHLANDS DRIVE
CORONA DEL MAR, CA 92625
TEL: (714)624-7086
EMAIL: bjcdesign@sbcglobal.net



CLIENT

SOUTH COAST PLAZA OFFICES DIVISION
650 TOWN CENTER DRIVE, SUITE 930
COSTA MESA, CA 92626
TEL: 714.435.2100

PROJECT ADDRESS

Plaza Tower

600 ANTON BLVD.
COSTA MESA, CA 92626

MONUMENT SIGN
ELEVATION AND SECTIONS

NOTICE TO OWNERS AND CONTRACTORS: THE APPROVED SET OF PLANS MAY NOT BE CHANGED AND/OR MODIFIED FOR ANY REASON UNLESS APPROVED IN WRITING BY THE ARCHITECT PRIOR TO THE CHANGE AND/OR MODIFICATION. ANY CHANGE AND/OR MODIFICATION WITHOUT THE ARCHITECT'S WRITTEN APPROVAL IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.

THE DRAWING, NOTES AND DETAILS SHOW THE INTENT FOR A COMPLETE SYSTEM OF CONSTRUCTION FOR THE PROJECT THAT MEETS THE FEDERAL, STATE AND LOCAL CODES AND MUST BE REVIEWED WITH ALL SHEETS IN THE SET AND ALL DISCIPLINES. THE CONTRACTOR AND SUB-CONTRACTORS MUST REVIEW ALL SHEETS PRIOR TO BUDGET SUBMITTALS, SHOP DRAWING SUBMITTALS AND FABRICATION OF MATERIALS. IF THE CONTRACTOR AND/OR SUB-CONTRACTOR FIND ON THE DOCUMENTS ANY DISCREPANCIES AND CANNOT MEET THE INTENT OF THE DOCUMENTS THEY SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY TO REVIEW AND RESOLVE THE ISSUE TO MEET THE DESIGN INTENT, CODE COMPLIANCE AND CONSTRUCTION.

DESCRIPTION	DATE
PLAN CHECK SUBMITTAL	5-3-17

DATE: 05-01-17
SCALE: AS NOTED
DRAWN BY: TTD
PROJECT NUMBER: MONUMENT SIGN
SHEET NUMBER:

A-1.0

Town Center Planned Sign Program

Original ZE-78-109 under Anton Blvd

Amend ZE-78-109A, A2, A3, A4 under Town Center Dr

Amend ZE-78-109A4 (Edwards Cinema) under 3410 Bristol St

Amend ZE-78-109A5 (bank building) under 3420 Bristol St

ZA-99-18 (695 Town Center Dr) to allow top story signs under Town Center

Pacific Arts Plaza

3200 Bristol St, 3180-3210 Park Center Dr

See: ZA-99-18 (3200 Park Center Dr) and ZA-03-88 under
Town Center Dr

SECTION VI

General Office Signage

The General Office Signage will provide design standards for the office users permitted in the Town Center Master Plan approved in February of 1978.

1. Permitted Signs

The following signs are permitted for the following office uses:

A. Commercial Office

B. Financial Commercial

C. Hotels (added, 9-27-82, ZE-78-109A3)

2. Sign Type and Uses

- * A. SIGN TYPE VIII - Individual Building Identification. Attached single entity sign for individual building identification only. Buildings may display a maximum of one (1) sign on each of two (2) building elevations for first floor signage, or one (1) sign on one (1) building elevation for top floor signage. Only one entity may be identified per building. (Appendix I, Page 20).

- 3200 PARK CENTER & 6915 TOWN CENTER CAN HAVE 2 TOP-STORY SIGNS (SEE ZA-99-18 AND CC MOTION FROM 4/2/79)

B. SIGN TYPE IX - Tenant Identification. Auto-oriented ground sign, detached from building for commercial tenants with public related customers only. One sign per building only. (Corner lot buildings may have two (2). Maximum of three (3) tenant identifications per sign.) The location of said signs shall be reviewed and approved by the City of Costa Mesa Planning Department. (See Appendix G, Page 18).

- C. SIGN TYPE X - Tenant Identification. Pedestrian-oriented, attached wall or storefront sign for individual tenant identification. One sign per building side for each ground floor tenant. Tenants within the building will be identified on an interior directory. Signs must be placed on the wall or storefront of the activity being identified. (See Appendix H, Page 19).

3. Graphic Standards

See the sign type specification chart, Appendix B, Page 13).

* 9-27-82 / ZE-78-109A3 -

Logos may be permitted on a Type VIII hotel sign when it can be shown as part of the corporate signature, where it is contiguous to either side of the sign, and where the maximum dimensions of the logo are no more than 1½ times the size of the largest letter of the sign and it is included in the allowable sign area.

See also, Sections VII + VIII at

Sign Type
General Town Center Signage

Sign Type	Size	Shape	Letters	Materials	Color	Illumination	Ca.
I Existing Signs	See Section II General Sign Requirements Page 2	N/A	N/A	N/A	N/A	N/A	N/A
II Town Center Identification Signs	Max. Height 20' Max. Area 60 sf See note on Appendix "C"	See Appendix C	Helvetica Medium Max. Height 20"	N/A	N/A	Integral Fixtures Exposed Lighting Prohibited	See Appendix J
III Project Directional/Informational Auto-Oriented Ground Signs	Max. Height 7' Max. Area 15 sf	See Appendix D	Helvetica Medium Max. Height 14"	N/A	N/A	Integral Fixtures Exposed Lighting Prohibited	As needed to direct traffic
IV Project Directional/Informational Auto-Oriented Ground Signs	Max. Height 4' Max. Area 5 sf	See Appendix E	Helvetica Medium Max. Height 8"	N/A	N/A	Integral Fixtures Exposed Lighting Prohibited	As needed to direct traffic

(1) except restaurants, logo-type-dk for restaurants.

Commercial Signage

V Individual Building Identification Signs	1 story 75 s.f. 2 story 125 s.f. 3 story 175 s.f. and above	See Appendix F	Helvetica Medium (1) 1 story 30" 2 story 32" 3 story 34" and above	Metal or Plastic only	N/A	Integral Fixtures Exposed Lighting Prohibited	One sign type per building. See Appendix F, let or top floor only.
VI Tenant Identification Auto-Oriented Ground Signs	Max. Height 4' Max. Area 60 sf	See Appendix G	Helvetica Medium Max. Height 16"	Metal or Plastic only	N/A	Integral Fixtures Exposed Lighting Prohibited	Minimum setback 5' from r/w or property line
VII Tenant Identification Pedestrian-Oriented Attached Wall or Store Front Signs	Max. Area 12 sf	See Appendix H	Helvetica Medium Max. Height 10"	Metal or Plastic only	N/A	Integral Fixtures Exposed Lighting Prohibited	See Appendix H

(2) (9-27-82) Except for hotels where a different letter style
(ZF 78-0943) is shown to be a part of a proven corporate
signature

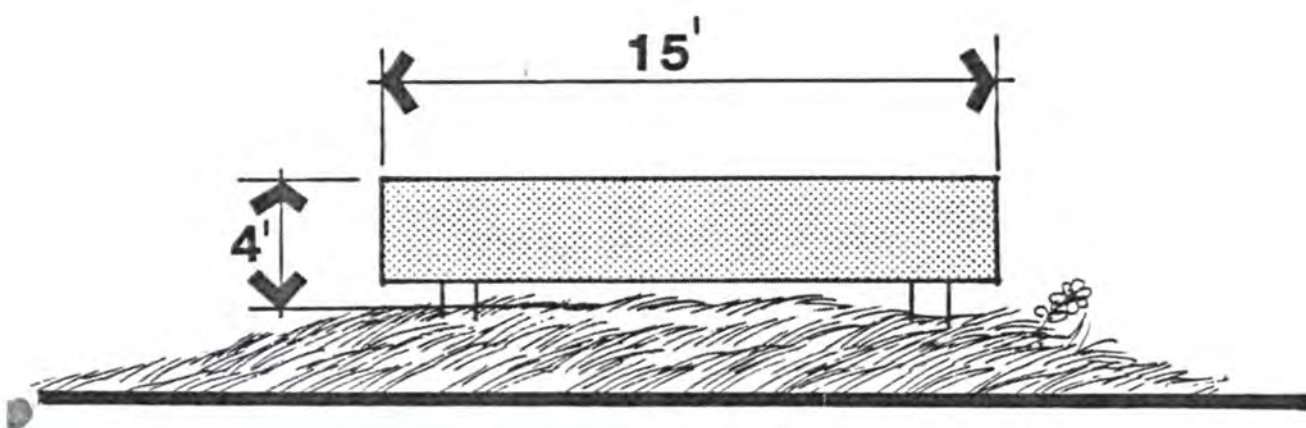
General Office Signage

VIII Individual Building Identification Signs	See Appendix I	See Appendix I	Helvetica Medium (2) See Appendix I	Metal or Plastic only	N/A	Integral Fixtures Exposed Lighting Prohibited	One Sign Type Per Building. See Appendix I, let or top floor only
IX Tenant Identification Auto-Oriented Ground Signs	Max. Height 4' Max. Area 60 sf	See Appendix G	Helvetica Medium Max. Height 16"	Metal or Plastic only	N/A	Integral Fixtures Exposed Lighting Prohibited	Minimum setback 5' from r/w or property line
X Tenant Identification Pedestrian-Oriented Attached Wall or Store Front Signs	Max. Area 12 sf	See Appendix H	Helvetica Medium Max. Height 10"	Metal or Plastic only	N/A	Integral Fixtures Exposed Lighting Prohibited	

continued,
next page

Sign Type
Specification
Chart

APPENDIX B



NOTE: This diagram defines the geometric shape.

Commercial & General Office Signage

CENTER TOWER TownCenter.

NOTE: When a sign is located on top of a berm the 4' height dimension begins at the top of the berm as shown in the above sketch.

Tenant Identification
Auto-Oriented
Ground Signs

APPENDIX G

SIGN TYPE VI & IX



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

June 8, 2017

Kim Hong
605 W Santa Ana Blvd.
Building 28, Suite 369
Santa Ana, CA 92701

**RE: PUBLIC CONVENIENCE OR NECESSITY (PCN) FINDING
TYPE 20 ABC LICENSE FOR MOTHER'S MARKET & KITCHEN
1890 NEWPORT BOULEVARD, COSTA MESA**

Dear Ms. Hong:

The request for a finding of public convenience or necessity (PCN) for a Type 20 (off sale beer & wine) Alcoholic Beverage Control (ABC) license for Mother's Market and Kitchen has been completed. The PCN finding has been made, as stated in the attached description.

If you have any questions regarding this letter, please feel free to contact the project planner, Johnwilly Aglupos, at (714) 754-5692, or at johnwilly.aglupos@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachment: PCN Request and Finding

cc: MRMMK Trust
1890 Newport Blvd
Costa Mesa, CA 92627

REQUEST FOR OFF-SALE BEER AND WINE LICENSE:

On May 01, 2017, State Alcoholic Beverage Control (ABC) requested the City make a finding of Public Convenience or Necessity (PCN) for Mother's Market and Kitchen, a 26,902 square foot grocery store at 1890 Newport Boulevard. The use originally required a minor conditional use permit for a Master Plan Amendment to change the building from a book store to Mother's Market and Kitchen. However, a CUP is not now required for off-sale of alcohol since this is a grocery store of more than 10,000 square feet. The hours of operation for the store are from 7 AM to 10 PM, seven days a week.

FINDING OF PUBLIC CONVENIENCE OR NECESSITY (PCN):

Pursuant to Section 23958.4 of the Business and Professions Code (BPC), the governing body of a local jurisdiction has the authority to determine PCN findings. In accordance with City Council Policy number 500-8, the Zoning Administrator may make a finding of public convenience or necessity as required before the State can issue an off-sale license for the store.

Staff believes that a finding of public convenience or necessity can be made because the operation of the store will be consistent with the requirements of the City's Zoning Code. The Police Department has also reviewed the request and has no objections. The transfer of a Type 20 license will have little or no effect on the operation of the business. The finding of public convenience allows ABC to issue a Type 20 license to Mother's Market and Kitchen.

AGLUPOS, JOHNWILLY

From: Hong, Kim@ABC <Kim.Hong@ABC.ca.gov>
Sent: Monday, May 01, 2017 3:21 PM
To: AGLUPOS, JOHNWILLY
Subject: FW: MRMMK TRUST DATED JULY 28, 2016 dba Mother's Market & Kitchen, Premises - 1890 Newport Blvd., (Pending #572035)

Kim Hong

Licensing Representative II
Alcoholic Beverage Control Dept.
605 W. Santa Ana Blvd., Bldg. 28, Ste. 369
Santa Ana, CA 92701
714-558-6485
714-558-4101 Front Office
714-953-4486 Fax

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From: LAPOINTE, JOYCELYN [mailto:JLAPOINTE@costamesaca.gov]
Sent: Friday, February 24, 2017 4:20 PM
To: Hong, Kim@ABC
Subject: RE: MRMMK TRUST DATED JULY 28, 2016 dba Mother's Market & Kitchen, Premises - 1890 Newport Blvd., (Pending #572035)

No objections.

From: Hong, Kim@ABC [mailto:Kim.Hong@ABC.ca.gov]
Sent: Friday, February 24, 2017 2:55 PM
To: LAPOINTE, JOYCELYN
Subject: MRMMK TRUST DATED JULY 28, 2016 dba Mother's Market & Kitchen, Premises - 1890 Newport Blvd., (Pending #572035)

Hi Lt. La Pointe,

The above application is pending for Original Type 20. The above premises is currently licensed with a type 41 for the restaurant/cafe inside the market. The operating hours are from 7:00am to 10:00pm each day of the week. Only recorded music is provided. Do you have any objection?

Thanks,

Kim Hong

Licensing Representative II
Alcoholic Beverage Control Dept.
605 W. Santa Ana Blvd., Bldg. 28, Ste. 369
Santa Ana, CA 92701
714-558-6485