



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: TOM HATCH, JAY TREVINO, AND PEGGY SCHNEBLE
FROM: MINOO ASHABI, ACTING ZONING ADMINISTRATOR *MA*
DATE: JUNE 22, 2017
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

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

ZA-17-16 **1661 SUPERIOR AVENUE, SUITE D**

Minor Conditional Use Permit to deviate from shared parking requirements for a food use (Superior Pie and Liquor) with more than 300 sq. ft. of public area. The new restaurant will also legalize/add a 245 sq. ft. outdoor dining patio. Proposed hours of operation are Monday through Friday, 8 AM to 12 PM and 4 PM to 11 PM; Saturday and Sunday 8 AM to 11 PM.

Approved, subject to conditions of approval.

Comments received: One in support.

ZA-17-26 **110 BROADWAY AVENUE**

A request to deviate from shared parking requirements due to unusual operating characteristics for a fitness studio. The studio is 2,450 SF and the maximum number of students and instructors proposed in the studio at any time is 9 (8 students, 1 instructor). The proposed hours of operation are Monday through Friday, 5 AM to 8 PM and Saturday / Sunday, 7 AM to 11 AM. All classes are 50 minutes long with a 15-minute gap between classes.

Approved, subject to conditions of approval.

Comments received: None.

ARIOS, JUSTIN

From: Katherine Shakas <katherine@katshakasdesign.com>
Sent: Tuesday, June 20, 2017 5:34 PM
To: ARIOS, JUSTIN
Cc: John Morehart
Subject: Application # 7A-17-16
Attachments: CONDITIONAL USE PERMIT.docx

Hello Justin,

Thank you for returning my call and it was nice speaking with you today. I've attached my comments relating to the above referenced application. Please feel free to present my email as well as the attachment to the Planning Division for their review and consideration.

As I explained, we are *extremely hopeful* that this permit will be issued and we will be enjoying new neighbors at Midway Market. We will anxiously await to hear the decision.

Many thanks again,

Katherine Shakas
Owner

THE FRENCH CONTAINER

1663 Superior Avenue
Costa Mesa, CA 92627

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katherine@thefrenchcontainer.com

COMMENTS ON ISSUANCE OF CONDITIONAL USE PERMIT

APPLICATION #: ZA-17-16

SITE ADDRESS: 1661 Superior Avenue, Suite D

Planning Division,

I am the lessee of the property located at 1661 Superior Avenue. This property is adjacent to the property subject to the issuance of the conditional use permit application number ZA-17-16.

I ***emphatically*** support the issuance of this Minor Conditional Use Permit. The property located at 1661 Superior, Suite D is strategic to the continued success of not only my business but the other retail businesses located at 1663 and 1661 Superior. The issuance of this Permit will result in critical additional sales for all the retail businesses in Midway Market. We enjoyed significant foot traffic during the operating hours of the previous tenant (also a restaurant) in a symbiotic relationship beneficial to all. I also support the proposed hours of operation as this timing will attract customers to our retail business as they frequent the restaurant.

I strongly encourage the Planning Division to approve the issuance of the conditional use permit in a timely manner so that operations can resume at 1661 Superior Avenue thereby generating sales resulting in tax revenues for the city of Costa Mesa.

Respectfully yours,

**Katherine Shakas, Owner
The French Container
1663 Superior Avenue, Costa Mesa**



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

June 22, 2017

Eric Farmer
120 Abalone Avenue
Newport Beach, CA 92662

**RE: ZONING APPLICATION ZA-17-16
MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM SHARED PARKING
REQUIREMENTS FOR A RESTAURANT (SUPERIOR PIE AND LIQUOR) AT
1661 SUPERIOR AVENUE, SUITE D, COSTA MESA**

Dear Mr. Farmer:

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 29, 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,

MINOO ASHABI, AIA
Acting Zoning Administrator

Attachments: Project Description and Analysis
 Findings
 Conditions of Approval and Code Requirements
 Business Description
 Approved Conceptual Plans
 Shared Parking Demand (1661 and 1663 Superior Avenue)
 Assessor's Parcel Map

cc: Engineering John Morehart
 Fire Protection Analyst 1001 W 17th Street, Suite K
 Building Safety Division Costa Mesa, CA 92627

PROJECT DESCRIPTION

The project site is located along Superior Avenue, between West 16th Street and West 17th Street. The site zoned MG (General Industrial), and has a General Plan land use designation of Light Industrial. Physical on-site improvements include one multi-tenant building with 26 parking spaces, and two points of ingress/egress on Superior Avenue. The project site is surrounded by properties with the same zoning designation of MG (General Industrial). However, there are two residential live/work uses/developments (zoning designation of the property is still industrial) located to the north and west of the project site: Superior Pointe (PA-13-22, 1667 and 1695 Superior Avenue) and Westside Gateway (PA-14-29, 671 West 17th Street).

The proposed use (Superior Pie and Liquor) is a restaurant that serves chicken and gourmet pizza along with beer, wine, and liquor that will occupy a 1,330 sq. ft. space located in the multi-tenant building. The project suite was previously occupied by another food/beverage use, Waffleholic Cafe. The proposed project is also proposing to legalize/add a 245 sq. ft. outdoor dining patio. The proposed floor plan consists of indoor public dining area greater than 300 sq. ft. (in addition to the proposed 245 sq. ft. outdoor patio), new ADA compliant restrooms, and remodeled food prep/kitchen areas. The proposed hours of operation for the restaurant are Monday through Friday, 8 AM to 12 PM and 4 PM to 11 PM (the business will be closed 12 PM to 4 PM, Monday through Friday); Saturday and Sunday, 8 AM to 11 PM. Below is a current tenant list with the existing businesses on-site, with their suite size, and hours of operation, as provided by the applicant:

1661 & 1663 Superior Avenue – Tenant List			
Address	Business Name	Suite Size	Hours of Operation
1661 Superior	Interior Design	1,800 sq. ft.	Mon. – Fri. 9 AM to 6 PM; Sat. & Sun. By Appointment.
1661 Superior, Suite C	The Unlikely Cyclist	575 sq. ft.	Mon. Closed; Tue. – Fri. 11 AM to 6 PM; Sat. 11 AM to 5 PM; Sun. 11 AM to 4 PM.
1661 Superior, Suite D	Superior Pie & Liquor (Proposed)	1,575 sq. ft. (including 245 sq. ft. patio)	Mon. – Fri. 8 AM to 12 PM & 4 PM to 11 PM; Sat. & Sun. 11 AM to 11 PM.
1663 Superior	French Container	1,500 sq. ft.	Mon. – Fri. 10 AM to 5 PM; Sat. 10 AM to 5 PM; Sun. Closed.
1663 Superior, Suite A	31 Bits Jewelry	2,996 sq. ft. (including 529 sq. ft. of ancillary retail)	Mon. & Fri. 10 AM to 7 PM; Tue. & Thurs. 10 AM to 5 PM; Wed. 10 AM to 8 PM; Sat. & Sun. Closed

The applicant requests approval of a minor conditional use permit (MCUP) to deviate from shared parking requirements for a food/beverage use (Superior Pie and Liquor) with more than 300 sq. ft. of public area.

ANALYSIS

Parking and Circulation

The required parking ratio for a food or beverage use with more than 300 square feet of public area is 10 spaces per 1,000 square feet of floor area or 19 parking spaces for the subject suite. Based on the industrial parking ratio, the subject suite is credited with 5 parking spaces. Overall, the project site (1661 and 1663 Superior Avenue) currently exceeds the parking requirements for an industrially-zoned property. The site contains a total of 8,446 sq. ft. of building area on-site (including the proposed outdoor patio), which requires a total of 25 parking spaces; 26 spaces are provided on-site.

Based on the shared parking demand for the project site (including the current tenants/uses and the proposed restaurant), the shared parking demand exceeds parking provided during the weekdays, from 12 PM to 4 PM (see attachment). With the proposed hours of operation of the proposed restaurant, the parking demand for the site will not be exceeded because the business will be closed during the times when parking demand exceeds parking provided.

Land Use Restriction Required for Shared Parking

While conducting background research on the subject site, staff noticed that the multi-tenant building (with addresses 1661 and 1663 Superior Avenue) is located on two separate parcels. Furthermore, no shared parking agreements and/or shared access agreements are recorded on the site to formalize the shared parking that currently occurs. As such, condition of approval number 2 requires a Land Use Restriction to be recorded on the two properties to reflect the sharing of the parking lots at 1661 and 1663 Superior Avenue (APN 424-301-06 and 424-301-06). The combined total of 26 parking spaces shall be exclusively available to existing and/or future tenants of the subject properties.

General Plan Consistency

The Light Industry General Plan land use designation applies to areas intended for a variety of light and general industrial uses. Uses are limited to small manufacturing and service industries, as well as larger industrial operations that demonstrate design features or restricted operations that limit disruptions to surrounding uses. Certain commercial uses may be allowed, provided that the commercial use is determined to be complementary to the industrial area. With two new residential live/work developments adjacent to the property (Superior Pointe and Westside Gateway), the proposed restaurant will be complimentary to the area.

In addition, the proposed use is consistent with General Plan Land Use Policy LU-1.1, which looks to "provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community." The proposed restaurant satisfies Land Use Policy LU-1.1 because it will provide for services for the new residents of the residential live/work developments adjacent to the project site.

The proposed use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the restaurant should not generate noise or parking impacts unusual for an industrially-zoned property and should not adversely impact the surrounding uses.

FINDINGS

A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:

1. There is a compatible and harmonious relationship between the 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. Compliance with conditions of approval will allow the use to operate with minimal impact on the surrounding properties and uses. The proposed restaurant, as conditioned, will be compatible with the existing uses located in the center; the center currently contains various industrial and ancillary retail uses.

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 proposed restaurant complies with any performance standards as described elsewhere in the Zoning Code, and is conditioned to operate as described in this staff report.

4. The proposed restaurant, as conditioned, is consistent with the City's General Plan land use designation of Light Industrial. The proposed food and beverage establishment is a permitted use in the industrial zone, with approval of a minor conditional use permit. In addition, the proposed use is consistent with Land Use Policy LU-1.1, which looks to "provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community." With two new residential live/work developments adjacent the project site, the proposed restaurant satisfies this policy because it will provide services for the new residents of the residential live/work developments adjacent to the project site.

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 use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The operation of the restaurant use has been limited through conditions of

approval to minimize impacts to the surrounding businesses and uses, including hours of operation.

2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The proposed restaurant will be limited in hours of operation: Monday through Friday from 8 AM to 12 PM and 4 PM to 11 PM; and Saturday and Sunday from 8 AM to 11 PM. In addition, the proposed tenant improvements will comply with all the requirements of the 2016 California Building Code.

3. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation and any applicable specific plan for the property. Due to the proposed operating characteristics, the proposed use does not increase the intensity of the use beyond what is allowed by the General Plan FAR requirements. In addition, the proposed use is consistent with Land Use Policy LU-1.1.

- 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

- P1ng. 1. The use shall be limited to the type of operation described in this staff report: a restaurant with the sale of alcoholic beverages for on-site consumption open Monday through Friday, 8 AM to 12 PM and 4 PM to 11 PM; Saturday and Sunday, 8 AM to 11 PM, located at 1661 Superior Avenue, Suite D. Any change in the operational characteristics including, but not limited to, increased hours of operation, will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
- 2. A Land Use Restriction shall be recorded on the two properties to reflect the sharing of the parking lots at 1661 and 1663 Superior Avenue (APN 424-301-06 and 424-301-06). The combined total of 26 parking spaces shall be exclusively available to existing and/or future tenants of the subject properties.
- 3. No parking (customer and/or employee) shall be permitted within the two residential live/work developments adjacent to the property [Superior Pointe (PA-13-22, 1667 & 1695 Superior Avenue) and Westside Gateway (PA-14-29, 671 W 17th Street)].
- 4. The applicant and/or property owner shall install a bike rack on-site prior to the issuance of a business license to encourage the use of alternative modes

- of transportation. The bike rack shall be installed in a location such that it is functional, accessible, and visible to the user.
5. Pick-up orders for off-site delivery shall be permitted for private customers only; delivery via online delivery services (i.e. UberEats, GrubHub, etc.) shall be prohibited.
 6. The licensee shall not employ or use the services of any full- or part-time active or reserve peace officer currently employed by the City of Costa Mesa or any contiguous agency for security purposes.
 7. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time. Occupant loads for the open patio area and the enclosed building area shall be calculated and posted separately.
 8. There shall be no room or designated area reserved for the exclusive use of designated persons or "private club members."
 9. At all times the premises is open for business, the sale and service of alcoholic beverages shall be made only in conjunction with the sale and service of food.
 10. The restaurant shall remain a "bona fide eating place" as defined by section 23038 of the California Business and Professions Code.
 11. All sales and service staff (within 90 days of hire) shall complete Responsible Beverage Service (RBS) training with a provider approved by the California Department of Alcoholic Beverage Control. A copy of the training certificates shall be kept on premises and presented to any authorized City official upon request.
 12. 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.
 13. 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.
 14. A copy of the conditions of approval of Minor Conditional Use Permit ZA-17-16 shall be kept on premises and presented to any authorized City official upon request.
 15. 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.
 16. If any section, division, sentence, clause, phrase or portion of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

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 30, 2017) and will expire at the end of that period (June 30, 2018) unless applicant establishes the use by obtaining a business license reflecting the restaurant use. If the applicant is unable to obtain the business license within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
- Bldg. 3. 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. 4. All contractors and subcontractors must have valid business licenses to do
Lic. business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
5. Business license shall be obtained prior to the initiation the business.
- Trans. 6. The applicant may be subject to a Traffic Impact Fee to the Transportation Division prior to the effective date of the minor conditional use permit. The applicant shall contact the Transportation Division to determine if a Traffic Impact Fee is applicable. The traffic impact fee is based upon the average daily trip generation rate 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.

Superior Pie and Liquor

A New Dining Experience in Costa Mesa

What's coming up next in Cost Mesa? The inside scoop is a new restaurant of delicious cuisine, "***Superior Pie and Liquor***", by notable Restaurateur and Chef Tim Goodell, founder of Domaine Restaurants. Known for his acclaimed French restaurant "Aubergine" in Newport Beach, and then Troquet at South Coast Plaza a few years later. Residents and businesses alike are looking forward to the addition of his culinary talents to their neighborhood.

Located within the famous Midway Market Center at 1661 Superior Avenue, in Costa Mesa, Chef Goodell selected this location to serve the demand for great food by the new residents of revitalized housing developments and businesses in the area that are looking for a trendy place to eat dinner and enjoy cocktails with neighbors and friends after work or on the weekend.

Topping off the menu is roasted Chicken and savory gourmet Pizza, hot from the stone hearth oven. Synonymous to traditional neighborhood taverns in the popular TV shows "Cheers" and "Friends", guests dining at "***Superior Pie and Liquor***" will enjoy famous beers and homemade brewery beers on tap. Wines and liquors from all over the world will be displayed on a very long signature bar to complement the dining experience.

Within the last few years Midway Market Center has become a destination for Design Retail businesses starting with jewelry design and manufacturing by *Bits-Thirty One Bits*, and including Antique/Interior design businesses, *Davis Ink Interior Design*, *The French Container*, as well as *The Find* design and consignment center across the street. The unique and popular bicycle shop *The Unlikely Cyclist* draws customers looking for a high-tech bicycle with high design appeal.

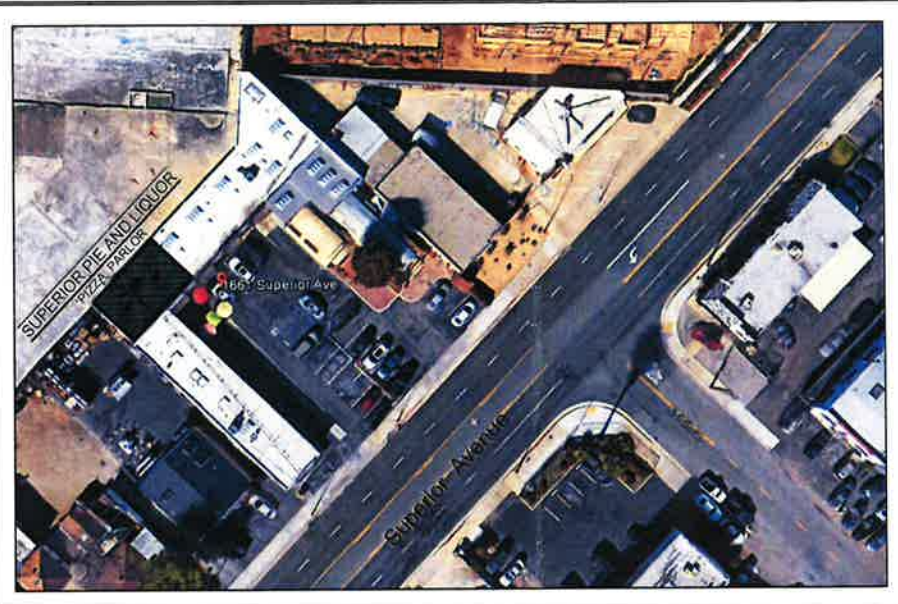
The new 1,330 sf restaurant, with its 245 sf outdoor dining patio, serves a total of "***Superior Pie and Liquor***" restaurant plans to share parking within the center. The Owner is upgrading Midway Market Center with two new ADA accessible restrooms to serve the new restaurant and the existing bike shop, all other tenants have their own private restroom facilities.

A peak parking demand analysis has been generated by the City of Costa Mesa, which evaluates Existing tenants and the Applicant tenant's operating hours and square footage. The City's analysis shows parking demands exceed the 26 existing parking spaces on site between 12 noon to 4pm weekdays. However, the analysis shows the Applicant can be open and share 26 existing parking spaces with the other tenants during the hours of 8am to 12 noon, 4pm to 11pm. Monday-Friday, and 8am-11pm Saturday-Sunday with Administrative approval of a MUP. The Applicant is applying to be open only from 4pm to 11pm, Monday thru Friday, and 8am-11pm Saturday-Sunday.

Existing business owners in the area see the arrival of "***Superior Pie and Liquor***" as a positive addition by drawing new customers to the restaurant as well as to the businesses in and around Midway Market Center.

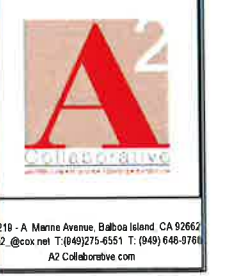
SYMBOLS

	CONCRETE
	CONCRETE BLOCK
	EXISTING STRUCTURE TO REMAIN (PLAN)
	EXISTING STRUCTURE TO REMAIN (SECTION)
	STONE MASONRY
	BRICK MASONRY
	EARTH FILL/COMPACTED FILL
	RIGID INSULATION
	BATT INSULATION
	STONE
	METAL
	WOOD FRAMING
	WOOD BLOCKING
	WOOD (FINISH)
	PLYWOOD
	GYPSUM BOARD/PLASTER
	CENTERLINE
	PROPERTY LINE



SHEET INDEX

ARCHITECTURAL	
ACS	ARCHITECTURAL COVERSHEET
SP1	SITE PLAN
A1.0	EXISTING DEMO PLAN AND PHOTOS EXISTING REFLECTIVE CEILING PLAN
A1.1	FLOOR PLAN AND EQUIPMENT PLAN UTILITY PLAN
A2.1	ADA BATHROOM DETAILS /RESTROOM DESIGN
A2.2	ADA BAR DETAILS / INTERIOR ELEVATIONS



ELECTRICAL SYMBOLS

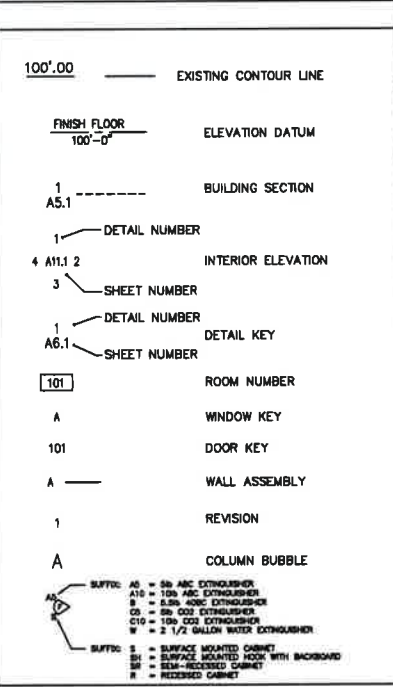
	DECORATIVE HANGING CEILING MOUNTED FIXT.
	EXISTING DECORATIVE HANGING CEILING MOUNTED FIXT.
	FLOOR MOUNTED RECESSED LIGHT (INSTALL PER MANUF.)
	WALL MOUNTED RECESSED LIGHT FIXTURE
	EXISTING RECESSED LIGHT FIXTURE
	4" DIA. RECESSED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE-ADJUSTABLE
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR *ALL SMOKE DETECTORS ARE EXISTING AND HARD WIRING IN COMPLIANCE WITH CRC CODE
	LED COVE LIGHTS
	2" FLUORESCENT FIXTURE
	4" FLUORESCENT FIXTURE

SWITCHES

	SWITCH
	2-WAY SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	OCCUPANCY/ VACANCY SENSOR SWITCH
	ELECTRONIC TIMER SWITCH
	MOTION SENSOR
	OCCUPANCY SENSOR
	WATER PROOF SWITCH

GAS

	FUEL GAS
	FIREPLACE KEY (LOOSE)



ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	GALV	GALVANIZED	RM	ROOM
ABC	AGGREGATE BASE COURSE	GA	GAGE	ROW	RIGHT OF WAY
AFB	ABOVE FINISH FLOOR	GC	GENERAL CONTRACTOR	RO	ROUGH OPENING
ARCH	ARCHITECT	GB	GYPSUM BOARD	SC	SPIKE CLEANER
BB	BULLETIN/MARKER BOARD	GBX	GYPSUM BOARD TYPE 'X'	SCD	SEE CIVIL DRAWINGS
BO	BOTTOM OF...	GBM	GYPSUM BOARD MOISTURE RESISTANT	SED	SEE ELECTRICAL DRAWINGS
BLKG	BLOCKING	G.L.	GLU-LAM	SF	SQUARE FOOT
BM	BENCHMARK	GS	GROOMING STATION	SFHW	SHOWER
CC	COLORED CONCRETE	HB	HOSE BIBB	SIM	SIMILAR
CIP	CAST IN PLACE	HDWR	HARDWARE	SID	SEE INTERIOR DRAWINGS
CJ	CONTROL JOINT	HORIZ	HORIZONTAL	SKD	SEE KITCHEN DRAWINGS
CLG	CEILING	HR	HOUR	SLD	SEE LANDSCAPE DRAWINGS
CMU	CONCRETE MASONRY UNIT	ID	INSIDE DIMENSION	SMD	SEE MECHANICAL DRAWINGS
COL	COLUMN	IN	INCH	SSD	SEE STRUCTURAL DRAWINGS
CONC	CONCRETE	INT	INSULATION	SPD	SEE PLUMBING DRAWINGS
CONST	CONSTRUCTION	INT	INTERIOR	STL	STEEL
CONT	CONTINUOUS	JAN	JANITOR	STRL	STRUCTURAL
DIM	DIMENSION	LAV	LAVATORY	SOG	SLAB ON GRADE
DN	DOWN	MFR	MANUFACTURERS	SO	SQUARE
DS	DOWN SPOUT	MAX	MAXIMUM	STO	STORAGE
DTL	DETAIL	MECH	MECHANICAL	THK	THICK
DWGS	DRAWINGS	MIN	MINIMUM	THLD	THRESHOLD
(E)	EXISTING	MH	MAN HOLE	TOC	TOP OF CONCRETE
EA	EACH	(N)	NEW	TOP OF...	
ELEC	ELECTRICAL	NIC	NOT IN CONTRACT	TYP	TYPICAL
ELEV.	ELEVATION	NTS	NOT TO SCALE	UJL	UNDERWRITERS LABORATORIES
EJ	EXPANSION JOINT	OC	ON CENTER	UNO	UNLESS NOTED OTHERWISE
EQ	EQUAL	OD	OUTSIDE DIMENSION	UR	URINAL
EQUIP	EQUIPMENT	OPG	OPENING	VERT	VERTICAL
EW	ELECTRIC WATER COOLER	OPP	OPPOSITE	W/	WITH
FOC	FACE OF CONCRETE	ORD	OVERFLOW ROOF DRAIN	WC	WATER CLOSET
FOM	FACE OF MASONRY	PL	PLATE	WD	WOOD
FOS	FACE OF STUD	PLM	PLASTIC LAMINATE	WP	WORK POINT
FP	FIREPLACE	PLYWD	PLYWOOD	WR	WATER RESISTANT
FIN	FINISH	PT	POINT	WWF	WELDED WIRE FABRIC
FD	FLOOR DRAIN	R	RADIUS	ANG	ANGLE
FE	FIRE EXTINGUISHER CABINET	RD	ROOF DRAIN	Ø	DIAMETER
FH	FIRE HYDRANT	RE	REFERENCE/REFER TO	CL	CENTERLINE
FLR	FLOOR	REINF	REINFORCED/ING		
FR	FIRE RESISTIVE	REQD	REQUIRED		
FRP	FIBERGLASS REINFORCED PANEL				

GENERAL NOTES

AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT OF WAY.

IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE ARE DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, ALLEY/STREET PAVEMENT, AND OTHER PUBLIC IMPROVEMENTS WILL BE REQUIRED BY THE CITY AT THE TIME OF PRIVATE CONSTRUCTION COMPLETION. SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.

REFER TO ENLARGED PLANS FOR DETAILED INFORMATION. WHERE DISCREPANCIES EXIST, LARGE PLANS DICTATE. NOTIFY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.

UTILITY: ALL UTILITIES SERVING THIS SITE ARE EXISTING

DRAINAGE: NO CONCENTRATED DRAINAGE FLOWS ARE PERMITTED OVER ADJACENT PROPERTY LINES AND WATER IS TO DRAIN AWAY FROM STRUCTURES FOR A MINIMUM OF 5'-0" AT 2% AND BE CONVEYED TO AN APPROVED DRAINAGE FACILITY.

THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND; OR OBTAIN A NECESSARY PERMIT FROM STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.

"ISSUANCE OF A BUILDING PERMIT BY THE CITY OF COSTA MESA DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT."

NOTE: SIGNAGE TO BE A DEFERRED SUBMITTAL

PROJECT DATA

•OCCUPANCY A-2
 •TYPE CONSTRUCTION TYPE 5
 •1 STORY BUILDING
 •FIRE SPRINKLERED NO

LEGAL DESCRIPTION

•1161 SUPERIOR COSTA MESA, CALIFORNIA 92662-1205
 •APN: 050-152-24 DATE: 10-26-1911
 •LAND USE: MU-W2, COASTAL ZONE: YES

CODE COMPLIANCE

2017 - CRC, CBC, CPC, CMC, CEC
 2017 - BEES
 2017 - CALGREEN BC
 2017 ENERGY CODES, SEE SHEETS A1.2, A1.3, A1.4

•Title-24 energy conservation requirements have been taken into consideration.

SQUARE FOOTAGE CALCS.

•INTERIOR GROSS 1,329.6 SQ. FT.
 •PATIO GROSS 245.00 SQ. FT.

OCCUPANCY

•INTERIOR DINING MAXIMUM OCCUPANCY = 43.23
 •INTERIOR KITCHEN MAXIMUM OCCUPANCY = 2.5
 •PATIO MAXIMUM OCCUPANCY = 18
 TOTAL MAXIMUM OCCUPANCY = 64
 SEE SHEETS A1.1, AND A1.1R FOR CALCULATIONS

SCOPE OF WORK

•SOFT DEMOLITION OF INTERIOR SPACE, NO BEARING WALLS TO BE REMOVED. REMOVAL OF INTERIOR FINISHES AND FURNISHINGS, NO ASBESTOS DETECTED.

•INTERIOR ARCHITECTURE DESIGN REMODEL FOR AN EXISTING RESTAURANT - A DEFERRED SUBMITTAL.

•NEW EXTERIOR SIGNAGE TO IDENTIFY BUSINESS IS A DEFERRED SUBMITTAL.

•PROPOSED CONSTRUCTION UNCHANGED, NO ADDITIONAL SQ. FT. ADDED ALL STREET AND HANDICAP PARKING TO REMAIN

•OVERCOME HARDSHIP-PROVIDE ADA ACCESS TO EXISTING BATHROOM BY REMOVING WALL TO EASE CIRCULATION, WIDEN ENTRY DOORS TO 3'-0", INSTALL NEW ADA ACCESSIBLE FIXTURES, AND CONCEAL PIPES INTO WALLS.

•ALL EXISTING DOORS & WINDOWS TO REMAIN INTACT EXCEPTS:

OUTLETS

	110 V CONV DUPLEX OUTLET - HIDDEN
	110 V CONV DUPLEX OUTLET
	110 V CONV DUPLEX OUTLET - HALF HOT
	220V OUTLET
	GROUND FAULT INTERRUPTED DUPLEX OUTLET
	ARC FAULT INTERRUPTED DUPLEX OUTLET, NEC 210-12B
	WEATHERPROOF GROUND FAULT INTERRUPTED DUPLEX OUTLET
	FLOOR OUTLET
	JUNCTION BOX
	CEILING MOUNTED SMOKE DETECTOR HARD WIRING INTO ELECTRICAL (WITH BATTERY BACK-UP. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS)
	HANGING CEILING LIGHT FIXTURE (OWNER TO SELECT)
	COLD WATER STUB FOR ICE MAKER
	THERMOSTAT
	TELEPHONE JACK
	TELEVISION ANTENNA
	DRYER VENT
	RECESSED HIGH EFFICIENCY LIGHT FIXTURE, (SEE FIXT. SCHEDULE)
	EXHAUST FAN - 50 CFM MIN - VENTED TO OUTSIDE AIR ELECTRICAL MAIN



ZONING REQUIREMENTS

DESCRIPTION	EXISTING	PROPOSED	CONFORM (YES/NO)
Use	RETAIL ESTABLISHMENT	RESTAURANT	YES
Zone	MG	REC-R1	YES
Lot Area	EXISTING UNCHANGED	No change	YES
Lot Width (Ava.)	EXISTING	No change	YES
Lot Depth (Ava.)	EXISTING	No change	YES
Lot Slope %	EXISTING	No change	YES
Max. Building Height	EXISTING	No change	YES
MAX HT. TO PEAKED ROOF	EXISTING	No change	YES
Setbacks:			
Front Yard	EXISTING	No change	YES
Rear Yard	EXISTING	No change	YES
Side Yard	EXISTING	No change	YES
Lot Coverage	EXISTING	No change	YES

- Any landscape lighting to be less than 20 watts.

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PLANNING SUBMITTAL

SUPERIOR PIE AND LIQUOR
 PIZZA PARLOR
 1661 "D" Superior Avenue - Costa Mesa, CA - 92627
 MR. TIM GOODELL

Revisions:

No.	Description	Date

Sheet Title:
COVER SHEET

BID SET

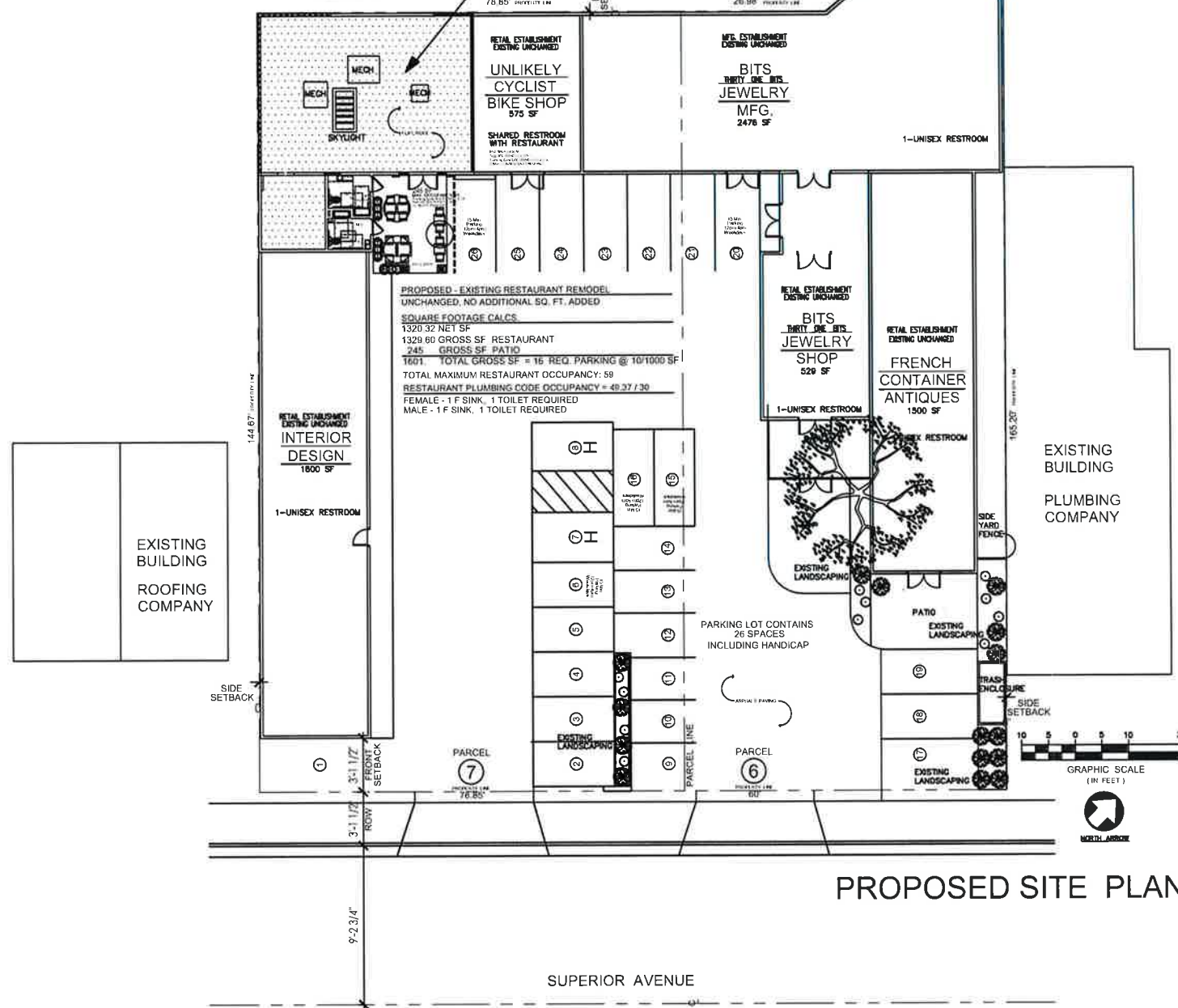
Job No: 2016-107
 Plot Date: 3/30/2017

Sheet No:
ACS

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Unit "D" - 1661 Superior, Costa Mesa CA

SUPERIOR PIE AND LIQUOR RESTAURANT



PROPOSED SITE PLAN



AERIAL SITE PLAN

2

PARKING SUMMARY

NOTE: PEAK PARKING DEMAND DROPS TO 25.98 FROM 4:00 PM TO AS RETAIL STORES CLOSE, SHARED PARKING WOULD BEGIN. APPLICANT WOULD OPEN DURING THE TRANSITION TIME BETWEEN 12:00 NOON AND 4:00PM TO SERVE TAKE-OUT ONLY AND 5 OCCUPANTS WITH SHORT TIME SHARED PARKING. SEE CITY CALCULATIONS BELOW. ALL REQUIRED HANDICAP PARKING PROVIDED ON SITE.

PARKING PROVIDED: 26 SPACES
EXISTING BUSINESS PARKING REQUIRED: 25 SPACES

PROPOSED RESTAURANT PARKING REQUIRED: 16 SPACES @ 10 PER 1,000 SF -5 MFG. CREDIT.

SITE PLAN USES AND PARKING DEMAND / PROVIDED

BUSINESS ADDRESS	BUSINESS NAME	PARKING REQUIRE															
		9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	
1661 SUPERIOR AVENUE	INTERIOR DESIGN																5
1661 D SUPERIOR AVE.	SUPERIOR PIE&LIQUOR																16
1661 C SUPERIOR AVE.	THE UNLIKELY CYCLIST																2
1663 A SUPERIOR AVE.	31 BITS JEWELRY MFG.																7
1663 SUPERIOR AVENUE	FRENCH CONTAINER																2
PARKING REQUIRED WEEKDAYS		2	12	14	14	14	14	14	14	14	24	21	20	11	11	11	25
PARKING REQUIRED WEEKEND		1	14	14	14	14	14	14	11	11	11	11	11	11	11	11	20
PARKING PROVIDED		24+2H=26															
BIKE RACK PROVIDED		1															

SITE PLAN USES AND PARKING DEMAND / PROVIDED

BUSINESS ADDRESS	BUSINESS NAME	USE	SIZE	RESTROOM	MFG.PKG CREDIT	PARKING REQUIRED	BUSINESS HOURS
1661 SUPERIOR AVE.	INTERIOR DESIGN	OFFICE	1791 SF	1-UNISEX	5.4=5	5.4 = 5	9-6 M-F
1661 D SUPERIOR AVE.	SUPERIOR PIE&LIQUOR	FOOD&BAR	1330 SF	1-M, 1-F	=4	13.3= 13	5-11 M-F
	SHARED PARKING	PATIO	245 SF	SHARED	=1	2.45 = 2	11-11 SAT
1661 C SUPERIOR AVE.	THE UNLIKELY CYCLIST	RETAIL	575 SF	1-M, 1-F	1.7=2	2.3=2	CLOSED M
				SHARED		1.7=2	11-3 SUN
1663 A SUPERIOR AVE.	BITS JEWELRY MFG.	MFG.	2476 SF	1-UNISEX	7.4=7	7.4 = 7	10-5, 7, 8 M-F
	BITS-THIRTY ONE BITS	MFG RETAIL	529 SF	1-UNISEX	1.6=2	1.6 = 2	CLOSED SUN
1663 SUPERIOR AVE.	FRENCH CONTAINER	RETAIL	1500 SF	1-UNISEX	4.5=5	4.5 = 5	10-5 M-F
						6 = 6	10-5 SAT
						1000 SF	CLOSED SUN.
PARKING REQUIRED EXISTING USES							14.39+7.89=22.28
PARKING REQUIRED W/SUPERIOR PIE RESTAURANT (SEE CITY CALCS.)							32.05
PARKING PROVIDED							24+2H=26
BIKE RACK PROVIDED							1



VIEW LOOKING NORTHWEST

VIEW LOOKING WEST

CITY OF COSTA MESA

NO.	ADDRESS	USE	SIZE	RESTROOM	MFG.PKG CREDIT	PARKING REQUIRED	BUSINESS HOURS
1661	1661 Superior Avenue	OFFICE	1791 SF	1-UNISEX	5.4=5	5.4 = 5	9-6 M-F
1661 D	1661 D Superior Avenue	FOOD&BAR	1330 SF	1-M, 1-F	=4	13.3= 13	5-11 M-F
1661 C	1661 C Superior Avenue	RETAIL	575 SF	1-M, 1-F	1.7=2	2.3=2	CLOSED M
1663 A	1663 A Superior Avenue	MFG.	2476 SF	1-UNISEX	7.4=7	7.4 = 7	10-5, 7, 8 M-F
1663	1663 Superior Avenue	RETAIL	1500 SF	1-UNISEX	4.5=5	4.5 = 5	10-5 M-F

SITE PHOTOS 4

SHARED PARKING DEMAND 3

BUSINESS / PARKING SUMMARY 1



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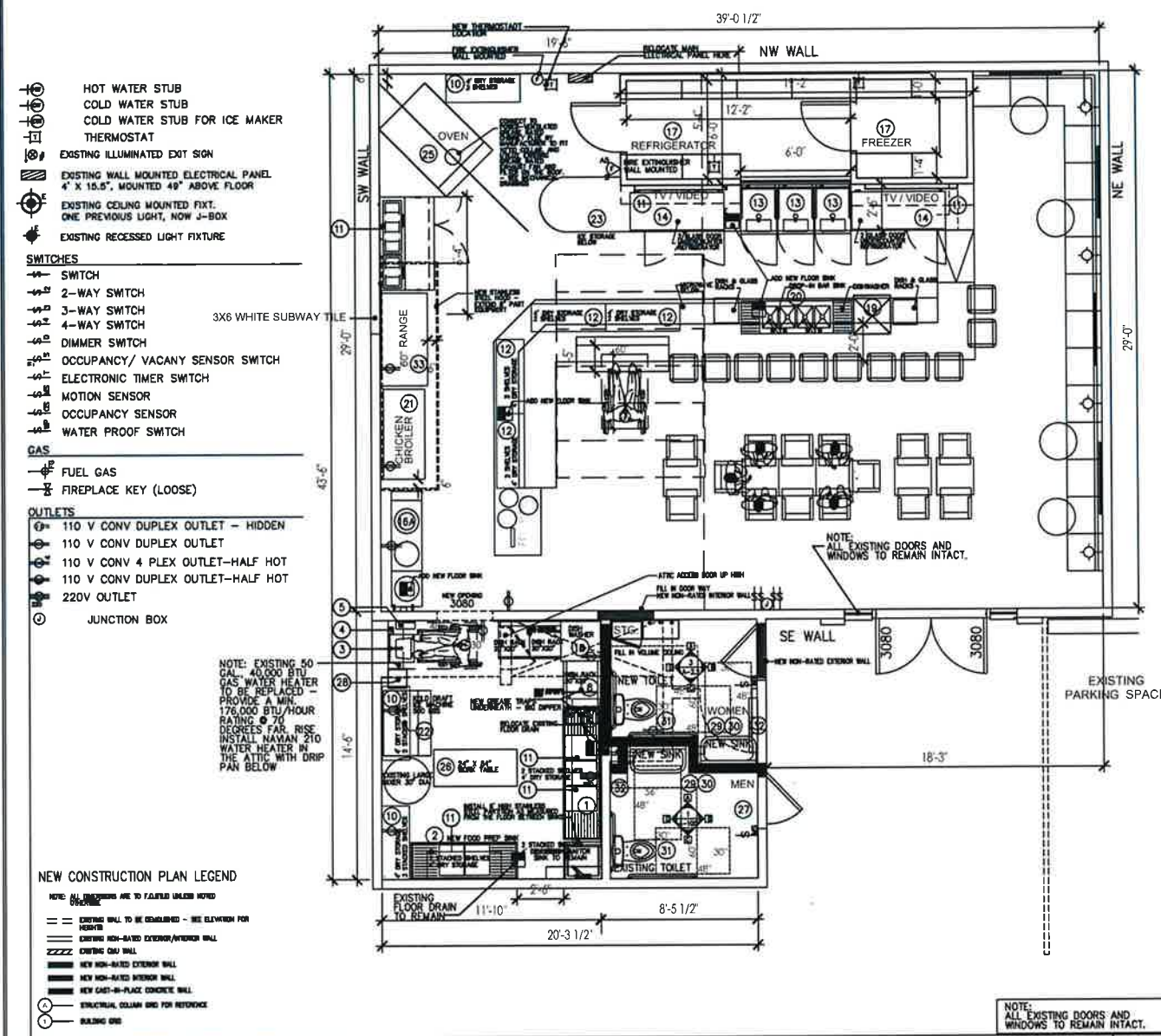


PLANNING SUBMITTAL
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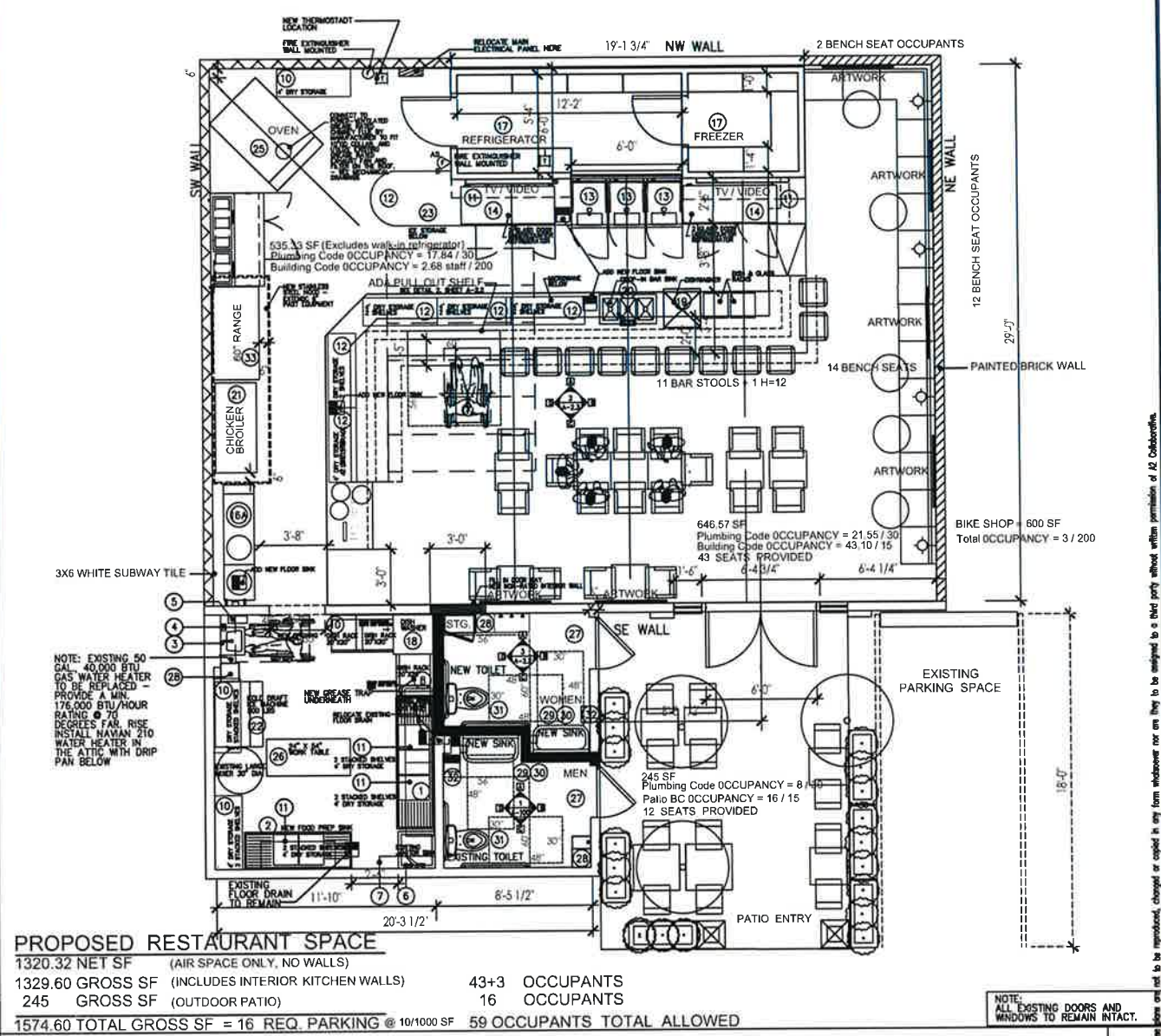
Revisions:

No.	Description	Date

Sheet Title:
SITE PLAN
Job No: 2016-107
Plot Date: 3/30/2017
Sheet No:
SP-1



PROPOSED REMODEL UTILITY PLAN 4



PROPOSED REMODEL FLOOR PLAN 3

NO.	DESCRIPTION	MANUF.	MODEL NO.	REMARKS	SUPPLIED BY	INSTALLED BY
17	WALK-IN REFRIGERATOR/FREEZER	AMERICAN WALK-IN COOLERS	COOLER/FREEZER COMBINATION WITH 8" WIDE CLEAR GLASS WINDOW	25 3/4" D X 25 7/8" X 57"H, STAINLESS STEEL	TENANT	GENERAL CONTRACTOR
18	KITCHEN DISHWASHER	OMA DISHMACHINES	WEBSTAIRANT STORE, MFR. #E-C-2 ITEM 3: 25002 119	31 1/8" L X 17 7/8" W X 9 5/16" D, STAINLESS STEEL WITH FAUCET 1.01 GALLONS OF WATER PER SECOND	TENANT	GENERAL CONTRACTOR
19	UNDER COUNTER DISHWASHER	OMA DISHMACHINES	MODEL: L-1X16 W/4" LEGS, 34.25" X 24" W X 23.5" D STN. STL. HIGH TEMP DISHWASHER	115V/60HZ/1P PHASE, 16 AMP DEDICATED OUTLET #1146.50 4" LEGS, PLUMB DRAIN KIT #15502.50	TENANT	GENERAL CONTRACTOR
20	3-COMPARTMENT BAR SINK	KOHLER	UNDERTONE - LARGE UNDERMOUNT W/FAUCET KOHLER - "PURIST"	31 1/8" L X 17 7/8" W X 9 5/16" D, STN. STL. SINK W/FAUCET 2 HOLE WITH 8" SPOUT AND SIDE SPRAY, FINISH: SATIN NICKEL	TENANT	GENERAL CONTRACTOR
21	CHICKEN BROILER	1515design.com	MODEL: SPIT ROTISSERIE - MAG 6, GAS BROILER - 3" CONNECTOR	58.25" L X 27" W X 77.5" H, STAINLESS STEEL, NO. CHICKENS 48-56, NO. OF SPTS 6, MOUNT ON 72.25" H CAS.	TENANT	GENERAL CONTRACTOR
22	ICE MACHINE, STAINLESS STEEL	KOLD-DRAFT	GB560-ICE MACHINE-AIR COOLED	115V/60HZ/1P PHASE, 30 AMP DEDICATED OUTLET 42.3" W X 31.1" D X 17" H 3" FPT DRAIN	TENANT	GENERAL CONTRACTOR
23	UNDERCOUNTER ICE STORAGE, STAINLESS STEEL	KOLD-DRAFT	KDBN230	115V/60HZ/1P PHASE, 30 AMP DEDICATED OUTLET 30.25" W X 34" D X 23" H 3" NPT DRAIN	TENANT	GENERAL CONTRACTOR
24	PIZZA OVEN	WOODSTONE STONE HEARTH OVEN	MODEL: BISTRO WS-BL4355-RFG-W	OPTION 1: WS-BL4355-RFG-W-COMBINATION RADIANT FLM/WOOD OPTION 2: WS-BL4355-RFG-W-RADIANT FLAME/NATURAL GAS 42.25" W X 62" D X 69.75" H	TENANT	GENERAL CONTRACTOR
26	24" X 60" STAINLESS STEEL WORK TABLE	REGENCY	460EC184KTC	48" L X 18" W X 64" H, ON 5" DIA. RUBBER WHEELS	TENANT	GENERAL CONTRACTOR
27	BATHROOM FLOORING	AMERICAN FAST FLOORS	MARMOL STONE IMPORTS	PREMIUM KD BOX LOCKER	TENANT	GENERAL CONTRACTOR
28	6-TIER LOCKERS	ALL STORAGE PRODUCTS	1-800-878-5438	6-12" X 12" X 12" EACH, COLOR: 714 SNOW WHITE	LANDLORD	GENERAL CONTRACTOR
29	BATHROOM SINK	KOHLER	"BROCKWAY" MODEL K-3200 UTILITY SINK	POLISHED STAINLESS STEEL SINGLE FAUCET HOLE USE WITH K-899B-CF ADL P-TRAP	LANDLORD	GENERAL CONTRACTOR
30	BATHROOM FAUCET	KOHLER	"CANNOK" MODEL K-8892-RP	ADA LEVER HANDLES, COLOR: ROUGH PLATE 36" X 17.5" X 15 5/8"	LANDLORD	GENERAL CONTRACTOR
31	TOILET AND TOILET SEAT	KOHLER	"HIGHLINE CLASSIC" 2 PIECE ELONGATED BOWL, MODEL K-3463-RA-O, ADA	TOILET COLOR: 0-WHITE TOILET LID: "LUSTRA K-4650-7 ELONGATED-COLOR: 7-BLACK	LANDLORD	GENERAL CONTRACTOR
32	HAND DRYER	PRO DRYERS (734) 466-9767	DYSON AIRBLADE V HAND DRYER, AB 12, SPRAYED NICKEL	TEMPERATURE MIXER, DC POWERED, SINGLE HOLE FAUCET ADA COMPLIANT, COLOR: POLISHED CHROME	LANDLORD	GENERAL CONTRACTOR
33	60" RANGE	SOUTHBEND	60" 4801DU ULTIMATE RESTAURANT RANGE, GAS	RANGE TOTAL 420,000 BTU 10 NON CLOG BURNERS WITH STANDARD GRATES 60" W	TENANT	GENERAL CONTRACTOR

EQUIPMENT SCHEDULE 2

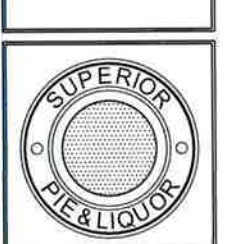
NO.	DESCRIPTION	MANUF.	MODEL NO.	REMARKS	SUPPLIED BY	INSTALLED BY
1	3-COMPARTMENT KITCHEN SINK	SINK - GSW FAUCET - T&S BRASS	3 COMPARTMENT SINK SE1620-3D18	FAUCET BY T&S BRASS, MODEL B-0133-A12-808C 8", CENTER WALL MOUNTED PRE-RINSE UNIT WITH 12" FAUCET, 44" HOSE	TENANT	GENERAL CONTRACTOR
2	2-DEPARTMENT PREP SINK	SINK - GSW FAUCET - T&S BRASS	2 COMPARTMENT SINK-2 DRAINBOARDS, SE18182D, 24" W X 72" L X 45" H	FAUCET BY T&S BRASS, MODEL B-0133-A12-808C 8", CENTER WALL MOUNTED PRE-RINSE UNIT WITH 12" FAUCET, 44" HOSE	TENANT	GENERAL CONTRACTOR
3	EMPLOYEE HAND SINK	GSW	HAND SINK - HS-0610SG W/6" HIGH WELDED SIDE SPLASH GUARDS	MIN. 6" HIGH SPLASHGUARD ON SIDES OF SINK TO EXTEND TO BE IN LINE WITH FRONT OF SINK.	TENANT	GENERAL CONTRACTOR
4	SOAP DISPENSER	BRADLEY CORPORATION	OPTION 1 #6481, OPTION 2 #6542	16 OZ. LIQUID SOAP DISPENSER	TENANT	GENERAL CONTRACTOR
5	PAPER TOWEL DISPENSER	BOBRICK	B-2820 STAINLESS STEEL	B-282 STAINLESS STEEL	TENANT	GENERAL CONTRACTOR
6	JANITOR SINK	EXISTING	EXISTING SINK AND FAUCET		EXISTING	EXISTING
7	8" X 36" STAINLESS STEEL SHELF AND MOP HOLDER	BOBRICK	B-224	HANG ON WALL ABOVE MOP SINK	TENANT	GENERAL CONTRACTOR
8	UNDER COUNTER GREASE TRAP	ZURN	G12701-20 LIGHT COMMERCIAL STANDARD ASME ATT14.3-2000 TYPE A RATING,	INLET: 20 GPM FLOW RATE, 40 LB. CAPACITY, OUTLET: G12701-20-3NH 02701-020-4	TENANT	GENERAL CONTRACTOR
9	(3) WATER HEATER	EXISTING	EXISTING	50 GAL. GAS EXISTING WATER HEATER	EXISTING	EXISTING
10	18" X 48" 3-TIER SHELVING	REGENCY SHELVING	460EC184KTC CHROME W/WIRE SHELF	WEBSTAIRANT STORE 48" W X 18" D X 64" H, ON 5" DIA. RUBBER WHEELS	TENANT	GENERAL CONTRACTOR
11	18" X 48" STAINLESS STEEL WALL SHELF	REGENCY SHELVING	600WS1848HD STAINLESS STEEL	NOTE: ORDER ONE 36" W/OVER RANGE 56 LB. CAP.	TENANT	GENERAL CONTRACTOR
12	24" X 48" 2-TIER UNDERCOUNTER SHELF	CUSTOM	LAMINATE CABINET SHELVING UNDER STAINLESS STEEL COUNTER TOP	3" PLYWOOD SHELVES WITH LAMINATE VENEER LAMINATE: WILSON ART - MATTE BLACK	TENANT	GENERAL CONTRACTOR
13	UNDER BAR REFRIGERATOR 1-DOOR STN. STL. DIRECT DRAW BEER DISPENSER	TRUE	MODEL: TDD-1-S, DIRECT DRAW BEER DISPENSER W/1 SOLID STN. STEEL DOOR	115V/60HZ/1P PHASE, 3.9 AMP DEDICATED OUTLET WITH CASTERS 23 7/16" W X 30 3/16" D X 38.75" H	TENANT	GENERAL CONTRACTOR
14	UNDERCOUNTER BACK BAR COOLER 2-DOOR GLASS & STAINLESS STEEL	TRUE	MODEL: TBB-20-S-LD, STAINLESS STEEL 2-DOOR GLASS & STAINLESS STEEL	115V/60HZ/1P PHASE, 8.1 AMP DEDICATED OUTLET WITH CASTERS 23 7/16" W X 30 3/16" D X 39.75" H	TENANT	GENERAL CONTRACTOR
15	UNDER COUNTER REFRIGERATOR 1-DOOR PIZZA PREP TABLE	TRUE	MODEL: TFP-44 SOLID DOOR, PIZZA PREP TABLE W/2-STN. STL. SHELVES, 1 DOOR	115V/60HZ/1P PHASE, 8.6 AMP DEDICATED OUTLET WITH CASTERS 44 1/2" L X 32 1/4" D X 35.75" H	TENANT	GENERAL CONTRACTOR
16	UNDERCOUNTER REFRIGERATOR WORKTOP SOLID 3 DOOR STAINLESS STEEL	TRUE	MODEL: TWT-72 ADA, WORKTOP TABLE WITH 3 SOLID STN. STL. SWING DOORS	115V/60HZ/1P PHASE, 8.7 AMP DEDICATED OUTLET WITH CASTERS 23 7/16" W X 30 3/16" D X 39.75" H	TENANT	GENERAL CONTRACTOR
6A	BREW-MAGIC V350MS	BREW-MAGIC	MODEL: V350MS, BREWERY TABLE WITH STAINLESS STEEL, 15.5 GAL. KETTLES	120V/1800 WATT, 15 AMP, 60 CYCLE DEDICATED OUTLET, GROUNDED, 74.5" L X 20" D X 62.5" H	TENANT	GENERAL CONTRACTOR

EQUIPMENT SCHEDULE 1



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PLANNING SUBMITTAL
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 PIZZA PARLOR
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Revisions:

No.	Description	Date

Sheet Title:
**UTILITY/FLOOR PLANS
 EQUIP. SCHEDULE
 BID SET**
 Job No: 2016-107
 Plot Date: 3/30/2017
 Sheet No:
A 1.1

**1661 / 1663 SUPERIOR AVENUE
SHARED PARKING DEMAND
MIXED USE DEVELOPMENT**

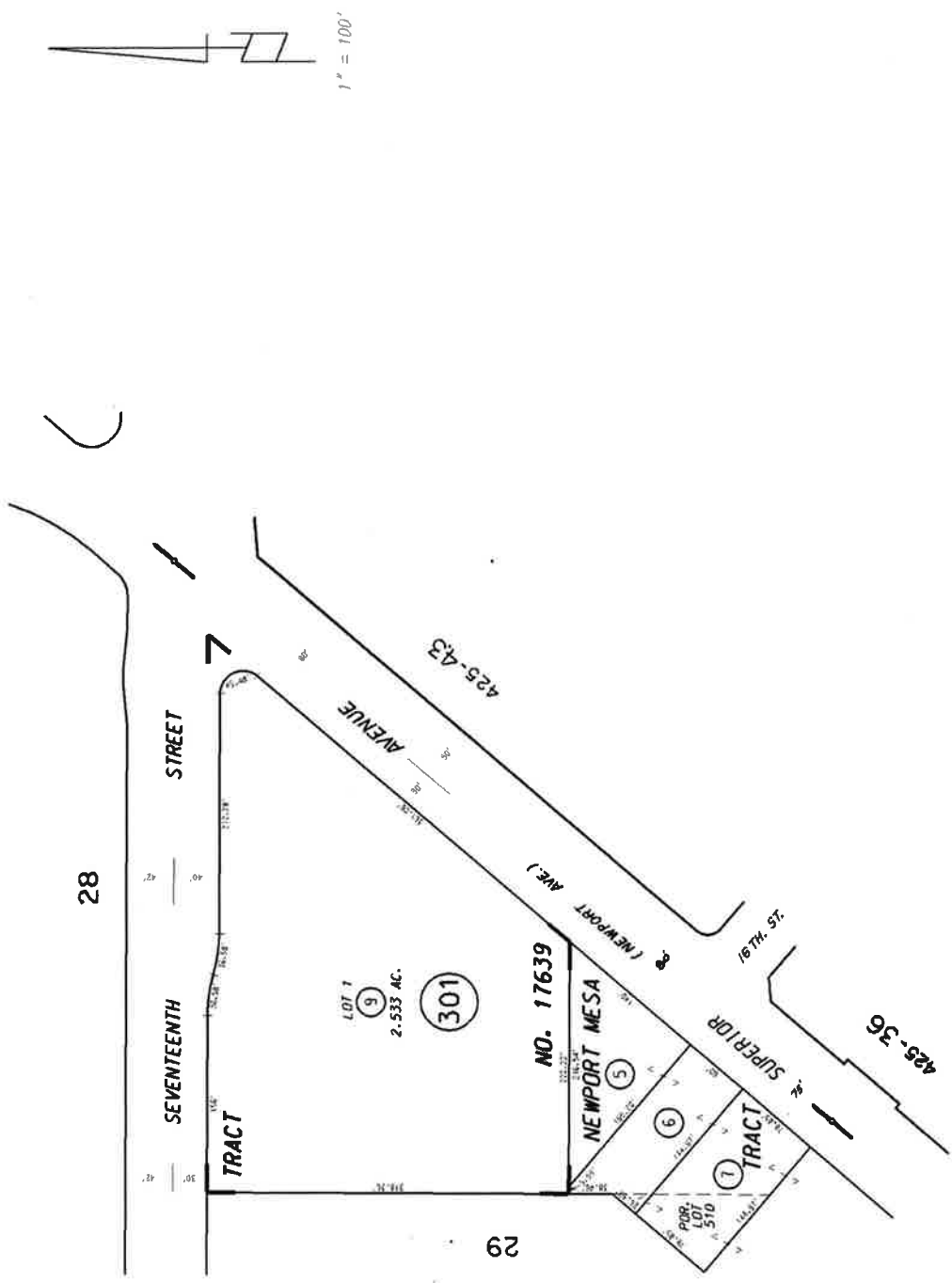
USE	Office		Banks (Sq. Ft.)	Medical Office (Sq. Ft.)	Retail (Sq. Ft.)	Restaurant		Theaters and Cinemas (seats)	Hotel/Motel		Conference/Convention		Bachelor (units)	Residential			Guest (total units)	Total Parking Demand by Hour	
	<100,000 (Sq. Ft.)	>100,000 ¹ (Sq. Ft.)				1st 3K (Sq. Ft.)	>3K (Sq. Ft.)		Guest Rooms (units)	1st 3K (Sq. Ft.)	>3K (Sq. Ft.)	1st 3K (Sq. Ft.)		>3K (Sq. Ft.)	1 bedroom (units)	2 bedroom (units)			3+ Bedroom (units)
	0.00	4796.00	0.00	0.00	2075.00	1575.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
PEAK DEMAND	0.00	14.39	0.00	0.00	8.30	15.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38.44	
WEEKDAY																		Weekdays	
6:00 AM	0.00	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43	6:00 AM
7:00 AM	0.00	2.88	0.00	0.00	0.66	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.86	7:00 AM
8:00 AM	0.00	9.06	0.00	0.00	1.41	0.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.26	8:00 AM
9:00 AM	0.00	13.38	0.00	0.00	3.32	1.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.28	9:00 AM
10:00 AM	0.00	14.39	0.00	0.00	5.40	3.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.93	10:00 AM
11:00 AM	0.00	14.39	0.00	0.00	6.89	4.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.00	11:00 AM
NOON	0.00	12.95	0.00	0.00	7.64	7.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.46	NOON
1:00 PM	0.00	12.95	0.00	0.00	7.89	11.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.86	1:00 PM
2:00 PM	0.00	13.96	0.00	0.00	7.64	9.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.04	2:00 PM
3:00 PM	0.00	13.38	0.00	0.00	7.47	9.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.30	3:00 PM
4:00 PM	0.00	11.08	0.00	0.00	6.89	7.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.84	4:00 PM
5:00 PM	0.00	6.76	0.00	0.00	6.23	11.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.01	5:00 PM
6:00 PM	0.00	3.31	0.00	0.00	6.47	14.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.96	6:00 PM
7:00 PM	0.00	1.01	0.00	0.00	7.06	15.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.81	7:00 PM
8:00 PM	0.00	1.01	0.00	0.00	6.89	15.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.65	8:00 PM
9:00 PM	0.00	0.43	0.00	0.00	4.81	15.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.00	9:00 PM
10:00 PM	0.00	0.43	0.00	0.00	2.49	14.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.10	10:00 PM
11:00 PM	0.00	0.00	0.00	0.00	1.00	11.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.02	11:00 PM
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	7.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.88	MIDNIGHT
MAXIMUM WEEKDAY DEMAND																		31.86	
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	0.43	0.00	0.00	0.25	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	7:00 AM
8:00 AM	0.00	1.44	0.00	0.00	0.83	0.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.74	8:00 AM
9:00 AM	0.00	1.87	0.00	0.00	2.49	0.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.31	9:00 AM
10:00 AM	0.00	1.87	0.00	0.00	3.74	1.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.87	10:00 AM
11:00 AM	0.00	2.45	0.00	0.00	6.06	1.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.08	11:00 AM
NOON	0.00	2.45	0.00	0.00	7.06	4.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.23	NOON
1:00 PM	0.00	1.87	0.00	0.00	7.89	7.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.84	1:00 PM
2:00 PM	0.00	1.44	0.00	0.00	8.30	7.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.83	2:00 PM
3:00 PM	0.00	1.01	0.00	0.00	8.30	7.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.39	3:00 PM
4:00 PM	0.00	1.01	0.00	0.00	7.47	7.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.56	4:00 PM
5:00 PM	0.00	0.43	0.00	0.00	6.23	9.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.11	5:00 PM
6:00 PM	0.00	0.43	0.00	0.00	5.40	14.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	6:00 PM
7:00 PM	0.00	0.43	0.00	0.00	4.98	14.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.37	7:00 PM
8:00 PM	0.00	0.43	0.00	0.00	4.57	15.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.75	8:00 PM
9:00 PM	0.00	0.00	0.00	0.00	3.32	15.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.07	9:00 PM
10:00 PM	0.00	0.00	0.00	0.00	3.15	14.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.12	10:00 PM
11:00 PM	0.00	0.00	0.00	0.00	1.08	13.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.47	11:00 PM
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	11.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.03	MIDNIGHT
MAXIMUM WEEKEND DEMAND																		20.75	

REQUIRED PARKING 31.86

¹ Industrial Uses placed under Office category for parking purposes (3 spaces per 1,000 sq. ft. parking requirement)

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR 2015

424-30



MARCH 1980

NEWPORT MESA TRACT
TRACT NO. 17639

M.M. 5-1
M.M. 47 to 50 incl.

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 424 PAGE 30
COUNTY OF ORANGE





CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

June 22, 2017

Ernie Reinhardt
2020 Main, Suite 1000
Irvine, CA 92614

**RE: ZONING APPLICATION ZA-17-26
MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM SHARED
PARKING REQUIREMENTS FOR A FITNESS STUDIO
110 BROADWAY, COSTA MESA**

Dear Mr. Reinhardt:

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 29, 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 Shawn Lawrence
Fire Protection Analyst 2020 Main, Suite 1000
Building Safety Division Irvine, CA 92614

PROJECT DESCRIPTION

Location

The property, located at 110 Broadway Ave, is zoned C2 (General Business District) and has a General Plan land use designation of General Commercial. To the north and west of the site are commercially zoned and developed properties, and to the east and south across the alley and Broadway are parking zoned properties. The site contains a 5,700 square feet, stand-alone commercial building of which 2,450 square feet will be occupied by Hardt Fit (the other suites are currently vacant). Parking for the site is provided on a separate parcel across the alley. There are 24 parking spaces for the development owned and maintained by the same property owner.

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.

Hardt Fit is a group studio offering high intensity cardio classes using a “Rowformer” machine. The proposed floor plan consists of a reception desk, 8 “Rowformer” machines, an office, a restroom, and a storage room. Classes are proposed to be 50-minutes long with a 15-minute time buffer between classes. There will be a maximum of 9 people per class (8 students, 1 instructor).

Currently, the proposed hours of operation are Monday through Friday, with morning classes from 5:00 a.m. to 9:00 a.m. and evening classes from 6:45 p.m. to 9:00 p.m. During the weekend, classes will be in the morning between 7:00 a.m. to 12:00 p.m. To avoid impacting the parking needs of future retail / office businesses, the applicant is proposing to operate outside the peak hours of operation.

M-F	Studio		Total
Time	Student	Instructor	
5:00–5:50am	8	1	9
5:50–6:05am	0	1	1
6:05–6:55am	8	1	9
6:55–7:10am	0	1	1
7:10–8:00am	8	1	9
8:00–8:15am	0	1	1
8:15–9:05am	8	1	9
6:45–7:35pm	8	1	9
7:35–7:50pm	0	1	1
7:50–8:40pm	8	1	9

TABLE 2			
Saturday			
M-F	Studio		Total
Time	Student	Instructor	
7:00–7:50am	8	1	9
7:50–8:05am	0	1	1
8:05–8:55am	8	1	9
8:55–9:10am	0	1	1
9:10–10:00am	8	1	9
10:00–10:15am	0	1	1
10:15–11:05am	8	1	9
Sunday			
9:00–9:50am	8	1	9
9:50–10:05am	0	1	1
10:05–10:55am	8	1	9
10:55–11:10am	0	1	1
11:10–12:00pm	8	1	9

ANALYSIS

Parking

The required parking ratio for a fitness studio is 10 spaces per 1,000 square feet of floor area or 25 spaces for this studio; 10 parking spaces are allocated to this 1,200 sq. ft. suite at one parking space per 238 sq. ft. Per the applicant, the maximum number of occupants for the fitness studio will be 9 people.

The maximum parking demand for the studio at any given time is 9 spaces which occurs during off-peak hours of future retail / office business hours (See Table 1). During these times, there are approximately at least 16 available parking spaces (See Attachment 1). The shared parking study prepared by staff shows that anticipated peak demand for the uses in the center will allow future retail / office businesses to operate during normal business hours without impact from the proposed fitness studio's hours of operation. As conditioned, there will be a minimum of 15 minutes between classes to allow departing students to leave before arriving students, lessening further impacts on parking.

The center includes a total of 24 parking spaces. The shared parking study prepared by staff recognizes the multiple users within a center and their various peak parking hours. On weekdays before 9 a.m. and after 6 p.m., the center's parking demand is 8 spaces with 16 open spaces available. On weekends between 7 a.m. to 12 p.m., the center's parking demand is 8 spaces with 16 open spaces available that would accommodate the studio's parking demand.

The center's peak parking demand is 12 parking spaces at 2 p.m. on weekdays and 9 parking spaces on weekends with 12 and 15 available parking spaces, respectively. The

fitness studio generates an anticipated parking demand of 9 spaces during the center's peak parking demand; therefore, the proposed fitness studio should not impede on existing parking.

To conclude, the combination of the studio's parking demand at a maximum of 9 occupants and offering majority of classes during off-set business hours will allow adequate parking to be available for the studio without impacting future retail and/or office 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 with equipment and inside the studio with closed doors; no services will be provided outside the premise. However, since this is a high intensity workout, the business owner has agreed to install an acoustic attenuation system to ensure there are no noise impacts on surrounding tenants and uses.

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, gained by installing a sound attenuation system to the demising walls and 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 operate with closed doors during classes and install a sound attenuation system to the demising wall to mitigate noise.
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: maximum of 10 occupants from 5 a.m. to 9 a.m. weekdays and 7 a.m. to 12 p.m. weekends.
 2. There shall be a minimum of 15 minutes between classes to allow departing students to leave before arriving students.
 3. All uses shall be conducted within the tenant space with closed doors (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. To mitigate noise impacts, the applicant agrees to install a sound attenuation system to the demising walls and keep the doors closed during classes.
 6. 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.
 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 | <ol style="list-style-type: none">1. Approval of the zoning application is valid for <u>one</u> year from the effective date of this approval (June 29, 2017) and will expire at the end of that period (June 29, 2018) unless applicant establishes the use by one of the following actions: 1) obtains building permits for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. |
| Bldg | <ol style="list-style-type: none">3. Comply with the requirements of the following adopted codes: 2016 California Building Code, 2016 California Electrical code, 2016 California Mechanical code, 2016 California Plumbing code and 2016 California Energy Code (or the applicable adopted, California Building code California Electrical code, California Mechanical code California Plumbing Code and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code. |
| Bus.
Lic. | <ol style="list-style-type: none">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. |

May 13, 2017

City of Costa Mesa
Application for "MCUP"
HARDT FIT Studio

To whom it may Concern,

The following submission is for the need of a MCUP for parking for the space listed above. Hardt Fit is a fitness boutique studio that will offer class to clients with the class schedule listed below. Currently the entire space is vacant and we would be occupying approximately 2,450 square feet. The total building space is approx. 5700. Upstairs is office space only and approx. 1100 and the second space is unoccupied.

The ROWFORMER (machine) is the first of ever of its kind it truly offers the most advanced and complete workout a user can have during a 50-minute session. The machine is Patent Pending and this location will be the first. The class only offers sessions with not more than 8 clients per 50-minute class. This means the class is focused on the Rowformer with other equipment in the studio. There is no running outside and other type of fitness. It is very focused on the machine, which can perform over 200 different exercises, which include rowing several times during the session to maximize cardio burn for fat loss. We do this by quickly being able to transition from exercise to exercise and than a burst type row exercise all staying on one machine.

We instruct all of our clients to arrive 5 minutes prior to the start of class and there is no lounge area to stay after class. There is only 1 instructor present during with self check in.

MONDAY thru FRIDAY:

5am
6am
7am
8am
6:45pm
7:45pm

Saturday:

7am
8am
9am
10am

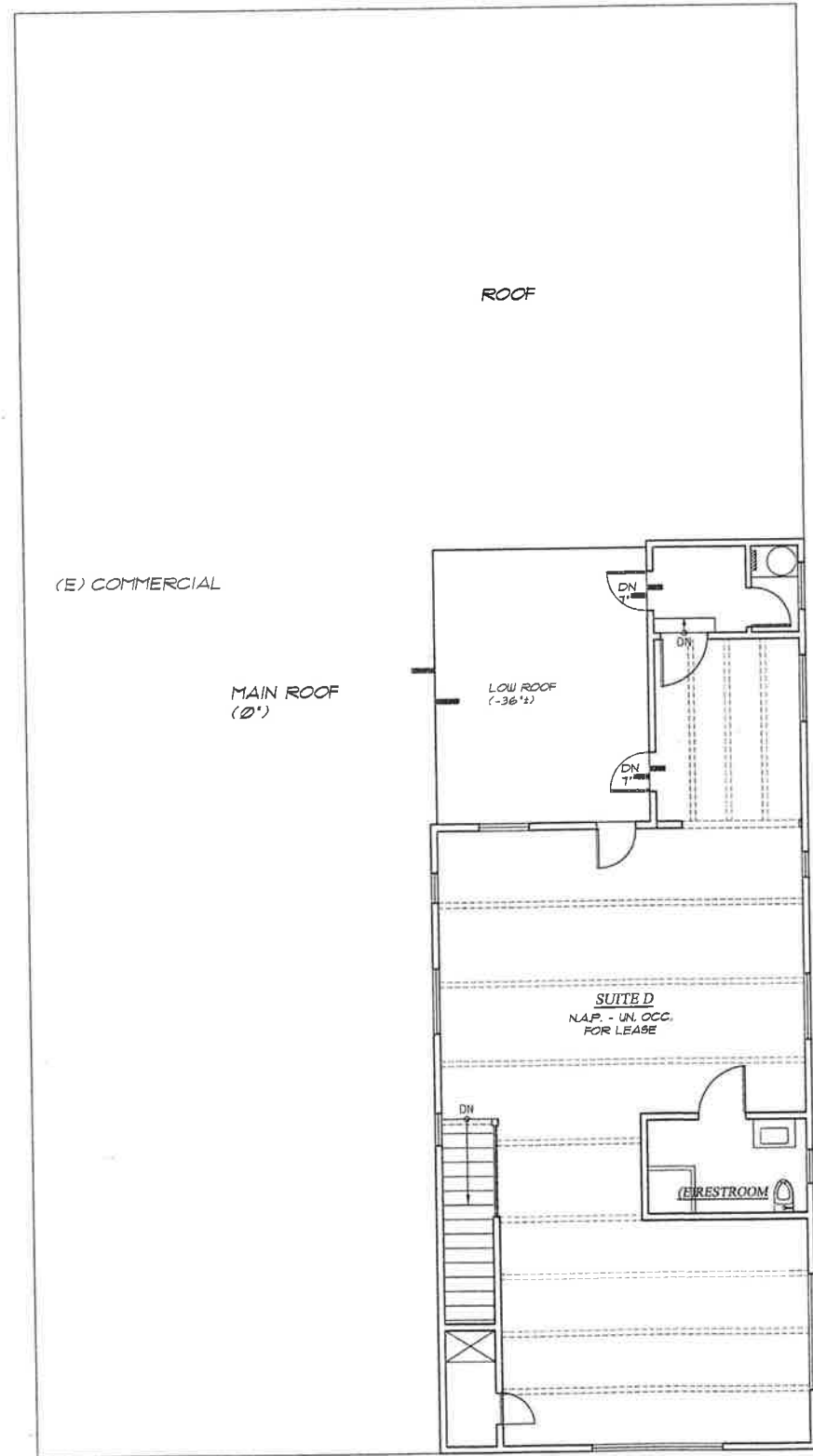
Sunday:

9am
10am
11am

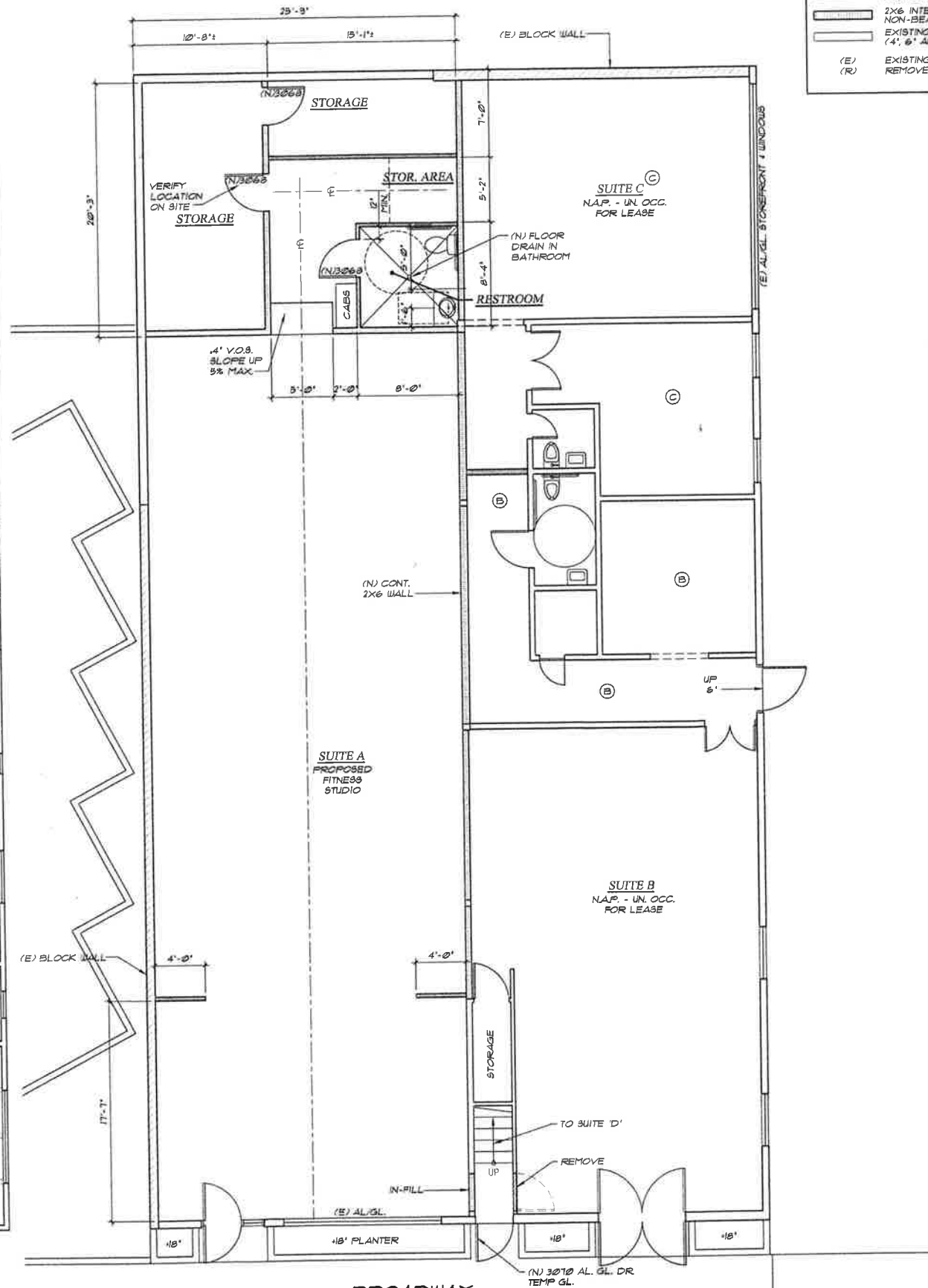
In addition to the 28 parking spaces in the private parking lot for this building there is street and even city parking across the street. It is for this reason that we will not be placing a burden on the available parking currently available and look forward to a successful business serving the residents of Costa Mesa.

Thank you,

Ernie Reinhardt
Founder



(E) SECOND FLOOR PLAN
NO CHANGES FOR REFERENCE ONLY



FIRST FLOOR PLAN

FLOOR PLANS
NOT TO SCALE 3/16"=1'-0"

WALL LEGEND/SYMBOL LEGEND

	REMOVE EXISTING WOOD STUD WALL, TYP. UNO.
	PROPOSED 2X STUD WALL, TYP. UNO. NON-BEARING
	2X6 INTERIOR STUD WALL NON-BEARING
	EXISTING STUD WALL, TYP. UNO. (4', 6' AND 8' V.O.S. IF APP.)
(E)	EXISTING
(R)	REMOVE

DATE	9/13/17
SCALE	AS SHOWN
SHEET NO.	BROADWAY
SHEET	A-1

PROJECT LOCATION:
110 Broadway
Costa Mesa, Ca. 92627

PROJECT TITLE:
Owner Improvement
110 Broadway
Costa Mesa, Ca. 92627

HARRY MONCK
DESIGN • PLANNING
303 Cleveland Drive
Huntington Beach,
CA 92648
Tel: (714) 536-6748

DATE	9/13/17
SCALE	AS SHOWN
SHEET NO.	BROADWAY
SHEET	A-1

PLOT DATE: 6/14/2017

EXHIBIT "B"

PROPOSED PLAN

