



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: TOM HATCH, BARRY CURTIS, AND PEGGY SCHNEBLE
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: SEPTEMBER 7, 2017
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

W. Bouwens-Killeen

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

ZA-16-37 **777 & 779 W. 19TH STREET**

Minor Conditional Use Permit request to permit 4 shipping container storage units at the rear of the properties and to allow a 10-foot rear setback (16 feet required). Storage will be screened from the public right-of-way and residences behind. Storage does not interfere with required parking or vehicular access.

Approved, subject to conditions of approval.

Comments received: 3 opposed.

ZA-17-18 **740 W. 16TH STREET**

Minor Conditional Use Permit for Self Made Training Facility to deviate from parking requirements due to unusual operating characteristics for a fitness studio. The private training facility operates within a 9,600 square feet industrial building with a maximum number of 15 people in the facility at any one time. No classes or group trainings are offered. One-on-one training by appointment only. Proposed hours of operations are seven days a week, Monday through Sunday, 5 AM to 9 PM.

Approved, subject to conditions of approval.

Comments received: None.

ZA-17-35

3151 AIRWAY AVENUE, SUITE M1

Minor Conditional Use Permit to deviate from shared parking requirements for a medical use (DeSanto Clinics) and a Minor Conditional Use Permit for a medical laboratory. Proposed hours of operation including patient visits are Monday through Friday, 9 AM to 6 PM and Saturday 9 AM to 6 PM (with patient hours from 9 AM to 12 PM on Saturdays). Maximum occupancy between the two businesses will not exceed 5 persons, inclusive of doctors, staff, and patients.

Approved, subject to conditions of approval.

Comments received: None.

ZA-17-36

2931 GRACE LANE, UNIT F

Minor Conditional Use Permit for a coffee roasting business (Rhost). Only coffee roasting/manufacturing and distribution will occur on-site; no retail sales proposed.

Approved, subject to conditions of approval.

Comments received: None.

RATH, ROGER

From: NVS Kevin <Kevin@NVSPromo.com>
Sent: Tuesday, September 05, 2017 11:58 AM
To: RATH, ROGER
Cc: BOUWENS-KILLEEN, WILLA
Subject: Objections to ZA-16-37

Hey Roger,

I'd like to set up an appointment with you regarding my objections to the Application No: ZA-16-37 the permanent use and placement of 4 shipping containers at the rear of the commercial property. Call me when you are available - 949-922-8997

I am the owner of 788 Center street and I have quite a few objections regarding the placement of these containers. I would have complained earlier but the containers showed up overnight last year and I thought that the property owner already had a permit for them.

Background - I am building Owner Occupied homes on 788 & 784 Center St. I will live at 788 and a business partner lives and owns 784 center. These are New Construction homes valued around 850,000 when completed.

- 1. The placement of the containers gives homeless persons more places to hide from police and use drugs at night.** Since living at 788 Center st I have heard on many occasions homeless persons on the other side of my fence at night time. The commercial property used to have 20ft of open space from the back of the building to the fence and homeless persons went there but were exposed if a police car came down the driveway. NOW, since the containers are in-place, the homeless persons I have heard are now able to HIDE from police when I have called and it gives more privacy for their acts. Instead of 20 feet of open space there is now a 2.5' alley between the containers to hide, as well as on both sides between the fence and the back side of the containers. The containers provide more shelter and more area's for homeless persons to hang out at night time.
2. These shipping containers are located directly underneath active power lines that will soon be upgraded to handle more electricity to serve new homes being constructed. So Cal Edison already has a permanent easement in that location and I am EXRTEEMLY FEARFUL of the potential dangers of placing 4 Metal Containers directly underneath Power Lines.
3. The Fence at the rear of my property By Law, only allows for a 6' fence. The shipping containers have already caused an eyesore for months now and I do not believe they will be able to be screened from my view. The containers themselves are 9.5' so I am left with 3.5' view of shipping containers next to my property which cause a big eyesore!
4. The placement of the shipping containers will cause Permanent Loss of equity in my property by lowering its value. Living next to a car dealership, gas station, and backed up against the commercial property is bad enough but permanently putting shipping containers will decrease the value of my home!

5. The Shipping Containers are NOT used for the commercial property they are located on. I witnessed the placement and loading of the storage containers AND have spoken with some of the tenants in the two buildings. From what I witnessed and from speaking with the tenants, the shipping containers are being used for Personal Property storage and are NOT used for any purpose involving the multi-unit commercial property. I could understand if the owner of the Storage Units owned a business and needed to store business related items inside the containers but that is not the case in this circumstance. **The Storage Containers are not used for any purpose relating to owning and operating the multi-unit office building that they are stored on.**

Please let me know when you are available for an appointment to discuss this matter.

Thanks,
Kevin

Kevin Rager

Phone: 877.503.3533 x 101

Direct: 949.274.4848

Cell: 949.922.8997

Fax: 949.272.0545

WWW.NVSPROMO.COM



RATH, ROGER

From: Michael Townsend <backcabin@yahoo.com>
Sent: Wednesday, September 06, 2017 12:28 PM
To: BOUWENS-KILLEEN, WILLA
Cc: RATH, ROGER; planningcimmission@costamesaca.gov
Subject: Application No. ZA-16-37 Decision date 9/7/17 Regarding Shipping Containers located at 777 & 779 w. 19th St

September 5, 2017

City Hall

77 Fair Drive

Costa Mesa, CA 92627

Attention: Ms. Willa Bouwens-Killeen

Mr. Roger Rath

Costa Mesa Planning Commission

Regarding: Application No. AZ-16-37

Decision Date: September 7, 2017

Dear Ms. Bouwens-Killeen, Mr. Rath, and the Costa Mesa Planning Commission,

In regards to Application No: ZA-16-37, we are **not** in favor of granting a conditional use permit for the 4 shipping containers that were installed over a year ago on the properties located at 777 and 779 w. 19th Street.

Our family owns the property at 780 Center St., located behind and adjacent to 777 & 779 19th Street. The shipping containers have a negative visual impact on the residents of our neighborhood and decreases our property value.

1. The Shipping containers are clearly placed within the required setback area.

The rear property line is adjacent to a residential zone, and therefore, per the published city standards, the rear setback would be 2 times the building height at all locations.

The unpermitted existing shipping containers have 0 (zero) setback adjacent to residentially zoned houses.

A 10ft rear setback is completely unreasonable and deviates significantly from the Commercial Development Standards. Further, a 16ft rear setback also does not meet the city's standards. This commercially zoned parcel has two 2-story structures, and therefore does not meet the city's requirement for the rear setback to be 2xs the building height. Any setback other than what is in the city's Commercial Development Standards is unacceptable.

2. The parking ratio per gross floor area is severely insufficient. Tenants include a church, a car dealer, a Medical Cannabis Referral center, a Tattoo studio, a Produce/grocery store, a Medical Ultrasound facility, and a Zumba studio at the Herbalife studio. Per the nonresidential parking standards, a significantly higher number of parking spaces are required for Dancing and Music Academies, Churches, and Medical offices, etc. Furthermore, aerial photos online suggest that parking spaces were actually eliminated when the shipping containers were installed.

3. The F.A.R. is grossly exceeded and the shipping containers completely disregard the required landscaping standards. The city requires 25 square feet of irrigated landscaping to be provided for each parking space.

4. The Shipping containers are not completely screened from view from adjacent properties. Currently the shipping containers are partially screened by some trellis, which is not an acceptable or long-term solution.

5. The shipping containers do not comply with all applicable codes and regulations including, but not limited to, the Uniform Fire Code and the ADA.

6. The city also requires that shipping containers have a permanent foundation, however, no permit has ever been requested from the city to construct these foundations. Any such foundations would clearly violate the landscaping and open space requirements.

The applicant installed 4 shipping containers without any city approval, and has been violating the city's codes, standards, and requirements for over a year with **no ramifications**.

The conditional use permit should be unequivocally denied, and the applicant should pay a daily fine for their transgressions until the shipping containers are removed.

The shipping containers have a negative impact on the community, and are materially detrimental to our property, as well as the neighborhood. I'm pleased to know that the city has the ability to enforce their standards.

Thank you in advance for your thoughtful consideration,

Michael Townsend

Michael Townsend

PO Box 10094

Costa Mesa, CA 92627

September 5, 2017

Roger Rath
Planning Division, Costa Mesa City
77 Fair Drive,
Costa Mesa, CA

Re: **Zone conditional for site address 777 & 799 W. 19th Street**

Dear Roger,

I am in receipt for your “notice of a zoning administrator decision date” concerning your upcoming decision on allowing 4 shipping containers behind my property at 784 Centers street. Since no public hearing will be held I wanted to take a time to voice my option on this matter via email.

I am currently about to break ground on a new house for my property (recent parcel split from 788 Center) location adjacent to this proposed shipping container storage area. I am attempting to develop the neighbor and create a better looking areas than what is currently existing. Part of the developing process was major input from the planning department and going great lengths to ensure my house was Architecturally acceptable and not an eye-shore to the community. This is a much-needed process to enrich the community.

What is being proposed behind my house is a complete opposite of what I thought the planning department was trying to achieve. Not only will these shipping containers be an eye-shore from my bedroom window but it will lower my appraisal value when construction is completed. I would hope that the planning department would be more consistent and require all structures being placed in our community to meet a mandatory Architectural standard.

I would like to advise a **rejection** of this proposed application (ZA-16-37) completely including the allowing of 4 shipping containers plus allowing the setback to be 10'-0" instead of 16'-0". This is not what I want as my view for my new home.

Respectfully,

Joel Templeton

Joel Templeton
Property Owner



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

September 7, 2017

Jeremy Krout
2030 Main Street, Suite 1200
Irvine, CA 92614

**RE: ZONING APPLICATION ZA-16-37
MINOR CONDITIONAL USE PERMIT TO PERMIT FOUR SHIPPING
CONTAINER STORAGE AT THE REAR OF THE PROPERTIES AND TO
ALLOW A 10-FOOT SETBACK
777 & 779 WEST 19TH STREET, COSTA MESA**

Dear Mr. Krout:

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 September 14, 2017, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Roger Rath, at (714) 754-5609, or at roger.rath@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AIGP
Zoning Administrator

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

cc: Engineering Ray DeAngelo
 Fire Protection Analyst PO Box 19608
 Building Safety Division Irvine, CA 92614

PROJECT DESCRIPTION

The property is located on West 19th Street between Placentia Avenue and Wallace Avenue. The site is zoned Local Business District (C1), and has a General Plan land use designation of General Commercial. The property contains two multi-tenant commercial buildings with 49 parking spaces and one point of ingress/egress on West 19th Street. The project site is bounded by C1-zoned properties to the north, east, and west, and Multiple-Family Residential District, High Density (R2-HD) to the south.

This application is the result of a Code Enforcement case. Consequently, the applicant is requesting approval of a minor conditional use permit (MCUP) to allow four shipping containers for storage that will occupy 640-square-feet at the rear of the property, with a minimum setback of 10 feet from the rear property line (16-foot setback required).

ANALYSIS

Proposed Business Operation / Equipment

The current businesses at this location are common commercial uses such as offices and retail. The shipping containers are located in the rear, behind the two commercial buildings and are painted to match the buildings' exterior wall color. Each container is approximately 8-foot wide by 20 foot in length and are 8-feet high. The shipping containers store building maintenance supplies, materials, tools, and equipment per the Applicant's letter (Attachment 4).

There are currently five shipping containers on the property; however, as per the condition of approvals, the applicant would be limited to four shipping containers and be required to remove one shipping container.

Per the Commercial Property Development Standards Table-13-44 of the Zoning Code, outdoor storage containers are permitted when the containers comply with setback requirements for structures, floor area ratio standards, and parking requirements. Storage not meeting these criteria require approval of a minor conditional use permit.

Development Standards

Below is a comparison of the Code requirements versus what is proposed for the containers:

Commercial Property Development Standards	Required	Proposed
<i>Setbacks for structures</i>		
Front	20 feet	261 feet
Side (Interior)	15 feet on one side and 0 feet on the other side	5 feet on one side and 0 feet on the other side
Rear (Interior)	16 feet	10 feet

<i>Floor Area Ratio</i>	.30 FAR (.38 FAR Existing)	.40 FAR
<i>Parking</i>	49 Existing	49
<i>Interior landscaping</i>	1,225 square feet	1,483 square feet

The rear property line is adjacent to a residential zone; therefore, a two-times-the-building-height setback for the containers is required. Since the shipping containers are 8 feet in height, a 16-foot rear setback is required. Although the side and rear setbacks and FAR does not meet the development standards, a MCUP can be granted if it meets standard findings for MCUPs. (Although the containers cover former landscaped area, the site still exceeds interior landscape area requirements by over 200 square feet.)

There should be no visual impacts to the public right-of-way as the shipping containers are located in the rear of the property, behind the two commercial structures. However, staff's main concern is with potential impacts of the containers on the adjoining residents.

Landscaping

Landscaping was removed during the installation of the foundation for the shipping containers; however, the site will still exceed minimum interior landscape area requirements even with the containers. Due to the proximity to the residential zone at the rear of the site, a planter with bamboo screening is required, to screen the containers from the adjacent property. Lastly, the front setback landscaping was replaced without approval of the Planning Division. Consequently, condition of approval number four requires landscaping plans that depict both the bamboo screen at the rear of the property as well as for the front setback. Additionally, because the containers are existing, deadlines for compliance are included within the condition.

Noise

With the project's proximity to a residential zone, potential noise impacts related to the use of the shipping containers need to be examined. As conditioned, minimal noise impacts should be generated by use of the shipping containers since conditions limiting the operation of the containers to normal business hours (Monday through Saturday, 8 AM to 5 PM); prohibiting the use for anything but storage purposes for the maintenance of the subject commercial property); as well as prohibiting any work in the containers are included.

If noise-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, removing the containers.

Security

The applicant has agreed to the installation of decorative fencing and/or gates that can be secured to ensure that the areas between the containers and buildings or perimeter

property lines are secured and cannot be accessed except by the owner or his representative.

Building Permits

A condition of approval has been included requiring the submittal of the required plans and completion of the work within two weeks and 30 days, respectively, of the MCUPs final approval date (the day the appeal period ends or September 14, 2017).

General Plan Consistency

The General Commercial General Plan land use designation applies to areas intended to permit a wide range of commercial uses that serve both local and regional needs. The proposed four shipping containers will not generate visual or noise impacts. The proposed use is consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the four shipping containers should not adversely impact the surrounding uses and will be used in support of the existing commercial property.

The proposed project satisfies Policy LU-6.2 of the Land Use of the 2015-2035 General Plan in that approval of the four shipping containers will continue to promote and support the vitality of commercial uses to meet the needs of local residents and that support regional-serving commercial centers. Condition of approval number 1 requires that storage be limited to maintenance supplies, materials, tools and equipment to support the existing commercial structures.

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 development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. The four shipping containers support and maintain the building by storing needed tools and materials. In addition, the shipping containers are required to be painted to match the building to create a seamless appearance and are placed behind existing commercial buildings and are, therefore, screened from view from West 19th Street. Landscaping is required to be added to screen the containers from the residential property to the south.
 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 containers.

3. The four shipping containers comply with any performance standards as described elsewhere in the Zoning Code, and are conditioned to operate as described in this staff report.

4. The proposed use is consistent with the General Plan in that the General Commercial General Plan land use designation applies to areas intended for a wide range of commercial uses that serve both local and regional needs. The four shipping containers, as conditioned, are consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the four shipping containers should not adversely impact the surrounding uses and will be used in support of the existing commercial property.

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. Parking impacts are not anticipated because the four shipping containers are restricted to storage use only as defined in conditions of approval. In addition, the use should not generate noise or other detrimental effects on the surrounding uses. The project is conditioned to operate only during regular business hours as specified within the conditions of approval.

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 vicinity because the use is restricted for storage purposes only for the support/maintenance of the subject commercial property by the property owner or designee as defined in the conditions of approval.

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 shipping containers can be permitted per the Zoning Code, when certain criteria are met or with approval of a minor conditional use permit, subject to conditions of approval to ensure the containers are used as originally presented to Planning staff.

C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities, of the CEQA Guidelines.

D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng. 1. Approval is limited to four shipping containers located in the rear of the property, behind the two commercial buildings, setback a minimum of 10 feet away from the rear property line. The use of the shipping containers shall be limited to storage of only maintenance supplies, materials, tools, and equipment for the use of the property owner or his designee for the maintenance of the subject property. No businesses either on the property or off-site shall be permitted to store items in the containers. Storage of personal items unrelated to the maintenance of this property be stored within the containers shall be prohibited. Lastly, no work of any kind may occur in the containers.

Any change in the operational characteristics including, but not limited to, additional storage or shipping containers, will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.

2. Use of and access to the shipping containers shall limited to regular business hours; i.e., 8 am to 5 pm, Monday through Saturday.
3. All shipping containers shall be well maintained and painted to match the exterior wall color of the permanent buildings.
4. A detailed landscaping plan compliant with the City's Zoning Code shall be submitted within 14 days of the final approval of ZA-16-37 (September 28, 2017). Plans shall address the entire site, including the re-landscaped front setback and the new planter and bamboo proposed along the rear property line. Landscaping per the approved plan shall be installed within 30 days of final approval of ZA-16-37 (October 16, 2017).
5. Building plans showing the removal of one container and relocation of the other four shall be submitted within 14 days of the final approval of ZA-16-37 (September 28, 2017). The work approved under the building permits shall be completed no later than 30 days from final approval of ZA-16-37 (October 16, 2017) unless an extension is granted by the Zoning Administrator prior to the October 16, 2017 deadline.
6. Decorative fencing/locking gates shall be installed to secure access around the containers. Only the owner or his designee will be permitted to access these areas. Details regarding the fencing/gates shall be included within the Building plans required under condition of approval number 5 and shall be installed by the same final deadline.
7. A copy of the conditions of approval for the minor conditional use permit shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
8. 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.

9. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting the approval. City shall have the right to select the attorney defending it, if it elects to do so.
10. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

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 (September 14, 2017) and will expire at the end of that period (September 14, 2018) unless applicant establishes the use by obtaining a business license reflecting the coffee roasting business. 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.
Lic. | 4. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained. |
| | 5. Business license shall be obtained prior to the initiation the business. |
| Trans. | 6. The applicant shall submit a \$181.00 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 1 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.

10/24/16

777 & 779 W. 19th Street Minor Conditional Use Permit

Project Description

The applicant is requesting consideration of a Minor Conditional Use Permit and Administrative Adjustment to allow for the placement of 5 cargo storage containers near the rear of the buildings (south end) for property located at 777 and 779 19th Street. The containers will be approximately 8 feet wide by 20 feet in length and stand approximately 8.3 feet in height. The City Zoning Code requires a setback of twice the height of the building/structure to the property line adjacent a residential zone. This Code requirement would require a setback of 16.6 feet along the rear property line and the proposed storage containers.

The applicant is requesting an Administrative Adjustment to allow for an encroachment of 6.6 feet along the rear property line (adjacent the existing residential zone), yielding a setback of 10 feet at the nearest point along the property line. The containers will be used for storage of general equipment on-site and will be painted to match the existing buildings.

The project site maintains approximately 2,182 square feet of landscape on site, not including any landscape area adjacent the rear property area (area that has already been removed). The code requires 25 square feet of irrigated landscape area for each parking space. The current site has 49 parking spaces. 49 spaces times 25 square feet is 1,225 square feet of landscape required. The project meets and exceeds the landscaping requirement.

ARIOS, JUSTIN

From: Jeremy Krout <jeremy@epdsolutions.com>
Sent: Tuesday, November 29, 2016 10:10 AM
To: ARIOS, JUSTIN
Subject: re: 777 19th st.

Justin,
here is a general list of items in or to be stored in the containers:

1. Vacuums (wet and dry)
2. Dusters, dustpans, mops, brooms and buckets
3. Clean Rags
4. Paint brushes and rollers
5. Water soluble paint
6. Stucco repair materials
7. Wood repair materials
8. Household cleaning supplies (floor, window and general surface cleaners)
9. Landscaping sheers
10. Shovels
11. Drywall and drywall repair
12. Roofing tiles and roofing repair
13. Ladders
14. Dolly's and carts for hauling equipment
15. Replacement carpet and carpet repair
16. Ceramic floor tiles and cutting machine
17. Washing and janitorial supplies, toilet paper, soap paper towels
18. Misc repair tools

Thank you,

Jeremy Krout
E|P|D Solutions, Inc.

jeremy@epdsolutions.com
949.794.1181 direct
949.751.8993 cell
2030 Main St., Ste. 1200
Irvine, CA 92614
www.epdsolutions.com

**NOTE OUR EMAIL AND WEB ADDRESSES HAVE CHANGED TO: @EPDSOLUTIONS.COM and WWW.EPDSOLUTIONS.COM
OUR PRIOR EMAIL AND WEB ADDRESSES WILL REMAIN ACTIVE.

From: ARIOS, JUSTIN [<mailto:JUSTIN.ARIOS@costamesaca.gov>]
Sent: Monday, November 28, 2016 4:15 PM
To: Jeremy Krout <jeremy@epdsolutions.com>
Subject: RE: 777 19th st.

Hi Jeremy,

Would you be able to expand on the type of supplies, materials, tools and equipment that will be stored in the containers? Is it going to be power tools and equipment? Are you storing any chemicals? As much as you can expand on what will be store in the containers, this is a question both Planning and Fire had.

The project planner will be the one who can determine if the application is complete; I'm not sure if that is the only piece of information that is needed, most likely it isn't.

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

NOTE: Due to the holiday season, [City Hall will be closed from Friday, December 23, 2016 through Monday, January 2, 2017](#). City Hall will resume regular business hours on [Tuesday, January 3, 2017](#).

From: Jeremy Krout [<mailto:jeremy@epdsolutions.com>]
Sent: Sunday, November 27, 2016 9:45 PM
To: ARIOS, JUSTIN <JUSTIN.ARIOS@costamesaca.gov>
Subject: RE: 777 19th st.

Hi Justin,
The containers are used for building maintenance supplies, materials, tools and equipment.
Please let me know if this response suffices since that is the only request in the letter to make the application complete.

Thank you,

Jeremy Krout
E|P|D Solutions, Inc.

jeremy@epdsolutions.com
949.794.1181 direct
949.751.8993 cell
2030 Main St., Ste. 1200
Irvine, CA 92614
www.epdsolutions.com

****NOTE OUR EMAIL AND WEB ADDRESSES HAVE CHANGED TO: @EPDSOLUTIONS.COM and WWW.EPDSOLUTIONS.COM**
OUR PRIOR EMAIL AND WEB ADDRESSES WILL REMAIN ACTIVE.

From: ARIOS, JUSTIN [<mailto:JUSTIN.ARIOS@costamesaca.gov>]
Sent: Tuesday, November 22, 2016 8:33 AM
To: Jeremy Krout <jeremy@epdsolutions.com>
Subject: RE: 777 19th st.

Hi Jeremy,

Sorry for the late reply, but your project hasn't been assigned to a planner yet, but should be soon. And I will let you know who that is once I know. Attached is a letter requesting more information regarding the project. If you could respond to it, I can make sure the project planner, gets the response.

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

NOTE: Due to the holiday season, City Hall will be closed from Friday, December 23, 2016 through Monday, January 2, 2017. City Hall will resume regular business hours on Tuesday, January 3, 2017.

From: Jeremy Krout [<mailto:jeremy@epdsolutions.com>]
Sent: Friday, November 18, 2016 2:59 PM
To: ARIOS, JUSTIN <JUSTIN.ARIOS@costamesaca.gov>
Subject: 777 19th st.

Hi Justin,
Do you know which planner has been assigned to the MUP at 777 W. 19th st?

Thank you,

Jeremy Krout
E|P|D Solutions, Inc.

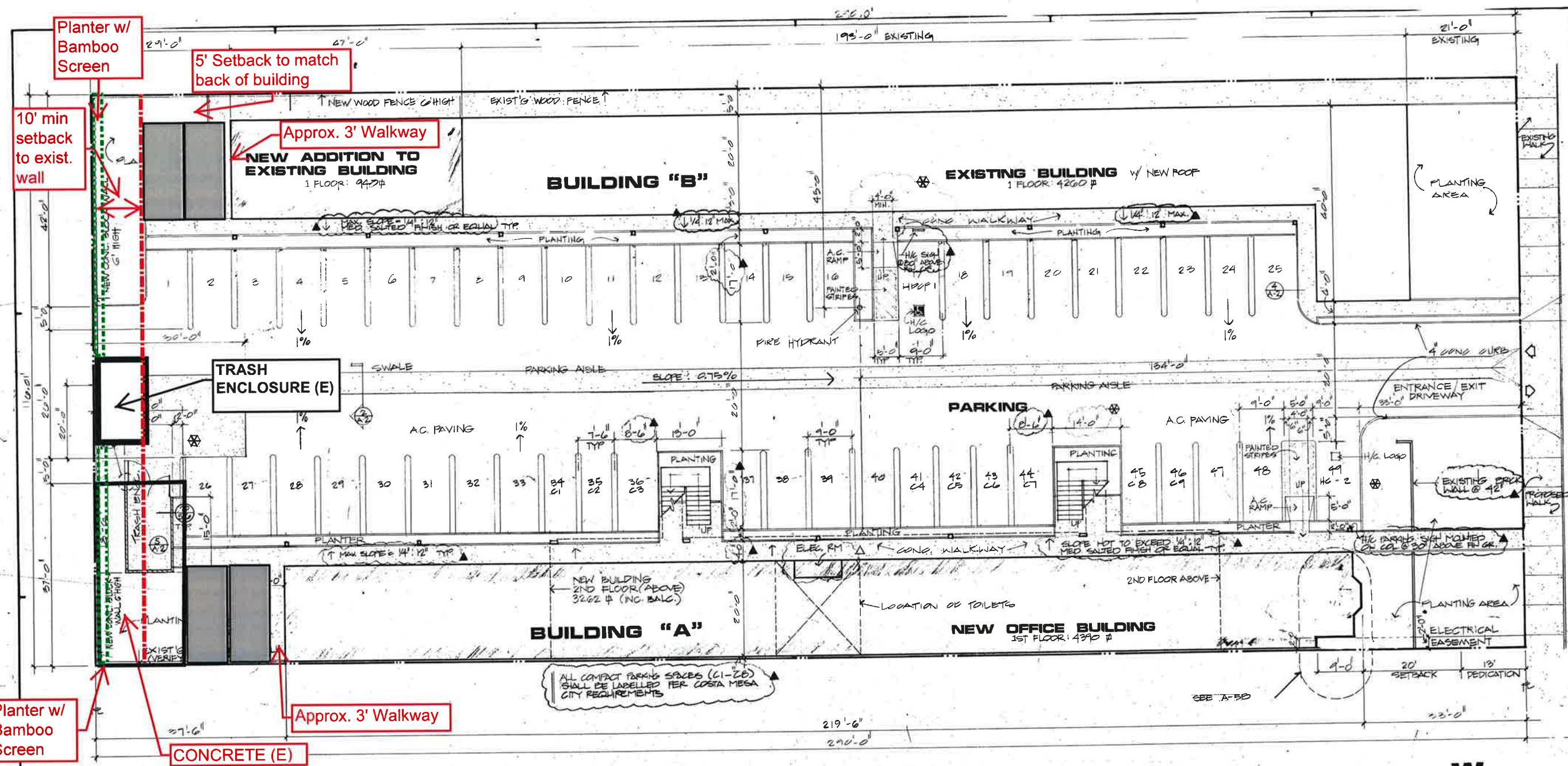
jeremy@epdsolutions.com
949.794.1181 direct
949.751.8993 cell
2030 Main St., Ste. 1200
Irvine, CA 92614
www.epdsolutions.com

****NOTE OUR EMAIL AND WEB ADDRESSES HAVE CHANGED TO: @EPDSOLUTIONS.COM and WWW.EPDSOLUTIONS.COM
OUR PRIOR EMAIL AND WEB ADDRESSES WILL REMAIN ACTIVE.**



IRWIN & ASSOCIATES AIA
 Architecture/Planning/Interior
 Huntington Beach • Oakland
 16400 Pacific Coast Hwy
 Huntington Beach, CA 92649
 213/592-3309 714/846-3319

19TH STREET LANDING
 777 S 779 WEST 19TH STREET
 COSTA MESA, CA 92627

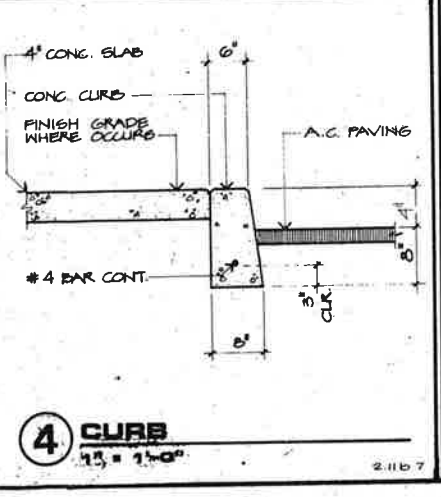
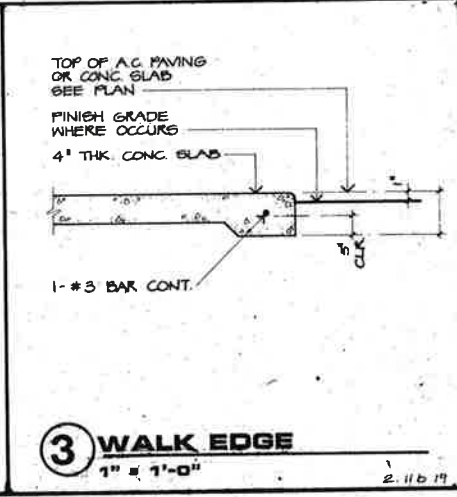
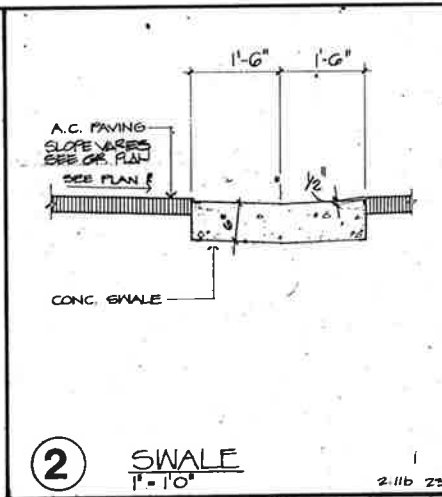
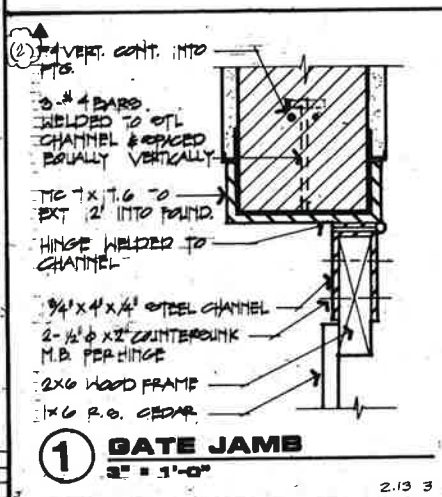


Planter w/ Bamboo Screen
 5' Setback to match back of building
 10' min setback to exist. wall
 Approx. 3' Walkway
 TRASH ENCLOSURE (E)
 Planter w/ Bamboo Screen
 Approx. 3' Walkway
 CONCRETE (E)

ALL COMPACT PARKING SPACES (C1-C20) SHALL BE LABELLED PER COSTA MESA CITY REQUIREMENTS

SITE PLAN
 1"=10'-0"

NEW STORAGE CONTAINER (8' W X 20' L X 8.3' H)



MODIFIED SITE PLAN
 1. Removal of turf areas at rear of property
 2. Placement of 4 Storage Containers

Owner/Applicant: 19th Street LLC, c/o Ray DeAngelo
 PO Box 19608
 Irvine, CA 92623
 (714) 329-8669

PROJECT 1228
 DRAWN
 3-14-05
 4-29-05 PLAN CHK
 4-29-05 ARCH
 6-12-05 BUILD DEP

SHEET NUMBER
A-2
 OF 2 SHEETS



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

September 7, 2017

Miguel Aguilar
43883 Butternut Drive,
Temecula, CA 92592

**RE: ZONING APPLICATION ZA-17-18
MINOR CONDITIONAL USE PERMITS FOR A FITNESS STUDIO AND TO
DEVIATE FROM PARKING REQUIREMENTS
740 WEST 16TH STREET, COSTA MESA**

Dear Mr. Aguilar:

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 September 14, 2017, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Roger Rath, at (714) 754-5609, or at roger.rath@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

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

cc: Engineering Susan Hachigian
 Fire Protection Analyst 4 Jupiter Hill Drive
 Building Safety Division Newport Beach, CA 92660

PROJECT DESCRIPTION

The property is located on West 16th Street between Placentia Avenue and Pomona Avenue. The site is zoned General Industrial (MG), and has a General Plan land use designation of Light Industry. The property is surrounded by general industrial uses. The site contains a 9,600 square foot, stand-alone industrial building. There are 18 parking spaces on-site.

The use occupies the entire industrial building. The floor plan is a continuous open space with workout equipment and an incidental retail area; products sold are related to the fitness use. This use came to the attention of staff via a complaint to Code Enforcement.

The applicant requests approval of minor conditional use permits (MCUP) to for the fitness studio as well as to deviate from parking requirements due to unusual operating characteristics. No tenant improvements are proposed.

ANALYSIS

Project Description

As described by the applicant, Self Made Training Facility partners with a select group of coaches and offers one-on-one appointments only with a maximum of seven trainers at the site at any one time. No monthly memberships are offered as typical physical fitness facility would provide; no group training or classes will be available. In addition, the floor plan reveals no shower or locker rooms. The proposed business operates by appointment basis only and a maximum of 15 people will in the facility at any one time.

Fitness Studio

A fitness studio differs from physical fitness facilities in that, generally speaking, a fitness studio is smaller in area and, therefore, does not offer as wide or as great a scope of services and classes. This facility will schedule on an appointment-only basis, with no more than seven trainers on-site at any one time, limiting the number of occupants in the property. There should be no noise impacts on surrounding properties since the use will be conducted indoors.

Parking and Circulation

The parking ratio for a fitness studio is 10 spaces per 1,000 square feet of floor area resulting in a requirement of 96 parking spaces. The applicant is requesting approval of a MCUP to deviate from the required parking due to unique operation characteristics. As noted above, the applicant states that his use is limited to seven trainers, working one-on-one with customers on an appointment only basis (no group classes will be offered); consequently, the applicant has stated there will be a maximum of 15 people (accounting for one support staff) in the facility at any one time. Therefore, condition of approval number one limits the number of people at the facility at any one time to 15, as proposed

by the applicant. Additionally, as is standard for these type of requests, a condition of approval has been included requiring a 15 minute gap between appointments so that the arriving customer does not overlap with the departing customer. Since there are 18 on-site parking spaces, with the specified number of occupants in the facility at one time, parking should be sufficient.

If parking shortages or other parking-related problems develop, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem including, but not limited to, reducing the number of one-on-one training sessions at one time.

General Plan Consistency

The Light Industry General Plan land use designation is intended to apply to a variety of light and general industrial uses, limited to small manufacturing and service industries. Light Industry-designated areas are intended to limit disturbances, especially on any neighboring residential uses. The fitness studio is a service use and should not generate noise or parking impacts; therefore, the use should be compatible with surrounding uses.

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 fitness studio should not adversely impact the surrounding uses.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. The use, as described, will avoid parking impacts by limiting the fitness studio to operate to a maximum of 15 occupants within the facility at any given time.
 2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered and are not impacted by the proposed use.
 3. The proposed fitness studio complies with any performance standards as described elsewhere in the Zoning Code, and as conditioned to operate as described in this staff report
 4. The proposed use is consistent with the General Plan in that the Light Industry General Plan land use designation is intended to apply to a variety of light and general industrial uses, limited to small manufacturing and service industries. The

proposed use is consistent with the Zoning Code and the City's General Plan because, with the included condition of approval, the fitness facility is a service use and should not adversely impact surrounding uses.

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 fitness studio is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. Parking impacts will be avoided by limiting the fitness studio to 15 occupants within the facility at any given time; personal trainers will operate on a one-on-one, appointment only basis; and there be no group classes. In addition, all uses will be conducted within the building and should not generate noise or other detrimental effects on the surrounding industrial uses.

2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood because all business activities will be conducted within the facility, limiting noise impacts.

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 studio use is a service use supported by the Light Industry General Plan land use designation with the approval of a minor conditional use permit.

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 shall be limited to the type of operation described in this staff report: A fitness studio with a maximum of seven one-on-one personal trainers at any one time with no more than 15 occupants in the facility at any one time. No group classes shall be offered, and all sessions shall be on an appointment only basis; no drop in memberships shall be permitted. A 15-minute gap shall be provided between one session and the next so

there is no overlap in the arriving customer and the departing customer. Any change in the operational characteristics including, but not limited to, type of service provided, will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.

2. A copy of the conditions of approval for the minor conditional use permit shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
3. All uses shall be conducted within the tenant space (underroof); no outdoor activity whatsoever shall be permitted.
4. The parking lot area shall be continuously maintained free of weeds, debris and litter.
5. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, reducing class sizes or the days and/or hours of the business.
6. 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.
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.

CODE REQUIREMENTS

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

- PInG.
1. Approval of the planning application is valid for one year from the effective date of this approval (September 14, 2017) and will expire at the end of that period (September 14, 2018) unless applicant establishes the use by obtaining a business license reflecting the fitness studio. 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 shall submit a \$13,598 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 91 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.



June 1, 2017

City of Costa Mesa
77 Fair Drive
Costa Mesa, Ca 92626

To Whom It May Concern:

Self Made Training Facility is a private training facility and does not offer monthly memberships like a public gym does. We partner with a select group of coaches in our facilities. They work by appointment only which keeps the number of people at the facility to 15 people during any given point in time. Each of their training sessions are 1 hour. There are no classes or group trainings offered. The facility also does not have any locker rooms or showers which keeps the total occupancy to no more than 15 people circulating through because they are in and out within an hour's time. There are, however, lockers for trainers and their athletes to store their belongings during their hour at the facility as to minimize clutter and obstacles while training.

We use a privately shared Google appointment calendar amongst the trainers. The trainers book the time slots themselves. They know that a maximum of 7 spots per hour are available and are on a first come first serve basis. This limits the amount of people within the facility to no more than 15 at one time. I've attached a screenshot of what a sample day looks like on the calendar.

Sincerely,

Miguel Aguilar
Owner
(951) 634-8843
Miguelsworld@gmail.com

Google

Search Calendar



Calendar

Today

Monday, May 1, 2017

Day

Week

Month

3 Days

Agenda

More



CREATE

Monday, May 1

May 2017

3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

My calendars

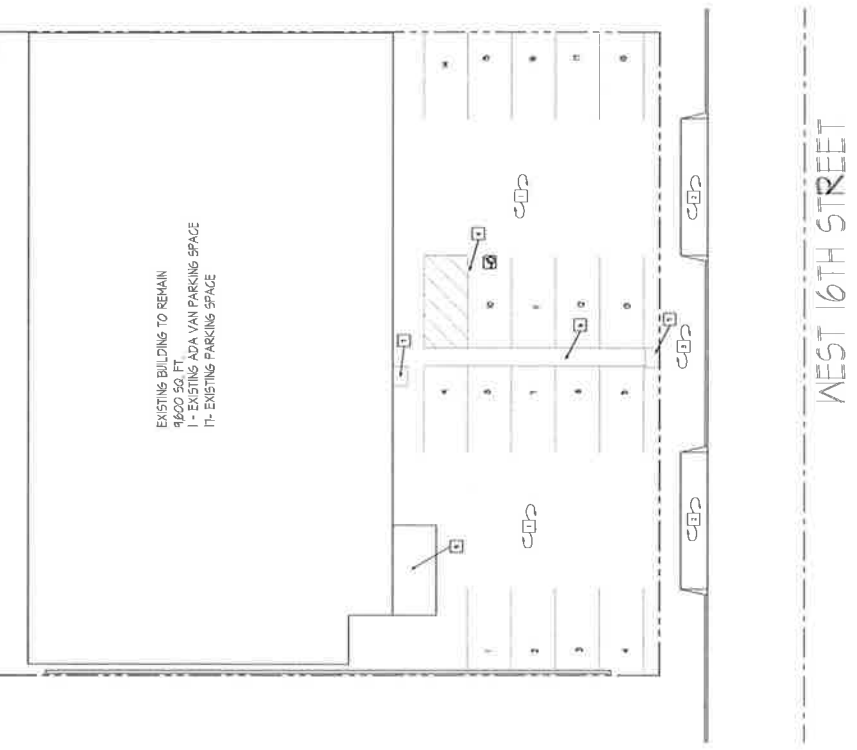
Other calendars

Time	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00
outfit	10:00 - 11:00 Africa	11:00 - 12:00 Africa	12:00 - 13:00 Africa	13:00 - 14:00 Africa	14:00 - 15:00 Africa	15:00 - 16:00 Africa	16:00 - 17:00 Africa	17:00 - 18:00 Africa	
10pm	10:00 - 11:00 Africa								
11am	11:00 - 12:00 Africa								
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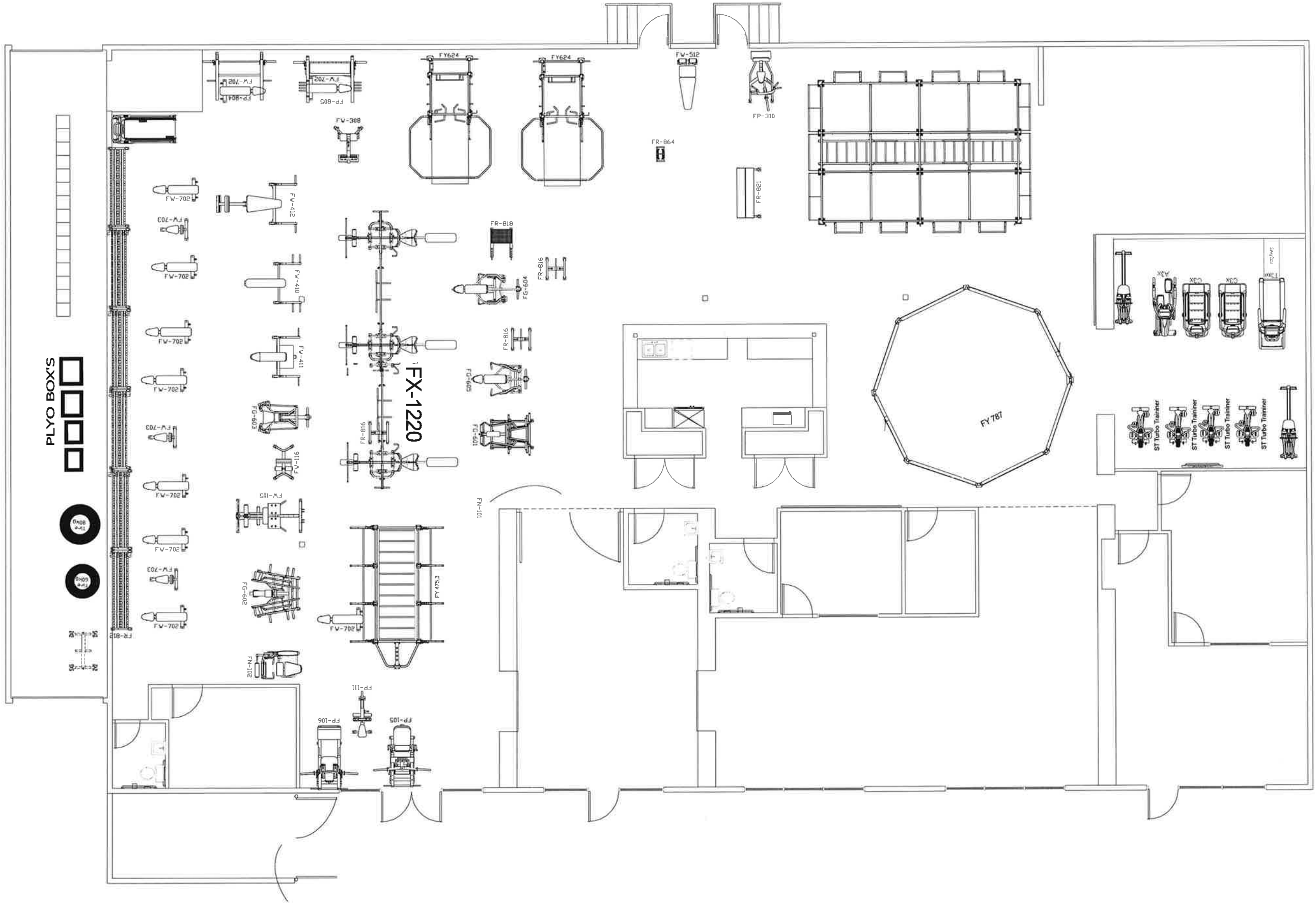
SELF MADE TRAINING FACILITY INC.
 140 W 16TH STREET
 COSTA MESA, CA 92627

SITE PLAN

Dave Madden Architect
 Dave Madden Architect
 3478 Ashland Way, Costa Mesa, California 92626



- GENERAL NOTES:**
1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 2. THE EXISTING BUILDING SHALL BE MAINTAINED AND PROTECTED. ANY NEW CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 3. ALL NEW CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
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 19. ALL NEW CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 20. ALL NEW CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.



SQUARE FOOTAGE:	
FLOOR PLAN:	4000 SQ.FT.
RETAIL:	500 SQ.FT.
TOTAL BLDG.:	4500 SQ.FT.

- FLOOR PLAN NOTES**
- CONTRACTOR AND/OR SUBCONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, DATA, DIMENSIONS, SPECS, AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK. REPORT AT ONCE TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS THAT IS DISCOVERED.
 - CONTRACTOR SHALL VERIFY WHETHER ALL PERMITS & MATERIALS PRIOR TO PURSUING ANY INSTALLATION.
 - CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATE FROM THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ARCHITECT. IF OTHER AUTHORIZES ARE GIVEN, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
 - ALL DIMENSIONS ARE TAKEN TO FACE OF STUD BLDG. IN CASE OF CONFLICT, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS. SEE KIT SCALE DRAWINGS.



DMA
 DAVE MADDEN ARCHITECT
 Phone 951-684-2122 • E-Mail dmadden@dmadma.com
 57171st Ashland Pkwy., Norridge, California 92562

EXISTING FLOOR PLAN

Project and Location
SELF MADE TRAINING FACILITY INC.
 740 W. 16TH STREET,
 COSTA MESA, CA 92627

Drawn by LM
 Checked by
 Date 04/04/11
 Job No. 11-028

1/4" = 1'-0"
 Sheet Number
A-2
 Of Sheets



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

September 7, 2017

Sarah Cox
2549 East Bluff Drive #750
Newport Beach, CA 92660

**RE: ZONING APPLICATION ZA-17-35
MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM SHARED
PARKING REQUIREMENTS FOR MEDICAL OFFICE AND MEDICAL
LABORATORY
3151 AIRWAY AVENUE, SUITE M1, COSTA MESA**

Dear Ms. Cox:

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 September 14, 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 and Code Requirements
Business Description
Approved Conceptual Plans

cc: Engineering
Fire Protection Analyst
Building Safety Division

PROJECT DESCRIPTION

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

The use will occupy a 1,496-square-foot tenant space, located in one of the multi-tenant buildings (Building M), which is located along the Paularino Avenue frontage. The proposed floor plan consists of a reception/lobby area, restroom and kitchen, two administrative offices, a medical laboratory room, an exam room and a doctor's office. Proposed hours of operation including patient visits are Monday through Friday, 9 AM to 6 PM and Saturday 9 AM to 6 PM (with patient hours from 9 AM to 12 PM on Saturdays). Based on the information provided by the applicant, below is a table of the businesses' proposed operating hours and maximum occupancy.

Day	Operating Hours	Patient Hours	DeSanto Maximum Occupancy	Integritox Maximum Occupancy	Suite (M1) Maximum Occupancy
Sunday	CLOSED				
Monday	9 AM – 6 PM	9 AM – 6 PM	3	2	5
Tuesday	9 AM – 6 PM	9 AM – 6 PM	3	2	5
Wednesday	9 AM – 6 PM	9 AM – 6 PM	3	2	5
Thursday	9 AM – 6 PM	9 AM – 6 PM	3	2	5
Friday	9 AM – 6 PM	9 AM – 6 PM	3	2	5
Saturday	9 AM – 6 PM	9 AM – 12 PM	3	2	5

The applicant is requesting approval of a minor conditional use permit (MCUP) to deviate from shared parking requirements for a medical use (DeSanto Clinics) and a MCUP for a medical laboratory (Integritox).

ANALYSIS

Proposed Business Operations

The two businesses that will occupy the suite include a medical use (DeSanto Clinics) and a medical laboratory (Integritox). DeSanto Clinics is a medical office that specializes in boutique recovery medicine/internal medicine. Typical visits are held on a one-on-one basis, with the visits usually lasting 45 minutes to an hour. Integritox is a medical laboratory that conducts clinical testing of blood and urine for clinical doctors for the diagnosis of their patients. No patients for the medical laboratory are seen on-site.

Parking and Circulation

The parking ratio for medical offices is six spaces per 1,000 square feet of floor area or nine parking spaces for the subject suite. Based on the commercial zoning designation and parking requirements (four spaces per 1,000 square feet of floor area), the 1,496-square-foot suite is credited with six spaces. Parking impacts are not anticipated from the proposed use because patients of DeSanto Clinics are seen one-on-one and Integritox does not generate patient traffic. Furthermore, the proposed maximum occupancy per hour (between the two businesses) would be five people, inclusive of staff and patients – one less than the parking credit for the suite.

If parking shortages or other parking-related problems develop, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem including, but not limited to, reducing the operating hours of the business and/or limiting the number of persons within the suite, at any given time.

General Plan Consistency

The Industrial Park General Plan land use designation is intended to apply to large districts that contain a variety of industrial and compatible office and support commercial uses. The proposed medical office and medical laboratory will not generate noise or parking impacts; consequently, the uses should be compatible with surrounding uses.

The proposed uses, as conditioned, are consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the medical office and medical laboratory 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 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 uses, as described, should be quiet in nature and, therefore, have no impacts on the surrounding businesses. Parking impacts will be avoided by conditioning the medical office and medical laboratory to operate with no more than five occupants within the suite at any given time and to see patients (of DeSanto Clinics) individually (one-on-one); six spaces are credited to the suite.
 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 use.

3. The proposed medical office and medical laboratory 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 use is consistent with the General Plan in that the Industrial Park General Plan land use designation is intended to apply to large districts that contain a variety of industrial and compatible office and support commercial uses. The proposed uses, as conditioned, are consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the medical office and medical laboratory should not adversely impact the surrounding uses.
 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 medical office and medical laboratory are compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. Parking impacts will be avoided by conditioning the medical office and medical laboratory to operate with no more than five occupants within the suite at any given time and to see patients (of DeSanto Clinics) individually (one-on-one); the suite is credited with six parking spaces. In addition, all uses will be conducted within the suite and should not generate noise or other detrimental effects on the surrounding uses.
 2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate vicinity because all business activities will be conducted within the suite (underroof).
 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 general office use is a use supported by the Industrial Park General Plan land use designation with approval of a minor conditional use permit.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

P1ng. 1. The use shall be limited to the type of operation described in this staff report: a medical office specializing in boutique recovery medicine/internal medicine and a medical laboratory that conducts clinical testing of blood and urine for clinical doctors for the diagnosis of their patients (no patients seen on-site), with maximum occupancy within the suite between the two businesses, at any given time, limited to 5 persons, inclusive of patients, staff, and doctors.

Any change in the operational characteristics including, but not limited to, type of service provided, size of classes, or time of classes will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.

2. Maximum occupancy within the suite between the two businesses, at any given time, shall be limited to 5 persons, inclusive of patients, staff, and doctors.
3. All patients shall be seen individually (one-on-one).
4. No patients or clients of the medical laboratory shall be seen on-site.
5. All uses shall be conducted within the tenant space (underroof).
6. A copy of the conditions of approval for the Minor conditional use permit shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
7. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, reducing class sizes or the days and/or hours of the business and/or limiting the number of persons within the suite, at any given time.
8. 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.
9. 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 planning application is valid for one year from the effective date of this approval (September 14, 2017) and will expire at the end of that period (September 14, 2018) unless applicant establishes the use by obtaining a business license(s) reflecting the medical office and medical laboratory. 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. | <ol style="list-style-type: none">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.
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. |



Jun 30th, 2017

City of Costa Mesa
Planning Division
PO Box 1200
77 Fair Drive
Costa Mesa, CA 92628

Project Description: Minor Conditional Use Permit application to deviate from existing parking requirements.

Property Description: John Wayne Executive Guild
3151 Airway Ave Suite M-1, Costa Mesa CA 92626
Property Type: Office
Property Sub-type: Office Condo - 1,496 Sq. ft.

Applicant: Dr. Joseph A. Desanto MD
Medical Director
3151 Airway Ave. Suite M-1
Costa Mesa, CA 92626

Proposed Use:

The applicant is a double board-certified Physician that specializes in boutique recovery medicine/Internal Medicine for the local community. He has been practicing at another location in Costa Mesa for the past 3 years and has a Permit on Record as DeSanto Clinics. In addition to being board-certified, he was voted one of Pasadena's Top Doctors in 2004 and 2005 for excellence in the community and patient satisfaction. His practice has become more specialized and he sees each patient personally, so it is always one patient at a time and usually the visit lasts from 45 minutes to an hour. It is a one-on-one therapy model, more like a Psychiatrist's office than a General Practitioner. Attached is a typical work-week screen with the names redacted for HIPPA concerns.

He shares his space with another company, has a single administrative office and a single exam room. He typically sees 5- 7 patients per day. And they rarely overlap. He is willing to mandate his staff, which consists of one receptionist to park on Airway around the corner from his Suite if necessary.

Unit M-1 has 1,496 square feet. There will be no new build out. Usage for DeSanto Clinic will include the following: Area #1 Admin. Office (136 SF); Area #2 Admin. Office (174 SF); Area #3 Doctor's Office (186 SF); Area #4 Medical Laboratory Storage (196 SF); Area #5 Kitchen (155 SF); Area #6 Medical Laboratory (266 SF); Area #7 Restroom (54 SF) and Area #8 (129 SF).

The maximum occupancy per hour would be 5 people including all staff and patients. (See attached hourly occupancy breakdown)

Attachments:

1. Floor Plan with dimensions.
2. Hourly Occupancy Use Breakdown.
3. Site Plan.
4. Current Tenant list and Known Medical Usage for Complex.

August 10th, 2019

Justin Arios
Development Services Department – Planning Division
City of Costa Mesa
77 Fair Dr, CA, 92628

Sarah Cox
2549 East Bluff Drive #750
Newport Beach, CA, 92660

Application: Minor Conditional Use Permit, ZA-17-35; 3151 Airway Avenue, Suite M1, Costa Mesa

Dear Justin:

We would like to address your questions in order to complete the application process.

Item 1. (See attached DeSanto clinics & Integritox Open Hours Occupancy Averages)

Item 1a. The exam room and the administrative office are not shared between the two companies. They have their own separate office areas. The only areas that are shared are the kitchen and bathroom.

For clarification: Dr. DeSanto utilizes Area #1 Admin Office, Area #3 Doctor's Office, Area #4 Exam Room, Area #5 Kitchen, Area #7 Restroom & Area #8 Reception/Lobby

Item 1b. Integritox utilizes #2 Admin Office, Area #5 Kitchen, Area #6 Medical Laboratory office & Area #7 Restroom.


Item 1c. Please see attached revised Floor Plan with area #4 "Exam Room"

Item 2. The Medical Laboratory is used for: Clinical testing of blood and urine for clinical Doctors for the diagnosis of their patients.

Item 3. There is a total of 5 Occupants per hour (The Occupancy Averages are broken down with Integritox and Desanto Clinics – see attached)

Item 4. Please see attached letter from the owner indicating that Sarah has authority to sign the application. (Operating Documents for 3151 Airway M1, LLC with Ali Beheshti as owner).

Professionally,



Sarah Cox

DeSanto Clinics Open Hours Occupancy Averages

Day	Patient Hours Only	All Open Hours	Max Dr. & Staff/Hr.	Avg. Pat./Hr	Max. Occ./Hr.
Monday	9am till 6pm	9am till 6pm	2	1	3
Tuesday	9am till 6pm	9am till 6pm	2	1	3
Wednesday	9am till 6pm	9am till 6pm	2	1	3
Thursday	9am till 6pm	9am till 6pm	2	1	3
Friday	9am till 6pm	9am till 6pm	2	1	3
Saturday	9am till 12pm	9am till 6pm	2	1	3

Hourly Operating Details

Day	Time	Staff/Hr	Patients/Hr	Max. Occ./Hr.
Monday	9am - 12pm	2	1	3
	1pm - 6pm	2	1	3
Tues. & Wed.	9am - 12pm	2	1	3
	1pm - 6pm	2	1	3
Thurs. & Fri.	9am - 12pm	2	1	3
	1pm - 6pm	2	1	3
Saturday	9am - 12pm	2	1	3

Staff hours are part-time and rotated to minimize overhead.
 Busiest day of week is Friday

Integritox Open Hours Occupancy Averages

Day	Patient Hours Only	All Open Hours	Max Director & Staff/Hr.	Avg. Pat./Hr.	Max. Occ./Hr.
Monday	9am till 6pm	9am till 6pm	2	0	2
Tuesday	9am till 6pm	9am till 6pm	2	0	2
Wednesday	9am till 6pm	9am till 6pm	2	0	2
Thursday	9am till 6pm	9am till 6pm	2	0	2
Friday	9am till 6pm	9am till 6pm	2	0	2
Saturday	9am till 12pm	9am till 6pm	2	0	2

Hourly Operating Details

Day	Time	Staff/Hr	Patients/Hr	Max. Occ./Hr.
Monday	9am - 12pm	2	0	2
	1pm - 6pm	2	0	2
Tues. & Wed.	9am - 12pm	2	0	2
	1pm - 6pm	2	0	2
Thurs. & Fri.	9am - 12pm	2	0	2
	1pm - 6pm	2	0	2
Saturday	9am - 12pm	2	0	2

Staff hours are part-time and rotated to minimize overhead.
 Busiest day of week is Friday

Executive Guild - Costa Mesa
3151 Airway Avenue
Known "Medical" Usages

2/22/16

Page 1 of 2

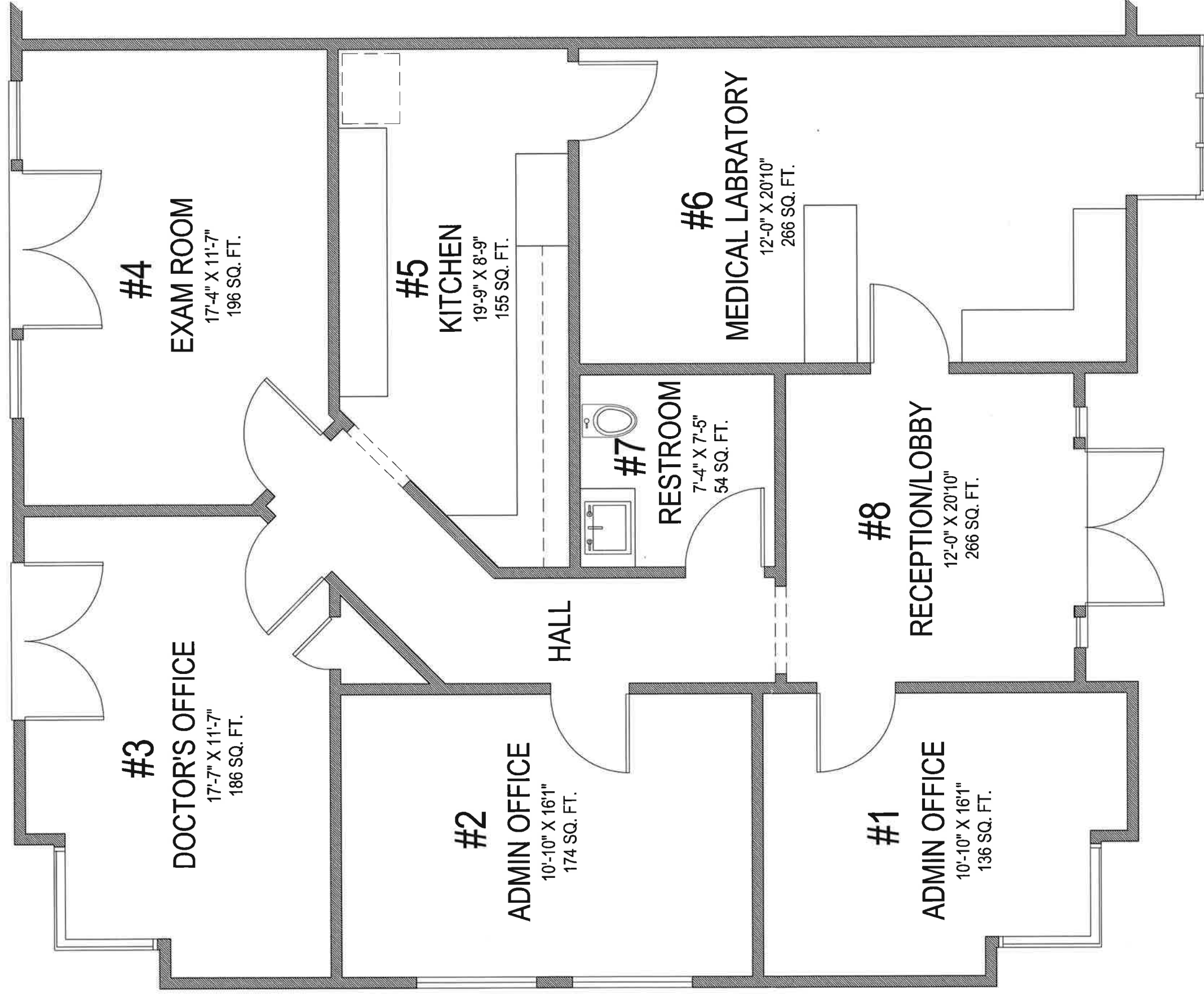
<u>Suite</u>	<u>Size</u>	<u>Use</u>
A1	2475	Receivership Management
A2	1405	Insurance
A3	1832	Park and Rec Equip Sales
B1	2305	Accounting
B2	1733	Continuing Education for Teachers
B3	2305	Land Developer
C1	2305	Accounting
C2	1733	Architects
C3	2305	Magazine
D1	2016	Outpatient substance abuse treatment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

Executive Guild - Costa Mesa
3151 Airway Avenue
Known "Medical" Usages

2/22/16

Page 2 of 2

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



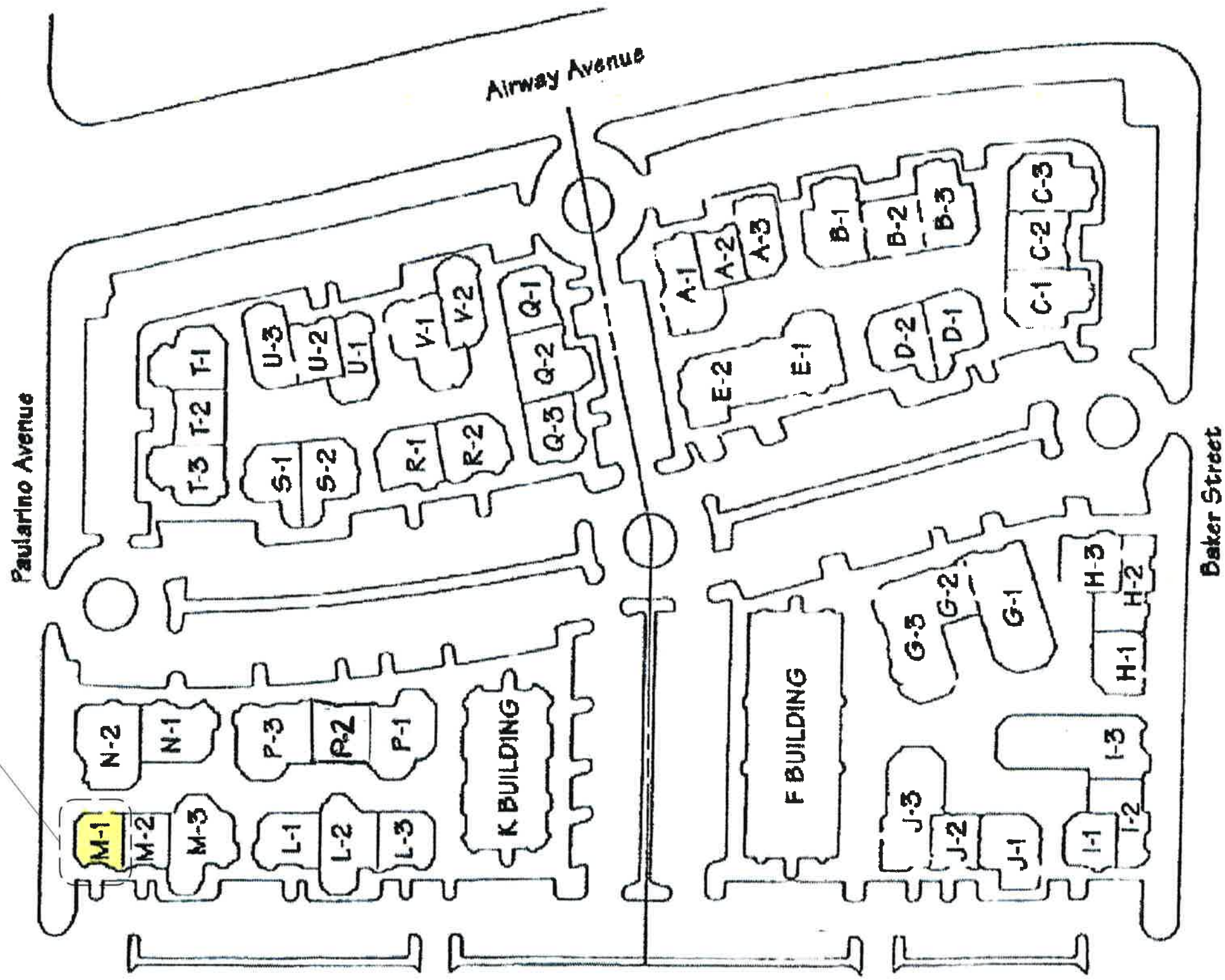
Floor Plan

Scale 1/4" = 1'-0"
1496 square feet

DeSanto Clinics /
Integritox Laboratories

John Wayne Executive Guild
3151 Airway Avenue, Suite M-1
Costa Mesa, CA 92626

Proposed Office Location - Suite M-1



Site Plan

Not to Scale

DeSanto Clinics /
Integritox Laboratories

John Wayne Executive Guild
3151 Airway Avenue Suite M-1
Costa Mesa, CA 92626



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

September 7, 2017

Peter Song
94 Brindisi
Irvine, CA 92618

**RE: ZONING APPLICATION ZA-17-36
MINOR CONDITIONAL USE PERMIT FOR A COFFEE ROASTING
BUSINESS (RHOST)
2931 GRACE LANE, UNIT F, COSTA MESA**

Dear Mr. Song:

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 September 14, 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 and Code Requirements
Business Description
Approved Conceptual Plans

cc: Engineering Trico-TCH LTD
Fire Protection Analyst 3100-A Pullman Street
Building Safety Division Costa Mesa, CA 92626

PROJECT DESCRIPTION

The property is located at the end of the Grace Lane cul-de-sac. The site is zoned General Industrial (MG), and has a General Plan land use designation of Light Industrial. The property is one of a four parcel development with physical on-site improvements including three multi-tenant buildings with 158 parking spaces and five points of ingress/egress on Grace Lane. The project site is bounded by MG-zoned properties to the north, east and west, and Single-Family Residential (R1) to the south (on the opposite side of the Paularino Flood Control Channel).

The use will occupy an approximately 1,450-square-foot tenant space, located in the multi-tenant building. The proposed floor plan consists of an approximately 225-square-foot open area in the front of the suite, a warehouse area (with open dry storage area and coffee roasting area), a storage room, and bathroom. The proposed hours of operation of the business are Monday through Friday, 9 AM to 5 PM.

The applicant requests approval of a minor conditional use permit (MCUP) for a coffee roasting business (Rhost). Only coffee roasting/manufacturing and distribution will occur on-site; no retail sales proposed.

ANALYSIS

Proposed Business Operation / Equipment

The proposed coffee roasting business includes the following operations: Shipping and receiving, roasting and quality control, production (packaging), and business and a marketing office. The equipment that will be used as part of business operations include the following: Loring S15 Falcon Air Coffee Roaster, bulk coffee grinder, electric water kettle, digital scale, pallet jack, and computer.

Noise and Odor

With the project's proximity to a residential zone, noise impacts need to be examined for the proposed coffee roasting business. The subject property is approximately 60 feet away from the nearest residential zone, which is located on the other side of the Paularino Channel. To help mitigate any potential noise impacts from the coffee roasting business, Condition of Approval Number 3 requires that the roll-up doors (located in the rear of the suite, facing the Paularino Channel) remain closed during coffee roasting operations.

Odor impacts on surrounding businesses and residents also need to be examined. With the advancement in technology, coffee roasting machines have become less impactful and more productive. The coffee roasting business proposes to use the Loring S15 Falcon coffee roasting machine. The Loring S15 Falcon coffee roasting machine (technical data sheet attached) is marketed as a smokeless, odorless machine during roasting. Condition of Approval Number 4 requires the applicant to utilize the Loring S15

Falcon coffee roasting machine, as proposed by the applicant, to ensure odor impacts are kept to a minimum.

General Plan Consistency

The Light Industrial 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 services industries, as well as larger industrial operations that can demonstrate design features or restricted operations that limit disruptions to the surrounding uses. The proposed coffee roasting business will not generate noise or odor impacts; consequently, the proposed use should be compatible with surrounding uses. 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 coffee roasting business is a small, low key business that 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 proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. Parking impacts are not anticipated because the coffee roasting business requires parking at the same ratio as the industrial uses permitted at the site and retail sales are not proposed.
 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 use.
 3. The proposed coffee roasting business 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 use is consistent with the General Plan in that the Light Industrial 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 can demonstrate design features or restricted operations that limit disruptions to surrounding uses. The coffee roasting business, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the coffee roasting business is a small, low key use that should not adversely impact the surrounding uses industrial uses.
 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. Parking impacts are not anticipated because the coffee roasting business requires parking at the same ratio as industrial uses and wholesale sales – no retail – proposed for the site. In addition, the use will be conducted within the suite and should not generate noise or other detrimental effects on the surrounding industrial uses. The project will be conditioned to operate with the roll-up doors (located in the rear of the suite, facing the Paularino Channel) closed during coffee roasting operations and to utilize the Loring S15 Falcon coffee roasting machine.
 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 vicinity because all business activities will be conducted within the suite (underroof), the roll-up doors in the rear of the suite will remain closed during coffee roasting operations and the business will utilize the Loring S15 Falcon coffee roasting machine.
 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 coffee roasting business is a use supported by the Light Industrial General Plan land use designation, with approval of a minor conditional use permit.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng. 1. The use shall be limited to the type of operation described in this staff report: A coffee roasting business with only coffee roasting/manufacturing and wholesale distribution on-site; no retail sales permitted.
- Any change in the operational characteristics including, but not limited to, type of service provided, size of classes, or time of classes will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
2. All uses shall be conducted within the tenant space (underroof).
 3. The roll-up doors shall remain closed during coffee roasting operations.
 4. The Loring S15 Falcon Air Coffee Roaster shall be use for coffee roasting.
 5. All deliveries shall occur only during business hours.
 6. Retail sales, as well as wholesale sales to the general public, shall be prohibited.
 7. A copy of the conditions of approval for the minor conditional use permit shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 8. 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.
 9. 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.

- | | |
|--------------|---|
| PIng. | <ol style="list-style-type: none">1. Approval of the planning application is valid for one year from the effective date of this approval (September 14, 2017) and will expire at the end of that period (September 14, 2018) unless applicant establishes the use by obtaining a business license reflecting the coffee roasting business. 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. | <ol style="list-style-type: none">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.
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 the business. |

RHOST PROJECT DESCRIPTION

RHOST is an artisan coffee roasting company, purchasing specialty-grade green coffees, craft roasting them in a state-of-the-art, eco-friendly, smokeless, self-cleaning convective air roaster to highlight the nuance of each coffee, and packaging them for marketing and sale to wholesale partners in various sectors from cafes to events.

Coffee roasting is a less-understood process that is best categorized as raw ingredient processing. RHOST prepares the raw ingredient via convective hot air application (air roasting) for wholesale partners who use the processed ingredient to brew a beverage for their own customers.

RHOST OPERATIONS OVERVIEW

Operations at RHOST will consist of Shipping & Receiving, Roasting & Quality Control, Production (Packaging), and a Business & Marketing Office. Tasks performed in these aspects are as follows:

Shipping & Receiving:

Receiving palletized green coffee and packaging materials, inspecting for quality and damage and warehousing for future use.

Arranging shipping of packages of roasted coffee according to wholesale orders.

Cleaning and maintaining warehouse facility.

Roasting & Quality control:

Designing roast profiles for green coffees to highlight the best flavors, consisting of a series of heat application and airflow changes. Weighing batches of green coffee and roasting them to predetermined profile specs for wholesale order needs. Grinding, brewing and tasting to confirm batch-to-batch roast consistency of roasted coffee as well as tracking green coffee quality and ideal roast profile as coffee stocks age.

Production (Packaging):

Weighing and packaging freshly roasted coffee in bags and picking and packing wholesale orders.

Storing and tracking roasted coffee for freshness. Grinding per request. Customers are encouraged to grind their own coffee as a freshness measure of high impact.

Business & Marketing Office:

Office for conducting general business operations such as arranging marketing materials and opportunities, packaging & graphic design, web and social media presence, sales and account management, order processing, human resources & training, green coffee purchasing, roast offerings and copy-writing, as well as payroll and accounts payable & receivable.

The following types of equipment will be in operation periodically or continuously during business hours:

Loring S15 Falcon Air Coffee Roaster

Bulk coffee grinder

Electric water kettle

Digital Scale

Pallet jack

Computer



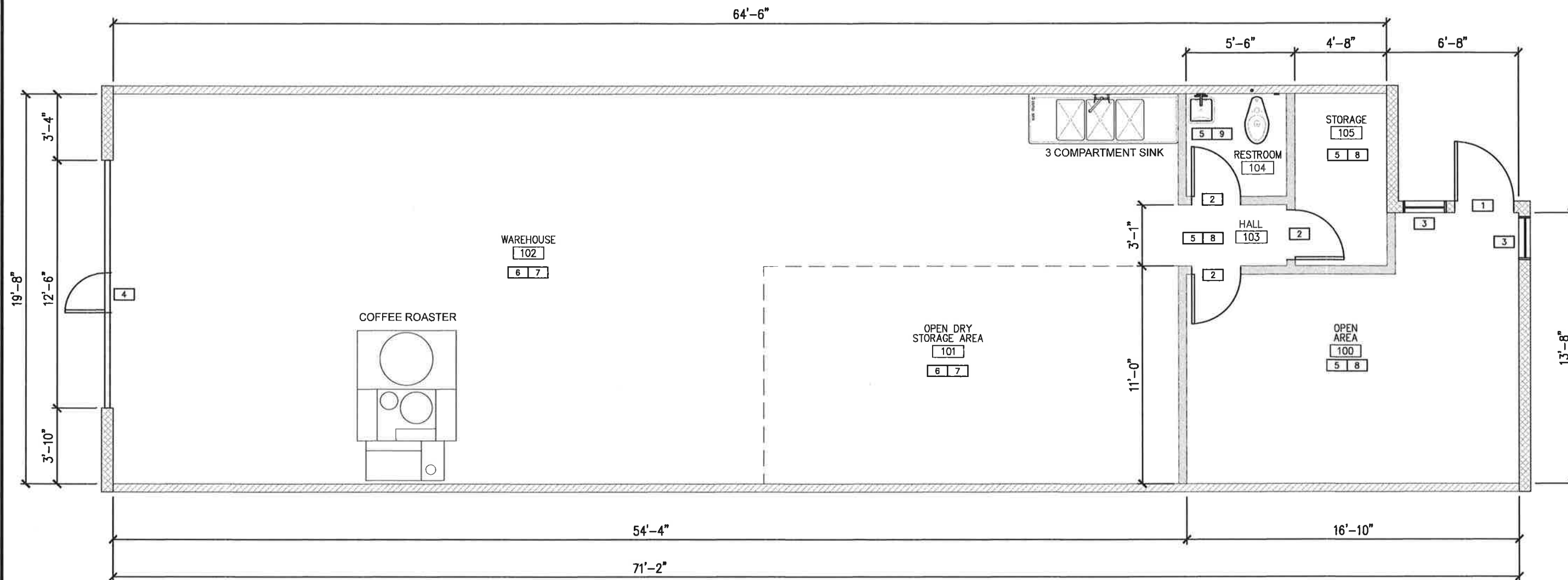
LORING™ S15 FALCON™

Convection Drum Roaster with Paddle Stirring

- Flavor-Lock Roast Process™ Technology Benefits Include:
 - » Very low oxygen roast atmosphere protects natural flavors
 - » Smokeless, odorless exhaust during roasting
 - » High-speed cooling tray and air cool system
 - » Profile Roasting: Unlimited number of profiles can be captured during roasting or manually created; precise tracking of profile curve
- Capacity: 15 kg green coffee beans per batch
- Controls: Touch screen and PLC provide precise operation of burner and fan speeds
- Communications: Download roast data and upload software updates via internet; remote control roasting via laptop, tablet or smart phone
- Fuel: Natural or propane gas
- Roast Time Range: 10 to 16 minutes (typical)
- Safety Features: Self-cleaning roast chamber and exhaust stack; water quench into cyclone and chaff barrel
- Rugged stainless steel construction, superior motors, drives and controls throughout for low maintenance and long life
- Automatic green drop and auto-discharge door standard with manual override switch
- Automatic green bean vacuum loader with green dust collection system
- Footprint: 37.9 ft² (3.5 m²)
(91" deep x 60" wide / 230 cm x 152 cm)



2931 GRACE LANE
2931 GRACE LN, UNIT F
COSTA MESA, CA 92626



① EXISTING FLOOR PLAN - 06.20.2017

SCALE: 3/16" = 1'-0"

KEYNOTES

- ① EXISTING STORE FRONT DOOR
- ② EXISTING INTERIOR DOOR
- ③ EXISTING WINDOW
- ④ EXISTING METAL GARAGE DOOR WITH ACCESS DOOR
- ⑤ EXISTING DRYWALL CEILING @ 8'-0"
- ⑥ EXISTING OPEN CEILING @ 16'-0"
- ⑦ CONCRETE FLOORING
- ⑧ CARPET FLOORING
- ⑨ EXISTING RESTROOM FIXTURES TO REMAIN

WALL LEGEND

- (E) PERIMETER RATED WALL
- (E) DEMISING WALL
- (E) INTERIOR WALLS TO REMAIN

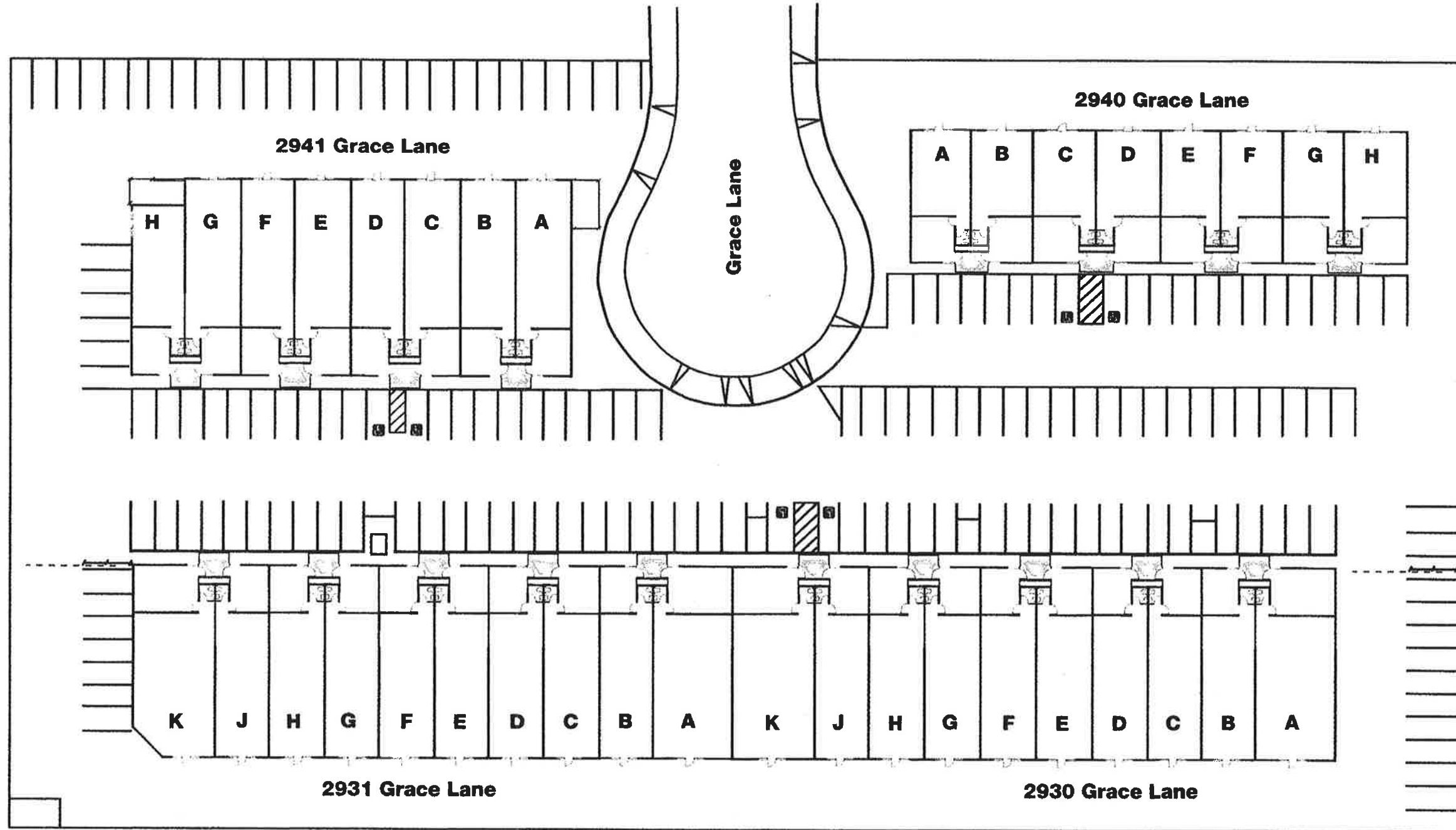
DATE: 07.12.2017

DRAWN BY: JJN

EP-01

EXISTING PLAN

Site Plan
2930 - 2941 Grace Lane, Costa Mesa



For additional TRICO listings Visit our Website @
www.TricoRealty.com

For Further Information, Please Contact:

David Kling
LICENSE 01965659
David@tricoirealty.com
(714) 751-4420
Fax (714) 540-4579

Trico Realty, Inc. 3100-A Pullman Street, Costa Mesa, CA 92626 • (714) 751-4420 • Fax (714) 540 -4579

This information has been furnished from sources which we deem reliable; however, we do not guarantee its accuracy and assume no liability.
Do not rely on any of the information contained herein without verifying it yourself, directly with the listing broker or owner.