



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: TOM HATCH, BARRY CURTIS, AND JENNIFER LE
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: MARCH 8, 2018
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

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

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

**ZA-17-48/
DR-17-08**

2205 & 2209 FARIVIEW AVENUE

A request for a shared driveway access between two properties with the same owner. The properties located at 2205 and 2209 Fairview Avenue contain a 1,968-square-foot building and an underutilized parking lot, respectively. The site is proposed to accommodate construction of a new single story 1,170-square-foot boutique retail store at a Floor Area Ratio of 0.17 (0.30 permitted). Retail uses are permitted in the C1 zoning district. The proposed infill project will support the surrounding residential community and will be designed with appropriate mass, form and architectural details consistent with the neighboring buildings.

Approved, subject to conditions of approval.

Comments received: None.

ZA-18-10

125 & 127 CABRILLO STREET

A request to operate a restaurant with more than 300 square feet of public area in an existing building that will be remodeled with a 118 square foot detached addition in the Commercial Limited (CL) zone. The proposed restaurant will close at 11:00 PM daily. The request is in association with a request for a Minor Modification (MM-18-06) to allow a 20% decrease in required front yard landscaped setback.

Approved, subject to conditions of approval.

Comments received: One in favor, three against.

COLGAN, JULIE

From: C.J. Eckman <cjeckman@gmail.com>
Sent: Tuesday, March 06, 2018 2:24 PM
To: PLANNING COMMISSION
Subject: Support for ZA-18-10

Writing in support for ZA-18-10. Harper BBQ would make a great addition to East Side Costa Mesa. We need more locally owned restaurants like this and we urge you to approve this application.

Thanks!

C.J. Eckman
186 Brandywyne Terrace
Costa Mesa, California
92627

From: Heather Duarte <mjheat@gmail.com>
Sent: Sunday, March 04, 2018 2:58 PM
To: PLANNING COMMISSION
Subject: application no. ZA-18-10

Hello there, we have received your notice about this bbq restaurant projected project. I assure you as the smell of bbq cooking would smell amazing all the time.....we STRONGLY STRONGLY PROTEST THIS BEING BUILT! This would be a horrible idea and a huge irritation to myself as well as others in this area and in this mobile home park. We have numerous homeless people lining the streets and that is already a huge fight to contend with daily. There are young kids living here and I have young children myself. Having a local establishment open til 11pm would be catastrophic since late night riff raff and noise and party life is not what I or anyone living in this area deserves or wants. Also parking on this street is already tight enough and having all of our street parking going to customers instead of homeowners is just not right and selfish. It will increase the dangers for women and children walking from their cars to their homes if they now have to park far away. This is a horrible idea and we and my family strongly strongly do not want or agree to this.

Subject: Application No. ZA-18-10: Comments

Importance: High

From: Courtney L. Caldwell [<mailto:clcaldwell@earthlink.net>]

Sent: Monday, March 05, 2018 2:42 PM

To: PLANNING COMMISSION <PLANNINGCOMMISSION@ci.costa-mesa.ca.us>

Subject: Application No. ZA-18-10: Comments

Importance: High

Re: **Application No. ZA-18-10**

Dear Planning Division Representative:

This message is to object to the proposed outdoor dining barbecue restaurant at 125 & 127 Cabrillo Street that is within 200 feet of residentially zoned property and is seeking a 20% decrease in required front yard depth. I live at the mobilehome park across the street, along with approximately 45 other residents that include a variety of demographics ranging from seniors like myself to working adults to handicapped persons to families with young children. All of these residents live within 60 feet of the proposed restaurant site per Google Maps.

Here are some factors that should be taken into account when evaluating this application:

- **Notice:**

- o On March 3, I observed that the Official Public Notice that was posted at the site (and discovered and photographed by a tenant here on February 23) had been removed – at least 6 days before the end of the comment period.
- o No one here received individual notice from the City.
- o The Notice declared that the application is “categorically exempt” from CEQA under Guidelines Section 15301 Existing Facilities. This Section states:
“Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.... The key consideration is whether the project involves negligible or no expansion of an existing use.”

The proposed use converts a specialized car repair business (where clients occasionally drop off and pick up a single vehicle during standard shop hours) to a public dining venue, open 7 days a week 12 hours daily until 11:00 PM, with a presumably exponentially larger number of customers and consequent vehicle traffic. This is not “negligible or no expansion” of use.

- o Please see also the final major bullet point below captioned “**Toxins**” regarding reported hazardous materials contamination of the subject restaurant site.

- **Pollution:**

- o The wind typically blows from the shore towards inland, which means that the carcinogen-laden smoke effluent from the barbecue will inevitably swamp our yards and homes. I can confirm that anything airborne from that location inevitably makes a beeline for my homesite, as a recent use there involved reviving decrepit stock cars sans pollution controls or even mufflers.
- o I have spoken with some tenants at the small retail complex located at 128-132 Cabrillo across from the proposed barbecue venue who were unaware of the situation – and they were not thrilled either. This complex contains a haircut salon and a clothing tailor, uses that do not mix well with smoky odors.
- **Noise & Hijinks:** The venue will be open until 11:00 PM seven days a week, with accompanying noise. If there is music, this will add more noise. Also, assuming the venue will be serving alcohol, there will likely be inebriated patrons.
 - o Note that incongruously the proposed venue immediately adjoins an alcohol and drug abuse rehab center, Balboa Horizons at 129 Cabrillo Street.
 - o We residents do not want our neighborhood turned into another Goat Hill Tavern situation. The residents need their sleep to go to work at challenging jobs, attend school, or accommodate frailties.
 - o It is my understanding that the property will remain under the same ownership. This gives me pause because of the track record of previous out-of-control activity there. The most recent tenants would protractedly rev a decrepit stock car engines so loudly that I bought ammo earphones and a decibel meter, but they would ignore me when I attempted to inform them that they were violating Costa Mesa's noise ordinance. One of these episodes occurred after 1:00 AM protractedly and repeatedly, and being unable to continue sleeping, I went out to investigate and try to stop the earsplitting, ground-shaking racket. I discovered that the car being revved was on a trailer hooked up to a tow truck in the street just outside the venue. Several male adults were standing around the vehicle dressed in black hoodies. When I asked them to desist, they glared coldly at me in such an odd way that I deduced they were under the influence of some unfriendly drug such as methamphetamines. They eventually stopped the racket to see what I was saying, but 15 minutes after I left they started back up, so I tried again, with the same result. When I reported this to our management the next day, I was instructed to never confront these particular people myself but instead to call the police.
- **Vehicular:** As noted above, the proposed 12-hour daily restaurant use will generate far more traffic than the previous occasional weekday dropoff/pickup of a vehicle to be repaired. There will be traffic issues and likely parking ones also.
 - o Given multi-vehicle working households, our mobilehome park residents have more vehicles than there are onsite parking spaces, and it is already a roulette to find a space on the street.
 - o On multiple occasions, residents have come out to the street in the morning to find that a hit-and-run has substantially damaged their vehicle overnight, and having alcohol served nearby is not going to improve the statistics.
 - o I understand that a proposed restaurant on the next corner (Newport Boulevard / Highway 55 at Rochester, on the former Grants site) was torpedoed by public outcry over side-street traffic concerns from nearby residents and am ergo puzzled why the barbecue site, which is not even on the arterial highway, is proceeding unimpeded. Moreover, Rochester at least has a traffic light and raised divider break for those wishing to go South on Highway 55, whereas cars on Cabrillo must drive through a residential neighborhood to at least Fullerton Avenue – which then requires getting into the 5th lane over on unaided through busy 17th Street traffic to make a left onto the highway – or, if they want a stoplight assist, all the way to Orange Avenue going past homes on both sides. Alternatively, barbecue patrons could traverse our residential neighborhood to Orange and thence to the Rochester residential neighborhood to get the left turn light onto the southbound highway – doubtless not popular with the

proven restaurant-traffic-averse Rochester residents. Finally and most directly, they could make a right off Cabrillo onto the highway northbound, and at this juncture – a block North of the second-busiest intersection in Orange County at Newport & 17th Street – somehow get across to the 5th lane of traffic in an unusually short block to make a permitted U-turn at Rochester/18th Street intersection; it is to be hoped that they were not imbibing before attempting this.

- **Toxins:** Finally, a longterm area resident informed me that the former use of the venue site was as a car repair business since the 1950s and that over time **ENVIRONMENTALLY HAZARDOUS SUBSTANCES WERE ROUTINELY DISPOSED OF ONSITE IN THE GROUND.** Ergo I sincerely hope that this toxic legacy will be remediated before anyone contemplates food service there.

Thank you for your attention. I would appreciate it if I could receive some acknowledgment of receipt of these comments as evidence that they were submitted before the stated pre-decision cutoff of March 8.

Sincerely,

Courtney Caldwell

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Courtney L. Caldwell, MA, JD
(949) 650-8170 Phone/Fax
(949) 294-8187 Cell
140 Cabrillo Street #15
Costa Mesa, CA 92627
clcaldwell@earthlink.net

From: Michael Neuman <mrneuman@att.net>
Sent: Wednesday, March 07, 2018 12:41 PM
To: PLANNING COMMISSION
Subject: Proposed BBQ restaurant at 125 and 127 Cabrillo St.

Dear Planning Commission representatives,

It has come to my attention that you have been petitioned for authorization to convert the premises of a derelict auto repair service into a restaurant. There are many negative issues involved with this idea.

1. There are numerous residents in the mobile home park directly across the street and the apartment buildings immediately behind it who will be subjected to a continual barrage of smoke generated by such a barbeque restaurant due to the direction of the prevailing winds in this area. There is also a tailor shop across the street who would be impacted by the smoke damage to the clothing entrusted to them for repair. We have communicated with residents near 17th St. and Tustin Blvd. who state that the City has received numerous complaints about this same issue emanating from a barbeque restaurant that was allowed to build in close proximity to their homes.

2. There is already a parking shortage on Cabrillo Street and if this restaurant does not provide enough parking spaces on the lot for its potential customers it will further compound this problem. The request to decrease the setback restriction for the proposed addition to the existing cinder block structure will limit the number of parking spaces available on the site. In addition there would be a significant increase in traffic on this narrow residential street.

3. The proposed restaurant allegedly plans to serve alcohol and the site is adjacent to a treatment center for drug and alcohol addiction, Balboa Horizons. In addition, having alcohol impaired drivers leaving the proposed restaurant would add yet another layer to the traffic issue mentioned above.

4. The public notice for this proposed restaurant states that it is exempt from the provisions of the California Environmental Quality Act. This site was used for decades as an auto repair business and in recent years it has been a storage area for disabled vehicles and equipment. Local residents have long referred to the site as "Ted's junk yard". The soil on the site is saturated with oil and other petroleum based fluids that have either leaked or been dumped onto the ground over the past decades. This needs to be addressed as an environmental issue before any decision is made to allow food to be served on these premises.

5. The proposed restaurant reportedly plans to have live musical entertainment. This will further compound the problems adding noise pollution to the previously mentioned smoke issue. There is an Irish pub called The Harp one block away that has frequently has live bands on the weekends. Even at that distance the amplified sounds of the drums and music have made it difficult to get to sleep at times. There are many working families living on Cabrillo and Rochester Streets that would be subjected to the late night sounds of loud music blaring into their homes from such a nearby location..

In summary, I and many other residents of the community find this proposal to be a bad idea and encourage the Planning Commission to reject this request for a barbeque restaurant at this location.

Thank you for your consideration,
Michael Neuman
140 Cabrillo St. Space 13



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

March 8, 2018

Dmitriy Kazakov
1433 N. Beverly Glen Blvd
Los Angeles, CA 90077

**RE: ZONING APPLICATION ZA-17-48 / DEVELOPMENT REVIEW DR-17-08
MINOR CONDITIONAL USE PERMIT FOR A SHARED DRIVEWAY ACCESS
BETWEEN TWO ADJOINING PROPERTIES TO FACILITATE
CONSTRUCTION OF A NEW RETAIL STORE
2205 AND 2209 FAIRVIEW ROAD, COSTA MESA**

Dear Mr. Kazakov:

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 March 15, 2018, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Johnwilly Aglupos, at either johnwilly.aglupos@costamesaca.gov or 714.754.5692.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

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

cc: Engineering
Transportation
Building Safety Division

PROJECT DESCRIPTION

The applicant requests approval of a minor conditional use permit (MCUP) for a shared driveway access between adjoining properties located at 2205 and 2209 Fairview Road to facilitate the construction of a new 929-square-foot retail store building on 2209 Fairview Road property. Both parcels are zoned C1 (Local Business District) and have a General Plan land use designation of General Commercial. The site is surrounded by commercially-zoned and developed properties to the east and south across Fairview Road and Avocado Street; residentially-zoned and developed properties exist to the north and west.

Currently, the two properties function as one with a 1,968-square-foot convenience store building located at the southwest corner of the property and surface parking to the north. The property owner would like to construct the new retail building at 2209 Fairview Road (interior parcel) and use the same parking and access configuration as exists today. Pursuant to Municipal Code Title 13, Section 13-93(a)(3), a shared driveway access between adjoining properties is subject to approval of a MCUP; and under Section 13-28(f)(3), the construction of new buildings in the C1 zone requires a development review (DR). Although DRs require staff approval only, the application has been combined with the proposed MCUP to allow more streamlined processing of the project.

ANALYSIS

Minor Conditional Use Permit

The convenience store at 2205 Fairview Road is 1,968 square feet in area; the property contains sufficient parking to accommodate the use. Since 2209 Fairview is a vacant lot, the additional parking exceeds Code requirements (see attached site plan). The proposed 929-square-foot single-story retail building at 2209 Fairview Road will require four parking spaces per thousand square feet with a minimum of six spaces; the applicant proposes six parking spaces. By allowing a shared driveway access, both properties will benefit from a more functional and consistent parking layout that eases traffic flow in and around the properties while supporting both uses. Both properties are currently owned by the same entity; however, to ensure continued use of reciprocal ingress and egress regardless of ownership, staff has included a condition requiring recordation of a reciprocal access agreement.

Development Review

The new retail building will satisfy all applicable development standards (see development standards comparison on the last page of this report).

Height and Setback

For consistency with the height of the existing convenience store, the new retail building is proposed at a 12.5-foot height; consequently, a 25-foot rear and side setback is required since the property abuts residentially-zoned property on those two sides. As proposed, the building will encroach five feet or 20 percent into the required rear setback

to achieve an adequate square footage for a retail building. See the discussion below regarding this request.

Floor Area Ratio (FAR)

Based on the proposed land use designation, the maximum allowable FAR is 0.30. The proposed 929-square-foot building is 0.14 FAR. Therefore, the proposed development is far below the maximum developable intensity.

Design

The design of the proposed retail building, as conditioned, will be developed with appropriate building mass and form, provide consistent architectural features and materials, and bestow appropriate site planning practices that will match the adjoining convenience store and reduce independent visual prominence. For example, the wrap around mansard roof and brick veneer proposed for the new building adds visual and material continuity to both buildings. The introduction of a covered entrance patio adds depth and human scale to the building form while providing a functional covered walkway for visitors. In addition, the proposed site plan introduces a four-foot planter area between the parking lot and residential property to the north to increase the softscape and reduce runoff. As conditioned, the applicant agrees to re-landscape and provide appropriate groundcover along the perimeter of both properties. Therefore, the new development is compatible and harmonious to the surrounding buildings and site developments.

Minor Modification MM-18-07

A 20-foot rear setback is proposed for the new retail building; Code requires twice the building height setback from the rear property line since the property abuts residentially-zoned property. This 20 percent deviation can be approved through a Minor Modification; Minor Modification MM-18-07 has been incorporated into this request for streamlining purposes.

The setback deviation will not be materially detrimental to the health, safety and general welfare of people residing within the vicinity of the property since the rear property line abuts open parking and a private street providing an approximately 80-foot separation between the back of the proposed building and the closest residential unit. To further limit potential impacts on residential neighbors, the back door will be required to be removed.

General Plan Consistency

The City's 2015-2035 General Plan ensures that development decisions and improvements to public and private infrastructures are consistent with the goals, objectives, and policies of the City.

- Policy LU-6.2: *Continue to promote and support the vitality of commercial uses to meet the needs of local residents.*
- Policy CD-8.1: *Require that new and remodeled commercial development be designed to reflect architectural diversity, yet be compatible with the scale and character of the district.*
- Policy CD-8.5: *Ensure that site access, parking, and circulation for commercial uses are designed in a logical, safe manner.*

The property is located with exposure and access to major transportation routes (Fairview Road and Newport Boulevard) that support the existing and proposed retail stores. Appropriate uses in these properties include those encouraged for properties with a Neighborhood Commercial General Plan designation such as small retail stores. The proposed shared driveway access, as well as the use and design of the retail store is compatible with the existing site, surrounding properties, and General Plan. Landscaping will be added to both properties that will soften the appearance of the overall development. Approval of the shared driveway access is designed in a logical, safe manner that will ensure site access, parking, and circulation while supporting a compatible use.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. There is a compatible and harmonious relationship between the building and site development, and uses, and the building and site developments, and uses that exist or have been approved for the general neighborhood.
 2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features, which include functional aspects of the site development, such as consistent architectural features, an entry patio, and automobile and pedestrian circulation, have been considered for the proposed project.
 3. The proposed shared driveway access and commercial development complies with performance standards as described elsewhere in the Zoning Code and is conditioned to be designed as described in this staff report.
 4. The proposed site and building design including the shared driveway access, as conditioned, is consistent with the City's General Plan land use designation and Community Design element. The design will be consistent with the existing convenience store while the shared driveway access will ensure a parking layout consistent with Code requirements.
 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 development is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area.
 2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The proposed improvements will comply with all the requirements of the City's Zoning Code as well as the current California Building Code.
 3. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation and the City's Zoning Code.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15303, New Construction, of the CEQA Guidelines since the development will not exceed 2,500 square feet and, as proposed, will not involve hazardous substances.

CONDITIONS OF APPROVAL

- Plng
1. To complement the design of the existing convenience store, the color and material of the proposed retail building, such as the brick veneer, shingles, wood posts, and any architectural features, shall be similar.
 2. The applicant shall install appropriate landscaping within the open space as shown on the proposed site plan.
 3. The applicant shall update the landscaping as deemed appropriate along the parkway and the perimeter open space on and around both properties to keep the landscaping consistent between 2205 and 2209 Fairview Road, under the direction of Planning staff.
 4. 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.
 5. If any section, division, sentence, clause, phrase or portion of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
 6. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 7. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative

means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.

8. To avoid an alley-like appearance, the driveway shall be developed without a center swale. Design shall be approved by the Planning Division.
9. All new and existing construction shall be architecturally compatible with regard to building materials, style, colors, etc. with the existing structure. Plans submitted for plan check shall indicate how this will be accomplished.
10. The conditions of approval and ordinance or code provisions of DR-17-08 and ZA-17-48 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
11. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
12. Prior to issuance of Certificate of Occupancy (C of O) the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.
13. The rear door shall be removed under the direction of Planning staff.

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.

P1ng

1. Approval of the planning application is valid for two years from the effective date of this approval (March 15, 2020) and will expire at the end of that period unless applicant establishes the use by obtaining a business license reflecting the restaurant use. If the applicant is unable to obtain the business license within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.

2. The applicant shall submit a Traffic Impact Fee to the Transportation Division prior to Issuance of Certificate of Occupancy. The fee is required in an amount determined by the Transportation Division pursuant to the prevailing schedule of charges adopted by the City Council. The fee is calculated with consideration of standardized trip generation ratios for proposed uses and includes credits for existing uses. NOTE: The estimated Traffic Impact Fee for this application is \$2,225. The fee will be calculated at the time of issuance of Building Permits based upon the prevailing schedule of charges in effect at that time.
3. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system, which is painted to match the building, would comply with the condition. This condition shall be completed under the direction of the Planning Division.
4. Development shall comply with all requirements of Articles 3 and 9, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to commercial development standards.
5. The CC&Rs shall include a provision as to use and maintenance of all guest parking spaces, driveways and common open space.
6. Parking stalls shall be double-striped in accordance with City standards.
7. All on-site utility services shall be installed underground.
8. All on-site utility services shall be installed underground or provisions made for future under grounding, if it is impractical at this time.
9. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box under the direction of the Planning Division.
10. Any new mechanical equipment such as air-conditioning equipment and ductwork shall be screened from view in a manner approved by the Planning Division.
11. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.

Bldg

12. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
13. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
14. All landscaped areas shall be separated from paved vehicular areas by 6" high continuous Portland Cement Concrete curbing.
15. Trash enclosure or other acceptable means of trash disposal shall be provided. Design of trash enclosure shall conform with City standards. Standard drawings are available from the Planning Division.
16. All construction-related activity shall be limited to between the hours of 7 AM and 7 PM, Monday through Friday, and 9 AM to 6 PM Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
19. 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.
20. 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.
21. Submit a soils report for this project. Soils report recommendations shall be blueprinted on both the architectural and precise grading plans. The ground adjacent immediately to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall CBC sec. 1804.3. See also exception.

22. Submit a precise grading plans, an erosion control plan and a hydrology study. If it is determined that a grading plan is not required, a drainage plan shall be provided. A precise grading plan shall not be required if any of the following are met:
- 1- An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).
 - 2- A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
 - 3- A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
- Bus Lic. 23. 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.
- Eng. 24. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
25. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.

SPECIAL DISTRICT REQUIREMENTS

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

- CDFA 1. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
- Sani. 2. It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- Water 3. Applicant is reminded that additional conditions of development may be imposed by Mesa Consolidated Water District (949) 631-1200 and/or other serving utilities. Subject to approval by the board of directors, Mesa Consolidated Water District may require payment of a developer impact fee prior to installation of water service or construction of required master plan facilities.
4. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.

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|--------|--|
| AQMD | 5. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district. |
| Health | 6. Provide a plan to the County of Orange Health Dept. for review and approval. |

PLANNING APPLICATION SUMMARY

Location:	2205 and 2209 Fairview Road ¹	Application No:	ZA-17-48/DR-17-08/MM-18-07
Request:	Minor conditional use permit for a shared driveway access between two adjoining properties to facilitate construction of a new retail store		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	C1, Local Business District	North:	R3, Multi-Family Residential District -- residences
General Plan:	GC, General Commercial	South:	C1, Local Business District -- convenience store
Lot Dimensions:	52 FT by 130 FT	East:	(Acr. Fairview Rd.) C2, General Business District -- commercial development
Lot Area:	6,760 SF	West:	R3, Multi-Family Residential District -- residences
Existing Development:	Parking lot		

DEVELOPMENT STANDARD COMPARISON

DEVELOPMENT STANDARD	REQUIRED/ALLOWED	PROPOSED/PROVIDED
Floor Area Ratio:	0.30 (Moderate Traffic)	0.14
Building Height:	2 stories/30 FT	12.5 FT
Setbacks:		
Front	20 FT	46 FT 4 IN
Side (left/right)	0 FT / 25 FT (abutting residential zone)	0 FT /25 FT
Rear	25 FT (abutting residential zone)	20 FT ²
Parking:	6	6
Landscaping:		
Setback	20 FT	20 FT
Interior	150 SF	612 SF
¹ Shared driveway between these two properties; development standard comparison shown for new construction at 2209 Fairview Road only ² Reduction in rear setback approved under MM-18-07		
CEQA:	Exempt Class 15303, New Construction	
Final approval:	Zoning Administrator	



1433 N Beverly Glen Blvd
Los Angeles, CA 90077

09.19.17

JohnWilly Aglupos
Assistant Planner

City of Costa Mesa
Planning Department
714-754-5692

Dear JohnWilly,

Below please find the project description as you requested:

The proposed store at 2209 Fairview Rd will be a retail store for surrounding residential community. It will fill-in the empty lot and will be built following the design character of (E) liqueur store located at 2205 Fairview Rd.

The building will not add any water runoff since we are proposing to use the rain barrels (2 barrels at two corners). Parking is staying the way it is, will just need some restriping to comply with the current code.

We truly believe that our proposed development will be very beneficial for the community and will bring additional income to the City of Costa Mesa.

Truly yours,

Dmitriy Kazakov
President
Kazakov Design, Inc.

2209 FAIRVIEW RD. COSTA MESA, CA 92627

SHEET INDEX (1)

Landscaping:

- a. Tree canopy: One tree per six proposed parking spaces, with an average of 36 square feet of planter area provided per tree in addition to one tree shall be provided for every 200 square feet of landscape area (Sec 13-106(a)(1)).
- b. Shrub Count: One shrub for every 25 square feet of open spaces (Sec 13106(a)(3)).
- c. Perimeter Landscaping adjacent to property lines: Planter area curbs to be used in place of wheel stops.

3. Shared Driveway Access:

- a. For all projects, shared driveway access between adjoining properties is subject to approval of the Minor Conditional Use permit separate from the Development Review application.

②

612 s.f. (landscape area) / 200 s.f. = 3 trees provided

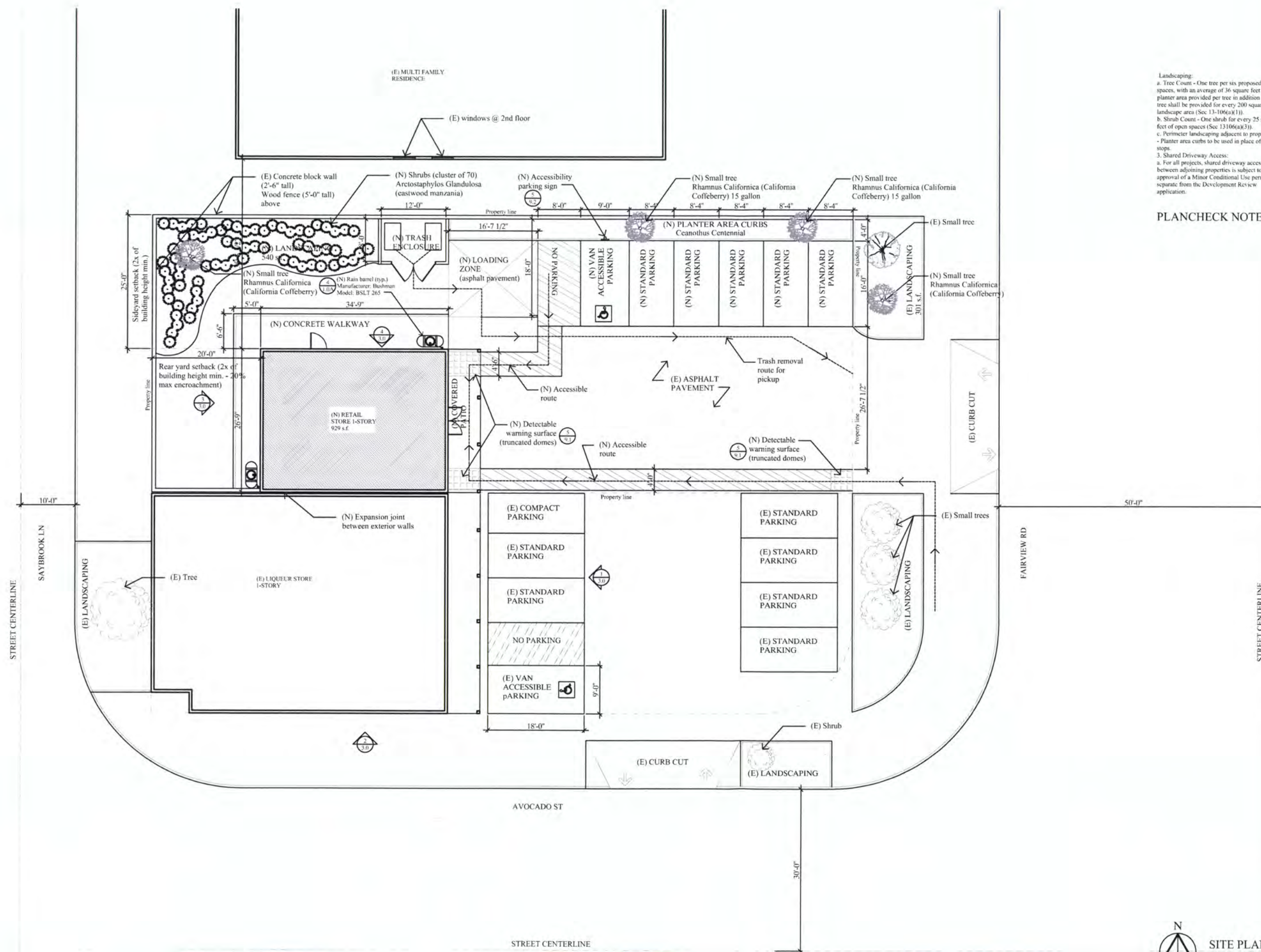
Grocery Store:
 $929 \text{ s.f.} \times 0.0625 \times 0.9 \times 7.48 = 390 \text{ gallons}$
 2 rain barrels (265 gallons each) provided

929 s.f. / 250 s.f. = 3.7 spaces required
 Provided 5 standard and 1 ADA Van Accessible

[illegible]

**2209 FAIRVIEW
RETAIL STORE**
2209 FAIRVIEW RD
COSTA MESA, CA 92627

1.0



SITE PLAN
1/8" = 1'-0"

LEGEND:

☐ New wall/ framing, etc.☐ Existing wall

See sheet 7.0 for w

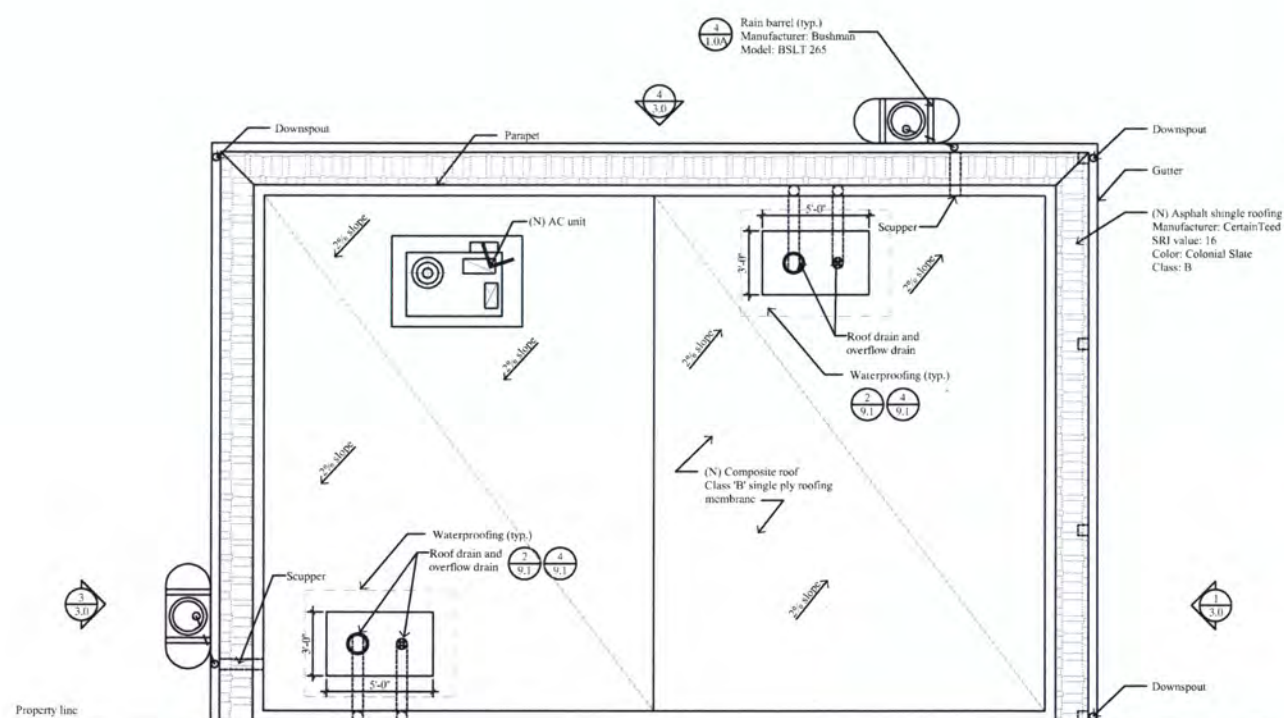
4 See sheet 1.0 for window/door schedule and types

Planchek notes :

1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

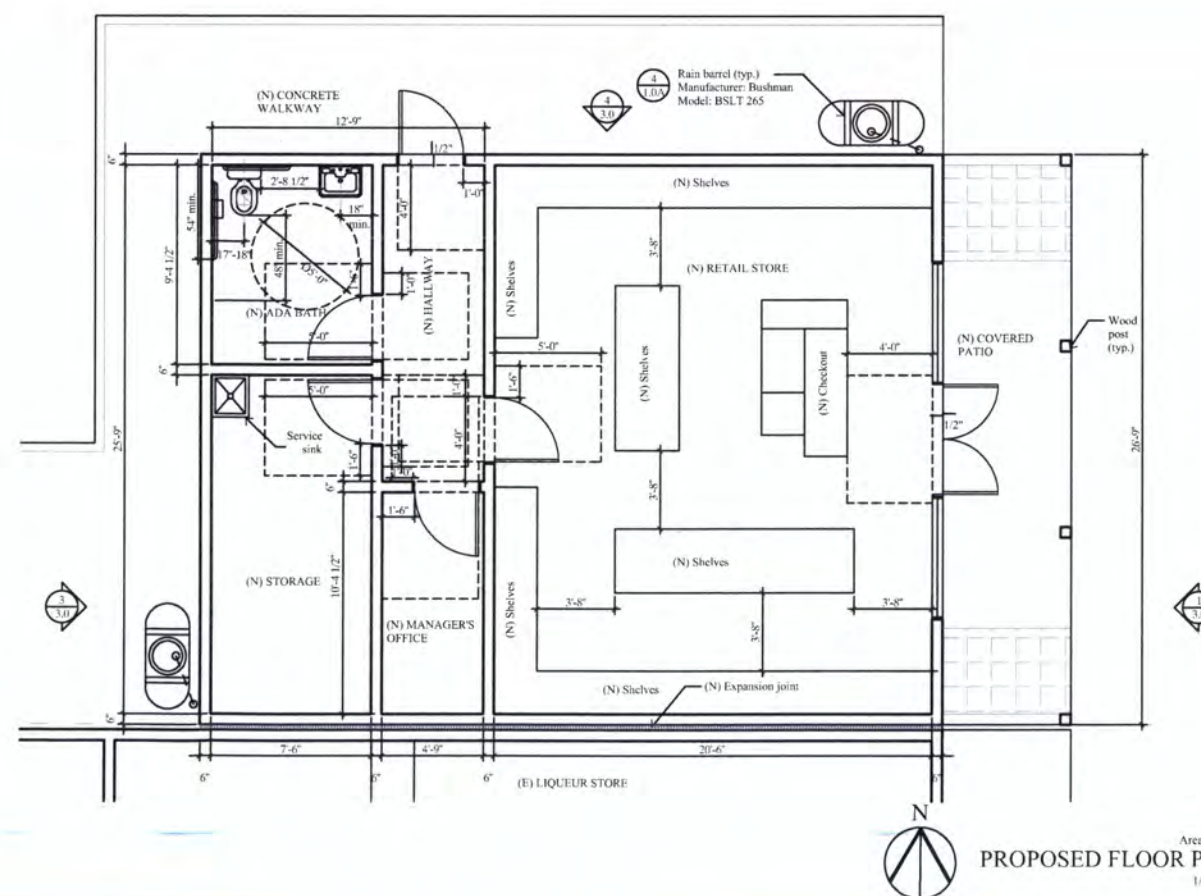
2. An approved seismic Gas Shut Off Valve or Excess Flow Shut Off Valve will be installed on a fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158 and 180,670) (Includes Commercial additions and T1 work over \$10,000). Separate plumbing permit is required.

3. Provide ultra flush waterclosets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.



1/4" = 1'-0"

C


$$1/4'' = 1'-0''$$

C

[illegible]

Printed - 03/07/18

2209 FAIRVIEW
RETAIL STORE

2209 FAIRVIEW RD
COSTA MESA, CA 92627

FLOOR & ROOF PLANS

2.1

[illegible]

Printed - 03/07/18

2209 FAIRVIEW
RETAIL STORE

ELEVATIONS

3.0



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

March 8, 2018

Drew Brahs
2094 National Avenue
Costa Mesa, CA 91711

**RE: ZONING APPLICATION ZA-18-10
MINOR CONDITIONAL USE PERMIT TO OPERATE A RESTAURANT
WITH MORE THAN 300 FEET OF PUBLIC AREA
125 & 127 CABRILLO STREET, COSTA MESA**

Dear Mr. Brahs:

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 March 15th, 2018, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Johnwilly Aglupos, at 714.754.5692, or at johnwilly.aglupos@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	Harper Barbecue
	Fire Protection Analyst	2094 National Blvd
	Building Safety Division	Costa Mesa, CA 92627

PROJECT DESCRIPTION

The subject project site consists of two properties and is located on south side of Cabrillo Street, between Newport Boulevard and Orange Avenue. The site has a zoning designation of CL (Commercial Limited) and a General Plan land use designation of General Commercial (GC). Properties abutting the project site have General Commercial General Plan land use designations and are zoned CL (Commercial Limited) to the north and west; C2 (General Business District) to the east and south. The properties currently contain an automotive repair and machine shop business with no landscaping and outdoor storage of a variety of vehicles. Abutting properties are commercially developed. Although some old apartments and a mobile home park exist in the vicinity of the project across Cabrillo Street, the properties are commercially zoned (CL). The closest residentially-zoned property is located approximately 270 feet to the east.

The project site is two separate parcels that will be combined to support a food establishment (restaurant). Physical on-site improvements are to include remodeling the existing a 1,728 square foot structure, adding 118 square feet for new restrooms, and paving a new parking lot, as well as completely relandscaping the project site. The site currently provides two points of ingress/egress, one on each parcel; one of the driveways will be removed to accommodate the new development.

The applicant requests approval of a minor conditional use permit (MCUP) to allow the establishment of a restaurant in the CL zone. The proposed project satisfies all applicable development standards with the exception of a 16-foot front landscaped setback (20-foot deep front landscaped setback required). A Minor Modification (MM-18-06) to allow a 20 percent reduction in the required front yard setback was approved, allowing the 16-foot front setback. However, it is conditioned on the approval of this MCUP.

ANALYSIS

New Restaurant Use

The applicant proposes to completely upgrade the project site: The existing building will be completely repurposed/remodeled to accommodate the restaurant. All new landscaping as well as parking per Code will be added to the site, and a freestanding restroom building and trash enclosure are to be constructed along the rear of the property. Although a minor modification has been approved to reduce the amount of front setback landscaping, the landscaped front setback will still be in excess of that provided by the other properties in the immediate area. (See discussion below.)

Beer and wine are proposed to be sold as a part of this business; however, a condition of approval has been included requiring that this use be licensed as a bona fide eating place by the California Department of Alcoholic Beverage Control (ABC). No live music or other forms of live entertainment are proposed.

The separation of this site from residentially-zoned properties could allow extended hours of operation; however, the proposed hours of 11 AM to 11 PM are keeping with those allowed for restaurants within 200 feet of residentially-zoned property. (Code permits restaurants – even those serving alcoholic beverages -- within 200 feet of residentially-zoned property to be open from 6 AM to 11 PM without any special approvals.) All aspects of the business – cooking, dining, etc. – will occur inside the remodeled building.

Parking and Circulation

The parking requirement for a food service use with more than 300 square feet of public area is 10 spaces per 1,000 square feet of gross floor area. The proposed square footage of the use is 1,846 square feet; consequently, 18 parking spaces are required. A maximum credit of one parking space may be applied for the installation of a bicycle rack. The applicant proposes 17 parking spaces and bicycle rack; therefore, meeting all required off-street parking standards. With approval of MM-18-10, the applicant is able to meet all parking design and dimension standards with the additional 4 feet. To allow for screening of the parking, the applicant proposes vertical landscaping within the front setback. Additionally, as required, a hammer head turnaround will be provided at the end of the drive aisle.

Although the amount of traffic to the site will be increased, the General Commercial General Plan designation of the property would allow up to 2,647 square feet of building area for a high traffic generating type of use such as a restaurant; consequently, at the proposed building area of 1,864 square feet, the site will generate less traffic than that permitted by the General Plan designation of the site. Additionally, the distance of the project site from a major intersection (more easily allowing left turns out of the site, away from residentially-zoned property to the east), in conjunction with no proposed drive through service, should further limit traffic impacts on Cabrillo Street.

Odor Control

Applicant proposes installation of an Electrostatic Precipitator Pollution Control Unit (PCU) on the roof (fully screened) to capture any solid fuel emissions from the completely contained cooking room to avoid possible odor impacts on the neighborhood. A condition of approval has been included requiring the installation and maintenance of this unit.

Minor Modification MM-18-06

The project includes a 20 percent deviation from the required 20-foot deep landscaped setback; a 16-foot front yard setback is proposed. This reduction will help to accommodate the required parking. As noted above, vertical landscaping will be provided within the front setback to allow for screening of the parking. Since the majority of the immediately surrounding properties have little or no setback landscaping and approval of the project would allow for a substantial improvement to the property, the Zoning

Administrator approved the request on February 16, 2018, subject to approval of this MCUP for the restaurant.

Land Use Restriction

The two properties that comprise the project site are owned by the same property owner. To ensure both properties remain available for this project, proof of recordation of a City-prepared Land Use Restriction, holding the two parcels as one, will be required before any permits are issued.

General Plan Consistency

The proposed restaurant can be permitted in the CL zone, subject to approval of a MCUP. The General Plan land use designation of the property is General Commercial. The General Commercial land use designation is intended to permit a wide range of commercial uses, which serve both local and regional needs, including retail and restaurant uses.

Subject to conditions of approval, the proposed use is in conformance with the 2015-2035 General Plan. Specifically, the proposed project complies with the following Land Use Policies:

Policy LU-1.1: Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and enjoyment opportunities in consideration of the needs of the business and residential segments of the community.

Policy LU-3.1: Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.

The proposed restaurant will comply with all applicable development standards and proposes to comply with the operational standards required for restaurants within 200 feet of a residential zone, although the closest residentially-zoned property is approximately 270 feet to the east. This should limit impacts on residents of the non-conforming apartments and mobile home park across Cabrillo Street. (The business will not open before 6 AM and will close by 11 PM and deliveries will be required to occur only between 7 AM and 8 PM; both requirements are consistent with those required for restaurants within 200-feet of residentially-zoned property.) Parking per Code will be provided. The reduction in landscaping approved under MM-18-10 will accommodate the required parking and, therefore, allow for the substantial remodeling and upgrading of the site. The project site is within a commercial district that contains various commercial businesses including other food uses, offices, and retail shops. Therefore, the proposed use, as conditioned, should not generate noise or parking impacts unusual for commercially-zoned property and, therefore, ensures the use is compatible with surrounding uses.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. There is a compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. The proposed food use will be compatible with the existing uses located in the general area; the commercial district currently contains various commercial uses including food uses, offices, and retail shops. Additionally, the non-conforming residential uses are protected from any noise or nuisance associated with the restaurant since the business will not open before 6 AM and will close by 11 PM and deliveries will be required to occur only between 7 AM and 8 PM, consistent with the standards required for restaurants located within 200 feet of a residential zone. Although sales of beer and wine are proposed, the business will be required to operate as a bona fide eating place as defined by the State of California Alcohol Control Board.
 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 restaurant 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 land use designation of General Commercial. Specifically, the proposed use is consistent with Land Use Policy LU-3.1 -- to protect existing neighborhoods, in that there should be no impacts to the nearby residential neighborhoods due to the proposed hours of operation, restrictions on delivery hours, installation and maintenance of the pollution control unit, provision of parking as required by Code, and distance from major intersections that should allow left turn egress from the site, away from the residentially-zoned properties to the east. Also, the proposed use is consistent with Land Use Policy LU-1.1, since approval will "provide for the development of a mix and balance of housing opportunities in consideration of the needs of the business and residential segments of the community."
 5. The zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:

1. The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The use, as conditioned, is not anticipated to have any negative effects on the surrounding properties. The proposed food use will be compatible with the existing uses located in the surrounding commercial area which contains other food uses, offices and retail shops.

2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The proposed use, as conditioned, will not generate adverse noise, traffic, or parking impacts that are unusual for commercially-zoned properties. Conditions of approval require noise sources be conducted in a manner that will allow the quiet enjoyment of the surrounding neighborhood. Residential uses are protected from any noise or nuisance associated with the restaurant since the business will not open before 6 AM and will close by 11 PM and deliveries will be required to occur only between 7 AM and 8 PM – consistent with what Code requires for restaurants within 200 feet of a residential zone. Parking and circulation per Code will be provided. Although the amount of traffic to the site will be increased, the General Commercial General Plan designation of the property would allow up to 2,647 square feet of building area for a high traffic generating type of use such as a restaurant. At the proposed building area of 1,864 square feet, the site will generate less traffic than that permitted by the General Plan designation of the site. Additionally, the distance of the project site from a major intersection (more easily allowing left turns out of the site, away from residentially-zoned properties to the east), in conjunction with no proposed drive through service, should further limit traffic impacts on Cabrillo Street.

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. The proposed restaurant is not considered a use that will increase density or intensity allowed per the General Plan designation. The General Commercial General Plan designation of the property would allow up to 2,647 square feet of building area for a high traffic generating type of use such as a restaurant, a total building area of 1,864 square feet is proposed. Further, the General Plan designation is General Commercial, which allows for retail and restaurant uses. As such, the proposed use, as conditioned, will not generate adverse noise, traffic, or parking impacts that are unusual for commercially-zoned properties.

- 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 in that, at 118 square feet, the proposed expansion will be less than 50 percent of the existing 1,728 square foot building; the General Plan designation allows more building area than proposed by the applicant (up to 2,647 square feet could be permitted and 1,846 square feet total area is proposed); the project site is in an area where all public services and facilities are available to allow

for maximum development permissible in the General Plan; and the area in which the project is located is not environmentally sensitive.

- 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: An 1,846 square foot restaurant operating with more than 300 square feet of public area with all activity to occur inside the building; no outside seating or other activities are permitted. Proposed hours of operation of the barbeque restaurant will not be earlier than 6 AM and no later than 11 PM. Any change in the operational characteristics including, but not limited to, increased hours of operation will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
 2. A 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. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.
 4. Prior to final building inspection, a bike rack shall be installed in a location such that it is functional, accessible and visible to the user.
 5. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with the requirement.
 6. Proof of recordation of a Land Use Restriction holding the two parcels as one shall be provided to the City before the issuance of any permits.
 7. The front yard setback shall incorporate vertical landscaping to screen the parking area.
 8. As proposed by applicant install an Electrostatic Precipitator Pollution Control Unit (PCU) on the roof to capture solid fuel emissions from the completely cooking room. Unit shall be screened under the direction of the Planning Division and shall be maintained as required by the manufacturer.
 9. 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.

10. Truck deliveries shall not occur anytime between 8 PM and 7 AM.
11. 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.
12. 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 zoning application is valid for two years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than 30 days or more than 60 days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
 2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
 3. Seating furniture including chairs, tables and benches, shall be prohibited outside the enclosed restaurant area. All uses shall be conducted underroof.
 4. Parking stalls shall be double-striped in accordance with City standards.
 5. All on-site utility services shall be installed underground or provisions made for future under grounding, if it is impractical at this time.
 6. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.

7. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
8. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
9. Two sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
10. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
11. All landscaped areas shall be separated from paved vehicular areas by 6" high continuous Portland Cement Concrete curbing.
12. Trash enclosure or other acceptable means of trash disposal shall be provided. Design of trash enclosure shall conform with City standards. Standard drawings are available from the Planning Division.
13. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time. Occupant loads for the open patio area and the enclosed building area shall be calculated and posted separately.
14. There shall be no sales of alcoholic beverages for off-site consumption.
15. At all times the premises is open for business, the sale and service of alcoholic beverages shall be made only in conjunction with the sale and service of food.
16. The restaurant shall remain a "bona fide eating place" as defined by section 23038 of the California Business and Professions Code.
17. The parking lot shall be posted with signs directing customers and employees to use consideration when entering their cars and leaving the parking lot.
18. All exits shall be clearly marked with "EXIT" signs.
19. All conditions of the California Alcoholic Beverage Control Board shall be complied with.
20. All exterior lighting shall be shielded and/or directed away from residential areas.
21. 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

Bldg.

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.

22. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved architectural plans.
23. The Building Division will not issue a demolition permit until an Identification Number is provided by AQMD.
24. Provide a plan to the County of Orange Health Department for review and approval.
- Bus. Lic. 25. 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.
26. Business license shall be obtained prior to the initiation the business.
- Trans. 27. The applicant shall submit a \$29,550.00 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 200 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.

SPECIAL DISTRICT REQUIREMENTS

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

- AQMD 1. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district.
2. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000

Or visit their web site:
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>
- Water 3. Applicant is reminded that additional conditions of development may be imposed by Mesa Consolidated Water District (949) 631-1200 and/or other serving utilities. Subject to approval by the board of directors, Mesa Consolidated Water District may require payment of a developer impact fee prior to installation of water service or construction of required master plan facilities.

- | | | |
|-------|----|--|
| SANI. | 4. | It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements. |
| CDFA | 5. | Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information. |

PLANNING APPLICATION SUMMARY

Location: 125 and 127 Cabrillo Permit No.: ZA-18-10/MM-18-06

Request: Remodel existing, 1,728 square foot auto repair/machine shop into a restaurant, adding a detached 118 square foot restroom building, for a total area of 1,846 square feet

SUBJECT PROPERTY:

Zone: CL

General Plan: General Commercial

Lot Dimensions: 98 FT x 135.07 FT

Lot Area: 13,236.8 SF

Existing Development: 1,728 SF auto repair/machine shop building

SURROUNDING PROPERTY:

North: (Acr. Cabrillo) – CL, vacant portion of property containing 2 apartments & retail building

South: Remaining surrounding properties

East: are commercially-zoned

West: and developed

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
Minimum lot width	120 FT (new subdivisions)	98 FT
Minimum lot area	12,000 SF	13,236.8 SF
Maximum FAR:	.20 (High traffic -- 2,647 SF)	.14 (1,846 SF)
Building height:	2 stories/30 FT	1 story/approx. 20 FT
Setbacks (buildings) ¹ :		
Front	20 FT	33 FT
Side (left/right)	15 FT/0 FT	50 FT /0 FT
Rear	0 FT	0 FT
Parking:	18	17 + bike rack ²
Landscaping		
Front setback	20 FT	16 FT ³
Interior landscaping	450 SF	638 SF
¹ Using entire project site for setback calculations ² Code permits a bike rack to provide credit for up to one parking space ³ 20% deviation approved under Minor Modification MM-18-06		
Environmental determination: Exempt under 15301(a) and (e)		
Final action: Zoning Administrator		

125 & 127 CABRILLO: HARPER BARBECUE

PROJECT DESCRIPTION

Summary: The proposed project will preserve and celebrate the history of an existing cinder block machine shop built in 1957. The 1,800 square foot transformation will include abundant landscaping with large trees in the front setback that invite you into the single story iconic restaurant. The restaurant will be small, local, with authentic barbecue in a comfortable atmosphere in homage to historical Costa Mesa. The restaurant will be unmatched in Southern California due to its charm, nostalgic setting and quality of culinary offerings. Preservation of the site will provide a minimal Floor Area Ratio (FAR) of less than 14%. As a testament to it's local heritage, the restaurant will be named "Harper Barbecue" after the original ranch land and town of Harper prior to the City of Costa Mesa's name change in 1920.

Parking: The parking requirements are 10 per 1,000 for a 1,800 square foot restaurant. 17 parking spaces are provided plus a bike rack credit of 1 parking space. A total of 18 parking spaces are provided and 18 spaces are required.

Floor Area Ratio: The Floor Area Ratio is .14 compared to a "Low Traffic FAR" of .40 for General Commercial.

Irrigated Parking Landscaping: The required irrigated landscape parking at 25 square feet per stall is 425 square feet. Total irrigated landscaping provided is 425 square feet.

Canopy Trees: Canopy trees are required at 3 trees per 6 parking stalls. We have included 12 large canopy trees throughout the project.

Zoning: Existing zoning is "CL" (commercial limited)

Bike Rack: Bike racks will be provided for both customers and employees.

Operation: The restaurant will not be open past 11:00PM and will include a Type 41 ABC license for Beer and Wine sales.

Pollution Control Unit: Although not required by the AQMD or the City of Costa Mesa, we will install (and screen) a pollution Control Unit (PCU) on the roof to capture solid fuel emissions from the completely contained cook room. Our mechanical engineer currently recommends that a PCU similar to the "Moltron" Enviro-Clean Air Scrubber with 7,400 CFM's be installed on the roof to remove grease vapor, smoke, particulates and odors.

Applicant: The applicant for the project is CDB Development Inc. The principals of CDB Development are Andrew Brahs, Cindy Brahs, and Steve Brahs.

Current Status: The existing condition of the site does not maximize its full potential to our community. The site is in disrepair and is currently used as a storage yard and contains old cars, a shipping container, construction equipment, etc.

MINOR CONDITIONAL USE PERMIT

Justification for Approval of the Minor Conditional use Permit

The entire 100 Block of Cabrillo is currently extremely undesirable. The proposed project will greatly enhance the streetscape and provide an ownership presence that extends into the night enhancing the safety and security of the block.

A 16 foot front landscape setback plus 4 feet 6 inches of the right of way will be significantly irrigated and landscaped with large vertical trees. The landscaping will extend through the courtyard and into the back area. The combination of the landscaping and the preservation of the existing machine shop will provide an extraordinary dining experience for our customers like no other in California.

The interior of the project will be totally enhanced with a small dining room, bar, kitchen, sales counter, and cook room. Two new bathrooms will be added in the rear to match the architecture of the existing building. The uniqueness of the existing building combined with the existing high ceilings provides an opportunity to create an exceptional interior space.

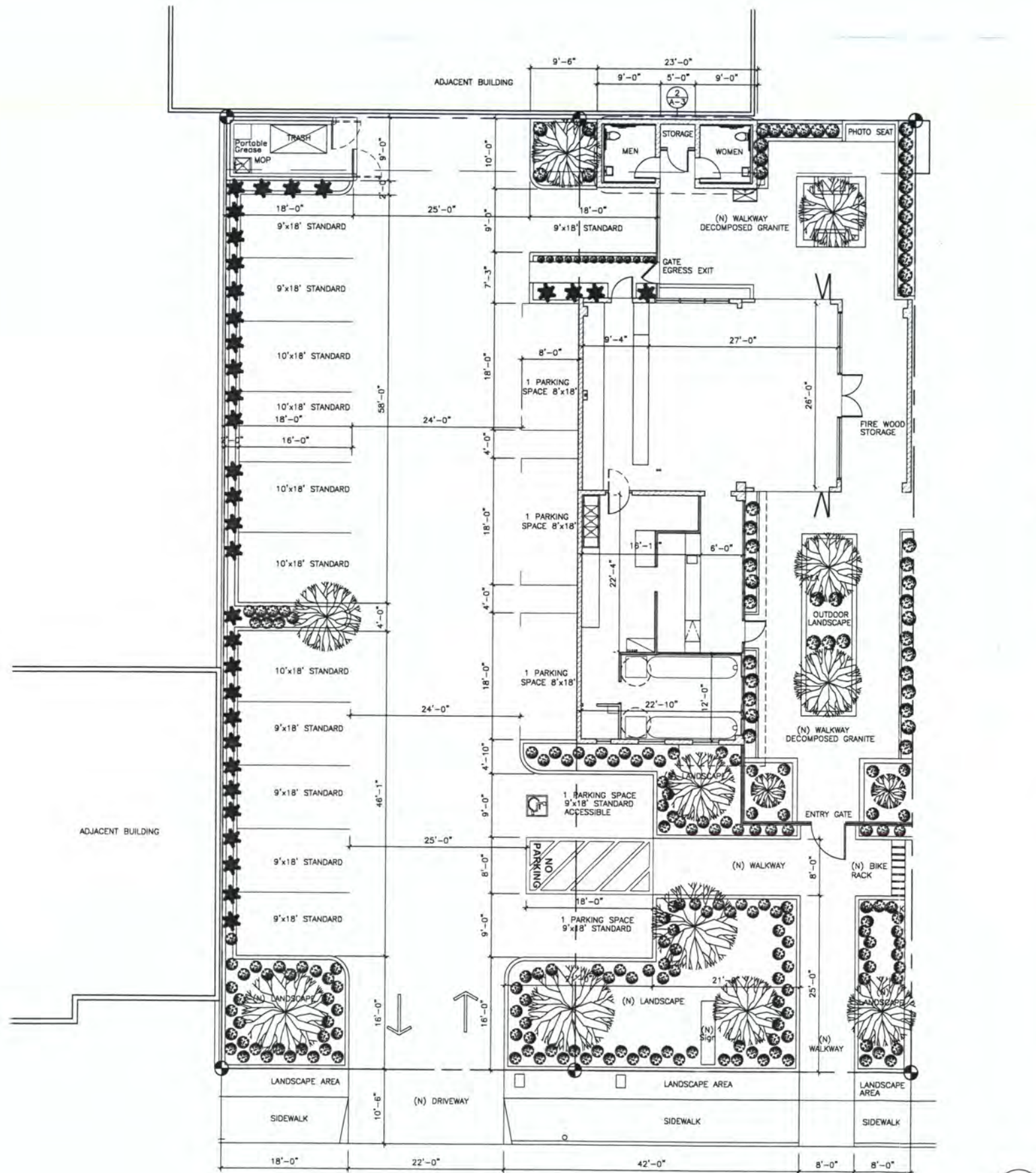
The following paragraphs identify specifics of the project that increase the overall efficiency:

- 1) Non-Traditional Employee Count - Harper Barbecue is a non-traditional restaurant and requires less employee parking. The restaurant will provide counter service and will not have any white table service employees.
- 2) Non-Traditional Back of House Size - The restaurant includes 842 square feet of Public Area representing 46%. The back of house at 54% is much higher than most restaurants generally between 25 - 30%. The back of house is drastically larger and requires less than 10 parking spaces per 1,000 and results in the need for less parking spaces than a traditional restaurant.
- 3) Non-Traditional Back of House Use - The back of house includes a small office space, restrooms, kitchen, and a large cook room (similar to a brewery with fermentation tanks). This non-traditional use requires less than 10 parking spaces per 1,000.
- 4) Employee Bike Rack - We will include a bike rack for our customers and will provide a second bike rack for our employees. We want to make it easy for our nearby neighbors and our employees to bike to our facility.
- 5) Pedestrian Opportunity Zone - The project is located in the "Pedestrian Opportunity Zone" per the Costa Mesa General Plan and will benefit from reduced parking demand as this concept materializes in our area.

- 6) Driveway Curb Cut-Outs - The two combined parcels proposed for this project currently contain three driveways. The proposed site plan will include only one driveway in the future resulting in the potential for at least 2 more parking spaces on the street.

CONCLUSION

As you can tell from the description of this project we are proposing an extraordinary amenity to our community. Many existing approved restaurants in the City do not meet the parking requirements (some 31% less than required), do not meet the setback requirements, and the back of house and restrooms sometimes calculate with different parking requirements. Our desire is to provide a project without any shortcomings that will provide a unique dining experience for our community.



Site Plan

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

1

Harper Barbecue

125&127 Cabrillo St.
Costa Mesa, Ca 92627

Legal description

TRACT NO: 751
LOT NO.: 125 Cabrillo St. - 11
127 Cabrillo St. - 10
ASSESSORS PARCEL NUMBER: 125 Cabrillo St. - 425-441-11
127 Cabrillo St. - 425-441-10

Sheet Index

Architectural drawings
T-1 Title sheet/ project information/ general notes/ site plan
GN-1 Accessibility General Notes
GN-2 Accessibility General Details
A-1 Existing Floor/Demo Plan
A-2 Existing Exterior Elevations
A-3 Proposed Floor Plan
A-3.1 Proposed Egress Floor Plan
A-3.2 Proposed Egress Floor Plan
A-3.3 Proposed Equipment/Seating Floor Plan
A-3.4 Proposed Reflected Ceiling Plan
A-4 Proposed Exterior Elevations
A-4.1 Proposed Interior Elevations/Building Sections
A-5 Proposed Interior Elevations
A-5.1 Proposed Interior Elevations

Vicinity map



MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. CA-18-10
Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.
BY WBN/JNA DATE 3.8.18

Consultants

Owner:
Drew Bruns
125&127 Cabrillo St.
Costa Mesa, Ca 92627
949-422-1725
Architect:
Randy Ranieri Architect
3141 Limerick Lane
Costa Mesa, Ca 92626
714-295-5502
Structural Engineer:
-
-
-
Mech. Elect. Plumbing Engineer:
Circo Domini International, Inc.
18520 Bose Parkway, Suite 100
Irvine, Ca 92618
949-336-6636

Project data

Plan check number: -
Building department: City of Costa Mesa
Building codes: This project to comply with 2016 CBC, 2016 CMC, 2016 CEC, AND 2016 CPC 2016 Energy Standards, 2016 CGC
Occupancy classification: Business Group "A2" (Self serve barbecue restaurant)
Construction classification: Type III
Stories: One (1)
Project Description: Renovation existing building (conc. block wall) from automotive repair to new barbecue restaurant, and add a 118 s.f. restrooms, building.

PROJECT DATA:
Lot Area: Lot 10 6,754 s.f.
Lot 11 6,498 s.f.
Total 13,252 s.f.

Existing Building Square Footage

Existing Building Public Area:
Indoor Dining 710 s.f.
Indoor Entry/Counter 132 s.f.
Total (E) building public area 842 s.f.

Existing Building Back-of-House Area:
Kitchen/BBQ ovens 652 s.f.
Bar 234 s.f.
Total (E) BOH area 886 s.f.
Total existing area 1,728 s.f.

New Construction:
Total new construction 118 s.f.
Restrooms 118 s.f.
Total floor area 1,846 s.f.

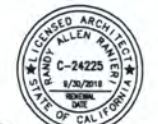
Parking
Parking required (10 per 1,000 s.f.)
Required 1,846/1,000 s.f. = 18 stalls
Accessible stall (9'x18') 1 stall
Compact stall (8'x18') 3 stalls
Standard stall (9'x18') 6 stalls
Standard stall (10'x18') 5 stalls
Bike rack 1 stall
Total parking provided 18 stalls

Total Canopy Trees Required:
One tree per 5 parking stalls 3 trees
Total canopy trees provided 12 trees

Irrigated Landscaping Required:
25 s.f. per stall (17 stalls x 25 = 425 s.f.)

Irrigated Landscaping Provided:
1. Next to 9'x18' trash enclosure area (2'x18'=36 s.f.)
2. East side of parking lot (7'x18'=72 s.f.)
3. Accessible parking area (4'-10'x18'=92 s.f.)
4. Area next to employee rear entrance (7'-3'x18'=130 s.f.)
5. West side of turn around area (9'-6'x10'=95 s.f.)
Total irrigated landscape area provided = 425 s.f.

RR
RANDY RANIERI ARCHITECT
& ASSOCIATES, INC.
3141 LIMERICK LANE
COSTA MESA, CALIFORNIA 92626
Phone (714) 295-5502
E-mail ranch@costa.ca.us



Randy Ranieri
CONSULTANT

Project title



Project
Harper Barbecue
125 & 127 Cabrillo St.
Costa Mesa, Ca 92627

Sheet Title

TITLE SHEET/SITE PLAN
PROJECT DATA

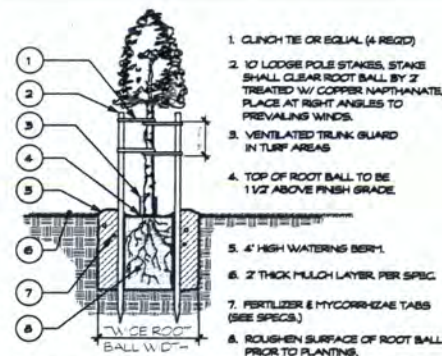
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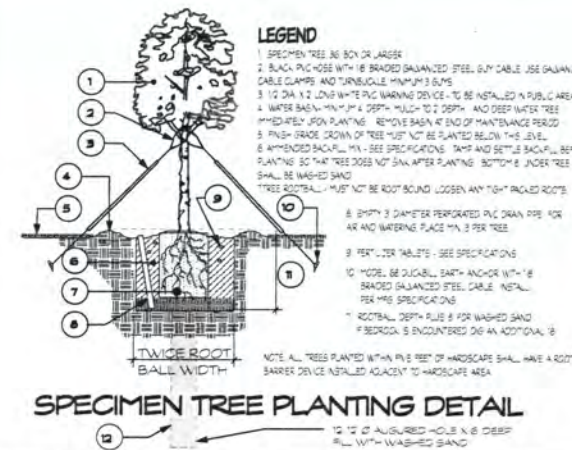
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Sheet Number

T-1



TREE PLANTING DETAIL
NOTE: ALL TREES PLANTED WITHIN FIVE FEET OF HARDSCAPE SHALL HAVE A ROOT BARRIER DEVICE INSTALLED ADJACENT TO HARDSCAPE AREA.



SPECIMEN TREE PLANTING DETAIL
NOTE: ALL TREES PLANTED WITHIN FIVE FEET OF HARDSCAPE SHALL HAVE A ROOT BARRIER DEVICE INSTALLED ADJACENT TO HARDSCAPE AREA.



SHRUB PLANTING DETAIL
NOTE: UNTANGLED PLANTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL WITH WATER BATH HOSE. DO NOT CRACK ROOT BALL.



VINE DETAIL
NON-ADHERING TYPE



THE FOLLOWING IS A SUMMARY LIST OF ALL PLANTS CONTRACTOR SHALL VERIFY THE FOLLOWING PLANT TOTALS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE TOTAL LISTED HERE ON.

SYMBOL	QUANTITY
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SYMBOL	BOTANICAL NAME	COMMON NAME
CAS-LEP	CASSIA LEPTOCOMULA	GOLD MEDALLION TREE
GLE-TRI	GLADIOLUS TERRESTRIS	SHADEMASTER
LYC-FLO	LYCOTHRAX FLORENS	PERN. LEAF RICHWOOD
CER-LYB	CERCOCARPUS LANCEOLATUS	RED BURNING BUSH
QUE-SUB	QUERCUS SUBER	CORK OAK

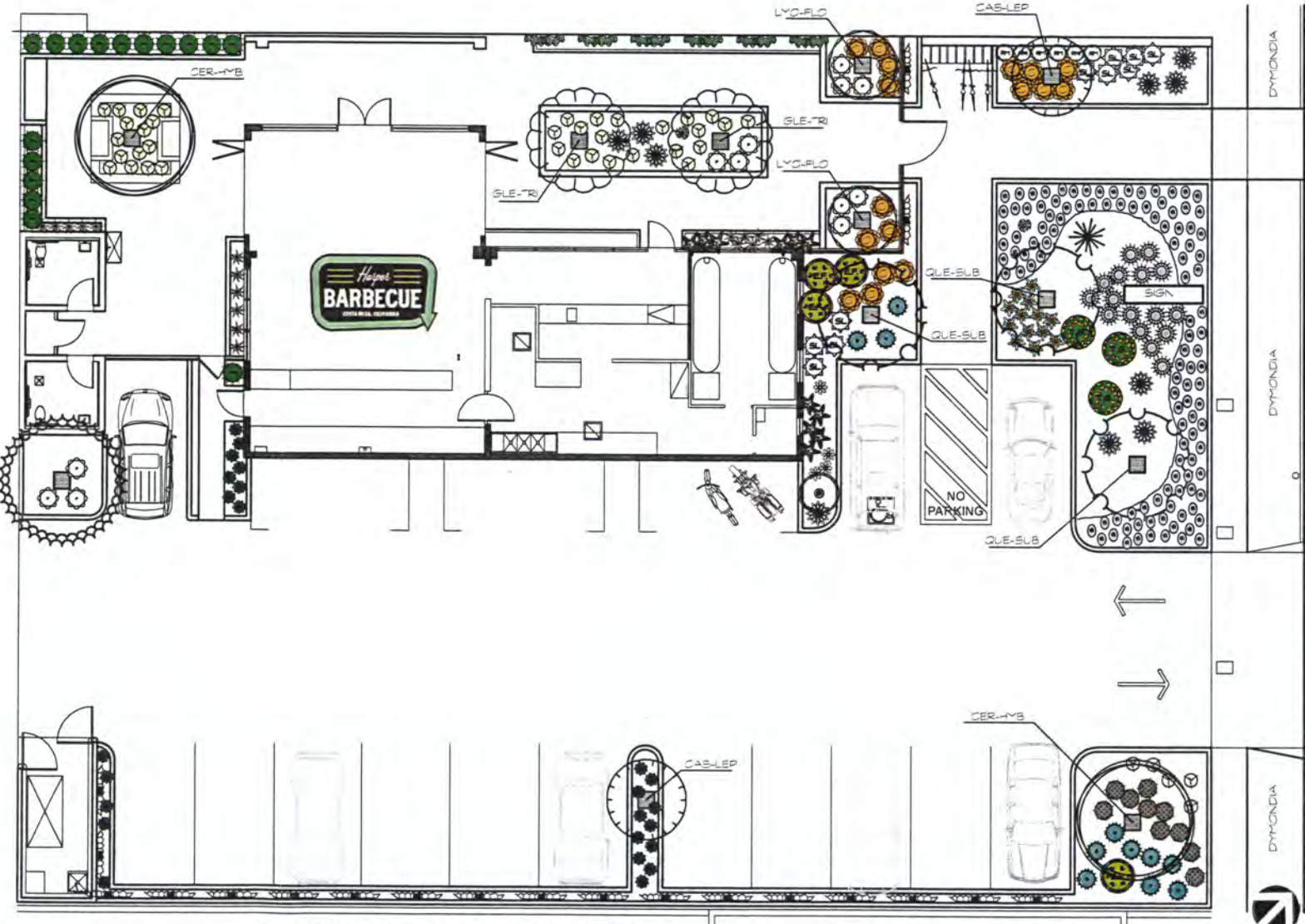
SYMBOL	BOTANICAL NAME	COMMON NAME
DY-MON	DYONISIA MONSIEUR	DYONISIA

SYMBOL	BOTANICAL NAME	COMMON NAME
COY-SPE	COTYLEDON SPICES	COYLEDON
CR-ON	CRASSULA OVATA	HUMBLE SUNSET
DAS-LO	DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE
DIA-REV	DIANELLA REVOLUTA	DIANELLA
ECU-CA	ECHEVERIA CADGANS	RAGON BLUE
EUP-M	EUPHORBIA MLI	EUPHORBIA
FEU-SEA	FEUILLA SELLOWIANA	FEUILLA
HES-PAR	HEPERALOE PARVIFLORA	HEPERALOE
KAL-BEH	KALANCHOE BAHARENSIS	KALANCHOE
KAL-THY	KALANCHOE THYRSIFLORA	KALANCHOE
OLEA-MON	OLEA MONTEANA	MONTEANA
OST-SAR	OSTEOSPERMUM SARBERGHE	OSTEOSPERMUM
PAS-VIT	PASSIFLORA VITIFOLIA	PASSIFLORA
PHY-LOS	PHYLOSTACHYS NIGRA	PHYLOSTACHYS
POR-APR	PORPHYRA APRICA	APRICA
PYR-FOR	PYRACANTHA FORTUNEANA	CHERRY
RAP-MIN	RAPHANIS UMBELLATUS	MINOR
SAL-LE	SALICARIA LEUCANTHA	SALICARIA
SAN-TR	SANSECOERIA TRIFASCIATA	BLACK GOLD
SEN-MAN	SENECIO MANDRAGORAE	SENECIO
SES-AL	SESSERIA ALUMINALE	SESSERIA
TAG-LEM	TAGETES LEMONII	TAGETES

SIZE	DESCRIPTION
56 BOX	BENEFERGREEN TREE TO 25 FT W/ LOW SPREADING PENULOUS FORM COMPOUND LEAVES AND LONG SPACES OF YELLOW FLOWERS
48 BOX	DISCULUS TREE TO 25 FT W/ GOOD FALL COLOR TOLERATES A WIDE RANGE OF CONDITIONS
24 BOX	A HANDSOME OPEN EVERGREEN TREE TO 35 FT W/ DEEPLY LOBED RICH GREEN FOLIAGE TRUNK COVERED W/ SHREDDED RED-BROWN BARK
48 BOX	OPEN BRANCHING TREE TO 14 FT W/ BRILLIANT YELLOW FLOWERS AND GREEN TRUNK
60 BOX	EVERGREEN TO 60 FT W/ IMPRESSIVE BRANCHES W/ FURROWED BARK BARK GOLD AS CORN

SPACING	DESCRIPTION
400	7 FT MAT TO 3 FT W/ YELLOW FLOWERS FOLIAGE LOOKS LIKE A NATURAL SAGUARO

SIZE	DESCRIPTION
56 GAL	ORNAMENTAL GRASS TO 3 FT
56 GAL	W/ WHITE CHALKY LEAVES AND LONG CYLINDRICAL FLOWERS HELD UPRIGHT FROM STEM 2 FT HIGH AND WIDE W/ SOFT PASTEL ORANGE HANGING BELL-SHAPED
56 GAL	GOLDEN YELLOW SMALL SUCCULENT TO 20 CM
18 GAL	ACCENT GRASS LIKE SHRUB GROWING FROM SAGUARO PALM TYPE TRUNK
56 GAL	BLUE GREY FLAX LIKE PLANT 12 TO 18 INCHES W/ BRIGHT FOLIAGE TREM TO BASE ONCE A YEAR A LATE WINTER
56 GAL	MEDIUM SIZE SHRUB TO 4 FT W/ BLUE GREEN FOLIAGE AND LARGE BLUE FLOWER CLUSTER
56 GAL	SLENDER THORNY SLIGHTLY METALLIC COLORED STEMS BEARING RED BRACK FLOWERS FOR MOST OF THE YEAR
24 BOX	FAST GROWING EVERGREEN SHRUB TREE W/ WHITE FLOWERS AND GRAY-GREEN FOLIAGE EDIBLE FRUIT
56 GAL	3 FT STEMLESS SUCCULENT W/ CLUMPS OF ARCHING GRASS-LIKE BLUE-GREEN LEAVES W/ WHITE FRAYING FIBERS RED FLOWER STALKS TO 3 FT
56 GAL	BRING LARGE SUCCULENT W/ HUGE SCALLOPED LEAVES COVERED W/ FINE BUFF COLORED FELT ON DIS-JAGGING BRANCHES
56 GAL	STRAWN SUCCULENT W/ HUGE PANDOLLE LEAVES BRIGHTLY TINTED W/ RED EDGES ON POWDERY LIME GREEN SURFACE
18 GAL	DIAPYCNIS W/ BLUE GREEN FOLIAGE TALLER PRUNGS W/
56 GAL	JAVANER-PURPLE CASSIA ON A COMPACT HOLDING SHRUB TO 2 FT
56 GAL	VISCEROSUS VINE TO 15 FT W/ DEEPLY LOBED RICH GREEN LEAVES BRIGHT CRIMSON-RED FLOWERS ARE ABUNDANT
56 GAL	SLIM GROWING BAMBOO W/ INTERESTING BLACK CANES
56 GAL	FOLIAGE STEMS FORM DENSE SPREADING MAT OF SOFT CREAM GREEN AND RED VAREGATED COLOR VERY DROUGHT RESISTANT
56 GAL	FAST GROWING EVERGREEN SHRUB W/ BRIGHT RED BERRIES FULL SUN-ESPALER
56 GAL	SLIM GROWING COMPACT UPRIGHT SHRUB TO 4 FT W/ WHITE FLOWER CLUSTERS
56 GAL	MOUNTING 3 FT SHRUB LONG SLENDER VELVET PURPLE SPINES W/ SMALL WHITE FLOWERS
56 GAL	UPRIGHT PERENNIAL W/ 30 IN LONG STIFF DARK GREEN LEAVES W/ YELLOW MARGINS FROM BASE
56 GAL	SUCCULENT PERENNIAL W/ WAXY BLUE FOLIAGE TO 12 INCHES PLANT AS GROUND COVER
56 GAL	GRASS TO 20 INCHES BEARS SPINE-LIKE SILVER-WHITE TURNING GOLDEN FLOWER TASSES
56 GAL	MOUNTING 4 FT SHRUB W/ WIDER SPREAD AND FRAGRANT FINELY DIVIDED FOLIAGE AND BRILLIANT ORANGE-YELLOW FLOWERS FALL AND WINTER



ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER UTILIZING EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA WITH NONVOLATILE MEMORY SHALL BE REQUIRED FOR IRRIGATION SCHEDULING IN ALL IRRIGATION SYSTEMS RECOMMENDING U.S. EPA WATERSENSE LABELED DEVICES AS APPLICABLE.



20271 ACACIA ST. SUITE 120
NEWPORT BEACH, CA 92660
TEL: (949) 251-8999
FAX: (949) 251-0899

LANDSCAPE ARCHITECTURE

DAVID A. PEDERSEN • INC.

LANDSCAPE ARCHITECTURAL PLANS FOR
HARPER BARBECUE
125 & 127 CABRILLO ST. • COSTA MESA, CA 92627
DREW BRAHS 949-422-1725

PLANTING PLAN

DATE: 2-15-17
DRAWN BY: D.P.

SHEET NO. **L** OF -

