



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: OCTOBER 4, 2018
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

WKB

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-18-52 **2942 Century Place**

Minor Conditional Use Permit to allow for the establishment of a co-working office space (BIZHAUS) in a 12,850-square-foot tenant space. This will specifically allow for General Office type uses to rent space within the new co-working business.

Approved, subject to conditions.

Comments received: None.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

October 4, 2018

Keith Yang
4136 Del Rey Avenue
Marina Del Rey, CA 90292

**RE: ZONING APPLICATION ZA-18-52
MINOR CONDITIONAL USE PERMIT TO ALLOW FOR GENERAL
OFFICE USES WITHIN AN EXISTING INDUSTRIAL BUILDING
2942 CENTURY PLACE, COSTA MESA**

Dear Keith Yang:

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 October 11, 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, Daniel Inloes, at either daniel.inloes@costamesaca.gov or 714.754.5088.

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) to allow general office uses within the co-working space proposed at 2942 Century Place. A co-working space allows for a collaborative work environment for a diverse collection of small businesses. Offices for central administration, engineering, architectural, surveying services, management, consulting, public relations, bookkeeping, and data processing are all permitted use by right in the MG zone of this property; however, general office uses require a minor conditional use permit. Additionally, a higher parking ratio is required to support the office uses; to that end, the applicant proposes removing the sheds, outdoor storage, and fencing existing onsite and restriping the parking lot as well as providing additional landscape area.

ANALYSIS

General Office Use

This site is within the South Bristol Entertainment and Cultural Arts (SoBECA) Urban Plan area. SoBECA includes the LAB and the CAMP commercial centers. While this site is zoned MG (General Industrial), the tenants within the SoBECA area on Century Place and Randolph Avenue include a day spa, gymnastics club, fitness studio, hair salons, microbreweries, banquet facilities, restaurants, creative office space, and a dance club and cocktail lounge. Under the objectives of the SoBECA Urban Plan the City desires to develop a full array of land use types and structures, including the reuse of existing structures, to create an active city life that embrace business vitality. It goes on further to state that an additional goal of the plan is to support a residential population of artists, designers, craftspeople, professionals, and small-business entrepreneurs. This type of co-working space allows for a variety of smaller business access to a more professional environment so that they can collaborate while they incubate. Although this request does not trigger the requirement of a master plan, a co-working space for small businesses is a compatible use for the SoBECA area.

Legal Nonconforming Status

The site includes a 12,400 square-foot building (which exceeds the allowable FAR for a moderate traffic use), a fenced off outdoor paved yard space with two sheds, and little landscaping – both in the street setback and throughout the parking lot. The proposed use will not increase the overall square footage of the building, therefore, maintaining the legal nonconforming status of the FAR.

Parking and Landscaping

The applicant is proposing to remove the storage sheds and outdoor storage, striping the area to provide additional parking to satisfy the increased parking requirements (at four spaces/1,000 square foot of building area, 52 spaces are required and are shown to be provided). Landscaping throughout the site, including the front setback and the surface

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parking lot, will be installed that will exceed landscaping requirements for both: Code requires a ten-foot setback for an industrial property; the applicant will provide a twenty-foot deep landscape setback which not only accommodates the awkward egress onto the site, since the property is at the end of a cul-de-sac, but also improves the safety for pedestrians and increases the aesthetic of the site. The proposed development will also exceed the required amount of parking lot landscaping (required 1,684, proposed 2,905) and is conditioned to requirements as pertains to minimum number and size of trees and shrubs.

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 and that support regional-serving commercial centers.*

The location of the proposed co-working office space is in a Light Industrial land use designation which is intended to permit small manufacturing and service industries that serve both local and regional needs; however other uses can be approved if they are complementary to the area. The property's location in the SoBECA area – which encourages a full array of varying uses -- the expansion of general office uses is complementary to the goals and objectives of the SoBECA Urban Plan. Therefore, the proposed co-working office space is compatible with the General Plan and surrounding businesses.

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 may include functional aspects of the site development such as automobile and pedestrian circulation have been considered for the proposed project.
 3. The proposed co-working space will be required to comply 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 co-working space, as conditioned, is consistent with the City's General Plan land use designation of Light Industrial. The proposed co-working space is a permitted use in the MG General Industrial zone. In addition, the proposed uses are consistent with Land Use Policy LU-6.2 and LU-6.7.

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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 uses are compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. Existing and proposed conditions of approval are included which will minimize impacts of the co-working space on surrounding businesses and 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. The proposed tenant improvements will comply with all the requirements of the 2016 California Building Code.
 3. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation and any applicable specific plan for the property. Due to the proposed operating characteristics, the proposed use does not increase the intensity of the use beyond what has been developed and allowed use for the property.
- 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.

CONDITIONS OF APPROVAL

- Plng
1. 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.
 2. 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.
 3. A detailed landscaping and hardscape plan shall be submitted prior to issuance of building permits.
 4. All landscaping space must be separated from vehicular circulation and parking space area by a six-inch curb that meets City code.
 5. 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.
 6. The conditions of approval and ordinance or code provisions of ZA-18-52 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 7. 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.
 8. This co-working space shall not use the site for events or banquets.
 9. 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 measure are necessary to comply with this requirement.
 10. Prior to issuance of building permits the applicant shall add illumination within the parking lot to ensure the safe circulation of pedestrians and vehicles on the site.
 11. All renters within the site must be general office uses or other office uses permitted by right in the MG zone. All uses will be subject to review by the Planning Division.
 12. Any mural or super graphic painted on the side of the building which is visible from a public right of way shall be reviewed by Development Services and may be taken before the Culture Arts Committee for review if deemed necessary by Development Services.

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 two years from the effective date of this approval (October 4, 2020) and will expire at the end of that period unless applicant establishes the use by obtaining a business license reflecting the co-working office use. If the applicant is unable to obtain the business license within the two-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 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.
 3. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
 4. All activity must occur under roof unless applicant receives the appropriate entitlements.
- Bldg
5. Prior to issuing the Building permit the conditions of approval shall be on the approved Architectural plans.
 6. 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.
 7. Prior to the Building Div. (AQMD) issuing a demolition permit contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000

Or

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- Visit their web site
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>
The Building Div. will not issue a demolition permit until an Identification no.is provided by AQMD.
- Bus. Lic. 8. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- Eng. 9. A Construction Access Permit and deposit of \$580 will be required by City of Costa mesa, Engineering Division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements
- Fire 10. Comply with the requirements of the 2016 California Fire Code and referenced standards as amended by the City of Costa Mesa.
- Trans 11. Fulfill mitigation of the off-site traffic impacts at the time of issuance of MCUP by submitting to the Transportation Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based upon the average daily trip generation rate of 9.74 trip ends per TSFfor the proposed project and includes a credit for any previously existing use. At current rate the Traffic Impact Fee is estimated at \$8,000.00. Note: The Traffic Impact Fee will be recalculated at the time of issuance of MCUP based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
12. Fulfill San Joaquin Hills Transportation Corridor Fee Ordinance requirement at the time of issuance of building permit by submitting the required fee to the Transportation Division. For the rposed use, the corridor fee rate is: \$5.53 per square foot. NOTE: This fee is subject to revision and possible increase effective July 1st of each year.

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.
- Health 2. Provide a plan to the County of Orange Health Department for review and approval.
- AQMD 3. Prior to the Building Division issuing a demolition permit, the applicant shall contact the South Coast Air Quality Management at either 909.396.2000 or <http://www.aqmd.gov/nav/contact> . The Building Division will not issue a demolition permit until an identification number is provided by the AQMD.

B I Z H A U S

July 11, 2018

Zoning Administrator, City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, CA 92626

Re: 2942 Century Place, Costa Mesa - Minor Conditional Use Permit Application

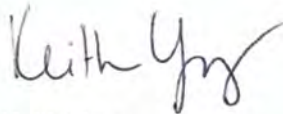
The subject property is currently a 12,400 square foot industrial building used for office, warehouse and light manufacturing by Leica Survey Equipment. The applicant intends to convert the building into an office building used for Coworking and Executive Suites. The hours of operation will be Monday through Friday, from 9am to 5pm.

The proposed use is substantially compatible with uses permitted in the same general area for the following reasons. The subject property is in the MG zoning designation which currently allows for "109. Offices: Central Administrative" and "110. Offices: Engineering; Architectural; and Surveying services; Management; Consulting and public relations." The building will house a variety of businesses and we anticipate all of the businesses to be comparable in use to the uses already allowed. Because we anticipate that some of the office uses will not fit exactly into the stated office categories, we are seeking a Minor Conditional Use Permit to allow "111. Offices: General" at our building.

The proposed use would not be materially detrimental to other properties in the same area because General Office use does not produce noise, hazardous waste, or odors. Also, all of the parking will be on-site. 55 on-site parking spaces are provided, which is in excess of the required number of spaces.

Please feel free to contact the undersigned with any questions regarding this application.

Sincerely,



Keith Yang
BizHaus Costa Mesa, LP
(818) 438-8600 direct

GRAPHIC SYMBOLS	
	COLUMN GRID LINE
	MATCH LINE DESIGNATION
	BUILDING SECTION
	WALL SECTION
	SECTION DETAIL REFERENCE
	PLAN DETAIL REFERENCE
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	KEYNOTE IDENTIFIER
	BREAK LINE
	REVISION CLOUD AND DELTA
	DATUM ELEVATION
	OCCUPANCY TAG
	ROOM TAG

CONSTRUCTION LEGEND

	EARTH		WOOD-BLOCKING
	CONCRETE		WOOD-ROUGH
	WOOD-FINISHED		PLYWOOD
	IRON, STEEL		ALUMINUM
	BATT INSULATION		GLASS
	GYPBD WALL		GYPBD CEILING
	FIREPROOFING (SECTION)		RIGID INSULATION
	RESILIENT FLOOR, PLAM		MILLWORK
	WATERPROOFING		A.C.T.
	FIRE EXTINGUISHER CABINET		CARPET & PAD
	DOOR TAG		WALL TAG
	WINDOW TAG		CHANGE IN ELEVATION

ABBREVIATIONS			
&	AND	LAM	LAMINATE
∠	ANGLE	LT	LIGHT
⊕	AT	MACH	MACHINE(D)
CL	CENTERLINE	MAX	MAXIMUM
∅	DIAMETER	M.E.P	MECHANICAL
°	DEGREE		ELECTRICAL
#	FOUND	AND PLUMBING	
ABV	ABOVE	MANU	MANUFACTURER
AC	ACOUSTIC	MIN	MINIMUM
A.C.T.	ACOUSTIC CEILING TILE	MISC.	MISCELLANEOUS
A.F.F.	ABOVE FINISHED FLOOR	MTD	MOUNTED
AD	AREA DRAIN	MTL	METAL
ADJ.	ADJUSTABLE	MHC	MAN HOLE COVER
APPROX.	APPROXIMATELY	N	NORTH
ARCH.	ARCHITECTURAL	N.E.C.	NATIONAL ELECTRICAL CODE
ALUM.	ALUMINUM	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	NO.	NUMBER
BLKG.	BLOCKING	NOM.	NOMINAL
BM	BEAM	N.T.S.	NOT TO SCALE
B.O.	BOTTOM OF	O.C.	ON CENTER
BOT.	BOTTOM	O.D.	OUTSIDE DIAMETER
CAB	CABINET	O.H.	OPPOSITE HAND
C.C.R.	CALIFORNIA CODE OF REGULATIONS	O.L.F.	OCCUPANT LOAD
CB	CATCH BASIN	OPNG.	OPENING
C.B.C.	CALIF. BUILDING CODE	OPP.	OPPOSITE
CEM	CEMENT	PTD.	PAINT(ED)
CLG.	CEILING	P.D.	PLASTER DRAIN
CL.O.	CLOSET	PL	PLATE
C.O.	CLEAN OUT	P.LAM.	PLASTIC LAMINATE
COL.	COLUMN	PLYWD.	PLYWOOD
CL.R.	CLEAR	PNL.	PANEL
CONC.	CONCRETE	PR	PAIR
CONT.	CONTINUOUS	PT	POINT
CPT	CARPET	PART.	PARTITION
CTR	CENTER	R	RISER
DET.	DETAIL	RAD.	RADIUS
DTL.	DETAIL	RE	REFER TO
DIA.	DIAMETER	REINF.	REINFORCING
DIAG.	DIAGONAL	REQD.	REQUIRED
DM.	DIMENSION	ROOM	ROOM
D.O.	DO OVER	R.O.	ROUGH OPENING
DN.	DOWN	S	SOUTH
DR.	DOOR	S.C.	SOLID CORE
D.S.	DOWNSPOUT	SCHED.	SCHEDULE(D)
DWG.	DRAWING	SECT.	SECTION
E	EAST	SHF	SHelf
(E)	EXISTING	SHT.	SHEET
EA.	EACH	SM.	SIMILAR
E.I.	EXPANSION JOINT	SPEC.	SPECIFICATION(S)
ELEV	ELEVATION	S.T.C.	SOUND TRANSMISSION CLASSIFICATION
ELEC.	ELECTRICAL	STD.	STANDARD
EMER.	EMERGENCY	STL.	STEEL
E.O.S.	EDGE OF SLAB	STRUCT	STRUCTURE
EQ.	EQUAL	SUSP.	SUSPENDED
EQUIP.	EQUIPMENT	T	TREAD
EXIST.	EXISTING	T&G	TONGUE & GROOVE
EXP.	EXPANSION	T.G.	TOP OF GRATE
EXT.	EXTERIOR	THK.	THICK
F.A.	FIRE ALARM	T.O.	TOP OF
FACT.	FACTORY	T.O.C.	TOP OF CONCRETE
F.E.C.	FIRE EXTINGUISHER	T.O.S.	TOP OF SLAB
F.F.	FINISHED FLOOR	T.O.STL.	TOP OF STEEL
F.F.E.	FINISH FLOOR	T.O.W.	TOP OF WALL
F.G.	ELEVATION	TYP.	TYPICAL
FIN.	FINISHED GRADE	U.B.C.	UNIFORM BUILDING CODE
FLR.	FLOOR	U.L.	UNDERWRITERS
FLOOR.	FLUORESCENT	UNF.	UNFINISHED
F.O.	FACE OF	U.N.O.	UNLESS NOTED
F.O.F.	FACE OF FINISH	OTHERWISE	OTHERWISE
F.O.S.	FACE OF STUDS	U.O.N.	UNLESS OTHERWISE NOTED
F.O.W.	FACE OF WALL	U.P.C.	UNIFORM PLUMBING CODE
F.R.	FIRE RATED	V.C.T.	VINYL COMPOSITION
F.S.	FINISHED SURFACE	TILE	TILE
FT.	FOOT OR FEET	VER.	VERIFY
FURR.	FURRING	V.F.	VERIFY IN FIELD
F.V.	FIELD VERIFY	W.P.	WATER PROOFING
GA.	GAUGE	W	WEST
GALV.	GALVANIZED	W	WITH
G.C.	GENERAL CONTRACTOR	WD.	WOOD
G.I.	GALVANIZED IRON	W/O	WITHOUT
GL.	GLASS		
GWB.	GYPSUM WALLBOARD		
H.C.	HOLLOW CORE		
HC.	HANDICAPPED		
HDWD.	HARDWOOD		
H.M.	HOLLOW METAL		
H.O.	HOLD OPEN		
HR.	HOUR OR HANDRAIL		
HT.	HEIGHT		
H.V.A.C.	HEATING VENTILATION AND AIR CONDITIONING		
H.W.	HOT WATER		
H.B.	HOSE BIB		
I.D.	INSIDE DIAMETER		
I.E.	PIPE INVERT ELEVATION		
INSUL.	INSULATION		
JT.	JOINT		
KIT.	KITCHEN		

PROJECT SUMMARY	
PROJECT ADDRESS:	2942 CENTURY PL COSTA MESA, CA 92626
LEGAL DESCRIPTION:	ASSESSOR PARCEL NUMBER: 41820210 DESCRIPTION: N TR 3721 BLK LOT 6
ZONING:	MG (GENERAL INDUSTRIAL)
EXISTING BUILDING:	STORIES: 1 HEIGHT: 13'-5" CONSTRUCTION TYPE: I-B (CONCRETE WALLS, WOOD FRAMED ROOF) YEAR BUILT: 1982
LOT SIZE:	37,781 SF

AREA SUMMARY	
GROSS BUILDING AREA	FIRST FLOOR - 12,400 SF

OCCUPANCY & USE	PLUMBING SUMMARY	SPRINKLERS
OCCUPANCY & USE EXISTING F-2 & G OCC / INDUSTRIAL NEW FULL CHANGE OF USE TO B OCC / OFFICE	NEW B OCCUPANCY - (PER TABLE A, CPC CH 4 TABLE 4-1, GROUP B OCCUPANCY) SERVED AREA = 11,940 SF / 200 = 60 OCCUPANTS (30 MALE, 30 FEMALE) URINAL: 1-100 M = 1 REQ'D, 1 PROV. WC: 1-50M = 1 REQ'D, 3 PROV. 16-30F = 2 REQ'D, 3 PROV. LAV: 1-75M = 1 REQ'D, 2 PROV. 1-50F = 1 REQ'D, 2 PROV. SHOWER: (1) ACCESSIBLE NON GENDER SHOWER PROVIDED	NONE

OCCUPANT LOAD	PARKING SUMMARY	DEFERRED SUBMITTALS
233 OCCUPANTS PER PLAN AND SCHEDULE ON G101	ENTITLED: 43 STANDARD STALLS EXISTING STRIPED: 36 STANDARD STALLS REQUIRED: 50 STALLS (12,400 SF @ 41/1000) PROVIDED: STANDARD - 49 ACCESSIBLE - 3 TOTAL - 52 STALLS (2 NON-REQUIRED!)	MECHANICAL ELECTRICAL PLUMBING FIRE SPRINKLERS FIRE ALARM

FIRE DEPARTMENT NOTES	
1.	MODIFY FIRE SPRINKLER SYSTEM FOR NEW CONSTRUCTION FOR LOCATION AND DENSITY. FIRE SPRINKLER SYSTEM SHALL HAVE A CURRENT ANNUAL AND FIVE YEAR TAGS. OFF-SITE REPORTING SYSTEM FOR THE FIRE SPRINKLER SYSTEM SHALL BE TESTED AND APPROVED. PLAN REVIEW AND INSPECTION WILL BE REQUIRED BY THE CMFD.
2.	LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CCR TITLE 19. AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED DURING CONSTRUCTION ON EACH FLOOR AT EACH STAIRWAY, IN EACH STORAGE AND CONSTRUCTION SHED. IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, OR WHERE SIMILAR HAZARDS ARE PRESENT PER CFC 1415.1, BEFORE FINAL OCCUPANCY, AT LEAST ONE 2A 105-C EXTINGUISHER SHALL BE PROVIDED SO THAT NO POINT IS MORE THAN 75' TRAVEL DISTANCE FROM THE EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED ALONG THE PATH OF EGRESS TRAVEL AND IN A READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE EXTINGUISHER AT LEAST 4" ABOVE THE FLOOR. ADDITIONAL EXTINGUISHERS MAY BE REQUIRED BY THE FIRE DEPARTMENT INSPECTORS DEPENDING ON PROJECT OR SITE CONDITIONS AND FINAL PLACEMENT IS SUBJECT TO THEIR APPROVAL.
3.	PROVIDE AN APPROVED ADDRESS THAT IS VIEWABLE AND LEGIBLE FROM THE PUBLIC WAY.
4.	PARAPETS AND WALLS OVER FIVE FEET FROM THE ROOF SHALL HAVE CATWALKS AND LADDERS. CATWALKS AND LADDERS SHALL BE APPROVED BY THE FIRE DEPARTMENT. ALL FASCIA AND PARAPETS SHALL BE MADE OF SOLID MATERIALS. FOAMS AND SIMILAR MATERIALS ARE NOT ACCEPTABLE.
5.	KNOX BOX AND KNOX KEY SWITCHES SHALL BE LOCATED AND INSTALLED PER CMFD REGULATION AND CA FIRE CODE, CHAPTER 3 AND 5. KNOX BOXES/KEY CABINETS SHALL BE PROVIDED FOR ALL BUILDINGS & GATES IN THE PATH OF FIREFIGHTER TRAVEL TO STRUCTURES. SECURED PARKING LEVELS, DOORS GIVING ACCESS TO ALARM PANELS AND/OR ANNUNCIATORS, AND ANY OTHER STRUCTURES OR AREAS WHERE IMMEDIATE ACCESS IS REQUIRED OR IS UNUSUALLY DIFFICULT.
6.	WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.3.
7.	APPLICATION, INSTALLATION, LOCATION, PERFORMANCE, INSPECTION, TESTING, AND MAINTENANCE OF FIRE ALARM SYSTEMS SHALL COMPLY WITH NFPA 72.

CODE ANALYSIS	
FIRE RESISTANCE RATINGS FOR TYPE VB	PER 2016 CBC TABLE 601
• PRIMARY STRUCTURAL FRAME - 0 HOURS	
• EXTERIOR BEARING WALLS - 0 HOURS	
• INTERIOR BEARING WALLS - 0 HOURS	
• NON-BEARING WALLS & PARTITIONS - 0 HOURS	
• FLOOR CONSTRUCTION & SECONDARY MEMBERS - 0 HOURS	
• ROOF CONSTRUCTION & SECONDARY MEMBERS - 0 HOURS	
EXTERIOR NON BEARING WALLS	PER 2016 CBC TABLE 602
• 0-5 - 1 HOUR	
• 5-10 - 1 HOUR	
• 10-30 - 0 HOURS	
• > 30 - 0 HOURS	
UNPROTECTED SPRINKLERED OPENINGS	PER 2016 CBC TABLE 705.8
• 0-2 - NOT PERMITTED	
• 3-5 - NOT PERMITTED	
• 5-10 - 10%	
• 10-15 - 15%	
• 15-20 - 25%	
• 20 - 25 - 45%	
• 25 - 30 - 70%	
• 30+ - NO LIMIT	
COMMON PATH OF TRAVEL DISTANCE W/O SPRINKLERS	PER 2016 CBC
• B OCC - 75' MAX	
EXIT ACCESS TRAVEL DISTANCE W/O SPRINKLERS	PER 2016 CBC TABLE 1017.2
• B OCC - 200' MAX W/ (2) EXITS MIN.	
HORIZONTAL EXITS	PER 2016 CBC 1026
• HALF THE TOTAL NUMBER OF EXITS WHERE (2) OR MORE ARE REQUIRED	

SCOPE OF WORK	
FULL CHANGE OF USE FROM F2 & G TO B OCC WITH CORE AND SHELL AND TENANT IMPROVEMENTS INCLUDING NEW:	
• OFFICES	
• MEETING ROOMS	
• RESTROOMS	
• PANTRY	
• DOORS IN EXISTING OPENINGS	
• PARKING STRIPING	
• HARDSCAPE AND LANDSCAPE	



BIZHAUS COSTA MESA
 2942 CENTURY PL
 COSTA MESA, CA 92626
 PROJECT NUMBER 1880

PACKAGE TITLE

TENANT IMPROVEMENT

LMA

CLIENT:
 JOSEPH TANG AND KEITH YANG
 1730 E HOLLY AVE
 EL SEGUNDO, CA 90245

ARCHITECT:
 LOESCHER MEACHEM ARCHITECTS, INC
 353 S. BROADWAY SUITE 201
 LOS ANGELES, CA 90013

CONSULTANTS:

KEY PLAN:

The drawings and specifications and designs represented hereby are and shall remain the property of the Architect, and no part thereof shall be used or reproduced for any purpose other than the specified project to which they have been prepared and developed without the written consent of the Architect. Written dimensions shall have precedence over stated dimensions. The Contractor shall verify and be responsible for all dimensions and conditions on the jobsite and report any discrepancies to the Architect. The drawings and specifications indicate the general scope of work and assumed technical performance of the building systems and do not necessarily indicate or describe all the work required for full performance and completion of the construction contract. Based on the scope of work indicated Contractor shall furnish all items required for the proper execution of the project.

SEALS OR APPROVALS:

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA FIRE CODE
 2016 CALIFORNIA ENERGY CODE
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
 APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT
 NFPA STANDARDS

MINOR CONDITIONAL USE PERMIT/
 ADMINISTRATIVE ADJUSTMENT NO. 2A-18-52

Approval in Concept

SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT.

BY DT DATE 10/3/2017

ISSUE AND REVISION RECORD

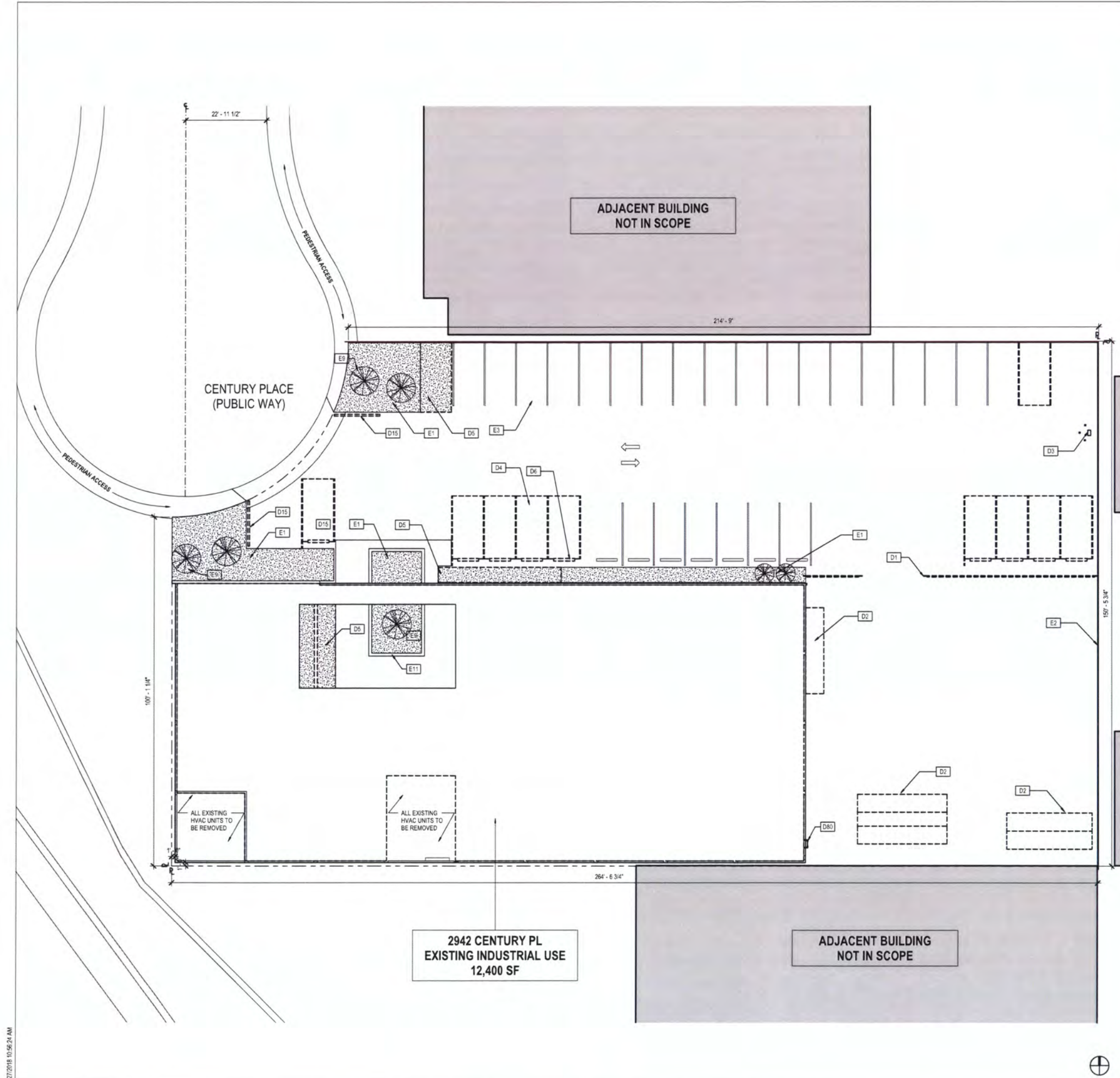
NO.	DESCRIPTION	DATE	REV
2	PLAN CHECK	10/03/2017	

DRAWING TITLE:
 PROJECT INFORMATION

SCALE AT ARCH E1 (30 X 42)
 1/8" = 1'-0"

DRAWING NUMBER

G001



KEYNOTES	
EXISTING	
E1	EXISTING LANDSCAPE TO REMAIN
E2	EXISTING FENCE TO REMAIN
E3	EXISTING PARKING STALLS TO REMAIN, TYP.
E9	EXISTING TREE TO REMAIN
E11	EXISTING PLANTER TO REMAIN
DEMOLITION	
D1	EXISTING FENCE AND GATE TO BE REMOVED
D2	EXISTING SHED TO BE REMOVED
D3	EXISTING BOLLARDS TO BE REMOVED
D4	EXISTING PARKING STALLS TO BE REMOVED, TYP.
D5	EXISTING LANDSCAPE TO BE REMOVED
D6	EXISTING CURB STOPS TO BE REMOVED, TYP.
D15	EXISTING GATE TO BE REMOVED
D80	EXISTING ROOF ACCESS LADDER TO BE REMOVED

BIZHAUS COSTA MESA
 2942 CENTURY PL
 COSTA MESA, CA 92626
 PROJECT NUMBER 1860
 PACKAGE TITLE:
TENANT IMPROVEMENT
LMA
 CLIENT:
 JOSEPH TANG AND KEITH YANG
 ARCHITECT:
 LOESCHER MEACHEM ARCHITECTS, INC
 353 S. BROADWAY SUITE 201
 LOS ANGELES, CA 90013

CONSULTANTS:
 KEY PLAN:

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SEALS OR APPROVALS:
PRELIMINARY NOT FOR CONSTRUCTION

ISSUE AND REVISION RECORD:			
NO.	DESCRIPTION	DATE	REV
2	PLAN CHECK	xx/xx/xxxx	

DRAWING TITLE:
EXISTING SITE PLAN
 SCALE AT ARCH E1 (30 X 42)
 3/32" = 1'-0"
 DRAWING NUMBER:

SP100
 #2718 LOESCHER MEACHEM ARCHITECTS

BIZHAUS COSTA MESA

2942 CENTURY PL
COSTA MESA, CA 92626
PROJECT NUMBER 1860

PACKAGE TITLE:

TENANT IMPROVEMENT



CLIENT:
JOSEPH TANG AND KEITH YANG

ARCHITECT:
LOESCHER MEACHEM ARCHITECTS, INC
353 S. BROADWAY SUITE 201
LOS ANGELES, CA 90013

CONSULTANTS:

KEY PLAN:

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SEALS OR APPROVALS:

**PRELIMINARY
NOT FOR CONSTRUCTION**

ISSUE AND REVISION RECORD:

NO.	DESCRIPTION	DATE	REV
2	PLAN CHECK	xx/xx/xxxx	

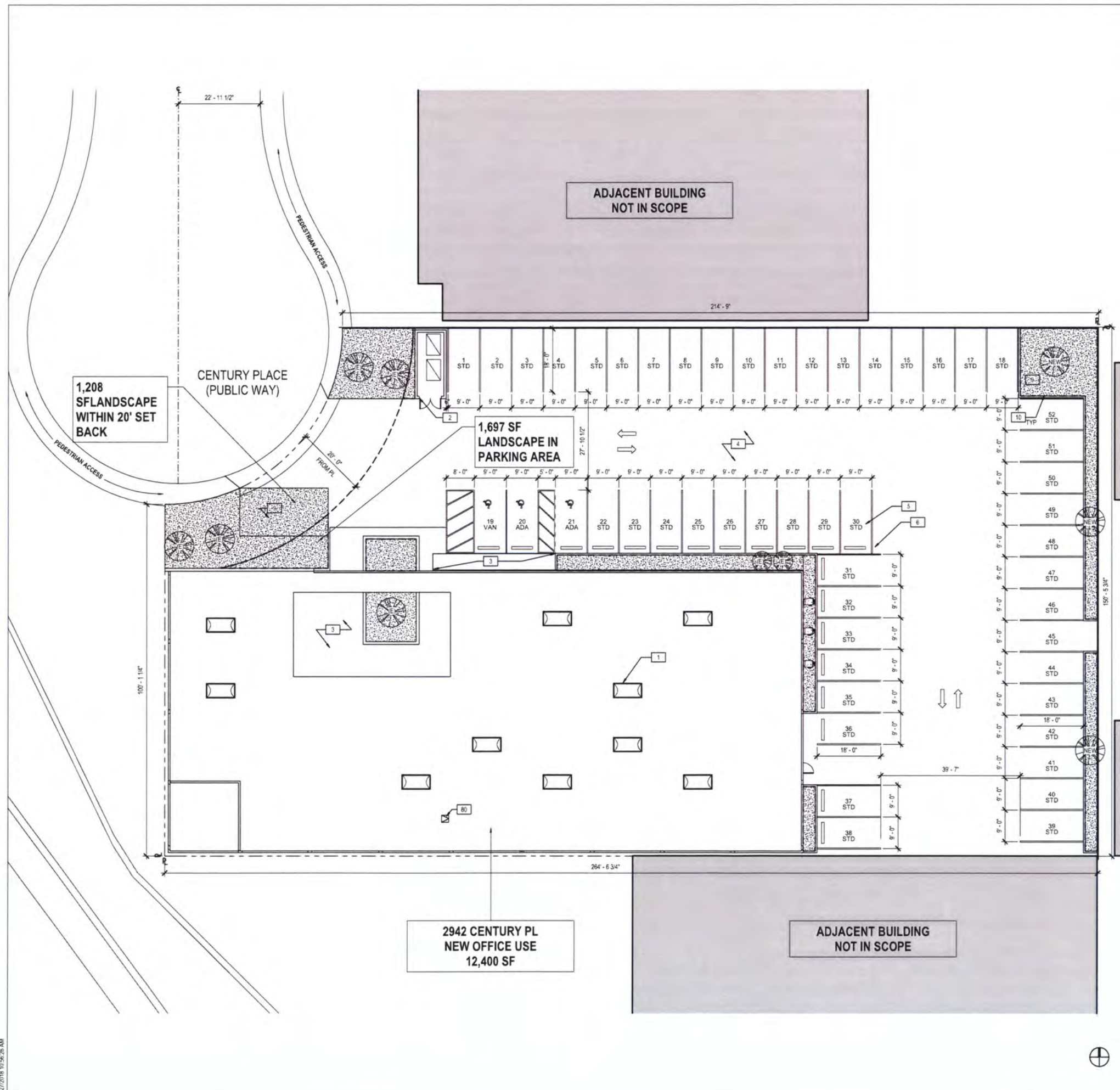
DRAWING TITLE:
PROPOSED SITE PLAN

SCALE AT ARCH E1 (30 X 42):
3/32" = 1'-0"

DRAWING NUMBER:
SP101

KEYNOTES

NEW	
1	NEW SKYLIGHTS, TYP.
2	NEW TRASH ENCLOSURE FOR (2) 4X6 DUMPSTERS
3	NEW CONCRETE PAVING
4	NEW ASPHALT PAVING
5	NEW PARKING STALLS, TYP.
6	NEW CURB STOPS, TYP.
9	NEW LANDSCAPE
10	LANDSCAPING SHALL BE SEPARATED FROM PARKING AND VEHICULAR CIRCULATION AREAS BY A RAISED, CONTINUOUS SIX (6)-INCH PORTLAND CEMENT CONCRETE CURB, TYP.
80	NEW ROOF ACCESS HATCH



BIZHAUS COSTA MESA

2942 CENTURY PL
COSTA MESA, CA 92626
PROJECT NUMBER 1860

PACKAGE
TITLE:

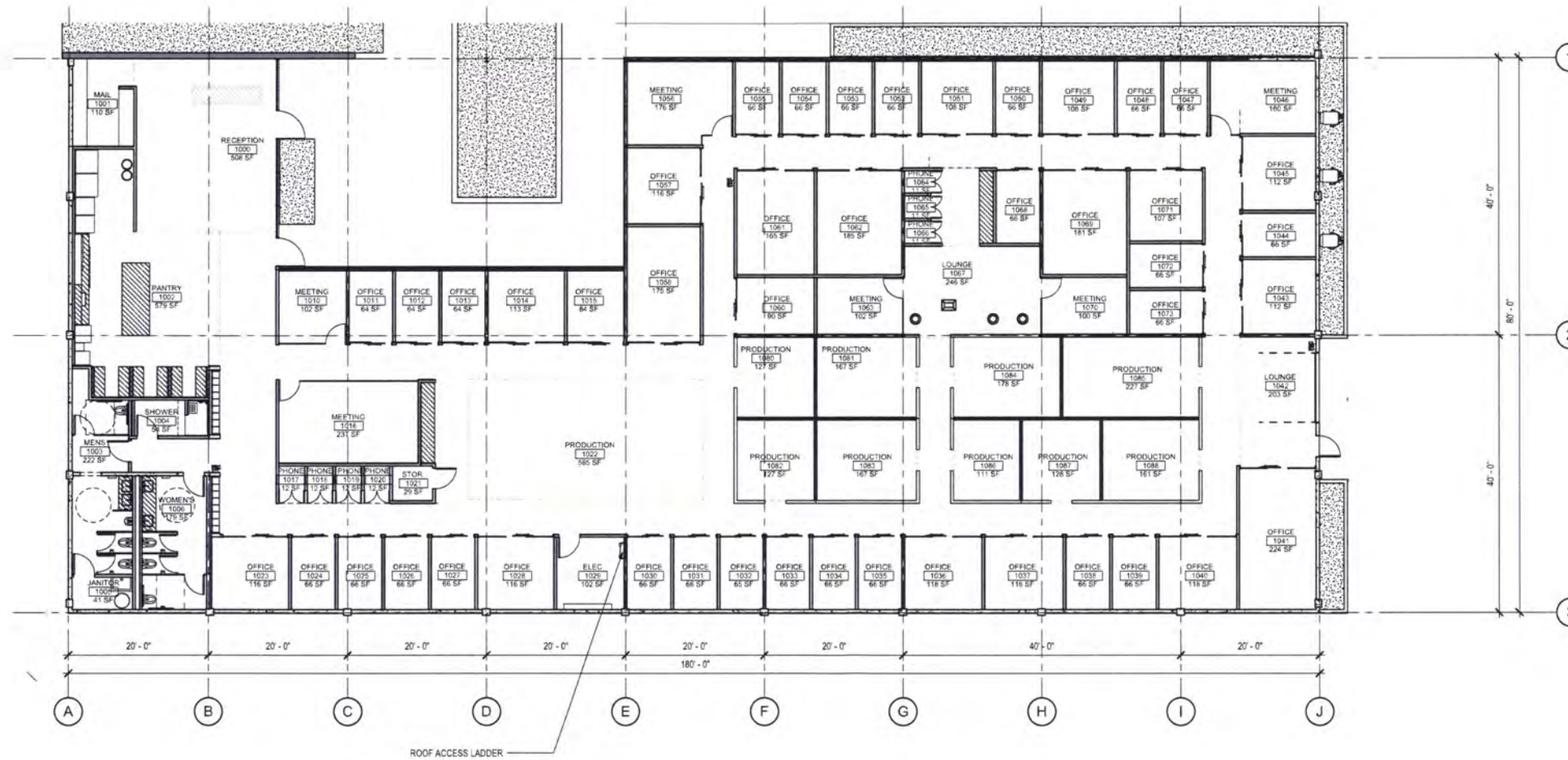
**TENANT
IMPROVEMENT**



CLIENT:
JOSEPH TANG AND KEITH YANG

ARCHITECT:
LOESCHER MEACHEM ARCHITECTS, INC
353 S. BROADWAY SUITE 201
LOS ANGELES, CA 90013

CONSULTANTS:



KEY PLAN:



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SEALS OR APPROVALS:

**PRELIMINARY
NOT FOR CONSTRUCTION**

ISSUE AND REVISION RECORD:

NO.	DESCRIPTION	DATE	REV

DRAWING TITLE:
FLOOR PLAN

SCALE AT ARCH E1 (30 X 42):
1/8" = 1'-0"

DRAWING NUMBER:

A101MCUP