

8800 VENICE BLVD #317  
LOS ANGELES, CA 90024  
TEL. 310. 838. 9766  
FAX 310. 838. 0760

**DERUZZI**  
ARCHITECTS

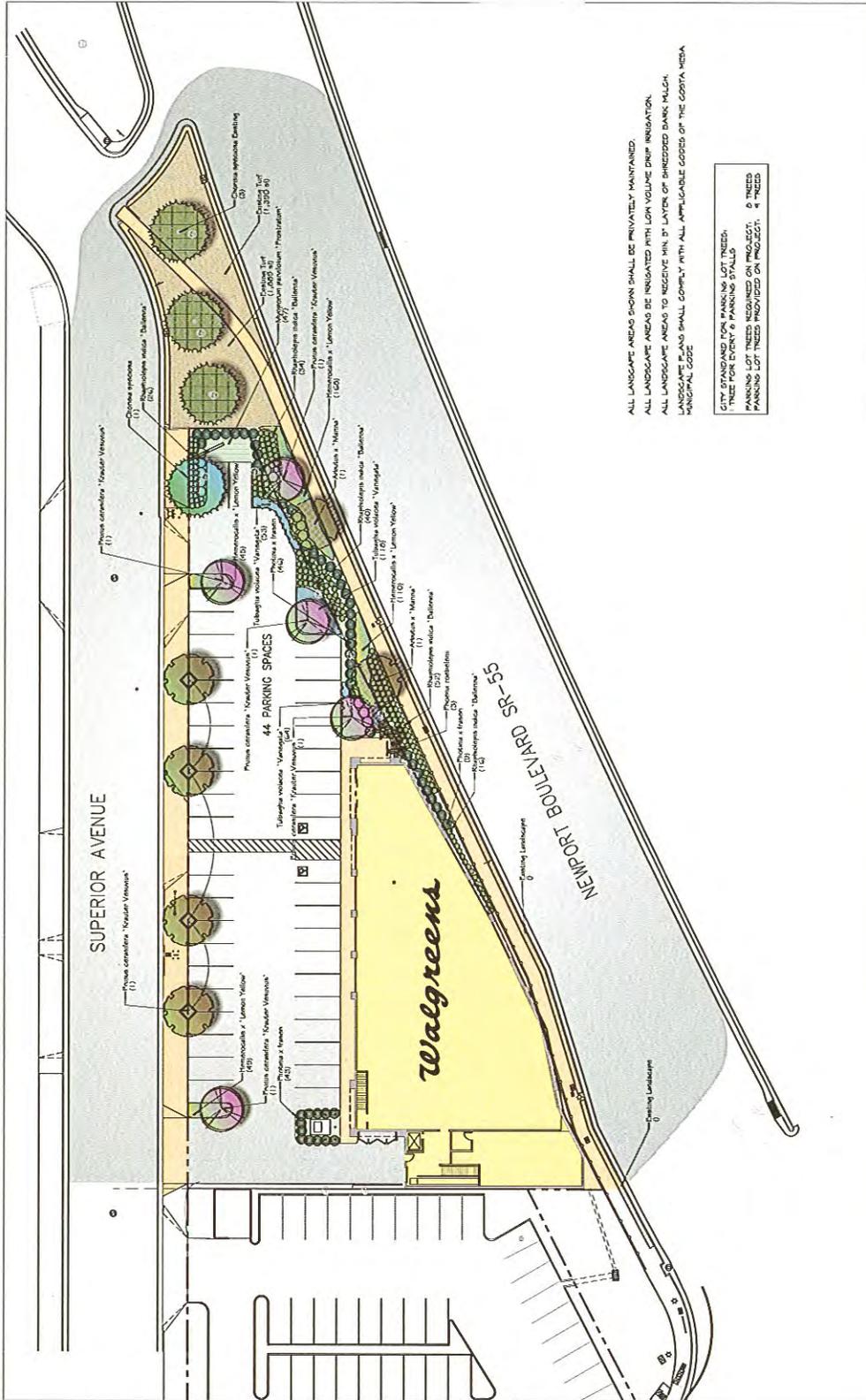
THE ARCHITECT'S SERVICES IN THIS PLAN ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON.

Attachment 3

**Walgreens**

1726 SUPERIOR AVENUE  
COSTA MESA, CA 92627  
STORE NUMBER: 11652  
STORE SIZE: 14,806 S.F.

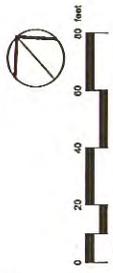
LANDSCAPE CONCEPT PLAN  
PROJECT NO: 146-025 Sheet No: 1-1  
DESIGNER: WILSON ASSOCIATES  
DATE: 11/10/05  
DRAWN: JAA  
CHECKED: [Signature]



ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.  
ALL LANDSCAPE AREAS TO RECEIVE MIN. 3" LAYER OF BREZZED BANK MULCH.  
LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES OF THE COSTA MESA MUNICIPAL CODE.

CITY STANDARD FOR PARKING LOT TREES:  
1 TREE FOR EVERY 6 PARKING STALLS  
PARKING LOT TREES REQUIRED ON PROJECT: 0 TREES  
PARKING LOT TREES INDICATED ON PROJECT: 4 TREES

**WILSON ASSOCIATES**  
Landscape Architects  
1100 AVENUE 108  
COSTA MESA, CA 92626  
TEL: 714.440.1100  
FAX: 714.440.1101  
11059FLM 10-10-11 REV 11-21-11









8800 VENICE BLVD #317  
LOS ANGELES, CA 90034  
TEL. 310 . 838 . 9766  
FAX 310 . 838 . 0760

**PERUZZI**  
ARCHITECTS

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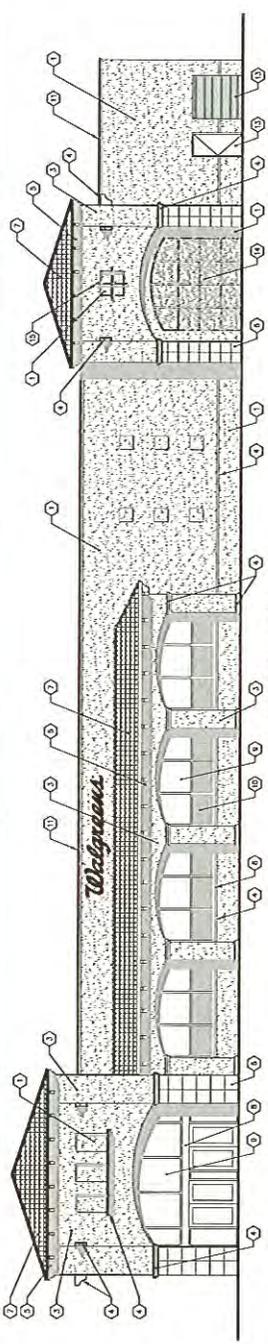
**Walgreens**  
1726 SUPERIOR AVENUE  
COSTA MESA, CA 92627  
STORE NUMBER: 11442  
STORE SIZE: 14,000 S.F.

**EXTERIOR ELEVATIONS**  
Project No: 164-022 Sheet No:  
Date: SEPTEMBER 7, 2011  
Scale: 1/8" = 1'-0"  
Checked:

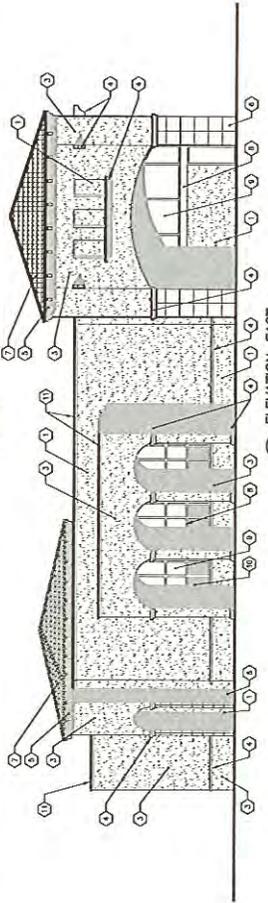
**A2.1**

**FINISHES**

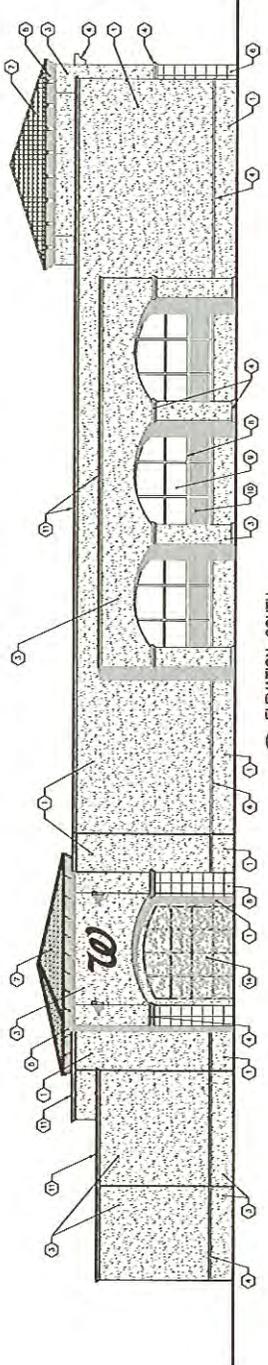
- ① EPS FINISH OVER OUTSIDE CHALKY PLASTER - REMAINING MAKE "TONE WHITE"
- ② NET USED
- ③ EPS FINISH OVER OUTSIDE CHALKY PLASTER - FINISH "BROWN STONE"
- ④ EPS FINISH OVER OUTSIDE CHALKY PLASTER - FINISH "BROWN STONE"
- ⑤ PAINT TO MATCH FINISH "BROWN STONE"
- ⑥ SANDSTONE, PORTLAND STONE, "LUTHER PARK"
- ⑦ CLAY ROOF TILE, 2-Piece Mission Style, U.S. TILE "PALMISTO"
- ⑧ MEDIUM WEIGHT ANODIZED ALUMINUM STORMDOOR SYSTEM
- ⑨ 1" INSULATED GLASS, GLAZETTE, "BILUC-CRETE"
- ⑩ SPANDEK GLASS, COLOR TO MATCH ④
- ⑪ BRUSHED SILVER METAL CORNUS WITH FACILITY APPLIED FINISH TO MATCH WITH FINISH, COLOR TO MATCH ④
- ⑫ STANDING-SEAM METAL ROOF
- ⑬ METAL ROOF, PAINT TO MATCH ④
- ⑭ LAMINATED SCREEN
- ⑮ WROUGHT-IRON DETAIL



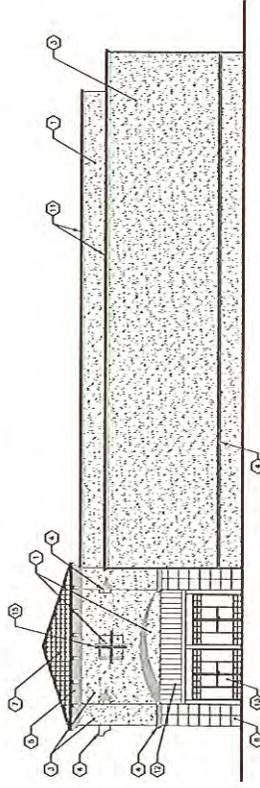
① ELEVATION - NORTH  
SCALE: 1/8"=1'-0"



② ELEVATION - EAST  
SCALE: 1/8"=1'-0"



③ ELEVATION - SOUTH  
SCALE: 1/8"=1'-0"



④ ELEVATION - WEST  
SCALE: 1/8"=1'-0"

8800 VENICE BLVD #317  
LOS ANGELES, CA 90034  
TEL. 310 - 838 - 9766  
FAX. 310 - 838 - 0760



PERUZZI ARCHITECTS  
1726 SUPERIOR AVENUE  
COSTA MESA, CA 92627  
TEL. 714.442.1442  
FAX. 714.442.1442

PERUZZI ARCHITECTS  
1726 SUPERIOR AVENUE  
COSTA MESA, CA 92627  
TEL. 714.442.1442  
FAX. 714.442.1442

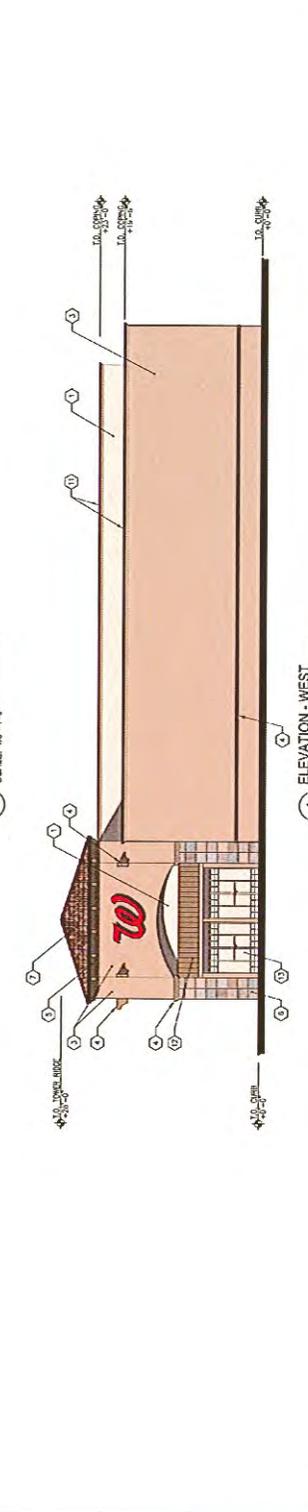
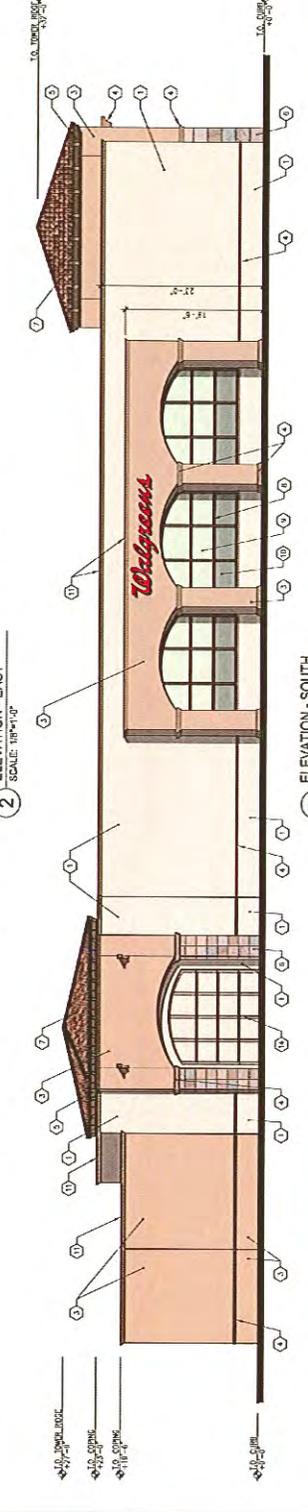
**Walgreens**  
1726 SUPERIOR AVENUE  
COSTA MESA, CA 92627  
STORE NUMBER: 11442  
STORE SIZE: 14,762 G.S.F.  
2010 CRITERIA

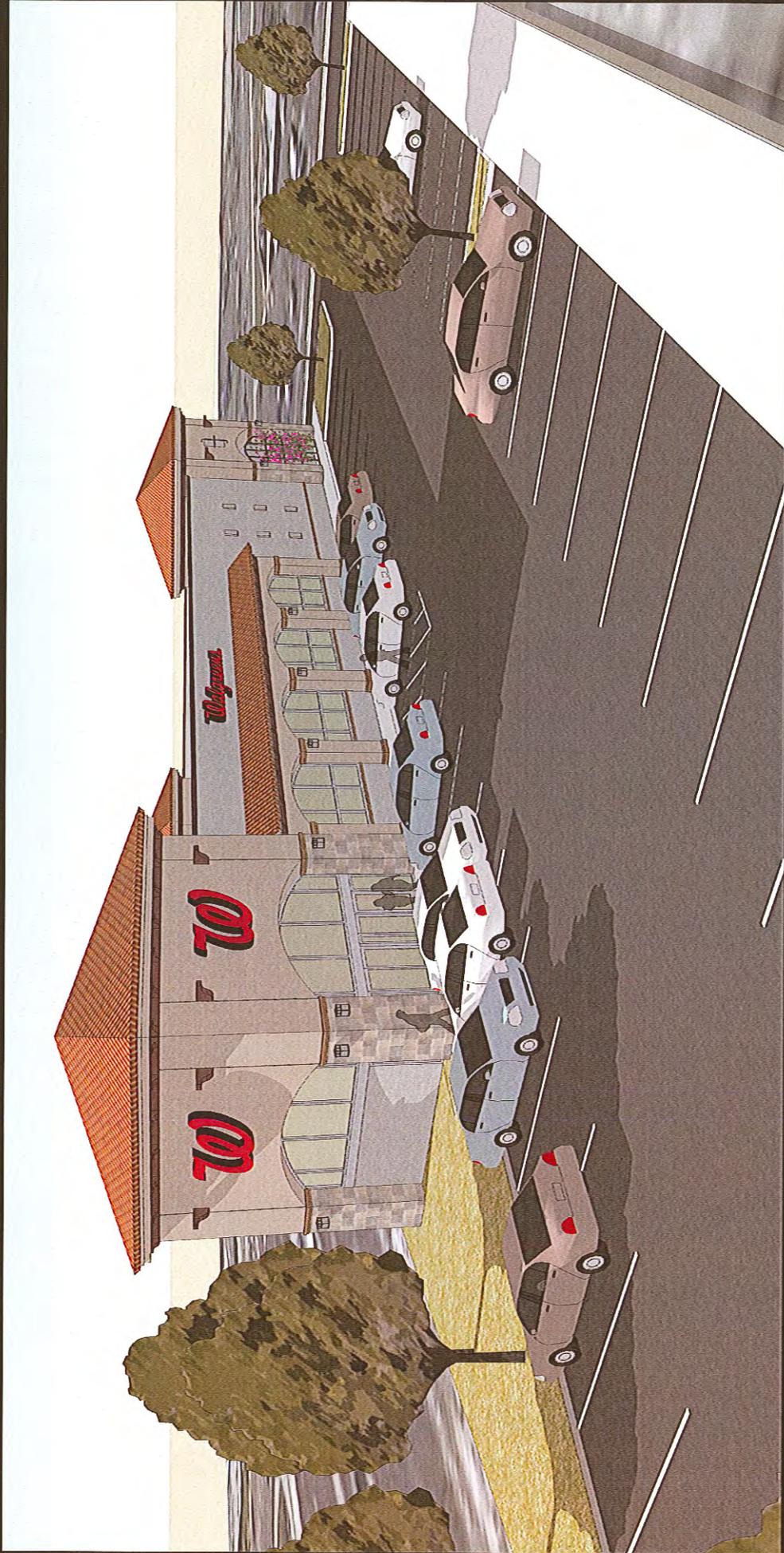
**EXTERIOR ELEVATIONS**  
Project No: 146-020  
Date: NOVEMBER 2011  
Scale: 1/8"=1'-0"  
Drawn: [blank]  
Checked: [blank]

A2.1

**FINISHES**

- 1 EXTERIOR WALLS: EXTERIOR GRAPE PLASTER - BERMUDA MASON "TONE" MORTAR
- 2 NOT USED
- 3 EXTERIOR WALLS: EXTERIOR GRAPE PLASTER - BERMUDA MASON "TONE" MORTAR
- 4 EXTERIOR WALLS: EXTERIOR GRAPE PLASTER - BERMUDA MASON "TONE" MORTAR
- 5 PAINT TO MATCH FINISH #3030N "QUINUA"
- 6 SHINGLES: DUTCHLAND SHING. "LANTIERE PINK"
- 7 GUTTER: 2" X 2" ALUMINUM STYL. U.S. "FL" "PAVING"
- 8 METAL FINISHED ANODIZED ALUMINUM SPOOFER SYSTEM
- 9 1" INSULATED GLASS, QUADRI-TEC™, "BLUE-GREEN"
- 10 SPANKLE GLASS, COOL TO MATCH 1
- 11 REFLECTIVE PAINT WITH GLOSS FINISH FACTORY APPLIED WITH FINISH TO MATCH WITH INTERIOR COLOR TO MATCH 1
- 12 STANDING-SEAM METAL ROOF
- 13 METAL DOOR PAINT TO MATCH 3
- 14 LANDSCAPED JOINTS
- 15 BROUGH-HEN RETAIL





CONCEPT RENDERING

**Walgreens**  
FACILITIES PLANNING  
DESIGN AND ENGINEERING  
106 WILLMOT ROAD  
DEERFIELD . ILL . 60015

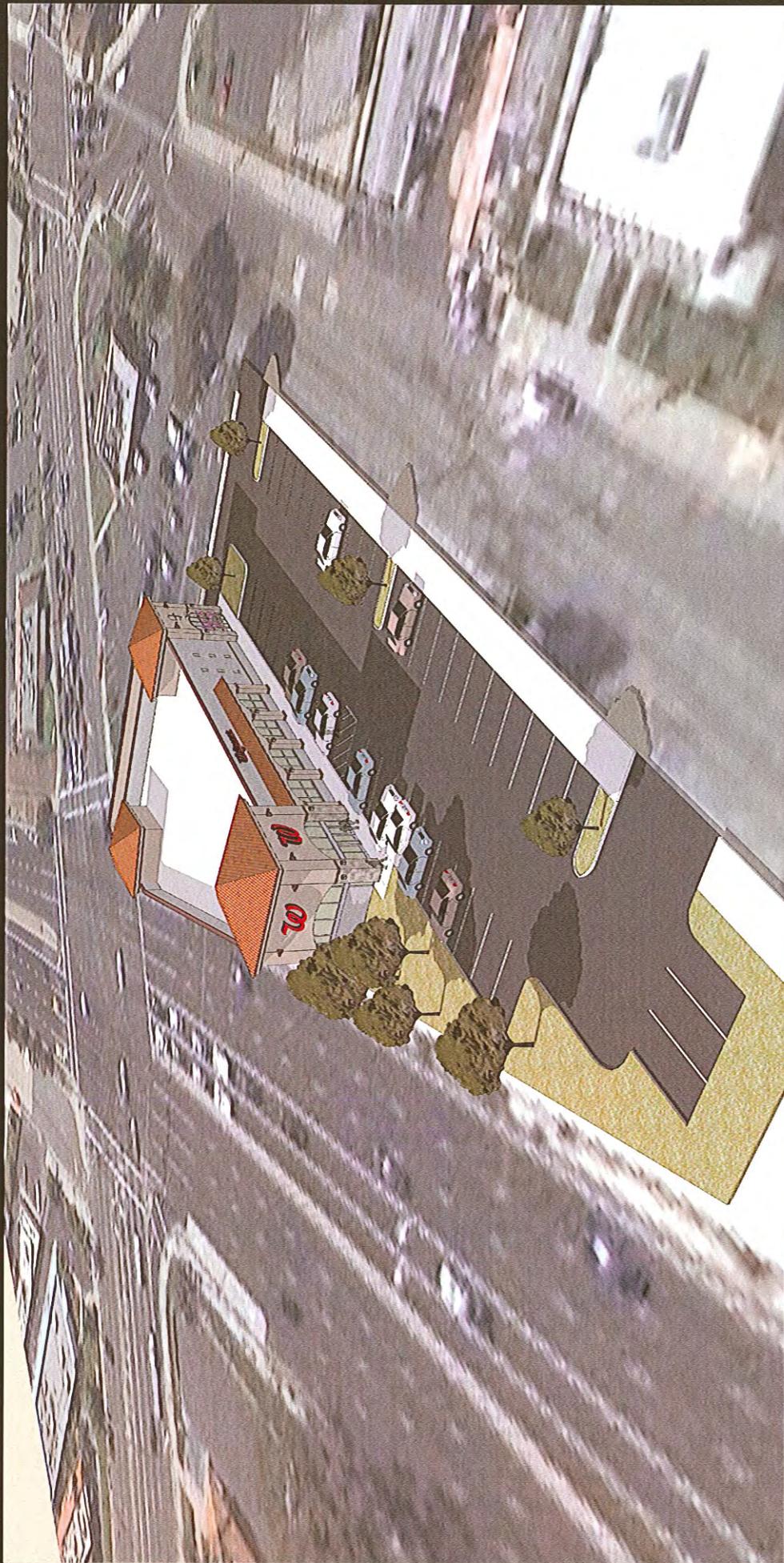
## WALGREENS COSTA MESA

1726 SUPERIOR AVENUE  
COSTA MESA . CA . 92627

NOVEMBER 2011

8600 VENICE BLVD #317  
LOS ANGELES, CA 90034  
TEL 310 . 838 . 9766  
FAX 310 . 838 . 0760

**PERUZZI**  
ARCHITECTS



AERIAL CONCEPT RENDERING

**Walgreens**  
FACILITIES PLANNING  
DESIGN AND ENGINEERING  
106 WILMOT ROAD  
DEERFIELD, IL . 60015

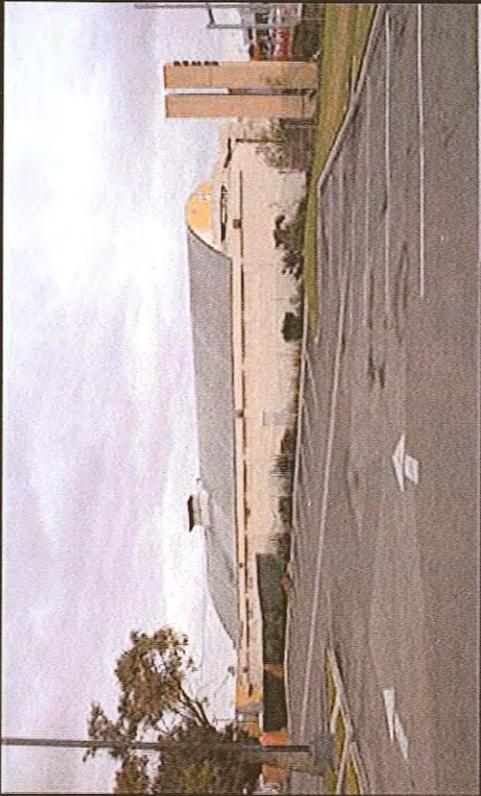
## WALGREENS COSTA MESA

1726 SUPERIOR AVENUE  
COSTA MESA . CA . 92627

NOVEMBER 2011

8600 VENICE BLVD #317  
LOS ANGELES, CA 90034  
TEL 310 . 638 . 9766  
FAX 310 . 638 . 0760

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VIEW FROM 17TH & NEWPORT



VIEW FROM NEWPORT



VIEW FROM SUPERIOR



VIEW FROM PARKING LOT

**Walgreens**

FACILITIES PLANNING  
DESIGN AND ENGINEERING  
106 WILLMOT ROAD  
DEERFIELD, IL . 60015

## WALGREENS COSTA MESA

1726 SUPERIOR AVENUE  
COSTA MESA, CA . 92627

OCTOBER 2011

3800 VENICE BLVD #517  
LOS ANGELES, CA 90034  
TEL 310 . 638 . 9766  
FAX 310 . 638 . 0760

**PERUZZI**  
ARCHITECTS

**Parking Study  
For a Proposed Walgreen Store  
In the City of Costa Mesa**

**November 2011**

Prepared for:

Ms. Amy M. Ciolek, AIA  
Project Architect  
Walgreen Co.  
106 Wilmot Road, MS # 1640  
Deerfield, IL 60015

Prepared by:



1120 W. La Veta Avenue  
Suite 660  
Orange, CA 92868  
(714) 573-0317

Job No.: JBI3089

November 23, 2011

Ms. Amy M. Ciolek, AIA  
Project Architect  
Walgreen Co.  
106 Wilmot Road, MS # 1640  
Deerfield, IL 60015

Subject: Parking Study for a Proposed Walgreen Store in the City of Costa Mesa

Dear Ms. Ciolek:

KOA Corporation is pleased to present the parking study for the proposed Walgreen Store located at 1726 Superior Avenue, at the northwest corner of Newport Boulevard (SR-55) at 17<sup>th</sup> Street in the City of Costa Mesa. The site is currently occupied by a vacant retail building. Walgreens proposes to build a 14,310-square-foot store including a 9,990 square-foot retail area on the first floor and a 4,320 square-foot basement. Two access points from the site are proposed along Superior Avenue.

This parking study report was prepared to evaluate the adequacy of the proposed parking supply and provide a parking variance justification if needed. Similar site parking surveys have been conducted at three Walgreen stores in Orange County during a typical weekday (Thursday) and a Saturday to justify the parking supply at the proposed Walgreen store.

It has been a pleasure to provide this study to you and to the City of Costa Mesa. Please contact us if you require any additional information, or if you have any questions about the study.

Sincerely,



Min Zhou, P.E.  
Principal

J:\2011\JB13089\_CM\_Walgreen Pkg\Parking Study\Documents\JB13089\_CM\_Walgreen Pkg\_Rev\_Nov2011.DOC

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## 1.0 Introduction

Walgreen Co. is proposing a new Walgreen Store located at 1726 Superior Avenue, at the northwest corner of Newport Boulevard (SR-55) and 17<sup>th</sup> Street in the City of Costa Mesa. The site is currently occupied by a vacant retail building. Figure 1 illustrates the project vicinity map. Figure 2 depicts the project site plan. The site plan shows a total 14,310 square-foot building area, including a 9,990-square-foot retail area on the first floor and a 4,320-square-foot basement. There is a proposed parking supply of 44 parking stalls.

The City of Costa Mesa Zoning Code defines the nonresidential parking standards on Table 13-89, which indicates that four parking spaces per 1,000 square feet are required with a minimum of 6 spaces for retail land uses. Based on the Code, 58 parking spaces are required for the proposed Walgreen Store if considering all 14,310 square feet (including the basement as retail uses), while only 40 parking spaces are required if considering only the first floor of 9,990 square feet as retail uses.

The study documents the parking needs of the proposed project by evaluating the project land use and comparing it with similar Walgreen existing sites to determine the appropriate parking demand rate for a typical Walgreen store. Three existing Walgreen stores were surveyed in Orange County on a typical weekday (Thursday) and a Saturday between 11:00 am and 9:00 pm. The three sites were:

- 4935 Warner Avenue, Huntington Beach, CA 92649
- 1301 E 17th Street, Santa Ana, CA 92706
- 1715 N. Bristol Street, Santa Ana, CA 92706

The recommended parking supply should normally be greater than the maximum parking demand observed for a limited number of surveys. This ensures that the parking lot will never be so full that vehicles cannot find a parking space. It also allows a factor of safety for unusual peak parking demands for special events. A turnover factor of 15% greater than the maximum observed parking demand is applied in this study to forecast the conservative parking demand and evaluate the adequacy of the proposed parking spaces.



**LEGEND**

 Project Site  
 1726 Superior Avenue  
 Costa Mesa, CA 92627



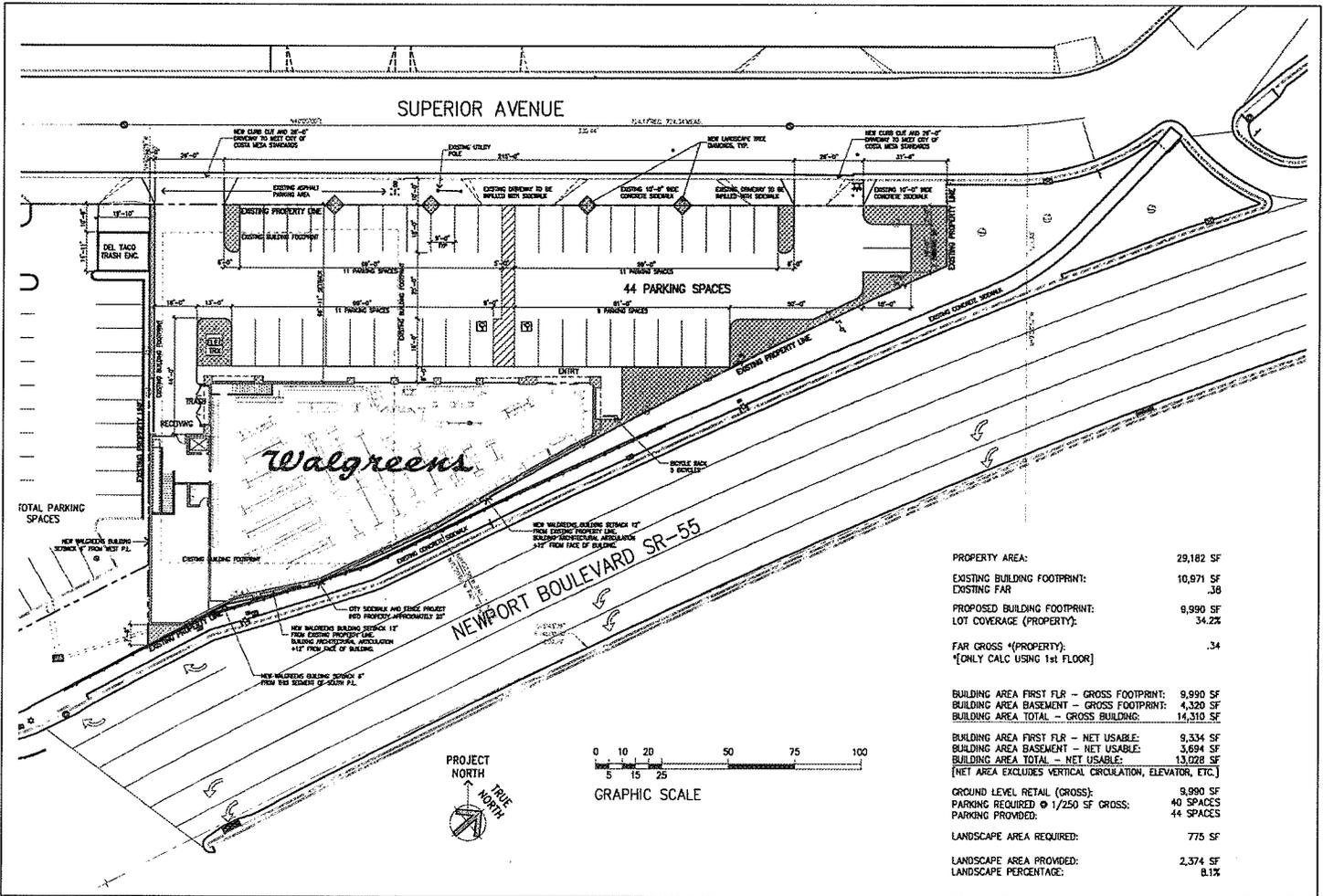
Not to Scale

J:\2011\JB13089\_CM\_Walgreen Pkg\Analysis\Figures\JB13089\_Figures.ai

**KOA CORPORATION**  
 PLANNING & ENGINEERING

City of Costa Mesa  
 Parking Study for a Proposed Walgreens Store

Figure 1  
 Project Vicinity Map



PROPERTY AREA:	29,182 SF
EXISTING BUILDING FOOTPRINT:	10,971 SF
EXISTING FAR	.38
PROPOSED BUILDING FOOTPRINT:	9,990 SF
LOT COVERAGE (PROPERTY):	34.2%
FAR GROSS *(PROPERTY):	.34
*(ONLY CALC USING 1st FLOOR)	
BUILDING AREA FIRST FLR - GROSS FOOTPRINT:	9,990 SF
BUILDING AREA BASEMENT - GROSS FOOTPRINT:	4,320 SF
BUILDING AREA TOTAL - GROSS BUILDING:	14,310 SF
BUILDING AREA FIRST FLR - NET USABLE:	9,334 SF
BUILDING AREA BASEMENT - NET USABLE:	3,694 SF
BUILDING AREA TOTAL - NET USABLE:	13,028 SF
[NET AREA EXCLUDES VERTICAL CIRCULATION, ELEVATOR, ETC.]	
GROUND LEVEL RETAIL (GROSS):	9,990 SF
PARKING REQUIRED @ 1/250 SF GROSS:	40 SPACES
PARKING PROVIDED:	44 SPACES
LANDSCAPE AREA REQUIRED:	775 SF
LANDSCAPE AREA PROVIDED:	2,374 SF
LANDSCAPE PERCENTAGE:	8.1%

**KOA CORPORATION**  
PLANNING & ENGINEERING

City of Costa Mesa  
Parking Study for a Proposed Walgreens Store

Figure 2  
Project Site Plan

## 2.0 Methodology

The Costa Mesa Zoning Code has been reviewed as the initial step of the study to identify the parking needs for the proposed project site. Parking adequacy is the degree to which the supply of parking is adequate to handle the parking demand. This study analyzes the parking adequacy under three scenarios:

- **Scenario 1:** calculate parking demand for 9,990 square-foot retail area using the City code, as only the first floor is used as retail space.
- **Scenario 2:** calculate parking demand for the total 14,310 square-foot building area using the City Code considering the basement as part of the total retail square footage requirements.
- **Scenario 3:** forecast parking demand for the total 14,310 square-foot building area using the parking demand rate derived from the similar site survey and a turnover factor.

### Similar Sites Study

Three similar Walgreen Store sites were surveyed on a typical weekday (Thursday) and a weekend between the hours of 11:00 am and 9:00 pm. The maximum parking needs based on the similar site study are identified. KOA and Walgreens staff conducted detailed evaluation for all 55 Walgreen stores in Orange County, California in order to choose the three best locations. The criteria to select the three best sites considered the following:

1. **Isolated Setting:** Since the proposed site is not situated in a shopping center and there is no intended parking sharing, the similar sites should also have their own parking areas.
2. **Similar Square Footage, and Preferably in Orange County:** Since the proposed project does not include a drive-thru window, the survey should report any drive-thru vehicles observed on a similar site. The sites should have similar floor areas and it is preferred that they are located in Orange County so that they have similar regional parking characteristics.
3. **Customer Survey:** It may be difficult to identify similar sites with completely isolated parking lots. An informal customer survey (asking a simple question by our surveyor) should be able to identify any parked vehicles for land uses other than Walgreen.

### Occupancy Rate Calculation

Parking occupancy documents the actual number of vehicles parked during the peak period of a typical weekday or weekend. Parking occupancy is summarized in terms of the percentage of parking spaces

that are occupied at any given time of day. Generally, there is a single peak period on a typical weekday or weekend that contains the highest number of accumulated parked vehicles.

**Turnover Factor Consideration**

Allowances must be considered for parking demand studies that are based upon field surveys to account for turnover. The recommended parking supply should normally be greater than the maximum parking demand observed for a limited number of surveys. This ensures that the parking lot will never be so full that vehicles cannot find a parking space. It also allows a factor of safety for unusual peak parking demands for special events. A turnover factor of 15% greater than the maximum observed parking demand is normally recommended for a study comparable to this situation. It is not necessary to add allowances to the City code rates. These rates include a turnover factor.