



PLANNING COMMISSION AGENDA REPORT

III.1

MEETING DATE: NOVEMBER 22, 2004

ITEM NUMBER

**SUBJECT: DEVELOPMENT REVIEW DR-04-06
1150 AND 1170 BAKER STREET, COSTA MESA**

DATE: NOVEMBER 11, 2004

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

PROJECT DESCRIPTION

The applicant proposes to construct a 14,868 sq.ft. retail building with a pharmacy drive-thru (Sav-on) and requests a public convenience or necessity finding for the sale of alcoholic beverages for off-site consumption. The existing fast food restaurant with drive-thru (Wendy's) and a retail space (Fair's Stationers) will be demolished to accommodate the project.

APPLICANT

Eric Hull of Tait and Associates is representing the property owner, C.J. Segerstrom & Sons.

RECOMMENDATION

Adopt the mitigated negative declaration and approve DR-04-06 by adoption of Planning Commission resolution, subject to conditions.



WENDY SHIH
Associate Planner



R. MICHAEL ROBINSON
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 1150 and 1170 Baker St. Application: DR-04-06

Request: Demolish Wendy's restaurant and a portion of the existing multi-tenant building and construct a new building pad for Sav-On.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>C1 – Local Business District</u>	North: <u>R1 – Single-Family Residential</u>
General Plan: <u>Neighborhood Commercial</u>	South: <u>C2 – General Commercial (across Baker St.)</u>
Lot Dimensions: <u>Irregular</u>	East: <u>R1 – Single-Family Residential</u>
Lot Area: <u>5 acres (217,594 sq.ft.)</u>	West: <u>R1- Single-Family Residential (across Fairview Rd.)</u>
Existing Development: <u>Multi-tenant commercial shopping center.</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
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Lot Size:		
Lot Width	120 ft	710 ft.
Lot Area	12,000 sq.ft.	5 acres (217,594 sq.ft.)
Floor Area Ratio:		
(Moderate Traffic FAR)	.25 (54,398 sq.ft.)	.24 (51,148 sq.ft.)
Building Height:		
	2 stories/ 30 ft.	1 story/ 30 ft.max.
Interior landscaping:		
	6,300 sq.ft. (based on 252 required parking spaces)	21,092 sq.ft.
Setbacks:		
Front (Fairview and Baker)	120 ft	290 ft. min.
Side (left/right)	N/A	N/A
Rear (abutting residential)	40 ft. – 55 ft.	55 ft.
Parking:		
Standard	245	272
Handicapped	7	7
TOTAL:	252	279

CEQA Status	<u>Mitigated Negative Declaration</u>
Final Action	<u>Planning Commission</u>

BACKGROUND

The project site is located within the Mesa North Shopping Center at the northeast corner of Fairview Road and Baker Street. The property includes the easterly part of the center, developed with a 46,152 sq.ft., multi-tenant building and a 2,587 sq.ft. restaurant pad building (Wendy's). The applicant proposes to demolish Wendy's restaurant and 10,870 sq.ft. of retail space (Farr's Stationers) to accommodate a new 14,868 sq.ft. retail pad building (Sav-On Drugs) on the property.

Per Sec. 13-28(e)(3) of the Zoning Code, a development review is required for the construction of new buildings that comply with all development standards in the commercial (C1) zone. The Planning staff is authorized to act on and grant approvals of development reviews and public notification of the proposal is not required (CMMC Sec. 13-12 and 13-29(c)). However, due to the project's proximity to residentially-zoned properties and its potential for noise impacts on these sensitive land uses, the project is referred to the Planning Commission to allow consideration of issues in an open, public hearing, where all concerned parties have an opportunity to speak.

Prior to application submittal, the applicant held neighborhood meetings to discuss the proposal with interested residents. The meetings were held on May 20, 2004, May 22, 2004, and June 30, 2004. Flyers (see attachment) were sent to all properties adjoining the shopping center and those that may be affected by the project. The applicant submitted a letter dated August 6, 2004 (see attachment), outlining the proposal.

DISCUSSION

The proposed development meets or exceeds all applicable Commercial Development Standards and is consistent with the General Plan. The total building area to be demolished is 13,457 sq.ft., which includes Wendy's and Farr's Stationers. The proposed 14,868 sq.ft. Sav-On building results in a net increase of 1,411 sq.ft. on the property. The floor area ratio is still below the General Plan allowance for moderate traffic uses (.25 allowed; .24 proposed). The building also provides adequate setback of at least twice the building height from residential properties to the north and east. Parking impacts are not anticipated because more than adequate parking is proposed (252 required; 279 proposed).

The proposal includes demolition of the existing Farr's Stationers building and construction of a Sav-On pad building to replace Wendy's restaurant, which creates a wider opening between buildings. A 16 ft. wide landscape and walkway strip between the buildings is proposed. Through meetings with the applicant and the Planning staff, the residents at 3013 Buchanan Way expressed their concerns about the wider gap proposed between buildings because it would result in increased exposure to noise from the parking lot and Baker Street traffic. The project area is currently surrounded by 4 ft. to 5 ft. high block walls. As requested by the adjoining residents, the applicant is proposing to provide 8 ft. to 10 ft. high walls for visual and sound buffering. As discussed in the mitigated negative declaration and the noise analysis prepared by Metere Greve and Associates, the additional wall height would sufficiently mitigate potential noise impacts to a level of insignificance.

A determination of public convenience and necessity is required for the sale of alcohol for off-site consumption because the census tract exceeds the ratio of off-sale licenses to population as

determined by the State (3 licenses allowed; 6 existing). However, it is not located within a high crime area (high crime area is defined as exceeding the City-wide average crime rate by more than 20 percent).

Staff feels that a finding of public convenience can be made since this would be the only off-sale license within the Mesa North Shopping Center. The existing Sav-On drugstore located on the south side of Baker Street (1175 Baker Street) will be closed when the proposed project is completed. Since the proposed use is a retail/drugstore over 10,000 sq.ft., alcohol sales will not be the primary sales and would not have the security problems usually associated with liquor stores with the same type of license. The Police Department has reviewed the proposal and has no objections to the approval of the ABC license.

ENVIRONMENTAL

An Initial Study/Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) and made available for public review from November 2, 2004, to November 22, 2004. The Initial Study/Negative Declaration concluded that any potential impacts could be reduced to levels of insignificance with implementation of standard State and City of Costa Mesa Code requirements and conditions of approval. A summary of potential environmental impacts and associated requirements and/or conditions of approval are as follows:

Air Quality

Anticipated impacts on air quality are limited to short-term impacts associated with project construction. Compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 requirements, watering techniques, and grading operations will alleviate short-term air quality impacts.

Noise

The project has the potential of creating substantial temporary or periodic increases in ambient noise levels in the vicinity above existing levels without the project. The long-term noise impacts include parking lot noise, delivery truck noise, Baker Street noise, and trash collection noise. Short-term noise impacts include construction activities. However, with appropriate sound attenuation and mitigation measures, noise impacts will be reduced to a level of insignificance. The mitigation measures include 8-10 ft. high block walls/noise barriers having a specific density and construction method, limited trash collection and delivery hours, and signage requiring trucks to turn off engines when loading or unloading.

ALTERNATIVES

If the development review were not approved, it would prevent the proposed project from being constructed on the property. The existing pad building with a drive-thru could continue to be used as a fast-food restaurant and the former Farr's Stationers unit can be occupied by another retail tenant.

CONCLUSION

Since the project satisfies all applicable standards for development and based on the description of the use, staff does not anticipate any significant adverse impacts, provided that the recommended conditions of approval/mitigation measures are complied with. Since the proposed use is a retail/drugstore over 10,000 sq.ft , alcohol sales will not be the primary sales and would not have the security problems usually associated with liquor stores with the same type of license. Staff feels that a finding of public convenience can be made since this would be the only off-sale license within the Mesa North Shopping Center.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" – Conditions of Approval
 Applicant's Project Description and Justification
 Zoning/Location Map
 Plans

Distribution: Deputy City Manager - Dev. Svcs. Director
 Assistant City Attorney
 Assistant City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

cc: Eric Hull
 Tait & Associates
 701 Parkcenter Drive
 Santa Ana, CA 92705

Bob Fernandez
 C.J. Segerstrom and Sons
 3315 Fairview Rd.
 Costa Mesa, CA 92626

John Benson
 3013 Buchanan Way
 Costa Mesa, CA 92626

File: 112204DR0406

Date: 110904

Time: 1045a.m.

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF COSTA MESA APPROVING DEVELOPMENT REVIEW DR-04-
06**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Eric Hull of Tait & Associates, authorized agent for CJ Segerstrom and Sons, owner of real property located at 1150 and 1170 Baker Street, for the adoption of the mitigated negative declaration and approval of a development review for a 14,868 sq.ft. retail building with a pharmacy drive-thru (Sav-on) and requests a public convenience or necessity finding for the sale of alcoholic beverages for off-site consumption within the C1 zoning district; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 22, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Development Review DR-04-06 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Development Review DR-04-06 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 22nd day of November 2004.

Chair, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- B. The proposed project, as conditioned, complies with Costa Mesa Municipal Code Section 13-29 (e) because:
- a. The proposed development and use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
 - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - c. The project is consistent with the General Plan.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
- C. An initial study was prepared, pursuant to the California Environmental Quality Act. Although the proposed project could have a significant effect on the environment, according to the initial study and negative declaration, which reflect the independent judgment of the City of Costa Mesa, there will not be a significant effect on the environment because mitigation measures have been added to the project.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng.
1. Street addresses shall be displayed on the freestanding sign or, if there is no freestanding sign, on the fascia or store front adjacent to the main entrance of the building, in a manner visible to the public street and on the building face/wall/fence visible to the public alley, if applicable. Numerals shall be a minimum 12" in height with not less than 3/4" stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than 1/4" stroke and shall contrast sharply with the background.
 2. Grading, materials delivery, equipment operation, and other construction-related activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. 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.
 3. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite 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.
 4. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning Staff.
 5. All rooftop mechanical equipment shall be screened under the direction of the Planning staff.
 6. No exterior roof access ladders, staircases, roof drain scuppers, or roof drain downspouts shall be permitted.
 7. To avoid an alley-like appearance, if the driveway is paved with asphalt, it shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
 8. The conditions of approval and ordinance or code provisions and special district requirements of Development Review DR-04-06 shall be blueprinted on the face of the site plan.
 9. The applicant shall contact the Planning Division to arrange for a Planning inspection of the site prior to the release of occupancy/utilities. This inspection

is to confirm that the conditions of approval and code requirements have been satisfied.

- * 10. SCAQMD Rule 403 shall be adhered to, ensuring the clean up of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile, or disturbed surface area beyond the property line of the emission source. Particulate matter deposits on public roadways are also prohibited.
- * 11. Adequate watering techniques shall be employed to partially mitigate the impact of construction-generated dust particulates. Portions of the project site that are undergoing earth moving operations shall be watered such that a crust will be formed on the ground surface and then watered again at the end of the day
- * 12. Grading operations shall be suspended during first and second stage ozone episodes or when winds exceed 25 mph.
- * 13. The noise barriers are required to have a surface density of at least 3.5 pounds per square foot, and shall have no openings or cracks. They may be constructed of wood studs with stucco exterior, 3/8-inch plate glass, 5/8-inch Plexiglass, any masonry material, or a combination of these materials.
- * 14. Trash collection shall be limited to 7 a.m. and 6 p.m. daily.
- * 15. Delivery hours shall be limited to 7 a.m. and 8 p.m., Monday through Friday. Signs shall be posted along the north and east walls of the Sav-On building requiring trucks to turn off engines when loading or unloading.
- Eng. 16. Maintain the site and public right-of-way in a "wet-down" condition during construction to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.
- PD 17. A list of security recommendations is provided by the Police Department for the applicant's consideration.

* Mitigation Measures.

COSTA MESA POLICE DEPARTMENT

MEMORANDUM

TO: Lt. Schuler
Planning Department

FROM: Sue Hupp
Crime Prevention Specialist

SUBJECT: DR-04-06, Sav-On

DATE: October 14, 2004

Landscape

All landscaping should be low profile especially around the perimeter of the property. The bushes/shrubs along the fence line (east and north side of the property) shall be ground cover type planting with intermittent shrubs/bushes. Bushes and shrubs shall be no higher than three feet. This will help prevent loitering and possibly transients from congregating. If trees are to be planted they shall be trimmed up to seven feet.

Because the planter on the east and north side of the property is long and continuous it shall be at ground level, not raised. By having the planter at ground level it will prevent skateboarders from using the planters as ramps.

Lighting

The parking lot shall provide a maintained minimum of one foot-candle of light on the parking surface during the hours of darkness. The light source shall be controlled by a photocell device or time clock with an astronomical feature and be weather and vandal resistant.

Special care should be given when planting the trees that they are not planted in the same location as the light standards. When trees mature they will block the light and be ineffective.

Signs

"No Trespassing" and "No Loitering" signs shall be posted at all entrances to the property.

Trash Enclosure

The trash enclosure shall be just large enough to fit the trash bin and be gated and locked. The enclosure shall provide a maintained minimum of one foot-candle of light on the surface during hours of darkness. The light source shall be controlled by a

photocell device or time clock with an astronomical feature and be weather and vandal resistant.

Sav-On

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October 14, 2004

Entrance

The east driveway shall have a sign stating "Delivery Entrance".

Emergency Exit

The emergency exit located on the east side of the building shall be alarmed.

SUE HUPP

Crime Prevention Specialist

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: DR-04-06
Address: 1150 Baker Street

Environmental Determination: *Neg Dec*

1. **Fully describe your request:** Demolition of 13,457 square feet of restaurant and retail building area to be replaced by a 14,868 square foot Sav-on Drug Store. The project will entail new building construction, new parking lot improvements, new landscaping improvements, and new hardscape improvements.

2. Justification

- A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

No Conditional Use Permit is being requested for off-site alcohol sales. The alcohol sales ABC license will be transferred from the existing Sav-on Express currently located on the shopping center on the south side of Baker street.

- B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

A Development Review, Planned Signing Program Review, and Determination of Public Convenience is requested. Please see the Project Justification sheet attached.

3. This project is: (check where appropriate)

- In a flood zone. In the Redevelopment Area.
 Subject to future street widening. In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

Is not included in the publication indicated above.

Is included in the publication indicated above.

Ed. E. Allen

Signature

13

4/6/2004

Date

Project Justification

It is our position that the Sav-on Drug Store project is justified for the following reasons:

- 1 The project site is zoned C1 – Local Business, and a Drug Store is allowed by right. The proposed Drug Store meets all municipal development codes with regard to setbacks, building height, landscape and parking requirements.
- 2 The proposed building is located further away from neighboring residential than the existing buildings. A new variable height CMU Wall is proposed to separate the site from the northerly and easterly neighbors.
- 3 Sav-on proposes to demolish and remove 13,457 SF of retail and restaurant space from the site to replace it with a 14,868 SF Drug Store. The drug store will be a less intensive use than the Wendy's fast food restaurant.
- 4 The proposed new Sav-on will be a state-of-the-art drug store, offering the community the convenience of one-stop shopping for cosmetics, greeting cards, school supplies, prescription and over-the-counter medicines, household items, garden supplies, snack foods, alcoholic beverages, 30-minute photo processing, and pharmacy drop off and pick up.
- 5 The existing Wendy's restaurant currently receives deliveries in the early hours of the morning, thereby creating the potential to disturb the neighbors with truck noise, etc. The proposed Sav-on will receive goods during normal working hours (after 7 AM and before 8 PM) thereby lessening the possibility the neighbors will be disturbed. Sav-on averages 1-2 large delivery trucks per week, and unloading duration is typically one (1) hour.
- 6 The Sav-on delivery receiving area will be screened by a 12-foot high CMU wall, to further shield neighbors from disruption.
- 7 No Conditional Use Permit is required for off-site alcohol sales. The alcohol sales ABC license will be transferred from the existing Sav-on Express currently located in the shopping center on the south side of Baker Street. As it will be the same license in the same area, the proposed use will be compatible with uses already permitted in the area, and will not be detrimental to surrounding properties.
- 8 The City's Transportation Services Department has analyzed the proposed project for traffic impacts and shows that the proposed Sav-On plus the 998 s.f. food use will generate 201 fewer average daily trips than the existing 10,870 s.f. building (calculated as standard retail) and the Wendy's restaurant.
- 9 The Sav-on pharmacy pick up/drop off lanes will be much less intrusive than the Wendy's fast food drive-thru operation. Sav-on averages only 3-4 cars/hour through the pick up/drop off lanes, far less than a typical fast-food drive-thru. Additionally, Sav-on does not use an exterior "squawk box" type microphone/speaker. Rather, the pharmacist uses a low-decibel electronic voice enhancement system similar to the devices used at movie theater ticket windows.

C. J. SEGERSTROM & SONS
3315 Fairview Road · Costa Mesa, California 92626
Telephone (714) 546-0110

August 6, 2004

Ms. Willa Bouwens-Killeen
Ms. Wendy Shih
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Re: Proposed Sav-On Store Site Plan Approval Application
Mesa North Center

Dear Willa and Wendy:

With the submission this morning of the formal site plan approval application for the proposed Sav-On store at Mesa North Center, our team thought that it might be helpful if we summarized in writing our outreach effort to the surrounding neighbors and the plan modifications that have resulted from that effort.

We held our first neighborhood meetings on Thursday, May 20th and Saturday, May 22nd in the space formerly occupied by Farr's Stationers. Original copies of the attached flyer were mailed to 20 homeowners whose properties either share a common property line with Mesa North Center or have a view directly into the center. The addresses of these homes are: 1155, 1159, 1163, 1169, 1175, 1179, 1185, 1193, and 1199 Dorset Lane, 3012, 3013, 3016, 3017, 3020, 3021, and 3024 Buchanan Way, and 3001, 3005, 3009, and 3013 Cleveland Avenue. As you can see by the attached flyer, we also welcomed any other neighbors whom the recipients felt would be interested in attending our presentation. Between these two meetings, we had eight neighbors attend, representing six different properties. During these meetings, we presented the original Sav-On site plan and elevations, fielded numerous questions, and gained a thorough understanding of their concerns. Through the input we received from the neighbors, we revised the plan in response to their issues.

A follow up meeting was held on Wednesday, June 30th in the same location to present the revised plan to the neighbors. Again, we mailed another flyer (see attached) to all twenty residents and emailed the attendees from the first meetings, informing them of the meeting. The follow up presentation was attended by several of the neighbors from the initial meeting, plus one additional neighbor. The revised plan was presented to the group, with an emphasis on the changes from the original version.

C. J. SEGERSTROM & SONS

Ms. Willa Bouwens-Killeen

Ms. Wendy Shih

August 6, 2004

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In the time following the June 30th meeting, we also had numerous conversations and several in-person meetings with specific homeowners to refine certain details of the plan to their satisfaction.

With respect to the plan modifications, the following list summarizes the major changes from the plan we initially shared with you:

1. A new perimeter wall will be constructed, ranging in height from 8' to 10" as measured from the homeowners' side. The portion of the wall that measures 8' will also include a two-foot high lattice on top of the wall to promote the growth of landscape screening. This will provide far more privacy to the homeowners than exists today with the existing 4'-5' high wall.
2. Several signs will be placed along the east and north walls of Sav-On, encouraging all delivery vehicles to turn off engines when loading or unloading and to respect the neighbor's privacy. In addition, the parking areas along the east and north side of Sav-On will be designated as "Employee Parking Only" and will be signed accordingly.
3. The loading area screen wall has been extended to the west so that delivery vehicles that are staged in the loading area will be completely screened.
4. The existing trash enclosure that is located in the northeast corner of the site has been relocated to the northeast corner of the Sav-On building in order to minimize any noise or odors affecting the adjacent homeowners.
5. In order to eliminate concerns about Sav-On's customer traffic driving to the rear of the property and parking along the homeowners' wall, a landscape and walkway barrier has been added at the northwest corner of the Sav-On building. Providing this barrier was more important to the homeowners than allowing Sav-On's delivery vehicles to exit directly to Baker Street.
6. In the above mentioned barrier, a landscape screen will be installed to help increase the privacy to the homeowners to the north.
7. The site drain that feeds into Buchanan Way on the north end of the project will be fitted with screen/filter to eliminate any debris that could otherwise flow into the residential neighborhood.
8. Delivery hours will be limited to 7am to 8 pm, Monday through Friday.

C. J. SEGERSTROM & SONS

Ms. Willa Bouwens-Killeen
Ms. Wendy Shih
August 6, 2004
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Involving the adjacent homeowners early in this process has been very positive and has produced an improved design from the perspective of all parties. On behalf of the Albertson's (Sav-On) and Segerstrom team, I appreciate your efforts on this project to date and look forward to working with you. As always, please do not hesitate to contact me at (714) 438-3250 if you have any questions or comments.

Sincerely,

C.J. Segerstrom & Sons



Jeffrey M. Reese

NEIGHBORHOOD MEETINGS

SAV-ON proposes to build and operate a new drug store in Mesa North Shopping Center where Wendy's is now located.

The current Wendy's building and the building that formerly housed Farr's Stationers will be removed as part of this project.

Two meetings have been scheduled to inform adjacent neighbors of the proposal details. You are invited to attend either or both of these meetings. Your questions will be welcome.

Thursday, May 20, 7:00 p.m.

Saturday, May 22, 9:00 a.m.

**Meet in the former Farr's Stationers
Mesa North Shopping Center
(next to Diedrick's Coffee).**

If you have neighbors who would be interested in this project even though they do not live directly adjacent to the center, please inform them of these meetings and invite them to attend.

Please RSVP to:
Jeff Reese, C.J. Segerstrom & Sons
714 / 438-3250

NEIGHBORHOOD MEETING

Proposed SAV-ON Store Update Mesa North Shopping Center

As a follow up to the neighborhood meetings held in late May, another meeting has been scheduled to review the project modifications based on neighborhood input.

You are invited to attend this informal presentation, followed by a question and answer period.

Wednesday, June 30, 6:30 pm

**Meet in the former Farr's Stationers
Space in the Mesa North Shopping Center
(next to Diedrich's Coffee)**

Light food and beverage will be served. If you are not able to attend this meeting, our team would be more than happy to provide you with a personal presentation at an alternative time and day.

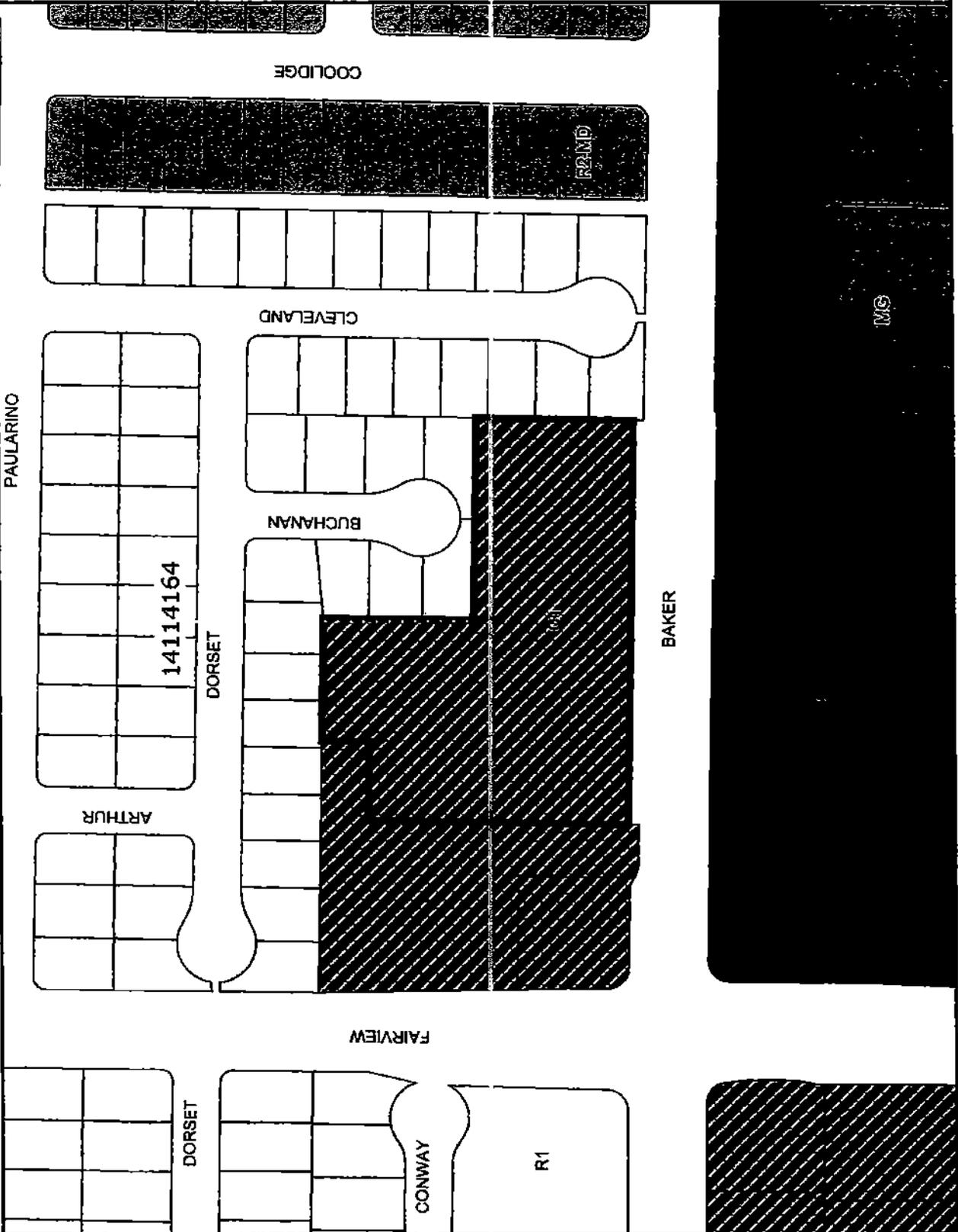
Please RSVP to:

Jeff Reese, C. J. Segerstrom & Sons
(714) 438-3250

ZONING/LOCATION MAP

1150 and 1170 Baker Street

PAULARINO



Legend

- Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Zoning
- Other
- Administrative & Professional
- Local Business
- Local Business & School
- General Business
- Commercial Limited
- Institutional & Recreational
- Institutional & Recreational - School
- General Industrial
- Industrial Park
- OC/PD
- Off Street Parking
- Planned Development Commercial

AERIAL PHOTOGRAPH

1150 and 1170 Baker Street



Legend

- Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Ortho Photography
- Parcels

REVISED

COSTA MESA CA

ALBERTSONS NO. 9484 BAKER & FARVEY
ALBERTSONS NO. 9484 BAKER & FARVEY



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

9484

DATE: 11/11/10
DRAWN BY: [Signature]

NO.	DATE	DESCRIPTION
1	11/11/10	ISSUED FOR PERMITS
2	11/11/10	ISSUED FOR PERMITS
3	11/11/10	ISSUED FOR PERMITS
4	11/11/10	ISSUED FOR PERMITS
5	11/11/10	ISSUED FOR PERMITS
6	11/11/10	ISSUED FOR PERMITS
7	11/11/10	ISSUED FOR PERMITS
8	11/11/10	ISSUED FOR PERMITS
9	11/11/10	ISSUED FOR PERMITS
10	11/11/10	ISSUED FOR PERMITS
11	11/11/10	ISSUED FOR PERMITS
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13	11/11/10	ISSUED FOR PERMITS
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20	11/11/10	ISSUED FOR PERMITS
21	11/11/10	ISSUED FOR PERMITS
22	11/11/10	ISSUED FOR PERMITS
23	11/11/10	ISSUED FOR PERMITS
24	11/11/10	ISSUED FOR PERMITS
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