



# **PLANNING COMMISSION AGENDA REPORT**

VII.5

MEETING DATE: NOVEMBER 13, 2007

ITEM NUMBER:

**SUBJECT: PARCEL MAP PM-07-125  
3370 HARBOR BOUEVARD**

**DATE: NOVEMBER 1, 2007**

**FOR FURTHER INFORMATION CONTACT: HANH NGUYEN, ASSISTANT PLANNER 714.754.5640**

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## **DESCRIPTION**

The applicant proposes a parcel map to subdivide a 52,225 sq. ft. industrial office development, approved under Development Review DR-07-06, into a non-residential common interest development (airspace condominiums).

## **APPLICANT**

Greg Chila is the authorized agent representing the O'Donnell Group, property owner.

## **RECOMMENDATION**

Approve by adoption of Planning Commission resolution, subject to conditions.

  
\_\_\_\_\_  
HANH NGUYEN  
Assistant Planner

  
\_\_\_\_\_  
KIMBERLY BRANDT, AICP  
Assistant Development Services Director

**BACKGROUND/ANALYSIS**

On October 4, 2007, Planning staff approved Development Review DR-07-06 for the construction of a 52,225 square-foot industrial office complex comprised of one, two-story and three, one-story buildings. Attached for reference are the staff report and plans for the development review.

The applicant proposes a tentative parcel map to allow air-space division of the buildings so that each tenant space can be sold separately. No physical changes to the building are proposed. Since the use and square footage of the buildings will remain the same, no parking impacts are anticipated.

The application for the development review was received and deemed complete prior to adoption of the new review procedures and development standards for non-residential common-interest development; therefore, the project was not presented to the Commission for review. Since the parcel map was deemed complete after adoption of the new standards and the map will facilitate a common interest development, the map is subject to the new Code requirements.

The parcel map has been reviewed and is consistent with the approved development, new Code requirements, and the State Subdivision Map Act.

**GENERAL PLAN CONSISTENCY**

The proposed subdivision affects only how the buildings may be sold; as a result, there will be no effect on the City's General Plan.

**ALTERNATIVES**

If the parcel map is denied, the buildings could not be sold independent of one another and could only be leased.

**ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act under Section 15315 for Minor Land Divisions.

**CONCLUSION**

Staff does not anticipate any land use impacts. Approval of the parcel map will allow the legal subdivision for individual ownership purposes.

Attachments: Draft Planning Commission Resolution  
Exhibit "A" - Draft Findings  
Exhibit "B" - Draft Conditions of Approval  
Zoning/Location Map  
Parcel Map No. 2007-125  
Staff Report for DR-07-06  
Plans

cc: Deputy City Manager - Dev. Svs. Director  
Deputy City Attorney  
City Engineer  
Fire Protection Analyst  
Staff (4)  
File (2)

Greg Chila  
The O'Donnell Group  
3 San Joaquin Plaza #160  
Newport Beach, CA 92660

Rene Varga  
DRC, Inc.  
8175 E. Kaiser Boulevard  
Anaheim, CA 92808

File: 111307PM07125	Date: 110107	Time: 2:30 p.m.
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**RESOLUTION NO. PC-07-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PARCEL MAP  
PM-07-125**

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

WHEREAS, an application was filed by the O'Donnell Group, property owner with respect to the real property located at 3370 Harbor Boulevard, requesting approval of a parcel map to subdivide a 52,225 sq. ft. industrial office development, approved under Development Review DR-07-06, into a non-residential common interest development (airspace condominiums), in the MP zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 13, 2007.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Parcel Map PM-07-125 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 Parcel Map PM-07-125 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, state, and local laws. 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 13<sup>th</sup> day of November 2007.**

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Donn Hall, Chair  
Costa Mesa Planning Commission



**EXHIBIT "A"**

**FINDINGS**

- A. The proposed one-lot, airspace common interest subdivision is consistent with the City's General Plan and Zoning Ordinances.
- B. The subject property is physically suitable to accommodate Parcel Map PM-07-125 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- C. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- D. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entry and/or public utility rights-of-way and/or easements within the tract.
- E. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- F. 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 from CEQA, under Section 15315 for Minor Land Divisions.
- G. 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**

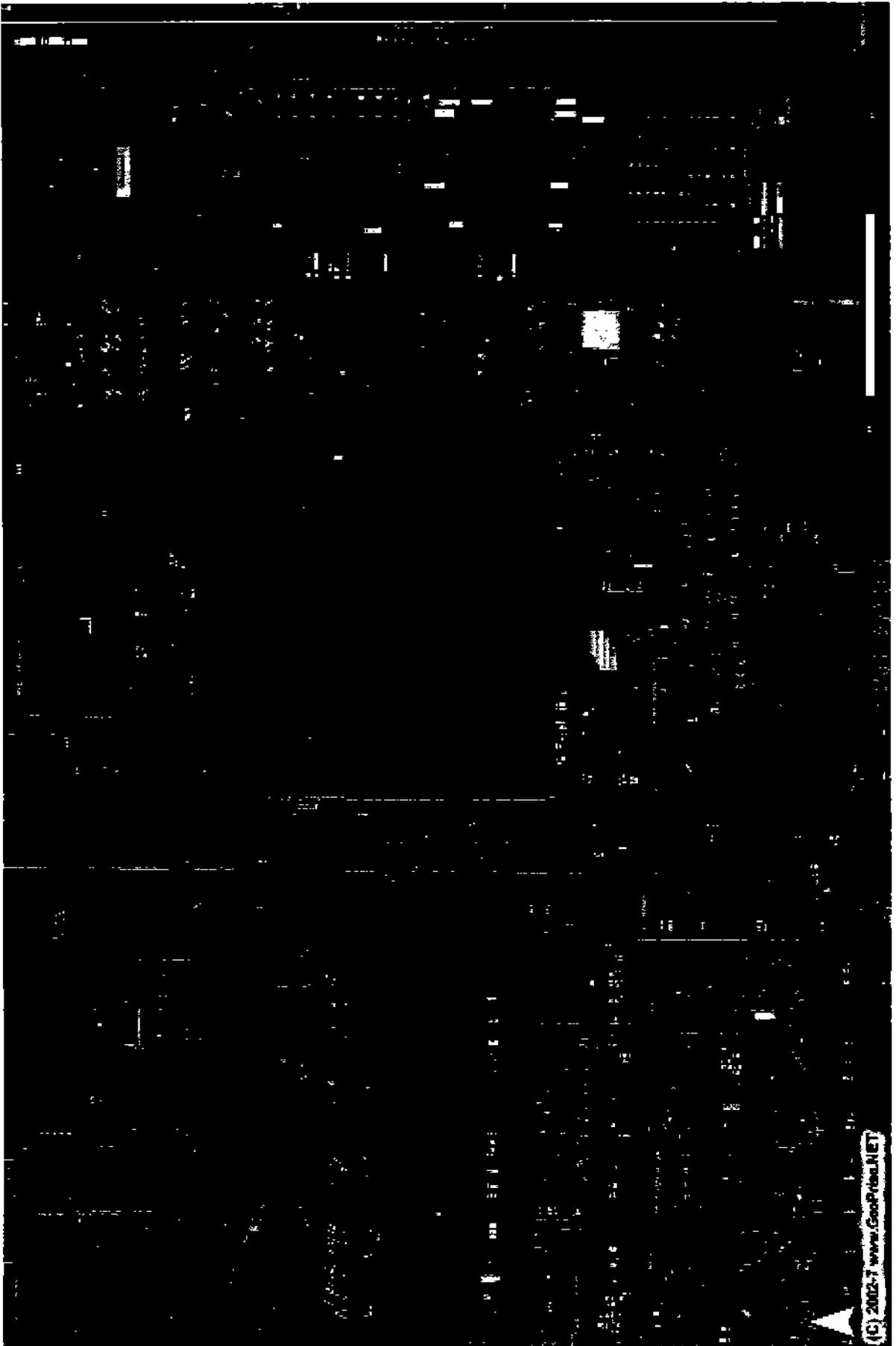
- P1ng.
1. The applicant is reminded that all conditions, Code requirements, and special district requirements, of Development Review DR-07-06 still apply (copy of conditions attached).
  2. The final map shall show easements or other provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.

SANTA ANA

FORM


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# CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

October 4, 2007

Ware Malcomb Architects  
Attn.: Nayib Chaibun  
10 Edelman  
Irvine, CA 92618

**RE: DEVELOPMENT REVIEW DR-07-06  
ONE, TWO-STORY AND THREE, ONE-STORY OFFICE CONDOMINIUMS  
3370 HARBOR BOULEVARD, COSTA MESA**

Dear Mr. Chaibun:

Staff review of the above-referenced application 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 (attached). The decision will become final at 5 p.m. on October 11, 2007 (seven days from the date of this letter) unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or is 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 me at (714) 754-5640.

Sincerely,

HANH NGUYEN  
Assistant Planner

Attachments: Project description  
Findings  
Conditions of approval & Code Requirements  
Approved conceptual plans  
Initial Study

cc: Gary Wong, Engineering  
Fire Protection Analyst  
Building Division

The O'Donnell Company  
Attn.: Greg Chila  
3 San Joaquin Plaza #160  
Newport Beach, CA 92660

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## **PROJECT DESCRIPTION**

- The subject property is presently a vacant lot with no buildings. The site is bounded by the Auto Club to the south, the Los Angeles Times facility to the east, National University to the north, and Harbor Boulevard to the west.
- The applicant proposes to construct one, two-story and three, one-story industrial office condominiums, totaling 52,225 square feet. Since the site is zoned Industrial Park (MP), permitted office uses are limited to those identified as permitted in the Citywide Land Use Matrix. Other, general office uses require approval of a minor conditional use permit.
- The project complies with the Zoning Code development standards for site landscaping, building setbacks, and onsite parking.
- The General Plan designation for the property is Industrial Park, which allows a maximum floor area ratio (FAR) of 0.30 for moderate traffic uses. The proposed use as office buildings will result in a 0.30 FAR, which is consistent with the General Plan.
- A parcel map for the condominiums will be processed as a public hearing before the Planning Commission as Parcel Map PM-07-125.

## **FINDINGS**

- A. Approval of the development review will allow a use, density, and intensity, which is in accordance with the General Plan designation for the property. Specifically, the General Plan designation for the subject property is Industrial Park, which allows moderate traffic uses at a maximum FAR of 0.30. The proposed development does not exceed the moderate FAR limit for office use.
- B. The proposed use complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
  2. Safety and compatibility of the design of the buildings, parking areas, landscaping, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
  3. The use is consistent with the General Plan and Zoning designations for the property.
  4. The zoning application is for a project-specific case and does not establish a precedent for future development.
- 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 15332, Infill Development Projects, of CEQA.
- 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.

- E. The proposed buildings are an excessive distance from the street necessitating fire apparatus access and provisions of on-site fire hydrants.

### **CONDITIONS OF APPROVAL**

- Plng. 1. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a development review or a variance, or in the requirement to modify the construction to reflect the approved plans.
2. Green building practices and techniques, such as compliance with the United States Green Building Councils (USGBC) LEED program and low impact development (LID) shall be applied wherever possible.
3. Exterior elevation material and colors shall be submitted for pre-plan check review and approval by the Planning Division. Once the exterior elevations have been reviewed and approved by the Planning Division, the exterior elevations shall be incorporated into the plan check drawings.
4. Cornices and other architectural elements shall be wrapped around all four sides of the building facades.
5. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
6. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
7. 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.
8. Landscape planters shall be increased 2' in depth to allow curbing to serve as a wheel stop.
9. 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 storm water 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 storm water 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 be continuously maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
10. If any archaeological or paleontological objects are encountered during construction, the contractor shall stop work immediately and notify the City.
  11. Demolition permits for existing structure shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
  12. Any soil containing asbestos will be disposed of in accordance with applicable regulations.
  13. The conditions of approval and Code requirements for Development Review DR-07-06 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  14. The applicant shall contact the Planning Division to arrange 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.
  - Eng. 15. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
  - Fire 16. Water mains and hydrants shall be installed to the standards of the Irvine Ranch Water District and dedicated along with repair easements to that agency.

### **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 development review is valid for one (1) year and will expire at the end of that period (October 8, 2008) unless building permits are obtained and construction commences or the applicant applies for and is granted an extension of time. A written request for an extension of time must be received by Planning staff prior to the expiration of the development review.
2. Prior to removal of underground tanks, the applicant shall contact the Orange County Environmental Health Care Agency for application procedures and guidelines. Issuance of building permits will be held until a clearance report is issued by the health agency and is submitted to planning staff.
3. Proof of recordation of the final parcel map shall be submitted prior to the sale of any units.
4. 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. 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.

5. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
6. All work shall be conducted under-roof. Outdoor work or display is prohibited.
7. Development shall comply with all requirements of Articles 5 and 9, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to industrial development standards.
8. Parking stalls shall be double-striped in accordance with City standards.
9. All on-site utility services shall be installed underground.
10. 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.
11. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment, including transformers, shall not be located in any landscaped street setback, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning staff.
12. Any building mechanical equipment such as air-conditioning equipment, duct work, and fire sprinkler risers shall be screened from view in a manner approved by the Planning Division. All rooftop mechanical equipment shall be screened by architectural parapets, not separate "equipment screens".
13. 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.
14. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
15. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
16. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous Portland Cement Concrete curbing.
17. A trash enclosure shall be provided. The design of the trash enclosure shall conform to City standards. Trash enclosure shall have wall treatments similar to the building, subject to Planning Division approval. Trash enclosure gates shall be in a closed position at all times except during trash collection time.

18. Lighting shall comply with all requirements of Costa Mesa Municipal Code Section 13-93(d). Lighting shall be designed to provide adequate illumination of the parking area (no dark spots) without creating spill-over light or glare onto adjacent residential properties. Shielding or other methods necessary to prevent light or glare spill-over shall be incorporated.
- Parks 19. Street trees (*Platanus acerifolia* 'Bloodgood') shall be planted in the landscaped street setback under the direction of the Planning Division.
- Bus 20. 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.  
Lic.
- Bldg. 21. Comply with the requirements of the California Code of Regulations, Title 24, also known as the California Building Standards Code, as amended by the City of Costa Mesa.
22. Submit a soils report as part of the building plan check package. One boring shall be at least 15 feet deep. Soils report recommendations shall be blueprinted on the plans.
23. Submit a grading and drainage plan as part of the building plan check package.
24. Submit an erosion control plan as part of the building plan check package.
25. Prior to or concurrent with submittal of plans for building plan check, the developer shall submit a Water Quality Management Plan (WQMP) that identifies the application and incorporation of those routine structural and non-structural Best Management Practices (BMP's) outlined in the Countywide National Pollution Discharge Elimination System (NPDES) Drainage Area Management Plan (DAMP), Appendix G. The WQMP shall detail implementation of BMP's not dependent on specific land uses, for review and approval by the Development Services Department.
26. Prior to or concurrent with submittal of plans for building plan check, the developer shall submit a Storm Water Pollution Prevention Plan (SWPPP).
27. Applicant shall comply with the following requirements of AQMD Rule 402 and 403, including, but not limited to, the following:
  - Moisten soil prior to grading.
  - Water exposed surfaces at least twice a day under calm conditions and as often as needed on windy days when winds are less than 25 miles per hour or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
  - Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.
  - Wash mud-covered tires and under-carriages of trucks before leaving construction site.
  - Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites.

- Cease grading during periods when winds exceed 25 miles per hour.
- Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance.

The applicant shall require the contractor to:

- Maintain construction equipment in peak operating condition so as to reduce operation emissions.
- Use low-sulfur diesel fuel in all equipment.
- Use electronic equipment whenever possible.
- Shut off engines when not in use.

- Eng. 28. A Construction Access Permit and deposit of **\$960.00** 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.
29. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-29(2)(b) 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.
30. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager.
31. Fulfill City of Costa Mesa Drainage Ordinance no. 06-19 requirements prior to approval of Plans.
32. Private on-site drainage facilities and parkway culverts or drains will not be maintained by the City of Costa Mesa, they shall be maintained by the owner of the property. Private lateral connections to City storm drains will require a Hold Harmless Agreement prior to issuance of permit.
- Trans. 33. Fulfill San Joaquin Hills Transportation Corridor Fee Ordinance requirement at the time of issuance of building permit by submitting the required fee to the Planning Division. At the current rate of **\$4.14 per square foot**. NOTE: This fee is subject to revision and possible increase effective July 1 of each year.
34. Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Planning Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated including credits for all existing uses. At the current rate per trip end, the traffic impact fee is estimated at **\$91,000.00**. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permit/certificate of

- occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
35. Construct Type II drive approach for southerly drive at location submitted on site plan. Comply with minimum clearance requirements from property lines and any vertical obstructions.
36. Site plan shall show the ultimate right-of-way width on Harbor is 70 feet (including the 10-foot wide easement dedication) from centerline to property line.
37. Site plan shall identify the public parkway width as 10 feet.
38. Provide minimum parking space widths per City parking standards with required clearance from vertical restrictions.
39. Provide 25-foot minimum distance from far side of drive aisles for all parking spaces to provide adequate space for turning movements.
- Fire 40. All fire hydrants shall be installed and operable prior to the initiation of combustible construction.
41. Access consisting of a minimum 20 foot wide roadway capable of supporting fire apparatus shall be maintained to all fire hydrants from the time that the hydrants are placed into service. Special consideration shall be given to maintaining the integrity of such roadways during periods of inclement weather.
42. Provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from all areas. Extinguishers may be of a type rated 2A, 10BC as these extinguishers are suitable for all types of fires and are less expensive.
43. Provide an approved automatic extinguishing system for all cooking surfaces, hoods and ducts.

### **SPECIAL DISTRICT REQUIREMENTS**

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

- Sani. 1. It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- AQMD 2. 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.
- CDFA 3. 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.
- School 4. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.

**PLANNING APPLICATION SUMMARY**

Location: 3370 Harbor Boulevard Application: DR-07-06

Request: Development Review to construct a two-story and three, one-story industrial office condominiums, totaling 52,225 sq. ft.

**SUBJECT PROPERTY:**

**SURROUNDING PROPERTY:**

Zone:	<u>Industrial Park (MP)</u>	North:	<u>MP, National University</u>
General Plan:	<u>Industrial Park</u>	South:	<u>MP, AAA Auto Club</u>
Lot Dimensions:	<u>553 ft. x 309.5 ft.*</u>	East:	<u>MP, Los Angeles Times Facility</u>
Lot Area:	<u>174,239 sq. ft.**</u>	West:	<u>MP, Whittier Law College (across Harbor Blv.)</u>
Existing Development:	<u>Vacant land</u>		

\* After 10 ft. easement dedication along Harbor Boulevard

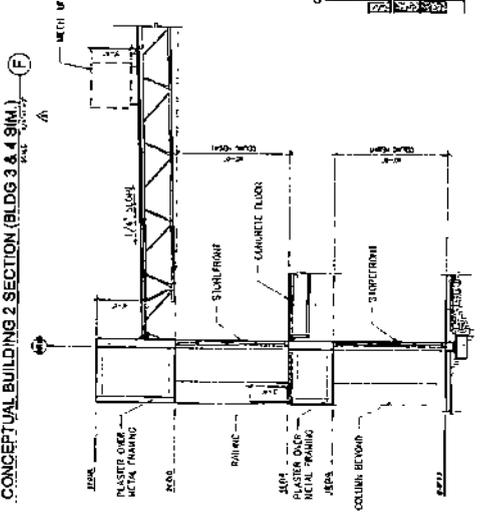
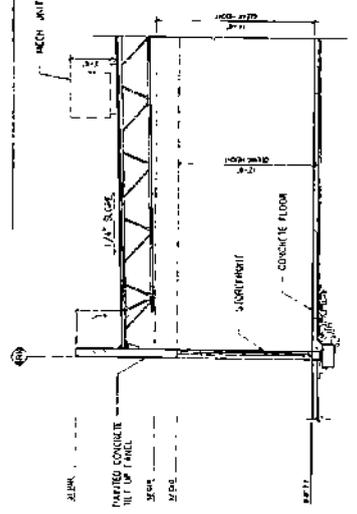
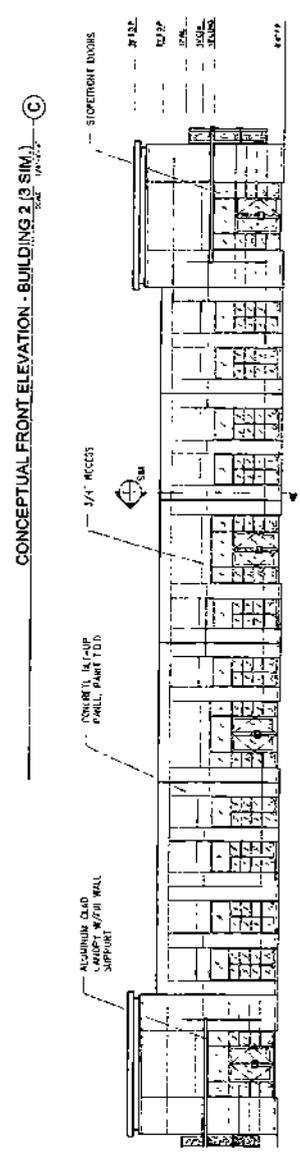
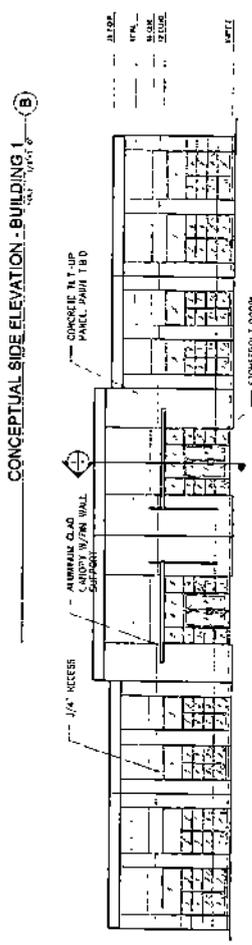
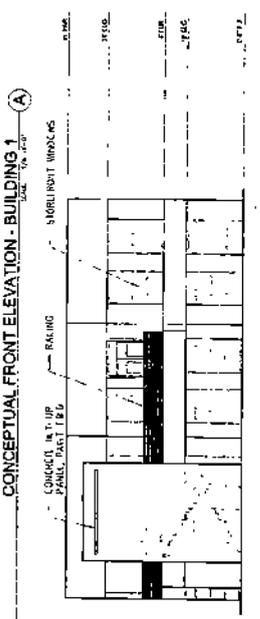
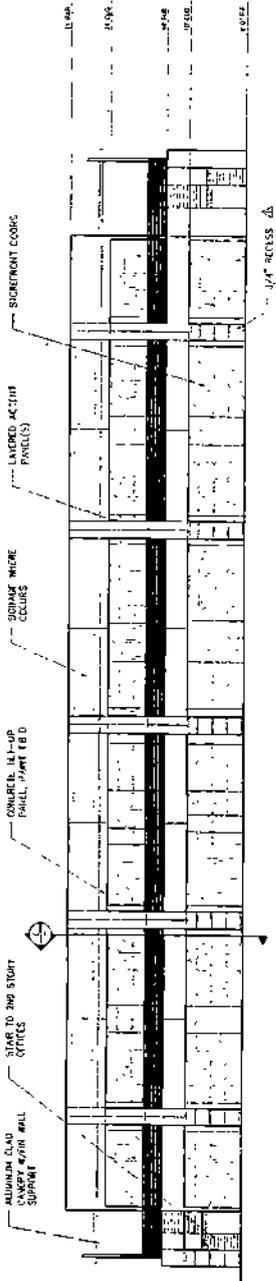
\*\* Includes easement

**DEVELOPMENT STANDARD COMPARISON**

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
<b>Lot Size:</b>		
Lot Width	120 ft	309 ft.
Lot Area	30,000 sq. ft.	174,239 sq. ft.
<b>FAR:</b>		
(Moderate Traffic)	0.30 (52,271 sq. ft.)	0.30 (52,225 sq. ft.)
<b>Landscaping:</b>		
Interior	3,255 sq. ft.	7,082 ft.
Building Height:	3 stories/45 ft.	2 stories/31 ft.
<b>Building Setback:</b>		
Front (ultimate property line)	20 ft.	73 ft.
Side (left/right)	10 ft.	66 ft. /10 ft.
Rear	0 ft.	70 ft.
<b>Parking (office use @ 4 spaces/1,000 sq. ft.):</b>		
Standard	202	207
Handicap	7	10
Total	209	217
Driveway Width:	25 ft.	25 ft.

CEQA Status	<u>Exempt Class 32</u>
Final Action	<u>Planning Division</u>





NOTE: THE CONCEPTUAL DESIGN IS BASED UPON A PRELIMINARY PROGRAM OF REQUIREMENTS. THE DESIGN IS SUBJECT TO CHANGE AND IS NOT TO BE USED FOR CONSTRUCTION AND IS NOT TO BE USED FOR PERMITS. THE DESIGN IS SUBJECT TO CHANGE AND IS NOT TO BE USED FOR PERMITS.