



# **PLANNING COMMISSION**

## **AGENDA REPORT**

VII.5

MEETING DATE: APRIL 12, 2010

ITEM NUMBER:

**SUBJECT:** PLANNING APPLICATION PA-10-01 VARIANCE FROM FRONT SETBACK REQUIREMENT TO LEGALIZE A STEEL OPENWORK SCREEN/CANOPY STRUCTURE AT 3036 ENTERPRISE STREET

**DATE:** APRIL 1, 2010

**FOR FURTHER INFORMATION CONTACT:** WENDY SHIH, ASSOCIATE PLANNER  
(714) 754-5136 ([WSHIH@CI.COSTA-MESA.CA.US](mailto:WSHIH@CI.COSTA-MESA.CA.US))

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### **PROJECT DESCRIPTION**

Variance from front setback requirement (10 feet required; 3.5 feet existing) to legalize a steel openwork screen/canopy structure.

### **APPLICANT**

The applicant is Cameron Ruley, representing the property owner Blake Brett Properties, LLC.

### **RECOMMENDATION**

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

  
WENDY SHIH  
Associate Planner

  
KHANH NGUYEN  
Acting Asst. Development Svs. Director

## **BACKGROUND**

### ***Site Location***

The property is located near the southeast corner of Paularino Avenue and Enterprise Street, and contains a 10,360 square-foot industrial building. It is zoned MP (General Industrial) with a General Plan designation of Light Industry. The property is surrounded by industrially zoned and developed properties to the north, south, and across Enterprise Street to the west. The property to the east contains an apartment complex.

### ***Site History and Variance Request***

The following table provides a brief history of the site since the owner acquired the property in 2005:

August 2006	Planning Commission approved Planning Application PA-06-39, a conditional use permit to establish an administrative office and repair facility and a minor conditional use permit to allow outdoor vehicle storage behind the building for a small private race team.
November 2006	Building permit was issued for interior improvements for the facility.
October 2007	Plans for the steel canopy at the front of the building were submitted for plan check. Planning informed the applicant that the Zoning Code requires a 10-foot front setback as part of the plan check correction. The plan check expired in April 2008 and no permits were issued for the canopy.
December 2009	Code Enforcement found the canopy has been constructed without a building permit and issued a notice of violation.
January 2010	The applicant applied for a variance from the front setback requirement to legalize the structure.

## **ANALYSIS**

### ***Variance to Legalize Steel Façade Structure***

The existing 16-foot tall by 16-foot wide steel façade structure is located within the street setback along Enterprise Street. The structure is a combination façade screen and canopy. The steelwork features an openwork design with visible perforations through the metal. The structure is grounded with footings and also connected to the roof of the building.

During plan check for the steel structure, the applicant was notified that the proposed steel structure did not comply with the Code-required front setback (10-foot setback required, 3.5-foot setback proposed). The applicant indicated in his justification letter that the illegal construction of the steel structure was due to their construction contractor's oversight and failure to obtain the appropriate building permit.

Very stringent findings must be met to justify approval of a variance. Special circumstances for variance approval typically involve physical limitations of the property due to its unique size, location, topography, and surroundings. While the unique architectural façade may enhance

the appearance of the building, legal findings directly related to these special circumstances must be made.

Staff considered the applicant's request, with consideration to the unique location of the property, architectural enhancement, and the support of several surrounding business owners. It should be noted that the approval of a variance request is made on a case-by-case basis, and as such, shall not serve as a precedent for future applications. Most importantly, illegal building construction is expressly discouraged.

Staff recommends approval of the variance for the following reasons:

- Unique location and surroundings of property could satisfy the legal findings for approval. The property is located within a small, localized area of industrially-zoned properties in the MG zone. These twelve industrial parcels on Enterprise Street are uniquely surrounded by commercial and residential land uses—and not by other industrially-zoned parcels. This property and its immediately surrounding neighbors are not part of a greater industrial area such as the Westside, Harbor Gateway, or near John Wayne Airport. Staff believes that development flexibility to allow unique architectural elements could be applied in this localized area. Conditions of approval prohibit any further expansion/modification of the structure or additional encroachment into the street setback.
- The openwork structure represents a unique architectural design element. The open steel frame design is compatible with the industrial context of surrounding buildings in the MG zone and does not result in increased bulk, massing, or size of the building, as would be the case for a solid enclosed structure. The metal canopy provides a clear plexiglass cover over the entry area and an architectural differentiation along the approximately 74-foot flat building elevation. New drought tolerant landscaping has also been installed along the front of the property to integrate with the design of the building façade. A condition of approval requires additional groundcover within the landscape setback, California native varieties preferred.
- The deviation granted would be subject to conditions to ensure that the approval would not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated. The 3.5 foot street setback for the open steel frame structure is comparable to other existing industrial buildings with awnings projecting into the front setback along Enterprise. A condition of approval prohibits any signage, lighting, or exterior illumination.
- Several business owners on the same street have expressed support for the structure to remain. The applicant submitted written statements from five business owners on Enterprise Street in support of the structure. The structure is viewed as an artistic element and an improvement to the property by owners and clients visiting businesses on Enterprise Street. It should be noted that the City

has not received any statements (either in support or opposition) from the immediately abutting neighbor to this property at this time.

### **GENERAL PLAN CONFORMITY**

The architectural element does not have a bearing on changing the use, density, or intensity of the existing business. Therefore, the granting of the deviation will not permit a project which is inconsistent with the General Plan designation for the property.

### **ALTERNATIVES**

The Planning Commission may consider the following alternatives:

1. Approve the application. This would allow the applicant to obtain a building permit to legalize the steel canopy structure, subject to conditions and Code requirements.
2. Deny the application. If Commission denies the application, the structure would not be permitted and a similar request may not be submitted for six months. Staff recommends direction to obtain a demolition permit and to demolish the structure within 30 days if the request is denied.

### **ENVIRONMENTAL DETERMINATION**

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures. If the project is approved, it would be exempt from CEQA under Section 15301 for Existing Facilities. If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved.

### **CONCLUSION**

The variance request is to legalize the existing structure. Variance requests are considered on a case-by-case basis and illegal building construction without proper building permits/planning approvals do occur at the risk of the business owner. In this case, the applicant was notified during plan check that the steel structure did not comply with front setback requirements. Revised plans were not submitted to correct the design/location of the structure, and the applicant proceeded with construction without permits. Staff believes that the localized location/surroundings of industrially-zoned properties along Enterprise Street and architectural enhancement may be a basis for zoning relief.

- Attachments: 1. Draft Planning Commission Resolution  
 2. Applicant's Project Description and Justification  
 3. Location/Aerial Map  
 4. Plans

Distribution: Development Services Director  
Deputy City Attorney  
City Engineer  
Fire Protection Analyst  
Staff (4)  
File (2)

Cameron Ruley  
Blake Brett  
3036 Enterprise St.  
Costa Mesa, CA 92626

File: 041210PA1001	Date: 040110	Time: 8:45 a.m.
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ATTACHMENT 1

RESOLUTION NO. PC-10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-10-01**

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

WHEREAS, an application was filed by Cameron Ruley, representing the property owner Blake Brett Properties, LLC, with respect to the real property located at 3036 Enterprise Street, requesting approval of a variance from front setback requirement (10 feet required; 3.5 feet existing) to legalize a steel openwork screen/canopy structure in the MG (General Industrial) zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 12, 2010, with all persons provided an opportunity to speak for and against the proposed project.

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** Planning Application PA-10-01 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 Planning Application PA-10-01 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 12<sup>th</sup> day of April 2010.**

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James Righeimer, Chair  
Costa Mesa Planning Commission



## EXHIBIT "A"

**FINDINGS (for approval)**

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed development is compatible and harmonious with buildings on surrounding properties.
  2. Safety and compatibility of the design of the structure, 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 project is consistent with the General Plan since the architectural element does not have a bearing on changing the use, density, or intensity of the existing business. Therefore, the granting of the deviation will not permit a project which is inconsistent with the General Plan designation for the property.
  4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (g)(1) because:
- a. Special circumstances applicable to the property exist to justify approval of the variance from front setback requirement. Specifically, the property is located within a small, localized area of industrially-zoned properties in the MG zone. These twelve industrial parcels on Enterprise Street are uniquely surrounded by commercial and residential land uses—and not by other industrially-zoned parcels. The structure represents a unique architectural design element on an existing building that is located in proximity to other buildings with varying building setbacks and roof/awning projections. The open steel frame design is also compatible with the industrial context of the surrounding buildings.
  - b. The deviation granted is subject to conditions as will assure that the deviation authorized shall not constitute a grant of a special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated. The 3.5 foot street setback for the open steel frame structure is comparable to other existing industrial buildings with awnings projecting into the front setback along Enterprise.
  - c. The architectural element does not have a bearing on changing the use, density, or intensity of the existing business. Therefore, the granting of the deviation will not permit a project which is inconsistent with the General Plan designation 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 from CEQA under Section 15301 for Existing Facilities.

- 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. The structure shall not be enlarged or modified in any manner without seeking prior approval from the City. The structure shall remain as a steel openwork structure. Any major alterations to the size or design may be subject to review by the Planning Commission for an amendment to the planning application. Minor alterations for maintenance purposes that do not have a material effect on the appearance and location of the structure may be subject to approval of the Development Services Director.
  2. No signage, lighting, or any other additional structural or design elements that are attached to or suspended from the structure shall be permitted. Exceptions may be made for solar panels subject to the review/approval of the Development Services Director. Additionally, the structure shall not be externally illuminated.
  3. The landscape along Enterprise Street shall be planted with drought tolerant groundcover, California native varieties preferred.

**RESOLUTION NO. PC-10-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING PLANNING APPLICATION  
PA-10-01**

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

WHEREAS, an application was filed by Cameron Ruley, representing the property owner Blake Brett Properties, LLC, with respect to the real property located at 3036 Enterprise Street, requesting approval of a variance from front setback requirement (10 feet required; 3.5 feet existing) to legalize a steel openwork screen/canopy structure in the MG zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 12, 2010, with all persons provided an opportunity to speak for and against the proposed project.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Planning Application PA-10-01 with respect to the property described above and requires the applicant to obtain a demolition permit and demolish the structure within 30 days of this action.

**PASSED AND ADOPTED this 12<sup>th</sup> day of April 2010.**

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James Righeimer, Chair  
Costa Mesa Planning Commission

**EXHIBIT "A"**

**FINDINGS (for denial)**

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (e) because:
  - a. The structure is not compatible and harmonious with buildings and site developments that exist or have been approved for the general neighborhood.
  - b. The project is not consistent with the General Plan.
  
- B. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (g)(1) because special circumstances applicable to the property do not exist to justify approval of the variance from front setback requirement. Approval of the deviation would constitute a grant of special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated. Granting of the deviation will allow a development which is not in accordance with the General Plan.
  
- C. The Costa Mesa Planning Commission has denied PA-10-01. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.

ATTACHMENT 2  
Variance for 3036 Enterprise

**Received**  
City of Costa Mesa  
Development Services Department

JAN 13 2010

**Project Description:**

In the details labeled (Facade Screen Plan View Front Façade Only) in our site plan show's that in remodeling this existing building we had to add ADA compliance with both a walkway and proper turn around room. Working with only a 12' set back distance from city property line to the front face of the building, a 2' awning to keep within code would not be able to provide proper coverage for any handicap or non-handicap person. We had no choice but to extend into the 10' allotted setback for proper coverage.

**Justification for approval:**

Both the aesthetic design and functionality of this awning/screen provides good looks and appeasement to the street. Please also view our neighbors testimonials attached with this letter

Thank You

Cameron Ruley

Blake Brett Industries.

**SUPPLEMENTAL FAÇADE FRONT SETBACK VARIANCE APPLICATION**  
**SUBMITTAL BY BLAKE BRETT PROPERTIES, LLC FOR 3036 ENTERPRISE**  
**STREET, COSTA MESA, CA 92626**

**Submittal Deadline: March 18, 2010**

**Planning Commission Hearing Date: April 12, 2010**

**\*NOTE: This Submittal Supplements the Application and Materials Previously Submitted by the Applicant at the Request of the City Planning Department.**

1. **Issue—Variance Required to “Legalize” Façade.** By notice dated December 9, 2009, City Code Enforcement Officer Ron Johnson notified Blake Brett Properties, LLC (“BBP”), as owner of the 3036 Enterprise Street, Costa Mesa, California real property (the “Property”) to “contact the City Building Department for directions on ‘legalizing’ the structure at the front of the property ...” and requested action within fourteen (14) days. Cameron Ruley and other members of BBP promptly took action to address the concerns of the City.

Legalization of the Façade was progressing with the City until February 8, 2010 when Associate City Planner Wendy Shih notified BBP by email that BBP must apply for a Variance from the 10 foot City Setback requirement for the functional, artistic sculpture/ roof/awning structure at the front of the building on the Property (the “Façade”). BBP then commenced the current action to seek a Variance from the City front setback requirement.

2. **Background.** When BBP acquired the Property in September 2005, the Property was not in good condition and did not contribute to the beauty of the City or the neighborhood. [See “Before” photos Nos.: 1-8].

Upon acquisition of the Property BBP set out to greatly enhance the Property and neighborhood while preserving the general character of the area through renovation of the existing Building on site rather than removing the existing improvements and constructing a new structure further back in the lot. An architect and contractor were engaged, Plans were submitted to the City and approved, and construction commenced,

In 2007 the City inspected the Property and issued a Certificate of Occupancy. The Façade was in place at the time of final inspection and no mention of it was made by the City. Admittedly, when BBP discharged its contractor during construction the plans for the Façade inadvertently were not submitted to the City. BBP apologizes for this oversight, but hopes that the City can exercise its discretion based on the facts of the matter and grant a Variance for the Façade.

The enclosed “After photos” of the completed construction on the Property show the beauty of the overall Property improvements (including the Façade), enhancement of the

area and minimal (or no) adverse impact on the neighborhood. [Please Refer to “After” Photo Nos: 9-15]

3. **Qualification of the Façade for a Setback Variance.** BBP respectfully requests that the City grant the Façade Setback Variance for the following reasons:

A. **Special Circumstances.** Because of special circumstances applicable to the Property, the strict application of the City front Setback standards to the Façade would deprive the Property of privileges enjoyed by other properties on Enterprise Street in the immediate vicinity under identical zoning classifications.

As noted above, rather than level the deteriorated and unattractive Building and related improvements on the Property, BBP pursued a lower-impact approach of extensively renovating the existing Building. This meant, among other matters, that BBP did not move the footprint of the Building back into the lot away from the front setback. Other existing Buildings on Enterprise Street in the area of the Property which do not violate the City front Setback requirement are often set back further in the lots and therefore do not face the special hardship of the Property in terms of front setbacks. See for example the properties located at: 3017 Enterprise Street where the Building is set back further in the lot. [Please refer to Photo No: 16]

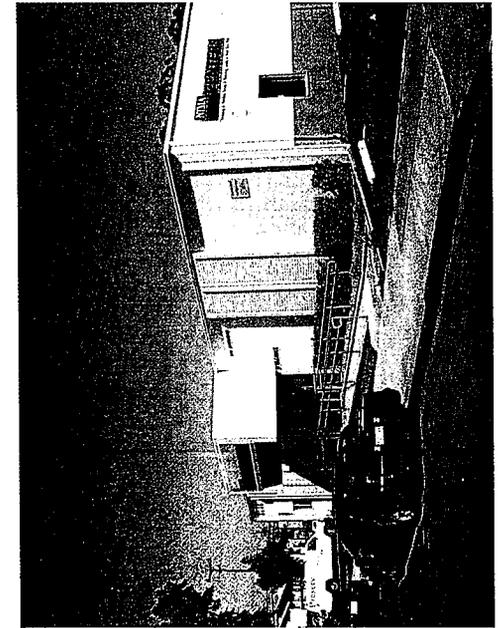
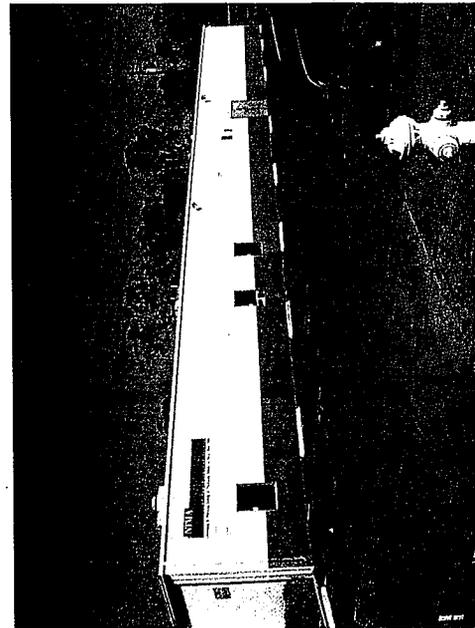
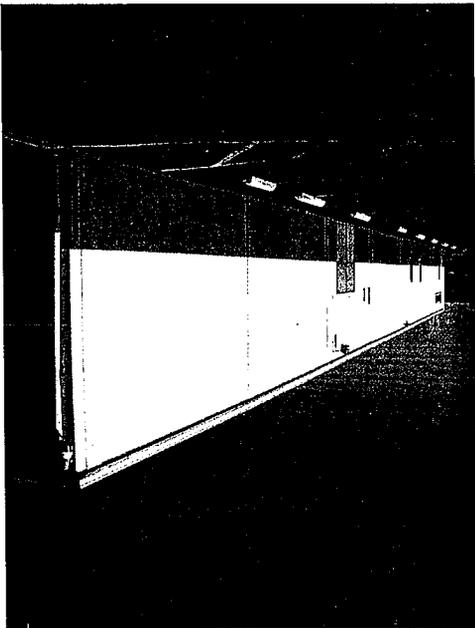
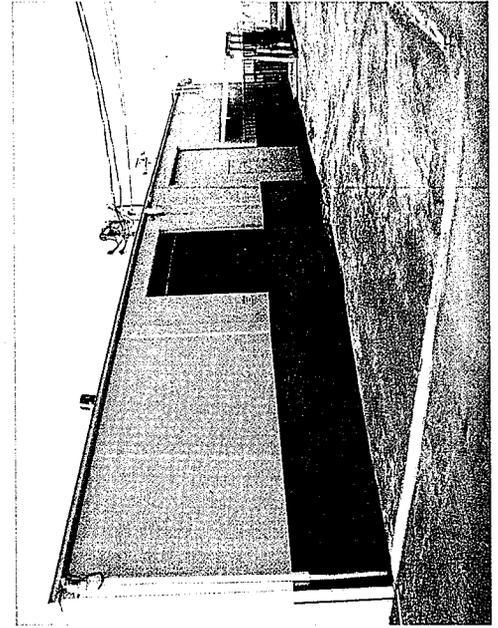
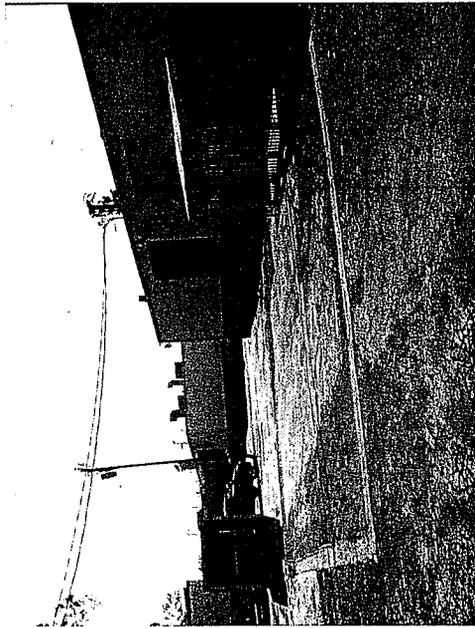
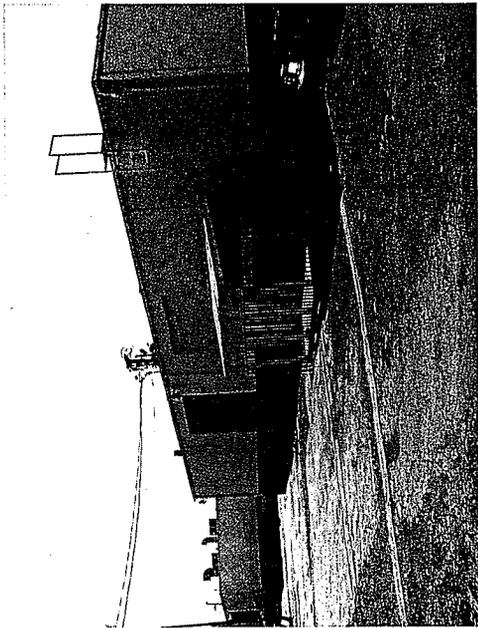
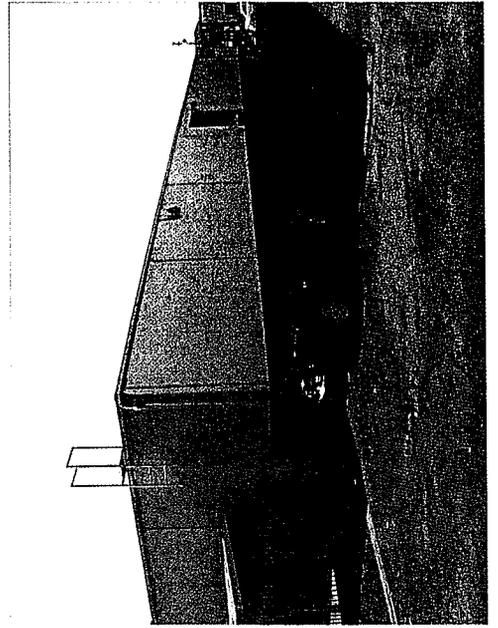
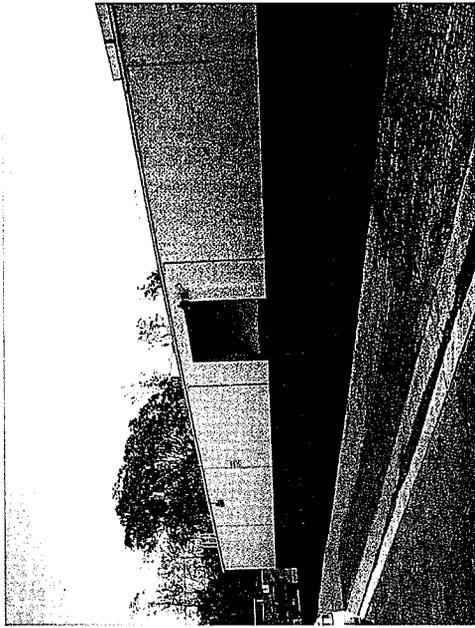
Further, several other properties on Enterprise Street which contain Buildings located in the front portions of their lots like the Property, contain encroachments into front Setbacks. See for example the properties located at: 3037, 3027, 3007, 3006, 3012 and 3020 Enterprise Street. [Please refer to Photo Nos: 17-22] [Note: BBP is not suggesting that there are any problems with the improvements with any of these other properties, and BBP supports the continued operation of all such properties “as-is”].

The Façade installed by BBP on the Property is both beautiful and functional. [Please refer to daytime and night photos of the Façade in Photo Nos.: 23-31]. As noted in the BBP Setback Variance Application, the City-approved Property improvement Plans include a wide ADA-compliant front entrance ramp. This ramp is wide and comfortable. The Façade includes an awning/roof covering to provide shade and rain cover over the portion of the ramp at the front entrance to make the condition safer, more comfortable and more beautiful for all persons. The ramp and front entrance is provided in addition to the multiple other Property Building entrances. It was important to BBP to provide safe and accessible improvements on the Property.

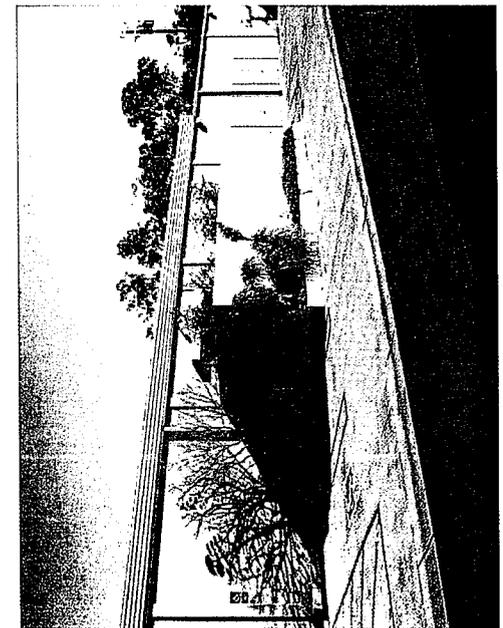
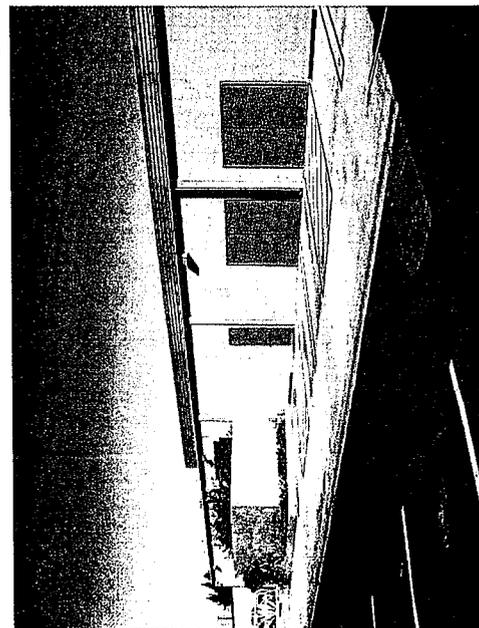
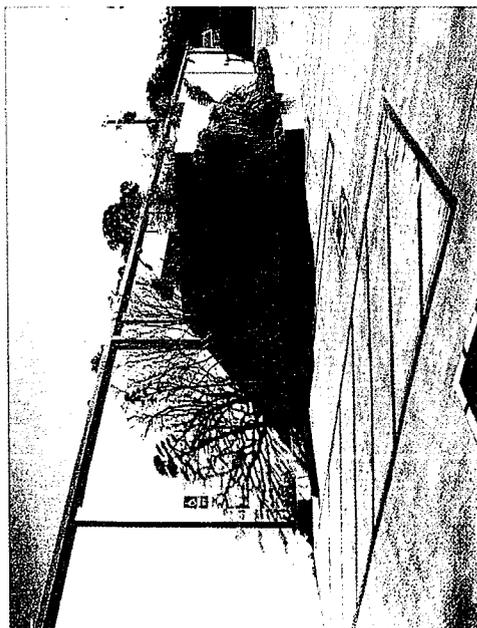
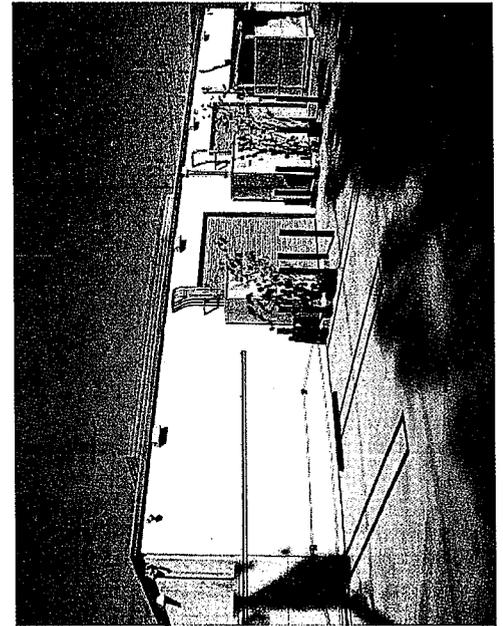
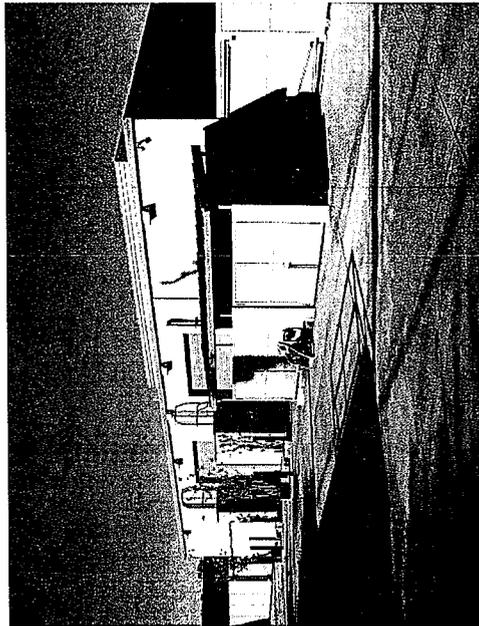
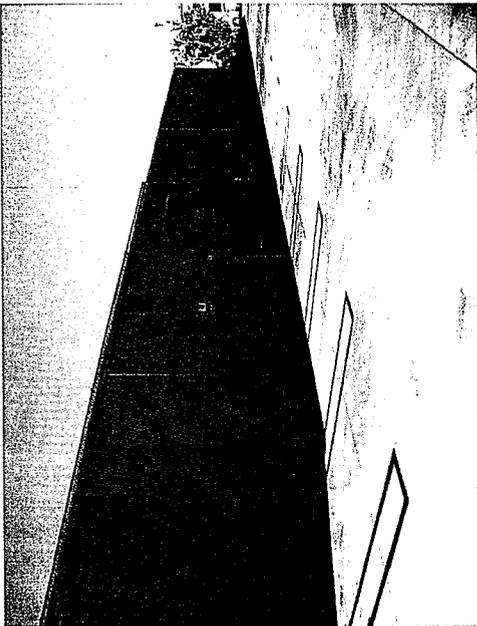
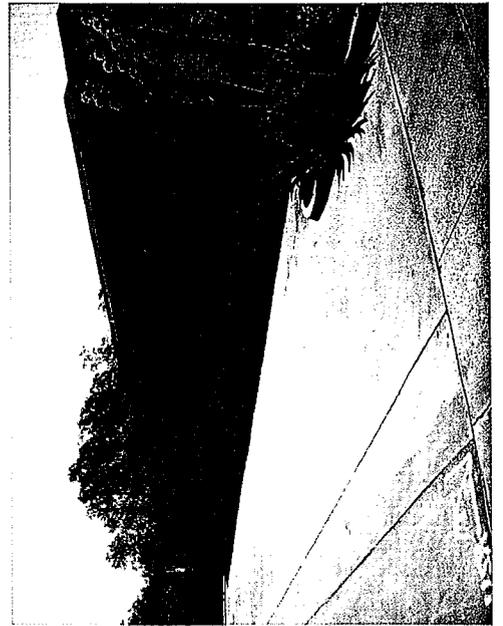
B. The deviation granted for the Façade shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the Property is situated.

Other property owners on Enterprise Street do not view the Façade as a “grant of a special privilege”. To the contrary, the other owners in the area are very pleased with development of the Property as a whole and with the artistic and functional aspects of the Façade in particular, and desire that the Façade be retained. [Please see the attached neighboring property owner Testimonials in support of retention of the Façade].

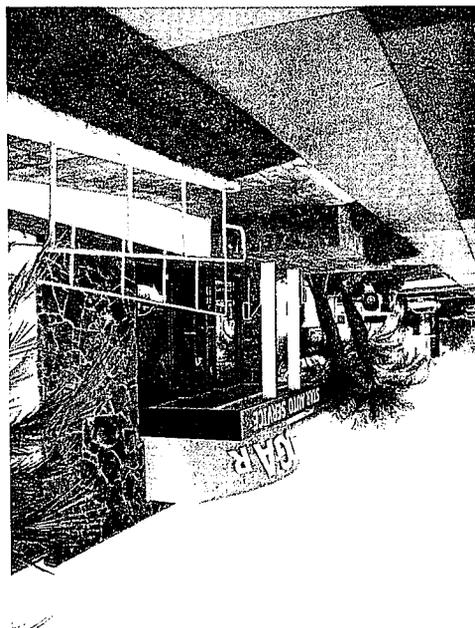
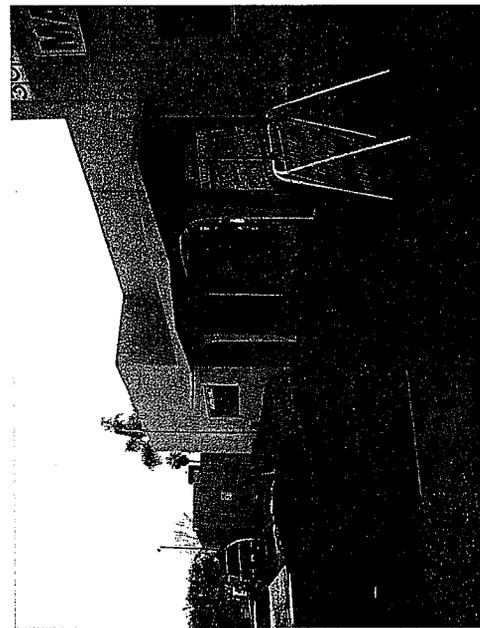
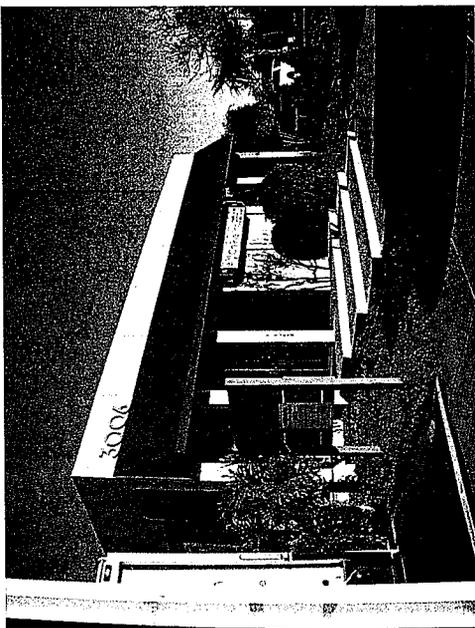
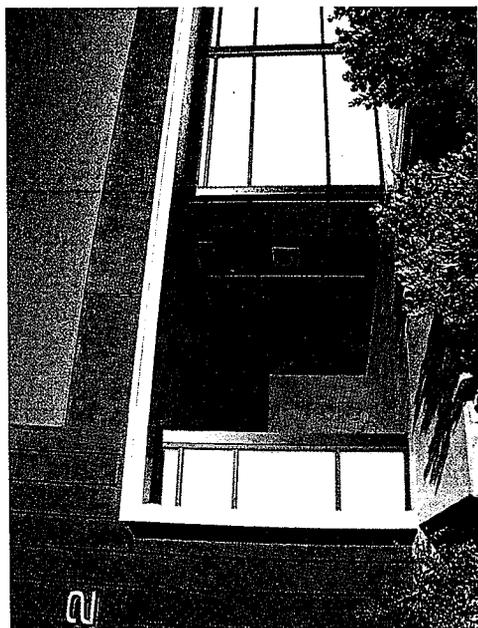
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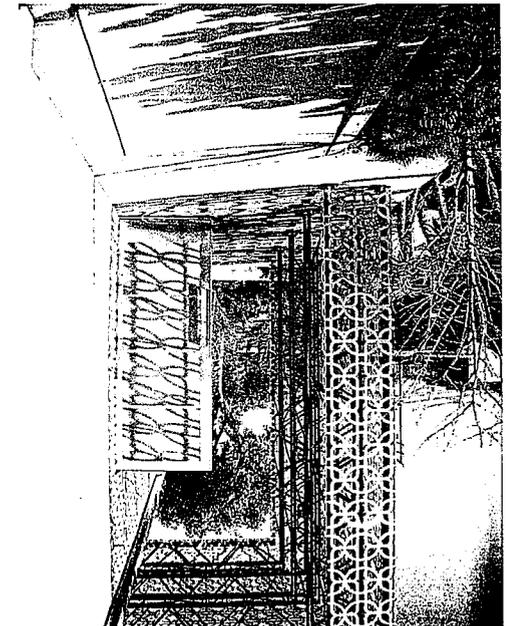
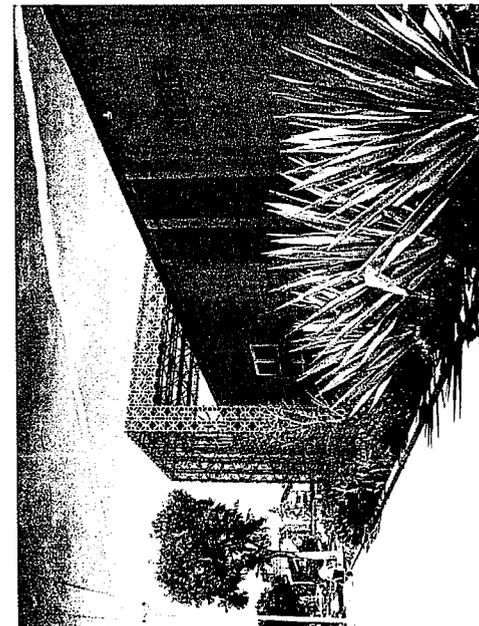
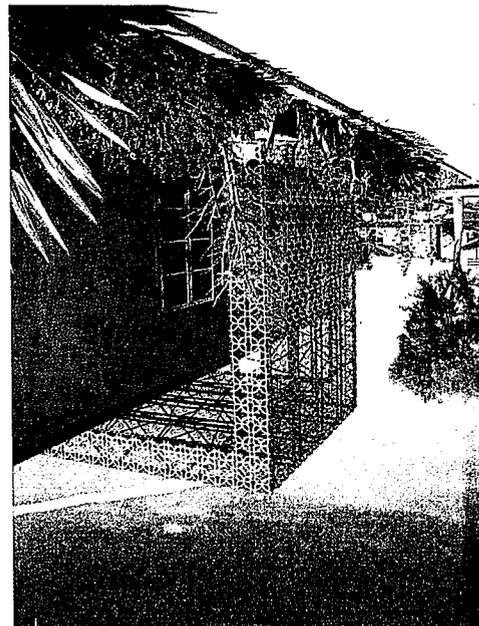
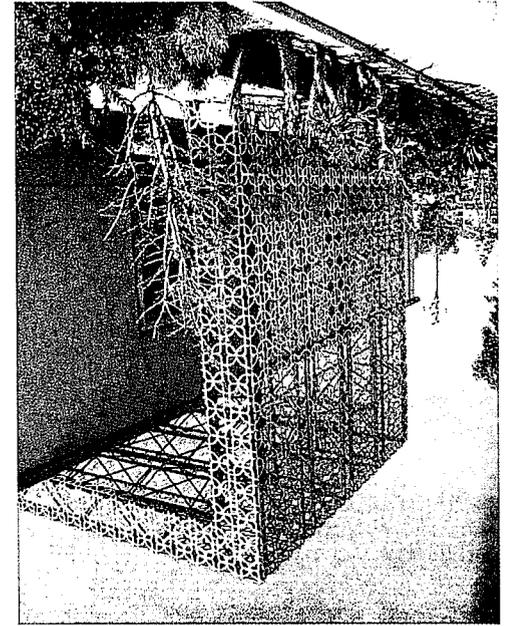
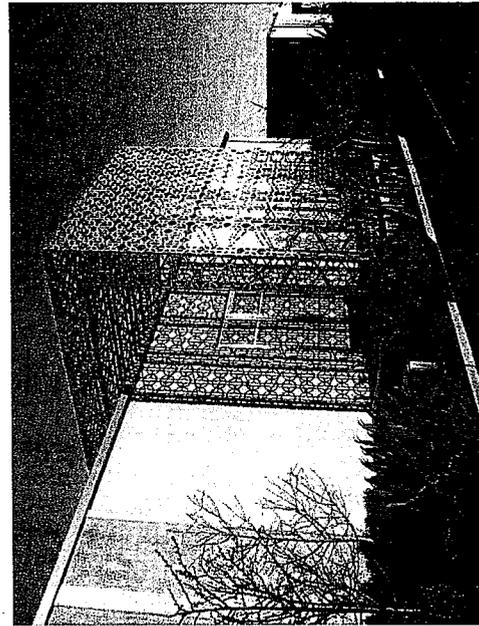
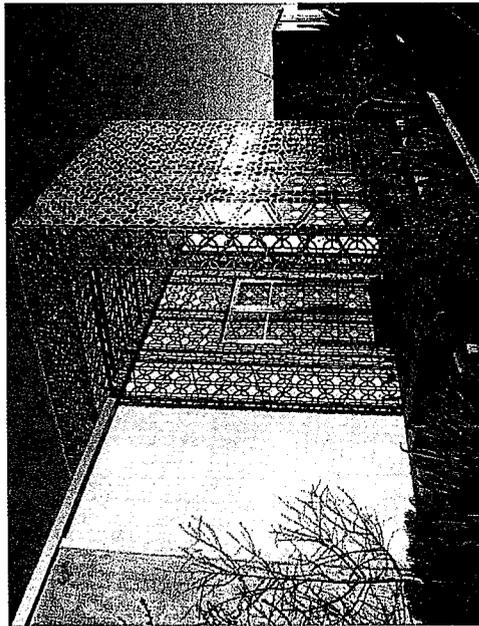
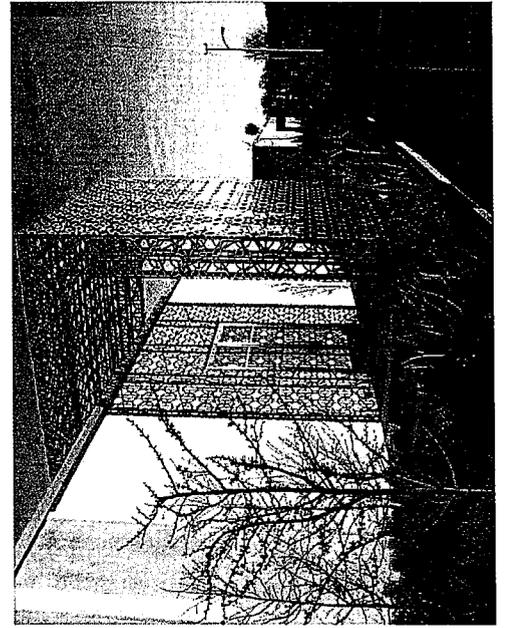
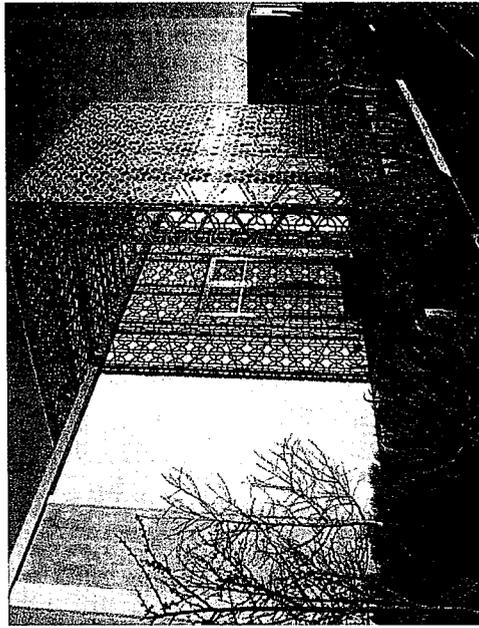
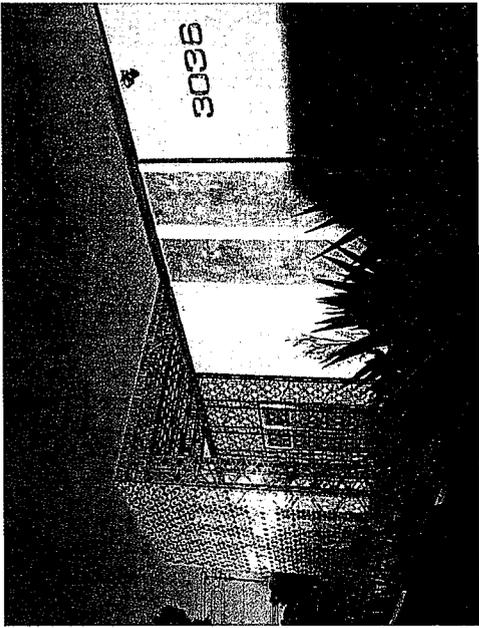
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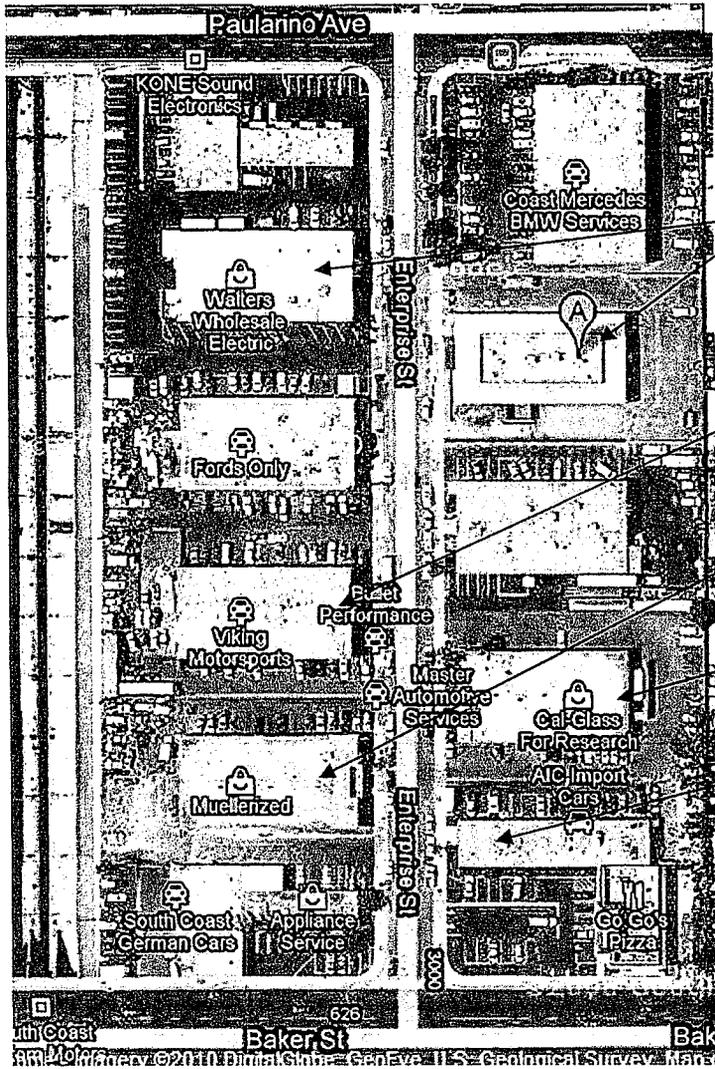
PHOTOS 16-22



PHOTOS 23-31



# Testimonial Map



3036 Enterprise Street

Walters Wholesale Electric

Bullet Performance

Muellerized

ARS/Proserv

Total Office Online

## Cameron Ruley

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**From:** Andy Salz [andy.salz@walterswholesale.com]  
**Sent:** Wednesday, January 06, 2010 12:10 PM  
**To:** 'Cameron Ruley'  
**Subject:** RE: Testimonial  
**Attachments:** \_Certification\_.txt

Cameron,

In regards to our conversation about the 3036 Enterprise building, I would like to state that your building has been a nice addition to our business community. In particular the architecture has enhanced the look of the neighborhood. Many of the buildings on our street in the past have been somewhat of an eyesore. The new structures built in the last few years have certainly helped create a cleaner and upgraded image.

I would hope any modifications the city has questioned will not need to be altered.

Regards,  
Andy Salz  
Branch Manager - Walters Wholesale Electric



THE BMW MASTERS

My name is Mickey Miller and I am the owner of Bullet Performance located at 3017 Enterprise Street in Costa Mesa. We perform a large volume of BMW service and repair and have been in our current location for many years. I have had many of our clients remark about the amazing transformation of the properties across the street from us, as to how nice the buildings and landscaping looks compared to a few short years ago, 3036 in particular with it's highly unique and polished look.

We welcome such neighbors that invest vast sums of money in improving how the community looks, as it improves the perceived upscale nature of our business endeavors.

*Mickey Miller* 1-11-2010

# Muellerized...

**3007 Enterprise St.  
Costa Mesa, CA 92626  
Phone (714) 850-1670  
Fax (714) 850-1690  
Phone Hours: M-F 10 to 6 PST  
sales@muellerized.com**

1/6/2010

To Whom It May Concern,

I am the operations manager at Muellerized, Inc. and I have a few comments related to the building at 3036 Enterprise St:

The building at 3036 Enterprise looks phenomenal versus the way the building looked prior to completion. From the gorgeous and always manicured landscaping and plant life, to the lighting, the building exterior, and the nice parking lots. The front fascia of the building looks pretty amazing and really adds to the look of the building as well as the surroundings. It's really a work of art.

Not only do I think this, but many of our clients have remarked about how amazing those buildings across the street look throughout their construction and even more so after their completion. As a business we are always striving to improve our own operation and the look of our building, but the looks of the buildings surrounding us on Enterprise Street also affects the way our clients view us and this area of the city. Because of this not only do I enjoy coming to work every day, but I enjoy driving down the street past these nice buildings. We are a community here and I think you would have a hard time finding someone who doesn't have something positive to say about the 3036 building and it's impressively polished look.

Sincerely,



Orlando Rojas  
Operations Manager  
Muellerized, Inc.

## **Cameron Ruley**

---

**From:** Shaw, Jay [JShaw@ARS.com]  
**Sent:** Wednesday, January 06, 2010 2:05 PM  
**To:** cameron@blakebrett.net  
**Subject:** 3036 Enterprise  
**Attachments:** \_Certification\_.txt

Cameron Ruley

Blake Brett

Cameron,

I am writing in response to the city of Costa Mesa concern regarding the decorative ornamental structure at the front of 3036 Enterprise. As general manager of Proserv Plumbing and building tenant on this block for the past seven years, I am very pleased with what Blake Brett has done to improve this block. They have taken some of the worst looking buildings and improved them to be the best looking buildings in the area.

I would not be in favor of the city requiring the removal of the ornamental iron; it adds to the plain architecture of the building and looks great. Please purchase more buildings on the street and improve them as you have done to the prior three.

Regards,

**Jay Shaw**

**General Manager**

**ARS/Proserv Plumbing 8116**

**Costa Mesa, CA**

**714-540-8400**

**714-546-4006 fax**

**714-863-3129 cell**

The information contained in this message is intended solely for the addressee(s) named above. If you are not an addressee, or responsible for delivering this message to an addressee, you have received this message in error and you are strictly prohibited from reading or disclosing it.



# Total Office Online, Inc.

11 January 2010

To Whom it May Concern,

In response to the city of Costa Mesa I am writing regarding the decorative awning attached to the front of 3036 Enterprise. As owner of Total Office Online, Inc. at 3006 Enterprise Street, Blake Brett has been a "breath of fresh air" upon moving in to Enterprise Street. Blake Brett has been responsible for cleaning up and overall improving the aesthetics of the street, and in my opinion has made it a more inviting environment for all customers, my own and the nearby automotive.

In conclusion, I am not in favor of the city requiring the removal of the decorative awning. If only more owners cared about the appearance of their buildings the way Blake Brett has.

Regards,

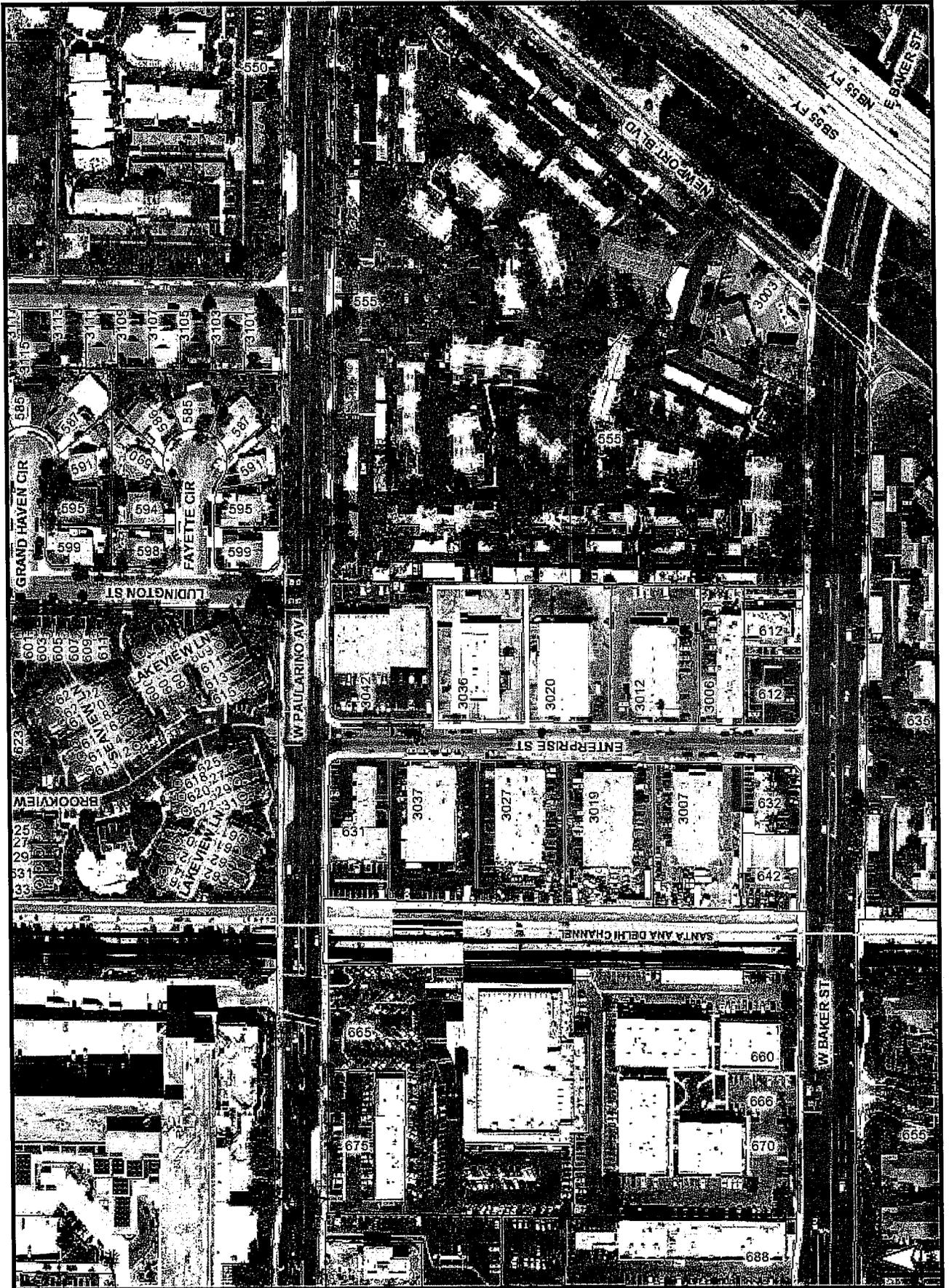
A handwritten signature in black ink, appearing to read "Chris Tucker", written over the word "Regards".

Chris Tucker

Owner

Total Office Online, Inc.

LOCATION/AERIAL MAP



REVISIONS	BY

3036 ENTERPRISE

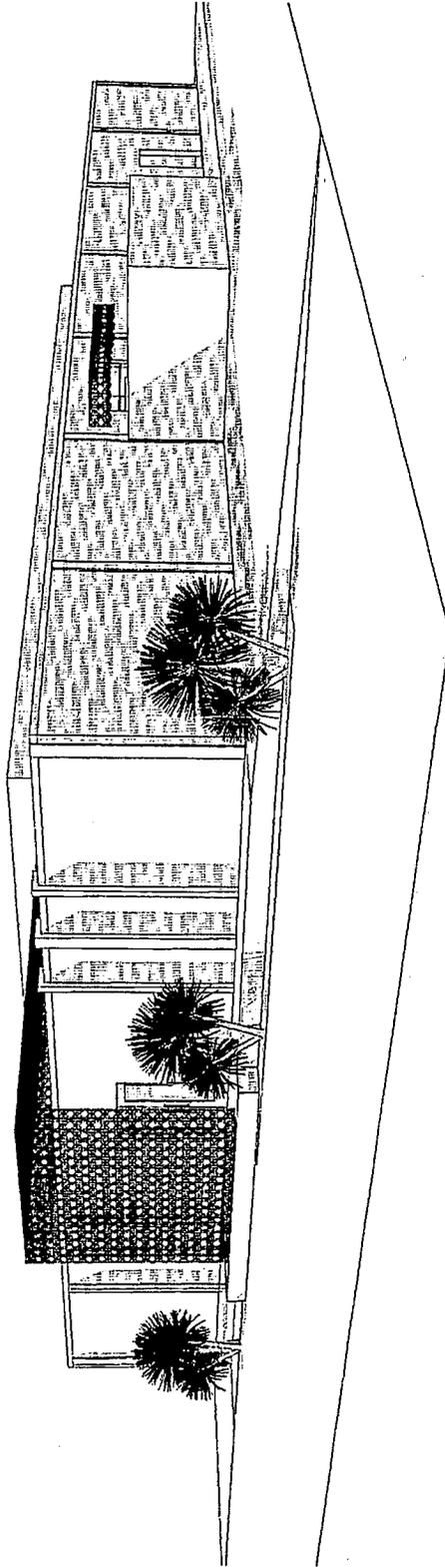
2/21/18  
 PROJECT: 3036 ENTERPRISE  
 3036 02 02

*D. Kruse*

Facade Screen  
 Rendering

Sheet 1 of 3

ATTACHMENT 4



28

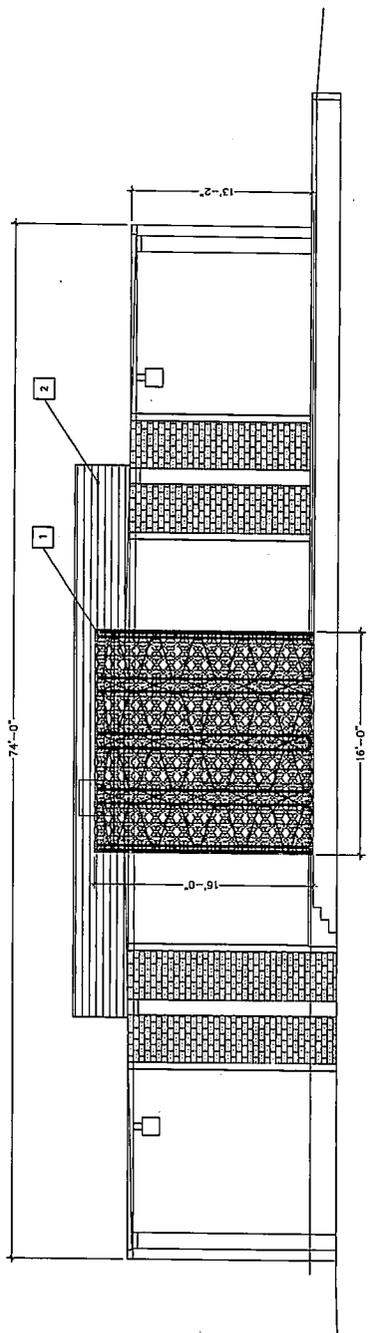
REVISIONS	BY

3036 ENTERPRISE

*D. Kruse*  
 2011.10.10  
 Report Book Chapter 3036  
 5/3/2012

Facade Screen  
 Elevation  
 Sheet 2 of 3

- REFERENCE NOTES**
1. Facade Screen. Tubular steel frame with applied stainless steel panels.
  2. Energy Insept.



29  
 Scale: 1/4" = 1'-0"

REVISIONS	BY

3036 ENTERPRISE

312 164  
Newport Beach, CA 92660  
949 472 1222

*D. Kruse*

Facade Screen  
Plan View Front  
Facade Only

**REFERENCE NOTES**

1. Facade Screen. Details and have with typical stainless steel panels.
2. Access Panel.
3. Air Inletway.
4. Approach with handrail.



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

