PLANNING COMMISSION AGENDA REPORT

VI. 3

MEETING DATE: NOVEMBER 15, 2010 **ITEM NUMBER:**

SUBJECT: **PLANNING APPLICATION PA-10-31 FOR A MASTER PLAN AMENDMENT TO ALLOW AN OUTDOOR SEATING AREA AND HARDSCAPE IMPROVEMENTS WITHIN PERIMETER OPEN SPACE AT 3350 AVENUE OF THE ARTS**

DATE: **OCTOBER 28, 2010**

FOR FURTHER INFORMATION CONTACT: **MINOO ASHABI, SENIOR PLANNER**
(714) 754-5610 or mashabi@ci.costa-mesa.ca.us

DESCRIPTION

The applicant is requesting approval of a Master Plan amendment to allow minor encroachments into the required street back along Avenue of the Arts for the Silver Trumpet restaurant located on the ground floor of the Wyndham Hotel.

The encroachments into the perimeter open space setback along Avenue of the Arts involve the following:

- Proposed 366 square foot outdoor patio with seating along southwesterly area of the restaurant.
- Installation of new stairs and pedestrian ramp at the proposed restaurant entrance at Avenue of the Arts.
- Installation of decorative hardscape, pathway lighting, and potential water feature.

APPLICANT

The applicant is Anders Lasater on behalf of Rosanna, Inc., the property owner.

RECOMMENDATION

Adopt resolution to approve the proposed improvements within the perimeter open space, subject to conditions.

MINOO ASHABI, AIA
Senior Planner

KIMBERLY BRANDT, AICP
Development Services Director

PLANNING APPLICATION SUMMARY

Location: 3350 Avenue of the Arts Application Number: PA-10-31

Request: Provide a new entrance for restaurant on Avenue of the Arts with stair, pedestrian ramp and outdoor seating within the perimeter landscaping

SUBJECT PROPERTY:

Zone: PDR- HD (Planned Development Residential – High Density)

General Plan: PD (Planned Development)

Lot Dimensions: Irregular

Lot Area: 3-acres

SURROUNDING PROPERTY:

North: The Lakes Apartments

South: The Lakes Shopping center and Marriott Suites

East: The Lakes Apts.

West: Renee and Henry Segerstrom Concert Hall

Existing Development: Wyndham hotel and parking structure

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed in PDC zone	Proposed/Provided
Lot Area	One acre	3-acres (No Change)
Maximum Site Coverage	30%	28%
Perimeter Open Space	20 feet abutting public rights-of-way	Min. 20 feet (main building)** 2'-4" outdoor seating
Maximum Floor Area Ratio	2.08*	
Building Setbacks:		
Front (Avenue of the Arts)	20 ft.	20 ft. No Change
Side (left/right)	0	0 ft. No Change

*- This represents a non-conforming FAR for the existing 272,000 sf hotel on the 3-acre site. The proposed outdoor seating is not intensifying the restaurant use but rather providing an alternate outdoor seating visible on the Avenue of the Art frontage.

** - The proposed improvements to encroach into the perimeter open space include an integrated landscape, harsdcape area containing stair, ramps and outdoor seating. .

Final Action	Planning Commission
CEQA Review	Exempt

BACKGROUND:

Project Site

The property is located at 3350 Avenue of the Arts across from the future site of the Orange County Museum of Art (Attachment 3). The property is zoned PDR-HD (Planned Development Residential-High Density) and has a General Plan Designation of High Density Residential. The property is also located in the North Costa Mesa Specific Plan area.

The hotel was originally approved in 1987 and the banquet rooms were added in 1993. The hotel currently includes a three-story parking structure, a six-story hotel structure with 238 rooms, and a full restaurant and banquet rooms at the ground floor.

The restaurant is currently only accessible from the main hotel lobby that faces the parking structure. An outdoor dining area that will remain unchanged is currently provided facing the lake and the common areas. The proposed outdoor area is an alternate location with lounge seating to promote the restaurant use from the Avenue of the Arts frontage.

On September 24, 2007, the Planning Commission approved a master plan and a vesting tentative tract map (PA-06-75, VT-17172) to redevelop the hotel site with a new parking structure and a 23-story high-rise residential tower. In 2009, the property was foreclosed and is currently operating under new ownership. The approval for the 2007 entitlement is valid for five years until September 2012. However, the new property owner is not pursuing the entitlement at this time and is investing in remodeling and interior/ exterior improvements to upgrade the hotel rooms and the restaurant façade on Avenue of the Arts.

ANALYSIS

Planning Application PA-10-31
Project Description

The applicant noted that major challenges to the success of the Silver Trumpet restaurant include the lack of visibility from Avenue of Arts and absence of a vibrant street scene. The applicant is proposing a new entrance to the restaurant from Avenue of the Arts. This entrance is intended to capture the attention of patrons from the Orange County Performing Arts Center and improve the street view of the hotel building on Avenue of the Arts.

The improvements that would require encroachment into the required 20-foot perimeter open space setback are included as Attachment 5 and summarized as follows:

- Proposed 366 square foot outdoor patio with seating along southwesterly area of the restaurant.
- Installation of new stairs and pedestrian ramp to the proposed restaurant entrance at Avenue of the Arts.
- Installation of decorative hardscape, pathway lighting, and potential water feature.

Other planned improvements that would not affect the perimeter open space setback include:

- Removal of the current canvas awning on street frontage and replacement with a modern façade using illuminated translucent glass panels and stainless steel canopy.
- Installing new drought tolerant landscaping in the perimeter landscape area surrounding the new entrance and the new outdoor patio seating for the restaurant.

The portion of the perimeter open space that will be removed as part of this project includes five mature pine trees and ground cover (Attachment 4). The proposed landscaping includes five 36-inch box Palo Verde trees in place of pine trees adjacent to the building and other drought tolerate plants such as blue chalk sticks and rosemary for ground covering. The landscaping for the restaurant frontage will be unique and complementary to the restaurant façade (Attachment 5).

Master Plan Amendment Required

In the Planned Development zone, Code requires a 20 foot perimeter open space setback. Section 13-61 of the Zoning Code indicates that this area shall be kept free of buildings and structures and permanently maintained in landscaping. However, Code allows some exceptions in the PDC and PDR-NCM zones for minor encroachments into the perimeter open space under certain conditions.

Planning Commission may approve exceptions for encroaching into perimeter landscape areas in the form of architectural features (such as awnings, and canopies) and hardscape features (such as paving, patios, planters, and street furniture) if the following can be determined:

- These other features provide usable, visually interesting pedestrian amenities and facilitate pedestrian circulation;
- These additional features enhance the overall urban design concept of the planned development and promote the goals of the general plan, applicable specific plan, and/or redevelopment plan;
- Adequate landscaping is retained to shade the outdoor use areas and to complement the architecture and the design of buildings and pedestrian areas; and,
- The design of the perimeter setback area will be compatible with contiguous development.

Because the property is zoned PDR-HD, staff believes that it would be appropriate to process a Master Plan amendment to evaluate if the proposed encroachments would satisfy the intent of the open space perimeter setback and to authorize these specified encroachments.

Justification for Approval of Planning Application PA-10-31

Staff supports approval of the application for the following reasons:

- *The proposed improvements enhance pedestrian circulation*. The new entrance will provide for a convenient pedestrian access from the public side walk on Avenue of the Arts. This new entrance may attract patrons from the Performing Arts Center and the Renee & Henry Segerstrom Concert Hall, as well as draw business professionals from the surrounding office buildings during the weekday. The existing entrance from the lobby of the Wyndham Hotel would then serve as a secondary entrance to the restaurant.

- *The new outdoor patio and added stairs, ramp and hardscaping enhance the overall urban design concept of the planned development and promote the goals of the General Plan and North Costa Mesa Specific Plan.* The proposed improvement will provide an inviting entrance for the restaurant with the enhanced landscaping and new hardscape materials that is consistent with the General Plan's Community Design Element that encourages use of entrance patios and plazas in commercial areas and North Costa Mesa Specific Plan in promoting pedestrian traffic on Avenue of the Arts.

- *With the added hardscaping, adequate landscaping will still be retained to complement the architecture and the design of buildings and pedestrian areas.* Even though the proposed improvements will encroach into the perimeter landscaping, the new landscaping is selected to be complementary with the building and the proposed modern new finishes and colors providing a coherent design for the entrance of the restaurant. The existing mature pine trees will be replaced with five 36-inch box Palo Verde trees that are compatible in canopy height with the proposed improvements.

- *The proposed improvements are compatible with contiguous properties.* The existing landscaping has been in place for more than 15 years and includes five pine trees and turf. The proposed landscape and improvement are modern, water efficient and compatible with the eclectic design of the buildings in the vicinity. As other buildings in the area modernize their looks, it is anticipated that the landscaping of the area will be incrementally changing to be more water efficient and include more California native plants. Condition No. 2 requires that the drought tolerant palette be incorporated into the landscaping north of the hotel entrance so that there is consistency on both sides of the main entrance.

- *The hours of operation for the outdoor seating area will be consistent with the restaurant.* The restaurant and the outdoor seating will be open from noon to 10:00 p.m. consistent with the current hours of the restaurant. The proposed outdoor seating is intended to provide an inviting ambience for the restaurant with casual lounge seating where appetizers will be served along with alcoholic beverages consistent with the requirements of the Alcoholic Beverage Control.

ENVIRONMENTAL DETERMINATION

If approved, the use would be exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities. Denial of the request would be subject to statutory exemption from CEQA under Section 15270 for projects that are disapproved.

GENERAL PLAN CONFORMITY

Approval of the improvements within the perimeter open space on Avenue of the Arts will be consistent with the General Plan, North Costa Mesa Specific Plan that encourage use of entrance patios and plazas in commercial areas and promoting pedestrian traffic on Avenue of the Arts.

ALTERNATIVES

The Commission has the following alternatives:

1. Approve PA-10-31 for the proposed improvement within perimeter open space.

2. Deny PA-10-31 for the proposed improvements. If the application is denied by the Planning Commission, the use would be prohibited on the property and the applicant could not submit a similar application for six months.

CONCLUSION

Staff supports approval of the proposed improvements since the added entrance, landscape and hardscape improvements, and the outdoor seating will improve the passive appearance of the Avenue of the Arts frontage and provide for an inviting frontage for the restaurant. The landscape improvements is an enhancement to the existing landscaping in that they incorporate water efficient landscape design with modernize aesthetics complementary to the building design.

Attachments:
1. Planning Commission Approval and Denial Resolutions
2. Applicant's Request Letter
3. Location Map
4. Site Photos
5. Submitted Plans

cc: Deputy City Attorney
Public Services Director
City Engineer
Transportation Svs. Manager
Fire Protection Analyst
Staff (4)
File (2)

Paul Sanford
Rosanna Inc.
3350 Avenue of the Arts
Costa Mesa, CA 92626

RESOLUTION NO. PC-10-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-10-31 FOR WYNDHAM HOTEL LOCATED AT 3350 AVENUE OF THE ARTS

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

WHEREAS, an application was filed by Anders Lasater, authorized agent to the property owner of real property located at 3350 Avenue of the Art for a Master Plan amendment to allow minor encroachments into the required street back along Avenue of the Arts for the Silver Trumpet restaurant. The encroachments into the perimeter open space setback along Avenue of the Arts involve the following:

- Proposed 366 square foot outdoor patio with seating along southwesterly area of the restaurant.
- Installation of new stairs and pedestrian ramp at the proposed restaurant entrance at Avenue of the Arts.
- Installation of decorative hardscape, pathway lighting, and potential water feature;

WHEREAS, the outdoor seating area is integrated with the landscape and hardscape design within the perimeter open space and consistent with the General Plan's Community Design Element that encourages use of entrance patios and plazas in commercial areas and North Costa Mesa Specific Plan in promoting pedestrian traffic on Avenue of the Arts;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 15, 2010 where all persons had the 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 **APPROVES** PA-10-31 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-10-31 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 15th day of November, 2010.

James Righeimer, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS: – APPROVAL (PA-10-31)

A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:

1. The proposed improvement within the perimeter open space use is compatible and harmonious with uses on surrounding properties.
2. Safety and compatibility of the improvements with the adjacent commercial uses, 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, as conditioned, is consistent with the General Plan and the North Costa Mesa Specific Plan.
4. The planning application is for a project-specific case and does not establish a precedent for future development.

B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-61 in that proposed improvements provide usable, visually interesting pedestrian amenities, and enhance the overall urban design concept of the Planned Development with adequate landscaping to complement the architecture and design of the buildings and pedestrian areas. In addition, the design of the perimeter setback will be compatible with contiguous 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 from CEQA under Section 15301 for existing construction.

D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

E. The proposed amendment to master plan meets the broader goals of the General Plan, the North Costa Mesa Specific Plan, and the zoning code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

EXHIBIT "B"

CONDITIONS OF APPROVAL (PA-10-31 FOR 33510 AVENUE OF THE ARTS)

Plng.

1. The use shall be limited to the type of operation described in the staff report and applicant's letters dated November 15, 2010, subject to conditions. Any change in the operational characteristics including change in hours of operation for the outdoor seating, shall be subject to Planning Division review and may require an amendment to the approval, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
2. The applicant shall incorporate the drought tolerant plant and ground cover palette into the landscaping north of the hotel entrance to the greatest extent possible to complement the landscaping on the south side subject to approval of the Planning Division.
3. The uses shall be conducted, at all times, in a manner to allow the quiet enjoyment of the surrounding neighborhood. The applicant shall institute whatever operational measures necessary to comply with this requirement.
4. Live entertainment, amplified music and/or dancing may only be permitted subject to City issuance of a "public entertainment permit." Contact Code Enforcement (714/754-5623) for application information. The approval of these activities is not included in the Master Plan amendment.
5. At all times the premises is open for business, the sale and service of alcoholic beverages shall be made only in conjunction with the sale and service of food.
6. The restaurant shall remain a "bona fide eating place" as defined by section 23038 of the California Business and Professions Code.

RESOLUTION NO. PC-10-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-10-31 FOR WYNDHAM HOTEL LOCATED AT 3350 AVENUE OF THE ARTS

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

WHEREAS, an application was filed by Anders Lasater, authorized agent to the property owner of real property located at 3350 Avenue of the Art for a Master Plan amendment to allow minor encroachments into the required street back along Avenue of the Arts for the Silver Trumpet restaurant. The encroachments into the perimeter open space setback along Avenue of the Arts involve the following:

- Proposed 366 square foot outdoor patio with seating along southwesterly area of the restaurant.
- Installation of new stairs and pedestrian ramp at the proposed restaurant entrance at Avenue of the Arts.
- Installation of decorative hardscape, pathway lighting, and potential water feature;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 15, 2010 with all persons given the opportunity to speak for and against the proposal;

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-10-31 with respect to the property described above.

PASSED AND ADOPTED this 15th day of November, 2010.

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James Righeimer, Chair
City of Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, KIMBERLY BRANDT, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on November 15, 2010, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS:–(DENIAL)

A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:

   2. The project is not compatible and harmonious with uses on surrounding properties.
   3. The project is not consistent with the General Plan.
   4. The planning application is for a project-specific case and does not establish a precedent for future development.

B. Granting the Master Plan amendment will be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

C. The Costa Mesa Planning Commission has denied Planning Application PA-10-31. 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.

D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

ATTACHMENT 2

AndersLasater**Architects**, inc.

27 September 2010

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

Attention: Claire L. Flynn, AICP
Planning Administrator

Re: New Entry and Exterior Improvements at
The Silver Trumpet Restaurant
Wyndham Orange County Hotel
3350 Avenue of the Arts, Costa Mesa, CA 92626

Dear Ms. Flynn,

Attached please find our Planning Application and preliminary concept plans for the new proposed entry and related exterior improvements to the Silver Trumpet Restaurant at the Wyndham Orange County Hotel. These plans include preliminary architectural site plan, floor plan, and elevations along with conceptual landscape, grading, and lighting plans.

Our proposal is intended to address the need for an improved street presence and an entry to the hotel restaurant along Avenue of the Arts. The existing building façade and street-scape along Avenue of the Arts suffers from a nondescript commercial expression which turns its back to the larger context of that vital cultural center that is the performing arts center and has no street access for pedestrians or guests attending the performing arts center across the street. The proposed entry façade and landscape solution engages the street and turns a new, dynamic face towards the Avenue of the Arts embracing the users of the surrounding facilities and supporting those cultural activities. The proposed improvements consist of two main elements: 1) the building façade improvements and 2) the site and landscape improvements.

The building improvements incorporate a new glass restaurant façade that is envisioned as beacon for visitors to identify the hotel both during the day and at night. Like a paper lantern it will glow softly in the evening reflecting the same sensibility as the glass facades and canopies of the new Segerstrom Hall across Avenue of the Arts. A new stainless steel entry canopy protects the new proposed entry doors and becomes a ledge on which the new restaurant signage will sit. I have attached some preliminary renderings of this façade which, though depicting an earlier version of the façade do help to indicate how the improvements are intended to look.

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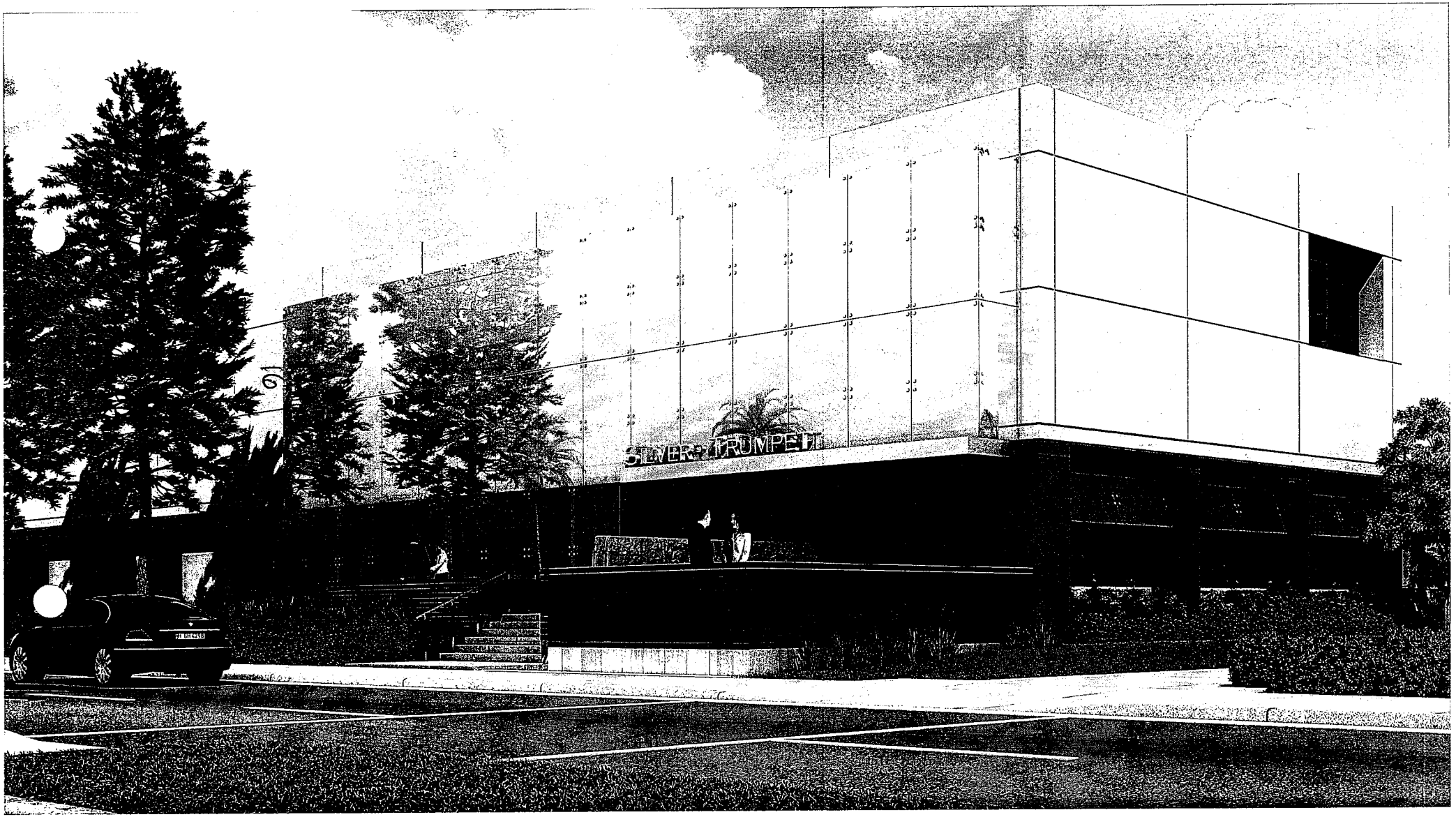
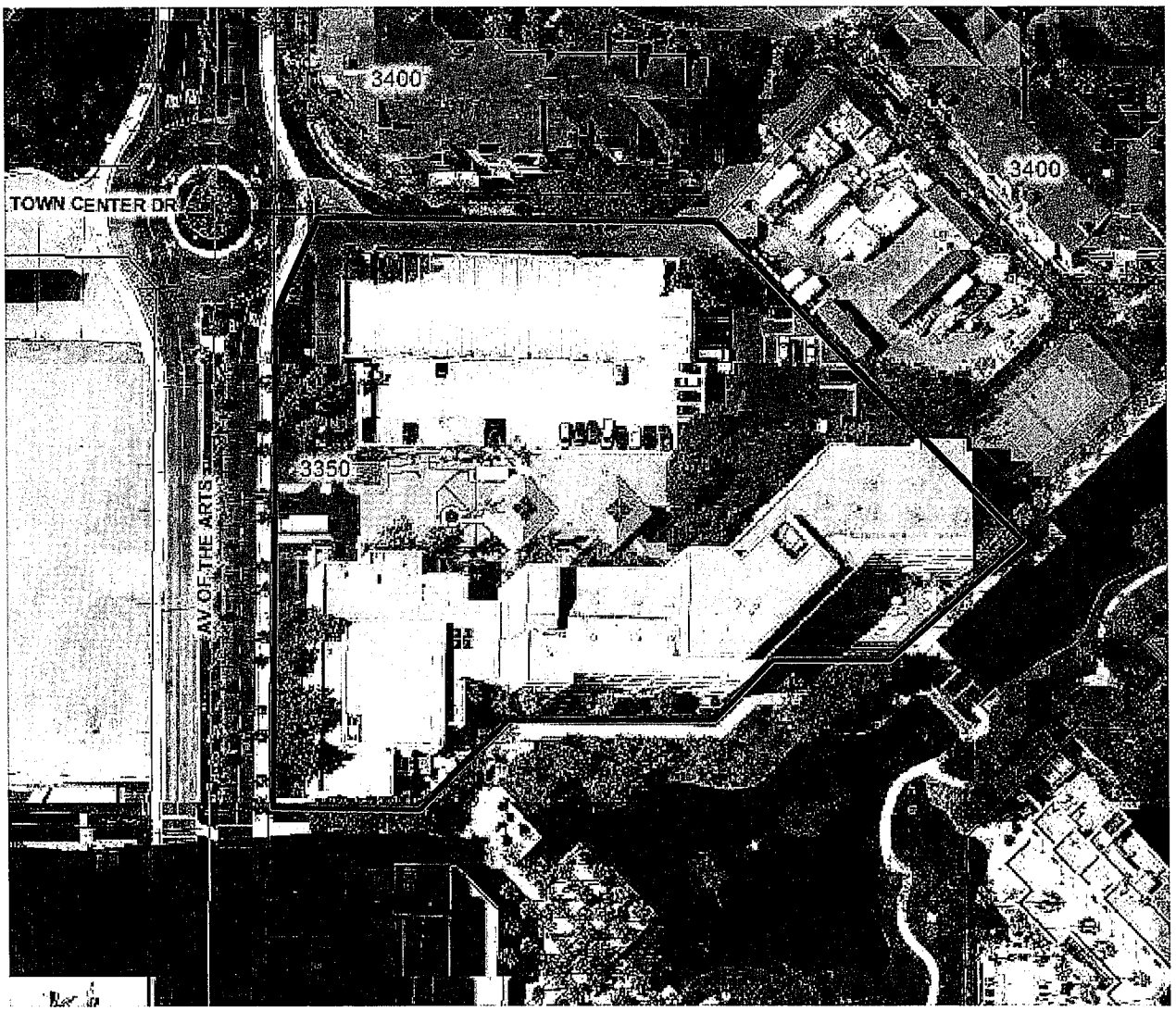

SILVER TRUMPET

SILVER TRUMPET

ATTACHMENT 3

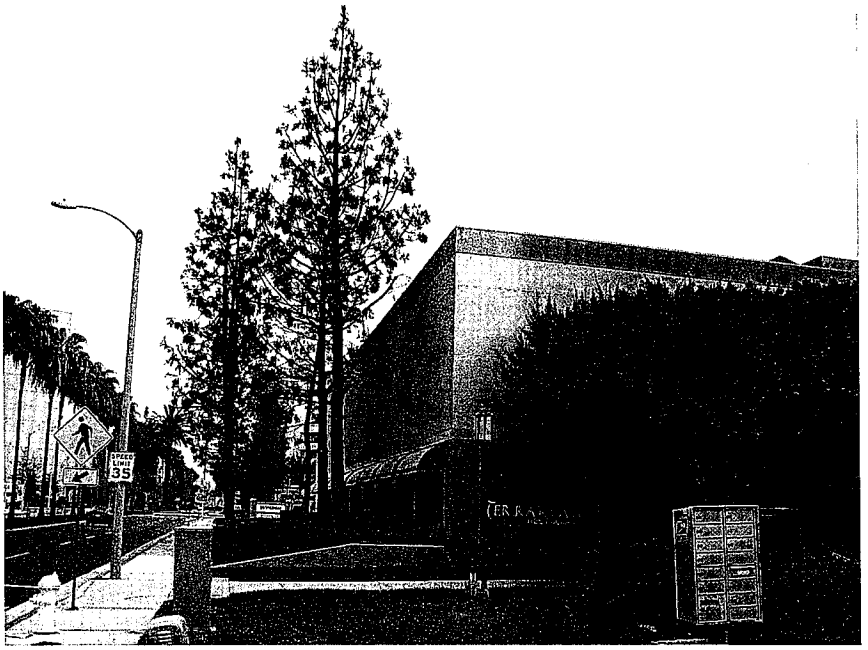
PA-10-31
3350 Avenue of the Arts

Wyndham Hotel



Location Map

ATTACHMENT 4



Site Photos

Looking North

Abbreviations

@	AT	JAN.	JANITOR
A.B.	ANCHOR BOLT	JST.	JOIST
A.C.	ASPHALTIC CONCRETE	JT.	JOINT
ACOUS.	ACOUSTICAL		
ACS.	ACRES	K.C.	KEENE'S CEMENT
ADJ.	ADJUSTABLE	KIT.	KITCHEN
A.D.	AREA DRAIN		
A.F.F.	ABOVE FINISH FLOOR	LAM.	LAMINATE(D)
A.F.S.	ABOVE FINISH SURFACE	LAV.	LAVATORY
ALT.	ALTERNATE	LGTH	LENGTH
ALUM.	ALUMINUM	LKR.	LOCKER
A.T.	ASPHALT TILE		
		MAS.	MASONRY
BD.	BOARD	MAX.	MAXIMUM
BET.	BETWEEN	MECH.	MECHANICAL
BLDG.	BUILDING	MEMB.	MEMBRANE
BLK.	BLOCK	MET.	METAL
BLKG.	BLOCKING	MFG.	MANUFACTURER
BM.	BEAM	M.H.	MANHOLE
BOT.	BOTTOM	MIN.	MINIMUM
		MISC.	MISCELLANEOUS
C.B.	CATCH BASIN	M.O.	MASONRY OPENING
CEM.	CEMENT	M.R.	MOISTURE RESISTANT
CER.	CERAMIC		
C.I.P.	CAST IRON PIPE	N.I.C.	NOT IN CONTRACT
C.L.	CENTER LINE	NO.	NUMBER
CLG.	CEILING	NOM.	NOMINAL
CLO.	CLOSET	N.T.S.	NOT TO SCALE
CLR.	CLEAR		
C.O.	CLEAN OUT		
COL.	COLUMN		
COM.	COMMON	OBSC.	OBSCURE
CONC.	CONCRETE	O.C.	ON CENTER
CONT.	CONTINUOUS	O.D.	OUTSIDE DIAMETER
C.T.	CERAMIC TILE	OFF.	OFFICE
C.W.	COLD WATER	OPG.	OPENING
C.Y.D.	CUBIC YARD	OPP.	OPPOSITE
D.D.	DOOR DIMENSION	OV.	OVEN
DET.	DETAIL	OVFL.	OVERFLOW
D.F.	DRINKING FOUNTAIN	PART'N	PARTITION
DIA.	DIAMETER	P.L.	PROPERTY LINE/PLATE
DIM.	DIMENSION	P.L.	PLASTIC LAMINATE
DR.	DOOR	PLAS.	PLASTER
DRWG.	DRAWING	PLYWD.	PLYWOOD
D.S.	DOWNSPOUT	PR.	PAIR
D.W.	DISHWASHER		
		R.	RISER
EA.	EACH	RAD.	RADIUS
E.J.	EXPANSION JOINT	REF.	REFRIGERATOR
ELEC.	ELECTRICAL	REINF.	REINFORCING
ELEV.	ELEVATION	REQ'D.	REQUIRED
ENCL.	ENCLOSURE	RESIL.	RESILIENT
EXH.	EXHAUST	RD.	ROOF DRAIN
EXIST.	EXISTING	RM.	ROOM
EXP.	EXPANSION	R.O.	ROUGH OPENING
EXT.	EXTERIOR		
		S.C.	SOLID CORE
F.D.	FLOOR DRAIN	S.F.	SQUARE FOOT
F.E.C.	FIRE EXTINGUISHER CABINET	SHT.	SHEET
F.F.	FINISH FLOOR	SHTG.	SHEATHING
F.G.	FUEL GAS	SIM.	SIMILAR
F. GL.	FIXED GLASS	SPECS.	SPECIFICATIONS
F.H.C.	FIRE HOSE CABINET	SQ.	SQUARE
FIN.	FINISH	S.S.	STAINLESS STEEL
F.J.	FLOOR JOIST	S.T.C.	SOUND TRANSMISSION CLASS
FLR.	FLOOR	STD.	STANDARD
FLRG.	FLOORING	STL.	STEEL
FLUOR.	FLUORESCENT	STOR.	STORAGE
F.O.C.	FACE OF CONCRETE	STRUCT.	STRUCTURAL
F.O.F.	FACE OF FINISH	SUSP.	SUSPENDED
F.O.M.	FACE OF MASONRY		
F.O.S.	FACE OF STUD	T.	TREAD
F.S.	FLOOR SINK	TEMP.	TEMPERED
FTG.	FOOTING	TEL.	TELEPHONE
		TERR.	TERRAZZO
GA.	GAUGE	T & G	TONGUE AND GROOVE
GALV.	GALVANIZED	THRU	THROUGH
G.D.	GARBAGE DISPOSAL	T.O.C.	TOP OF CURB
G.I.	GALVANIZED IRON	T.O.P.	TOP OF PARAPET
GL.	GLASS	T.O.PL.	TOP OF PLATE
GR.	GRADE	T.O.W.	TOP OF WALL
GYP. BD.	GYPSUM BOARD	TYP.	TYPICAL
		U.	URINAL
H.B.	HOSE BIBB	U.N.O.	UNLESS NOTED OTHERWISE
H.C.	HOLLOW CORE		
HDR.	HEADER	V.C.T.	VINYL COMPOSITION TILE
HGT.	HEIGHT	VERT.	VERTICAL
HORIZ.	HORIZONTAL	VEST.	VESTIBULE
H.PT.	HIGH POINT		
HTR.	HEATER	W/	WITH
H.W.	HOT WATER	WAINS.	WAINSCOT
HWD.	HARDWOOD	W.C.	WATER CLOSET
		WD.	WOOD
I.D.	INSIDE DIAMETER	WH.	WATER HEATER
I.I.C.	IMPACT INSULATION CLASS	WP.	WATERPROOF
I.P.S.	IRON PIPE SIZE		
INSUL.	INSULATION		
INT.	INTERIOR		
INV.	INVERT		

Symbols Legend

- CERAMIC
- CONCRETE
- FINISH WOOD
- GYPSUM BOARD
- INSULATION
- MASONRY
- METAL
- PLASTER
- PLYWOOD
- WOOD STUD
- DOOR NUMBER
- DETAIL NUMBER / SHEET NUMBER
- EXTERIOR COLOR & MATERIAL
- GRID LINE
- SHT. NO. / DET. NO. — INTERIOR ELEVATION
- KEY NOTE
- SECTION DESIGNATION / SHEET NUMBER
- WINDOW LETTER

Building Department Notes

1. Modification to fire sprinkler system to be approved by fire department under separate permit.
2. Signage to be approved under separate permit.
3. The facilities are identified by signs and other identification in compliance with the international symbols of accessibility (title 24, part 2).
4. provide ventilation in accordance with chapter 12 of c.B.C. 2007 edition
5. Mechanical, electrical, and plumbing scope of work are under separate permits.
6. The facilities, including but not limited to sanitary facilities, within the new Scope of work, comply with handicapped access requirements.
7. Extend or modify existing fire life safety and emergency fire alarm systems under separate permit to be approved by fire department.
8. Evacuation signage shall be provided per title 19, section 3.09.
9. Certificate of workmen's compensation insurance must be on file with building and safety before a permit can be issued.
10. The path of exit travel to and within exits in this building shall be identified by exit signs conforming to the requirements of section 1003.2.8

Description of Work

New exterior lighted translucent glass facade & associated structure w/ stainless steel canopy & signage
Newexterior enclosed patio w/ built in seating, exterior path, stair and landscape improvements
New exterior wood louver shade devices at existing windows
New glass entry doors and windows
New interior reception, bar and lounge improvements to existing restaurant facility

Project Team

PROJECT ARCHITECT:	Anders Lasater Architects, Inc 384 Forest Avenue, Suite 12 Laguna Beach, CA 92651 949 280 7097 Phone 949 497 1627 Fax	STRUCTURAL ENGINEER:	xx xx xx
PROJECT OWNER:	xx xx xx xx	CIVIL ENGINEER	xx xx xx xx
LANDSCAPE ARCHITECT:	xx xx xx xx	PROJECT GEOLOGIST	xx xx xx xx

Site Information

Legal Description:
xxx
APN:
xxx

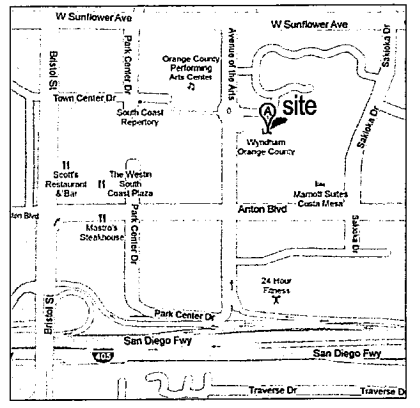
Bldg. Code Data

Description of Use:	Existing Hotel and Restaurant
Occupancy:	A2
Number of Stories:	1 (at front desk lobby) / 2 (at restaurant)
Construction Type:	VA
Fire Sprinklers:	Yes
Codes:	2007 CBC 2007 CPC 2005 NEC 2006 UMC 2006 IFC 2007 CA Energy Code 2008 California Green Buildings Standards

Sheet Index

Sheet Description	SHEET #
General Information and Sheet Index	A 0.1
Not Used	A 0.2
Not Used	A 0.3
Location Site Plan	A 1.1
Restaurant Area Plan	A 2.1
Restaurant Entry Plan	A 2.2
Existing and New West Elevations	A 3.1
Existing and New South Elevations	A 3.2
Wall Sections	A 3.3
Conceptual Grading Plan	L1
Conceptual Landscape Plan	L2
Conceptual Lighting Plan	L3
TOTAL SHEETS:	

Vicinity Map



New Entry to Silver Trumpet Restaurant 006-2010

Avenue of the Arts Hotel
3350 Avenue of the Arts
Costa Mesa, CA 92626

Revisions
1
2
3

Anders Lasater Architects, Inc.
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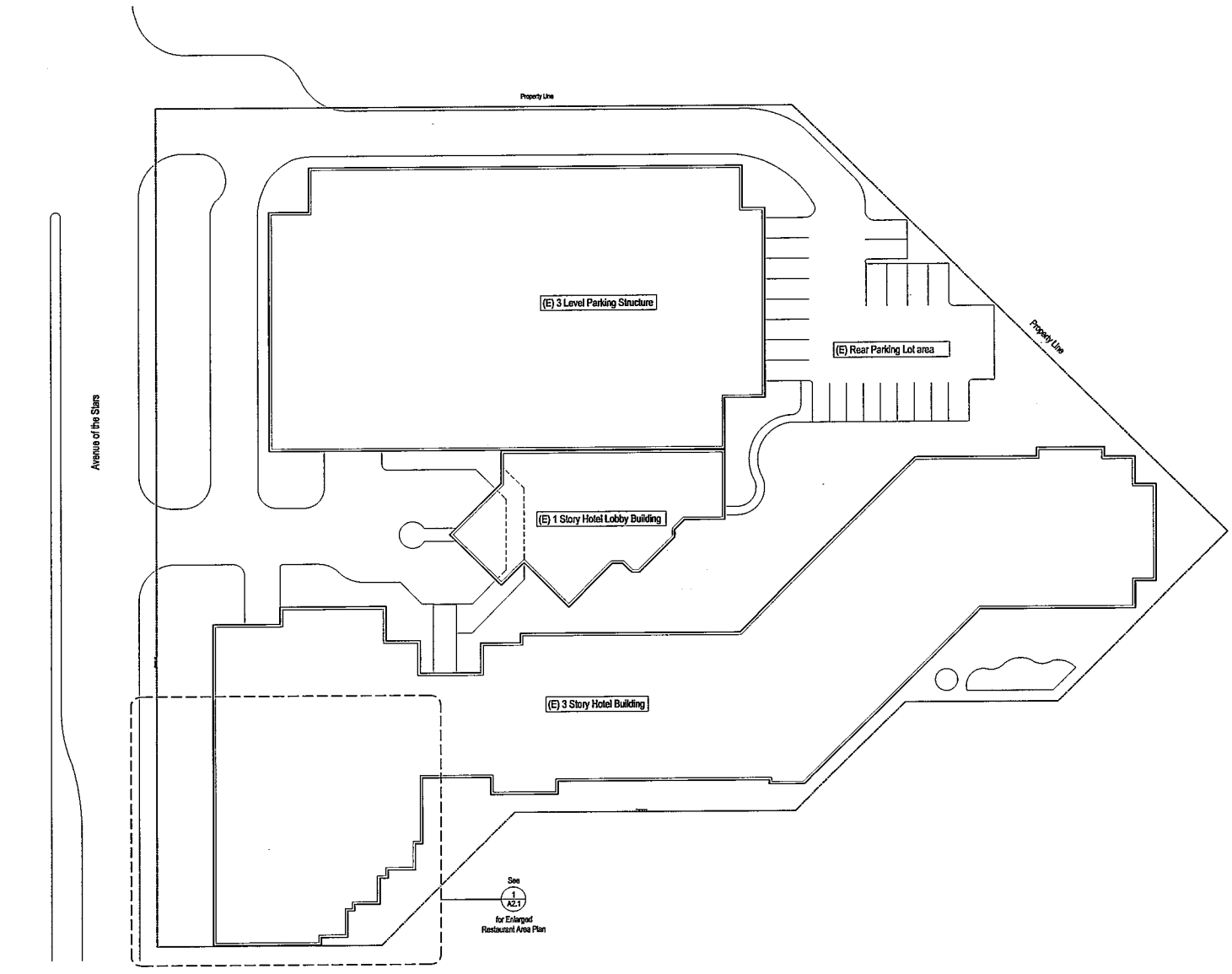
Laguna Beach, CA 92651
949 280 7097 Phone
949 497 1627 Fax
anders@anderslasterarchitects.com

Issued
① Planning Department Submittal
Date

New Entry to Silver Trumpet Restaurant 006-2010
Avenue of the Arts Hotel
3350 Avenue of the Arts
Costa Mesa, CA 92626

A0.1
General Information + Sheet Index

PA-10-31 File



1 Location Site Plan
1"=20'

magnetic north
projetct north

Revisions

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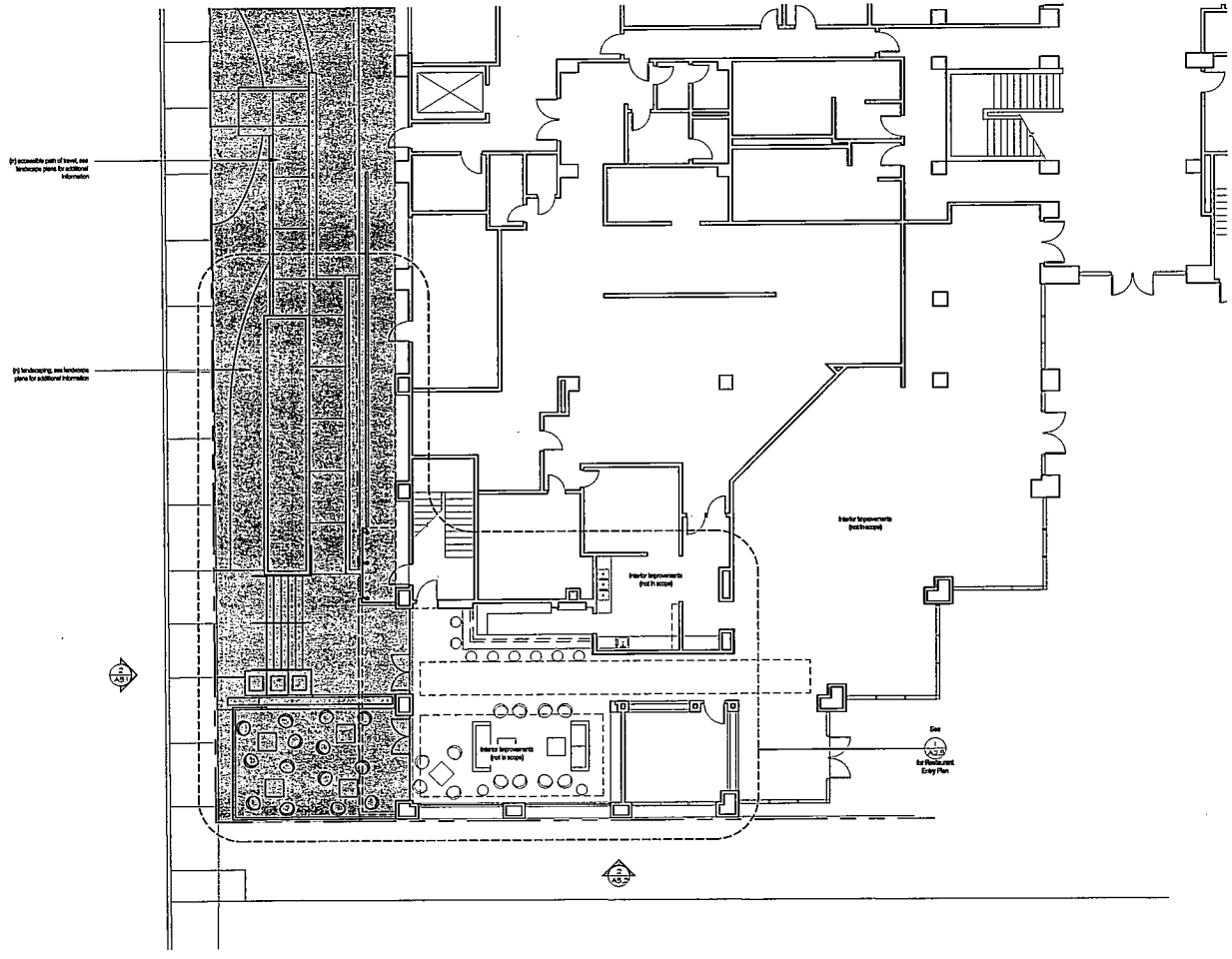
New Entry to Silver Trumpet Restaurant 006-2010

Avenue of the Arts Hotel
3350 Avenue of the Arts
Costa Mesa, CA 92626

Issued
1 Planning Department Submittal 9-15-10
2
3
4

A1.1
Location Site Plan



1 Restaurant Area Plan

Scale 1"=8'

AREA WITHIN SCOPE OF WORK

magnetic north

project north

Revisions

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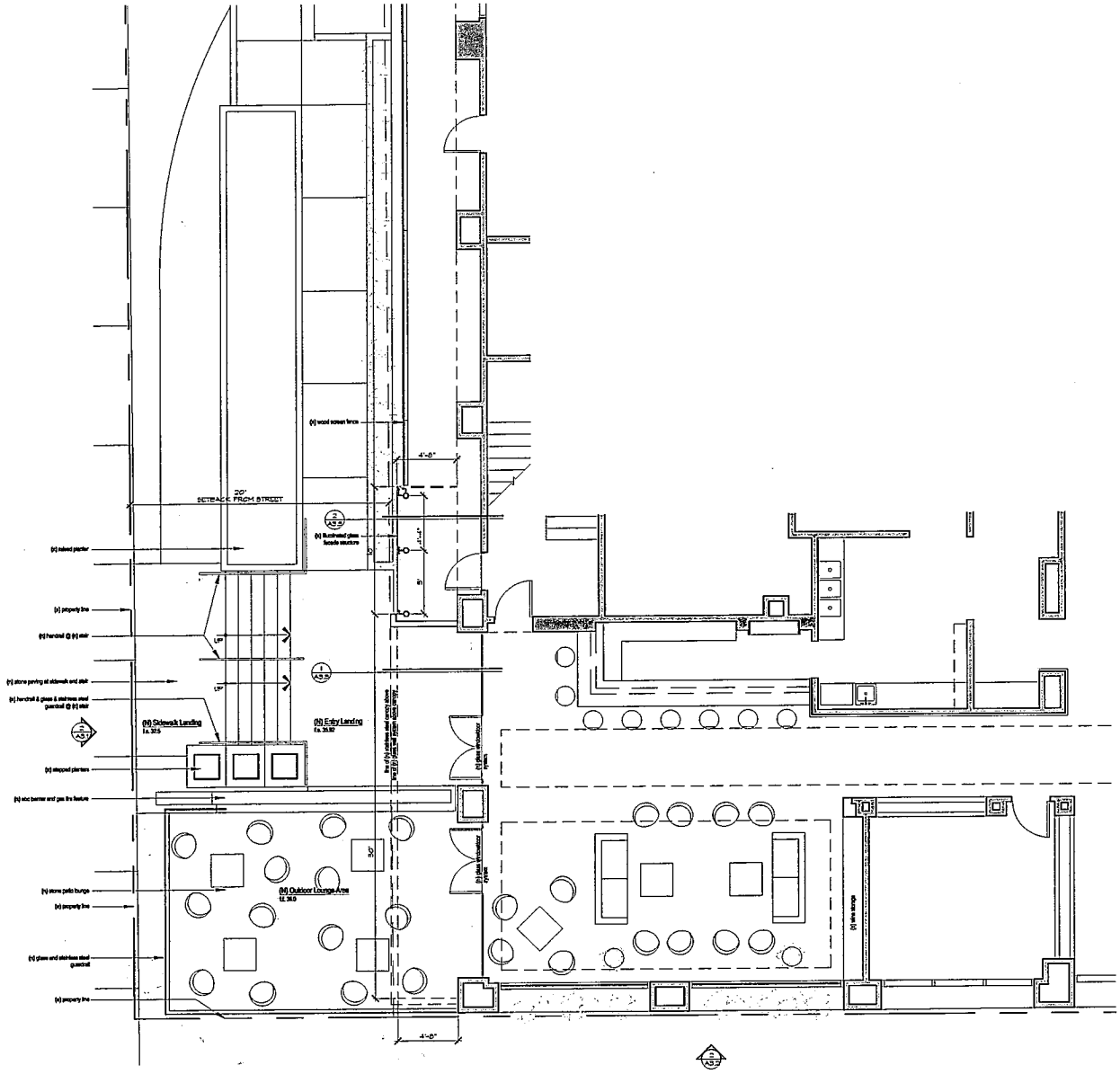
New Entry to Silver Trumpet Restaurant 006-2010

Avenue of the Arts Hotel
3350 Avenue of the Arts
Costa Mesa, CA 92626

Anders Lasater Architects, Inc.

A2.1
Restaurant Area Plan



1 Restaurant Entry Plan
Scale 1"=4'

magnetic north
project north

Revisions

Issued

New Entry to Silver Trumpet Restaurant 006-2010

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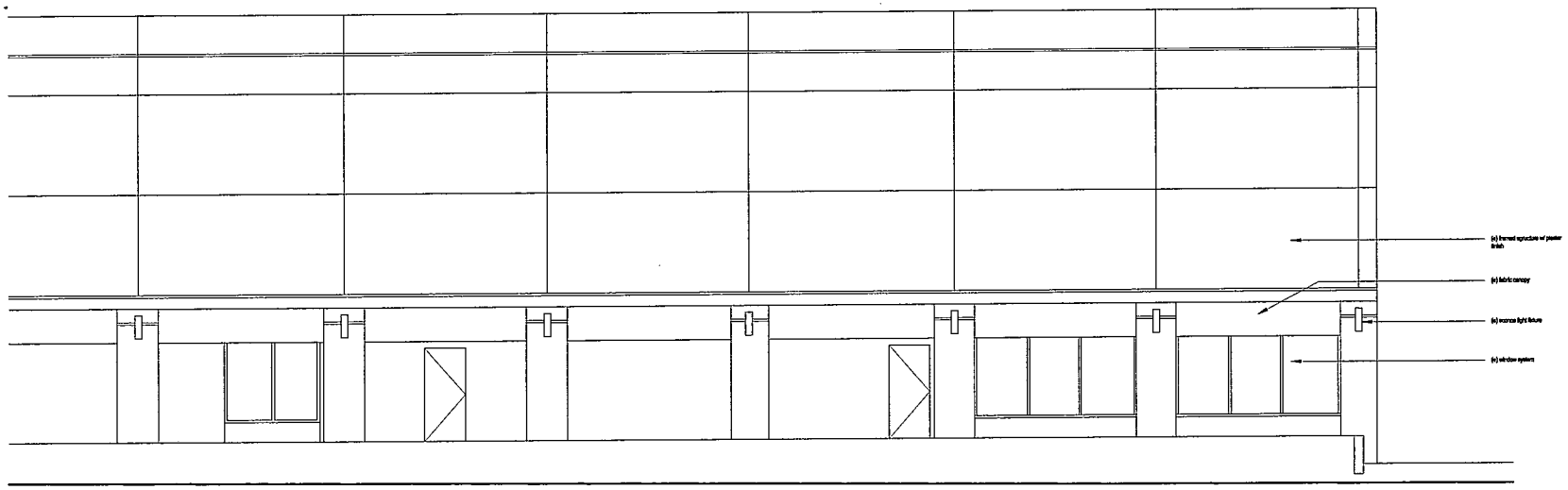
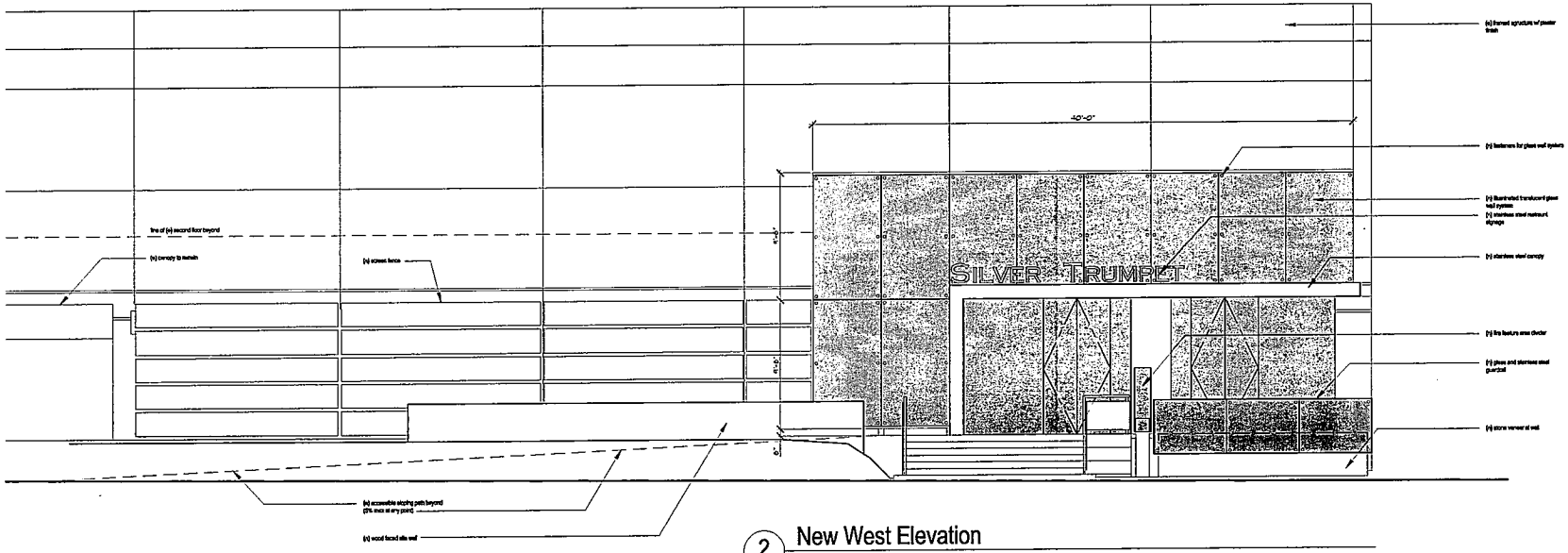
Avenue of the Arts Hotel
3350 Avenue of the Arts
Costa Mesa, CA 92626

A2.2
Restaurant Entry Plan



1 Existing West Elevation
Scale 1"=4'



2 New West Elevation
Scale 1"=4'

Revisions
1
2
3

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New Entry to Silver Trumpet Restaurant 006-2010
Avenue of the Arts Hotel
3350 Avenue of the Arts
Costa Mesa, CA 92626

Issued
1 Planning Department Submittal 9-15-10
2
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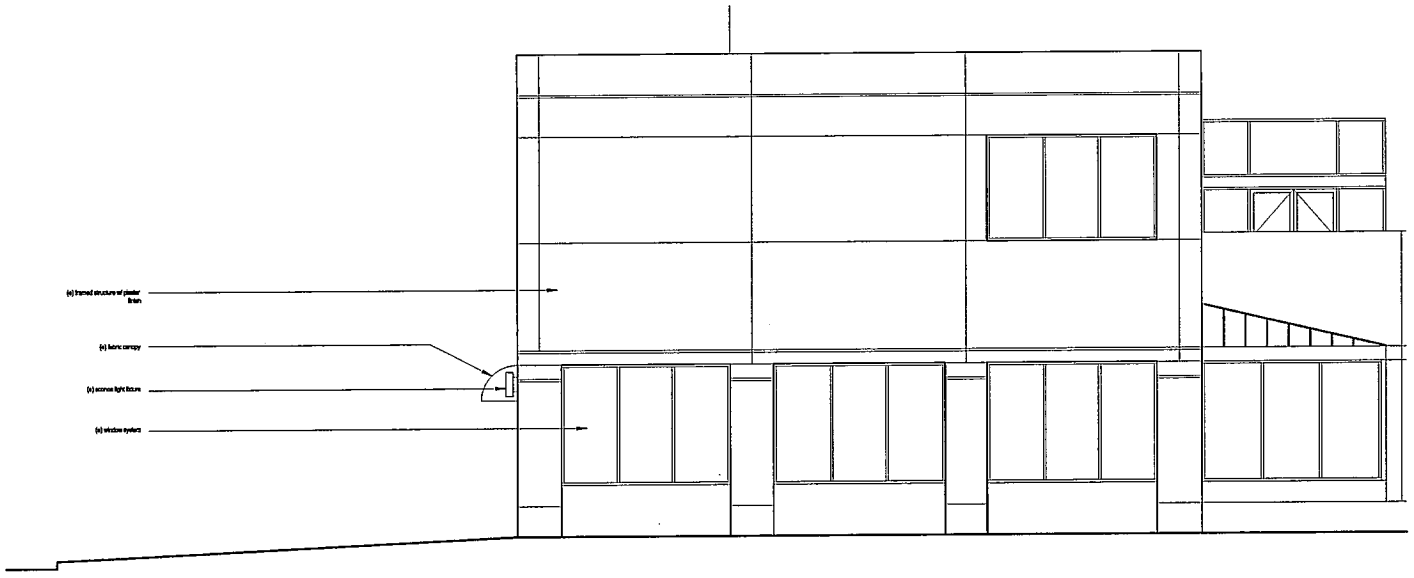
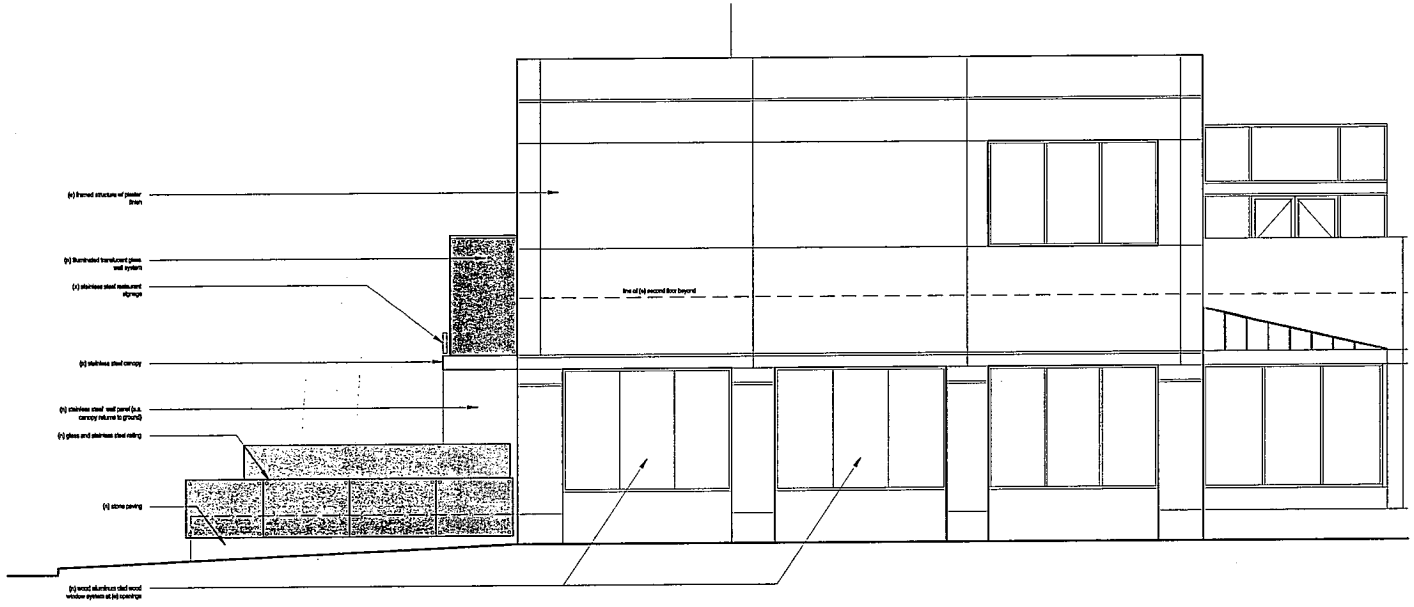
4

A3.1
Existing and New West Elevations



1 Existing South Elevation
Scale 1"=4'



2 New South Elevation
Scale 1"=4'

Revisions

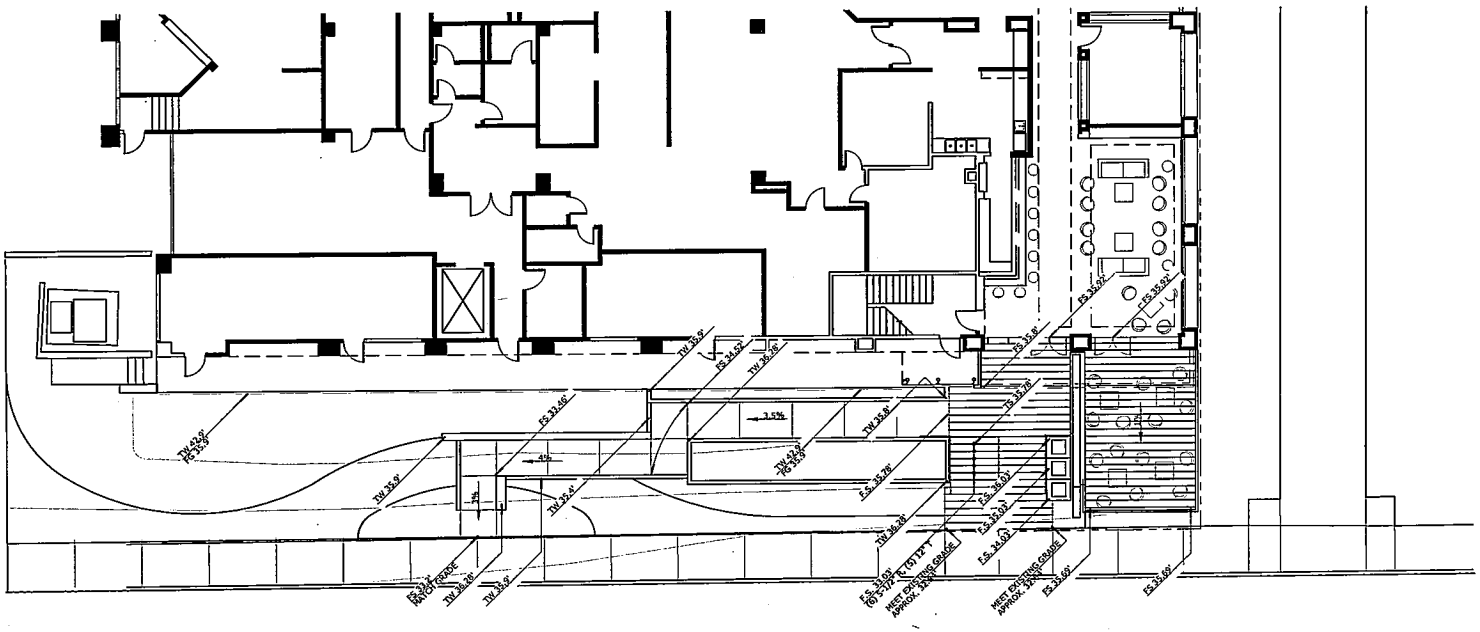
Anders Lasater Architects, Inc.

New Entry to Silver Trumpet Restaurant 006-2010

Avenue of the Arts Hotel
3350 Avenue of the Arts
Costa Mesa, CA 92626

Issued
1 Planning Department Submittal 8-18-10
2
3
4

A3.2
Exisiting and New South Elevations



0' 2' 4' 8' 16'
Scale: 1/8"=1'-0"

Conceptual Grading Plan

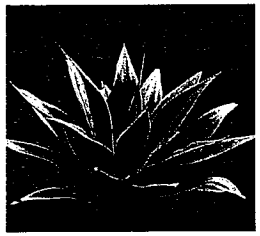
LAND CONCERN
LANDSCAPE ARCHITECTURE

SILVER TRUMPET RESTAURANT

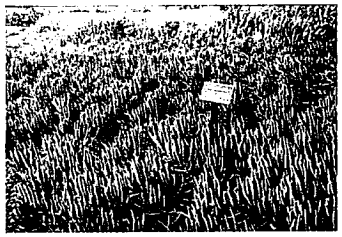
Costa Mesa, California

Avenue of the Arts Hotel

09.09.10



A Agave attenuata (or similar)
Foxtail Agave - 5 Gallon



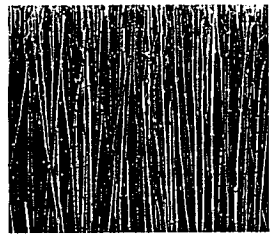
B Senecio mandraliscae
Blue Chalk Sticks - 4" Pot

C Rosmarinus officinalis 'Tuscan Blue'
Tuscan Blue Rosemary - 5 Gallon

D Echeveria 'Perle von Nurenberg'
Hen and Chicks - 4" Pot

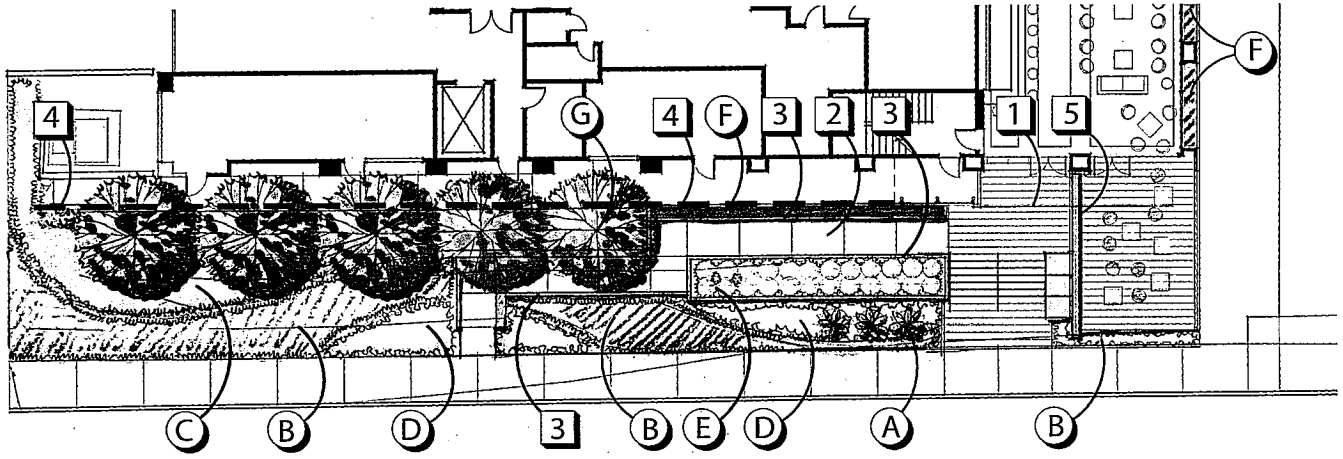
E Aloe plicatilis
Fan Aloe - 1 Gallon

Graptopetalum paraguayense
Ghost Plant - 4" Pot



F Equisetum hyemale
Horsetail Reed - 1 Gallon

G Cercidium floridum 'Desert Museum'
Blue Palo Verde - 36" Box



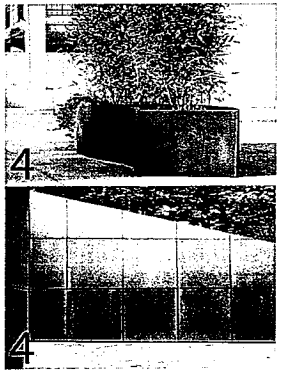
1 Entry Hardscape to match interior paving concept

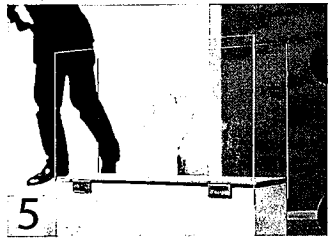
2 Colored concrete walkway. Color and finish to compliment Entry Hardscape

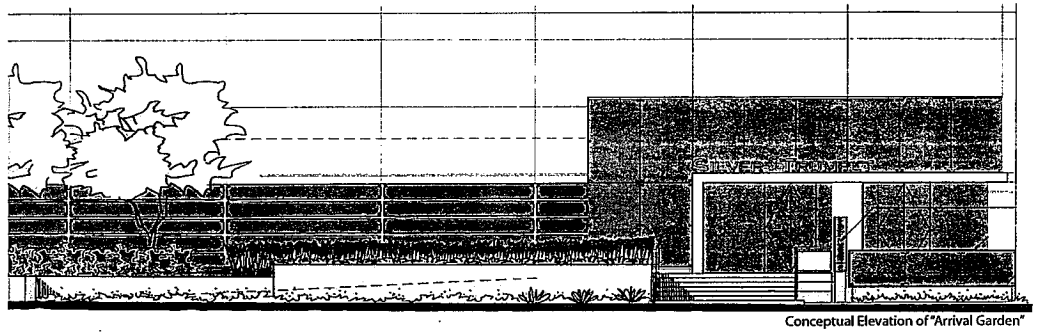
3 Low Planter wall with stone veneer to match lounge area base

4 Low corten landscape screen walls and possible planter edging (see photo)

5 Divider proposed as glass enclosed flame (see photo)







Conceptual Elevation of "Arrival Garden"

Conceptual Landscape Plan

0' 2' 4' 8' 16'
Scale: 1/8"=1'-0"

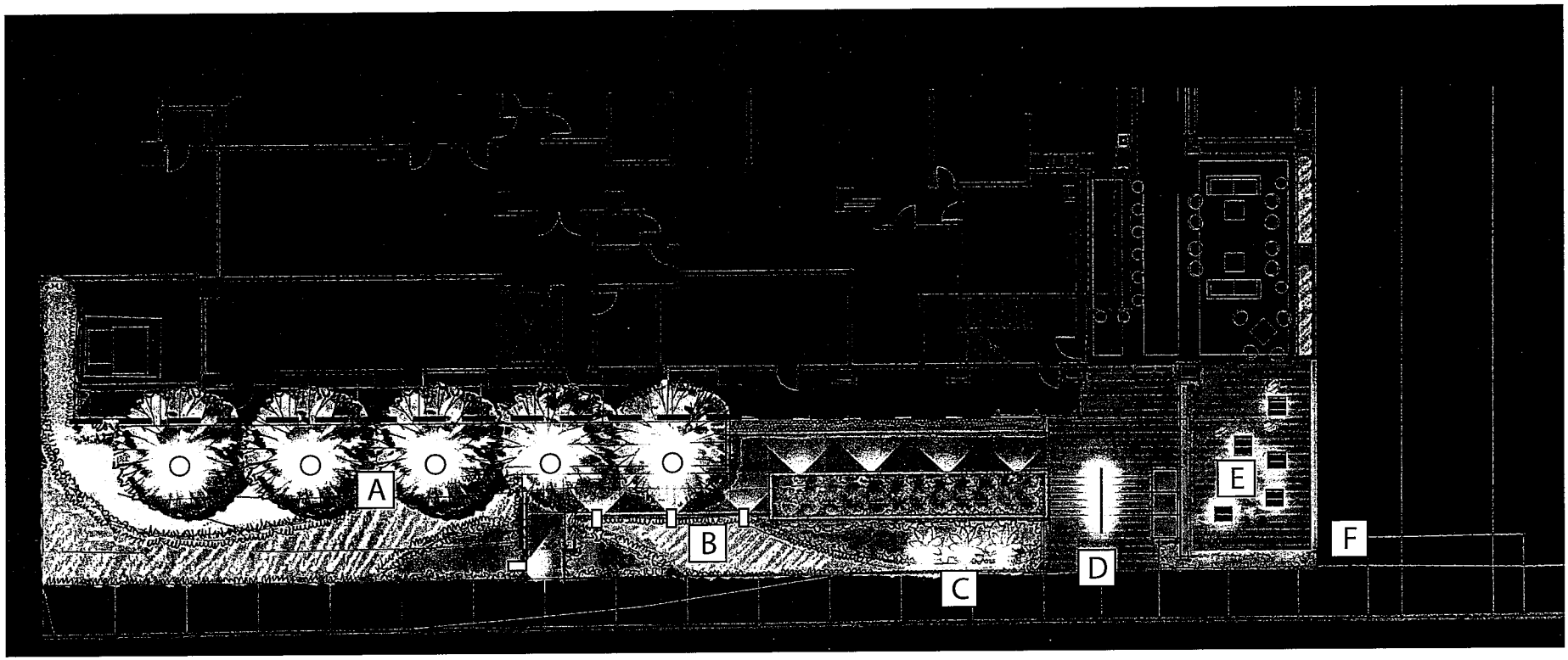
LAND CONCERN
LANDSCAPE ARCHITECTURE

SILVER TRUMPET RESTAURANT

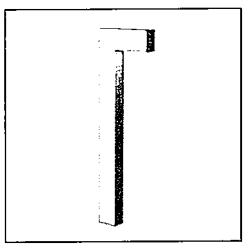
Costa Mesa, California

Avenue of the Arts Hotel

09.09.10

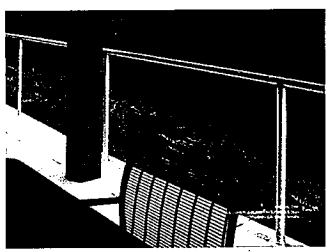


A Adjustable Accent Landscape Light
PAR 38 FLOOR LED, Warm White

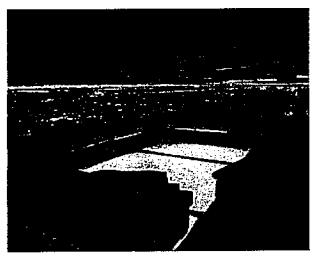


B Modern Aluminum (and/or Glass)
Bollard, LED Warm White

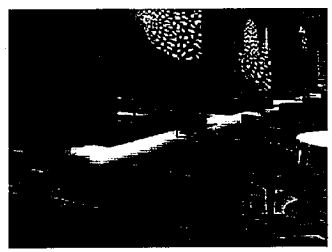
C Sculptural Sillouette Accent Lighting
MR16 LED, FL, Warm White



D Illuminated Handrail
Linear LED, Warm White



E Integrated Patio Lighting
LED, Warm White or (RGB) color changing



F Floating Edge Lighting around Patio
Linear LED (RGB) color changing

LAND CONCERN
LANDSCAPE ARCHITECTURE

fox + fox design
architectural lighting

CONCEPTUAL LIGHTING PLAN

SILVER TRUMPET RESTAURANT

Costa Mesa, California

Avenue of the Arts Hotel

09.09.10