



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: DECEMBER 13, 2010

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-10-30 FOR A MASTER PLAN TO INCLUDE NEW DEVELOPMENT AND REMODEL OF AN EXISTING RETAIL SHOPPING CENTER 1500-1548 ADAMS AVENUE

DATE: DECEMBER 2, 2010

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER
(714) 754-5611 (mlee@ci.costa-mesa.ca.us)**

DESCRIPTION

Planning Application PA-10-30: A Master Plan for new construction and remodel of an existing retail shopping center, including the following:

1. New construction of a 4,000 square foot retail pad building (1510 Adams Avenue) and building addition/remodel of former Paul Mitchell School building (1534 Adams Avenue);
2. Variance from minimum front landscape requirements (20 feet required; 3 to 10 feet proposed, for the new landscape areas along Adams Avenue);
3. Shared parking to include reciprocal access and parking for all parcels in the retail center, as well as a required deviation from shared parking requirements (272 parking spaces required; 240 parking spaces proposed);
4. Lot line adjustment to reconfigure parcel lines for the vacant property at 1536 Adams Avenue (no subdivisions are proposed).

APPLICANT

John S. Hill is the authorized agent for Tom Sparks, the property owner.

RECOMMENDATION

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

MEL LEE, AICP
Senior Planner

KHANH NGUYEN
Acting Asst. Development Svs. Director

PLANNING APPLICATION SUMMARY

Location: 1500-1548 Adams Avenue Application: PA-10-30

Request: Master Plan for an existing retail shopping center with various entitlements.

SUBJECT PROPERTY:

SURROUNDING PROPERTIES:

Zones: <u>C1</u>	North: <u>Acr. Elm Ave., C1 (Auto Uses) and R3, (Residences)</u>
General Plan: <u>General Commercial</u>	South: <u>Acr. Adams Ave., C1-S (Shopping Center)</u>
Lot Dimensions: <u>Irregular</u>	East: <u>C1, Drive-Thru Restaurant</u>
Lot Area: <u>158,635 SF (3.6 Acres)</u>	West: <u>C1, Retail Center</u>
Existing Development: <u>Shopping Center and Vacant Lot</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	120 FT	130 FT
Lot Area	12,000 SF	158,635 SF (3.6 Acres)
Maximum Floor Area Ratio (FAR):	.30 FAR (47,590 SF)	.37 FAR SF [existing conditions with undeveloped lot] .38 FAR (60,602 SF) [proposed] (1)
Building Height (New Pad Bldg.):	2 Stories/30 FT	1 Story/18 FT
Setbacks (New Pad Bldg.):		
Front	20 FT	28 FT
Side (left/right)	10 FT/0 FT	255 FT/0 FT
Rear	0 FT	150 FT
Perimeter Landscaping	20 FT (Adams Ave.)	2 FT (existing) (1) 3-10 FT (proposed) (2)
	20 FT (Harbor Blvd.)	2 FT (existing) (1)
	15 FT (Elm Ave.)	0 FT (existing) (1)
Interior Landscaping (Setbacks Not Included)	6,000 SF	6,020 SF
Parking	265	228
Handicap	7	12
GRAND TOTAL	272 Spaces	240 Spaces (3)
Drive Aisle Widths	25 FT	25 FT
(1) The property is legal nonconforming in terms of FAR, parking, and landscape setbacks (See staff report discussion).		
(2) Does not comply with code - variance requested.		
(3) Shared access and parking, as well as a deviation from shared parking requirements requested.		
Final Action	Planning Commission	
CEQA Review	Class 32, In-Fill Development Projects	

BACKGROUND

Project Site/Environs

The project site is located on the north side of Adams Avenue, between Harbor Boulevard and Royal Palm Drive. The majority of the buildings in the center are oriented towards Adams Avenue; the backs of the buildings face towards Elm Avenue. The retail center was originally constructed in the 1960's. The property is zoned C1 and has a General Plan designation of General Commercial.

Previous Major Tenants

The center's largest single tenant was a former movie theater (Edwards Cinemas) in the 1534 Adams Avenue building. Paul Mitchell School was established in the building in 2000. On November 1, 2010 they relocated from the property and the conditional use permit to utilize off-site student parking at 2880 Mesa Verde Drive East (First Church of Christ Scientist) was revoked by the Planning Commission on November 8, 2010.

ANALYSIS

Master Plan Processing

A Master Plan is the overall development plan for a single parcel or multiple adjoining parcels. The proposed Master Plan involves an existing commercial development comprised of four adjoining parcels. The proposal includes a number of discretionary approvals which affect all of these parcels, including new construction within a nonconforming development and shared access/parking. Code requires a Master Plan to be approved in Planned Development zones. Although these parcels are located in the C1 zone, staff believes it is appropriate to evaluate this proposal in a comprehensive manner through the Master Plan process.

Summary of Existing and Proposed Development

The existing and proposed commercial development consists of the following properties, buildings and lot square footages summarized in the table on the following page:

Address	Lot Area	Building Area (Existing)	Building Area (Proposed)
1500 and 1510 Adams Ave.	99,295 sq. ft.	37,300 sq. ft.	41,300 sq. ft. With new 4,000 sq. ft. pad bldg.
1534 Adams Ave.	25,090 sq. ft.	12,457 sq. ft.	11,350 sq. ft. With demolition of 3,457 sq. ft. and addition of 2,350 sq. ft.
1536 Adams Ave.	6,650 sq. ft.	None (Vacant Lot)	Lot to be combined with the abutting properties as part of this project
1548 Adams Ave.	27,600 sq. ft.	10,014 sq. ft.	7,952 sq. ft. With demolition of 2,062 sq. ft.
Total Project Site			
Total Project Site	158,635 sq. ft.	59,771 sq. ft. (.37 FAR) ¹	60,602 sq. ft. (.38 FAR) ²
Total Parking Supply			
Total Parking Supply		228 spaces (205 standard spaces 16 compact spaces 7 handicap spaces)	240 spaces (228 standard spaces 0 compact spaces 12 handicap spaces)
Net Increase in Overall Building Square Footage:			831 square feet
Net Increase in Parking Spaces:			12 spaces

¹ The 0.37 FAR includes the undeveloped lot at 1536 Adams Avenue. However, if this lot were developed as a separate parcel subject to existing General Plan/Zoning Code regulations, full buildout would be 0.39 FAR.

² The 0.38 FAR includes addition to Sparks building and new construction of pad building (60,602 sq. ft. divided by 158,635 sq. ft. = 0.38 FAR).

Planning Application PA-10-30 (Master Plan)

The Master Plan consists of the following elements:

New Construction, Remodel, and Demolition

1500 and 1510 Adams Avenue

- Construction of a new one-story, 4,000 square foot retail pad building in the southeast corner of the existing shopping center parking area, abutting the existing one-story retail building at 2801 Harbor Boulevard (this building is not part of the subject retail center property).

1534 and 1536 Adams Avenue

- Demolition of 3,457 square feet of the former Paul Mitchell building (1534 Adams Avenue) and removal of the existing 29-foot deep landscape planter between the building and the front property line;
- Construction of a 2,350 square foot addition to the former Paul Mitchell building on the currently vacant 1536 Adams Avenue property;

- Installation of new parking areas and drive aisles that will provide vehicle circulation throughout the property;
- A **Lot Line Adjustment** to shift the easterly side property line for the vacant 1536 Adams Avenue property 30 feet to the west to accommodate the 2,350 square foot addition to the former Paul Mitchell building as described above;
- A **Variance** for a new 3-10 foot deep landscape planter along the Adams Avenue street frontage.

1548 Adams Avenue

- Demolition of 2,062 square feet of second story office space at the rear of the building (toward Elm Avenue);
- The addition of two rows of on-site parking backing into a central drive aisle between the existing building and the reconfigured building at 1534 Adams Avenue.

Shared Access and Parking

The proposal includes the following parking-related components:

- Reciprocal access and parking for the entire retail center. The currently vacant property at 1536 Adams Avenue will be paved to provide vehicle parking and access. The new parking area will create a connection among the parcels at this retail center; essentially providing an opportunity for reciprocal access and parking for all visitors at the center.
- Requested deviation from shared parking requirements. The request is for a reduction in on-site parking spaces based on the City's shared parking requirements (272 parking spaces required; 240 parking spaces proposed).

Justifications for Approval

Staff supports approval of the Master Plan for the following reasons:

1. The proposal involves an overall reduction in the nonconforming FAR for the entire retail center compared to the full buildout potential (0.38 FAR proposed; 0.39 allowed per General Plan). The vacant parcel at 1536 Adams Avenue, west of the former Paul Mitchell building at 1534 Adams, could be developed with an approximately 1,940 square foot, new pad building. This which would theoretically result in an overall 0.39 FAR. However, the applicant is proposing to redistribute the available development potential for this single parcel over the entire commercial center; thereby resulting in an overall 0.38 FAR.

Instead of a single 1,940 square foot building at 1536 Adams, the applicant proposes a major remodel of the former Paul Mitchell building and a new 4,000 square foot pad building at 1510 Adams, for an overall net increase of 831 square feet of building area compared to existing conditions. Please refer to the summary on the following page:

Existing Conditions		Proposed Project	Unbuilt Development Potential
Total Building Square Footage of Retail Center	59,771 sq. ft.	60,602 sq. ft.	61,711 sq. ft.
Floor-Area-Ratio	0.37 FAR	0.38 FAR	0.39 FAR

Staff is requiring, as a condition of approval (Condition no. 13) that a Land Use Restriction (LUR) be recorded notifying future property owners that the development site shall be comprehensively considered as a single development site for purposes of calculating FAR and parking requirements.

2. The variance request from landscaped street setbacks is consistent with the findings required in Code. Code Section 13-29(g)(1) requires any of the following findings for variances, and administrative adjustments:

- o Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity.
- o The deviation shall not constitute a grant of special privileges inconsistent with other properties in the vicinity.
- o The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

It is staff's opinion that there is a basis to support the variance because of special circumstances applicable to the property that deprives the property of privileges enjoyed by others in the vicinity. Specifically, as mentioned earlier, the center was originally constructed in the early 1960's and had code required landscaped setbacks at that time. In 1996, the property owner was required to dedicate 9 feet to 11 feet of the property along the Adams Avenue frontage to accommodate the widening of the street, which resulted in the current 2-foot landscape setback along the 1500 Adams Avenue frontage, and the proposed 3-10 foot landscape setbacks along the 1510, 1534, and 1536 Adams Avenue frontages.

Also, the deviation will not constitute a grant of special privileges inconsistent with other properties in the vicinity because the existing building across the street at 1545 Adams Avenue (the former Hollywood Video building, which is now occupied by O.C. Optometry and Union Bank) also has less than code required landscape setbacks (zero foot setback provided).

It should also be noted that the project will provide interior parking lot landscaping in excess of minimum code requirements (6,000 square feet of interior landscaping required; 6,020 square feet provided).

3. The proposed parking will improve the existing nonconforming parking situation. The proposal will increase the number of standard size parking spaces, eliminate existing compact parking spaces, and increase the number of handicap accessible

parking spaces throughout the center. Proposed future uses include two small food establishments (1,000 square feet) and a sit-down restaurant (3,000 square feet). Although the project will be deficient by 32 on-site parking spaces per Code (272 parking spaces required; 240 parking spaces proposed), as noted earlier in this report, the project will result in an overall increase of 26 standard size parking stalls, the elimination of 16 compact size parking stalls, and an increase of 5 handicap parking stalls.

Furthermore, if the former Paul Mitchell building was reoccupied with retail tenants only, the existing parking supply would be deficient by 50 on-site parking spaces. Given that the deviation request involves a net deficiency of 32 parking spaces, staff believes the proposal improves the existing nonconforming parking situation. Staff does not believe it is necessary to restrict the hours of operation of these proposed restaurant uses.

Additionally, it is staff's opinion that the on-site parking shortages the center experienced in the past as a result of Paul Mitchell School should be eliminated now that Paul Mitchell has left the site.

4. Project will be required to improve walkability through site upgrades adjacent to neighboring residential uses. Staff is recommending as a condition of approval (Condition no. 10) that the applicant provide walkway and landscape upgrades along the Elm Avenue frontage for 1534 and 1548 Adams Avenue to encourage pedestrian access at the rear of the property. It should also be noted that the applicant is proposing to incorporate a minimum of three (3) bicycle racks adjacent to the new buildings within the center.
5. The 4,000 square foot retail pad building will comply with all applicable code requirements and will be architecturally compatible with the existing buildings within the center. The pad building complies with Zoning Code requirements for building setbacks, and will be designed with the same building materials and architecture of the other buildings in the center.
6. The lot line adjustment will allow the proposed addition to the former Paul Mitchell building to comply with building code requirements because the building will not straddle the existing property lines. Staff has incorporated, as a condition of approval (condition no. 9) that proof of recordation of the lot line adjustment shall be required prior to issuance of building permit for the 1534 Adams Avenue building addition.

ENVIRONMENTAL DETERMINATION

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-fill Development Projects. If the request is denied, it is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

GENERAL PLAN CONFORMITY

Because the project will not result in a net increase in the FAR for the property, the project is consistent with Land Use Element policies LU-1E.1, and will provide a well planned, integrated development per Land Use Element policy LU-1F.5. Therefore, if approved, the project would conform to the City's General Plan.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the project, subject to the recommended conditions of approval.
2. Deny the project. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

The project is consistent with the intent of the City's General Plan and Zoning Code in that approval of the project will result in a unified, integrated development. Therefore, staff recommends approval of the project.

- Attachments:
1. Draft Planning Commission Resolutions and Exhibits
 2. Project Description and Justification
 3. Location Map
 4. Lot Line Adjustment Exhibits
 5. Plans

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

John S. Hill
3195-B Airport Loop Drive
Costa Mesa, CA 92626

Tom Sparks
1500 Adams, Suite 300
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-
30**

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

WHEREAS, an application was filed by John S. Hill, authorized agent for Tom Sparks, owner of real property located at 1500-1548 Adams Avenue, for Planning Application PA-10-30, a Master Plan for new construction and remodel of an existing retail shopping center including:

- New construction of a 4,000 square foot retail pad building (1510 Adams Avenue) and building addition/remodel of former Paul Mitchell School building (1534 Adams Avenue);
- Variance from minimum front landscape requirements (20 feet required; 3 to 10 feet proposed for the new landscape area along Adams Avenue);
- Shared parking to include reciprocal access and parking for all parcels in the retail center, as well as a required deviation from shared parking requirements (272 parking spaces required; 240 parking spaces proposed);
- Lot line adjustment to reconfigure parcel lines for the vacant property at 1536 Adams Avenue (no subdivisions are proposed);

WHEREAS, a duly noticed public hearing held by the Planning Commission on December 13, 2010 with all persons having the opportunity to speak and be heard for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-10-30.

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-10-30 and upon applicant's compliance with each and all of the conditions in Exhibit "B", and 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 13th day of December, 2010.

Vice-Chair,
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (APPROVAL)

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. A compatible and harmonious relationship exists between the proposed use and existing buildings, site development, and uses on surrounding properties.
 2. The proposed project will comply with the performance standards as prescribed in the Zoning Code.
 3. The proposed project is consistent with the General Plan.
 4. The cumulative effect of all the planning applications have been considered.
- B. The proposed project complies with Costa Mesa Municipal Code Section Code Section 13-29(g)(1) because: (1) due to special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity; (2) the deviation does not constitute a grant of special privileges inconsistent with other properties in the vicinity; (3) the granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property. Specifically, the center was originally constructed in the early 1960's and had code required landscaped setbacks at that time. In 1996, the property owner was required to dedicate 9 feet to 11 feet of the property along the Adams Avenue frontage to accommodate the widening of the street, which resulted in the current 2-foot landscape setback along the 1500 Adams Avenue frontage, and the proposed 3-10 foot landscape setback along the 1510, 1534, and 1536 Adams Avenue frontages. The deviation will not constitute a grant of special privileges inconsistent with other properties in the vicinity because the existing building across the street at 1545 Adams Avenue (the former Hollywood Video building, which is now occupied by O.C. Optometry and Union Bank) also has less than code required landscape setbacks (zero foot setback provided). Because the existing vacant lot at 1536 Adams Avenue will be incorporated into the project the FAR for the center will actually decrease compared to full buildout potential of the property under General Plan conditions, even though an additional net increase of 831 square feet is proposed (.39 FAR under full buildout conditions; .38 FAR is proposed).
- C. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed development is compatible with developments in the same general area. Granting the conditional use permit and minor conditional use permit will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to properties or improvements within the immediate neighborhood. Specifically, although the project will be deficient by 32 on-site parking spaces per Code (272 parking spaces required; 240 parking spaces proposed), as noted earlier in this report, the project will result in an overall increase of 26 standard size parking stalls, the elimination of 16 compact size parking stalls, and an increase of 5 handicap parking stalls. Additionally, the on-

site parking shortages the center experienced in the past as a result of Paul Mitchell School should be eliminated now that Paul Mitchell has left the site.

- D. The Master Plan complies with Costa Mesa Municipal Code Section 13-29(g)(5) in that the Master Plan meets the broader goals of the General Plan and Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development. The proposed project will promote walkability to neighboring residential uses, decrease the nonconforming parking situation, and involve façade and landscape upgrades.
- E. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(4) in that the lot line adjustment and improvements are consistent with the General Plan and the Zoning 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 15332 for In-fill Development Projects.

EXHIBIT "B"

CONDITIONS OF APPROVAL (IF PROJECT IS APPROVED)

- Plng.
1. The conditions of approval, code provisions, and special district requirements of Planning Application PA-10-30 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 2. Prior to approval of a demolition permit, developer shall submit a report by a California-licensed asbestos specialist indicating that the property does not pose any health hazards related to asbestos. If asbestos is identified, the report shall include the necessary measures for safe removal, disposal, and remediation of asbestos material. The report shall be approved by the Planning Division. These specified measures shall be implemented by the Developer to the satisfaction of the Development Services Director.
 3. Demolition permits for existing structures 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.
 4. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. The Development Services Director shall determine whether or not a change is significant and shall require an amendment for any significant modifications. Applicant shall contact the Planning Division at 714-754-5245 to obtain authorization for any revisions.
 5. All new construction shall be architecturally compatible with regard to building materials, style, colors, etc. with the existing structures.
 6. The developer shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy. This inspection is to confirm that the Planning Division conditions of approval and code requirements have been satisfied.
 7. 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 36 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall 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.
 8. Every effort shall be made to follow sustainable building (i.e., "green") practices in the construction of the project.
 9. The applicant shall incorporate a minimum of three bicycle racks adjacent to the new buildings within the center.

10. The applicant shall provide walkway and landscape upgrades along the Elm Avenue frontage for 1534 and 1548 Adams Avenue to encourage pedestrian access at the rear of the property. These upgrades shall be shown on the construction drawings and shall be subject to review and approval by the Development Services Director.
11. Provide proof of recordation of reciprocal easements for shared access, parking, common area landscaping and drainage across all parcels prior to building final.
12. Proof of recordation of the lot line adjustment shall be required prior to issuance of building permit for the 1534 Adams Avenue building addition.
13. A Land Use Restriction (LUR), executed by and between the property owner and the City of Costa Mesa, shall be approved and recorded prior to building final. The Land Use Restriction shall contain and inform future property owner(s) of the following information:
 - (1) Highlight the reciprocal easements for shared access, parking, common area landscaping and drainage across all parcels;
 - (2) Indicate that the development site shall be comprehensively considered as a single development site for purposes of calculating floor-area-ratio (FAR) and parking requirements. In other words, the individual structures on each parcel shall not be considered independently of the other structures with regard to Zoning Code requirements for development in the C1 zone. The commercial development standards shall apply to the property as a whole.

Applicant shall submit to the Planning Division a copy of the legal description of the property, and either a lot book report or current title report identifying the current legal property owner so that the document may be prepared.

- Eng. 14. 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.

RESOLUTION NO. PC-10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING PLANNING APPLICATION
PA-10-30**

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

WHEREAS, an application was filed by John S. Hill, authorized agent for Tom Sparks, owner of real property located at 1500-1548 Adams Avenue, for Planning Application PA-10-30, a Master Plan for new construction and remodel of an existing retail shopping center including:

- New construction of a 4,000 square foot retail pad building (1510 Adams Avenue) and building addition/remodel of former Paul Mitchell School building (1534 Adams Avenue);
- Variance from minimum front landscape requirements (20 feet required; 3 to 10 feet proposed for the new landscape area along Adams Avenue);
- Shared parking to include reciprocal access and parking for all parcels in the retail center, as well as a required deviation from shared parking requirements (272 parking spaces required; 240 parking spaces proposed);
- Lot line adjustment to reconfigure parcel lines for the vacant property at 1536 Adams Avenue (no subdivisions are proposed).

WHEREAS, a duly noticed public hearing held by the Planning Commission on December 13, 2010 with all persons having the opportunity to speak and be heard 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-10-30.

PASSED AND ADOPTED this 13th day of December, 2010.

Vice-Chair,
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:
1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
 2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
 3. The proposed project is not consistent with the General Plan or Zoning Code.
- B. The proposed project does not comply with Costa Mesa Municipal Code Section Code Section 13-29(g)(1) because:
1. There are no special circumstances applicable to the property. The strict application of development standards does not deprive the property of privileges enjoyed by others in the vicinity.
 2. The deviations constitute a grant of special privileges inconsistent with other properties in the vicinity.
 3. The granting of the deviation will allow a use, density, or intensity which is not in accordance with the general plan designation for the property.
- C. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed development is not compatible with developments in the same general area. Granting the conditional use permit and minor conditional use permit will be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to properties or improvements within the immediate neighborhood.
- D. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(4) in that the lot line adjustment and improvements are not consistent with the General Plan and the Zoning Code.
- E. The Costa Mesa Planning Commission has denied Planning Application PA-10-30. 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.
- F. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

1500-1548 Adams, Costa Mesa, CA

9.21.2010

This existing commercial development consists of 4 existing properties.

1500 Adams - existing 3 story office/retail property with exposure to Adams, Harbor and Elm.

1534 Adams - Formerly the Edwards Cinema Theater, which was converted to the Paul Mitchell Salon and Skin Care Academy 10 years ago. This property is an "L" shaped lot with exposure to both Adams and Elm.

1536 Adams - This is a 50' wide X 133' deep vacant parcel, which has never been developed.

1548 Adams - existing 2 story office/retail building renovated in 2005. This property has exposure to both Adams and Elm.

Purpose of the Site Design: To consider the viability of developing the existing vacant parcel - 1536 Adams. Given that 1536 Adams is a separate parcel with existing entitlements, this property could be developed within the current development standards of the City of Costa Mesa.

Option: Consider integrating the vacant parcel into an overall, renovation, maximizing overall benefit of the property and limiting loss in entitlement and revenue.

Non-conforming Issues: Current FAR - Floor Area Ratio - 0.393%

Parking Requirements - presently 50 stalls deficient

Landscape Setbacks - 25 foot requirements

Landscape Requirements

1500-1548 Adams BENEFITS

Recap:

FAR: We've reduced the overall developed FAR by 1.1%

Parking We've reduced the demand by 6 stalls
and increase parking by 12 stalls

Much better internal vehicular circulation, reducing public impact

Allows better pedestrian circulation between all 4 properties.

Creates a deeper building setback at 1534

Landscape Setback landscape has been increased by 10%

Overall landscape has been increased by 24%

Proposed landscape exceeds City requirements by 12.5%

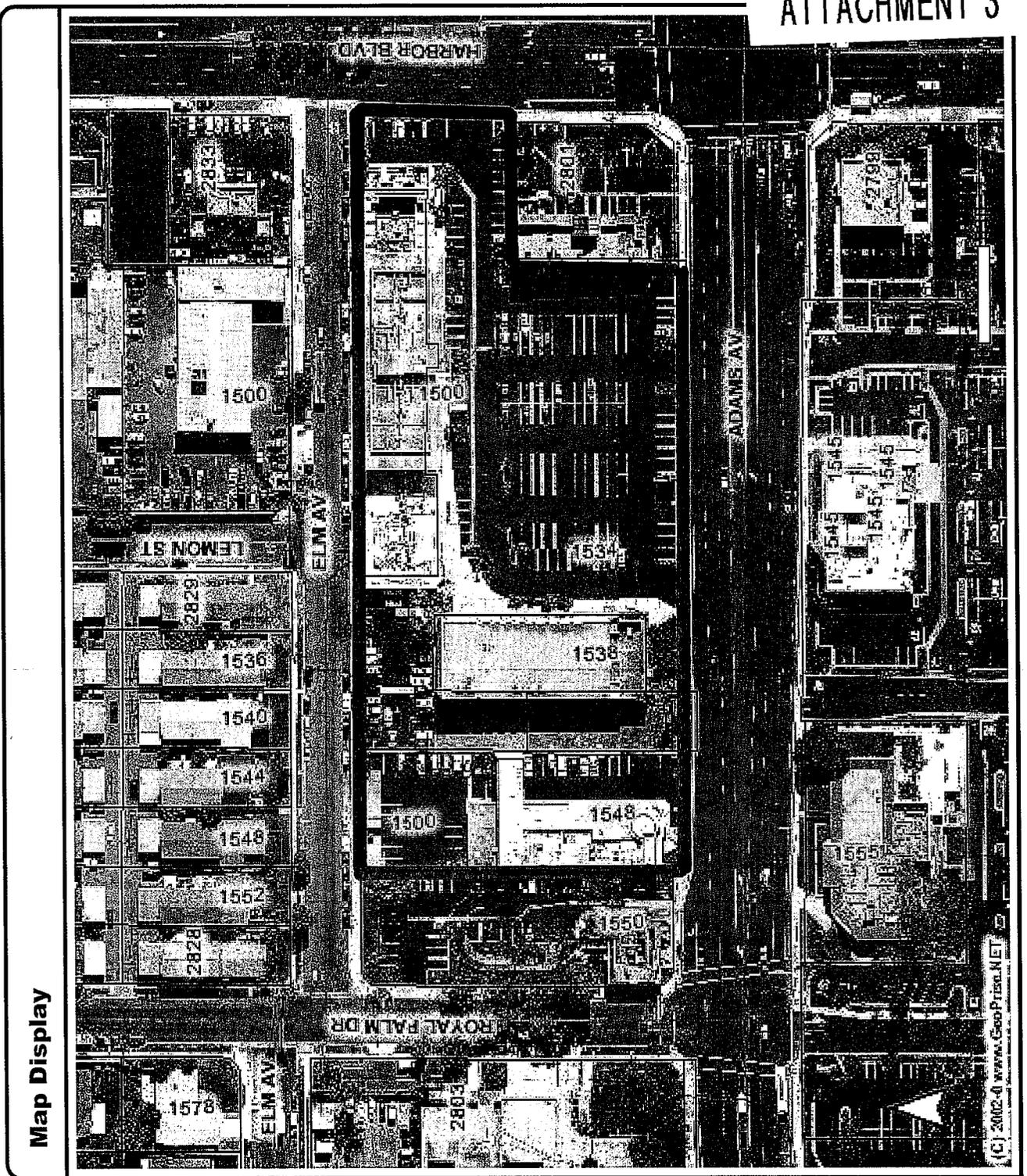
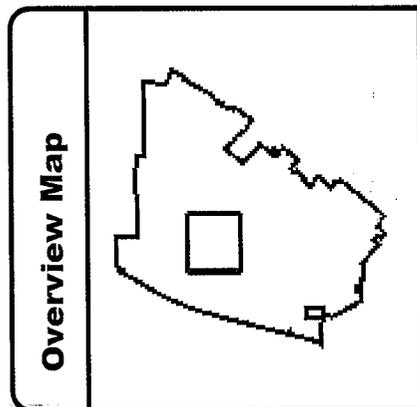
We are proposing more shade trees for less heat island impacts

We are proposing concrete pavers for more ground permeability

We are proposing new landscape island along Adams

We are including bicycle racks to promote bicycle traffic.

Signage We are proposing to stay within our current combined signage allotment,
based upon the City's current signage calculations.



Legend

Address Medium	Parcel Lines
Address Points	City Boundary
Hydrology Channels	Water Ways
Street Names	Ortho 2008 Level1
Street Centerlines	Ortho 2008 Level1

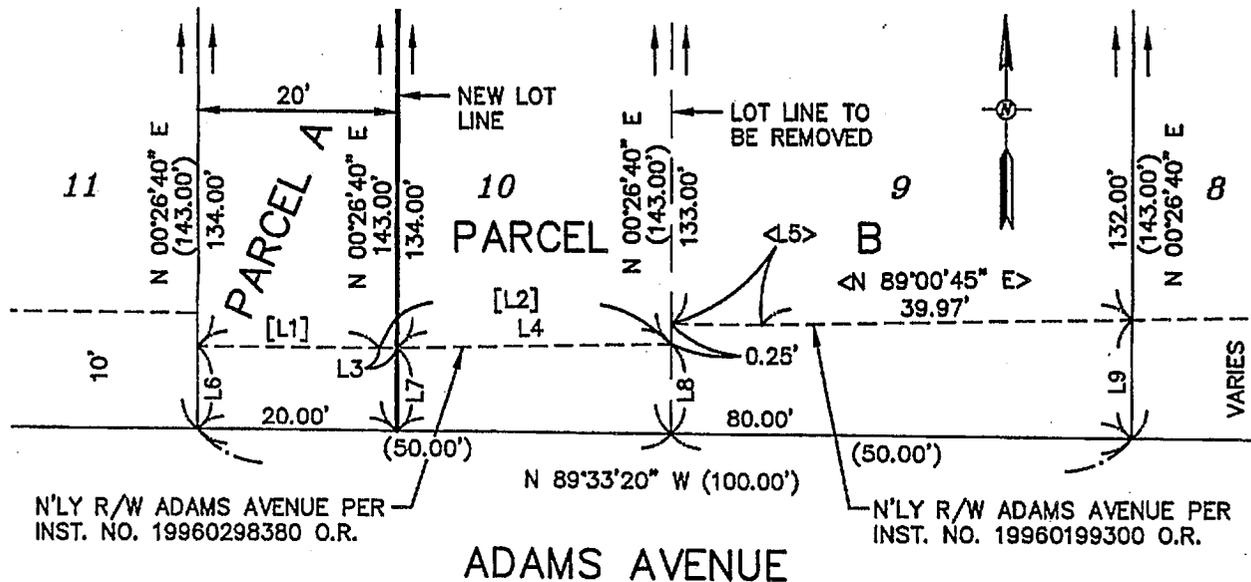
EXHIBIT B LOT LINE ADJUSTMENT 10-2

PARCEL	APN	OWNERS
A	139-304-07	SPARKS ENTERPRISES, L.P., A CALIFORNIA LIMITED PARTNERSHIP
B	PORTION 139-304-14 PORTION 139-304-16	1500 ADAMS AVENUE, L.P., A CALIFORNIA LIMITED PARTNERSHIP

LEGEND

- — — ORIGINAL LOT LINE TO BE REMOVED
- — — ORIGINAL LOT LINE TO REMAIN
- — — NEW LOT LINE
- - - - - EASEMENT LINE
- (XXXX) INDICATES RECORD DATA PER
MAP OF FAIRVIEW M.R.L.A. 25/77-78
- [XXXX] INDICATES RECORD DATA PER
INST. NO. 19960298380 O.R. 6/11/96
- <XXXX> INDICATES RECORD DATA PER
INST. NO. 19960199300 O.R. 4/23/96

LINE TABLE		
LINE	BEARING	LENGTH
[L1]	N 89°33'20" W	19.91'
[L2]	N 89°00'45" E	30.10'
L3	N 89°00'45" E	0.09'
L4	N 89°00'45" E	30.01'
<L5>	N 89°33'20" W	10.04'
L6	N 00°26'40" E	9.00'
L7	N 00°26'40" E	9.00'
L8	N 00°26'40" E	[9.75']
L9	N 00°26'40" E	11.00'



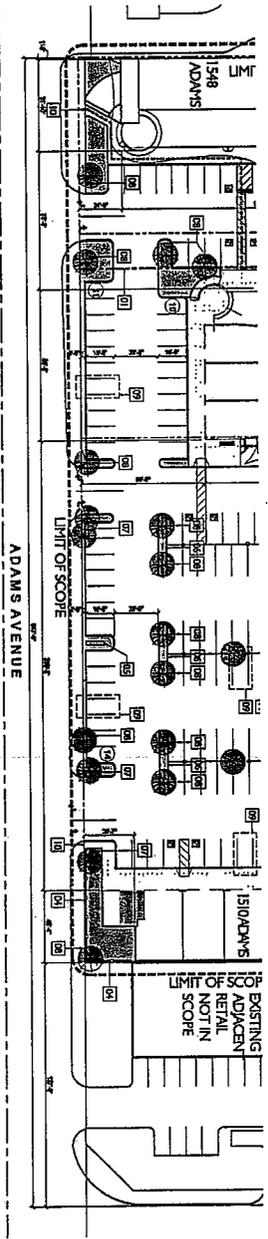
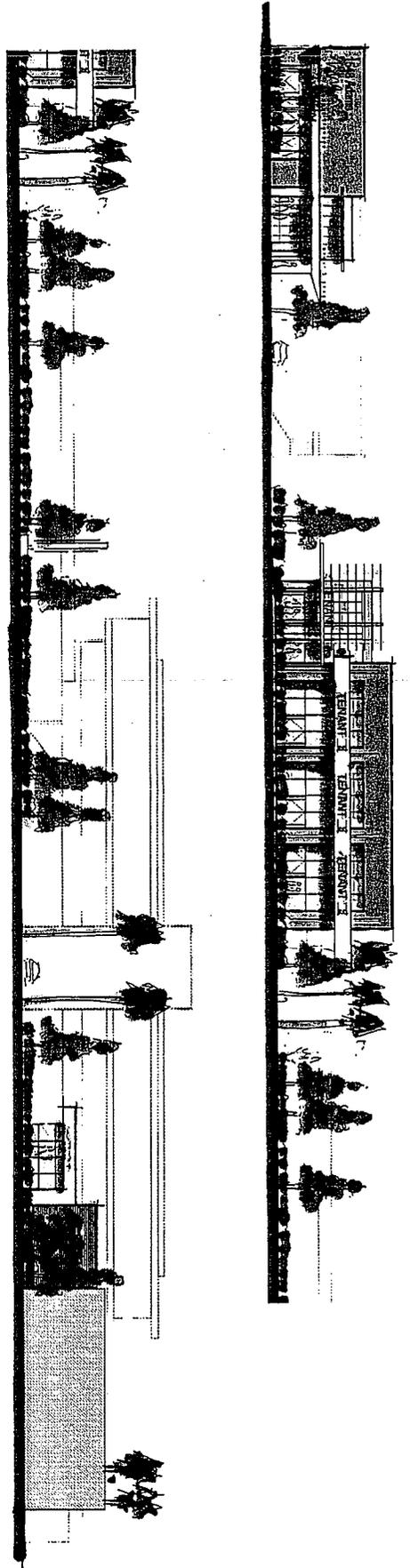
N'LY R/W ADAMS AVENUE PER
INST. NO. 19960298380 O.R.

N'LY R/W ADAMS AVENUE PER
INST. NO. 19960199300 O.R.

DETAIL 'A'

NO SCALE

SHEET 2 OF 2



1500 Adams
 Sparks Enterprises, L.P.
 1514 Adams Ave.
 Costa Mesa, CA 92626
 949.277.2010

Proposed Site Plan
 Scale: 1" = 30'-0"

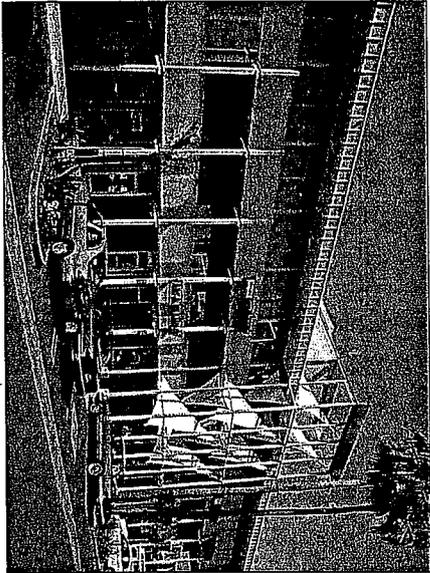


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 Architects Corporation 3115 S. Avalon Loop Drive Costa Mesa, California 92626 Telephone 714.822.8888
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23

A0



SPARKS ENTERPRISE 1500-1548 ADAMS AVENUE COSTA MESA, CA 92626

SITE REDEVELOPMENT

PROJECT DESCRIPTION

This site redevelopment includes the redistribution of the existing building square footage by demolishing some existing building area, and the reconstruction of some new building area.

This redevelopment includes 1500 through 1548 Adams. These existing properties were originally entitled and developed under earlier city development codes. The existing buildings do not comply with current city codes; however, many non-conforming conditions are presently grandfathered.

SHEET INDEX

T0.1	Cover Sheet
A0.1	Aerial Site Plan
A0.2	Existing Site Plan
A0.3	Proposed Site Plan
A1.0	1534 Floor Plan
A1.1	1534 Roof Plan
A1.2	1534 Exterior Elevation
A2.0	1510 Floor Plan
A2.1	1510 Roof Plan
A2.2	1510 Exterior Elevations

Project Team

Owner:
Sparks Enterprises
1500 Adams Ave., Suite 300
Costa Mesa, CA 92626
Attn: Tom Spark

Architect:
Robinson Hill Architecture, Inc.
3195-B Airport Loop Dr.
Costa Mesa, CA 92626
Attn: John Hill 714-825-8888

robisonhill architecture, inc.

A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626

Telephone: 714-825-8888



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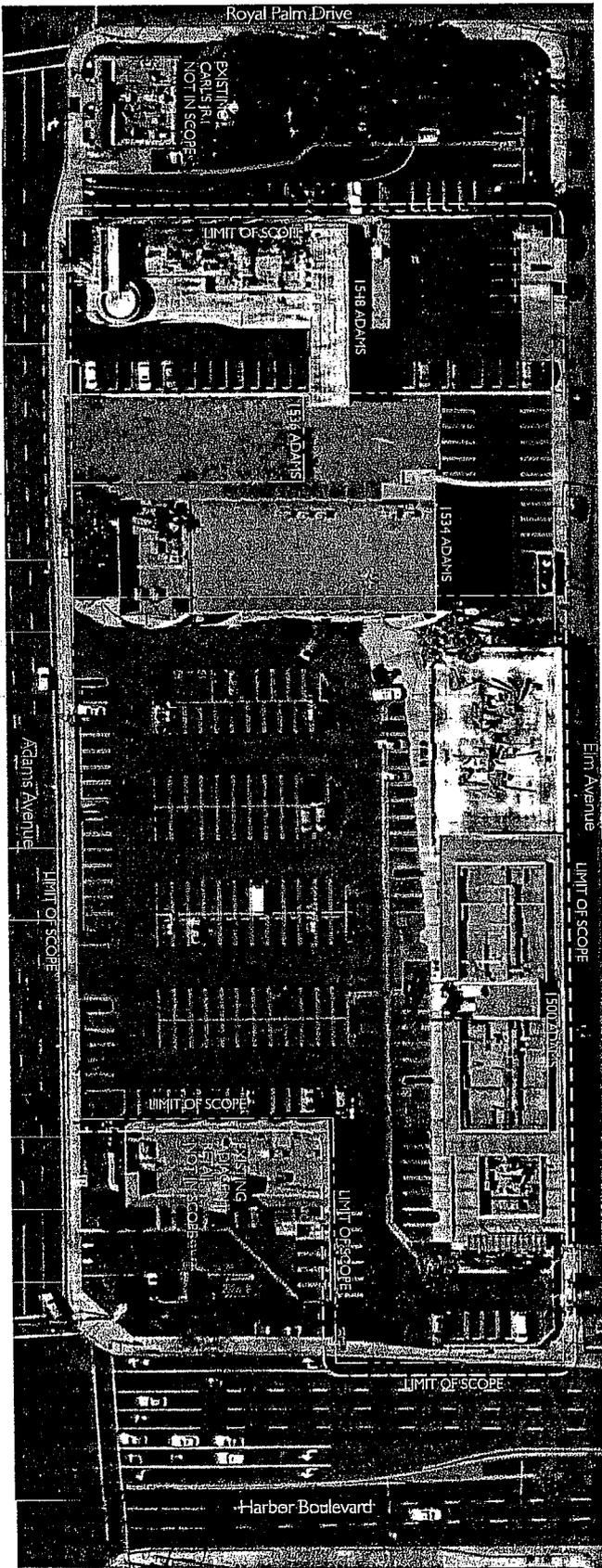
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1500 Adams
Sparks Enterprises, L.P.

1334 Adams Ave.
Costa Mesa, CA 92626
11/24/2010

1500 Adams Avenue, #300
Costa Mesa, CA 92626

24



1500 Adams
Sparks Enterprises, L.P.

1531 Adams Ave.
Coral Gables, CA 33135
1.25.15310

1500 Adams Avenue, #200
Coral Gables, CA 33135

Vicinity Site Map



Scale: 1" = 300'

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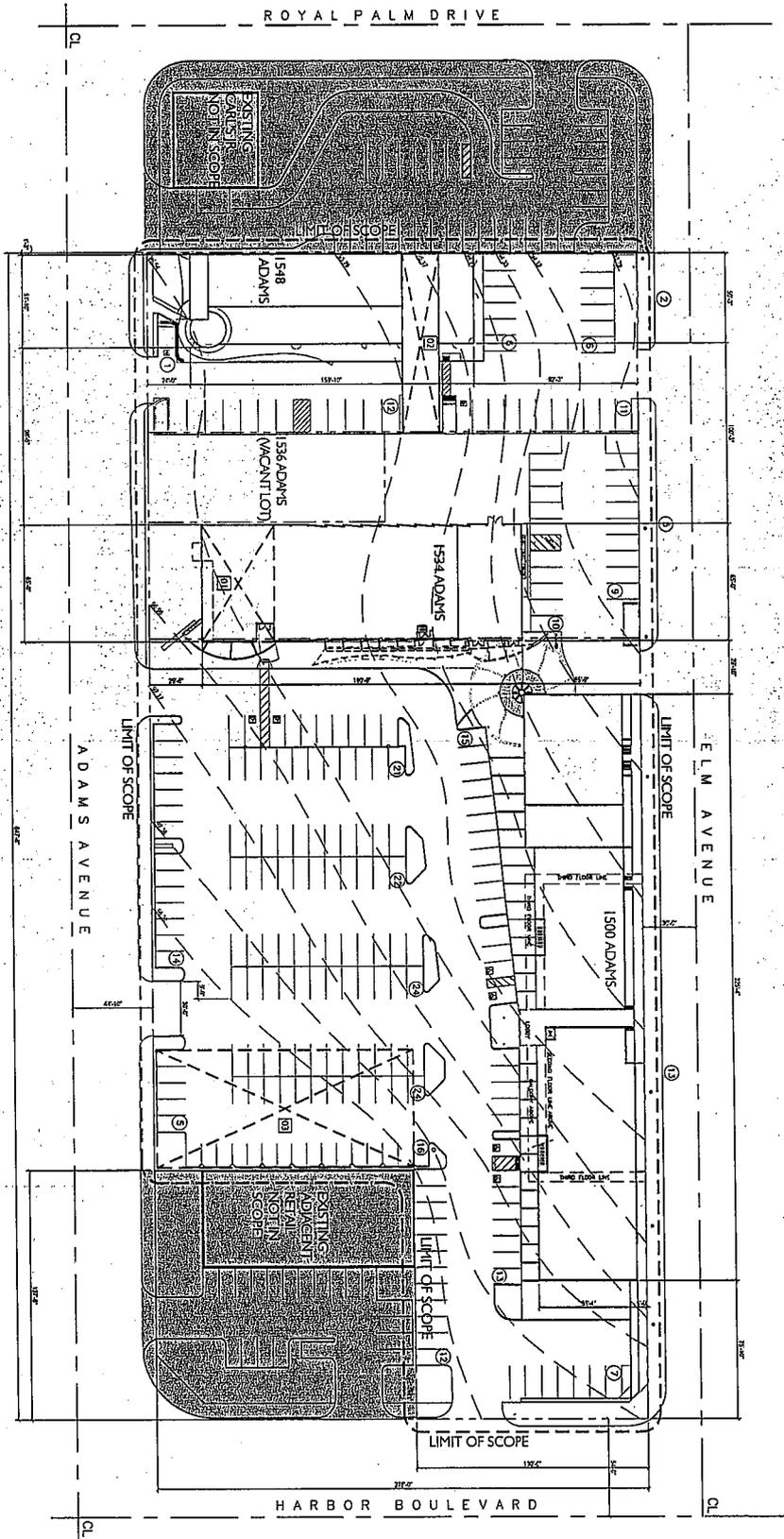
Independent 14,405,888

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25



1500 Adams Ave.
 TOTAL LOT SF. 98,291 SF.
 F.A.C. 435

USE: RETAIL OFFICE/RETAIL RESTAURANT
 TOTAL 1.5 FLOOR 11,845 SF.
 1ST FLOOR 11,845 SF.
 2ND FLOOR 11,845 SF.

USE: RETAIL OFFICE/RETAIL RESTAURANT
 OFFICE USE 11,845 SF.
 RETAIL 11,845 SF.
 RESTAURANT 11,845 SF.
 TOTAL 33,535 SF.

1534 Adams Ave.
 TOTAL LOT SF. 22,941 SF.

USE: RETAIL OFFICE/RETAIL RESTAURANT
 TOTAL 1.5 FLOOR 11,845 SF.
 1ST FLOOR 11,845 SF.
 2ND FLOOR 11,845 SF.

OFFICE USE 11,845 SF.
 RETAIL 11,845 SF.
 RESTAURANT 11,845 SF.
 TOTAL 33,535 SF.

1536 Adams Ave.
 TOTAL LOT SF. 22,941 SF.
 F.A.C. 435

USE: OFFICE/RETAIL
 TOTAL 1.5 FLOOR 11,845 SF.
 1ST FLOOR 11,845 SF.
 2ND FLOOR 11,845 SF.

OFFICE USE 11,845 SF.
 RETAIL 11,845 SF.
 RESTAURANT 11,845 SF.
 TOTAL 33,535 SF.

1518 Adams Ave.
 TOTAL LOT SF. 22,941 SF.
 F.A.C. 435

USE: OFFICE/RETAIL
 TOTAL 1.5 FLOOR 11,845 SF.
 1ST FLOOR 11,845 SF.
 2ND FLOOR 11,845 SF.

OFFICE USE 11,845 SF.
 RETAIL 11,845 SF.
 RESTAURANT 11,845 SF.
 TOTAL 33,535 SF.

Total Tabulation

OFFICE OWNERS	24,455 SF.
RETAIL OWNERS	18,455 SF.
RESTAURANT	18,455 SF.
TOTAL	61,365 SF.
TOTAL LOT SF.	184,455 SF.
TOTAL F.A.C.	184,455 SF.
EXISTING PARKING	232 SPACES
PROPOSED PARKING	237 SPACES
TOTAL PARKING	469 SPACES
TOTAL F.A.C. (INCLUDING CURRENT PARKING SPA)	184,455 SF.

- Key Notes**
- 1 DEMOLITION OF THE ENTIRE LOBBY, INCLUDING 3,457 SF.
 - 2 DEMOLITION OF 2ND FLOOR OFFICE, INCLUDING 2,662 SF.
 - 3 EXISTING COMPACT PARKING SPACES TO BE REPLACED WITH IN-SITU REPAIR SPACES.

1500 Adams
 Sparks Enterprises, L.P.

1534 Adams Ave.
 Coast Hills, CA 93238
 11.25.2010

1500 Adams Avenue #300
 Coast Hills, CA 93238

Existing Site Plan
 Scale: 1" = 30'0"

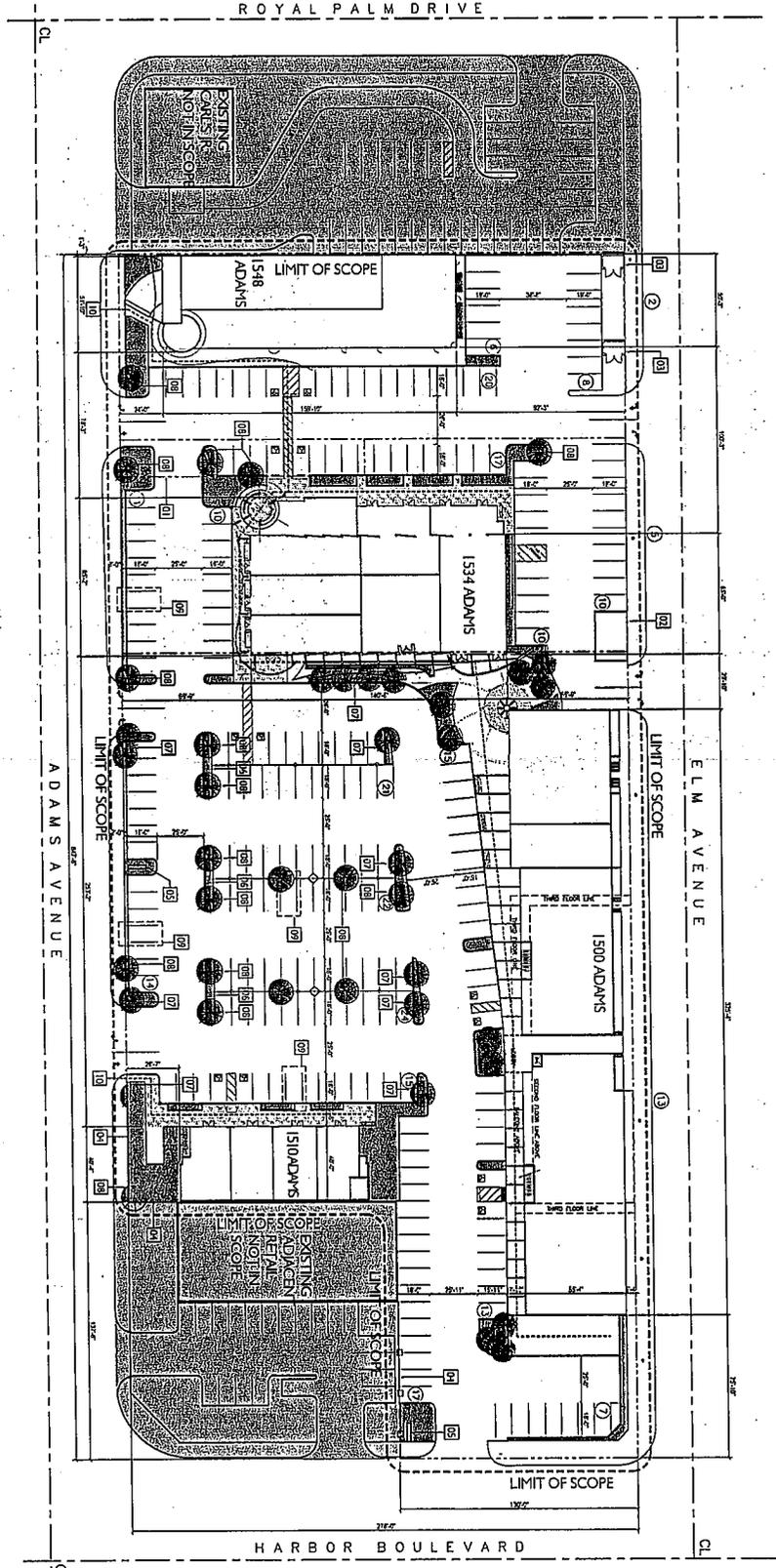


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A0.2

26



Legend

- Landscaping Area
- Landscaping Area Outside of 6,000 sq. ft.

Key Notes

- 01 PROPOSED LOT LINE ADJUSTMENT TO DRAWN THE PARCEL THE EXISTING BUILDING.
- 02 AN EXISTING TRUCK (OR EQUIPMENT) THAT WILL BE DEMOLISHED FOR THE PROPOSED.
- 03 EXISTING TRASH ENCLOSURE TO BE REBUILT.
- 04 EXISTING WINDLIGHT IRON FENCE.
- 05 EXISTING MONUMENT SIGN TO BE REBUILT.
- 06 NEW PARKING LOT PAVEMENT.

Proposed Site Plan

Scale: 1" = 30'-0"



1500 Adams Ave.
1534 Adams Ave.
1536 Adams Ave.
1510 Adams Ave.
1518 Adams Ave.
1519 Adams Ave.
1520 Adams Ave.
1521 Adams Ave.
1522 Adams Ave.
1523 Adams Ave.
1524 Adams Ave.
1525 Adams Ave.
1526 Adams Ave.
1527 Adams Ave.
1528 Adams Ave.
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1545 Adams Ave.
1546 Adams Ave.
1547 Adams Ave.
1548 Adams Ave.
1549 Adams Ave.
1550 Adams Ave.

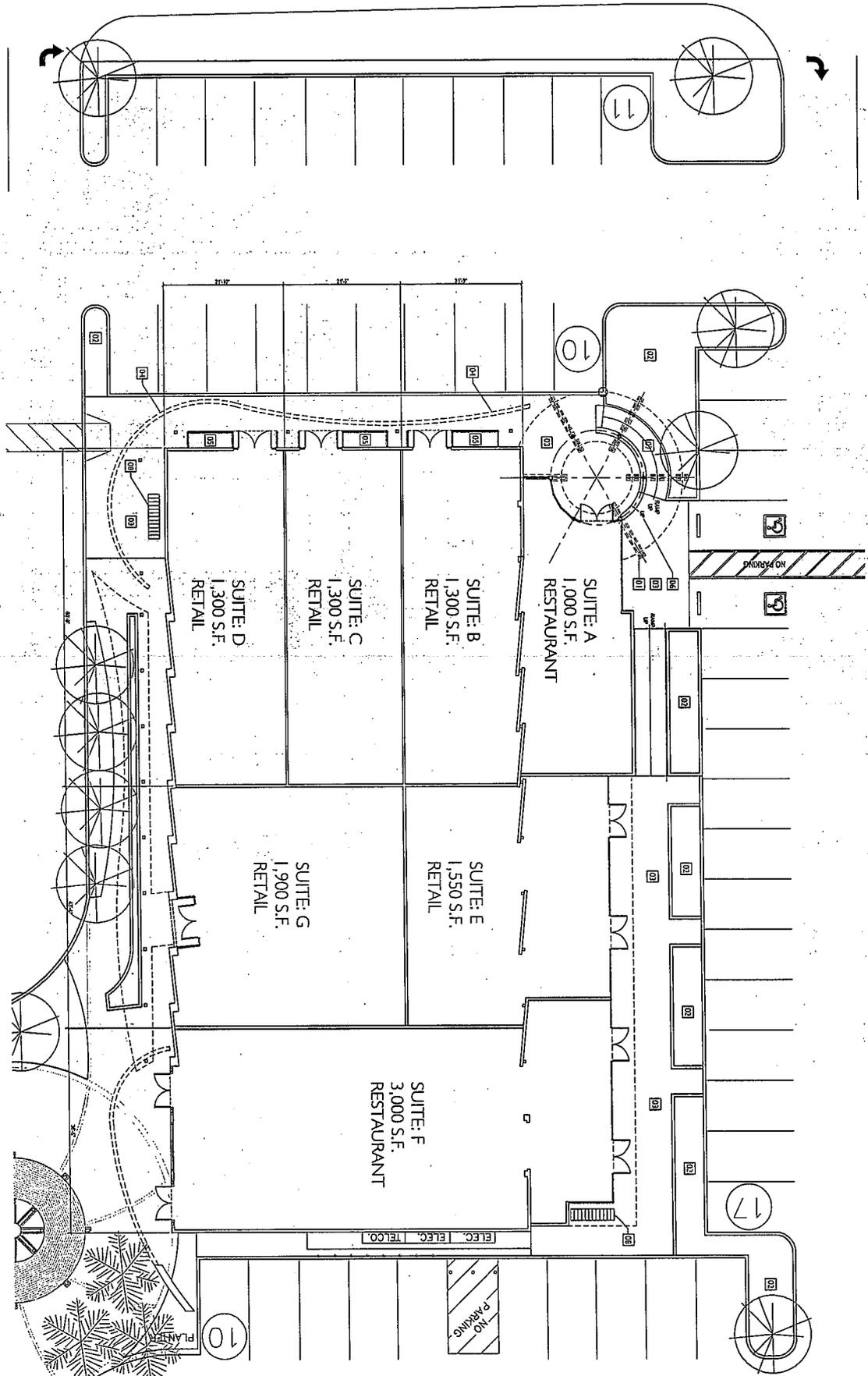
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A0.3

1500 Adams Ave.	
TOTAL LOT SF:	92,376 SF.
FAA:	8,416
USE: RETAIL OFFICE / HOTEL / RESTAURANT	
TOTAL SF:	41,145 SF.
1ST FLOOR:	41,145 SF.
2ND FLOOR:	11,000 SF.
3RD FLOOR:	11,000 SF.
4TH FLOOR:	11,000 SF.
5TH FLOOR:	11,000 SF.
6TH FLOOR:	11,000 SF.
7TH FLOOR:	11,000 SF.
8TH FLOOR:	11,000 SF.
9TH FLOOR:	11,000 SF.
10TH FLOOR:	11,000 SF.
11TH FLOOR:	11,000 SF.
12TH FLOOR:	11,000 SF.
13TH FLOOR:	11,000 SF.
14TH FLOOR:	11,000 SF.
15TH FLOOR:	11,000 SF.
16TH FLOOR:	11,000 SF.
17TH FLOOR:	11,000 SF.
18TH FLOOR:	11,000 SF.
19TH FLOOR:	11,000 SF.
20TH FLOOR:	11,000 SF.
21ST FLOOR:	11,000 SF.
22ND FLOOR:	11,000 SF.
23RD FLOOR:	11,000 SF.
24TH FLOOR:	11,000 SF.
25TH FLOOR:	11,000 SF.
26TH FLOOR:	11,000 SF.
27TH FLOOR:	11,000 SF.
28TH FLOOR:	11,000 SF.
29TH FLOOR:	11,000 SF.
30TH FLOOR:	11,000 SF.
31ST FLOOR:	11,000 SF.
32ND FLOOR:	11,000 SF.
33RD FLOOR:	11,000 SF.
34TH FLOOR:	11,000 SF.
35TH FLOOR:	11,000 SF.
36TH FLOOR:	11,000 SF.
37TH FLOOR:	11,000 SF.
38TH FLOOR:	11,000 SF.
39TH FLOOR:	11,000 SF.
40TH FLOOR:	11,000 SF.
41ST FLOOR:	11,000 SF.
42ND FLOOR:	11,000 SF.
43RD FLOOR:	11,000 SF.
44TH FLOOR:	11,000 SF.
45TH FLOOR:	11,000 SF.
46TH FLOOR:	11,000 SF.
47TH FLOOR:	11,000 SF.
48TH FLOOR:	11,000 SF.
49TH FLOOR:	11,000 SF.
50TH FLOOR:	11,000 SF.
51ST FLOOR:	11,000 SF.
52ND FLOOR:	11,000 SF.
53RD FLOOR:	11,000 SF.
54TH FLOOR:	11,000 SF.
55TH FLOOR:	11,000 SF.
56TH FLOOR:	11,000 SF.
57TH FLOOR:	11,000 SF.
58TH FLOOR:	11,000 SF.
59TH FLOOR:	11,000 SF.
60TH FLOOR:	11,000 SF.
61ST FLOOR:	11,000 SF.
62ND FLOOR:	11,000 SF.
63RD FLOOR:	11,000 SF.
64TH FLOOR:	11,000 SF.
65TH FLOOR:	11,000 SF.
66TH FLOOR:	11,000 SF.
67TH FLOOR:	11,000 SF.
68TH FLOOR:	11,000 SF.
69TH FLOOR:	11,000 SF.
70TH FLOOR:	11,000 SF.
71ST FLOOR:	11,000 SF.
72ND FLOOR:	11,000 SF.
73RD FLOOR:	11,000 SF.
74TH FLOOR:	11,000 SF.
75TH FLOOR:	11,000 SF.
76TH FLOOR:	11,000 SF.
77TH FLOOR:	11,000 SF.
78TH FLOOR:	11,000 SF.
79TH FLOOR:	11,000 SF.
80TH FLOOR:	11,000 SF.
81ST FLOOR:	11,000 SF.
82ND FLOOR:	11,000 SF.
83RD FLOOR:	11,000 SF.
84TH FLOOR:	11,000 SF.
85TH FLOOR:	11,000 SF.
86TH FLOOR:	11,000 SF.
87TH FLOOR:	11,000 SF.
88TH FLOOR:	11,000 SF.
89TH FLOOR:	11,000 SF.
90TH FLOOR:	11,000 SF.
91ST FLOOR:	11,000 SF.
92ND FLOOR:	11,000 SF.
93RD FLOOR:	11,000 SF.
94TH FLOOR:	11,000 SF.
95TH FLOOR:	11,000 SF.
96TH FLOOR:	11,000 SF.
97TH FLOOR:	11,000 SF.
98TH FLOOR:	11,000 SF.
99TH FLOOR:	11,000 SF.
100TH FLOOR:	11,000 SF.

27



- Key Notes**
- 10 METAL TILES
 - 11 PLANTER
 - 12 CONCRETE FANDB
 - 13 SERPENTINE SCOTT ABOVE
 - 14 STOREFRONT WINDOW DRN AT
 - 15 CONCRETE STPS
 - 16 ADA RAMP
 - 17 BICYCLEWAYS

1500 Adams
 Sparks Enterprises, L.P.
 1534 Adams Ave.
 Costa Mesa, CA 92626
 11.25.2010

Proposed Floor Plan
 Scale: 1/8" = 1'-0"

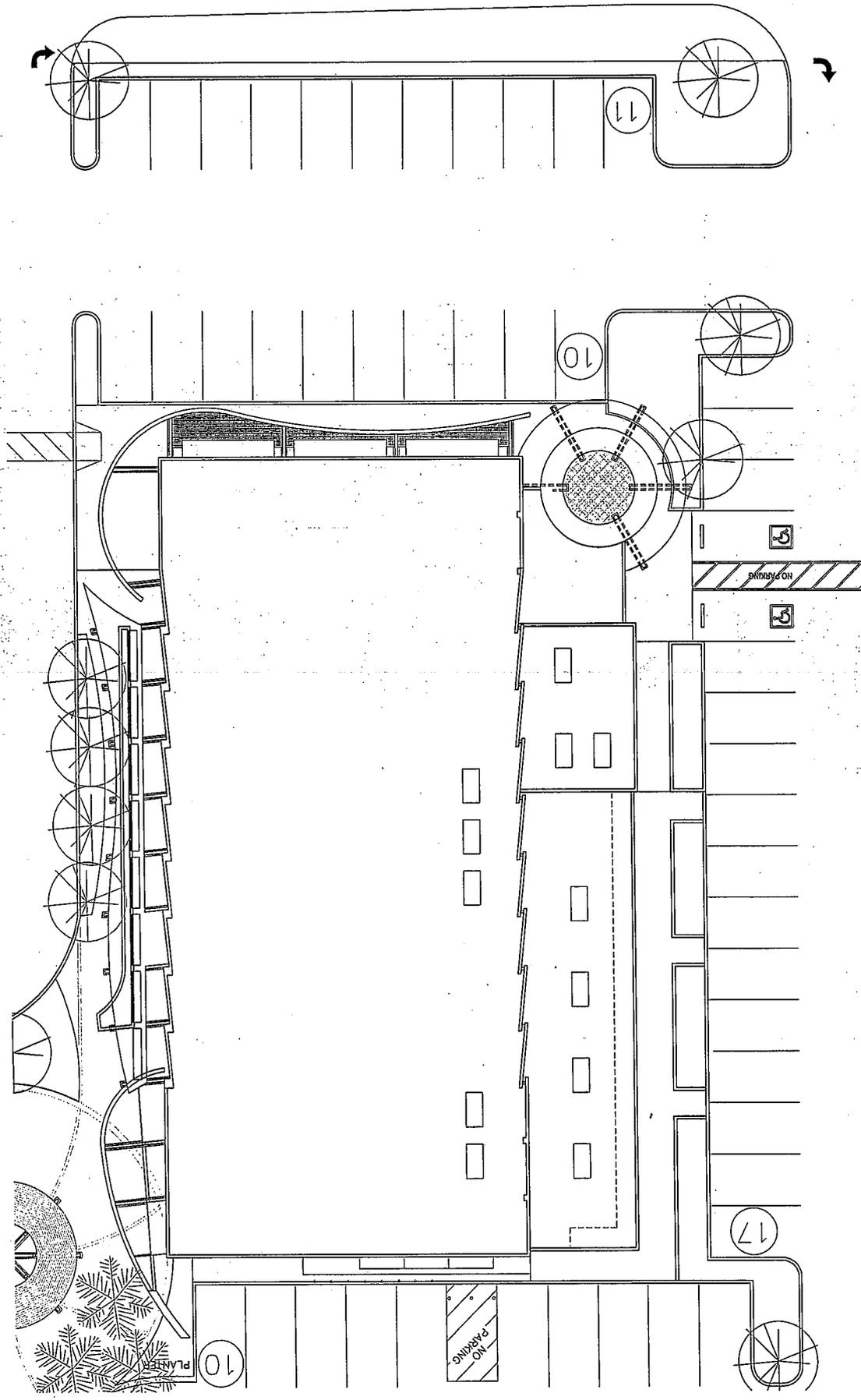


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1500 Adams
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 Costa Mesa, CA 92626
 11.24.2010

Sparks Enterprises, L.P.
 1500 Adams Avenue, #300
 Costa Mesa, CA 92626

Proposed Roof Plan
 Scale: 1/8" = 1'-0"

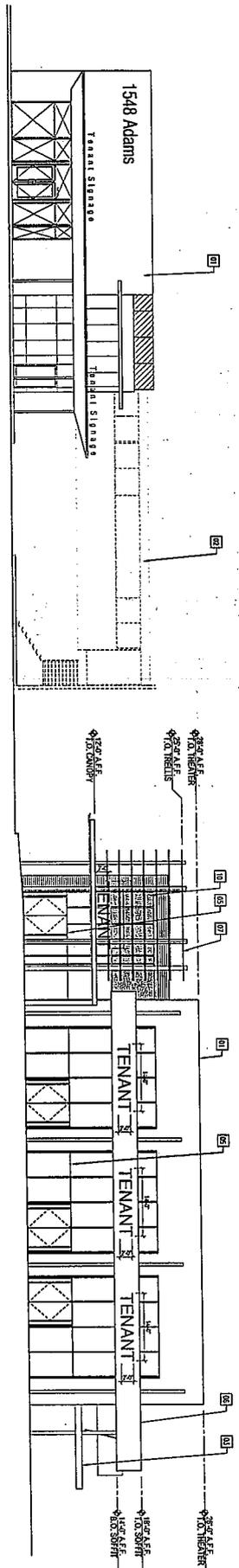


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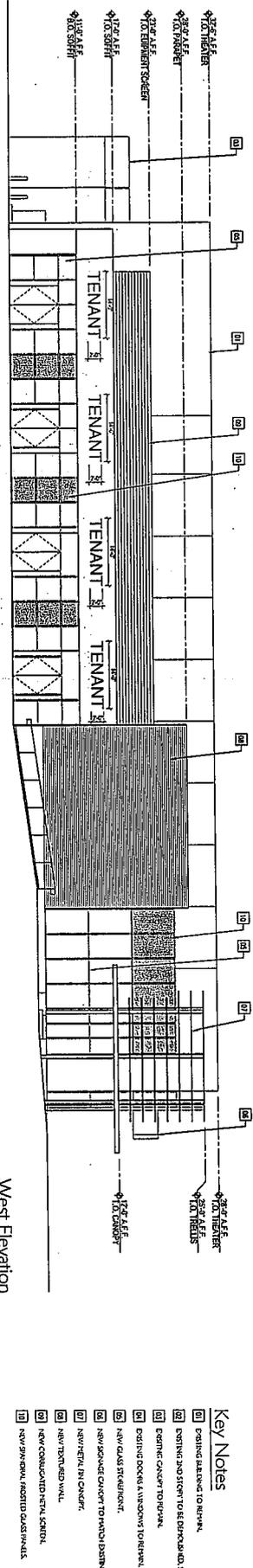


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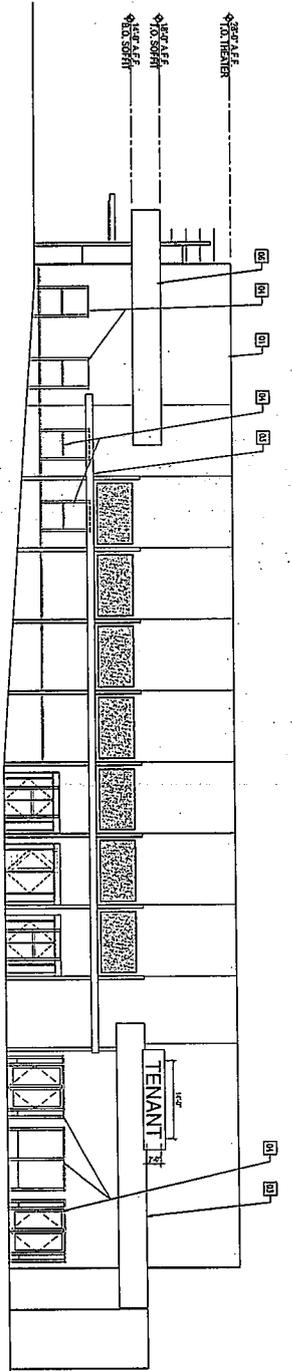
29



South Elevation



West Elevation



East Elevation

- Key Notes**
- 01 EXISTING BALCONY TO REMOVE
 - 02 EXISTING AND STORM TOWER STRUCTURE TO BE DEMOLISHED
 - 03 EXISTING CONCRETE TO REMOVE
 - 04 EXISTING DOOR AND WINDOW TO REMOVE
 - 05 NEW GLASS STAIRWELL
 - 06 NEW SPAN CONCRETE TO MATCH EXISTING
 - 07 NEW SPAN IN CONCRETE
 - 08 NEW TYPICAL WALL
 - 09 NEW TYPICAL WINDOW
 - 10 NEW SPAN CONCRETE TO MATCH EXISTING

1500 Adams
 Sparks Enterprises, L.P.
 1534 Adams Ave.
 Costa Mesa, CA 92626
 1.254.3010

1500 Adams Avenue #300
 Costa Mesa, CA 92626

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

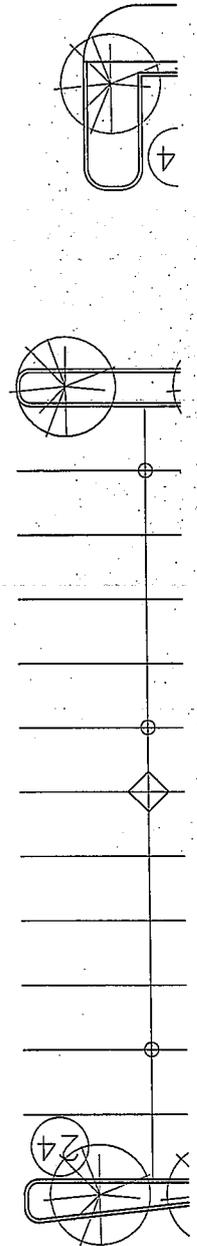
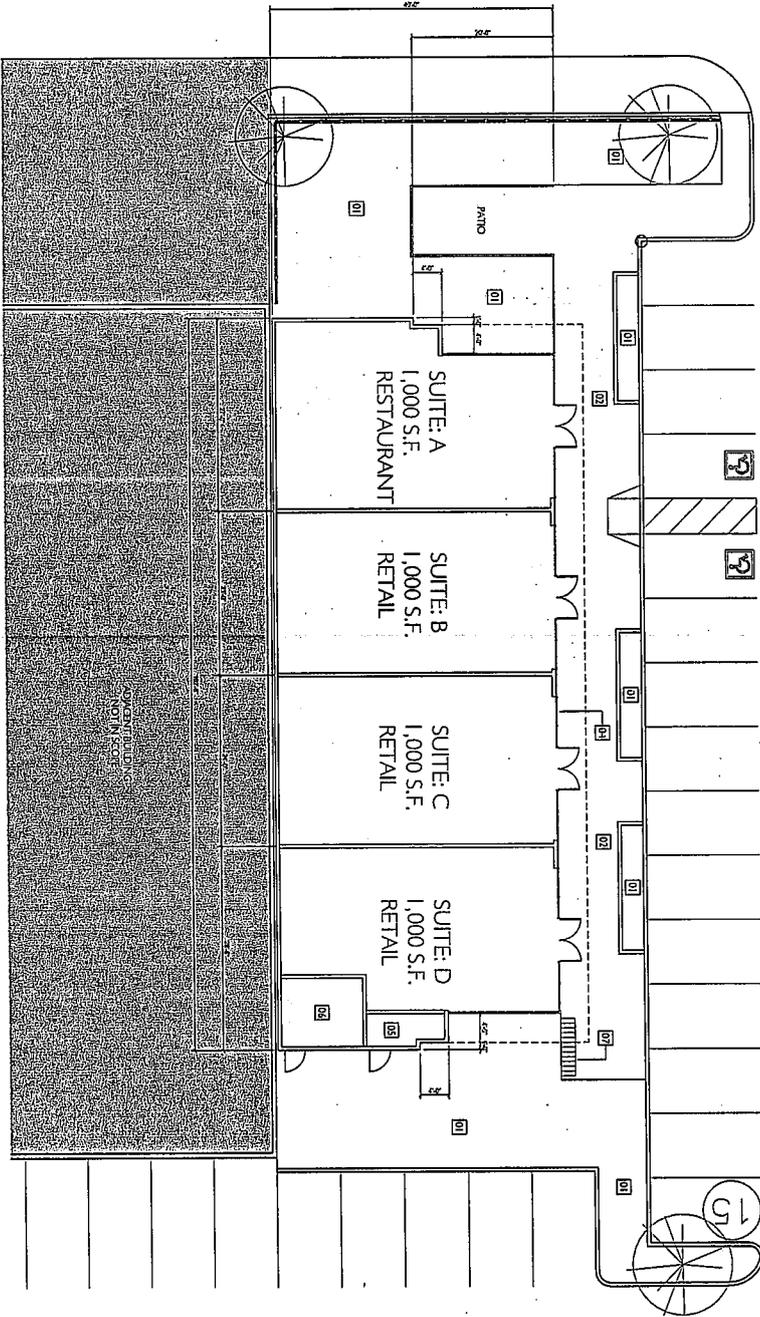
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1500 Adams
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 Costa Mesa, CA 92626
 1.24.2010

Sparks Enterprises, L.P.
 1500 Adams Avenue, #300
 Costa Mesa, CA 92626

Proposed Floor Plan
 Scale: 1/8" = 1'-0"

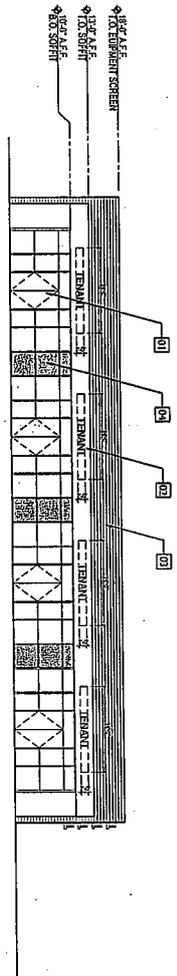


- Key Notes**
- 1 PLANTER
 - 2 CONCRETE PAVING
 - 3 SEPARATING JOINT ABOVE
 - 4 STORAGE
 - 5 ELECTRICAL ROOM
 - 6 FIRE SPRINKLER ROOM AND ROOF ACCESS
 - 7 BICYCLE RACKS

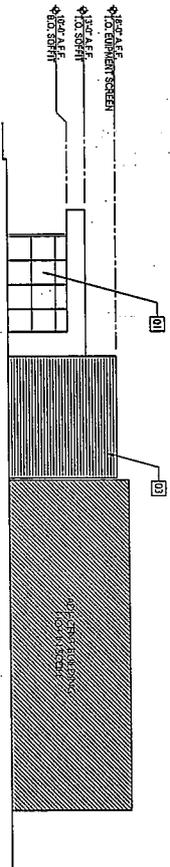
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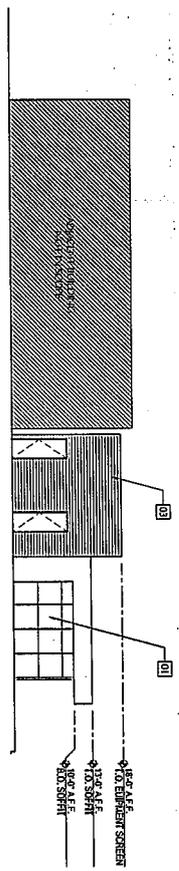
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West Elevation



South Elevation



North Elevation

- Key Notes**
- 01 NEW GLASS SYSTEM
 - 02 NEW ASSEMBLY WINDOW
 - 03 NEW TINTED WALL
 - 04 NEW SPANGLER INSULATED GLASS PANELS

1500 Adams
 Sparks Enterprises, L.P.
 1534 Adams Ave.
 Costa Mesa, CA 92626
 11.24.2010

1500 Adams Avenue, #100
 Costa Mesa, CA 92626

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

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