



# **PLANNING COMMISSION AGENDA REPORT**

VII.4

MEETING DATE: JULY 11, 2011

ITEM NUMBER:

**SUBJECT: ZONING APPLICATION ZA-11-13 FOR MINOR CONDITIONAL USE PERMIT FOR A FAST FOOD RESTAURANT WITH DRIVE THROUGH SERVICE (MCDONALD'S) AT 290 BRISTOL STREET**

**DATE: JUNE 30, 2011**

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

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## **DESCRIPTION**

The applicant requests approval of a minor conditional use permit (MCUP) to construct a 3,828 square-foot McDonald's restaurant with drive-through service (former Denny's restaurant to be demolished).

## **APPLICANT**

The applicant is Michael Snyder of Ware Malcomb on behalf of property owner, Donahue Schriber Realty Group, L.P.

## **RECOMMENDATION**

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

## PLANNING APPLICATION SUMMARY

Location: 290 Bristol Street Applications: ZA-11-13

Request: Minor conditional use permit for a 3,828 square-foot fast food restaurant (McDonald's) with drive-through service.

**SUBJECT PROPERTIES:**

**SURROUNDING PROPERTIES:**

Zone: <u>C1 (Local Business District)</u>	North: <u>73 Freeway</u>
General Plan: <u>General Commercial</u>	South: <u>C1 Commercial (across Bristol Street)</u>
Lot Dimensions: <u>Irregular</u>	East: <u>C1 Commercial (across Red Hill Avenue)</u>
Lot Area: <u>1.1 acres</u>	West: <u>C1 Commercial (part of same center - Bristol Village)</u>
Existing Development: <u>Vacant building previously occupied by Denny's restaurant.</u>	

### DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
<b>Lot Size:</b>		
Lot Width	120 FT	148 FT min.
Lot Area	12,000 SF	47,961 SF
<b>Floor Area Ratio (high traffic use):</b>		
	0.20 max.	0.08
<b>Building Height:</b>		
	2 stories/ 30 FT	1 story/ 25 FT max.
<b>Setbacks<sup>4</sup>:</b>		
Front	20 FT (Bristol St.)/ 20 FT (Red Hill Ave.)	65 FT 56 FT
Side	N/A	N/A
Rear	0 FT/ 0 FT	66 FT/ 81 FT
<b>Landscape:</b>		
Interior Landscaping (25 SF per parking space)	25 x 60 = 1,500 SF	Approx. 4,177 SF <sup>1</sup>
Setback Landscaping	10 FT (Bristol St.)/ 10 FT (Red Hill Ave.) <sup>2</sup>	10 FT <sup>2</sup> 10 FT <sup>2</sup>
<b>Parking (shared between all parcels in Bristol Village Plaza):</b>		
	183	231
<b>Drive-through lane</b>		
	Min. 160 FT in length	Approx. 225 FT in length
<b>Driveway Width:</b>		
	11 FT (drive through lane) 18 FT (behind 60-degree parking) 25 FT (behind 90-degree parking and main two-way driveways)	12 FT 18 FT 25 FT
<b>Bicycle Racks/Stalls<sup>3</sup>:</b>		
	N/A	Min. 2
N/A = Not Applicable or No Requirement		
CEQA Status	Exempt, Class 3 (New Construction)	
Final Action	Planning Commission	

- 1 A net increase of 1,947 SF landscaping is proposed for the property.
- 2 Landscape setback variance approved under ZE-77-47.
- 3 Bicycle racks are recommended under **Condition no. 2** but do not represent a Code Requirement.
- 4 Setback measurements indicate distance from the property line to the restaurant building.

## **BACKGROUND**

### ***Project Site***

The property is located on the northwest corner of Bristol Street and Red Hill Avenue. It is zoned C1 (Local Business District) and has a General Plan land use designation of General Commercial.

The project site is part of Bristol Village Plaza, a multi-tenant commercial center that consists of six parcels with two commercial/office buildings, two fast food restaurants with drive-through service (Der Weinerschnitzel and Del Taco), one restaurant pad building (Inka Grill), and a 5,500 square-foot building on the subject property which was formerly occupied by Denny's restaurant. All properties within Bristol Village Plaza have shared access and parking.

### ***Review by Planning Commission***

The Zoning Code requires approval of a minor conditional use permit for establishments with drive-through operations in the C1 zone. Code identifies the Zoning Administrator as the final review authority for minor conditional use permits. However, this application has been forwarded directly to the Planning Commission due to the high level of community interest in new drive-through restaurants.

A comparison of the project summary to the City's Commercial Development Standards is provided in the summary table on Page 2.

## **ANALYSIS**

### ***Proposed Fast-food Restaurant with Drive-through Operations***

The applicant proposes to demolish the existing 5,500 square-foot restaurant and construct a 3,828 square-foot, 24-hour fast-food restaurant (McDonald's) with drive-through service. No outdoor seating, play area, alcohol service or live entertainment is proposed.

The former Denny's restaurant was also open 24 hours daily.

According to the applicant, the proposed project is anticipated to generate approximately 25 to 30 short-term construction jobs and 30 jobs once the business is operational.

### ***Staff Justifications for Approval***

Staff recommends approval of the MCUP for the following reasons:

- *The project complies with all applicable Commercial Development Standards, including landscaping and building setback requirements.*

The Zoning Code, which includes development standards for new construction, is a tool for implementing the goals, objectives, and policies of the City's General Plan. The project complies with all applicable provisions of the Zoning Code (see Planning Application Summary table) including the interior landscaping requirement (minimum 1,500 square feet required; more than 4,000 square feet proposed on this parcel). The proposed building also exceeds all building setback requirements.

When the commercial center was developed, 10 to 25 feet public right-of-way dedication was required on both Bristol Street and Red Hill Avenue. The Planning Commission approved a variance for 10-foot landscape setback (20 feet required) along both street frontages under Zone Exception Permit no. ZE-77-47. This variance runs with the land even if the existing restaurant is demolished. Therefore, the existing landscape setbacks are legal and consistent with the rest of the center. The proposed plan shows additional landscaping near the two driveways and at the street corner, and additional interior landscaping improvements for an overall net increase of approximately 1,947 square feet of landscaping on the property.

**Condition no. 1** requires landscape screening of all above-ground equipment along Bristol Street and Red Hill Avenue. Additionally, requires a dense row of shrubs (minimum five-gallon size) along both street frontages to screen the parking lot. A detailed landscape and irrigation plan is required to be submitted for review and approval by the Planning Division prior to installation.

- *The project complies with Development Standards for Drive-through Operations.*

The Zoning Code establishes additional development standards including the location, width and length of the drive-through lane to ensure adequate on-site circulation for a restaurant with drive-through operations. The proposed plan complies with all of these standards.

According to McDonald's Area Construction Manager, the design of the drive-through lane, including the two-lane split option, can route 50 to 80 percent more vehicles through in one hour than a single-lane operation. This configuration allows for a more efficient service and therefore minimizes idling vehicle emissions.

The City's Transportation Services Division has reviewed the site plan to ensure that traffic entering and exiting the site would not adversely impact the site or adjacent street circulation. Planning Commission recently approved a similar "double drive-through lane" configuration for a proposed McDonald's on Harbor Boulevard.

The drive-through lane at the existing Del Taco restaurant may sometimes obstruct parking spaces during peak lunch times. In contrast, the proposed McDonald's drive-through lanes are completely separated from any parking areas or drive aisles. There will be no obstructions of these areas by vehicles queuing.

- *The proposed development is compatible and harmonious with the surrounding properties and uses.*

The project replaces a former 24-hour restaurant, in a commercial center containing two other fast-food restaurants with drive-through service. Because the project will comply with shared parking requirements and all applicable development standards, impacts on existing adjoining uses are not anticipated.

The property is located more than 200 feet from the nearest residential zone across Bristol Street. There are other commercial buildings and restaurants with drive-through operations between the proposed McDonald's and the residences. A motel (Travelodge) is located on the commercial-zoned property across Bristol Street. However, the motel rooms are located toward the rear of the property behind an existing freestanding restaurant building (Happy Family). Therefore, no noise impacts are anticipated to the residential community or sensitive land uses.

Code requires an approximately \$90,500 trip fee to address increase trip generation due to the replacement of a sit-down restaurant with a drive-through establishment.

**Condition no. 5** requires the applicant to control litter originating from the site (i.e. paper/plastic goods, food items, drink containers, etc.) on a daily basis. On-site trash receptacles visible from the public right-of-way shall be emptied and litter be removed on a regular basis.

- *The proposed signage complies with the City's Sign Regulations.*

The applicant proposes one "McDonald's" channel letters sign and an arch logo on each building elevation facing the street, and one monument sign per street frontage to replace existing monument signs for the former Denny's restaurant. The new monument sign for McDonald's on Bristol Street will be located 150 feet from the existing Bristol Village sign to provide greater spacing than currently existing between freestanding signs on the property, which is in compliance with the Sign Code. A number of convenience/directional signs are also proposed for on-site pedestrians and/or motorists.

The signs are architecturally compatible with the building and complement the scale and massing of the building. The building and ground mounted signs are consistent with the City's Sign Code and included for informational purposes with this application.

**Condition no. 8** prohibits the construction of any freestanding pole sign for this restaurant.

- *Approval of the MCUP would facilitate additional site improvements on the property.*

It is staff's opinion that the proposed project will provide an upgrade to the property without negatively impacting surrounding developments. In addition to complying with all applicable development standards, additional landscaping will be installed throughout the property to enhance the streetscape, including shrubs along the street frontages to screen above-ground equipment and the parking lot. The building elevations reflect McDonald's new image with contemporary architecture, using a roof cap element, aluminum trellis, awnings, and an updated color scheme. Staff believes the proposed upgrades will enhance the street corner, which is a gateway into the City's industrial park areas to the northeast and the SoBECA Urban Plan area approximately a mile to the northwest on Bristol Street.

- Although there is a proposed reduction in parking by 13 spaces compared to existing conditions, the proposed parking supply is consistent with the City's shared parking requirement.

The City's shared parking requirement for Bristol Village Plaza is 183 total parking spaces, which takes into account the proposed 1,672 square-foot reduction in restaurant area; 231 spaces are proposed for the center.

The site plan shows 60 parking spaces on this parcel. The Zoning Code requires 38 spaces for the proposed restaurant based on the required parking ratio of 10 spaces per 1,000 square feet of building area. The excess parking on this parcel will remain available for other businesses in the center as required under Conditional Use Permit ZE-77-108 and Parcel Map S-77-13. Pursuant to the approvals, a reciprocal access and parking agreement for Bristol Village Plaza was recorded on December 29, 1977.

**Condition no. 6** addresses parking and circulation during the Grand Opening period.

**Condition no. 9** reiterates that the parking areas on this property shall remain available for shared parking purposes for all businesses located in Bristol Village Plaza at 250 through 290 Bristol Street and 2905 Red Hill Avenue.

### **GENERAL PLAN CONFORMITY**

The General Plan permits a wide range of commercial uses in the General Commercial designation, including a fast-food restaurant and drive-through service with the approval of a MCUP. The proposed development with a .08 FAR is also within the allowable building intensity standard to accommodate the high traffic generating use (maximum FAR of .20 allowed). Therefore, approval of the MCUP would be consistent with the General Plan.

### **ALTERNATIVES**

The Planning Commission has the following alternatives:

1. Approve ZA-11-13. This would allow the construction of a McDonald's restaurant with drive-through service, subject to conditions of approval and Code requirements.
2. Deny ZA-11-13. If Commission denies the application, the proposed project could not be constructed on the property. A similar request may not be submitted for six months.

### **ENVIRONMENTAL DETERMINATION**

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 15303 for New Construction. If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved.

**CONCLUSION**

Staff supports approval of the application because the proposed construction complies with all applicable sections of the Zoning Code/development standards and the proposed use is compatible with existing commercial uses in the area. Based on the project description and analysis, staff does not anticipate any adverse impacts on the surrounding properties.

  
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 WENDY SMITH  
 Associate Planner

  
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 CLAIRE FLYNN, AICP  
 Acting Assistant Development Svs. Director

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

Distribution: Interim Development Services Director  
 Deputy City Attorney  
 City Engineer  
 Transportation Svs. Mgr.  
 Fire Protection Analyst  
 Staff (4)  
 File (2)

Michael Snyder  
 Ware Malcomb  
 10 Edelman  
 Irvine, CA 92618

Donahue Schriber Realty Group, L.P.  
 200 E. Baker St., Ste. 100  
 Costa Mesa, CA 92626

File: 071111ZA1113	Date: 063011	Time: 4:00 p.m.
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## RESOLUTION NO. PC-11-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING ZONING APPLICATION  
ZA-11-13**

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

WHEREAS, an application was filed by Michael Snyder of Ware Malcomb, authorized agent for property owner Donahue Schriber Realty Group, L.P., with respect to the real property located at 290 Bristol Street, requesting approval of a minor conditional use permit to construct a 3,828 square-foot fast food restaurant with drive-through service, in the C1 zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on July 11, 2011, 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** Zoning Application ZA-11-13 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 Zoning Application ZA-11-13 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 11<sup>th</sup> day of July 2011.**

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COLIN MCCARTHY  
Chair, Costa Mesa Planning Commission

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## EXHIBIT "A"

**FINDINGS – APPROVAL (ZA-11-13)**

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
  2. Safety and compatibility of the design of the parking areas, landscaping, luminaries, 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.
  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 13-29(g)(2) in that the proposed restaurant with drive-through service is substantially compatible with developments in the same general area. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity of the project. Specifically, the proposed project satisfies all applicable development standards. The project replaces a former 24-hour restaurant in a commercial center containing two other fast-food restaurants with drive-through service. The property is also located more than 200 feet from the nearest residential zone. Therefore, no noise impacts are anticipated to the residential community or sensitive land uses. Granting the minor conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan land use 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 15303 for New Construction.
- D. The project, as conditioned, is consistent with Article 3, Transportation System Management, of Chapter XII, Title 13, of the Costa Mesa Municipal Code in that the project's traffic impacts will be mitigated at all affected intersections by the payment of traffic impact fees.

## EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. The applicant/developer shall provide landscape screening for all above-ground equipment along Bristol Street and Red Hill Avenue. Additionally, plant a dense row of shrubs (minimum five-gallon size) along both street frontages to screen the parking lot. A detailed landscape and irrigation plan is required to be submitted for review and approval by the Planning Division prior to installation.
  2. Provide a minimum of two bike racks/stalls near the entrance to the restaurant. This condition shall be completed under the direction of the Planning Division.
  3. Detailed exterior elevation plans with corresponding sample color/materials board shall be submitted to the Planning Division as part of the plan check submittal package.
  4. The restaurant shall be limited to the operations described in the staff report (3,828 square-foot, 24-hour fast-food restaurant with drive-through service). Any change in the operational characteristics including, but not limited to, outdoor activities, outdoor seating, sale of alcoholic beverages or provision of entertainment, shall be subject to Planning Division review and may require an amendment to the minor conditional use permit, 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)].
  5. The applicant shall control litter originating from the site (i.e. paper/plastic goods, food items, drink containers, etc.) on a daily basis. On-site trash receptacles visible from the public right-of-way shall be emptied and litter be removed on a regular basis.
  6. Prior to the Grand Opening of the restaurant, the applicant shall submit an Interim Parking and Traffic Management Plan to the Planning Division for review and approval to ensure that adequate parking is available on-site or on at an authorized site through an agreement with an adjacent property owner. One component of the interim plan is to address parking for employees during this period. In addition, the plan shall indicate that employees (i.e. parking attendant(s) or drive-through attendant(s)) shall be outside the restaurant to facilitate the restaurant operations and minimize impacts to adjacent streets and surrounding properties. This interim plan shall be in place for a minimum of 60 days during the "Grand Opening" and may be extended for an additional 30 days to meet business demands as deemed appropriate by the Development Services Director. The interim plan shall be approved prior to issuance of certificate of occupancy.
  7. After the Grand Opening period when the interim plan is no longer in place, employees of the fast food restaurant shall park on-site. Employee

parking shall occur in any of the parking stalls on the property.

8. No freestanding pole sign shall be permitted on this property.
9. The parking areas on this property shall remain available for shared parking purposes for all businesses in Bristol Village Plaza at 250 through 290 Bristol Street and 2905 Red Hill Avenue.
10. The conditions of approval, Code requirements, and special district requirements of ZA-11-13 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
11. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
12. 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.
13. SCAQMD Rule 403 shall be adhered to, ensuring the cleanup of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile, or disturbed surface area beyond the property line of the emission sources. Particulate matter deposits on public roadways are also prohibited.
14. Adequate watering techniques shall be employed to partially mitigate the impact of construction-generated dust particulates. Portions of the project site that are undergoing earth moving operations shall be watered such that a crust will be formed on the ground surface and then watered again at the end of the day.
15. Grading operations shall be suspended during first and second stage ozone episodes or when winds exceed 25 mph.
16. To avoid an alley-like appearance, the driveway shall be developed without a center swale. Design shall be approved by the Planning Division.
17. All rooftop mechanical equipment shall be screened under the direction of the Planning staff.
18. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted.
19. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped

setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of the Planning staff.

20. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
21. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.

**RESOLUTION NO. PC-11-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING ZONING APPLICATION ZA-  
11-13**

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

WHEREAS, an application was filed by Michael Snyder of Ware Malcomb, authorized agent for property owner Donahue Schriber Realty Group, L.P., with respect to the real property located at 290 Bristol Street, requesting approval of a minor conditional use permit to construct a 3,828 square-foot fast food restaurant with drive-through service, in the C1 zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on July 11, 2011, 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** Zoning Application ZA-11-13 with respect to the property described above.

**PASSED AND ADOPTED this 11th day of July, 2011.**

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COLIN MCCARTHY  
Chair, Costa Mesa Planning Commission

**EXHIBIT "A"**

**FINDINGS – DENIAL (ZA-11-13)**

- 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 minor conditional use permit 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 Zoning Application ZA-11-13. 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.

# WARE MALCOMB

Leading Design for Commercial Real Estate

architecture  
planning  
interiors  
graphics  
site development

## ATTACHMENT 2

March 31, 2011

**CITY OF COSTA MESA  
PLANNING DIVISION**  
77 Fair Drive  
Costa Mesa, CA 92628

**RE: LETTER OF JUSTIFICATION  
MINOR CONDITIONAL USE PERMIT  
PROPOSED MCDONALD'S LOCATED AT 290 BRISTOL STREET**

To whom it may concern,

The project consists of demolishing the existing vacant Denny's restaurant that current sits on the corner of Bristol Street and Redhill Street and constructing a new McDonald's restaurant that offers 24 hour dining as well as 24 hour drive-thru service. The new building will sit on the site in a similar location as the Denny's, but The McDonald's has a smaller footprint and will sit a little closer to the corner of the intersection. The north portion of the lot will remain as is.

The building elevations represent the "new" look that all new McDonald's as well as most existing McDonald's will have. As you will see by the proposed elevations, the double mansard red roof buildings are no longer being utilized. The new elevations introduce color changes on the building that identify the building entrances, as well as a yellow roof cap element which is the new identity of the McDonald's Brand.

The Proposed McDonald's is the same use (restaurant) as the existing Denny's. The existing shopping center has a number of restaurants with 2 existing drive-thru restaurants. Therefore, the proposed project is substantially compatible to the permitted uses in the general area and would not be materially detrimental to other properties in the same area.

If you need further clarification in regards to this proposed project, please do not hesitate to contact me.

Sincerely,

**WARE MALCOMB**



Mike Snyder  
Project Manager

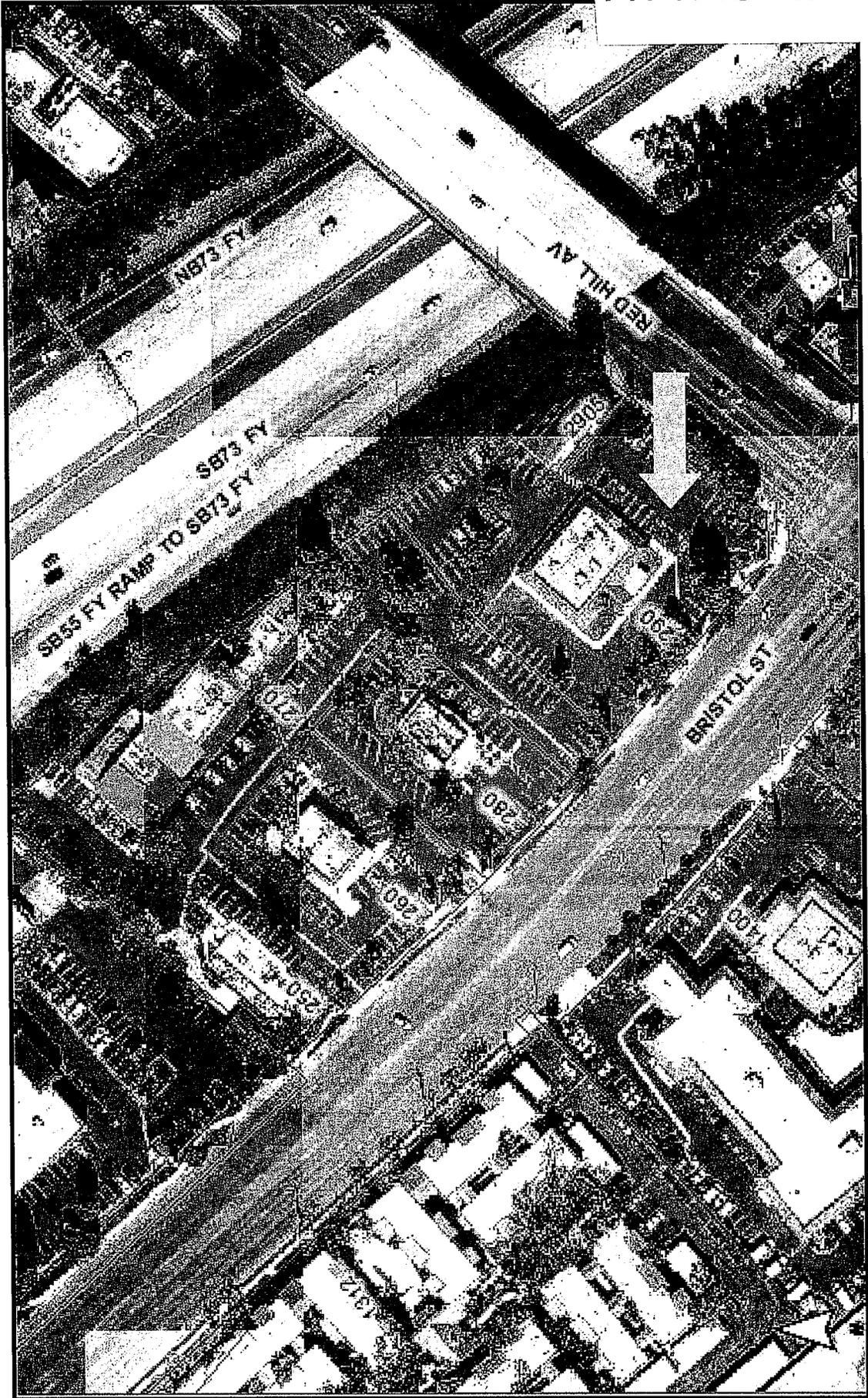
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10 edelman  
irvine, california  
92618  
p 949.660.9128  
f 949.863.1581

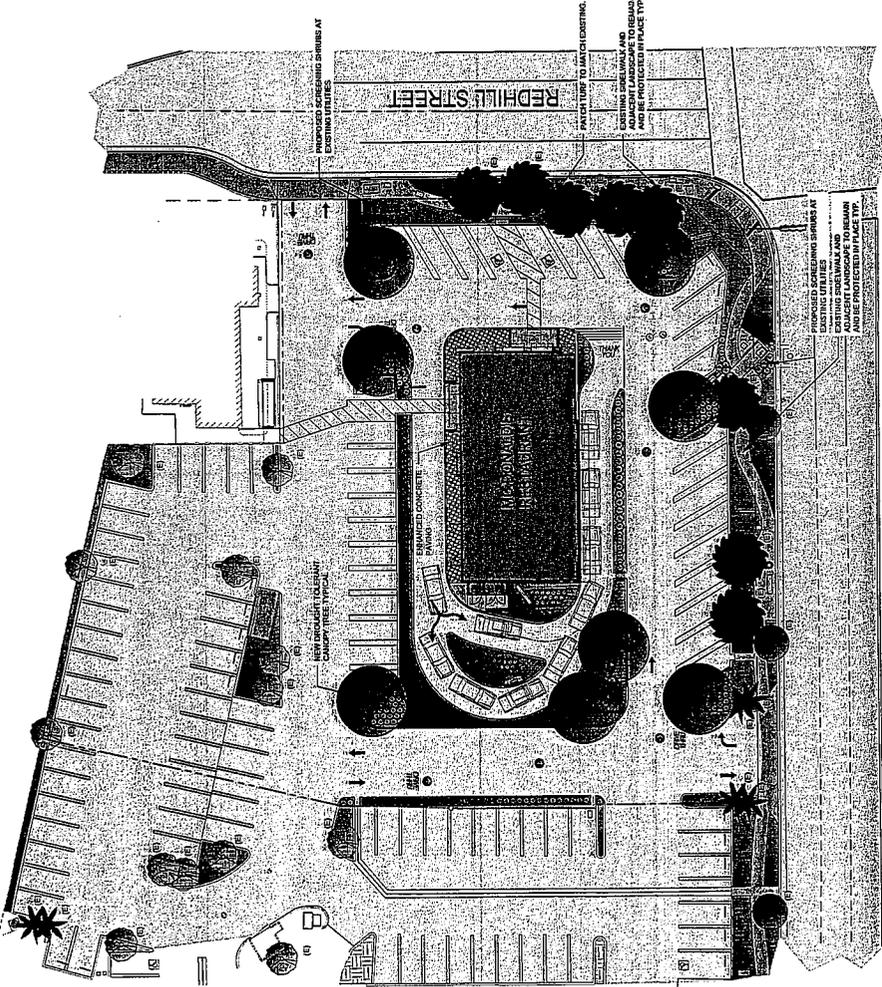
integrated service  
across north america

waremalcomb.com

LOCATION MAP







**PRELIMINARY PLANTING PALETTE**

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE / SPACING	DETAIL SHEET NO.	ZONE	COMMENTS	QUANTITY
(Symbol)	WIDE LAWN / TYPICAL SHRUB	8' WIDE / STANDING	D.E.	L	CANOPY TREE	0

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE / SPACING	DETAIL SHEET NO.	ZONE	COMMENTS	QUANTITY
(Symbol)	ANNUAL COLOR	1' WIDE / 1' HIGHER	A.R.C.F	M	ANNUAL COLOR	197
(Symbol)	PERENNIAL	1' WIDE / 1' HIGHER	A.R.C.F	M	PERENNIAL	20
(Symbol)	STRIPY	1' WIDE / 1' HIGHER	A.R.C.F	L	STRIPY	28
(Symbol)	ACSHY	1' WIDE / 1' HIGHER	A.R.C.F	M	ACSHY	23
(Symbol)	LOW GROUNDCOVER	1' WIDE / 1' HIGHER	A.R.C.F	M	LOW GROUNDCOVER	PER PLAN
(Symbol)	BOWNALE	1' WIDE / 1' HIGHER	A.R.C.F	M	BOWNALE	0
(Symbol)	SLOPE COVER	1' WIDE / 1' HIGHER	A.R.C.F	M	SLOPE COVER	0
(Symbol)	SLOPE EDITION	1' WIDE / 1' HIGHER	A.R.C.F	M	SLOPE EDITION	0

WALLS: WALLS TO BE CONSTRUCTED BY OTHERS. INDICATED BY SHADING. PLANTING TO BE INSTALLED BY OTHERS. INDICATED BY SHADING. PLANTING TO BE INSTALLED BY OTHERS. INDICATED BY SHADING.

**EXISTING PLANT PALETTE**

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE / SPACING	DETAIL SHEET NO.	ZONE	COMMENTS	QUANTITY
(Symbol)	SYMBIA DOMINOFF PINE / QUERCUS	1' WIDE / 1' HIGHER	A.R.C.F	M	SYMBIA DOMINOFF PINE / QUERCUS	0
(Symbol)	PINE CANNABIS / QUERCUS	1' WIDE / 1' HIGHER	A.R.C.F	M	PINE CANNABIS / QUERCUS	0
(Symbol)	WIDE LAWN / TYPICAL SHRUB	8' WIDE / STANDING	D.E.	L	CANOPY TREE	0

NOTE: THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES A TREE TO BE PROTECTED IN PLACE. THE LETTER (R) NEXT TO A TREE SYMBOL INDICATES A TREE TO BE REPLACED IN KIND AND IRRIGATION TO BE RESTORED TO FULL COVERAGE.

NOTE: EXISTING TREES, SHRUBS AND GROUNDCOVERS TO BE PROTECTED IN PLACE. THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES A TREE TO BE REPLACED IN KIND AND IRRIGATION TO BE RESTORED TO FULL COVERAGE.

NOTE: CONTRACTOR TO REPAIR OR REPLACE ALL LANDSCAPE AND IRRIGATION BEING EXISTING SYSTEMS SHALL BE REPAIRED TO PREVENT OVERTHROW OR BURNOUT ON SIDEWALKS OR STREETS.

**LANDSCAPE TABULATION**

TOTAL EXISTING LANDSCAPE BEFORE REDBUD	5,425 SF
EXISTING LANDSCAPE AREA TO REMAIN	3,225 SF
PROPOSED NEW LANDSCAPE AREA	4,684 SF
TOTAL LANDSCAPE AREA AFTER REDBUD	7,909 SF



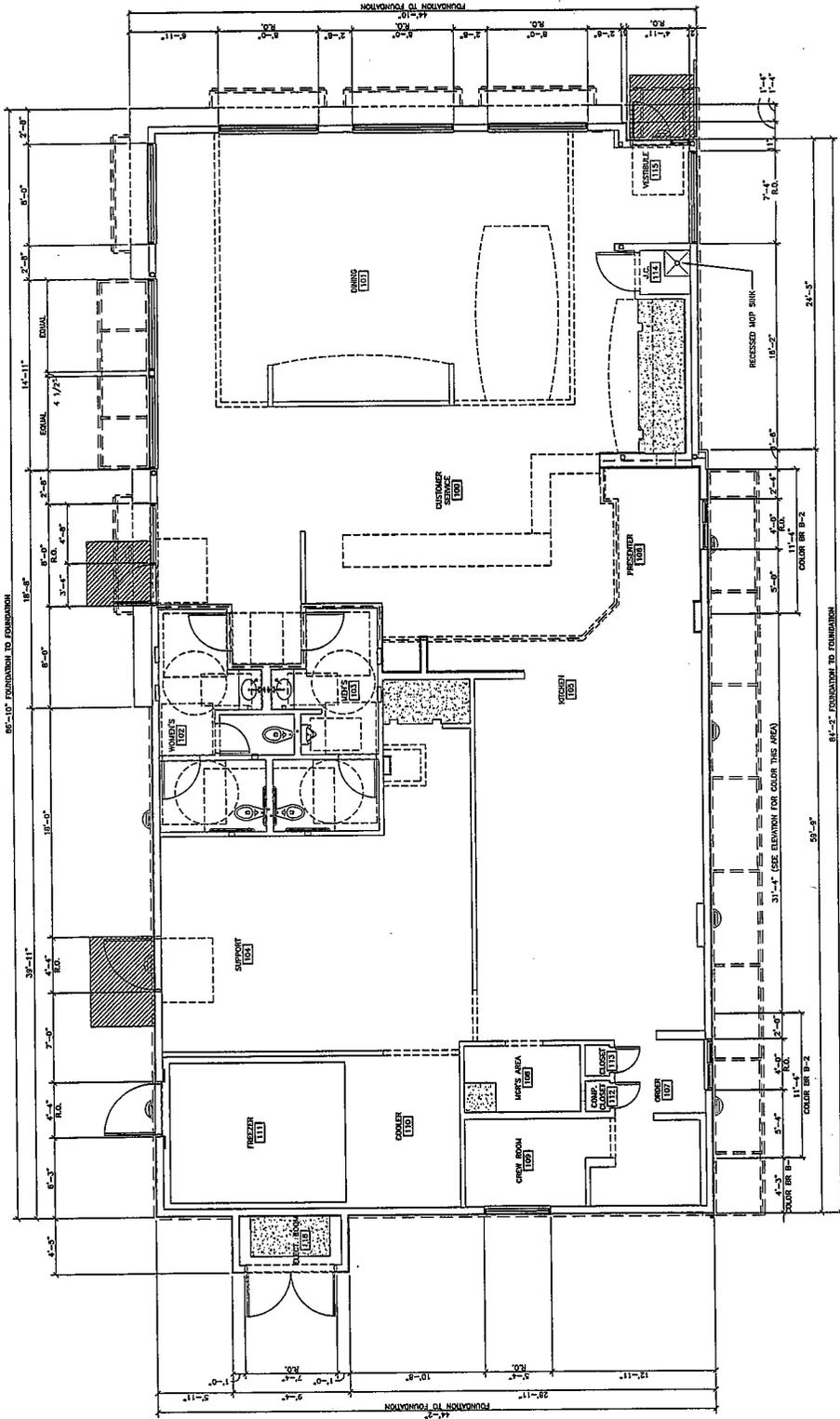
**WARE MALCOMB**  
 Leading Design for Commercial Real Estate  
 integrated service | waramalcomb.com  
 across north america

**L1.1**  
 IRV10-0208-00  
 05-26-2011

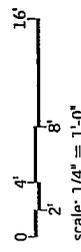
**PRELIMINARY LANDSCAPE PLAN**

McDonald's #004-4612  
 290 BRISTOL ST.  
 COSTA MESA, CA 92626

**McDonald's USA, LLC**



north



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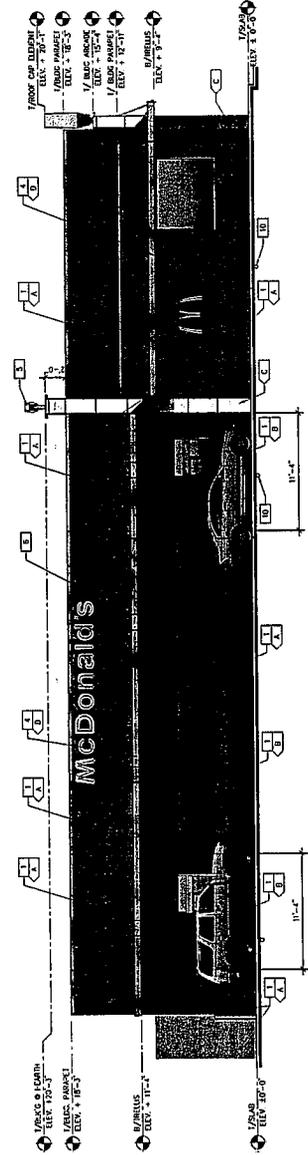
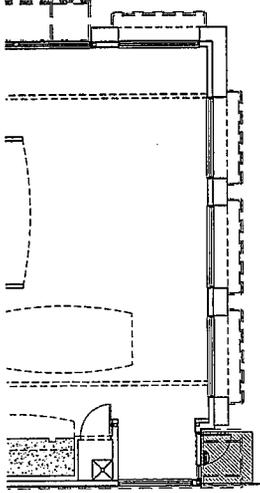
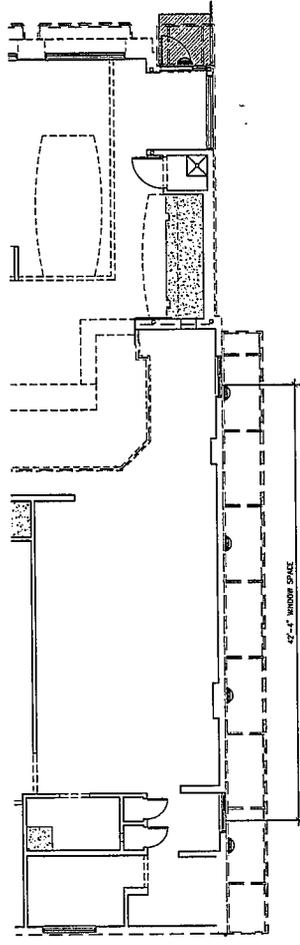
A 1.1  
 IRV10-0208-00  
 06-01-2011

**PROPOSED FLOOR PLAN**

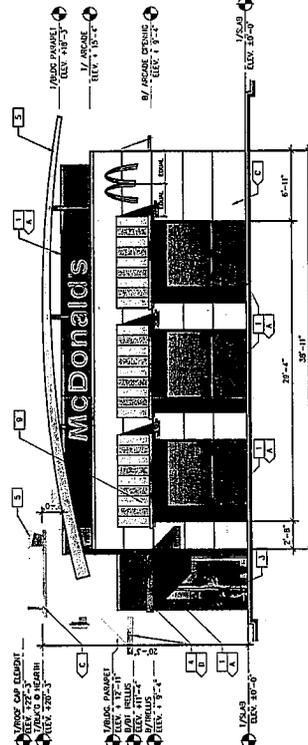
**McDonald's #004-4612**  
 290 BRISTOL ST.  
 COSTA MESA, CA. 92626



**McDonald's USA, LLC**



PROPOSED WEST ELEVATION

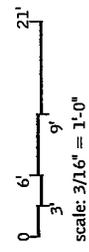


PROPOSED SOUTH ELEVATION

SCHEDULE OF FINISHES

- 1 SHYCO - MEGA FLEX FINE
- 2 TRUSS SUPPORT
- 3 STONEFOAM AND ENTRY DOOR
- 4 ROOF CAP FINISH
- 5 LIGHT FINISH (SI)
- 6 1\"/>
- 7 CORNER
- 8 PAINT
- 9 STONEFOAM AND ENTRY DOOR
- 10 ROOF CAP FINISH
- 11 1\"/>

- A BENTONITE MOKER-RTIC BRICK 2115-10 (OR EQVA)
- B BENTONITE MOKER-LAMBLE ROSETT 2113-10 (OR EQVA)
- C BENTONITE MOKER-SHOW WHITE 2122-10 (OR EQVA)
- D CLEAR ANODIZED ALUMINUM



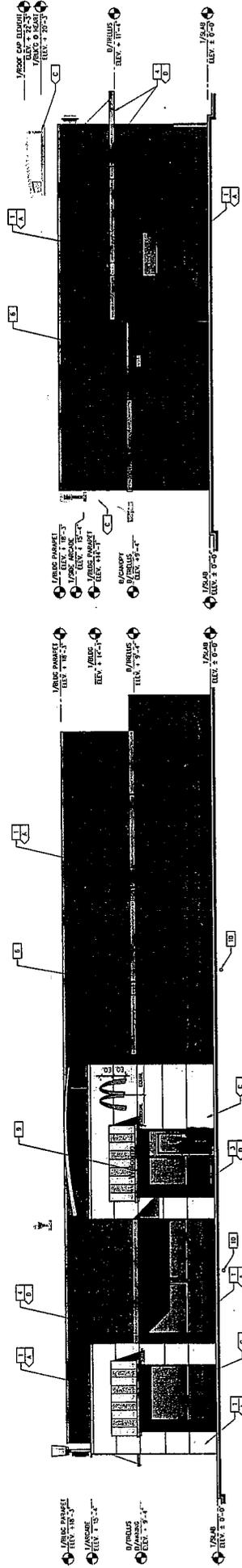
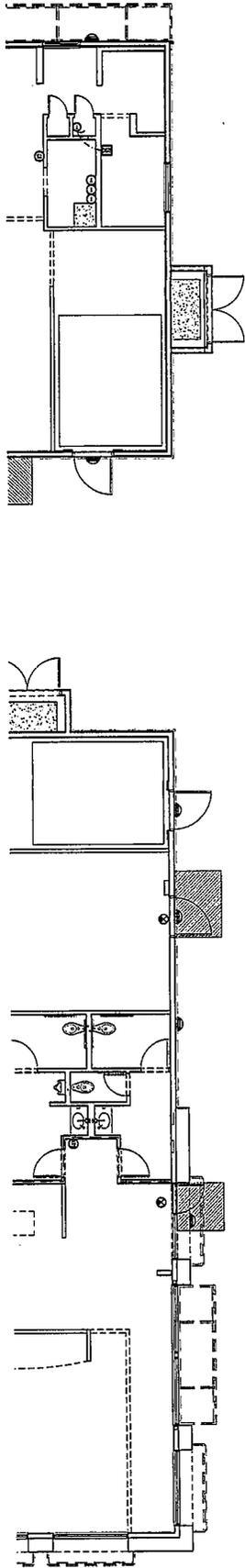
**McDonald's USA, LLC**  
 McDonald's #004-4612  
 280 BRISTOL STREET  
 COSTA MESA, CA. 92626

CONCEPTUAL EXTERIOR ELEVATIONS

A 2.1

IRV10-0208-00  
 03-31-2011

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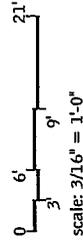


PROPOSED NORTH ELEVATION

PROPOSED EAST ELEVATION

SCHEDULE OF FINISHES

- |   |                          |   |        |   |  |
|---|--------------------------|---|--------|---|--|
| 1 | STUCCO - ORGAN TUCK FINE | 4 | CORNER | 6 | BEHMAN MOORE-STEEL BRICK 2121-10 (OR EQUAL)  |
| 2 | GLASS                    | 5 | WOOD   | 7 | BEHMAN MOORE-CORNER BRICK 2121-10 (OR EQUAL) |
| 3 | GLASS                    | 6 | WOOD   | 8 | BEHMAN MOORE-IRON WHITE 2121-70 (OR EQUAL)   |
| 4 | WOOD                     | 7 | WOOD   | 9 | CLAY MARKED ALUMINA                          |
| 5 | WOOD                     | 8 | WOOD   |   |  |
| 6 | WOOD                     |   |        |   |  |
| 7 | WOOD                     |   |        |   |  |
| 8 | WOOD                     |   |        |   |  |
| 9 | WOOD                     |   |        |   |  |



**McDonald's USA, LLC**  
 200 BRISTOL STREET  
 COSTA MESA CA. 92626

**CONCEPTUAL EXTERIOR ELEVATIONS** A 2.0  
 IRV10-0208-00  
 03-31-2011

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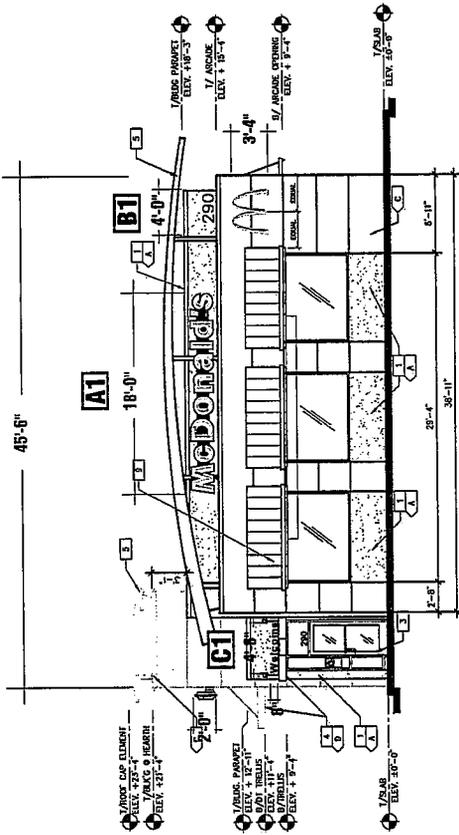


**SUPERIOR SIGNAGE**  
 1700 West Anaheim Street  
 Long Beach, California  
 90813-1105  
 Phone: 562.495.3808  
 Facsimile: 562.435.1857  
 www.superiorsignage.com

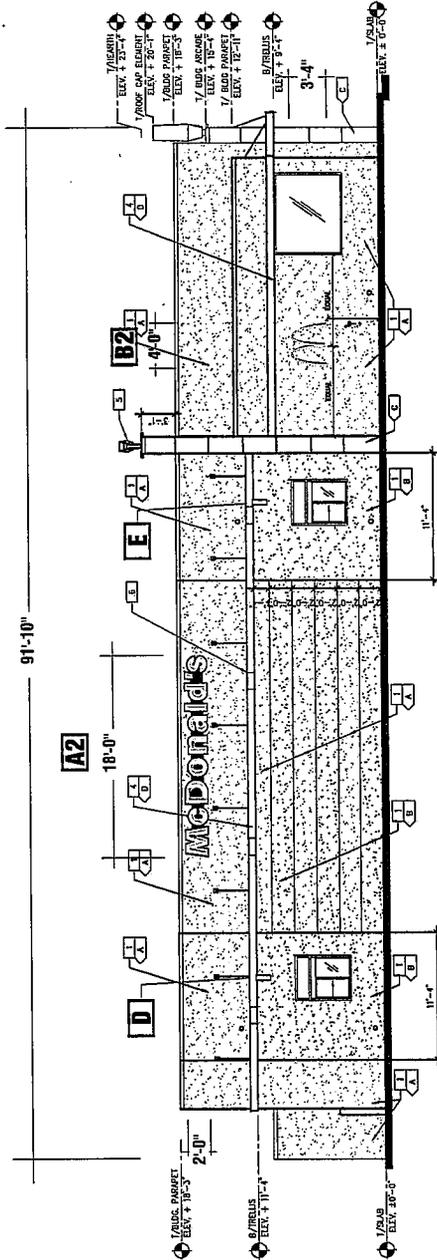
Project:  
 McDonald's

Address:  
 290 Bristol Street,  
 Costa Mesa, CA

Account Manager:  
 S. Janocha  
 Designer:  
 L. Ramirez  
 Scale: AS NOTED  
 Design No.: 11-02-3616-01p  
 Date: 03.15.11  
 Rev. No.:  
 Revisions:  
 R1 6/28/11 LR New site plan (7/9)



**1** SOUTH ELEVATION  
 Scale: 3/32" = 1'-0"



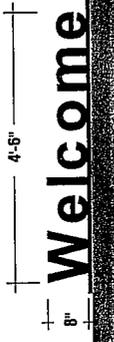
**2** WEST ELEVATION  
 Scale: 3/32" = 1'-0"

APPROVALS	
FOR JOB CHECK	DATE
Act. Mgr.	
FOR CONSTRUCTION	
Act. Mgr.	DATE
Design	
FOR INSTALL ONLY	
Act. Mgr.	DATE
Production	
Page: 03	Of: 11

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2H



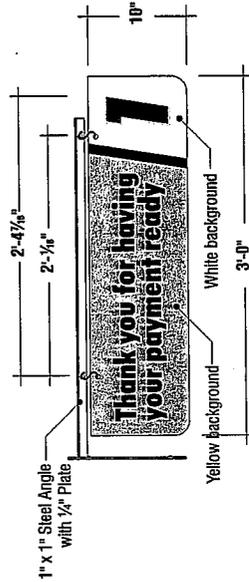


**D** NON-ILLUMINATED FREESTANDING FLAT CUT OUT LETTERS  
 Quantity: Two (2) Required  
 Scale: 1/2" = 1'-0"

**SPECIFICATIONS:**

- LETTERS: FLAT CUT OUT ALUMINUM PAINTED BLACK
- RAIL: ALUMINUM PAINTED BLACK MOUNTED TO AWNING SUPPORT WITH 1/4" -20 SELF DRILLING SCREWS FOUR (4) PLACES

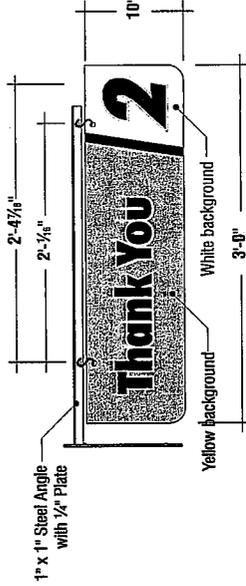
3.0 Sq. Ft.  
 Scale: 1/2" = 1'-0"



**D** SINGLE FACE NON-ILLUMINATED WINDOW POSITION PANEL W/MOUNTING BRACKET  
 Quantity: One (1) Required  
 Scale: 1" = 1'-0"

**SPECIFICATIONS:**

- 1/8" PAINTED ALUMINUM WITH VINYL OVERLAY
- TWO (2) STAINLESS STEEL S-HOOKS AT TOP SO TO CONNECT TO EYEBOLTS ABOVE
- COPY: BLACK WITH WHITE OUTLINE
- MOUNTING BRACKET: 1" X 1" STEEL ANGLE AND PLATE PAINTED BLACK



**E** SINGLE FACE NON-ILLUMINATED WINDOW POSITION PANEL W/MOUNTING BRACKET  
 Quantity: One (1) Required  
 Scale: 1" = 1'-0"

**SPECIFICATIONS:**

- 1/8" PAINTED ALUMINUM WITH VINYL OVERLAY
- TWO (2) STAINLESS STEEL S-HOOKS AT TOP SO TO CONNECT TO EYEBOLTS ABOVE
- COPY: BLACK WITH WHITE OUTLINE
- MOUNTING BRACKET: 1" X 1" STEEL ANGLE AND PLATE PAINTED BLACK



**SUPERIOR**  
 SIGNAGE

1700 West Avraham Street  
 Long Beach, California  
 90801-4532  
 Phone: 562-453-2808  
 Facsimile: 562-453-1887  
 www.superiorsignage.com

Project:  
 McDonald's

Address:  
 280 Bristol Street,  
 Costa Mesa, CA

Account Manager:  
 S. Janocha  
 Designer:  
 L. Ramirez 3.50  
 Scale: AS NOTED  
 Design No.: 11-03-3616-01p  
 Date: 03.15.11  
 Rev. No.:  
 Revisions:  
 RT 828011 LN New site plan (78)

**APPROVALS**  
 FOR JOB CHECK DATE  
 Acct. Mgr.  
 FOR CONSTRUCTION DATE  
 Acct. Mgr.

Design  
 Production

FOR INSTALL ONLY DATE  
 Acct. Mgr.

Page: 07 Of: 11

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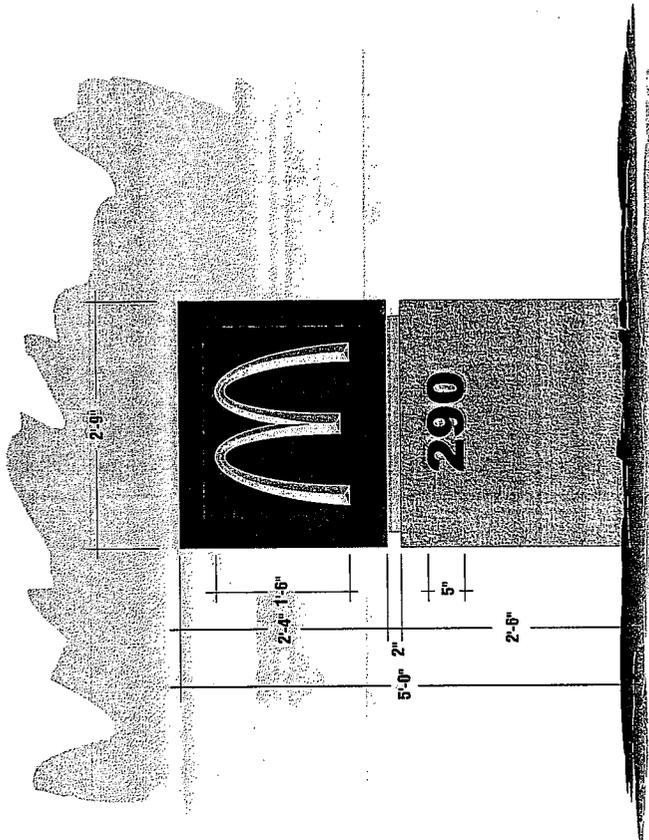
Project:  
McDonald's

Address:  
290 Bristol Street,  
Costa Mesa, CA

Account Manager:  
S. Janocha  
Designer:  
L. Ramirez  
Scaler: AS NOTED  
Design No.: 11-03-3616-01P  
Date: 03.15.11  
Reg. No.:  
Revisions:  
R1 62611 LR New site plan (75)

APPROVALS	
FOR JOB CHECK	DATE
Acct. Mgr.	
FOR CONSTRUCTION	
DATE	DATE
Acct. Mgr.	
Design	
Production	
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DATE	DATE
Acct. Mgr.	

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6.4 Sq. Ft.  
Scale: 3/4" = 1'-0"

**F** NEW ILLUMINATED DOUBLE FACE MONUMENT  
Quantity: One (1) Required

**SPECIFICATIONS:**

- MANUFACTURE AND INSTALL NEW ILLUMINATED DOUBLE FACE MONUMENT
- CABINET: CUSTOM FABRICATED ALUMINUM CONSTRUCTION PAINTED McD'S RED
- FACE: RED VACUUM FORMED TUFFGLASS ROUTED OUT FOR ARCH
- ARCH: #2037 YELLOW VACUUM FORMED ACRYLIC
- ILLUMINATION: 800ma FLUORESCENT LAMPS
- ADDRESS: BLACK F.C.O. NUMBERS
- BASE: SQ. TUBE FRAME WITH ALUMINUM SKIN PAINTED TO MATCH BUILDING WITH A STUCCO FINISH

af



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 Long Beach, California  
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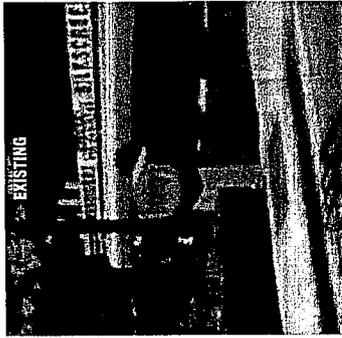
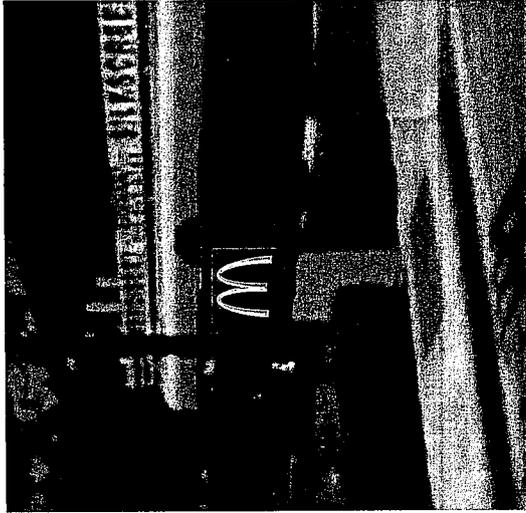
Project:  
 McDonald's

Address:  
 290 Bristol Street,  
 Costa Mesa, CA

Account Manager:  
 S. Janocha  
 Designer:  
 L. Ramirez 3.50  
 Scale: AS NOTED  
 Design No.: 11-03-3616-01P  
 Date: 03.15.11  
 Reg. No.:  
 Revisions:  
 R1 03/21/11 LA New site plan (1/3)

APPROVALS  
 FOR JOB CHECK DATE  
 Acct. Mgr.  
 FOR CONSTRUCTION DATE  
 Acct. Mgr.  
 Design  
 Production  
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6.4 Sq. Ft.  
 Scale: 3/4" = 1'-0"

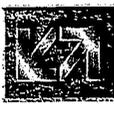
**Q** NEW ILLUMINATED DOUBLE FACE CABINET  
 Quantity: One (1) Required

**SPECIFICATIONS:**

- MANUFACTURE AND INSTALL NEW ILLUMINATED DOUBLE FACE CABINET FOR EXISTING BASE
- CABINET: CUSTOM FABRICATED ALUMINUM CONSTRUCTION PAINTED MCD'S RED
- FACE: RED VACUUM FORMED TUFFGLASS ROUTED OUT FOR ARCH
- ARCH: #2037 YELLOW VACUUM FORMED ACRYLIC
- ILLUMINATION: 800ma FLUORESCENT LAMPS
- NOTE: VERIFY MEASUREMENTS AND CONDITIONS BEFORE FABRICATION

26





**SUPERIOR**  
SIGN SYSTEMS

1700 West Anaheim Street  
Long Beach, California  
90813-1105  
Phone: 562.495.3808  
Facsimile: 562.435.1867  
www.superiorsigns.com

Project:  
McDonald's

Address:  
280 Bristol Street,  
Costa Mesa, CA

Account Manager:  
S. Jarocho

Designer:  
L. Ramirez

Scale: AS NOTED

Design No.: 11-03-3616-01p

Date: 03.15.11

Reg. No.:  
R1 928411 R New site plan (75)

**APPROVALS**

FOR JOB CHECK DATE

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FOR CONSTRUCTION DATE

Accl. Mgr.

Design

Production

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