



# **PLANNING COMMISSION**

## **AGENDA REPORT**

VI.4

MEETING DATE: AUGUST 8, 2011

ITEM NUMBER:

**SUBJECT: AN AMENDMENT TO MASTER PLAN PA-10-26 A1 FOR COMMERCIAL DEVELOPMENT AND TENTATIVE PARCEL MAP 2010-135 FOR SUBDIVISION AT 3135, 3141, 3151, 3161, 3181, AND 3195 HARBOR BLVD.**

**DATE: JULY 14, 2011**

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

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### **DESCRIPTION**

The applicant is requesting an amendment to condition of approval no. 62 to remove a requirement to underground utility poles on Gisler Avenue to the master plan approval obtained on April 11, 2011. The applicant is requesting that the requirement for undergrounding on Gisler Avenue be waived due to physical and financial constraints.

The project was a master plan for development of several commercial parcels and included a condition to underground all utility poles on Cinnamon Avenue and Gisler Avenue. The master plan affected five commercial parcels on Harbor Boulevard south of Gisler Ave. located at 3135, 3141, 3151, 3161, 3181, and 3195 Harbor Blvd.

### **APPLICANT**

The applicant is William Lang of Commerce Realty on behalf of the owners of the property.

### **BACKGROUND**

The entitlement included a new 7,500 square-foot retail building, a new 4,543 square-foot Chick-Fil-A fast food restaurant with drive-through service, a new 13,969 square-foot Fresh and Easy market, reconfiguration of the site plan for the existing McDonalds restaurant, exterior remodel of an existing 4,800 square-foot retail building, a variance to reduce the landscape setback along Cinnamon Avenue from 15 feet to five feet, and a conditional use permit to allow reciprocal parking, ingress, & egress and to deviate from shared requirements (220 spaces required, 210 spaces proposed).

The property is bounded by Cinnamon Avenue on the west and Gisler Avenue on the north (Attachment 3). Both streets include above ground utility poles that were required to be undergrounded with development of the master plan. Condition 62 of the resolution of approval stated:

- All above ground utility lines on Cinnamon Avenue and Gisler Avenue shall be undergrounded.

## **ANALYSIS**

Upon approval, the applicant had detailed discussions with Southern California Edison (SCE) for undergrounding the facilities. The following summarizes issues related to undergrounding on Gisler Avenue:

- The two utility poles on Gisler Avenue are distribution poles connected to the larger network on Gisler Avenue.
- SCE indicated that these two poles cannot be eliminated entirely and need to be replaced with another above ground pole further west on Gisler Avenue (Attachment 2). Given the storm drain facilities west of the site, the replacement pole would need to be in front of the mortuary building located at 1441 Gisler Avenue, which is not a desirable option.
- Undergrounding these poles will result in installation of a major vault, and a switching station at the northwest corner of the project site. SCE does not allow installation of any landscaping over the vault and therefore, the landscaping at the northwest corner of the property will be affected by this alternative.

Furthermore, the applicant has indicated that undergrounding the two poles will have a significant financial burden on the project (Attachment 2) and the outcome is not entirely eliminating the aesthetics problem of the poles.

Undergrounding off-site utilities is not a Code requirement and is negotiated with the applicant's concurrence with a condition of approval. The applicant still plans to underground the poles along Cinnamon Avenue.

Given the constraints of the site and the requirement to replace at least one of the poles on Gisler Avenue, staff believes that the applicant's request is reasonable and can be supported. Additionally, the financial and aesthetic implications of relocating a pole closer to Harbor Lawn cemetery may be significant. Therefore, staff recommends that condition no. 62 be amended to remove the requirement to underground utility poles on Gisler Avenue.

## **ENVIRONMENTAL DETERMINATION**

This project is exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction.

## **RECOMMENDATIONS**

Staff believes that the applicant's request is reasonable and can be supported; therefore, recommends that condition no. 62 be amended to remove the requirement to underground utility poles on Gisler Avenue.

**ALTERNATIVES**

The Planning Commission has the following alternatives:

1. Approve amendment to Planning Application PA-10-26 A1. This would allow the applicant to proceed with undergrounding the utility poles only on Cinnamon Avenue. This alternative will save the applicant a significant reduction in off-site improvement costs and maintain the current landscape design of the project.
2. Deny amendment to Planning Application PA-10-26 A1. If the request is denied by the Planning Commission, the applicant would need to proceed with undergrounding all facilities that may result in installation of a new utility pole in front of the Harbor Lawn Mortuary building located at 625 Gisler Avenue and redesign of the landscape improvement at the corner.



MINOO ASHABI, AIA  
Senior Planner



CLAIRE FLYNN, AICP  
Acting Asst. Development Svs. Director

Attachment: 1. Draft Planning Commission Resolutions  
2. Applicant's Project Description and Justification  
3. Location Map

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

William Lang  
Commerce Realty  
149 Palos Verdes Blvd., Suite E  
Redondo Beach, CA 90277

David Webber  
Retail Development Solutions  
5023 N. Parkway Calabasas  
Calabasas, CA 91302

File: 080811PA1026A1	Date: 072111	Time: 8:30 a.m.
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RESOLUTION NO. PC-11-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING AMENDMENT TO PLANNING APPLICATION PA-10-26 A1, AND TENTATIVE PARCEL MAP 2010-135 FOR MASTER PLAN DEVELOPMENT AND SUBDIVISION OF THREE PARCELS LOCATED AT 3131, 3151, 3181, AND 3195 HARBOR BOULEVARD AND 1515 GISLER AVENUE**

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

WHEREAS, an application was filed by William Lang on behalf of, owner of real properties located at 3131, 3151, 3181, 3195 Harbor Boulevard and 1515 Gisler Avenue, requesting an amendment to PA-10-26 approval waiving part of Condition No. 62 requirement related to undergrounding the utility poles on Gisler Avenue.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 8, 2011;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **APPROVES** PA-10-26 A1 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-10-26 A1 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 8<sup>th</sup> day of August 2011.**

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Colin McCarthy, Chair  
Costa Mesa Planning Commission



**EXHIBIT "A"**  
**Amended Per PA-10-26 A1, August 2, 2011**

**FINDINGS**

A. The proposed amendment to previously approved PA-11-26 complies with Costa Mesa Municipal Code Section 13-29(e) because:

- The proposed use is compatible and harmonious with uses on surrounding properties.
- 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.
- The project, as conditioned, is consistent with the General Plan.
- 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)(5) in that the proposed master plan and subdivision meets the broader goals of the General Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. The project also meets the maximum Floor Area Ratios allowed pursuant to General Plan and provisions of the Zoning Code.

This design review includes site planning, building design landscaping, appearance, mass and scale of structures, and any other applicable design features. The buildings are designed with a consistent design integrating contemporary architectural features on all four sides of the buildings especially facing Harbor Blvd. Cinnamon Avenue. The project provides substantial landscaping and accent trees to enhance landscaping along public rights-of-way.

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

**EXHIBIT "B"****Amended per PA-10-26 A1, August 8, 2011****CONDITIONS OF APPROVAL (PA-10-26, TPM-10-135)**

- Plng.
1. The applicant shall install a total of ten 24-inch box trees (instead of 15-gallon) within the landscaped setback area along Cinnamon Avenue including six trees within the Chick-Fil-A site.
  2. All ground mounted signs and landscaping palette for the new development along Harbor Blvd. shall be consistent for a master plan street frontage on Harbor Blvd.
  3. The expiration of Master Plan PA-10-26 shall coincide with the expiration of the approval of the Tentative Parcel Map 2010-135 which is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial 2-year period.
  4. The uses shall be limited to the type of operation described in the staff report, subject to conditions. Any change in the operational characteristics shall be subject to Planning Division review and may require an amendment to the approval, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
  5. The conditions of approval for PA-10-26 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  6. 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.
  7. Prior to issuance of grading or building permits, the applicant shall obtain approval of a hydrology and drainage study showing the method of disposal of storm water.
  8. 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.
  9. No modification(s) of the approved building elevations including, but not

limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.

10. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted.
11. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
12. 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.
13. Once the uses are legally established, PA-10-26 herein approved shall be valid until revoked. The Development Services Director or his designee may refer the application to the Planning Commission for modification or revocation at any time if, in his opinion, any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances or 3) one or more of the findings upon which the approval was based are no longer applicable.
14. 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.
15. The applicant shall incorporate a minimum of three bicycle racks adjacent to the new buildings within the center.
16. Provide proof of recordation of TPM-2010-135, which shall also include reciprocal easements for shared access, parking, common area landscaping and drainage across all parcels prior to issuance of building permits. The Development Services Director shall have the discretion to consider alternative timing arrangements for the reciprocal easements if necessary.
17. 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 subject parcels of the following information:
  - (1) Highlight the reciprocal easements for shared access, parking, common area landscaping and drainage across all parcels;
  - (2) 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.

18. Prior to the grand opening of the Fresh and Easy market, the applicant shall submit an interim parking plan to the Planning Division for review and approval to ensure that adequate employee parking is available on-site or on at an authorized site through an agreement with an adjacent property owner. In addition, the plan shall indicate that employees shall be available to minimize any impacts to circulation on the 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 customer demands as deemed appropriate by the Development Services Director. The interim plan shall be approved prior to issuance of certificate of occupancy.
19. The double drive-through lanes for the McDonalds shall be each 11 feet minimum in width.
20. The loading truck well for Fresh and Easy market shall be enclosed by a 15'-3" wall on the south and west side.
- Bldg. 21. Submit grading plans including a hydrology report and soils report.
22. Provide an erosion control plan.
- Eng. 23. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-29(2)(b) of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
24. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the Cit of Costa Mesa.
25. The Subdivider's engineers shall furnish to the Engineering Division a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site to the satisfaction of the City Engineer. This study to be furnished with the first submittal of the Final Map. Cross lot drainage shall not occur. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e).
26. Construction Access Permit and deposit of \$2230 will be required by City of Costa Mesa, Engineering Division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
27. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
28. Haul routes must be approved by the City of Costa Mesa, Transportation & Engineering Division. 9

29. Submit required cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per Section 15-32, C.C.M.M.C. and as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
30. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. commercial sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
31. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.
32. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb.
33. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct wheelchair ramp on the corner of Gisler Avenue and Cinnamon Avenue to comply with ADA.
34. Dedicate a 3-foot public sidewalk easement behind existing right of way line on Cinnamon Avenue.
35. Per requirements of Real Property, City of Costa Mesa, Engineering Division, dedicate a diagonal corner cut-off at the corner of Gisler Avenue and Cinnamon Ave.
36. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then relocate any catch basins that would have a conflict with any future drive approaches. Submit a hydrology report to determine the size of the new catch basin.
37. Fulfill Drainage Ordinance Fee requirements prior to approval of Final Map.
38. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to Approval of Final Map.
39. Development shall comply with City of Costa Mesa Water Quality Ordinance No. 97-20.
40. Applicant/Developer is hereby advised that no removal of trees from the public right-of-way will be permitted without specific approval from the Parks and Recreation Commission and compliance with mitigation measures as determined by the Commission to relocate the trees and/or to compensate the City for the loss of trees from the public right-of-way. Conditions of the Commission must be incorporated onto the plans prior to plan approval. The approval process may take up to three months, therefore, the applicant/developer is advised to identify all tree affected by the proposed project and make timely application to the Parks and Recreation Commission to avoid possible delays.
41. Two copies of the Final Map and one copy of the Property Boundary closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking.
42. Submit updated Title Report of subject property.

43. The Parcel Map shall be developed in full compliance of CMMC Sec. 13-208 through 13-261 inclusive.
44. Release and relinquish all vehicular and pedestrian access rights to Harbor Boulevard and Cinnamon Drive to the City of Costa Mesa except at approved locations.
45. Dedicate ingress-egress easement for emergency and public security vehicle purposes.
46. Submit seven copies, one duplicate mylar and an electronic copy of recorded map to Engineering Division, City of Costa Mesa 90 days after recordation of the final map.
47. In accordance with C.C.M.M.C. Section 13-230, the Subdivider shall submit street improvement plans and/or off-site plans at the time of first submittal of the Final Tract Map. Plan check fee shall be paid per C.C.M.M.C. Section 13-231.
48. Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County
49. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.
50. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the map. Amount to be determined by City Engineer.
51. Comply with code requirements for PA-10-26
- Fire 52. The final Master Plan for development in the project area shall provide sufficient capacity for fire flows required by the City of Costa Mesa Fire Department.
53. Vehicular access must be provided and maintained serviceably throughout construction to all required fire hydrants.
54. Prior to issuance of building permits, the applicant shall submit project designs and specifications for review and approval by the Fire Department with respect to compliance with all standard conditions for building design regarding public safety, including but not limited to, fire flow capacity, fire hydrant location, vehicular access, and sprinkler systems. The City of Costa Mesa Fire Department shall review and approve the developer's project design features to assess compliance with the California Building Code and California Fire Code. Emergency vehicle parking areas shall be designated within proximity to buildings to the satisfaction of the Fire Marshal.
- Trans. 55. Submit reciprocal ingress and egress easement for adjacent properties for shared parking access and traffic circulation.
56. The applicant shall install traffic signal and associated modification and pavement legends for Harbor Blvd. and Date Place intersection. The design shall be submitted to City's Transportation Services Division for review prior to construction.
57. The applicant shall construct commercial driveway approaches at locations specified on the submitted site plan.
58. The applicant shall close any unused driveway approaches with full height curb and gutter per City standards.

59. For relocating the existing traffic pull box with the proposed driveway approach, the applicant is responsible for the following:
  - Provide new #5 fiberlite pullbox, conduit and sweeps outside the driveway approach area.
  - Remove existing signal interconnect and fiber optic cable from controller cabinet at Gisler Ave.
  - Blow and clean existing conduit run and re-pull existing signal interconnect and fiber optic cable to cabinet at Gisler Ave.
  - Re-terminate both signal interconnect and fiber optic cable at Gisler Ave.
  - Signal interconnect and fiber optic cable shall be down for no longer than 24 hours.
60. The applicant shall reserve 10 feet of frontage along Gisler Ave. from Cinnamon Ave. to Harbor Blvd. for future dedication.
- Utilities 61. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.
62. All above ground utility lines on Cinnamon Avenue and ~~Gisler Avenue~~ shall be undergrounded. Amended August 8, 2011



Utility Services  
Consulting – Design – Installation

June 28, 2011

Subject: **Harbor Mesa Retail**  
**Conversion of Overhead Electric Lines along Gisler Avenue**

Jeff Gilbert, the SCE planner for the Costa Mesa area, researched the issues involved with the conversion of the overhead lines along Gisler Avenue and Cinnamon Avenue. At a site meeting held on June 21, he voiced several concerns regarding converting the overhead electric lines along Gisler Ave.

- Conversion of the overhead lines along Gisler Avenue would require the installation of a new riser pole, anchor and guy wires north of Cinnamon Ave. There are storm drain facilities that prevent the installation of these facilities close to the intersection. The new pole would have to be installed approximately 105 feet north of the curb return as shown on Exhibit "A". This places the new pole in front of the entrance to the Mortuary. The pole needs to be set approximately 40 feet north of an existing catch basin to allow for a new anchor and guy wire. SCE was concerned about placing a new pole and anchor in front of the Mortuary entrance. The net result would be to remove only one pole on Gisler Ave.
- The trenching along Gisler Avenue north of Cinnamon Ave would have to be done within the street because of the existing storm drain facilities and an existing high pressure gas line within the parkway. Concrete encasement would be required for the duct system.
- Conversion of overhead lines can fall under two different rules, Rule 20B or Rule 20C. Under Rule 20B SCE gives a credit for an equivalent overhead system and removes all of the overhead facilities at their cost. Under Rule 20C the applicant receives no credits and is billed for all the removals. To qualify for Rule 20B, both sides of the street must be converted. If Gisler Ave is included in the conversion, SCE would design the entire conversion (Cinnamon Ave and Gisler Ave) under Rule 20C since only one side of Gisler Ave is being converted. This would greatly increase the cost to the applicant. If only Cinnamon Ave is converted, the conversion falls under Rule 20B.
- Converting the overhead lines along Gisler Avenue would require a large Vault (7' x 14') to be placed within the landscape area along Cinnamon Ave at the intersection. SCE would prefer an above ground switch at this location. A smaller vault (5' x 8'6") with no switch requirement would be installed if only Cinnamon Avenue is converted. With no switch requirement, there would not be the possibility of an above ground switch that would create a visual impact.

Please refer to the two exhibits provided for reference. Exhibit "A" shows the condition of converting the overhead electric lines along Gisler Avenue. Exhibit "B" shows the condition of leaving the overhead line along Gisler Avenue.

**POWER PLUS!**  
Britian Yonker

13

**ASHABI, MINOO**

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**From:** Bill Lang [blang@gicreality.com]  
**Sent:** Wednesday, July 13, 2011 6:24 PM  
**To:** ASHABI, MINOO  
**Subject:** RE: undergrounding condition

Minoo,

We really don't what this is going to cost at this point. We just know that whatever decision is made the undergrounding is going to be very expensive. The issues with regard to the two poles on Gisler are really related to the minimal benefit, if any at all, that the City will realize from removing the poles. Since the poles we are talking about are main feeder transmission lines there are many more requirements associated with the undergrounding of these two poles vs. the other poles. These other requirements will impact the City in other ways. So, for example, because of the gas lines and storm drains we will have to trench in the street down Gisler all the way to the front of the Mortuary beyond the storm drain. We will have to erect another pole with an anchor in front of the mortuary which will impact the front of the Mortuary. The sidewalk condition width will be impacted and we will probably have to go onto the mortuary's property to get the sidewalk around the new pole and anchor. If the poles on Gisler are removed, Edison has requested we provide an above ground pad to accommodate a 5 foot wide by 5 foot deep by 5 foot tall switch that would be required for the main feeder transmission lines. This would be in addition to the vault. In order to underground the CATV at this location we will have to also trench across Gisler. Gisler was just recently repaved, so in order to trench down and across Gisler, the City will have to waive their moratorium on trenching. Edison will have to upgrade their equipment located across harbor for the project and they have expressed concern about significant delays as a result of having to replace this equipment. Traffic control at this intersection will be a nightmare. All of this can be done, but what benefit is derived from all this activity. The City ends up with one less pole, Gisler all torn up, A large switch box, a very upset mortuary owner, upset motorists and no real visual impact because of the transmission lines across the street on the north side of Gisler. We are proposing removing everything off of the two poles except the main feeder lines and the CATV that will still cross Gisler. We will install new street lights there as well in addition to the new building and new landscaping. This will clean up the corner visually. I hope this helps.

Best regards  
 Bill

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**From:** ASHABI, MINOO [mailto:mashabi@ci.costa-mesa.ca.us]  
**Sent:** Tuesday, July 12, 2011 3:20 PM  
**To:** Bill Lang  
**Subject:** undergrounding condition

Bill:

Can you also include a letter indicating the cost of the undergrounding on Gilser Ave.?

Thank you.

Minoo Ashabi, AIA  
 Senior Planner  
 City of Costa Mesa  
 77 Fair Drive, Costa Mesa, 92628  
 Ph. (714) 754-5610 Fax. (714) 754-4856  
[mashabi@ci.costa-mesa.ca.us](mailto:mashabi@ci.costa-mesa.ca.us)

14

07/20/2011

**EXHIBIT "A" GISLER AVE**

**CONVERT OVERHEAD LINES TO UNDERGROUND**

**HARBOR MESA RETAIL**

**LEGEND - PROPOSED FACILITIES**

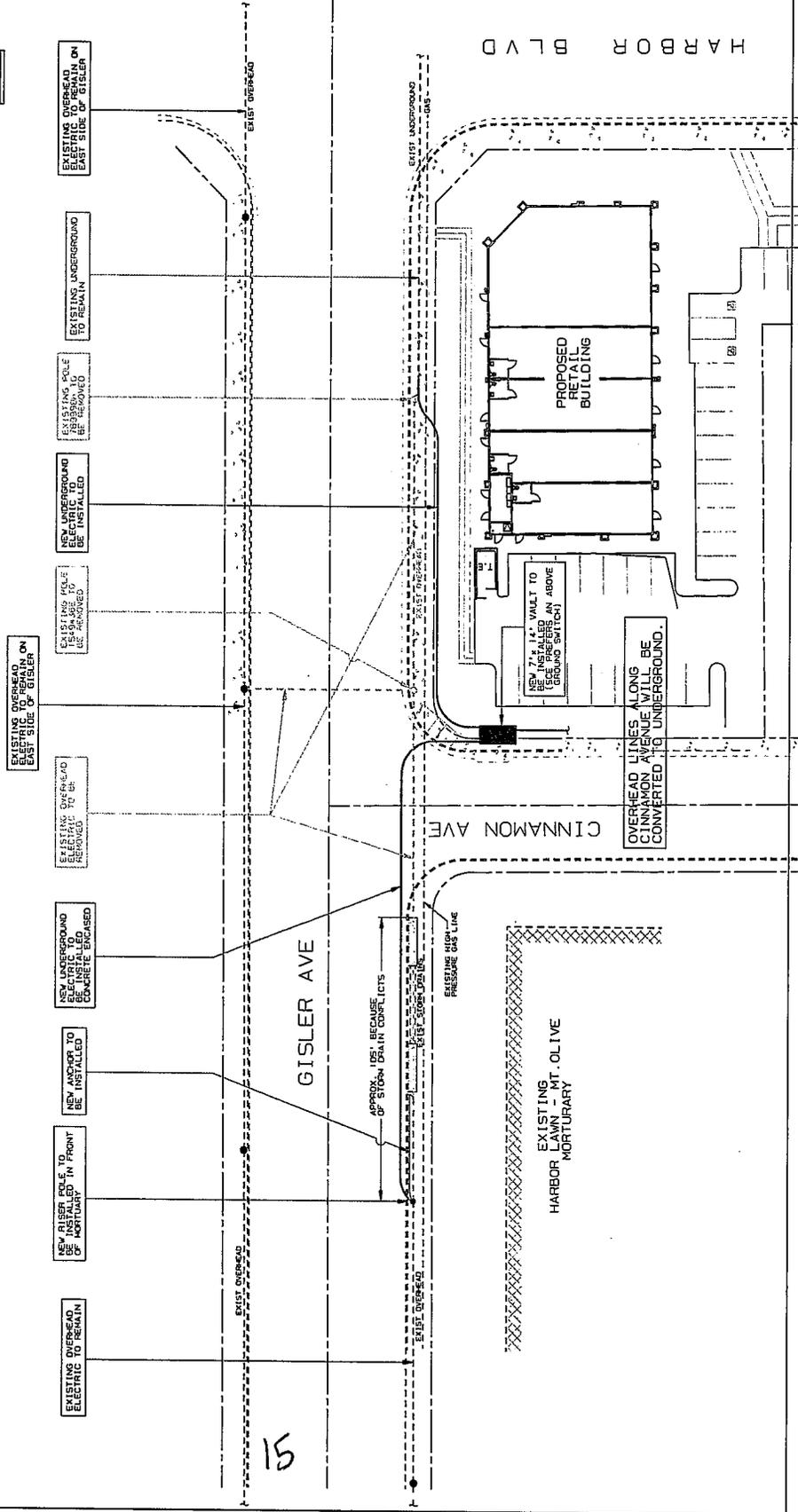
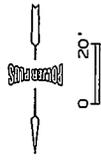
PROPOSED UNDERGROUND FACILITIES  
 SEE UNDERGROUND ELECTRIC CONDUIT & CABLE  
 SEE 7' x 14" VAULT (SEE PREFERS ABOVE GROUND SWITCH)

PROPOSED OVERHEAD ELECTRIC FACILITIES  
 SEE OVERHEAD ANCHOR AND GUY WIRES  
 SEE RISER POLE

**LEGEND - EXISTING FACILITIES**

EXISTING SCE FACILITIES TO REMAIN  
 SEE OVERHEAD ELECTRIC FACILITIES  
 SEE UNDERGROUND ELECTRIC FACILITIES

EXISTING SCE FACILITIES TO BE REMOVED  
 SEE OVERHEAD ELECTRIC FACILITIES



HARBOR MESA RETAIL

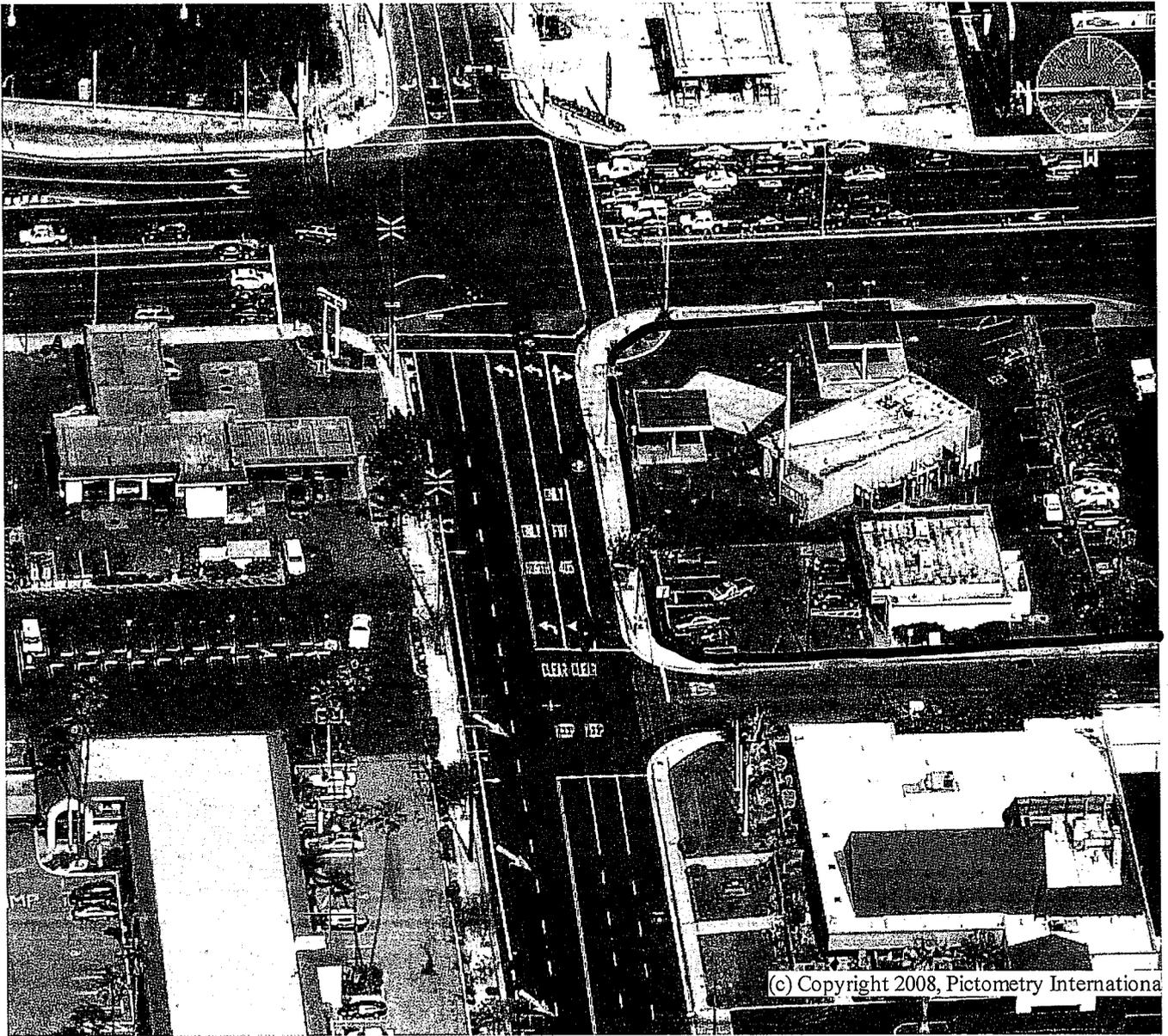
**POWER PLUS I**  
 PLANNED - DESIGN - COORDINATION  
 OF UTILITIES  
 500 WEST HISSON AVE SUITE 101  
 DENVER, CO 80202  
 PHONE (303)731-3565 FAX (303)731-3562

**EXHIBIT "A"**  
 GISLER AVE  
 TO UNDERGROUND LINES  
 CONVERT OVERHEAD LINES

SHEET TITLE  
 DATE: 6-20-11  
 SCALE: 1"=20'  
 DRAWN BY:  
 CHECKED BY:  
 SHEET 1 OF 1

15

PA-10-260 A



LOCATION MAP