



PLANNING COMMISSION

AGENDA REPORT

VII. 4

MEETING DATE: DECEMBER 10, 2011

ITEM NUMBER:

SUBJECT: ZONING APPLICATION ZA-11-17 FOR A 24-HOUR DRIVE THROUGH RESTAURANT (TACO BELL) AT 3115 HARBOR BLVD.

DATE: NOVEMBER 22, 2011

**FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA SENIOR PLANNER
(714) 754-5610
MINOO.ASHABI@costamesaca.gov**

DESCRIPTION

The applicant is requesting approval of a fast food restaurant with indoor dining and 24-hour drive through service (Taco Bell) on a vacant parcel located at 3115 Harbor Blvd. previously developed with Lazy Boy furniture store.

APPLICANT

The applicant is Fred Cook on behalf of the owner of the property.

RECOMMENDATIONS

Approve ZA-11-17 for Minor Conditional Use Permit for a fast food restaurant with indoor dining and 24-hour drive-through restaurant by adoption of Planning Commission resolution, subject to conditions.

PLANNING APPLICATION SUMMARY

Location: 3115 Harbor Blvd. Applications: ZA-11-17

Request: Development of a new Taco Bell with interior dining and a 24-hour drive-through lane

SUBJECT PROPERTIES:

SURROUNDING PROPERTIES:

Zone: <u>C1</u>	North: <u>Surrounding properties are</u>
General Plan: <u>General Commercial</u>	South: <u>C1 Commercial</u>
Lot Dimensions: <u>152' x 195'</u>	East: <u>C1 Commercial</u>
Lot Area: <u>27,370 SF (0.62-acre)</u>	West: <u>C1 Commercial</u>
Existing Development: <u>Vacant – previous furniture store</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	120 FT	152 FT
Lot Area	12,000 SF	27,370 SF (0.62-acre)
Floor Area Ratio		
	0.20	0.11
Building Height:		
	2 stories/ 30 feet	26 feet
Setback		
Front	20 FT	20 FT
Side	15 on one side and 0 on the other side	17 feet 72 feet
Rear	0 FT	44 FT
Landscape		
Interior Landscaping	25 SF per stall – 25 x 28 = 700 SF	1,856 SF
Perimeter Landscaping	20 FT on Harbor Blvd.	20 FT on Harbor Blvd.
Parking Rate: 10 spaces per 1,000 SF:		
Building Area	2,733 SF	28 stalls
TOTAL	28 stalls	28 stalls
Drive-through lane	160 FT in length	160 FT in length
Driveway Width:		
NA = Not Applicable or No Requirement		
CEQA Status	Exempt, Class 3 (New Construction)	
Final Action	Planning Commission	

BACKGROUND

Project Site

The property is located on Harbor Boulevard three parcels north of Nutmeg Place where a new Sonic Burger was recently constructed (Attachment 2).

Review by Planning Commission

Code identifies the Zoning Administrator as the final review authority for Minor Conditional Use Permits. However, in this case, these applications have been forwarded directly to the Planning Commission due to the high level of community interest in new drive-through restaurants on Harbor Boulevard.

A MCUP is required because the proposal involves a restaurant with a 24-hour drive-through within 200 feet of a residential zone. In this case, the property is within 200 feet of residential properties along Mace Avenue, Caraway Drive, and Cinnamon Avenue. The proposal is subject to development standards for establishments within 200 feet of a residential zone (Title 13, Section 13-49) and for drive-through operations (Title 13, Section 13-50).

ANALYSIS

Zoning Application ZA-11-17:

Proposed Fast-food Restaurant with Drive-through Window

The applicant is requesting approval of a Minor Conditional Use Permit for a fast food restaurant with indoor dining and a 24-hour drive-through service (Taco Bell) on a vacant site that was previously developed with a commercial building. The proposed hours of operation are from 7:00 a.m. to 11:00 p.m. for indoor dining, and 24-hours for the drive-through.

The site is a 27,370 square foot (0.68-acre) parcel recently subdivided (11-14-2011) by Lot Line Adjustment LL-11-01 that created a parcel for the Taco Bell Site and Auto Zone retail store. As part of the lot line adjustment, a parking lot parcel was also established to provide additional parking serving the medical office building located at 1520 Nutmeg Place. These parcels are independent for parking requirements; however, reciprocal access is provided between the parcels (Attachment 4). All of the improvements have been demolished and the site is fenced off and ready for grading.

The restaurant is a rectangular shaped building with the narrow dimension facing Harbor Blvd. and 2,733 square feet in area that includes a small dining containing 57 seats. No outdoor seating is proposed.

Development Standards for uses within 200 feet of Residential Properties

The proposed Taco Bell parcel is separated from the residential properties to the west by a parking lot over 160 feet in depth; however, it is closer than the required 200 feet.

Section 13-49 of the Zoning Code includes several standards for operation of food establishments within 200 feet of residential zoned properties, such as shielding of exterior lighting, noise level from public communication systems, outdoor dining areas, and hours of operation and truck deliveries. The proposal meets most of the standards with the exception of the 24-hour operation of the drive-through lane, and truck deliveries between 4:00 a.m. and 10:00 p.m.

Site Circulation and Queuing

Access to the site is provided mainly from Harbor Blvd. with a joint driveway between Taco Bell and Autozone to the south of the project site. A secondary joint access is also provided from Cinnamon Ave. The drive-through lane is designed with more than 160 feet of stacking area from the main entrance on Harbor Blvd. to the pick up window accommodating at least 8 vehicles as required by zoning code. A queuing analysis was submitted based on a similar location that indicated a maximum number of six vehicles stacking during the peak hour (Attachment 3).

Ground and Building Mounted Signs

The proposal includes standard building signs and a monument sign consistent with the zoning code requirements. No deviation from the sign code is requested.

Landscaping

The site includes a 20-foot landscape setback on Harbor Blvd. that will contain eight trees and a significant hedge to screen the drive-through lane from street view. Additional trees and landscaping are proposed throughout the parking lot and the drive-through lane consistent with the landscape requirements.

Staff Justifications for Approval

Staff recommends approval of the MCUP for the following reasons:

- Contemporary architecture is a positive complement to the Harbor Boulevard streetscape. The building is designed as contemporary typical Taco Bell structure with stucco walls and curved parapets facing Harbor Blvd.
- Deviations from the required development standards for establishments within 200-feet of residential zone can be justified. The project involves two deviations from these requirements related to the hours of operation for the drive-through service and the truck deliveries. Consistent with other fast food restaurants in the area, a **condition of approval** is added to prohibit truck deliveries between 10:00 p.m. and 4:00 a.m. In addition, a **condition of approval** required that operation of the drive-through be consistent with noise standards and no loitering of customers or consumption of food and beverages be allowed outside of the vehicles during drive-through hours.
- Proposed parking complies with Code requirements. Code-required parking is calculated based on the total gross square footage of the building (2,733 square

feet). Twenty-eight on-site parking spaces are required and the proposed plan provides the required number of parking spaces.

A **condition of approval** requires that all employees park on-site. Employees parking on the public streets shall be considered a violation of the terms of approval of the MCUP. If repeated violations occur, the Development Services Director may require that employee parking spaces be assigned on the property or require other appropriate measures to ensure on-site employee parking.

- 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.

The drive-through lane is designed with adequate stacking per code for eight vehicles (160 feet) and the entrance allows for an optional drive-through lane from Autozone parking lot. A **condition of approval** requires that the applicant reconfigure the drive-through lane or its operation in case back up into Harbor Blvd. is experienced.

- Noise impacts to residential uses will be minimized. The Taco Bell building is more than 190 feet from nearest residential property. A large parking lot serving the medical building at 1520 Nutmeg Place separates the Taco Bell building from the residential uses to the west. In addition the 24-hour operation is limited to the drive-through service. The menu board is facing Harbor Blvd. and the pick up windows is facing north toward the adjacent commercial property and not the residential that will minimize noise impacts from the speakers to residential properties. A **condition of approval** requires no loitering or excessive amplified radio/stereo in the drive through lane during late business hours from 12:00 a.m. to 7:00 a.m.
- Adequate landscaping is proposed to screen the drive-through lane from street view. Since the drive through lane is along Harbor Blvd., the applicant is proposing significant landscaping in form of trees and shrub to screen the vehicles from street view. A **condition of approval** requires that all trees along Harbor Blvd. be upgraded from 24-inch box to 36-inch box.

Revocation of Shared Parking

The parking lot to the west of the Taco Bell site is on a separate parcel and serves the medical/office building located at 1520 Nutmeg Place. A previous agreement assigned a section of this parking lot through a private agreement; however Lot Line Adjustment LL-11-03, approved in September, 2011 established a separate parcel for this purpose. There are two existing entitlements (ZE-83-45, PA-85-31) on this parcels that allow up to approximately 3,000 square feet of medical/dental use. These entitlements need to be revoked because the number of available parking spaces has changed and the new configuration can allow more medical uses. The revocation of these entitlements can be considered by the Zoning Administrator. The new parking provides 85 additional parking

spaces and could allow the office use up to 17,000 square feet of medical use. A condition of approval is added that would require the applicant/property owner to submit an application for revocation of the entitlements within the next 60 days.

Economic Benefits

The proposed project is anticipated to provide 250-300 temporary construction jobs and approximately 30 positions with operation of the Taco Bell.

The project construction is estimated to start in winter of 2012 and the project's estimated cost of construction including all furniture, fixture and equipment is \$1.2 million.

ALTERNATIVES

The Planning Commission has the following alternatives:

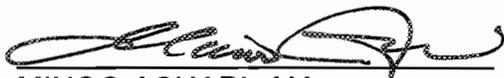
- Approve ZA-11-17 to construct the new drive through Taco Bell with the recommended conditions of approval as discussed in this report.
- Deny ZA-11-17 to construct the new drive through Taco Bell. The applicant could not submit a similar application for six months.

ENVIRONMENTAL DETERMINATION

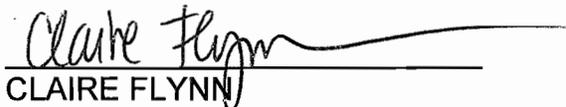
If approved, the project would be exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction.

CONCLUSION

Development of the proposed fast food restaurant with indoor dining and 24-hour drive-through, as conditioned, will comply with the Zoning Code requirements. Therefore, staff recommends approval of the project.



MINOO ASHABI, AIA
Senior Planner



CLAIRE FLYNN
Acting Asst. Development Svs. Director

- Attachments:
1. Planning Commission Resolutions
 2. Location Map
 3. Excerpt of Queuing analysis
 4. Submitted Plans

cc: Assistant Chief Executive Officer
Interim Development Services Director
Deputy City Attorney
Acting City Engineer
Transportation Svs. Mgr.
Fire Protection Analyst
Staff (4)

File (2)

Fred Cook
Cotti Foods
29889 Santa Margarita Pkwy
Rancho Santa Margarita, CA 92688

Mr. Bill Lang
149 Palos Verdes Blvd., Suite E
Redondo Beach, CA 90277

12122011ZA-11-17.doc

11/29/11

3:29 PM

RESOLUTION NO. PC-10-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION ZA-11-17 FOR 3115 HARBOR BLVD.

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

WHEREAS, an application was filed by Fred Cook on behalf of, owner of real property located at 3115 Harbor Blvd., requesting approval of a Minor Conditional Use Permit for a Taco Bell restaurant with a 24-hour drive-through lane;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on December 12, 2011;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **APPROVES** ZA-11-17 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 Applications ZA-11-17 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 12th day of December, 2011.

Colin McCarthy, Chair
Costa Mesa Planning Commission

RESOLUTION NO. PC-10-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING ZONING APPLICATION ZA-11-17 for 3115 HARBOR BLVD.

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

WHEREAS, an application was filed by was filed by Fred Cook on behalf of, owner of real property located at 3115 Harbor Blvd., requesting approval of a Taco Bell restaurant with a drive-through lane;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on December 12, 2011;

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-11-17 with respect to the property described above.

PASSED AND ADOPTED this 12th day of December, 2011.

Colin McCarthy, 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:
 - 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 Planning Application ZA-11-17. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "A"

FINDINGS – APPROVAL (ZA-11-17)

- 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 drive-through restaurant with indoor dining is substantially compatible with developments in the same general area. Granting the 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 including parking and vehicle stacking. The site is currently vacant and was previously developed with a furniture store; the closest residential properties are 190 feet to the west. Additionally, no alcoholic beverages will be served or sold from this site. Granting the 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.
- This design review includes site planning, building design landscaping, appearance, mass and scale of structures, roof forms and any other applicable design features. The building is single story, which is separated from the residential properties by a parking lot. Substantial landscaping will enhance the streetscape along Harbor Blvd.
- 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 is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL (ZA-11-17 for 3115 Harbor Blvd.)

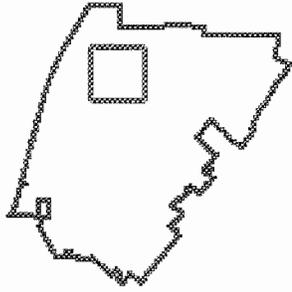
- Plng.
1. The applicant shall upgrade all trees in the landscaped setback area along Harbor Boulevard from 24-inch box trees to 36-inch box trees.
 2. Employees of the fast food restaurant shall park on-site. Employee parking on the public streets shall be considered a violation of the terms of approval of the minor conditional use permit. If repeated violations occur, the Development Services Director shall have the discretion to require employee parking spaces be assigned on the property and menu boards removed from these designated spaces, or to require other appropriate measures to ensure on-site employee parking.
 3. The restaurant shall be limited to the operations described in the staff report (2,733 square-foot, 24-hour fast-food restaurant with drive-through service). Any change in the operational characteristics including, but not limited to, outdoor activities, 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)].
 4. The conditions of approval for ZA-11-17 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 5. 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.
 6. 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.
 7. No freestanding pole sign shall be permitted on this property.
 8. 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.

9. 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.
10. The 24-hour operation of the site including any ambient noise from drive through speakers shall comply with the City's Noise Ordinance.
11. 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.
12. Bike racks, bike storage and low emission parking stalls shall be provided in accordance with the requirements of the 2010 CalGreen code unless the project is considered exempt by the Building Official. At a minimum, an exterior bike rack shall be provided at the westerly corner of the building for Taco Bell patrons and employees.
13. 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 such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
14. The business shall be conducted at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The Developer/business operator shall institute whatever security and operational measures are necessary to comply with this requirement.
15. This approval shall supersede all approvals related to shared parking between 3115 Harbor Blvd. and 1520 Nutmeg Place pursuant to ZE-83-45 and PA-85-31. An application shall be submitted for revocation of those entitlements within 60 days of the approval of the proposed project.
16. Between the hours of 12:00 a.m. to 7:00 a.m., the business operator shall ensure that the Customer Use Areas shall be limited to the drive-through areas only. There shall be no amplified radio/stereo noise, loitering of customers or consumption of food and beverages outside of the vehicles during these specified hours.
17. 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.
18. Any amendment to the conditions of approval shall be subject to the City's standard public notice procedures and be reviewed and approved by the Zoning Administrator.
 19. Truck deliveries shall not occur between 10:00 p.m. and 4:00 a.m.
 20. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted.
 21. 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.
 22. All exterior lighting shall be shielded and/or directed away from residential areas.
 - Bldg. 23. Provide a plan to the County of Orange Health Dept. for review and approval.
 - Trans. 24. In case any back up is experienced from the operation of the drive-through lane on Harbor Blvd., the applicant shall reconfigure the drive-through lane or its operation to address the situation subject to approval of the Transportation Division.
 25. Add signage at the exit of the drive-through lane close to the main cross directing vehicles to the left to return to Harbor Blvd.
 26. Reconstruct drive approach on Harbor Blvd. to Type II Commercial "Wide Flare" standard. Comply with minimum clearance requirement from property lines and any vertical obstructions.

Overview Map



Legend

Address Large

Address Points

Roads

Major

Freeway

Collector Freeway (cont)

Newport BLVD Primary (cont)

Map Display



(C) 2002-1 www.GeoPrise.NET

Drive-thru queuing was inventoried in 5-minute intervals at three separate locations: a Chick-Fil-A restaurant located in the City of Tustin, a Taco Bell restaurant located in the City of Aliso Viejo and the existing McDonald's restaurant located within the Project site.

10.3.1 Chick-Fil-A Restaurant Drive-Thru Queuing Analysis

Drive-thru queuing counts were observed in 5-minute intervals at the Chick-Fil-A restaurant located in the City of Tustin. This site was surveyed on December 7, 2010. The drive-thru queuing count data is contained in *Appendix D*.

Based on these surveys, average, maximum, 85th percentile and 95th percentile queues were determined. These queues are displayed in *Table 10-1*. Using this information, the 95th percentile design queue for the proposed Chick-Fil-A restaurant at the northerly Project site is expected to be twelve (12) vehicles. According to the *Transportation and Land Development, 2nd Edition [2002]* manual, the maximum queue for a Chicken Fast-Food restaurant is not expected to exceed nine (9) vehicles¹⁸.

Based on the proposed site plan provided by Architects Orange, the proposed Chick-Fil-A restaurant will provide approximately 250 feet of drive-thru storage, which equates to approximately twelve (12) vehicles assuming an average length of twenty-two (22) feet per vehicle. As presented above, the Chick-Fil-A restaurant will have a 95th percentile design queue of twelve (12) vehicles, thus adequate drive-thru storage has been provided. Therefore, the expected queues can be accommodated without causing congestion or impacting internal circulation.

10.3.2 Taco Bell Restaurant Drive-Thru Queuing Analysis

Drive-thru queuing counts were observed in 5-minute intervals at the Taco Bell restaurant located in the City of Aliso Viejo. This site was surveyed on December 8, 2010. The drive-thru queuing count data is contained in *Appendix D*.

Based on these surveys, average, maximum, 85th percentile and 95th percentile queues were determined. It should be noted that the inventoried Taco Bell did not serve breakfast, thus no queuing counts were conducted during the AM peak period. These queues are displayed in *Table 10-1* as well. As seen in *Table 10-1*, the 95th percentile design queue for the proposed Taco Bell restaurant at the southerly Project site is expected to be six (6) vehicles. According to the *Transportation and Land Development, 2nd Edition [2002]* manual, the maximum queue for a Mexican Fast-Food restaurant is not expected to exceed seven (7) vehicles¹⁸.

Based on the proposed site plan provided by Architects Orange, the proposed Taco Bell restaurant will provide approximately 200 feet of drive-thru storage, which equates to approximately nine (9) vehicles assuming an average length of twenty-two (22) feet per vehicle. As presented above, the Taco Bell restaurant will have a 95th percentile design queue of six (6) vehicles, thus adequate drive-thru storage has been provided. Therefore, the expected queues can be accommodated without causing congestion or impacting internal circulation.

¹⁸ Table 11-9, Ranges of Fast Food Queue Lengths by Food Type, *Transportation and Land Development, 2nd Edition [2002]*

ARCHIT.

26111 Antonio Parkway, Suite 100
 Rancho Santa Margarita, CA 92688-5597
 949-858-9191 (O) 949-702-0426 (CP)
 fred@cottifoods.com



OWNER:

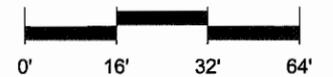
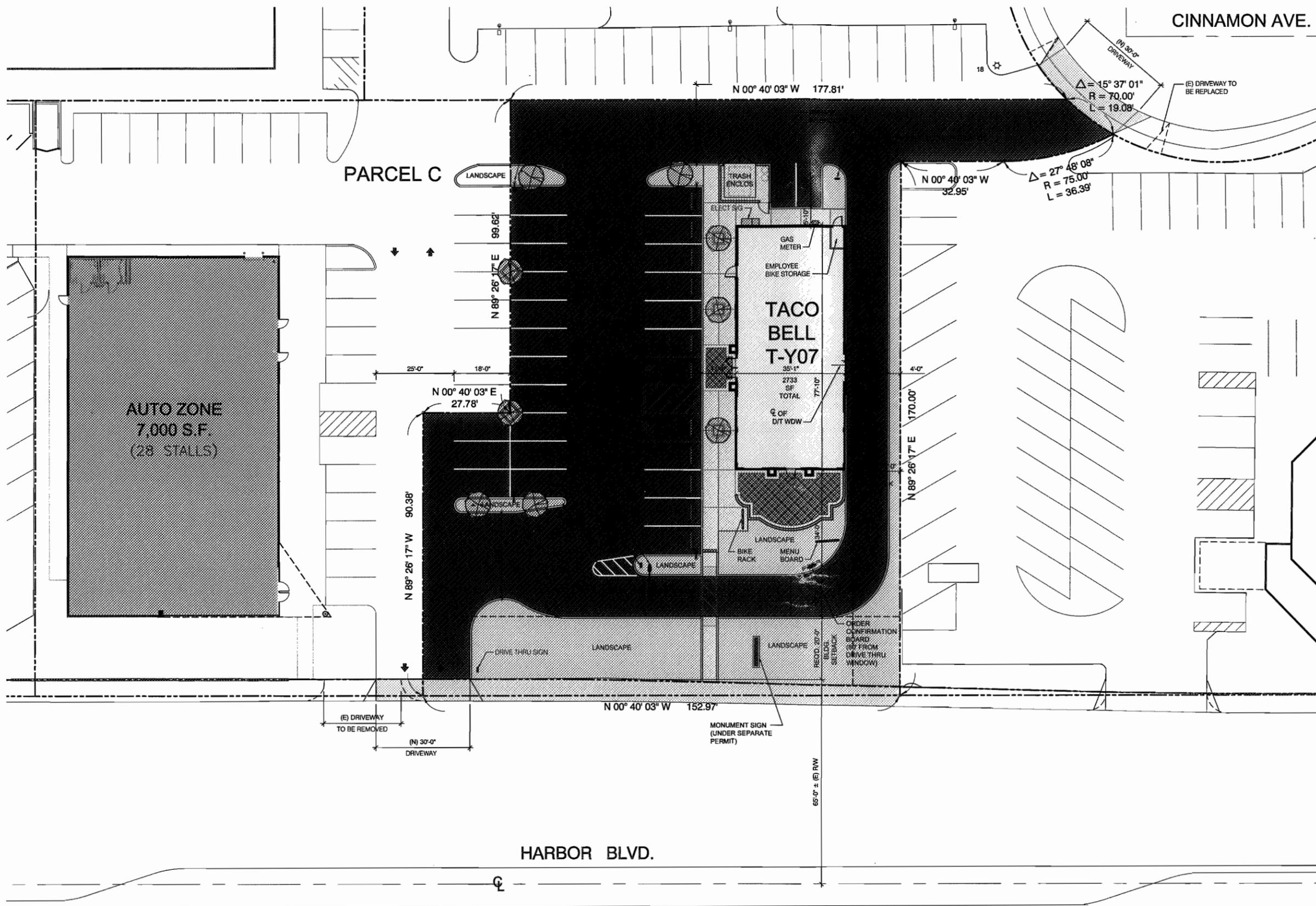
Cotti Foods Corporation
 26111 Antonio Parkway, Suite 100
 Rancho Santa Margarita, CA 92688-5597
 949-858-9191 (FAX) 949-858-9199

SITE SUMMARY:

SITE (GROSS):	27,370 S.F. (100.00%)
DRIVE AISLES, OPEN PARKING	16,753 S.F. (61.27%)
LANDSCAPING	4,616 S.F. (16.75%)
HARDSCAPE	2,572 S.F. (9.46%)
BUILDING	2,733 S.F. (9.98%)

PARKING SUMMARY:

PARKING REQUIRED:	26	STANDARD SPACES
	0	COMPACT SPACES
	2	ADA ACCESSIBLE SPACES
TOTAL REQUIRED:	28	
PARKING PROVIDED:	26	STANDARD SPACES
	0	COMPACT SPACES
	2	ADA ACCESSIBLE SPACES
TOTAL PROVIDED:	28	



SCALE: 1/16" = 1'-0"

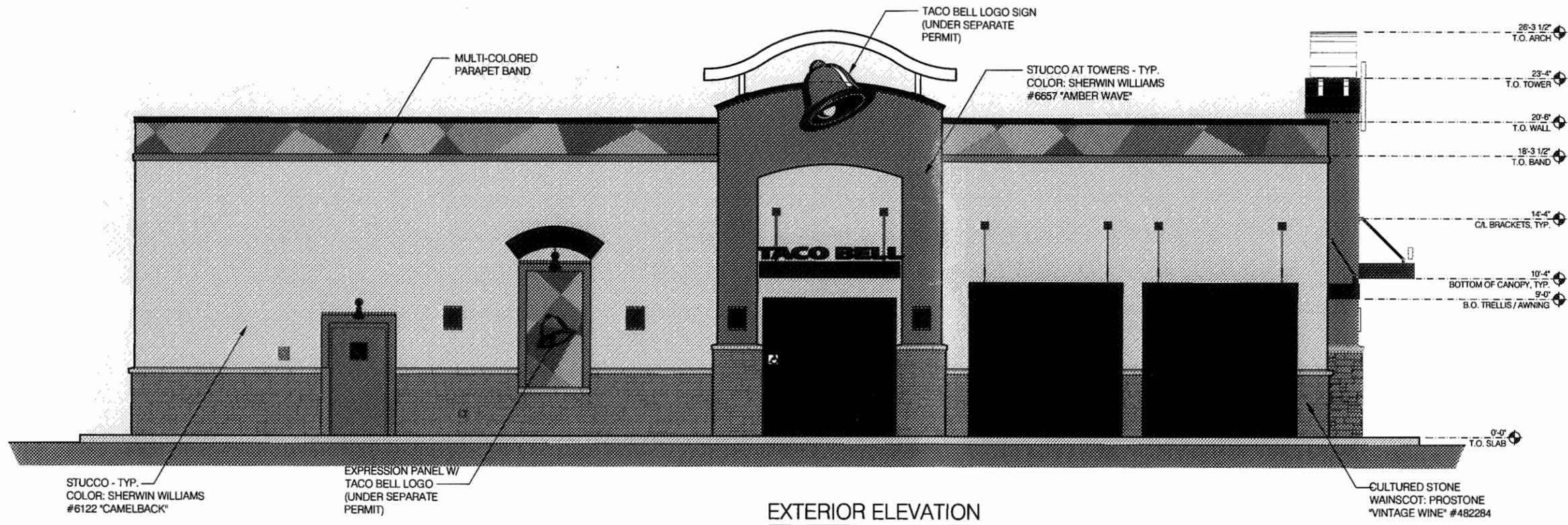


SHEET A0.1

12 SEPT 2011



TACO BELL - 3115 HARBOR BLVD., COSTA MESA, CA
 PROJECT SITE PLAN



EXTERIOR ELEVATION

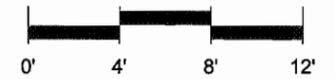
ARCHITECT:

26111 Antonio Parkway, Suite 100
 Rancho Santa Margarita, CA 92688-5597
 949-858-9191 (O) 949-702-0426 (CP)
 fred@cottifoods.com



OWNER:

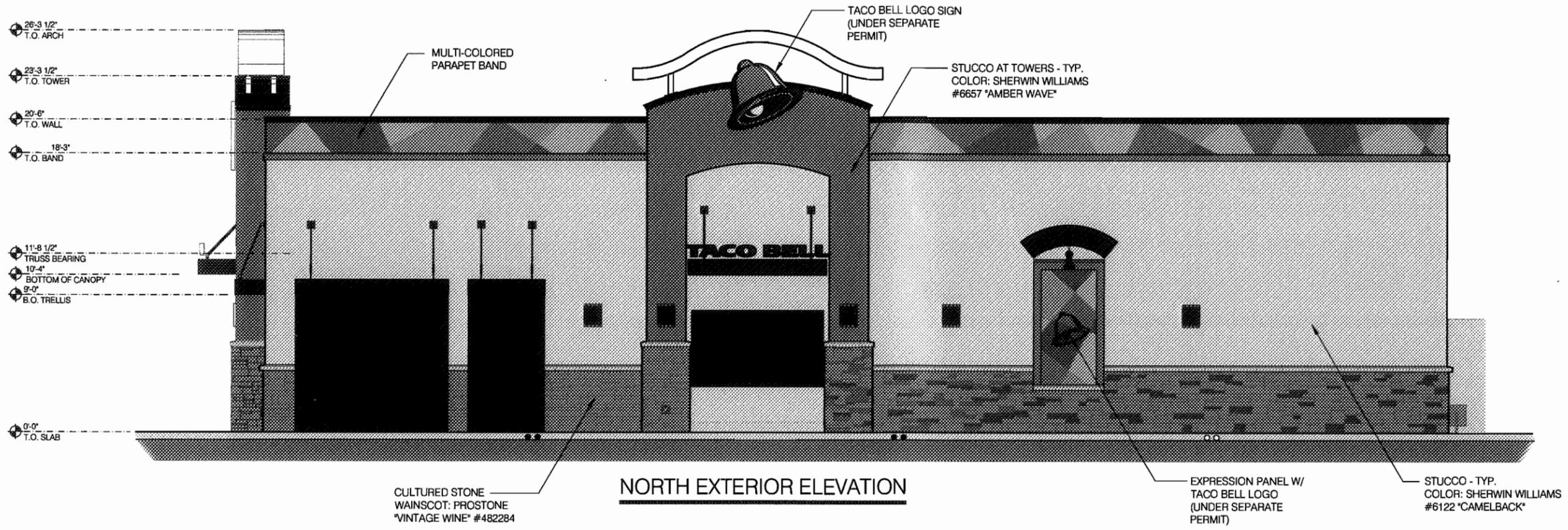
Cotti Foods Corporation
 26111 Antonio Parkway, Suite 100
 Rancho Santa Margarita, CA 92688-5597
 949-858-9191 (FAX) 949-858-9199



SCALE: 1/4" = 1'-0"



TACO BELL - 3115 HARBOR BLVD., COSTA MESA, CA
EXTERIOR ELEVATIONS



NORTH EXTERIOR ELEVATION

ARCHITECT:

26111 Antonio Parkway, Suite 100
 Rancho Santa Margarita, CA 92688-5597
 949-858-9191 (O) 949-702-0426 (CP)
 fred@cottifoods.com

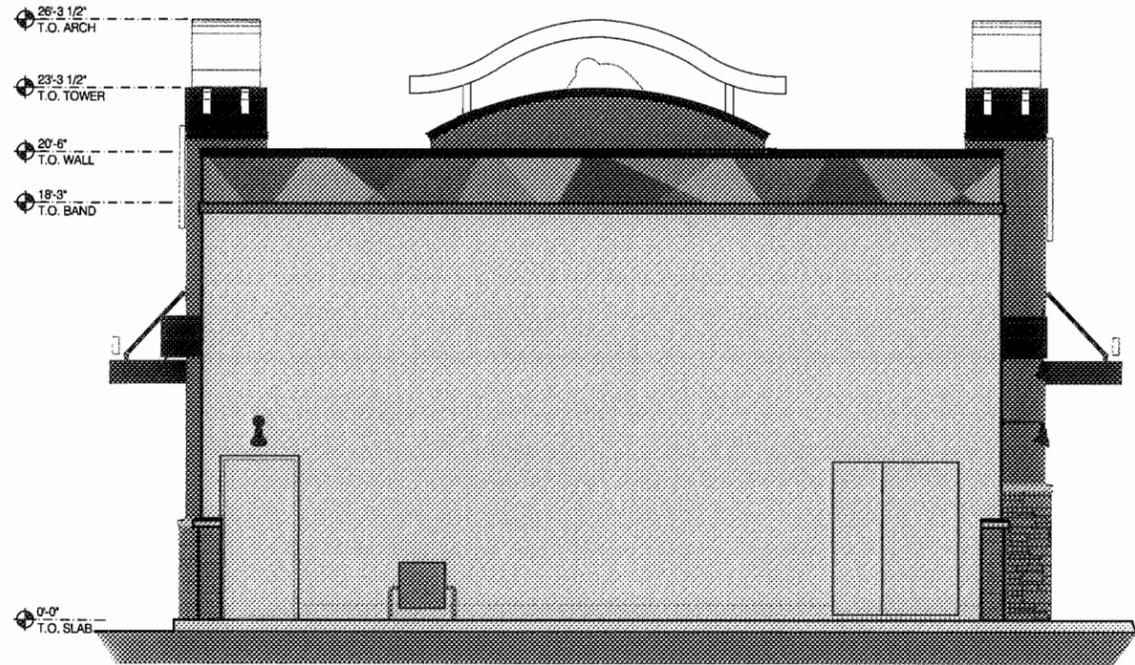


OWNER:

Cotti Foods Corporation
 26111 Antonio Parkway, Suite 100
 Rancho Santa Margarita, CA 92688-5597
 949-858-9191 (FAX) 949-858-9199



EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



SCALE: 1/4" = 1'-0"



TACO BELL - 3115 HARBOR BLVD., COSTA MESA, CA
EXTERIOR ELEVATIONS

SHEET A3.1

12 SEPT 2011

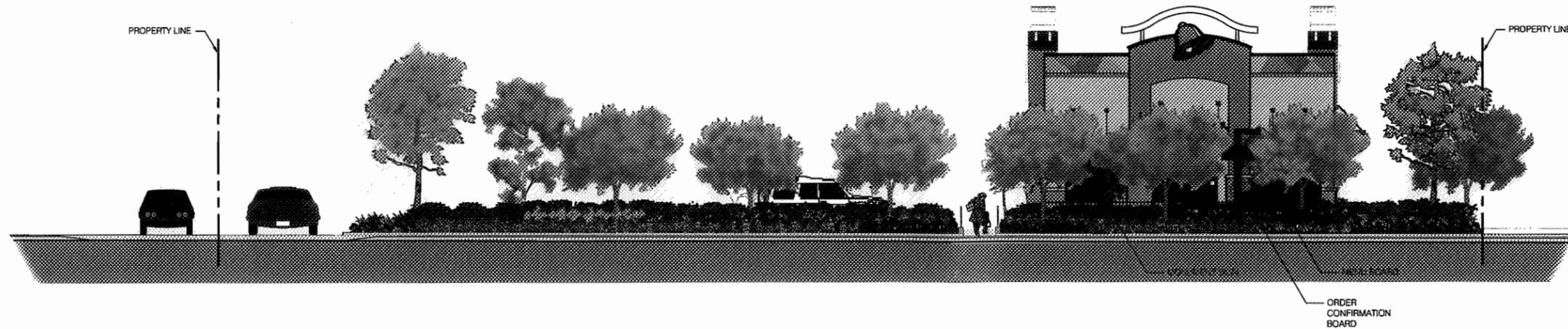
ARCHITECT:

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949-858-9191 (O) 949-702-0426 (CP)
fred@cottifoods.com



OWNER:

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949-858-9191 (FAX) 949-858-9199



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



TACO BELL - 3115 HARBOR BLVD., COSTA MESA, CA
STREETFRONT ELEVATION

SHEET A4.0

31 AUG 2011

PLANTING LEGEND

1" = 16'-0" C

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	HYDROZONE	QTY.
TREES:						
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	STANDARD DOUBLE STAKE	LOW	5
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	STANDARD DOUBLE STAKE	MODERATE	9
	SALIX PURPUREA	ALBIPINNACULAR WILLOW	24" BOX	STANDARD DOUBLE STAKE	LOW	7
	PLATANUS RACEMOSA	CALIFORNIA Sycamore	24" BOX	STANDARD DOUBLE STAKE	MODERATE	2
SHRUBS AND GROUNDCOVERS:						
	ANEMONE PULSATILLA	N.O.N.	6" GAL.	8" P.O.D.	LOW	107
	Buddleja davidii	TEA OLEANDER	6" GAL.	4" P.O.D.	LOW	23
	LIMONIUM PERZIZ	SEA LAVENDER	1" GAL.	8" P.O.D.	LOW	205
	PHORMIUM TENAX	NEW ZEALAND FLAX	6" GAL.	4" P.O.D.	MODERATE	7
	HIBISCUS ROSA-SINENSIS	CHINA Hibiscus	6" GAL.	8" P.O.D.	MODERATE	121
	STRELITZIA REGINAE	BIRD OF PARADISE	6" GAL.	8" P.O.D.	MODERATE	71
	TRACHELOSPERMUM JASMINOIDES	N.O.N.	4" POT	8" O.C.	MODERATE	27 S.F.

PLANTING NOTES

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONTACTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- ALL TREES SHALL HAVE A MINIMUM 1-1/2" CALIPER AT A POINT 6 INCHES ABOVE FOOT BALL. ALL OTHER MEASUREMENTS SUCH AS NUMBER OF CANES, BALL SIZES, QUALITY DESIGNATIONS, ETC. SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF 'HORTICULTURAL STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.'
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION. SEE PLANTING DETAILS FOR PLANTING AND STAKING AND GUYING REQUIREMENTS.
- FERTILIZER FOR ALL GROUND COVER AREAS SHALL BE AS SPECIFIED WITHIN THE SPECIFICATIONS.
- REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.
- FINISH GRADE TO BE 1" BELOW TOP OF CURB OR WALK FOR TURF AREAS, 2" FOR GROUND COVER AREAS.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, ROLLING, MOWING, EDGING, RESEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS. CONTACT STORE MANAGER FOR ONE YEAR SERVICE CONTRACT. CONTRACTOR TO WALK LANDSCAPE AND IRRIGATION W/STORE MANAGER TO ENSURE EVERYTHING IS IN WORKING ORDER AND THAT THE PLANTS ARE HEALTHY AND IS READY TO BE TAKEN OVER BY ANOTHER MAINTENANCE COMPANY IF APPLICABLE.
- ALL NEW TREES WITHIN 8' OF HARDSCAPE ELEMENTS, SUCH AS CURBS, WALLS, BUILDINGS OR WALKS, SHALL BE PROVIDED WITH DEEP ROOT BARRIER CONTROL DEVICES OR EQUAL.
- TOP DRESS ALL PLANTING AREAS WITH A 2" LAYER OF SHREDDED RECYCLED BARK.
- CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF UTILITIES. REPAIR TO INCLUDE ALL DAMAGED IRRIGATION AND PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
- SUBSTITUTIONS IN TYPE, AND/OR DEVIATIONS IN SIZE OR QUANTITY FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF COSTA MESA REGARDING ALL SUBSTITUTIONS.
- THE CONTRACTOR SHALL CONFIRM LOCATIONS OF ALL UTILITIES PRIOR TO STARTING ANY IRRIGATION AND INSTALLATION OF PLANT MATERIALS
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AS DEPICTED.
- ALL PLANTING AND IRRIGATION ON THIS PROJECT SHALL ADHERE TO CITY OF COSTA MESA LANDSCAPE STANDARDS.
- ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARD UNIFORM BUILDING CODE.

CRIME PREVENTION NOTES

- SITE LANDSCAPING SHALL BE MAINTAINED TO ENSURE THAT BUSHES, HEDGES, AND SHRUBS ARE NO TALLER THAN THIRTY INCHES IN HEIGHT, AND THAT TREES ARE PRUNED TO PROVIDE A CLEARANCE OF AT LEAST SEVEN FEET UNDER THE CANOPY.
- THE CANOPY OF MATURE TREES SHALL NOT OBSTRUCT THE LIGHTING OR ILLUMINATION FROM THE LIGHT POLES AND EXTERIOR BUILDING LIGHTS.
- SHRUBS SHALL NOT OBSTRUCT LIGHTING FROM THE BOLLARD LIGHTS.

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA	4,816 S.F.
TREES REQUIRED (1 TREE / 200 S.F.)	23
TREES PROPOSED	23

WATER USE CALCULATIONS

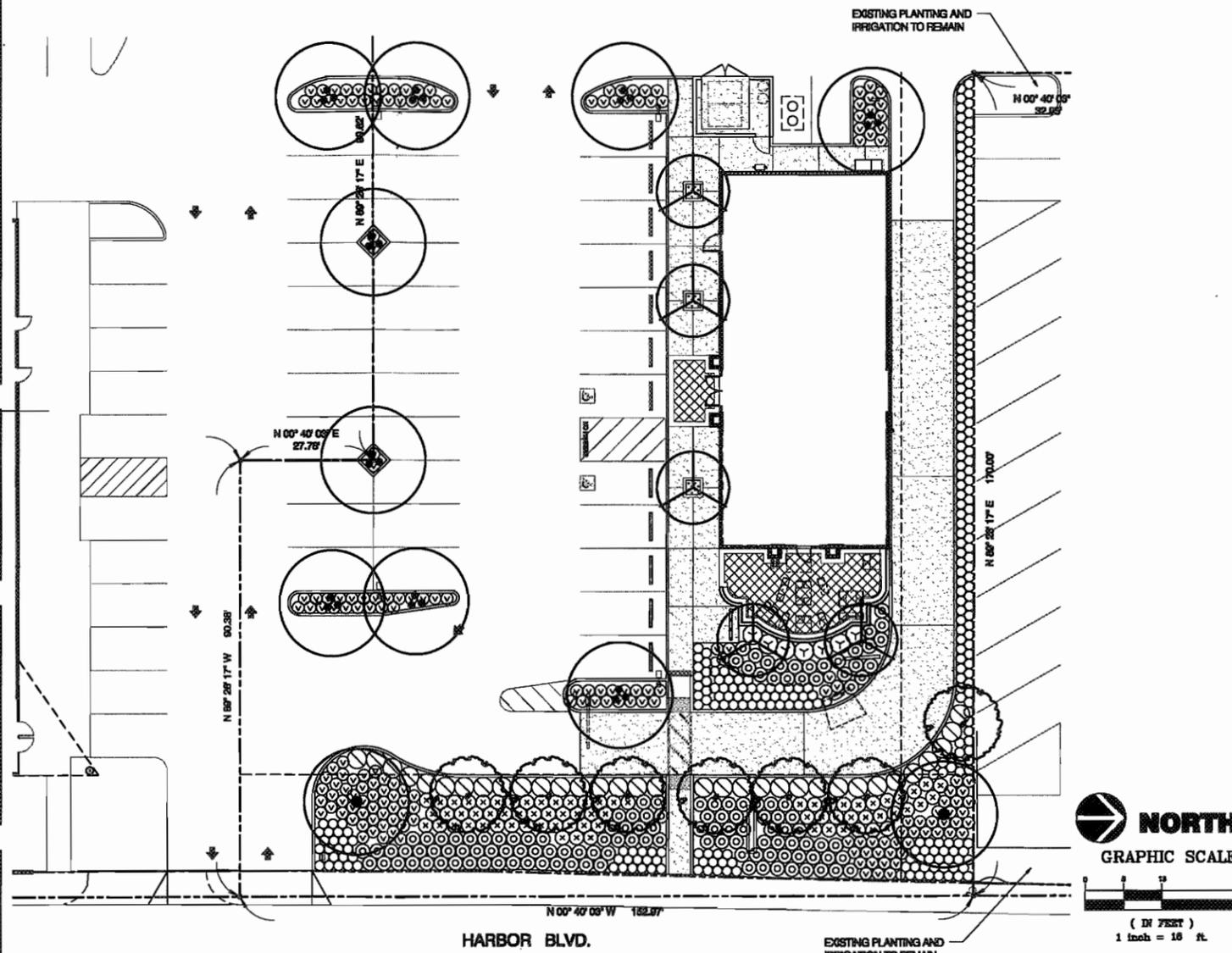
PROJECT LANDSCAPE AREA:	4,128 SQUARE FEET
MAXIMUM WATER BUDGET:	= (ET0) (0.7) (AREA) (25) = (48.9) (0.7) (4,128) (25) = 78,452 (GALLONS/YEAR)
ESTIMATED WATER USE:	= (ET0) (1.0) (AREA) (25) / (25) = (48.9) (25) (4,128) (25) / (25) = 62,948 (GALLONS/YEAR)
TOTAL ESTIMATED WATER USE:	= 62,948 (GALLONS/YEAR)

WATER CONSERVATION STATEMENT

- THE FOLLOWING ARE GUIDELINES TO WHICH THIS PLAN SHALL ADHERE IN ORDER TO CONSERVE WATER AND GENERALLY CONFORM TO THE REQUIREMENTS OF THE DROUGHT RESPONSIVE LANDSCAPE SECTION AND OTHER APPLICABLE CITY AND AGENCY REQUIREMENTS.
- NO TURF WILL BE USED ON THIS PROJECT.
 - LOW TO MODERATE DROUGHT TOLERANT TREES, SHRUBS AND GROUND COVERS ARE TO BE USED.
 - AN AUTOMATIC IRRIGATION CONTROLLER CONNECTED TO A RAIN SENSOR SHALL BE PROVIDED.
 - NOTE INDICATING WATERING TIMES BETWEEN 6:00 PM AND 6:00 AM INDICATED ON PLANS.
 - DIFFERENT PLANTING HYDROZONES SHALL BE IRRIGATED ON SEPARATE VALVES AND BASED ON SOLAR ORIENTATION, SLOPE GRADIENTS AND WATERING REQUIREMENTS.
 - LANDSCAPING SHALL BE SERVICED BY SEPARATE WATER METER.

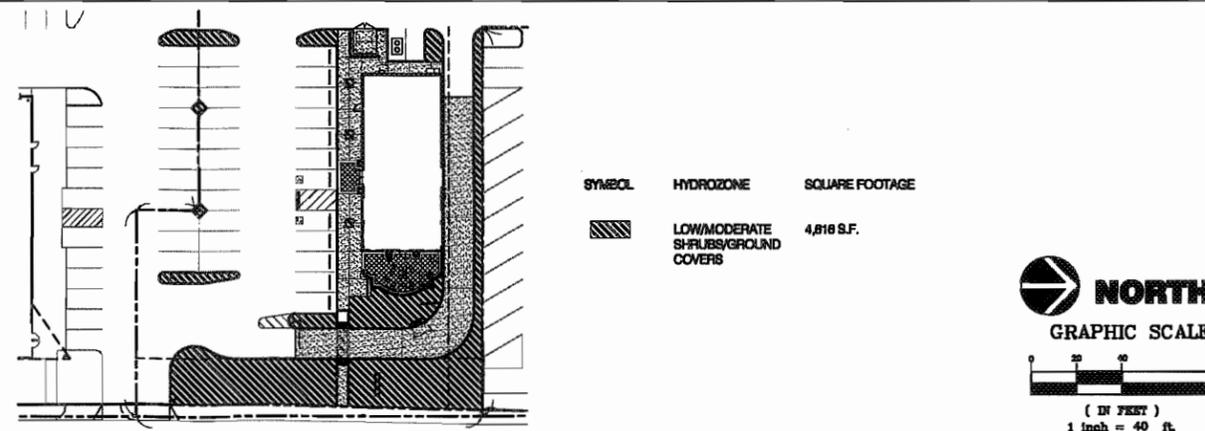
PRELIMINARY LANDSCAPE PLAN

1" = 16'-0" A



HYDROZONE MAP

1" = 40'-0" B



TACO BELL - 3115 HARBOR BLVD., COSTA MESA, CA

22

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1071 AVENIDA MIRAMAR, SUITE D
SAN CLEMENTE, CA 92672
TEL: 949-404-3623
FAX: 949-404-3623
CA Lic. 128



PRELIMINARY
LANDSCAPE
PLAN

SHEET L1.0

22 AUG 2011

PLANTING LEGEND

1" = 10'-0" C

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	HYDROZONE	QTY.
TREES:						
	CERIS OCCIDENTALIS	WESTERN REDBUD	24" BCK	STANDARD DOUBLE STAKE	LOW	6
	CAMPHORUM CAMPHORA	CAMPHOR TREE	24" BCK	STANDARD DOUBLE STAKE	MODERATE	9
	OSYRA FRAXIFLORA	AUSTRIAN WILLOW	24" BCK	STANDARD DOUBLE STAKE	LOW	7
	PLATANUS RACEMOSA BLOODGOOD	CALIFORNIA SIKKIMORE	24" BCK	STANDARD DOUBLE STAKE	MODERATE	2
SHRUBS AND GROUNDCOVERS:						
	ADONIS AETHEUS	N.O.M.	3" BCK	3" P.O.C.	LOW	187
	LIPOPHYLLUM FRUSTRANS	TEARDROP MANNA	3" BCK	4" P.O.C.	LOW	23
	LIMONUM PEREZE	SEA LAVENDER	1" BCK	3" P.O.C.	LOW	225
	PHORUM DUSKY CHEP	NEW ZEALAND FLAX	3" BCK	4" P.O.C.	MODERATE	7
	FRAXYLOPSIS INDEA CLARI	NEW ZEALAND FLAX	3" BCK	3" P.O.C.	MODERATE	131
	STREITZIA REGINA	BIRD OF PARADISE	3" BCK	3" P.O.C.	MODERATE	71
	TRACHYLOPERMUM ASYRACUM	N.O.M.	4" POTS	3" P.O.C.	MODERATE	27 S.F.

PLANTING NOTES

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- ALL NEW TREES WITHIN 7' OF HARDSCAPE ELEMENTS, SUCH AS CURBS, WALLS, BUILDINGS OR WALKS, SHALL BE PROVIDED WITH DEEP ROOT BARRIER CONTROL DEVICES OR EQUAL.
- TOP DRESS ALL PLANTING AREAS WITH A 2" LAYER OF SHREDDED RECYCLED BARK.
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- SHRUBS SHALL NOT OBSTRUCT LIGHTING FROM THE BOLLARD LIGHTS.

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA	4,618 S.F.
TREES REQUIRED (1 TREE / 200 S.F.)	23
TREES PROPOSED	23

WATER USE CALCULATIONS

PROJECT LANDSCAPE AREA:	4,128 SQUARE FEET
MAXIMUM WATER BUDGET:	= (ETC) (0.7) (AREA) (22) = (49.8) (0.7) (4,128) (22) = 73,432 (GALLONS/YEAR)
ESTIMATED WATER USE:	= (ETC) (K) (AREA) (22) / (22) = (49.8) (22) (4,128) (22) / (22) = 22,248 (GALLONS/YEAR)
TOTAL ESTIMATED WATER USE:	= 22,248 (GALLONS/YEAR)

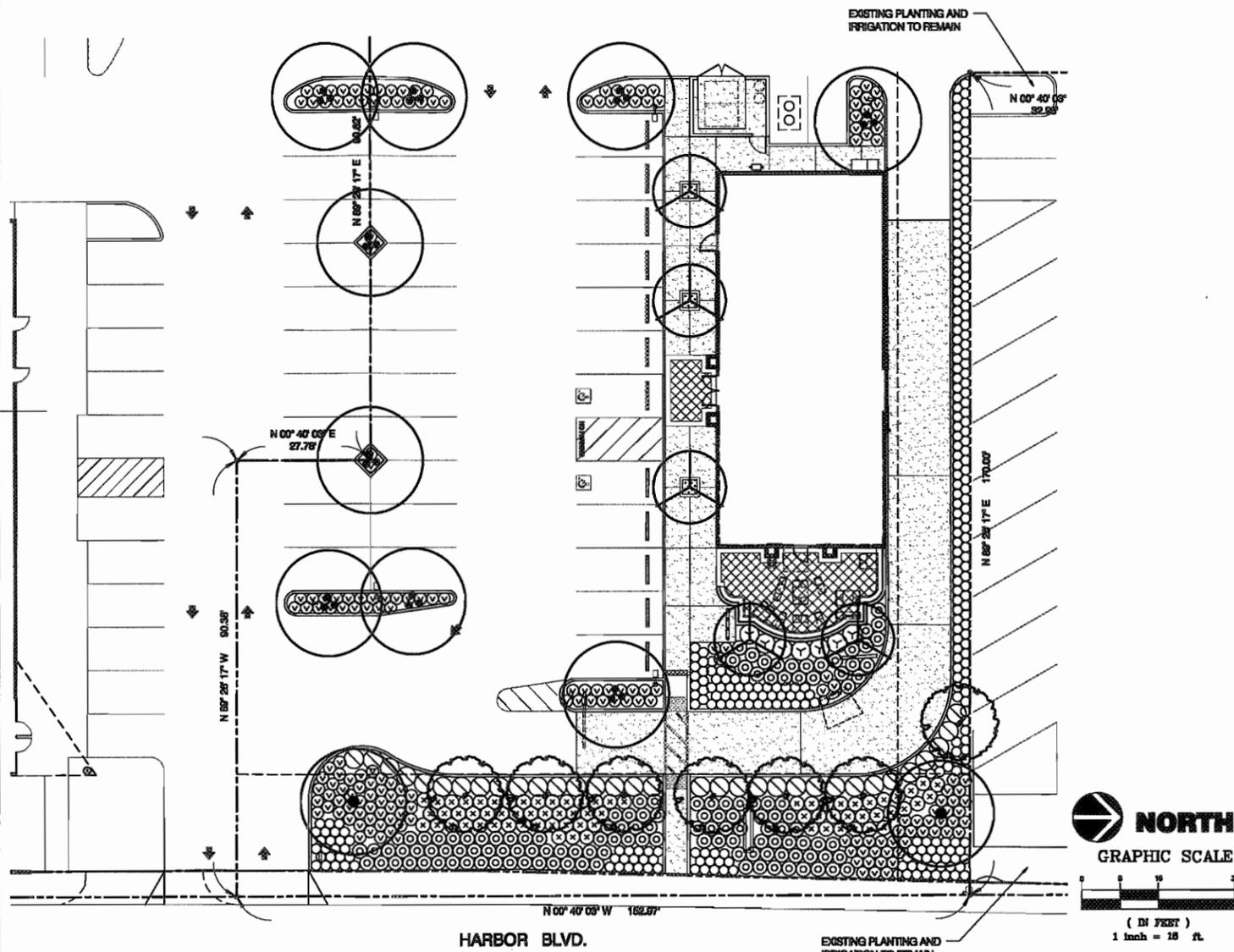
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- AN AUTOMATIC IRRIGATION CONTROLLER CONNECTED TO A RAIN SENSOR SHALL BE PROVIDED.
- NOTE INDICATING WATERING TIMES BETWEEN 9:00 PM AND 6:00 AM INDICATED ON PLANS.
- DIFFERENT PLANTING HYDROZONES SHALL BE IRRIGATED ON SEPARATE VALVES AND BASED ON SOLAR ORIENTATION, SLOPE GRADIENTS AND WATERING REQUIREMENTS.
- LANDSCAPING SHALL BE SERVICED BY SEPARATE WATER METER.

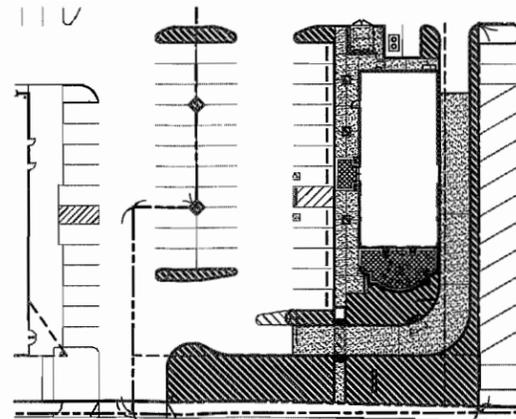
PRELIMINARY LANDSCAPE PLAN

1" = 10'-0" A

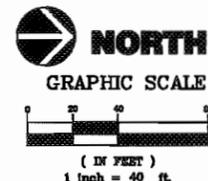


HYDROZONE MAP

1" = 40'-0" B



SYMBOL	HYDROZONE	SQUARE FOOTAGE
	LOW/MODERATE SHRUBS/GROUND COVERS	4,618 S.F.



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CA Lic. 1254



PRELIMINARY LANDSCAPE PLAN

SHEET L1.0

22 AUG 2011



TACO BELL - 3115 HARBOR BLVD., COSTA MESA, CA

ARCHITECT:

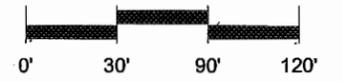
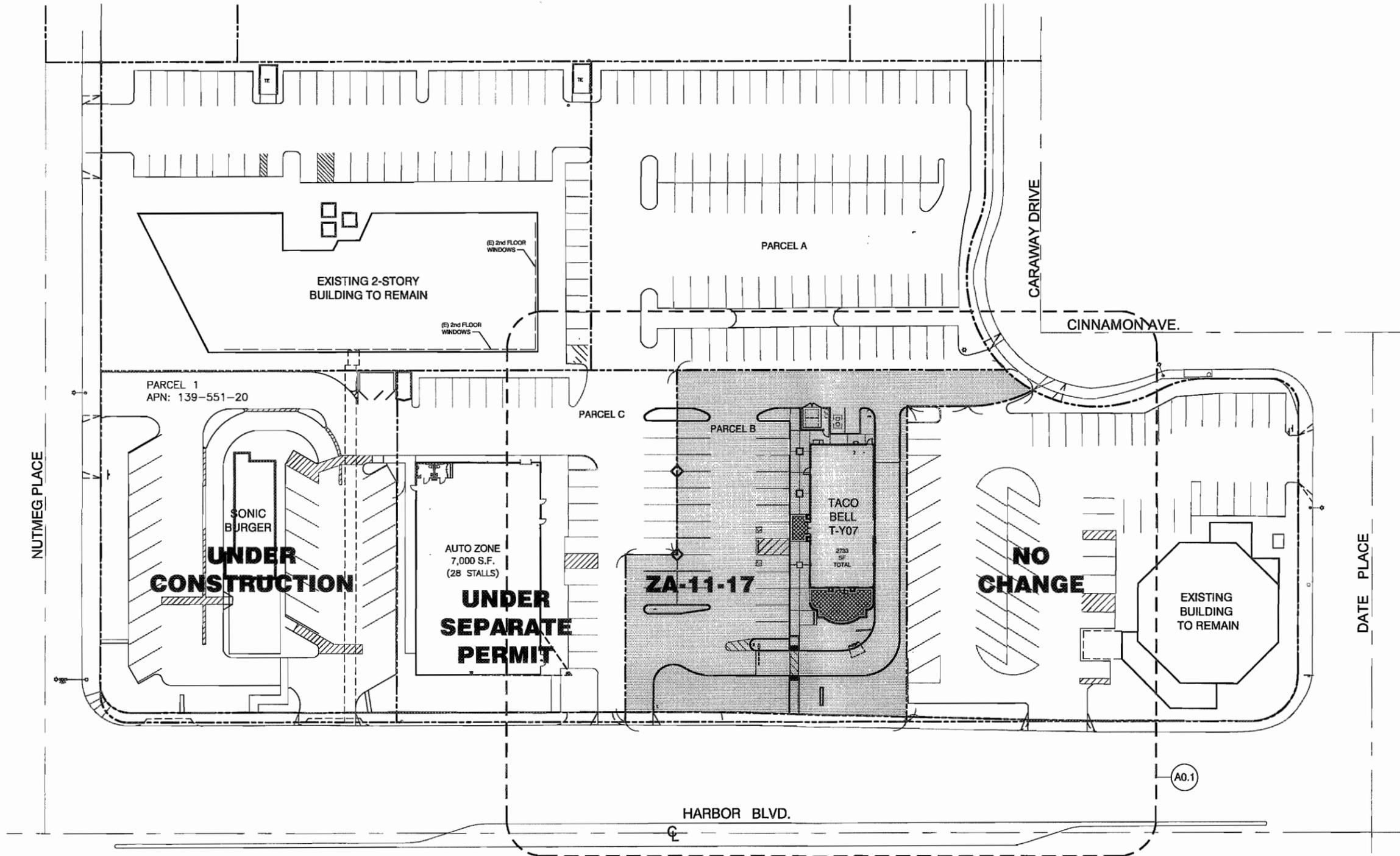
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CONFIGURATION OF
PARCELS SUBJECT TO
APPROVAL OF LL-11-01



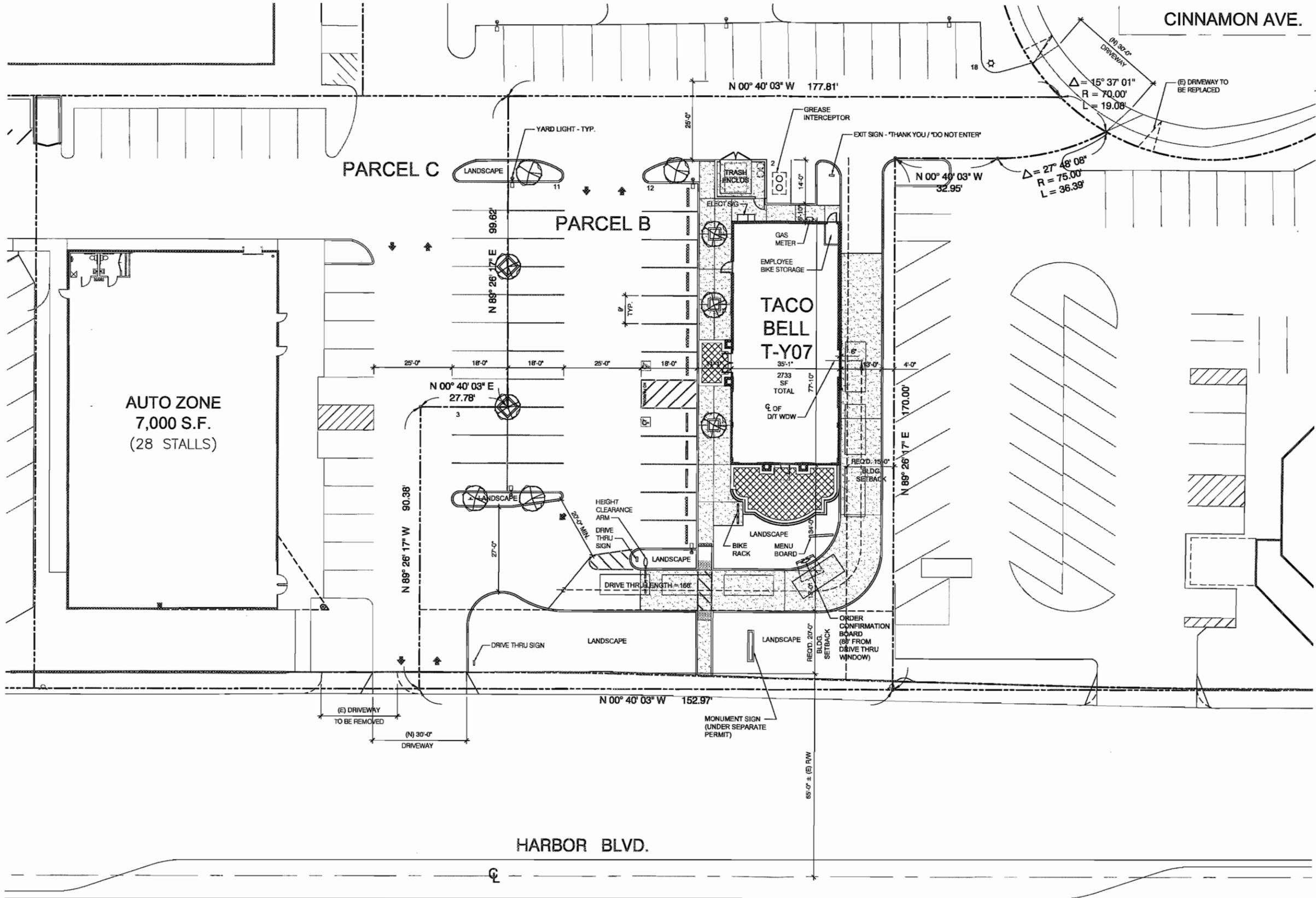
SCALE: 1" = 30'



TACO BELL - 3115 HARBOR BLVD., COSTA MESA, CA
OVERALL SITE PLAN

SHEET A0.0

12 SEPT 2011



ARCHITECT:
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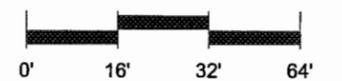
OWNER:
 Cotti Foods Corporation
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 949-858-9191 (FAX) 949-858-9199

SITE SUMMARY:

SITE (GROSS):	27,370 S.F. (100.00%)
DRIVE AISLES, OPEN PARKING	16,753 S.F. (61.27%)
LANDSCAPING	4,616 S.F. (16.75%)
HARDSCAPE	2,572 S.F. (9.46%)
BUILDING	2,733 S.F. (9.98%)

PARKING SUMMARY:

PARKING REQUIRED:	26 STANDARD SPACES	0 COMPACT SPACES	2 ADA ACCESSIBLE SPACES
TOTAL REQUIRED:	28		
PARKING PROVIDED:	26 STANDARD SPACES	0 COMPACT SPACES	2 ADA ACCESSIBLE SPACES
TOTAL PROVIDED:	28		



SCALE: 1/16" = 1'-0"



TACO BELL - 3115 HARBOR BLVD., COSTA MESA, CA
 PROJECT SITE PLAN

SHEET A0.1

12 SEPT 2011

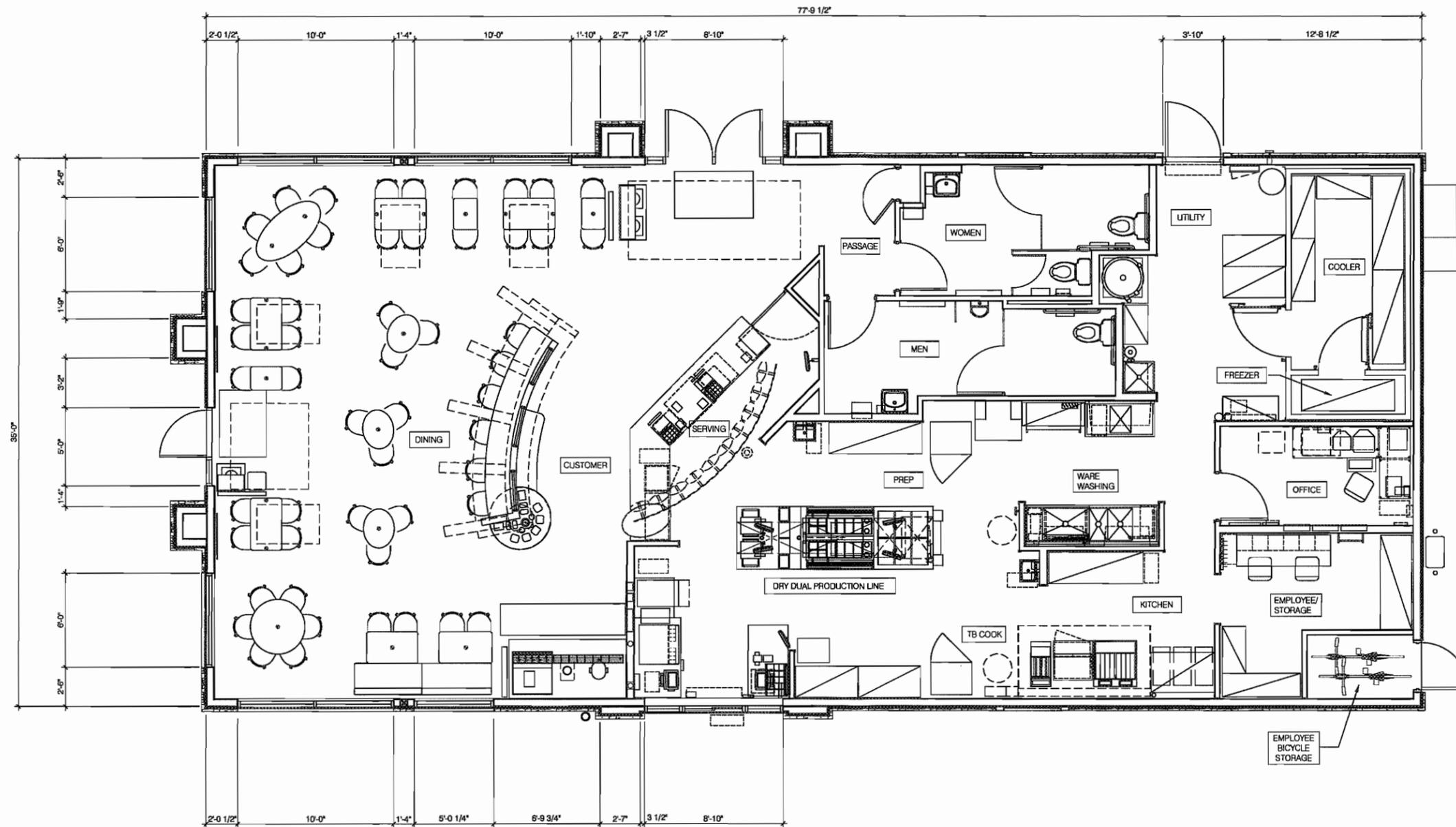
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SCALE: 1/4" = 1'-0"



TACO BELL - 3115 HARBOR BLVD., COSTA MESA, CA
FLOOR PLAN

SHEET A1.0

12 SEPT 2011

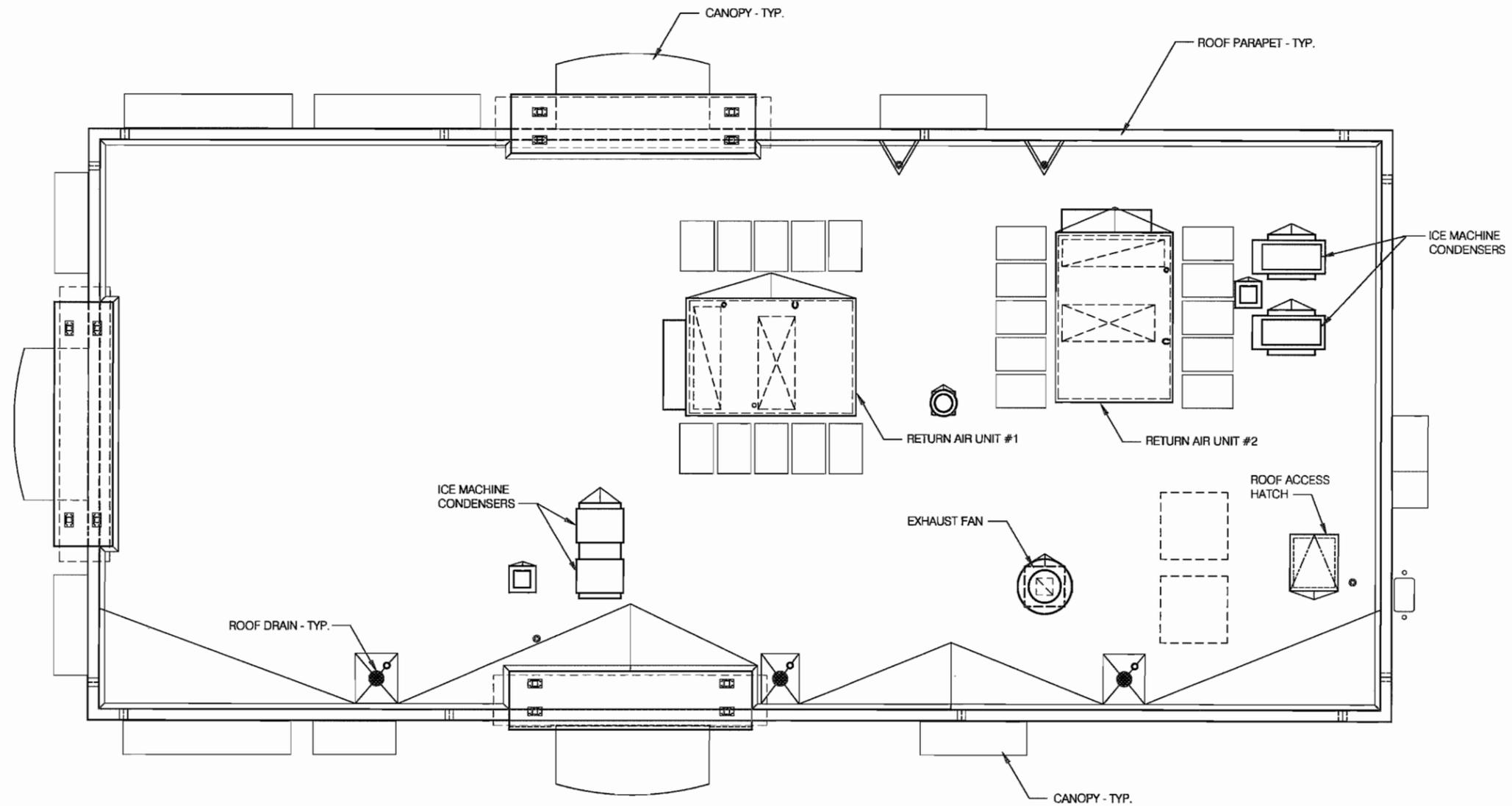
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SCALE: 1/4" = 1'-0"

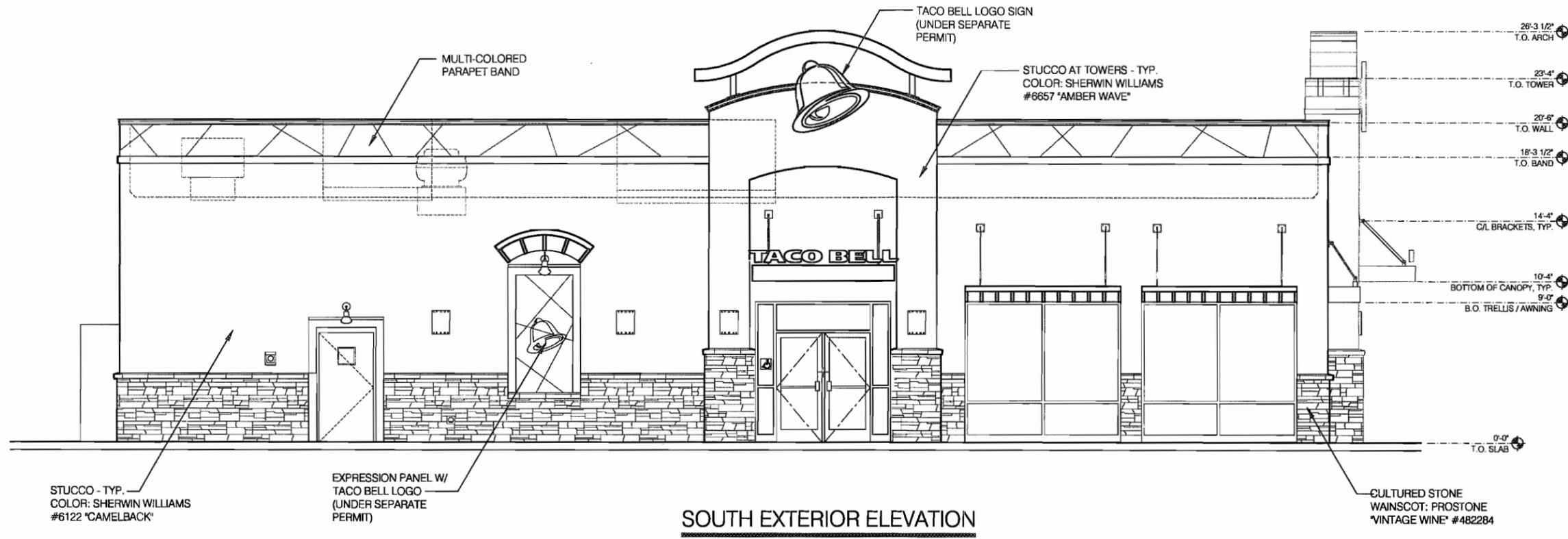


SHEET A2.0

12 SEPT 2011



TACO BELL - 3115 HARBOR BLVD., COSTA MESA, CA
ROOF PLAN



SOUTH EXTERIOR ELEVATION

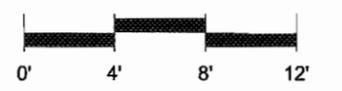
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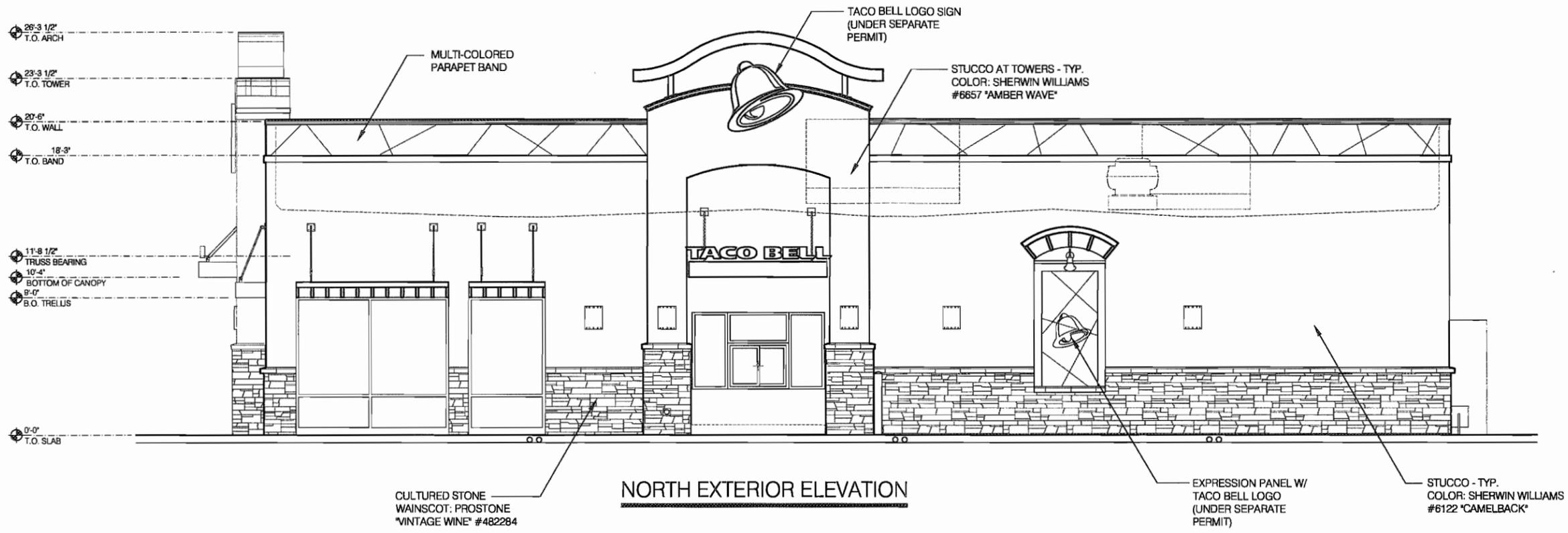
SCALE: 1/4" = 1'-0"



TACO BELL - 3115 HARBOR BLVD., COSTA MESA, CA
EXTERIOR ELEVATIONS

SHEET A3.0

12 SEPT 2011



NORTH EXTERIOR ELEVATION

ARCHITECT:

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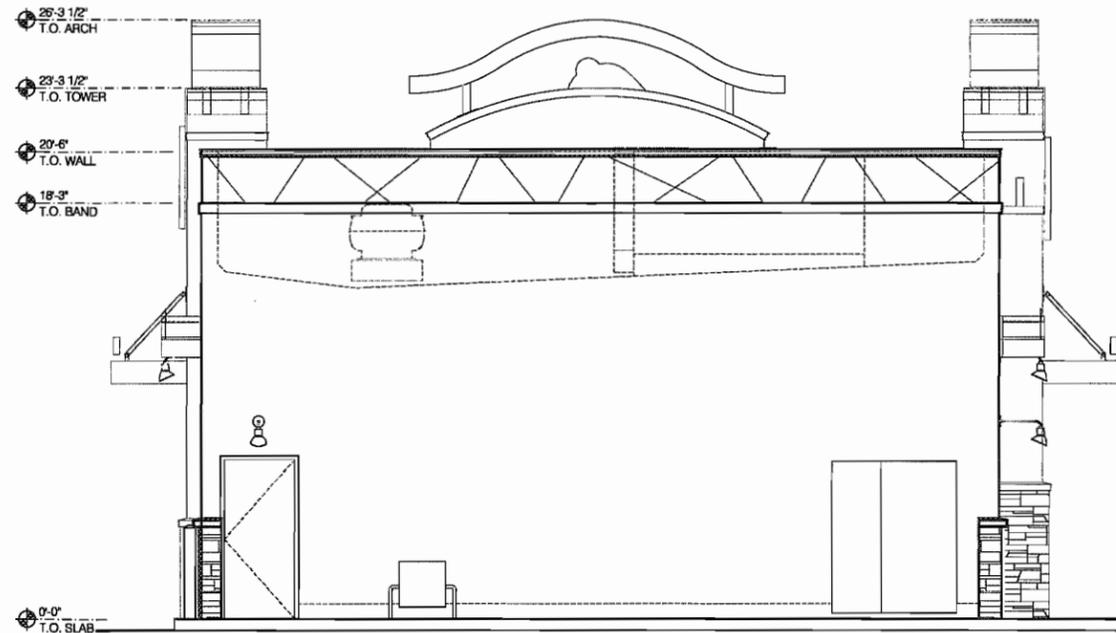


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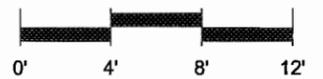
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EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



SCALE: 1/4" = 1'-0"



TACO BELL - 3115 HARBOR BLVD., COSTA MESA, CA
EXTERIOR ELEVATIONS

SHEET A3.1

12 SEPT 2011

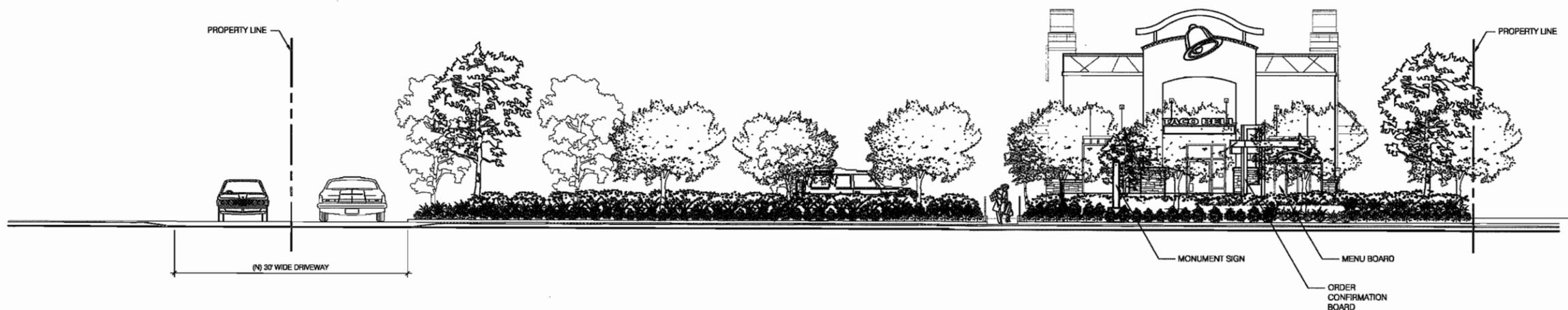
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Rancho Santa Margarita, CA 92688-5597
949-858-9191 (FAX) 949-858-9199



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



TACO BELL - 3115 HARBOR BLVD., COSTA MESA, CA
STREETFRONT ELEVATION