



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: MARCH 12, 2012

ITEM NUMBER:

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

DATE: MARCH 1, 2012

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
mel.lee@costamesaca.gov**

DESCRIPTION

The applicant is requesting a time extension for the following project, approved on December 13, 2010:

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

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

APPLICANT

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

RECOMMENDATION

Approve a time extension to December 13, 2012, by adoption of Planning Commission resolution.

PLANNING APPLICATION SUMMARY

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

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

SUBJECT PROPERTY:

SURROUNDING PROPERTIES:

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

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	120 FT	130 FT
Lot Area	12,000 SF	158,635 SF (3.6 Acres)
Maximum Floor Area Ratio (FAR):		
	.30 FAR (47,590 SF)	.37 FAR SF [existing conditions with undeveloped lot] .38 FAR (60,602 SF) [proposed] (1)
Building Height (New Pad Bldg.):		
	2 Stories/30 FT	1 Story/18 FT
Setbacks (New Pad Bldg.):		
Front	20 FT	28 FT
Side (left/right)	10 FT/0 FT	255 FT/0 FT
Rear	0 FT	150 FT
Perimeter Landscaping		
	20 FT (Adams Ave.)	2 FT (existing) (1) 3-10 FT (proposed) (2)
	20 FT (Harbor Blvd.)	2 FT (existing) (1)
	15 FT (Elm Ave.)	0 FT (existing) (1)
Interior Landscaping (Setbacks Not Included)		
	6,000 SF	6,020 SF
Parking		
	265	228
Handicap	7	12
GRAND TOTAL	272 Spaces	240 Spaces (3)
Drive Aisle Widths		
	25 FT	25 FT
Bike Racks		
	NA	5 (Throughout the Site)
(1) The property is legal nonconforming in terms of FAR, parking, and landscape setbacks (See staff report discussion).		
(2) Does not comply with code - variance requested.		
(3) Shared access and parking, as well as a deviation from shared parking requirements requested.		
Final Action	Planning Commission	
CEQA Review	NA (Time Extension)	

BACKGROUND

Project Site/Environs

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

On December 13, 2010, Planning Commission approved PA-30-10 for a Master Plan for the overall development of an existing commercial development comprised of four adjoining parcels. The proposal includes a number of discretionary approvals which affect all of these parcels, including new construction within a nonconforming development and shared access/parking.

The Planning staff report and meeting minutes for the planning application can be viewed on the City's website at the link below:

<http://www.ci.costa-mesa.ca.us/CMCalendar.htm>

The plans for the project are attached for reference.

ANALYSIS

Time Extension

Staff recommends approval of a time extension to December 13, 2012, for the following reasons:

- *The Commission's previously-adopted approval findings are still applicable to the project.*

No material changes to the City's policy and regulatory documents as they relate to the proposed project have occurred. The applicable sections of the General Plan and Zoning Code have not changed since the Commission approved the project in 2010.

The Commission determined that the Master Plan meets the broader goals of the General Plan and Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development. The proposed project will improve walkability to neighboring residential uses, decrease the nonconforming parking situation, and involve façade and landscape upgrades.

- *The applicant has shown good cause for needing the time extension based on the submittal of construction drawings for building plan check.*

On January 6, 2012, the applicant submitted construction drawings for building plan check. The plan check review is in process; however, approval of the time extension is needed before building permits can be issued once the plan check is complete. The project will break ground (i.e. construction commences) in spring 2012.

- Approval of the time extension will allow development/rehabilitation of the existing retail center.

Approval of the project will allow development/rehabilitation of the existing retail center, originally constructed in the 1960's, with façade, parking, and site landscaping upgrades as approved by the Commission.

ALTERNATIVES

The Planning Commission may consider the following alternatives:

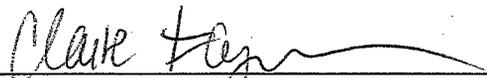
1. Approve the time extension. This would allow additional time for the applicant to obtain permits for the construction of the project as approved by December 13, 2012.
2. Deny the time extension. If Commission denies the time extension, the planning application expires and the project may not be constructed as proposed.

CONCLUSION

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



MEL LEE, AICP
Senior Planner



CLAIRE FLYNN, AICP
Acting Asst. Development Svs. Director

- Attachments:
1. Draft Planning Commission Resolutions
 2. Applicant's Time Extension Request
 3. Location Map
 4. Plans

- cc:
- Assistant Chief Executive Officer
 - Interim Development Services Director
 - Deputy City Attorney
 - City Engineer
 - Transportation Services Manager
 - Fire Protection Analyst
 - Staff (4)
 - File (2)

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

Tom Sparks
1500 Adams Avenue # 300
Costa Mesa, CA 92626

Timeext6PA1030LLA1002.doc

01/24/12

11:21 A.M.

RESOLUTION NO. PC-12-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING AN EXTENSION OF
TIME FOR PLANNING APPLICATION PA-10-30**

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

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

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

WHEREAS, on December 13, 2010, Planning Commission approved PA-10-30 by adoption of Resolution No. PC-10-50, a copy of which is attached hereto as Exhibit 1;

WHEREAS, on December 1, 2011, a time extension request for PA-10-30 was submitted by the applicant;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 12, 2012 to consider the time extension request;

WHEREAS, in consideration of the time extension request, the Planning Commission has found that no material changes to the City's policy and regulatory documents as they relate to the proposed project have occurred. The applicable sections of the General Plan and Zoning Code have not changed since the Commission approved the project in 2010;

WHEREAS, the time extension does not change the previously-adopted findings and conditions of approval for Planning Application PA-10-30 as specified in Exhibits A

and B, respectively, of Resolution No. PC-10-50. These findings and conditions of approval are still applicable to the proposed project;

BE IT RESOLVED that, based on the evidence in the record the Planning Commission hereby **APPROVES** an extension of time for Planning Application PA-10-30 to December 13, 2012, 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-10-30. This action is also based on the evidence in the record and findings, and subject to the applicant's compliance with each and all of the conditions of approval as specified in Resolution No. PC-10-50.

PASSED AND ADOPTED this 12th day of March, 2012.

COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on March 12, 2012 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

RESOLUTION NO. PC-10-50

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

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

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

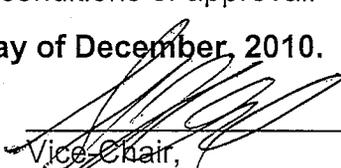
- New construction of a 4,000 square foot retail pad building (1510 Adams Avenue) and building addition/remodel of former Paul Mitchell School building (1534 Adams Avenue);
- Variance from minimum front landscape requirements (20 feet required; 3 to 10 feet proposed for the new landscape area along Adams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

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

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

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-10-30 and upon applicant's compliance with each and all of the conditions in Exhibit "B", and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

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



Vice Chair,
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on December 13, 2010, by the following votes:

AYES: COMMISSIONERS: CLARK, FITZPATRICK, MCCARTHY, MENSINGER

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE


Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS (APPROVAL)

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

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

- D. The Master Plan complies with Costa Mesa Municipal Code Section 13-29(g)(5) in that the Master Plan meets the broader goals of the General Plan and Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development. The proposed project will promote walkability to neighboring residential uses, decrease the nonconforming parking situation, and involve façade and landscape upgrades.
- E. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(4) in that the lot line adjustment and improvements are consistent with the General Plan and the Zoning Code.
- F. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15332 for In-fill Development Projects.

EXHIBIT "B"

CONDITIONS OF APPROVAL

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

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

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

- Eng. 14. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

robinson hill architecture, inc.

December 1st, 2011

Mr. Mel Lee, Senior Planner
City of Costa Mesa, Planning Department
77 Fair Drive, 2nd Floor
Costa Mesa, CA 92628

Re: 1500 Adams – Entitlement approval
Planning Application PA-10-30

Mr. Lee,

On December 14th, 2010, we received approval on the above referenced planning application. Over the last year, the owner and his leasing agents have been working diligently to negotiate and secure leases for the new entitlement design.

We have made progress; however, we have not submitted construction documents to the City for Plan Check Processing as of yet. Our target is to have documents submitted the first quarter of next year.

For this reason, we respectfully request a one-year extension to the application approval listed above. I am enclosing a new radius map with two sets of mailing labels, along with a \$450.00 check.

Please let me know if you need any additional information? We hope to receive your favor in extending the entitlement approval. I presume the notices are merely to advise the neighborhood of the proposed extension. If this extension requires a public hearing, please let me know, so that I can adjust my calendar accordingly. Otherwise, I will look forward to your response.

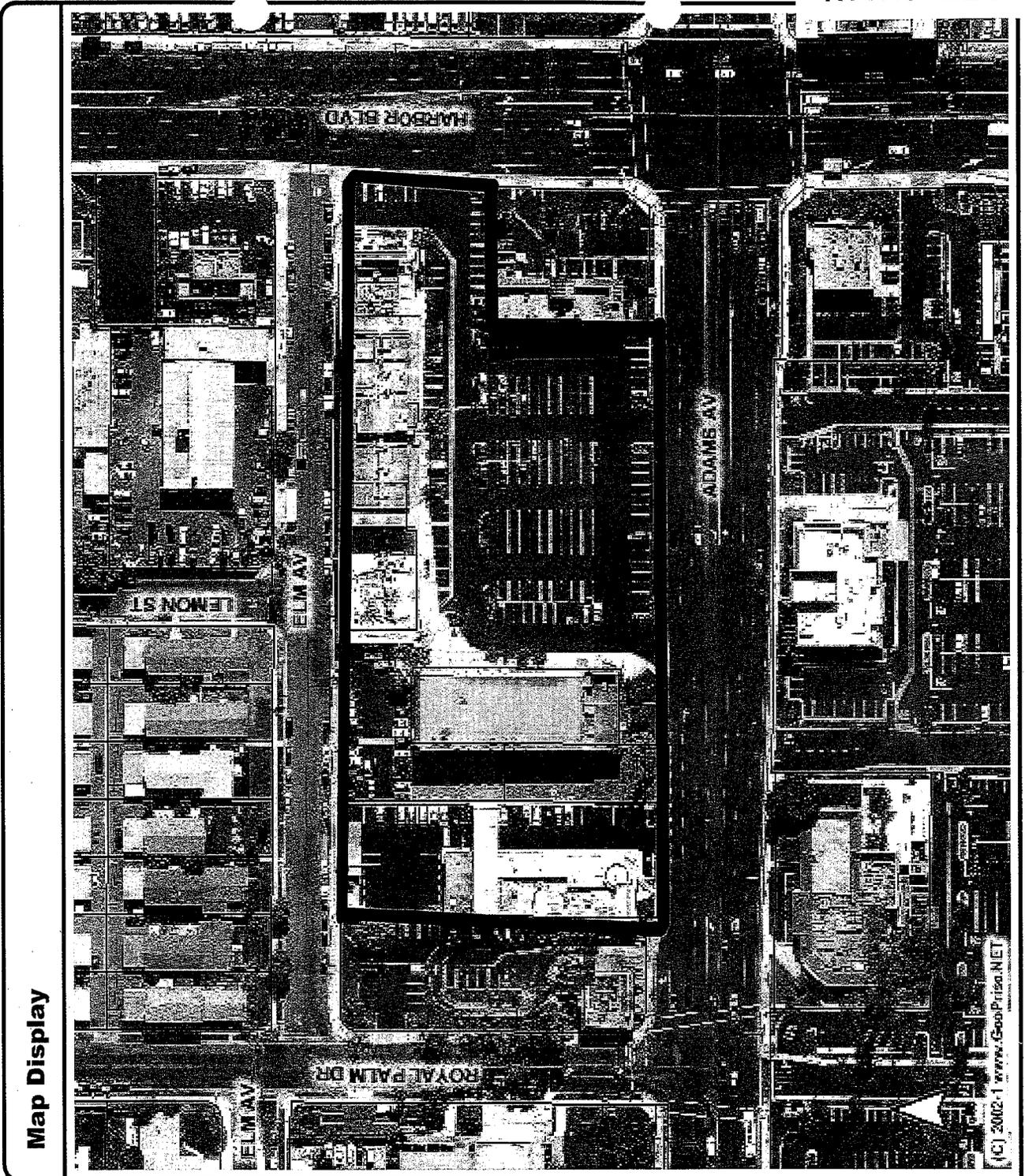
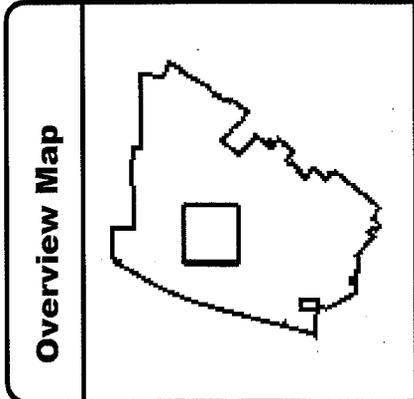
Respectfully,

John Hill
Architect

cc: Mr. Tom Sparks – Sparks Enterprises

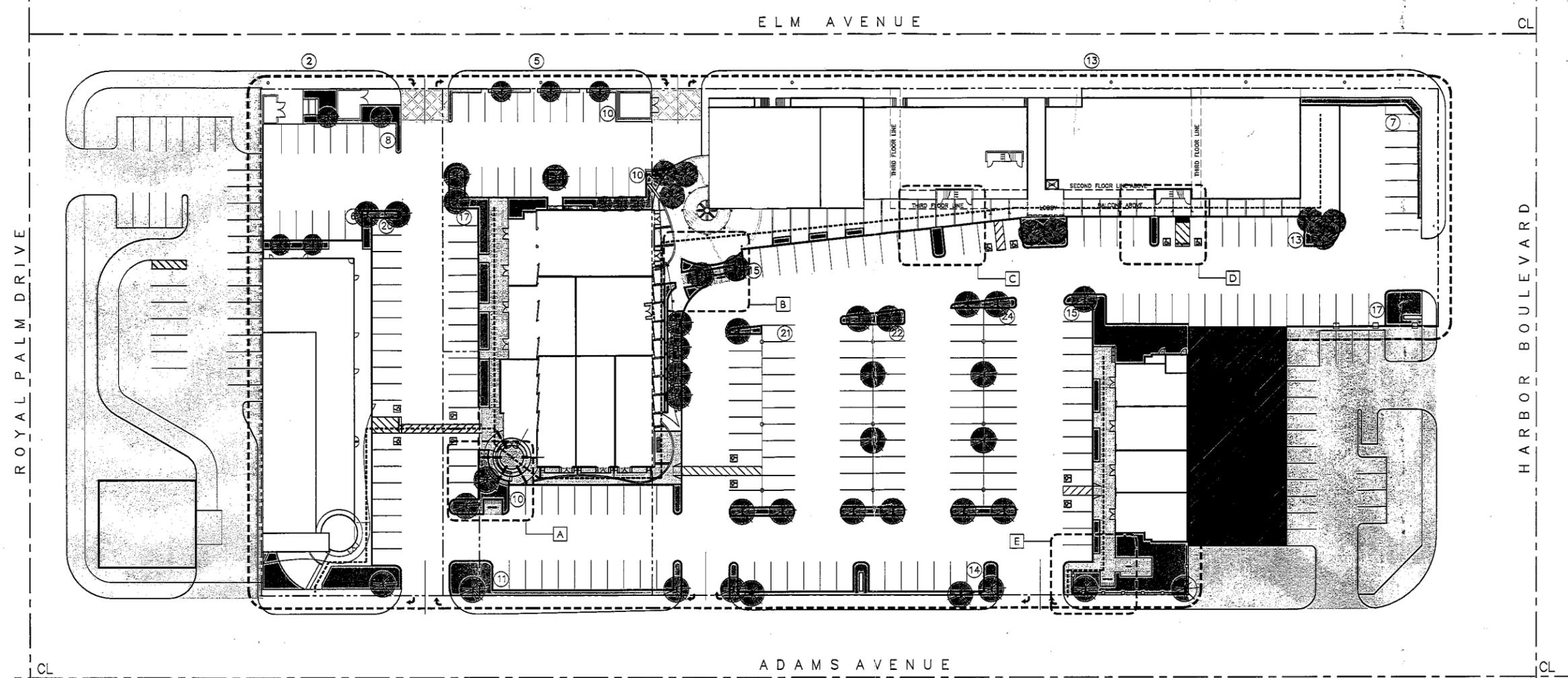
A California Corporation
3195 B Airport Loop Drive
Costa Mesa, CA 92626
www.rhainc.net

Telephone: 714. 825.8888 • Facsimile: 714. 825.8889

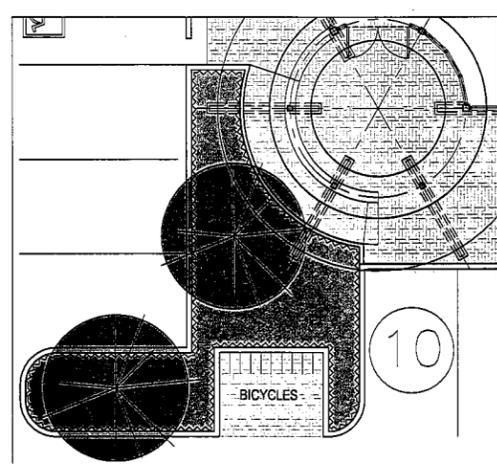


Legend

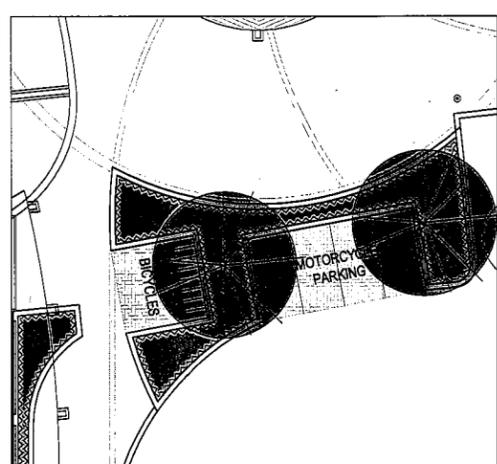
	Hydrology Channel		City Boundary
	Street Names		Water Ways
	Street Centerlines		Ortho 2008 Level 1
	Parcel Lines		Ortho 2006 Level 1
			Parcels



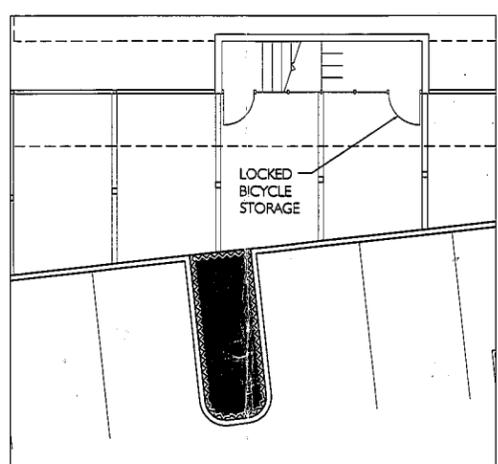
Proposed Bicycle Plan
Scale: 1" = 30'-0"



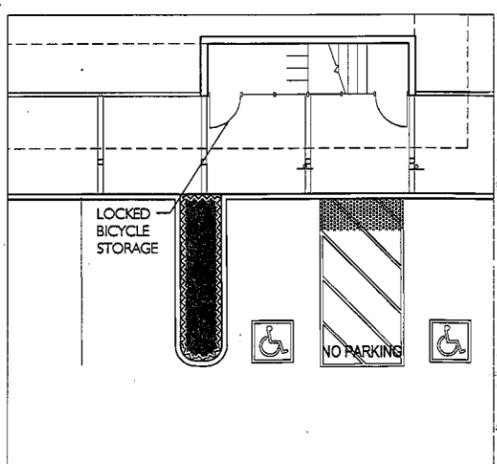
Area "A" Guest Parking Scale: 1/8" = 1'-0"



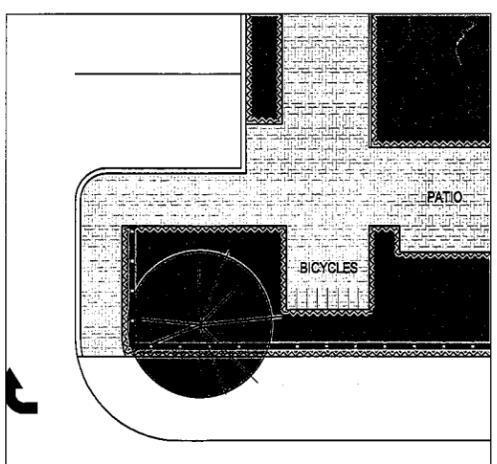
Area "B" Guest Parking Scale: 1/8" = 1'-0"



Area "C" - Employee Parking Scale: 1/8" = 1'-0"



Area "D" - Employee Parking Scale: 1/8" = 1'-0"

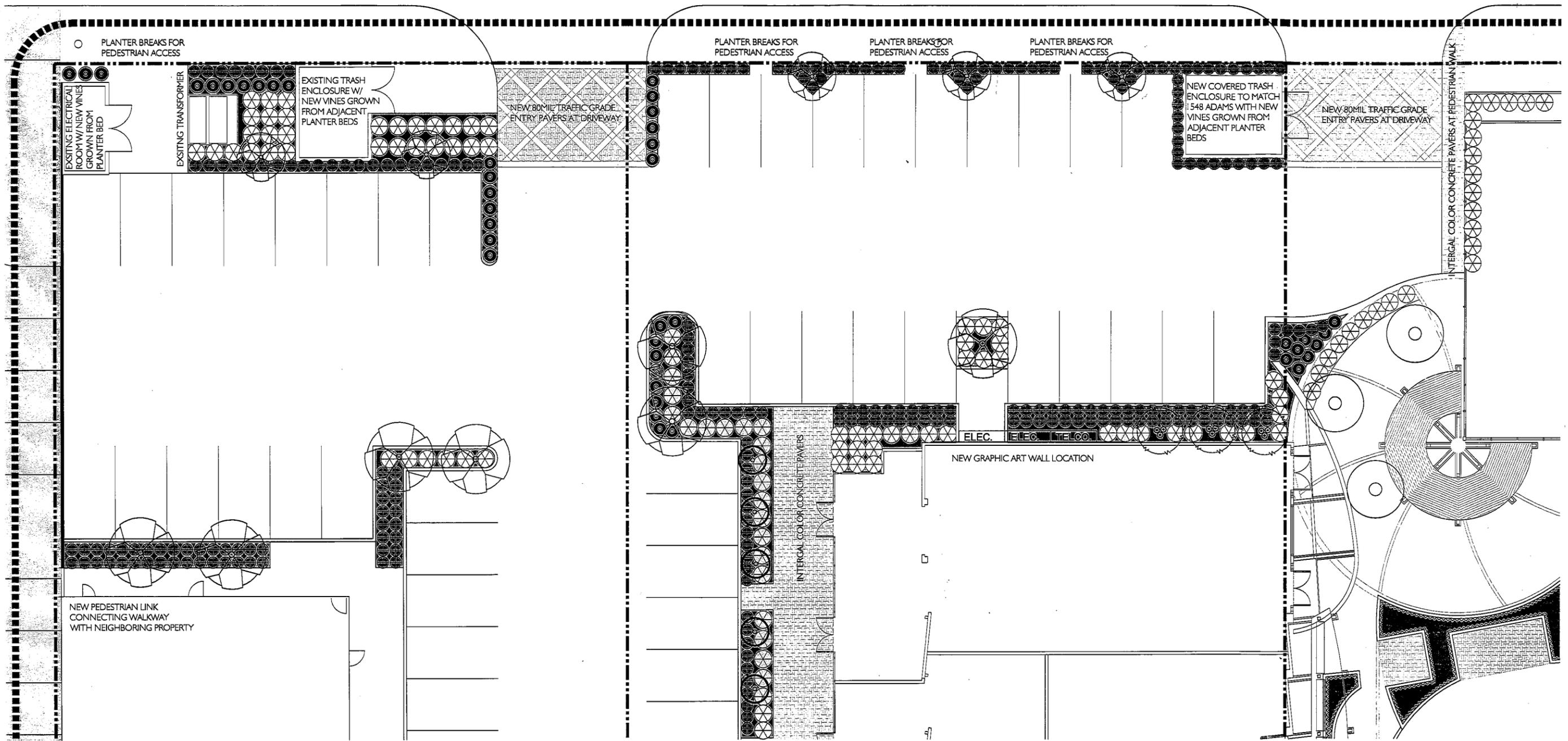


Area "E" Guest Parking Scale: 1/8" = 1'-0"

1500 Adams | Sparks Enterprises, L.P.
1534 Adams Ave. | 1500 Adams Avenue, #300
Costa Mesa, CA 92626 | Costa Mesa, CA 92626
01.03.2011

robinson hill architecture, inc.
A California Corporation | 3195 B Airport Loop Drive | Costa Mesa, California 92626 | telephone: 714.825.8888

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Ground Cover Legend

- STAR JASMINE
- LIGUSTROM
- ⊗ BIRDS OF PARADISE

Tree Legend

- PATIO TREE - FIGUS
- ⊗ TRISTANIA
- ⊗ POPLAR
- EXISTING PALM TREE

Paving Legend

- ▨ INTERGAL COLOR CONCRETE PAVERS

1500 Adams | Sparks Enterprises, L.P.
 1534 Adams Ave. | 1500 Adams Avenue, #300
 Costa Mesa, CA 92626 | Costa Mesa, CA 92626
 01.03.2011

Proposed Planting Plan

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

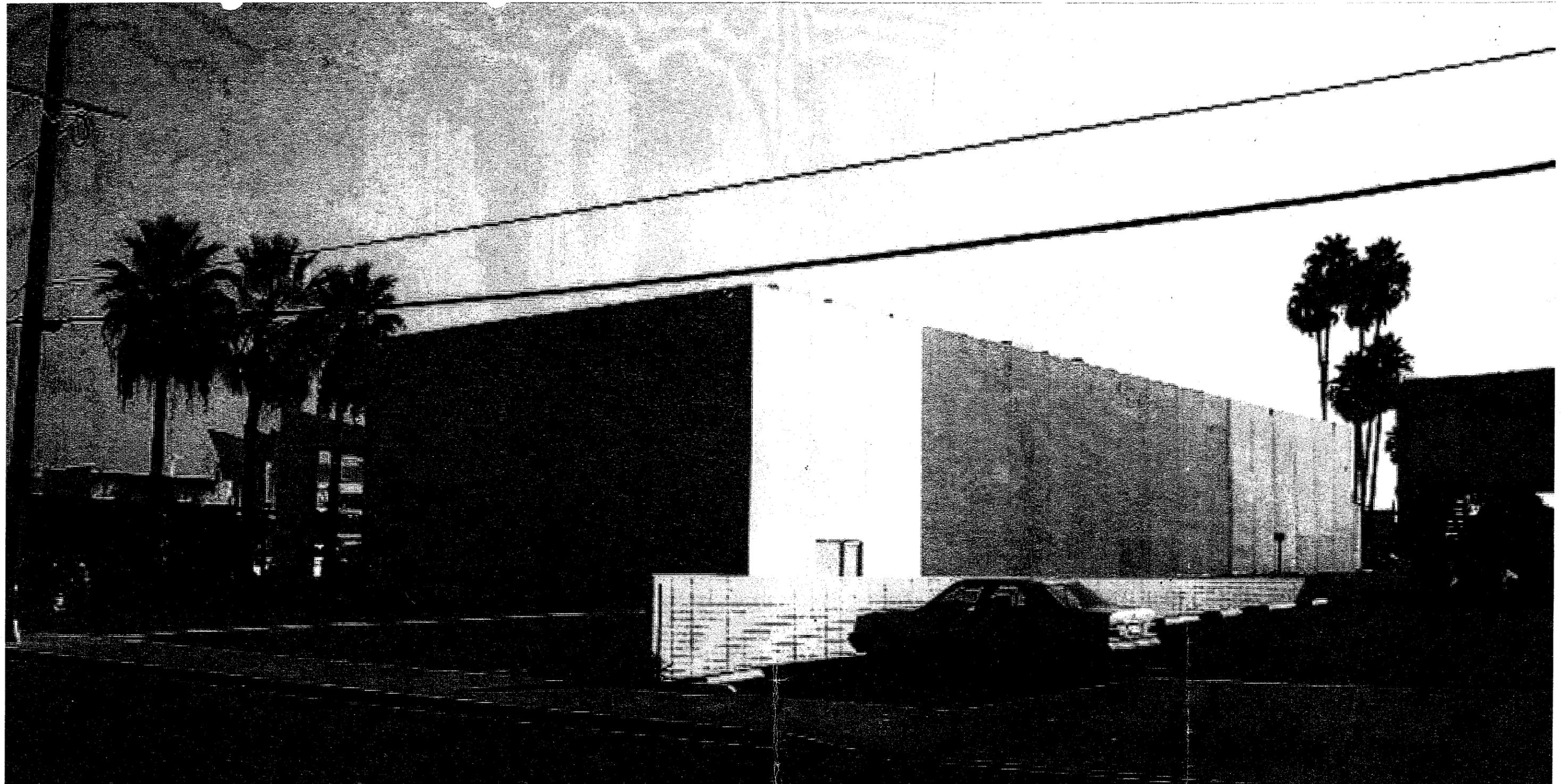


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1500 Adams

Sparks Enterprises, L.P.

1534 Adams Ave.
Costa Mesa, CA 92626
01.03.2011

1500 Adams Avenue, #300
Costa Mesa, CA 92626

Existing Elevation



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1500 Adams

Sparks Enterprises, L.P.

1534 Adams Ave.
Costa Mesa, CA 92626
01.03.2011

1500 Adams Avenue, #300
Costa Mesa, CA 92626

Proposed Elevation



20

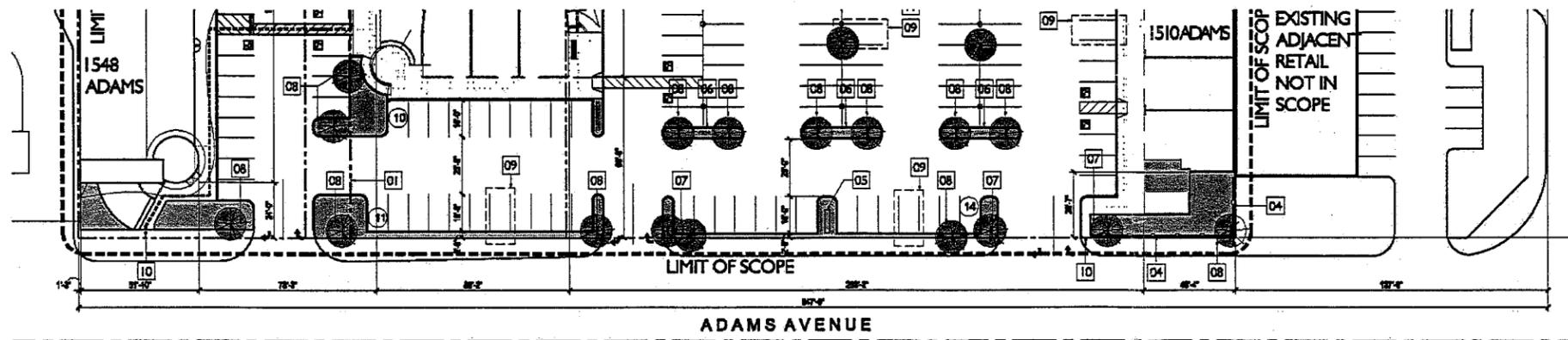
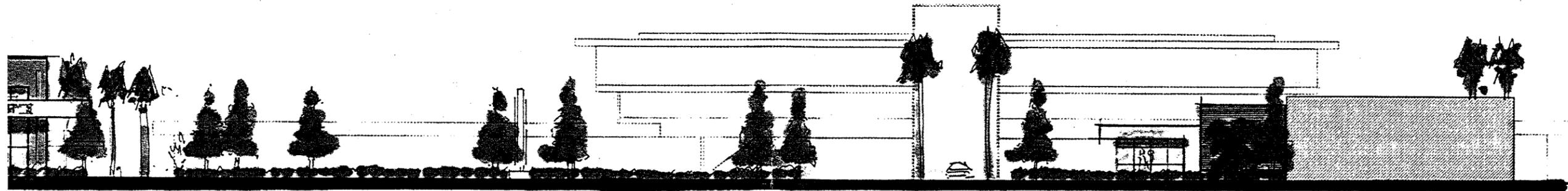
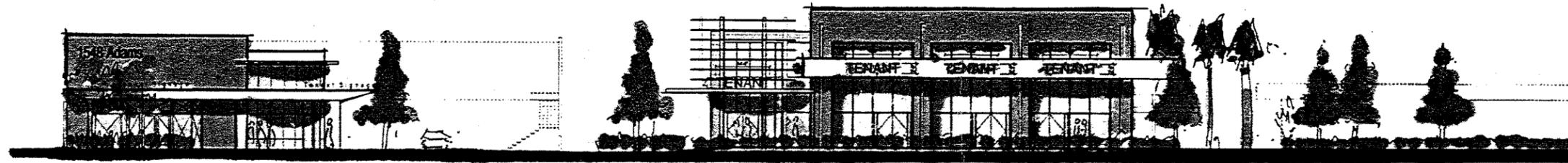
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1500 Adams | Sparks Enterprises, L.P.

1534 Adams Ave.
Costa Mesa, CA 92626
09.27.2010

1500 Adams Avenue, #300
Costa Mesa, CA 92626

Proposed Site Plan

Scale: 1" = 30'-0"

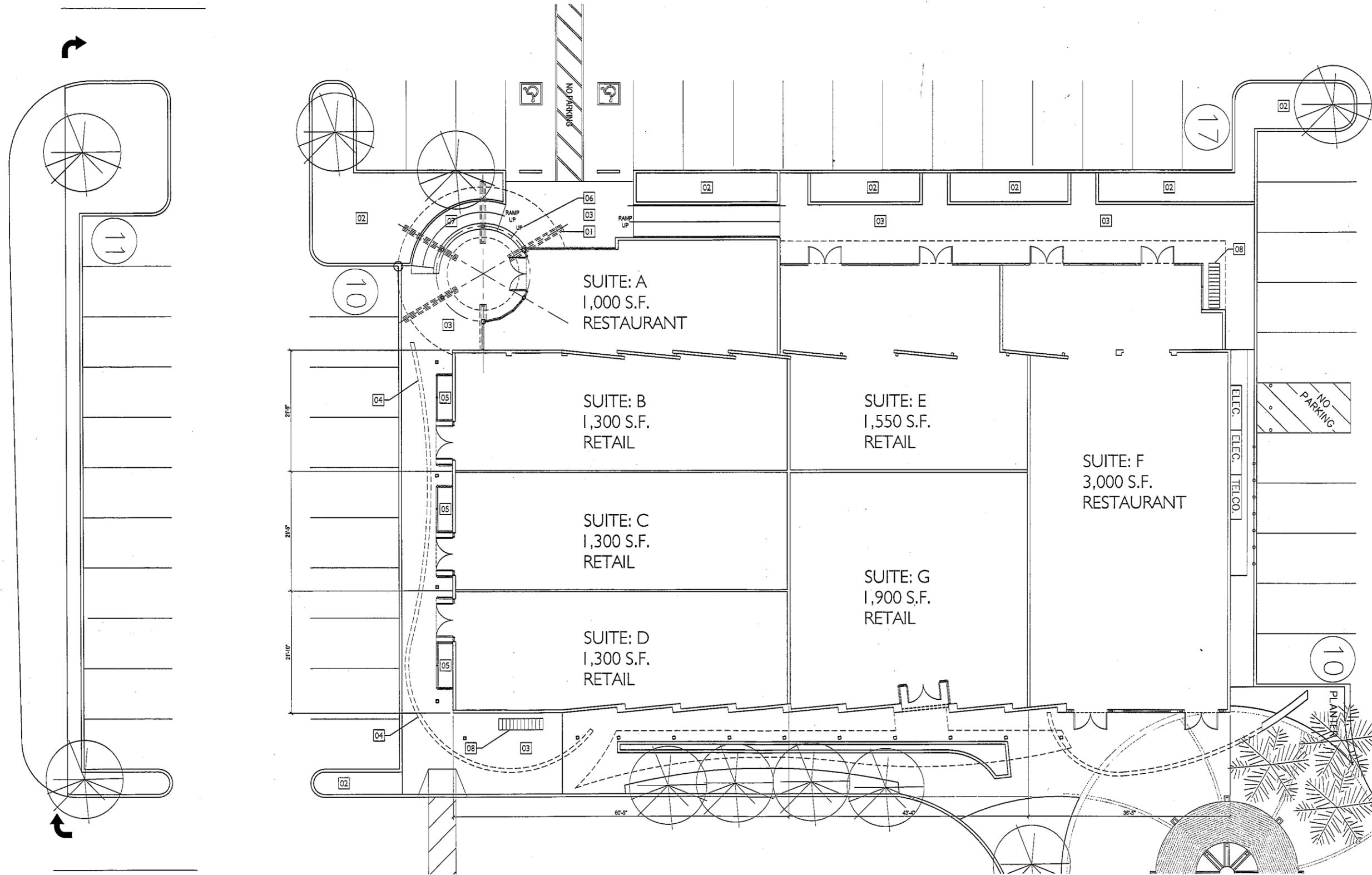


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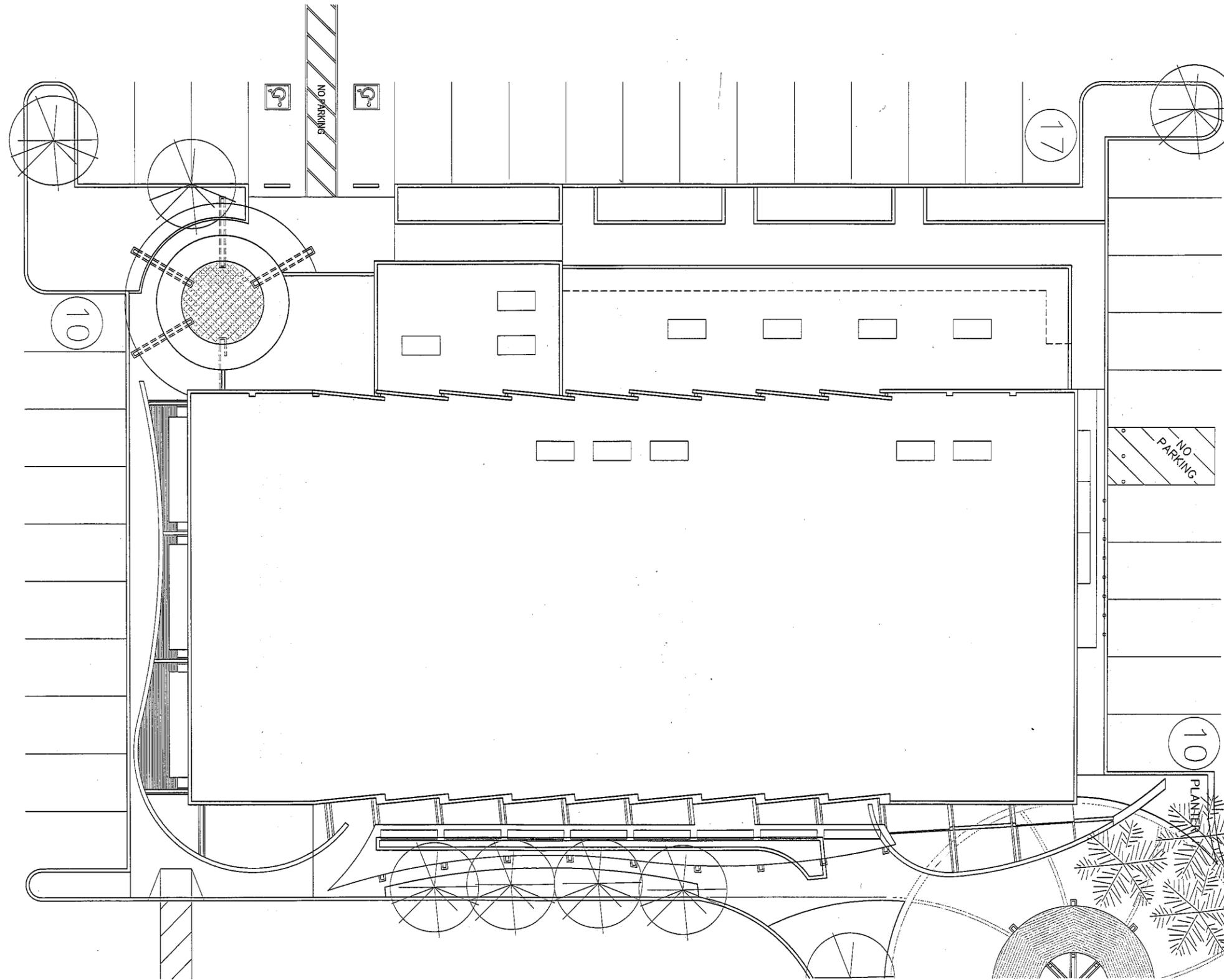
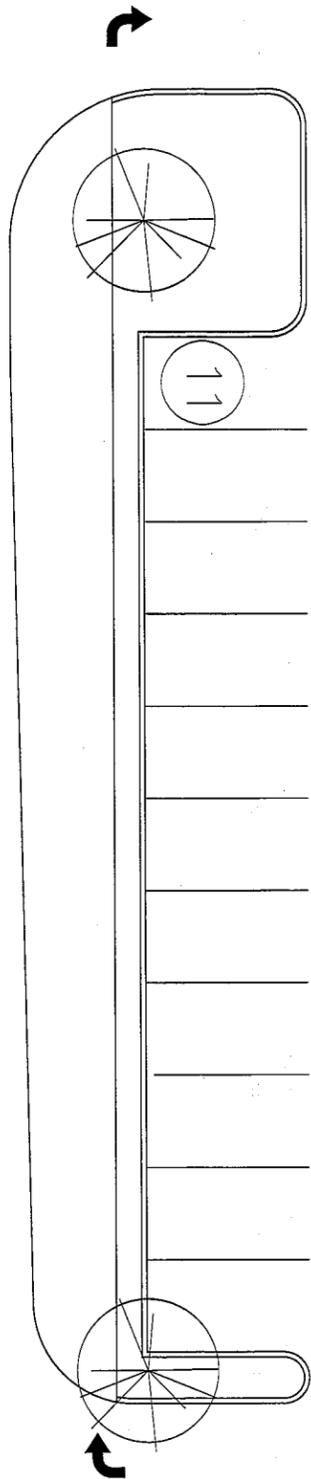


- Key Notes**
- 01 METAL TRELLIS
 - 02 PLANTER
 - 03 CONCRETE PAVERS
 - 04 SERPENTINE SOFFIT ABOVE
 - 05 STOREFRONT WINDOW DISPLAY
 - 06 CONCRETE STEPS
 - 07 ADA RAMP
 - 08 BICYCLE RACKS

1500 Adams | Sparks Enterprises, L.P.
 1534 Adams Ave. | 1500 Adams Avenue, #300
 Costa Mesa, CA 92626 | Costa Mesa, CA 92626
 11.24.2010

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

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1500 Adams

Sparks Enterprises, L.P.

1534 Adams Ave.
Costa Mesa, CA 92626
11.24.2010

1500 Adams Avenue, #300
Costa Mesa, CA 92626

Proposed Roof Plan

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

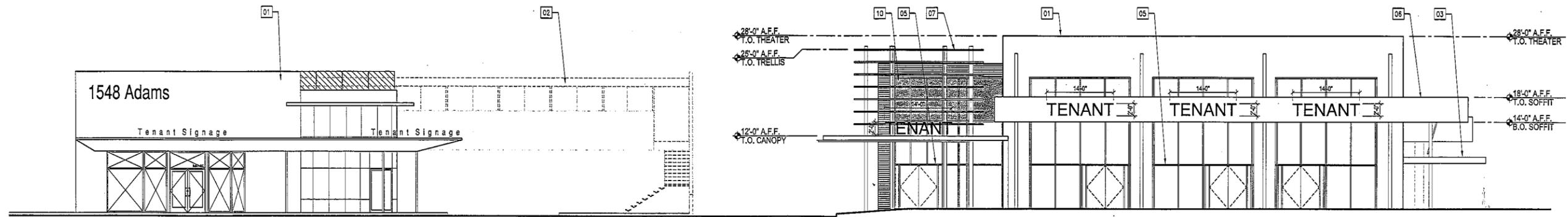


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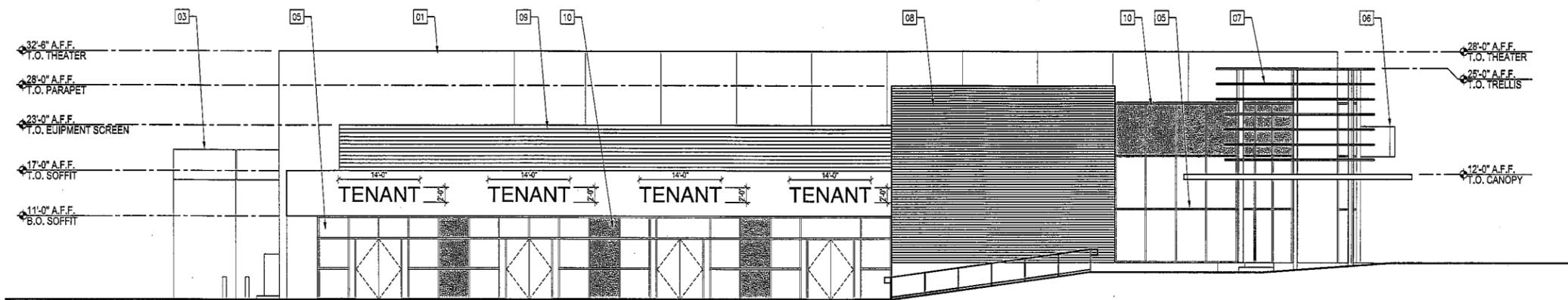


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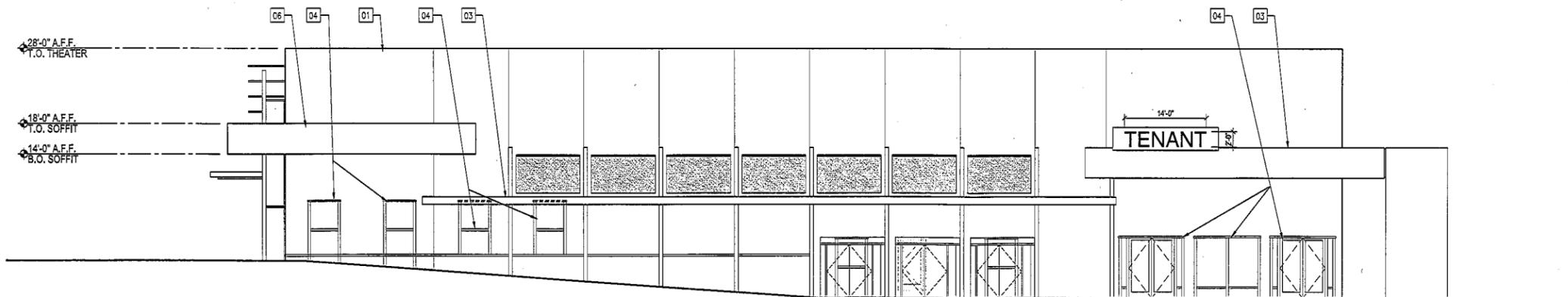
South Elevation



West Elevation

Key Notes

- 01 EXISTING BUILDING TO REMAIN.
- 02 EXISTING 2ND STORY TO BE DEMOLISHED, SHOWN DASHED.
- 03 EXISTING CANOPY TO REMAIN.
- 04 EXISTING DOORS & WINDOWS TO REMAIN.
- 05 NEW GLASS STOREFRONT.
- 06 NEW SIGNAGE CANOPY TO MATCH EXISTING.
- 07 NEW METAL FIN CANOPY.
- 08 NEW TEXTURED WALL.
- 09 NEW CORRUGATED METAL SCREEN.
- 10 NEW SPANDRAL FROSTED GLASS PANELS.



East Elevation

1500 Adams

Sparks Enterprises, L.P.

1534 Adams Ave.
Costa Mesa, CA 92626
11.24.2010

1500 Adams Avenue, #300
Costa Mesa, CA 92626

Proposed Elevations

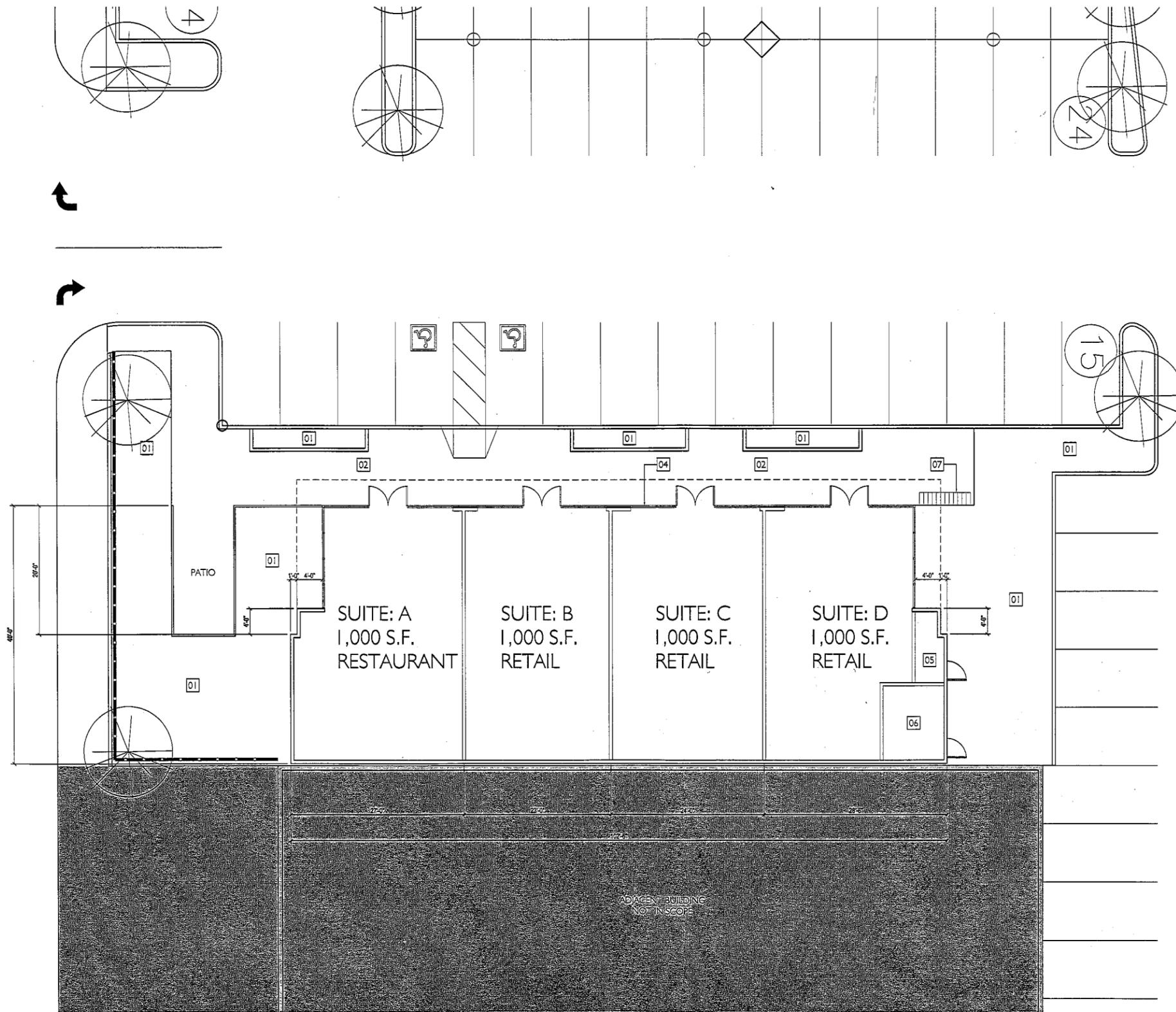
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- Key Notes**
- 01 PLANTER
 - 02 CONCRETE PAVERS
 - 03 SERPENTINE SOFFIT ABOVE
 - 04 STOREFRONT
 - 05 ELECTRICAL ROOM
 - 06 FIRE SPRINKLER ROOM AND ROOF ACCESS
 - 07 BICYCLE RACKS

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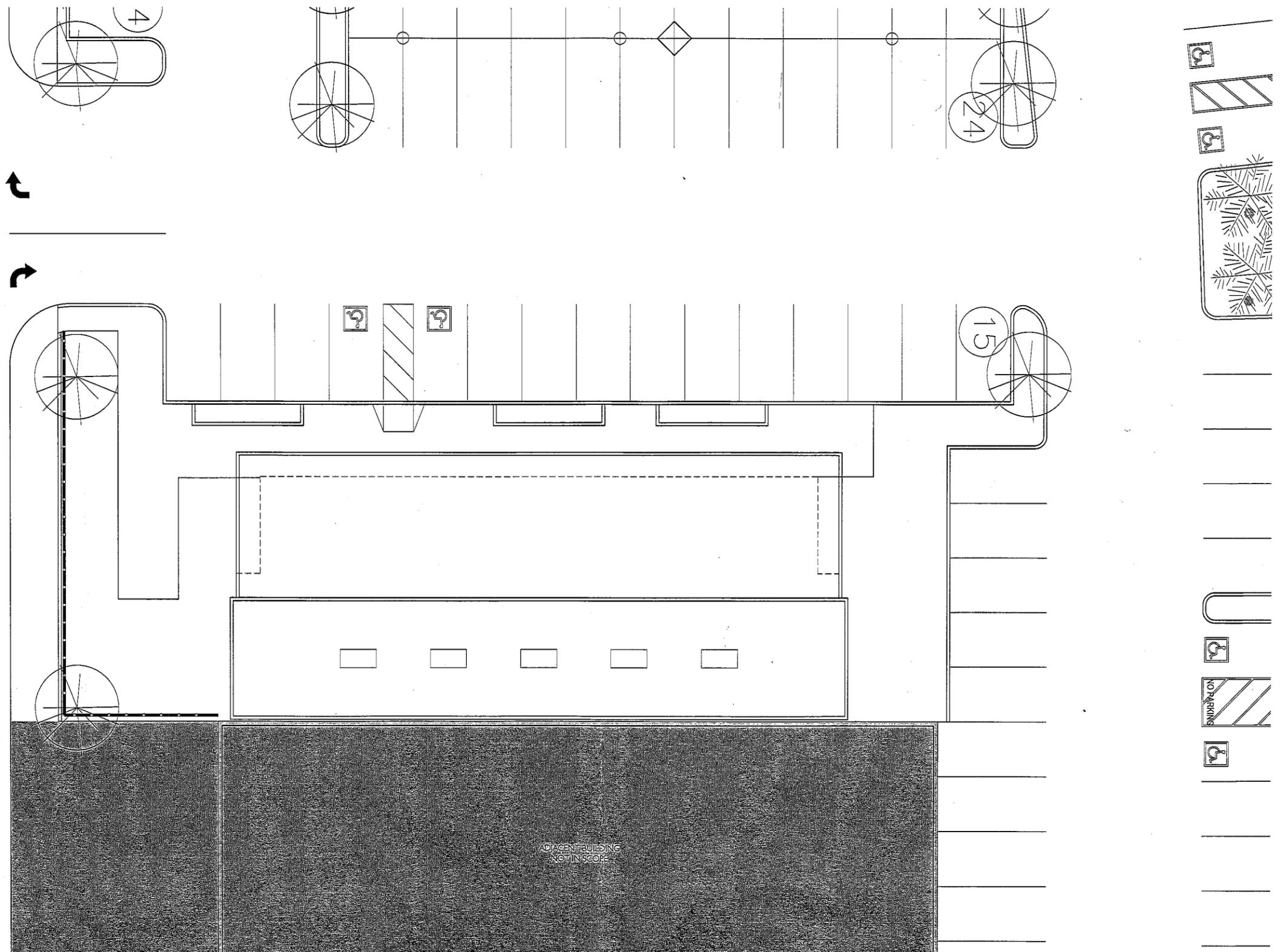
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Proposed Roof Plan

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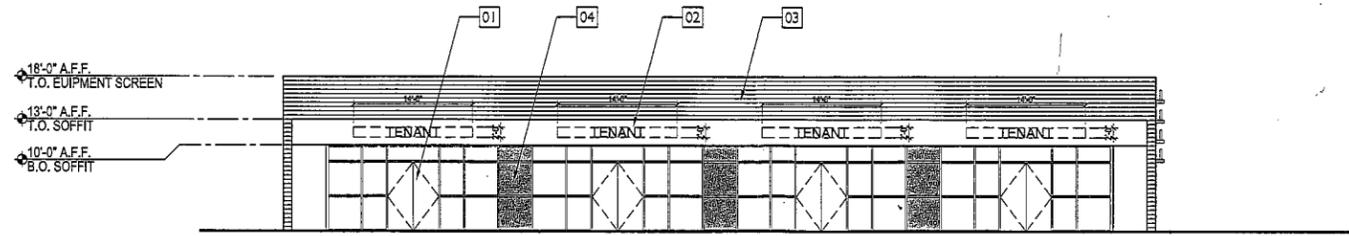


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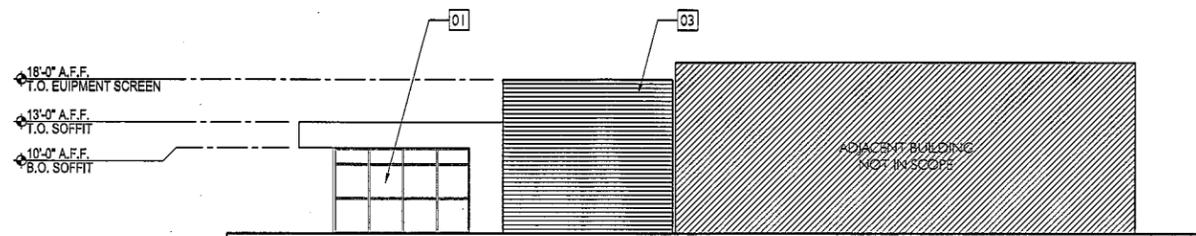
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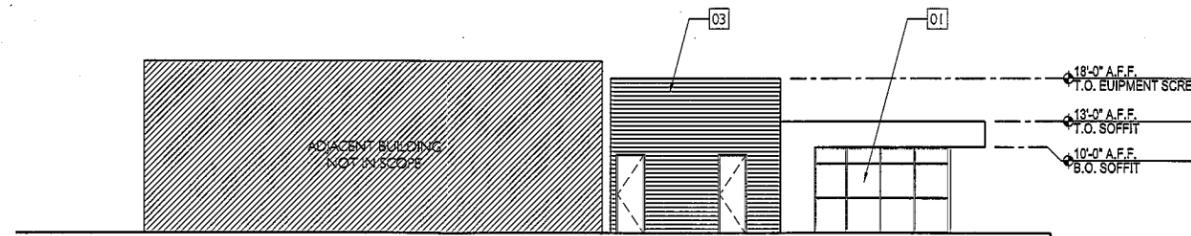




West Elevation



South Elevation



North Elevation

Key Notes

- 01 NEW GLASS STOREFRONT.
- 02 NEW SIGNAGE MATCH EXISTING.
- 03 NEW TEXTURED WALL.
- 04 NEW SPANDRAL FROSTED GLASS PANELS.

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