



# **PLANNING COMMISSION**

## **AGENDA REPORT**

MEETING DATE: January 13, 2014

ITEM NUMBER: PH-6

**SUBJECT: PLANNING APPLICATION PA-13-15 – A REQUEST TO CONSTRUCT A CHASE BANK AUTOMATED TELLER MACHINE (ATM) KIOSK IN PLACE OF TWO PARKING SPACES AT 582 W. 19<sup>th</sup> STREET**

**DATE: DECEMBER 30, 2013**

**FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

**PRESENTATION BY: JERRY GUARRACINO, INTERIM ASSISTANT DEVELOPMENT SERVICES DIRECTOR**

**FOR FURTHER INFORMATION CONTACT: JERRY GUARRACINO, AICP (714) 754-5631  
jerry.guarracino@costamesaca.gov**

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### **PROJECT DESCRIPTION**

The proposed project is a request to construct a Chase Bank Automated Teller Machine (ATM) kiosk and new landscaping in place of two existing parking spaces in an existing retail center. The size of the kiosk including covered paved area for the walk up customer is 99 square feet. The project includes a new landscaped planter to the south and east of the proposed kiosk totaling 187 square feet. The project will require the following:

- A variance from the front building setback requirement and landscape setback requirement (20-foot front setback required, 6-foot proposed).
- Deviation from the shared parking requirements due to the elimination of two on-site parking spaces to accommodate the kiosk.

### **APPLICANT**

The Applicant is Kent A. McNaughton, property owner; represented by Nick Garcia as the Authorized Agent.

### **RECOMMENDATION**

Adopt a Resolution approving Planning Application PA-13-15, to allow the construction of an Automated Teller Machine (ATM) kiosk with a variance for the front building and landscape setback and deviation from the shared parking requirements, subject to conditions of approval.

## **BACKGROUND**

### ***Site Location***

The proposed project is located on the north side of 19th Street, west of Maple Avenue (Attachment 3). The site is approximately 31,000 square feet (0.7 acres) in area, zoned C1 (Local Business District) and has a General Plan designation of Commercial Center. The adjacent property to the north of the site is zoned R2-HD (Multiple-Family Residential District, High Density); the property to the east across Maple Avenue is zoned C2 (General Business District); the property to the south across 19th Street is zoned R3 (Multiple-Family Residential District); and the property to the west is zoned C1 (Local Business District).

### ***Project Description***

The proposed project is a request to construct an Automated Teller Machine (ATM) kiosk and new landscaped planter within two existing parking spaces adjacent to 19th Street. The kiosk measures 99 square feet (9-feet by 11 feet) including the ATM cabinet and covered pedestrian landing. The proposed improvements include a new 187 square feet landscaped planter on the south and east side of the new kiosk. The proposed kiosk will be located 6-feet from the front property line and just east of the existing ADA path of travel access from 19th Street.

## **ANALYSIS**

### ***Existing Site Conditions***

The proposed site is currently developed with two one-story commercial buildings totaling 10,500 square feet, a total of 46 parking spaces are provided to serve a mix of retail, food, medical and financial tenants (see attachment No. 4). The existing parking improvements for the site are located directly adjacent to the front setback and no landscaping setback is provided on the 19<sup>th</sup> Street frontage. The existing project configuration does not meet the City's current parking and landscape setbacks, which calls for a 20 foot front setback (zero setbacks provided). Currently 5 of the 46 total onsite parking spaces are located in the rear of the project, and are accessed from a separate driveway on Maple Avenue. This area is currently gated and is not available for customer parking. The site plan indicated eight additional parallel parking spaces along the northern property line; these spaces have not been counted in the available parking calculations because they do not meet the City's requirements for proper driveway width or turnaround at the end of the drive aisle. The total building square footage for site with the proposed project is 10,600 square feet, for a total FAR of 0.34; the maximum allowed FAR is 0.35 percent.

### ***Code Compliance***

The project, a Bank ATM kiosk is a permitted use in the C1 zone.

## Parking

The project site is currently served by 41 parking spaces located south of the main buildings adjacent to 19<sup>th</sup> Street. An additional 5 parking spaces are located north of Ken Ramen Noodle; access to these parking spaces is currently fenced off by chain link gates that prevent public use of these parking spaces during business hours. Based on the Shared Parking Demand for this mixed use center a total of 53 parking spaces are required for the shopping center (see Attachment No. 5.) The project is currently operating at a deficit and the proposed Kiosk will result in the further reduction of 2 parking spaces.

To offset the reduction in parking spaces and free up additional parking during the daytime and evening hours, the project has been conditioned to unlock and allow unencumbered access to the 5 parking spaces north of Ken Ramen Noodle between the hours of 8:00 AM and 9:00 PM. In addition the project has been conditioned to provide directional signage indicating the availability of additional parking in the rear of the center. These conditions will result in a net increase of 3 spaces in the available parking during the day time and evening business hours.

## Variance

The project requires a variance from the front setback requirement (20 feet required, 6 feet provided). The center is currently developed with zero foot setback for parking as measured from the ultimate property line. The proposed kiosk will be set back 6 feet from the ultimate property line and landscaping will be installed to softer its appearance from the street. The nature and configuration of the existing development on the site provide a basis for the findings required for a variance, per Code Section 13-29(g)(1), as follows:

1. The existing setbacks are not consistent with the development code and strict adherence to the front setback requirement in this case would result in an awkward and undesirable placement of the proposed use. Therefore, because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications.
2. The project has been conditioned to satisfactorily address landscaping and setback concerns as they relate to this project. Any deviation granted by the variance shall be subject to such conditions, and assure that the deviation shall not constitute a grant of special privileges inconsistent with the limitation upon other property in the vicinity and zone in which the property is situated.
3. The proposed use is consistent with the allowable uses and density of the CC General Plan designation of the site and there is no specific plan approved for this site. Therefore, the granting of the deviation will not allow a use, density, or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

Staff supports approval of the Chase Bank ATM kiosk along with the associated variance from the front setback and a minor deviation from the shared parking requirements for the site, for the following reasons:

- The proposed project subject to the requested variance meets or exceeds all applicable Zoning Code requirements and the site is conducive to the proposed use. The proposed

use is consistent with the existing development pattern of the site, and allowable Floor Area Ratio (FAR). The project will add landscaping to a site that is desperately short on landscaping and proposed conditions of approval will make more parking available to the public during business hours.

- The proposed variance from the front yard setback (required 20 feet, provided 6 feet) satisfies the required findings. Code Section 13-29(g)(1) provide necessary findings for approval of a variance. The project design and/or conditions of approval support the findings for a variance as analyzed in the section above.
- Parking is adequate to meet the needs of the proposed project. Based on the current tenants, a parking shortage has not been experienced at this site. Currently the parking located at the rear of the center is fenced off and not available for public use. The project has been conditioned to open or remove the gates to allow public access to the 5 parking spaces in this area, between the hours of 8:00 AM and 9:00 PM daily. The result is a net increase of 3 spaces during daytime and evening hours of operation. With this net increase in parking the number of spaces should be adequate to serve the shared parking demand of the center.

## **ENVIRONMENTAL DETERMINATION**

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15303 for new construction or conversion of small structures (less than 2,500 square feet). If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved.

## **RECOMMENDATIONS AND ALTERNATIVES**

Staff recommends that the Planning Commission take the following action:

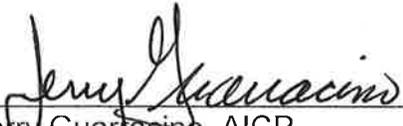
1. Recommend Approval of a Notice of Exemption: in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures.
2. Approve the application: by adopting the attached Resolution Approving PA 13-15 to allow the construction of a Chase Bank ATM Kiosk.

The Planning Commission may also consider the following alternative actions:

1. Discuss and Continue to a date certain: The commission can discuss the project and continue it to allow time for staff to provide additional Information to the commission or for the applicant to return with additional information or potential modifications to the project.
2. Deny the application: If Commission denies the application, the applicant can not submit a substantially similar request for six months.

## CONCLUSION

The proposed use, with the recommended conditions of approval, will be consistent with the City's Zoning Code and General Plan. The proposed project, as conditioned, will not have an adverse impact to surrounding properties. Therefore, staff supports the applicant's request.

  
\_\_\_\_\_  
Jerry Guaracino, AICP  
Interim Assistant Development  
Services Director

  
\_\_\_\_\_  
GARY ARMSTRONG, AICP  
Economic & Development Services Director /  
Deputy CEO

- Attachments: 1. Draft Planning Commission Resolutions  
2. Applicant's Project Description and Justification  
3. Location/Aerial Map  
4. Plans  
5. Shared Parking Demand Matrix

Distribution: Director of Economic & Development/Deputy CEO  
Assistant Development Services Director  
Sr. Deputy City Attorney  
Public Services Director  
City Engineer  
Transportation Services Manager  
Fire Protection Analyst  
Staff (6)  
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Debbie Barlow  
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San Juan Capistrano, CA 92675

RESOLUTION NO. PC-14-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-13-15 FOR A VARIANCE OF THE FRONT YARD SETBACK ON A BANK ATM KIOSK**

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

WHEREAS, an application was filed by Nick Garcia, authorized agent for property owner Kent McNaughton, with respect to the real property located at 582 W. 19<sup>th</sup> Street in the C1 zone, requesting approval of a variance from the required front setback (Required 20 feet, proposed 6 feet) for a Bank ATM kiosk and landscaped planter to be constructed within two existing parking spaces.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 13, 2014, with all persons provided an opportunity to speak for and against the proposed project;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-13-15 for of a variance from the required front setback (Required 20 feet, proposed 6 feet) for a Bank ATM kiosk and landscaped planter to be constructed within two existing parking spaces.

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-13-15 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 13<sup>th</sup> day of January 2014.**

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Jim Fitzpatrick, Chair  
Costa Mesa Planning Commission

EXHIBIT "A"

**FINDINGS**

- 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. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation.
  3. The proposed use will comply with the performance standards as prescribed in the Zoning Code.
  4. The proposed use is consistent with the General Plan and any applicable Redevelopment Plan.
  5. The planning application is for a project-specific case and does not establish a precedent for future development.
  6. The cumulative effects of all the planning applications have been considered.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(1) with regard to variance findings, in that the existing development characteristics of the site make strict interpretation of the current development standards of the code impractical and would deprive such property of the privileges enjoyed by others in the vicinity under identical zoning classification. Further, that the granting of the requested deviation shall not constitute a special privilege. The deviation is the minimum necessitated by the current development pattern of the site and brings the site more into compliance with the development standards in the code. Finally the use intensity and density are consistent with that allowed by the General Plan designation of the property.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), and the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt from CEQA under Section 15303 for new construction or conversion of small structures (less than 2,500 square feet).
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**CONDITIONS OF APPROVAL  
Updated January 2, 2014**

**CONDITIONS OF APPROVAL**

- Plng.
1. The use shall be limited to the type of operation described in the staff report and applicant's letters dated April 22, 2013, subject to conditions. 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)].
  2. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting the approval. City shall have the right to select the attorney defending it, if it elects to do so.
  3. Planning Commission action on PA-13-15 shall not become final until seven (7) days following final action on RA-14-\_\_\_.
  4. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
  5. Public access to the five parking spaces located northeast of Ken Ramen Noodle shall be provided at all times from 8:00 AM until 9:00 PM, seven days a week. Existing gates to this area from Maple Avenue shall be removed permanently or be securely anchored in the open position during the above specified hours.
  6. Directional signage shall be provided notifying the public that additional parking is located in the rear of the project. Sign copy and location to be approved by the Development Services Director or designee prior to installation.
  7. Prior to issuance of building permits the applicant shall submit Landscape and Irrigation plans for the new 187 square foot planter area, that satisfy the City's requirements for water wise plants and irrigation techniques.
  8. 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 30 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 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.

9. Applicant shall provide the City with proof of general liability insurance including endorsements concerning "additional named insured", "advance notice", and "primary coverage" as approved by the City attorney's office.
10. Demolition permits for existing structure(s) 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.
11. 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.
12. The conditions of approval and ordinance or code provisions of planning application PA-13-15 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
13. The applicant shall contact the Planning Division to arrange 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
14. Any Graffiti painted or marked upon the premises shall be removed or painted over within 48 hours of being applied.
- Code Req. 15. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.
- Green 16. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
- Signs 17. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. Freestanding signs shall be subject to review and approval by the Planning Division/Development Services Director to ensure compatibility in terms of size, height, and location with the proposed/existing development, and existing freestanding signs in the vicinity.

**CODE REQUIREMENTS:**

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of the zoning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining a business license and legally establishes the business. If the applicant is unable to establish the use within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
- 2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
- 3. Use shall comply with all requirements of Code Sections 13-43 Article 3, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to commercial development standards.
- Bus. Lic. 4. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- 5. Business license(s) shall be obtained.
- Bldg. 6. Comply with the requirements of the 2010 California Building Code, 2010 California Electrical Code, 2010 California Mechanical Code , 2010 California Plumbing Code, 2010 California Green Building Standards Code, and 2010 California Energy Code (or the applicable adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
- 7. Provide a plan to the County of Orange Health Dept. for review and approval.

**SPECIAL DISTRICT REQUIREMENTS**

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani. 1. It is recommended that the applicant contact the Costa Mesa Sanitary District at 949.645.8400 for current district requirements.
- AQMD 2. Applicant shall contact the Air Quality Management District 800.288.7664 for potential additional conditions of development or for additional permits required by the district.





April 22, 2013

City of Costa Mesa  
Planning Department  
77 Fair Drive  
Costa Mesa, CA 92626

RE: Application for Chase Bank Automated Teller Machine (ATM) --~~562~~ W. 19th Street

Dear Planning Department:

The needs of the bank customer have rapidly changed in recent years and the historic banking model of a brick and mortar branch is not always what best serves today's customers' needs. In addition, the growth of technology allows ATMs to now provide many of the features that used to be solely in the realm of the brick and mortar branch. In order serve the needs of the Costa Mesa public in the area of the proposed ATM we request permission to place the machine at this location.

There are several key factors behind our request:

- A majority of banking transactions are completed at ATMs.
- Customers demand flexibility in their banking needs and standard bank hours make it difficult for many working professionals. This ATM would provide convenient banking that fits with hectic schedules of Costa Mesa residents.
- For Chase Bank, this area of Costa Mesa is severely underserved.
- All other Chase Bank ATMs within a reasonable proximity to this proposed location are inside stores which limit hours of access.
- The E. 19th Street corridor is heavily frequented by Costa Mesa locals.

Consistent with the objectives listed above is the placement of the ATM near the street, or more precisely stated, the ATM is out in the open and in plain view. When an ATM is in plain view it is inviting and appears as a safe environment for a transaction. Only a drive up ATM provides a greater peace of mind. Additionally, a simple and routine police cruiser drive by in the area adds to this environment with no additional effort by the police force.

The request at this location is fortified by the clean and attractive design of the Chase ATM and the fact that it is in a small commercial center that is well maintained. Chase currently maintains a fleet of over 17,000 ATMs which means that we also have a large team dedicated to both the mechanical and aesthetic maintenance and servicing of our machines. Our maintenance response time is one of the best in the industry and we are available to trouble shoot issues 24 hours a day, 7 days a week.

It is because of the items detailed above that we respectfully request the permit to place this ATM at this location. Primarily, however, it is for the convenience of the west Costa Mesa residents.

Thank you,

A handwritten signature in black ink that reads 'Cameryn Erickson'.

Cameryn Erickson  
CA ATM Real Estate Manager

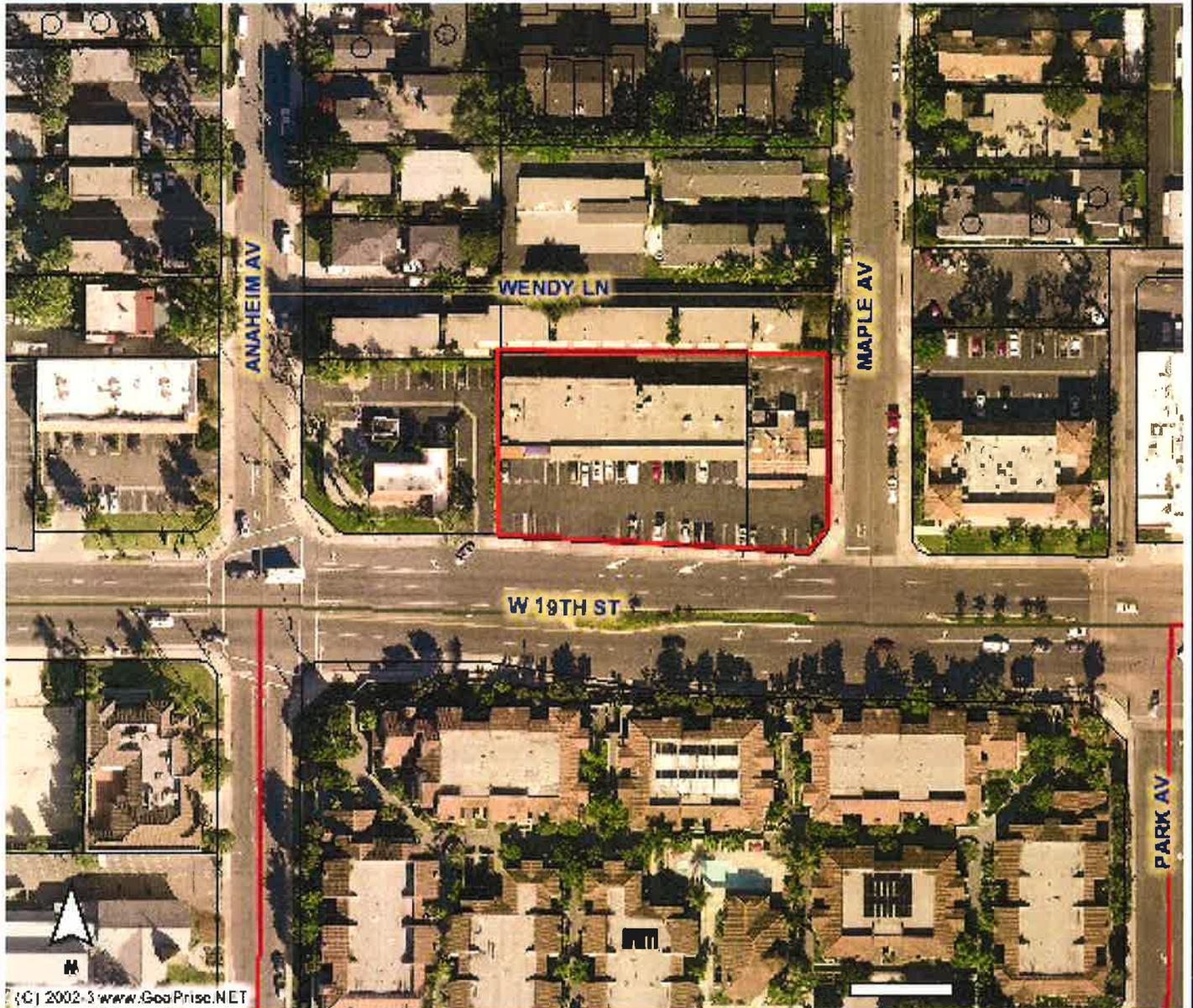
## Overview Map



## Legend

- |                  |                     |                    |                    |
|------------------|---------------------|--------------------|--------------------|
| Freeway          | Freeway Major       | Primary            | Street Names       |
| Roads            | Newport BLVD (cont) | SECONDARY          | Street Centerlines |
| Collector (cont) |                     | Hydrology Channels |                    |

## Map Display



O:\BANK SITES\CHASE 2012\Costa Mesa-529-W 19th-Costa Mesa-CA-92627\Costa Mesa-CA-92627-Kiosk-WU-01-R10.dwg, TS, 12/13/2013 4:48:28 PM, abellanger, ISSI-Confidential. The information contained in this document is confidential and may be privileged. This document and its content are the intellectual property of ISSI: do not copy, retain, distribute, or disclose its content.

**SITE NAME & ADDRESS:**



**19TH STREET**  
**582 W. 19th Street**  
**Costa Mesa, CA 92627**

**CONTACT:**



**NICK GARCIA**  
 (714) 738-7935 Ext: 305  
 Implementation Solutions Services Inc.  
 1101 S. Acacia Ave. Fullerton, CA 92831

**VICINITY**



**PROPERTY LINE**



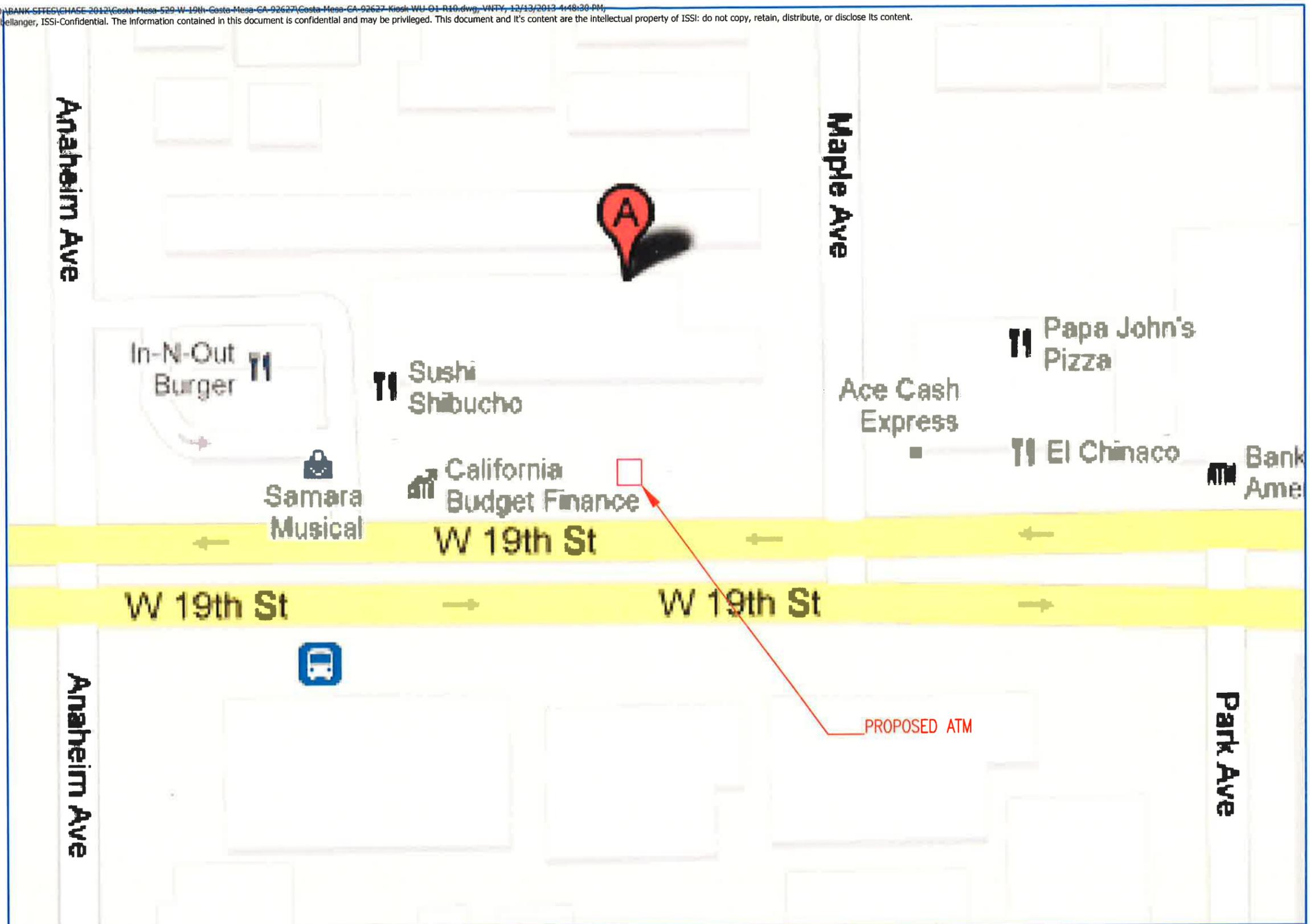
DATE: 12/13/2013  
 01-R10

**FIELD WORK:**  
**INSTALLATION OF A NEW**  
**WALK-UP**  
**AUTOMATIC TELLER MACHINE**

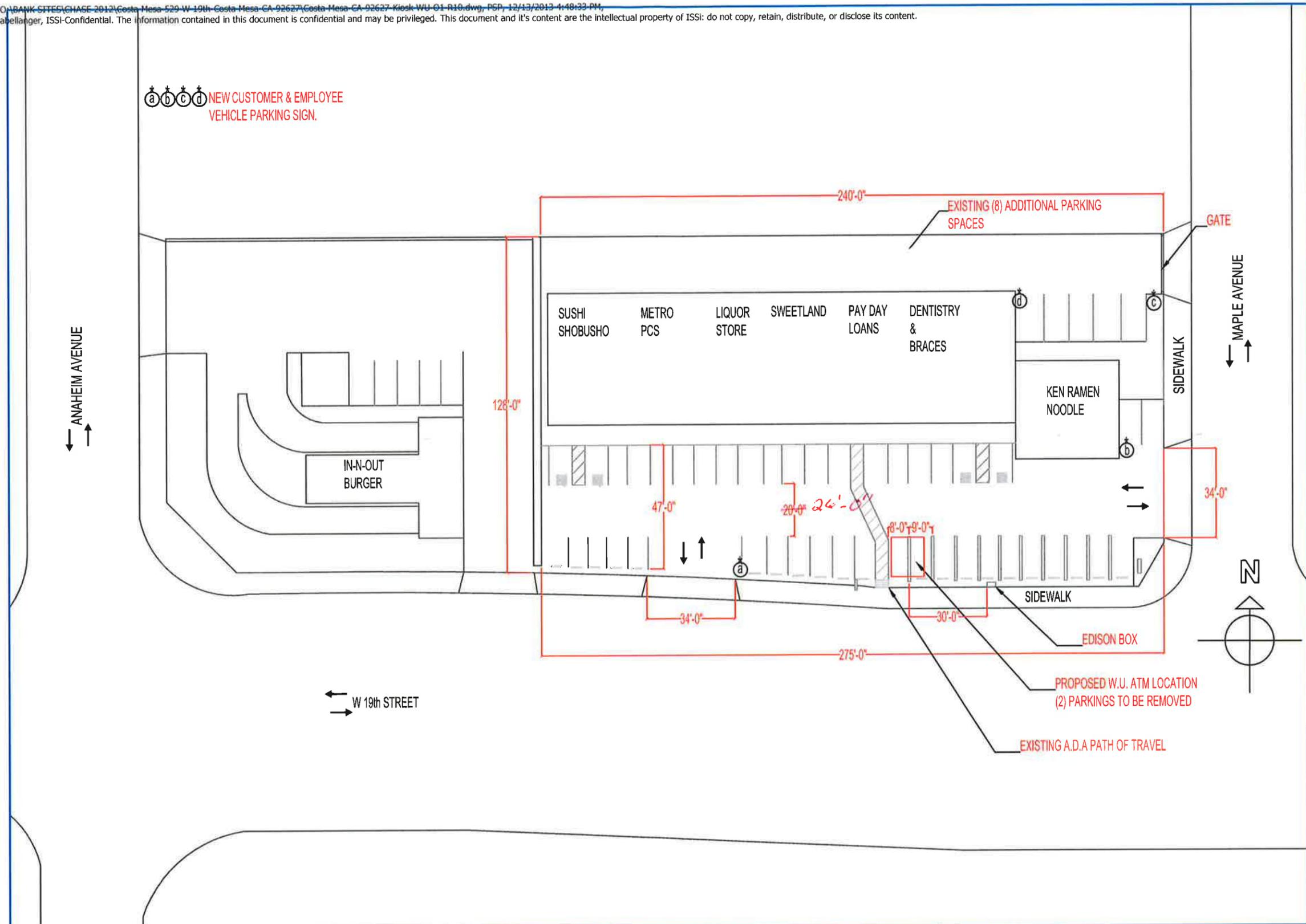
**NOTE:**  
**OCCUPANCY TYPE: B**

**DRAWING INDEX**

PAGE 1	COVER PAGE
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PAGE 5	PROPOSED KIOSK PLAN
PAGE 6	NEW PARKING SPACES PLAN
PAGE 7	KIOSK SPECIFICATIONS
PAGE 8	RENDERING



<p><b>CONTACT:</b>   <b>NICK GARCIA</b>                  (714) 738-7935 Ext: 305                  Implementation Solutions Services Inc.                  1101 S. Acacia Ave. Fullerton, CA 92831</p>	<p>PAGE 2                  O1-R10</p> <p>VICINITY                  DATE: 12/13/2013                  SCALE: N.T.S.</p>	<p>INSTALLATION OF A NEW                  WALK-UP                  AUTOMATIC TELLER MACHINE                  OCCUPANCY TYPE: B</p>	<p><b>SITE NAME &amp; ADDRESS:</b>                   19TH STREET                  582 W. 19th Street                  Costa Mesa, CA 92627</p>
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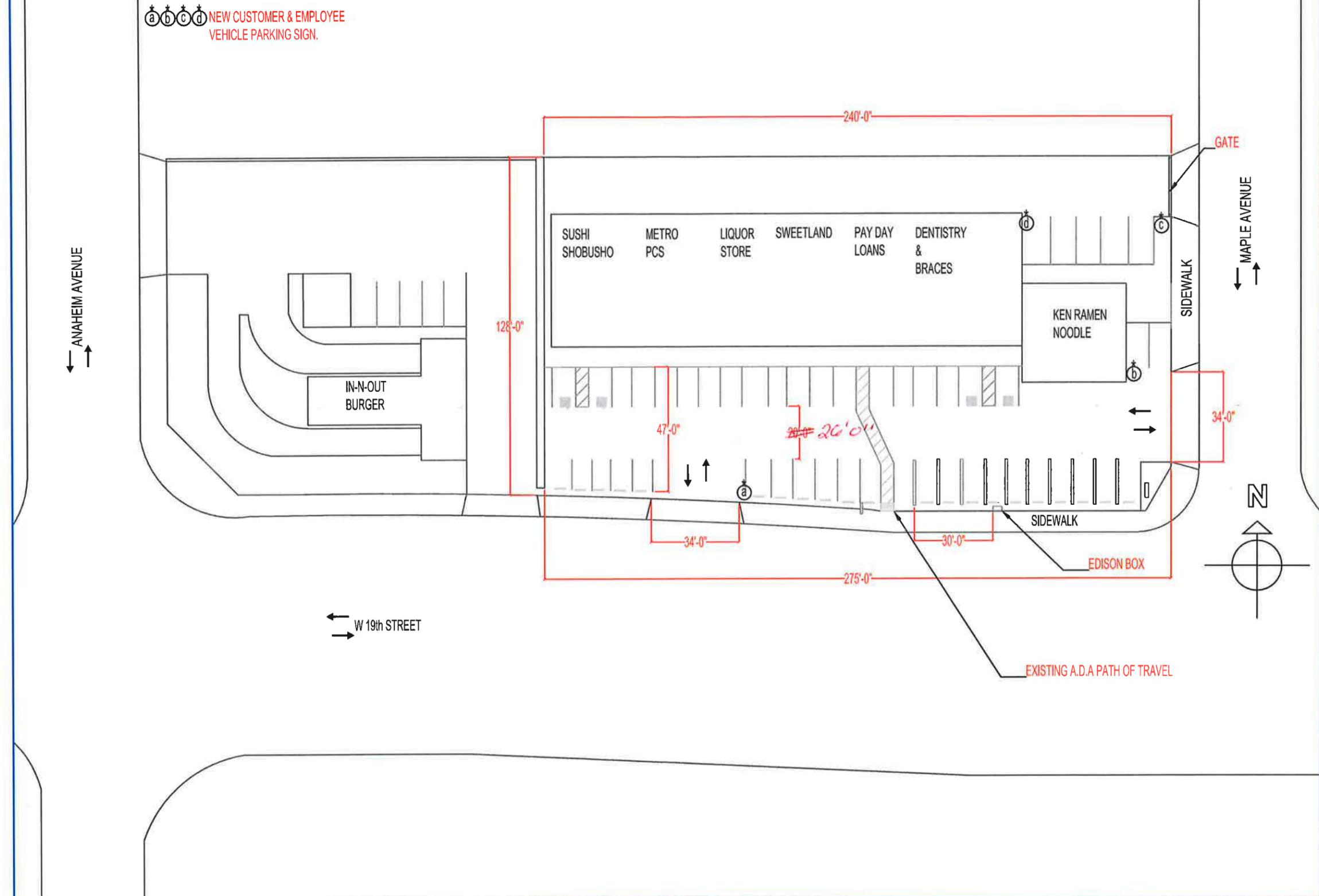


**CONTACT:**  
**ISSI**  
**NICK GARCIA**  
 (714) 738-7935 Ext: 305  
 Implementation Solutions Services Inc.  
 1101 S. Acacia Ave. Fullerton, CA 92831

**PAGE 3**  
**O1-R10**  
**PROPOSED SITE PLAN**  
 DATE: 12/13/2013  
 SCALE: 1" = 50'-0"

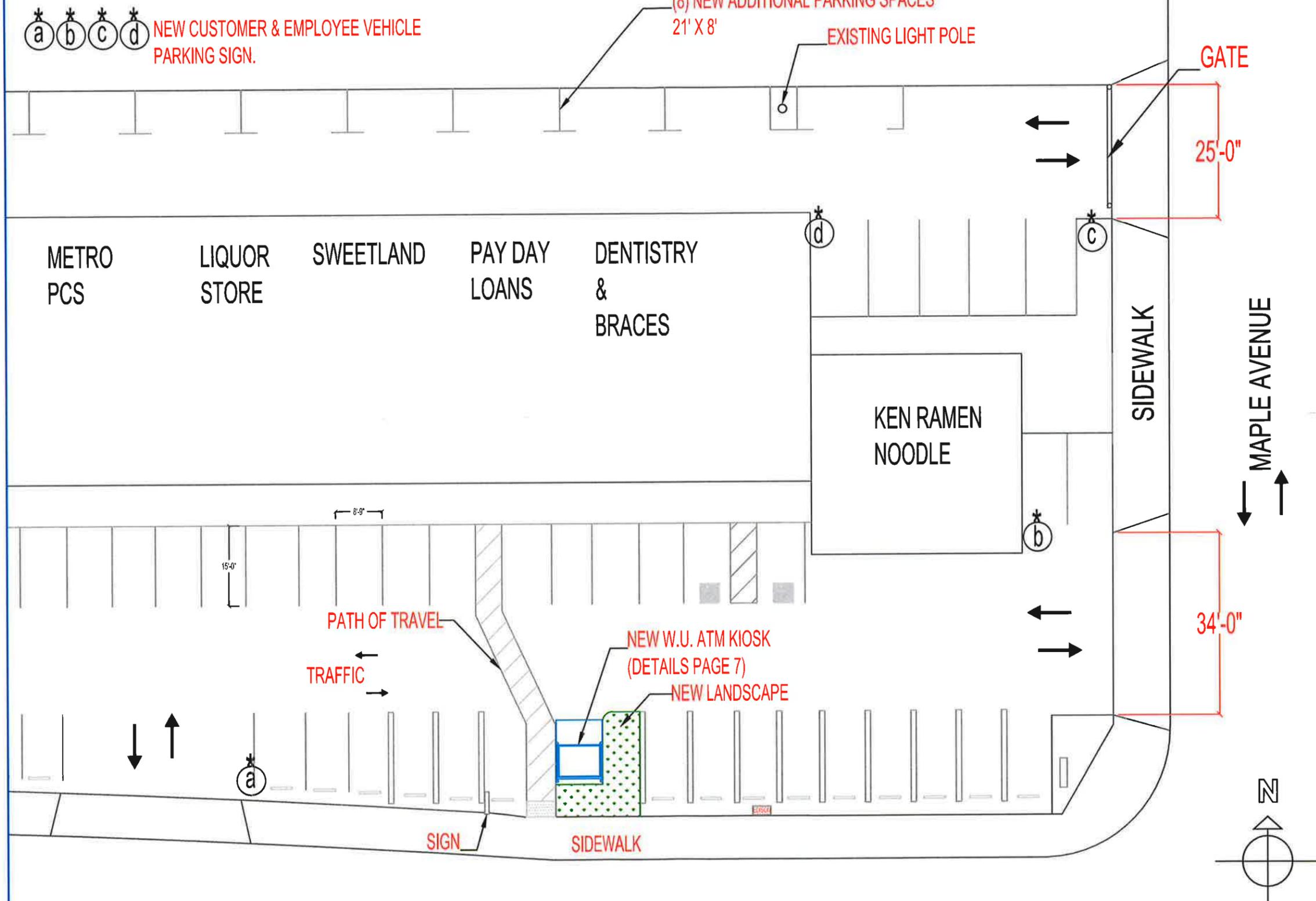
**INSTALLATION OF A NEW WALK-UP AUTOMATIC TELLER MACHINE**  
 OCCUPANCY TYPE: B

**SITE NAME & ADDRESS:**  
**CHASE**  
 19TH STREET  
 582 W. 19th Street  
 Costa Mesa, CA 92627

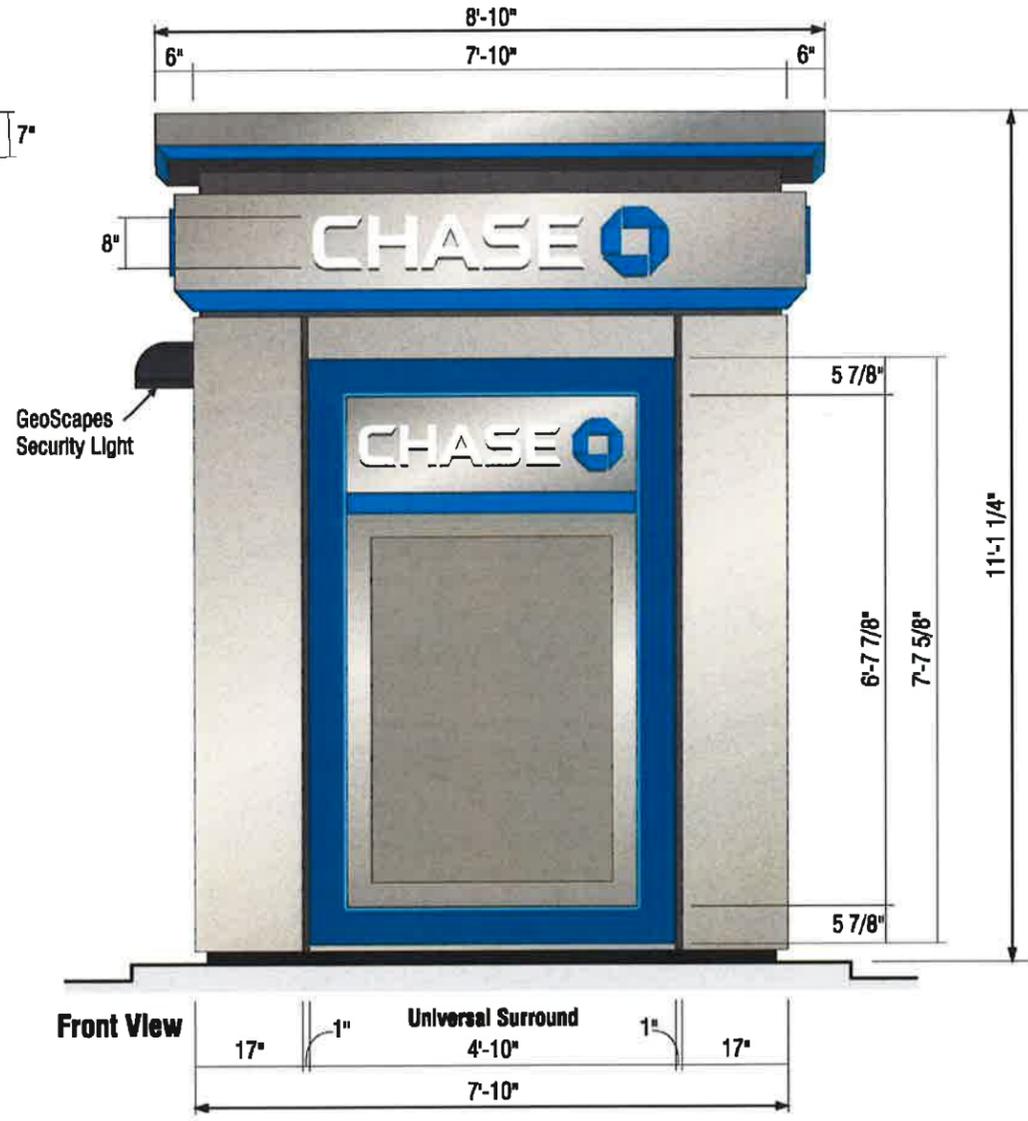
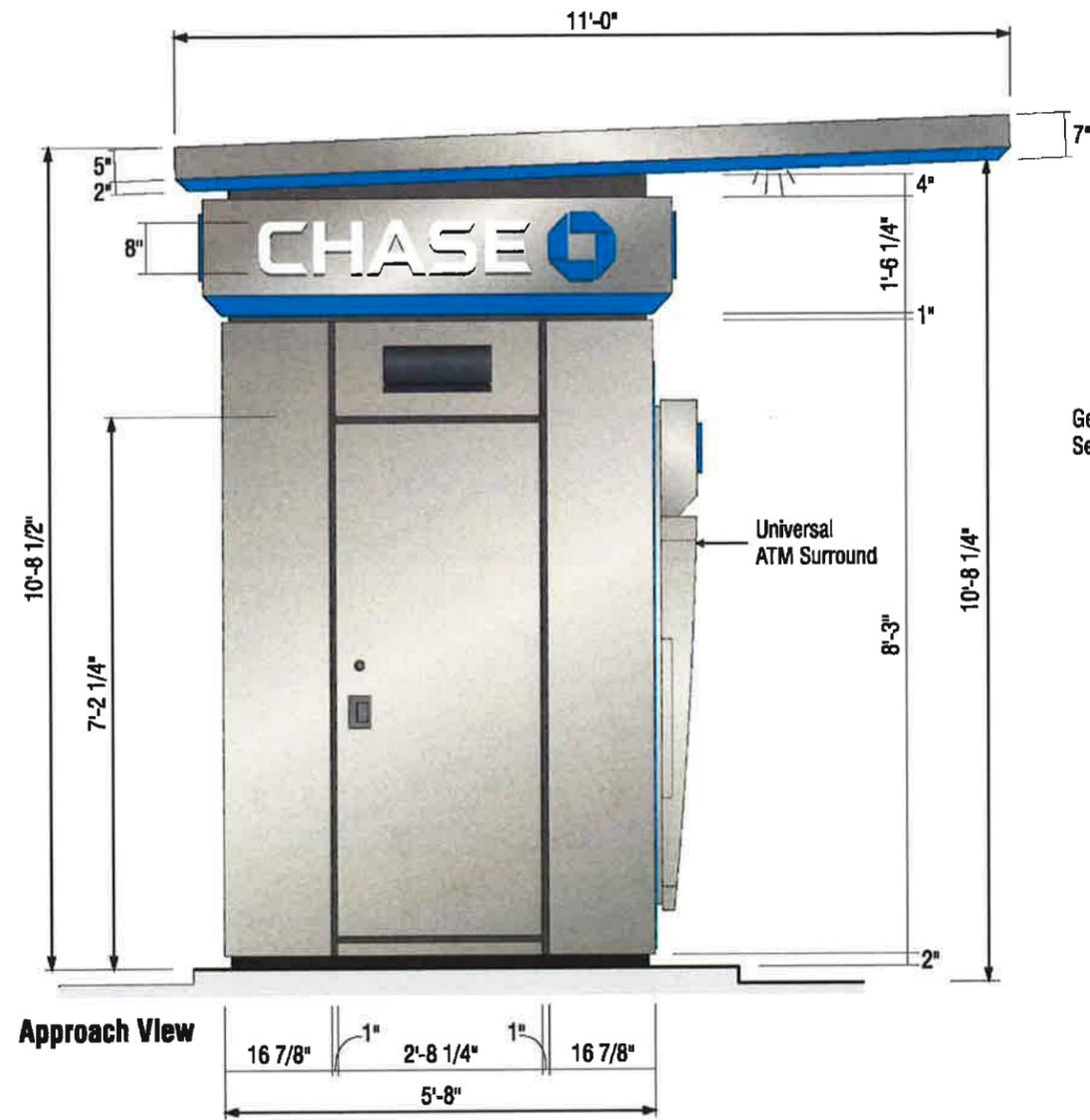


<p><b>CONTACT:</b>   <b>NICK GARCIA</b>                  (714) 738-7935 Ext: 305                  Implementation Solutions Services Inc.                  1101 S. Acacia Ave. Fullerton, CA 92831</p>	<p><b>PAGE 4</b>                  O1-R10</p> <p><b>EXISTING SITE PLAN</b></p> <p><b>DATE:</b> 12/13/2013  <b>SCALE:</b> 1" = 50'-0"</p>	<p><b>INSTALLATION OF A NEW WALK-UP AUTOMATIC TELLER MACHINE</b></p> <p><b>OCCUPANCY TYPE: B</b></p>	<p><b>SITE NAME &amp; ADDRESS:</b></p> <p> <b>CHASE</b></p> <p>19TH STREET                  582 W. 19th Street                  Costa Mesa, CA 92627</p>
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<p><b>CONTACT:</b>                  NICK GARCIA                  (714) 738-7935 Ext: 305                  Implementation Solutions Services Inc.                  1101 S. Acacia Ave. Fullerton, CA 92831</p>	<p><b>PAGE 6 NEW PARKING SPACES PLAN</b>                  O1-R10                  DATE: 12/13/2013                  SCALE: 1" = 25'-0"</p>	<p><b>INSTALLATION OF A NEW WALK-UP AUTOMATIC TELLER MACHINE</b>                  OCCUPANCY TYPE: B</p>	<p><b>SITE NAME &amp; ADDRESS:</b>                    19TH STREET                  582 W. 19th Street                  Costa Mesa, CA 92627</p>
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<p><b>CONTACT:</b> NICK GARCIA          (714) 738-7935 Ext: 305          Implementation Solutions Services Inc.          1101 S. Acacia Ave. Fullerton, CA 92831</p>	<p>PAGE8          01-R10          RENDERING          DATE: 12/13/2013          SCALE: N.T.S.</p>	<p>INSTALLATION OF A NEW          WALK-UP          AUTOMATIC TELLER MACHINE          OCCUPANCY TYPE: B</p>	<p><b>SITE NAME &amp; ADDRESS:</b>            19TH STREET          582 W. 19th Street          Costa Mesa, CA 92627</p>
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