



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: AUGUST 25, 2014

ITEM NUMBER: PH-1

SUBJECT: PLANNING APPLICATION PA-14-14: FAST FIVE XPRESS CAR WASH LOCATED AT 481 EAST 17TH STREET

DATE: AUGUST 14, 2014

FROM: PLANNING DEPARTMENT/DEVELOPMENT SERVICES DIVISION

PRESENTATION BY: MEL LEE, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
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DESCRIPTION

The project is a conditional use permit to demolish an existing 6,350 square foot car wash facility (Beacon Bay Auto Wash) and construct a new 4,506 square foot car wash facility (Fast 5 Xpress Car Wash).

APPLICANT

Tom Utman is the authorized agent for the property owner, Belvedere's Children Trust.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (New Construction).
2. Approve by adoption of Planning Commission resolution, subject to conditions of approval.

PLANNING APPLICATION SUMMARY

Location: 481 E. 17th Street Application: PA-14-14

Request: Demolish an existing 6,350 square foot car wash facility and construct a new 4,506 square foot car wash facility

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>C1</u>	North: <u>Across E. 17th St – C1 – Commercial Uses</u>
General Plan: <u>General Commercial</u>	South: <u>R1 (Residence); C1 (Parking Lot for Commercial Uses); and public alley</u>
Lot Dimensions: <u>120 FT X 280 FT</u>	East: <u>C1 – Commercial Uses</u>
Lot Area: <u>33,541 SF</u>	West: <u>C1 – Commercial Uses</u>
Existing Development: <u>Beacon Bay Auto Wash (to be demolished)</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	120 FT	120 FT
Lot Area	12,000 SF	33,541 SF
FAR (Floor Area Ratio)	.30 FAR (10,062 SF)	.13 FAR (4,506 SF)
Building Height		
	2 Stories/30 FT	1 Story/23 FT (Main Bldg.) 11 FT (Vacuuming Station Canopy)
Interior Landscaping (25 S.F. per stall)		
	425 SF	7,878 SF
Setbacks		
Front	20 FT (Buildings and Landscaping)	38 FT (To Entry Canopy) 32 FT (To Vacuuming Station Canopy) 60 FT (To Main Bldg.) 20 FT (Landscaping)
Side (left/right)	15 FT / 0 FT	(Main Bldg. & Entry Canopy) 48 FT / 0 FT (Vacuuming Station Canopy) 5 FT / 97 FT
Rear	46 FT (Main Bldg.) 22 FT (Vacuuming Station Canopy)	78 FT (To Main Bldg.) 30 FT (To Vacuuming Station Canopy)
Parking		
Standard	16	16 (includes 15 spaces used as vacuuming stations)
Handicap	1	1
TOTAL	17 Spaces	17 Spaces (1)
Bike Rack	N/A	1
NA = Not Applicable or No Requirement (1) Includes 1 space credit for bicycle rack		
CEQA Status	Exempt per 15303 (New Construction)	
Final Action	Planning Commission	

BACKGROUND

Project Site/Environs

The property is located on the south side of East 17th Street, west of Irvine Avenue and contains an existing car wash facility (Beacon Bay Auto Wash) that is no longer in operation and is closed (the entire facility will be demolished in conjunction with the proposed project). Vehicle access is provided from two drive approaches along the East 17th Street frontage and an approximately 25-foot wide public alley that runs at the rear of the site to Irvine Avenue. The property is zoned C1 (Local Business District) and has a General Plan Designation of General Commercial. The site abuts single-family residential (R1) zoned properties to the south (along Cambridge Circle) and abuts an existing tire store to the west and a multi-story office building to the east.

Prior Land Use Approvals

A summary of the previous entitlements granted for the property is described below:

Conditional Use Permit C-90

A conditional use permit (CUP) to install 2 gasoline service pumps at the car wash site, which was approved by the Planning Commission on May 28, 1962.

Zone Exception Permit ZE-37-70

A conditional use permit (CUP) to increase the number of gasoline service pumps on the site (12 proposed) was approved by the Planning Commission on March 23, 1970.

ANALYSIS

Proposed Use

The applicant is requesting approval of a conditional use permit to construct a new car wash facility (Fast 5 Xpress Car Wash) on the site. The site plan is designed with two 10-foot wide drive-through lanes on the west side of the site that loops into the car wash tunnel entry towards the rear of the building. Fifteen self-serve vacuum stalls are located on the east side of the site. The car wash tunnel building includes two small offices (a greeter's office and a manager's office) and a restroom at the rear of the building. Vehicles will stop at the greeter's office before entering the car wash tunnel. At the entrance patrons have the option of proceeding to the vacuum stalls after the car wash. All vacuum stalls are 12 feet in width to provide ample space around the parked vehicles (9-foot minimum width is required for standard parking stalls).

According to the applicant, the proposed car wash facility will be operated by three employees with daily operational hours from 7:00 a.m. to 8:00 p.m., 7 days a week.

The automated wash is not a traditional car wash tunnel; proposed is a state of the art facility with a continuous conveyor belt and traffic flow. The efficiency of the facility is anticipated to be at about one vehicle per minute. During peak operating times, the applicant is anticipating to serve a maximum of 40 cars per hour. As noted earlier, there will be 3 staff on-site at all times, guiding the traffic, working at the cashier stand, and making sure that the car wash equipment is functioning properly.

Architectural and Site Design

The building is a modern design with integrated design elements that will significantly enhance the current appearance of the property on East 17th Street. The proposed design for the car wash tunnel is a modern manufactured building with applied finishes (i.e., stucco panels, metal seam roof, etc.) and a curved metal entry canopy. The vacuum areas are proposed to be partially covered with a modern curved fabric canopy. The contemporary architecture will complement the existing uses on East 17th Street.

The main entrance to the drive-through lane is provided from East 17th Street. The length of the proposed driveway is 214 feet minimum which exceeds the minimum length required by code. The design of drive-through lane provides adequate vehicle queuing and circulation.

The Zoning Code requires a minimum 20-foot front landscaping on East 17th Street, which will be measured from the ultimate right-of-way. Extensive landscaping along the street frontage is proposed and adequate front landscaping is provided in the 20-foot deep landscape area.

The under canopy lighting is designed to be shielded from the residential properties on the south side, as a result lighting impacts from the project will be minimized during evening hours.

Parking

Code requires a total of 18 parking spaces for this development. Because the applicant is proposing bicycle racks, a one parking space credit is included, reducing the number of spaces to 17. The project will comply with Code-required parking, with 17 on-site parking spaces proposed, 16 of which also include vacuuming stations.

Vehicle Circulation

The two existing driveway approaches along East 17th Street will be consolidated into a single driveway approach on the west side of the site – vehicles can enter or exit the site from this approach. Vehicle access at the rear of the site (along the public alley) will be redesigned as an exit only to Irvine Avenue (currently, vehicles can either enter or exit the site from the public alley).

Modifications to the Public Alley

The applicant is proposing to eliminate inbound access to the site from the alley with the installation of tire spikes in the pavement. Also, a vehicle access gate on the southwest side of the site (connecting to the Firestone property) is proposed. Staff is recommending, as a condition of approval, that an automated gate-arm system be used instead of the tire spikes. Staff is also recommending that the proposed vehicle access gate on the southwest side of the site (connecting to the Firestone property) be eliminated entirely and replaced with a full height decorative wall. The applicant will also be required to patch and re-slurry the public alley as required by the Public Services Department.

Alley Use and Capacity

As noted earlier, the existing public alley to the rear of the site currently allows vehicles to enter and exit the subject property. This is proposed to be redesigned to allow vehicles to exit (only) via the alley to Irvine Avenue. The proposal to have vehicles exit the site via the existing public alley to the south has been reviewed Transportation Services and they have indicated support for this proposal for the following reasons:

- The proposed project reduces the number of driveways accessing the site from East 17th Street from two to one.
- The revised layout more evenly distributes inbound and outbound traffic to East 17th Street and Irvine Avenue. Vehicles will enter the site via East 17th Street and majority of the vehicles will leave the site via Irvine Avenue using the public alley.
- Exiting the project via Irvine Avenue is easier than exiting on 17th Street as the traffic volume along Irvine Avenue is lower than 17th Street. This results in availability of more gaps for vehicle to merge into the traffic along Irvine Avenue.
- There is an existing median two-way left turn lane along Irvine Avenue which will provide refuge for vehicles turning left from the public alley to travel northbound on Irvine Avenue.
- The public alley currently provides a two-way (inbound and outbound) access to the existing car wash. The proposed project will eliminate the inbound access.

Noise Impacts

Proposed Vacuum Stations

The proposed vacuum stations are connected to a centralized system that will only operate when the vacuum nozzles are in use and shuts down when not operating. This will achieve the minimum noise level for this type of use. The centralized vacuum filtration tank is located in the equipment room inside the building.

Noise Impacts to Residential Uses

The applicant conducted a noise study to evaluate the potential noise impacts to the abutting single-family residential homes on Cambridge Circle to the south. The acoustical

analysis assumes a “worst case scenario” in which noise attenuation is required to address the simultaneous noise from vehicles within the queuing area, the drying machines within the car wash tunnel, and vehicles using the vacuum stations.

The car wash operation will result in a noise level in excess of the 55 decibel (dBA) maximum allowable daytime level by the residential exterior noise standards. The analysis recommends installation of a block wall, a minimum of 8 feet in height, along the rear to mitigate the noise levels. Because there is an approximately 4-5 foot grade difference between the subject property and the residential property (the residential property is at the higher elevation) this will result in a 12-foot high wall on the commercial side and an 8-foot high wall on the residential side. According to the applicant, he has reviewed this requirement with the abutting residential property owner and he is in agreement with the proposed construction of the new wall.

Green Building Design and Water Quality

The project incorporates green design features. The car wash building is a manufactured building with minimum on-site construction. In addition, the facility and the vacuum system are state of the art with high efficiency of the automated washing system as well as water recycling and the centralized vacuum system that will distinguish this car wash from the older car washes in the area.

This project is an automated car wash facility where the car wash areas and water discharge can be contained. A preliminary WQMP was submitted and reviewed by staff that will be finalized prior to issuance of the building permit. The project includes an approx. 200 gallon per minute water reclamation system to minimize the use of water during wash processes. Reclamation systems in automated-conveyor car washes reclaim an average of 48 percent of the total water used. The applicant also indicates that the proposed car wash facility will result in an 80% reduction in water usage compared to community members washing their cars on driveways; plus no grease or oil will flow into the City's storm drain system. A water quality management plan (WQMP) is required to be approved prior to issuance of building permits.

General Plan/ Zoning Consistency

The proposed development is consistent with the uses allowed in the C1 zone and is well within the permitted floor area ratio (FAR) for the site. The intent of the Code related to scale and character of the development with adjacent residential uses will be met with the proposed development and the recommended conditions of approval. The project meets and/or exceeds current Zoning Code development standards. As a result the proposed project is consistent with the General Plan/Zoning Code with regard to use and intensity.

Because the project, if approved, is required to be operated in compliance with the recommended conditions of approval, the project would conform to the City's General

Plan. The specific General Plan objective with which the proposed project compiles with is the following:

- Land Use Objective LU-1F.5: Provide opportunities for the development of well-planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible commercial within a single project or neighborhood. The project also complies with the uses and development as allowed per the General Commercial designation of the property and is well within the maximum allowable Floor Area Ratio (FAR).

Compliance with the East 17th Street Specific Plan

The East 17th Street Specific Plan was adopted by City Council in May 1984 and covers the properties on both sides of East 17th Street between Santa Ana Avenue and Irvine Avenue. The purpose of the Specific Plan is to alleviate the problems generated by the proximity of commercial to residential uses in the area. Specifically, the project is required to provide the following per the Specific Plan:

- Provide a minimum 8-foot high block wall between the subject property and abutting residential properties.
- Provide a minimum 5-foot wide landscape buffer between the subject property and abutting residential properties.

As discussed earlier, the minimum 8 foot wall requirement on the residential side will be provided per the noise study prepared for the project, and a 10-foot landscape buffer will be provided along the rear property line for the project, exceeding the 5-foot minimum buffer required per the Specific Plan. As a result the interface of the project with abutting residential property at the rear complies with the requirements of the East 17th Street Specific Plan.

ENVIRONMENTAL DETERMINATION

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

LEGAL REVIEW

The City Attorney has reviewed the resolution and it has been approved as to form by the City Attorney's Office.

ALTERNATIVES

The Planning Commission has the following alternative:

1. Deny the project as revised. If the project were denied, the applicant could not submit substantially the same type of application for six months.



MEL LEE, AICP
Senior Planner



JERRY GUARRACINO, AICP
Interim Assistant Director of
Development Services

- Attachments:
1. Draft Resolution
 2. Applicant's Description of Project
 3. Noise Study
 4. Location Map, Site Photos, and Plans

Distribution:

- Director of Economic & Development Services/Deputy CEO
- Senior Deputy City Attorney
- Public Services Director
- City Engineer
- Transportation Services Manager
- Fire Protection Analyst
- Staff (6)
- File (2)

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Irvine, CA 92614

RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-14 FOR FAST FIVE XPRESS CAR WASH LOCATED AT 481 EAST 17TH STREET

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

WHEREAS, an application was filed by Tom Utman authorized agent for the owner of real property located at 481 East 17th Street, for the following:

- Demolish an existing 6,350 square foot car wash facility (Beacon Bay Auto Wash) and construct a new 4,506 square foot car wash facility (Fast 5 Xpress Car Wash).

WHEREAS, a duly noticed public hearing held by the Planning Commission on August 25, 2014 with all persons having the opportunity to speak and be heard for and against the proposal.

WHEREAS, 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.

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-14-14.

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-14-14 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 project, or if the applicant fails to comply with any of the conditions of approval.

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PASSED AND ADOPTED this 25th day of August, 2014.

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:

Required Finding: A compatible and harmonious relationship exists between the proposed use and existing buildings, site development, and uses that exist or have been approved for the general neighborhoods.

Response: With the implementation of the recommended conditions of approval, the proposed project will be compatible and harmonious with uses that exist within the general neighborhood. The project features quality construction and materials. The proposed site improvements and upgrades will improve and enhance the appearance of the property from East 17th Street. Interface of the project with abutting residential uses per the conditions of approval for PA-14-14 require permanent masonry walls a minimum height of 8 feet height as well as a landscape buffer for all of the abutting homes south of the property line.

Required Finding: 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.

Response: The on-site parking for the project meets the amount required by code, which requires a total of 17 parking spaces for this development; New light standards near residential properties will be required to be located and oriented in such a way as to minimize light spillage onto surrounding properties.

Required Finding: The use complies with performance standards as prescribed elsewhere in the Zoning Code.

Response: The project complies with the intent of the City's Zoning Code as it pertains to building height, setbacks, and on-site landscaping, and complies with the intent of the Zoning Code as it pertains to on-site parking spaces and overall project Floor Area Ratio (FAR).

Required Finding: The use is consistent with the General Plan.

Response: Because the project, if approved, is required to be operated in compliance with the recommended conditions of approval, the project would conform to the City's General Plan. The specific General Plan objective with which the proposed project complies with is the following:

Land Use Objective LU-1F.5: Provide opportunities for the development of well-planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible commercial within a single project or neighborhood. The project also complies with the uses and development as allowed per the General Commercial designation of the property and is well within the maximum allowable Floor Area Ratio (FAR).

Required Finding: The cumulative effect of all the planning applications have been considered.

Response: The cumulative effects of the previous conditional use permits for this site have all been considered for this project.

- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) because:

Required Finding: The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Response: The property contains an existing car wash facility (Beacon Bay Auto Wash) that is no longer in operation and is closed (the entire facility will be demolished in conjunction with the proposed project). The automated wash is not a traditional car wash tunnel; proposed is a state of the art facility with a continuous conveyor belt and traffic flow. The project will provide new landscaping, modern architecture, more efficient on-and-off site vehicle circulation, and will be designed with specific noise attenuation measures to protect the abutting residential property. The proposed development, with the recommended conditions of approval, will be compatible with the other uses in the immediate vicinity. Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses.

Required Finding: Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Response: The development will be required to comply with all applicable California Building and Fire Code requirements to ensure the development is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood

Required Finding: Granting the conditional use permit or minor conditional use permit 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.

Response: The project site is zoned C1 (Local Business District) and has a General Plan Designation of General Commercial. The project complies with the intent of the City's Zoning Code as it pertains to building height, setbacks, and on-site landscaping, and complies with the intent of the Zoning Code as it pertains to on-site parking spaces and the General Plan as it pertains to overall project Floor Area Ratio (FAR) and with the East 17th Street Specific Plan as it pertains to interfacing with residential properties.

- C. 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

- Plng. 1. The use shall be limited to the type of operation as described herein. Any change in the operational characteristics shall require review by the Planning Division and may require an amendment to the 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)].
2. The applicant shall provide adequate staff directing traffic to address a high surge of customers if occurs during the Grand Opening or special promotions.
3. Operation hours of all vacuum stalls shall be consistent with the operating hours of the car wash (7:00 a.m. to 8:00 p.m.).
4. The business shall be conducted at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. There shall be no loud speakers at cashier and the entire facility. The applicant shall ensure that the music from patron's vehicles and outdoor activities are not audible to residential properties. The Developer/business operator shall institute whatever security and operational measures are necessary to comply with this requirement.
5. The conditions of approval for PA-14-14 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
6. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
7. 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.

8. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
9. If any section, division, sentence, clause, phrase or portion of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
10. 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.
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. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
13. 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.
14. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
 15. All wall mounted signs shall be directed away from the residential uses and in compliance with the requirements of Section 13-116 of the Zoning Code.
 16. A decorative 8-foot high block wall (i.e., split face, slump stone, or stucco finish) consistent with the height specified in the noise study shall be installed at the rear of the site adjoining the residential properties for noise mitigation.
 17. Parking area or canopy light standards not exceed eight feet in height and shall contain glare shields. No lighting other than security lighting shall be powered after hours. Any lighting shall be directed in such a manner so as not to unreasonably interfere with the quiet enjoyment of nearby residences.
 18. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood, including, but not limited to, excessive use of car alarms, employee honking horns, and the use of air compressors outside of buildings. The applicant and/or operator shall institute whatever security and operational measures are necessary to comply with this requirement.
 19. Signs shall be prominently posted at the vacuum area and car wash entrance to inform patrons that audio equipment (including car radios) shall be turned off while on the car wash premises.
 - Eng. 20. The applicant shall patch and slurry seal the public alley under the direction of the Public Services Department.
 - Trans. 21. The applicant shall replace the proposed tire spikes at the vehicle exit and replace it with an automated gate-arm system under the direction of Transportation Services.
 22. The proposed vehicle access gate on the southwest side of the site (connecting to the Firestone property) be eliminated entirely and replaced with a full height decorative wall.

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. 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.
 2. 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 one of the following actions: 1) obtains demo permit(s), grading permit(s), or building permit(s) for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits 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 zoning application.
 3. Street address shall be visible from the fascia adjacent to the main entrance or on another prominent location. Numerals shall be a minimum twelve (12) inches in height with not less than three-fourth-inch stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be four (4) inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background.
 4. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
 5. Development shall comply with all requirements of Articles 3 and 9, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to commercial development standards.
 6. All new on-site utility services shall be installed underground.
 7. Parking stalls shall be double-striped in accordance with City standards.
 8. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
 9. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.



Description of Operations

Please review our story and video at www.FAST5XPRESS.com

FAST5XPRESS is a new type of automated car wash requiring only 3 employees on site – a Greeter, a Loader and a Site Assistant.

The Greeter greets each Patron, explains our services and assists with payment. The Greeter also offers free coffee to the driver, stickers to children in the car and a dog biscuit if there is a dog in the car.

The Guider, located at the tunnel entrance, guides each car onto the conveyor belt and into the light and airy tunnel; checks to see if your radio antenna is down and walks around the car to see if there is any existing damage to the car. Once the Loader guides the car onto the conveyor belt it becomes a ride. The kids love it.

The Site Manager patrols the vacuum area and overall facility to make sure the operation is clean, all trash and materials are picked up, there is no loitering and no music coming from the cars using the free vacuums; making sure each Patron is happy.

All employees wear clean and pressed uniforms.

Each Patron stays in his car. In less than 5 minutes, the patron exits the tunnel with a clean, dry car with sparkling wheels. 60% of our Patrons will take advantage of our free vacuums. Our price points are the following (subject to change):

- Bronze Package - \$6
- Silver Package - \$9

567 San Nicolas Drive Suite 390., Newport Beach, California 92660
Telephone (949) 949-640-6420 (949) 640-9310



- Gold Package - \$12

The average daily volume of car washes is estimated to be 400 - 500 cars per day for an average of 30 - 40 cars per hour.

The hours of operation will be 7 AM to 8 PM; 7 days per week. Once the facility closes there will be no employees on site, the entrances will be gated so no car traffic will be able to enter the site; resulting in absolutely no noise coming from the facility after 8 PM.

The demographic composition of patrons is approximately 60% women with children. Women prefer our services over conventional full service car washes primarily because they do not have to unbuckle their children from their safety car seats; busy Moms do not have to wait 30 - 45 minutes for their car to be washed; busy Moms do not want to spend \$15 - \$20; and kid's electronics, groceries, sports equipment, etc. are never exposed to theft. FAST5XPRESS also offer its patrons FREE vacuums. At FAST5XPRESS you keep full control of your car and your possessions.

FAST5XPRESS is eco-friendly. FAST5XPRESS uses approximately 80% less water than an individual washing his car at home. All water used at FAST5XPRESS is filtered and re-cycled whereby none of the water used drains into the City's storm drain system. There are no toxic chemicals used on site. All soaps are biodegradable and produce no odor. FAST5XPRESS sells no gas, diesel, or other petroleum products or merchandise of any kind - there is no "C" Store on site. Nearly 12 million gallons of water will be saved each year from draining into the local storm drains and polluting our precious environment if patrons using FAST5XPRESS washed their cars at home. **FAST5XPRESS sells only High Quality Washes – Period.**

FAST5XPRESS is fast, affordable and totally Eco-Friendly.

**AMBIENT AND OPERATIONS NOISE STUDY
FOR A PROPOSED FAST5XPRESS CAR WASH
IN THE CITY OF COSTA MESA**

Revision 1

July 21, 2014

PREPARED FOR:

FAST5XPRESS
567 San Nicolas, Suite 390
Newport Beach, CA 92660

PREPARED BY:

Marlund E. Hale
ADVANCED ENGINEERING ACOUSTICS
663 Bristol Avenue
Simi Valley, CA 93065
805-583-8207

1. Introduction

At the request of Mr. Thomas Utman (Fast5Xpress), and in compliance with requirements of the city of Costa Mesa (City), a noise study has been conducted by Advanced Engineering Acoustics (AEA). Fast5Xpress has plans to build an express car wash on a current car wash site at 481 East 17th Street in Costa Mesa, CA (see Figure 1). In order to document the level of potential noise from the new car wash operations for this commercial business, AEA has obtained noise measurements of proposed operating dryer system and vacuum equipment for the proposed car wash facility and has measured the ambient noise at the residential property lines adjacent to the location of the proposed new car wash. This report provides the measured existing ambient noise and the predicted car wash operations noise at the adjacent residential property lines.

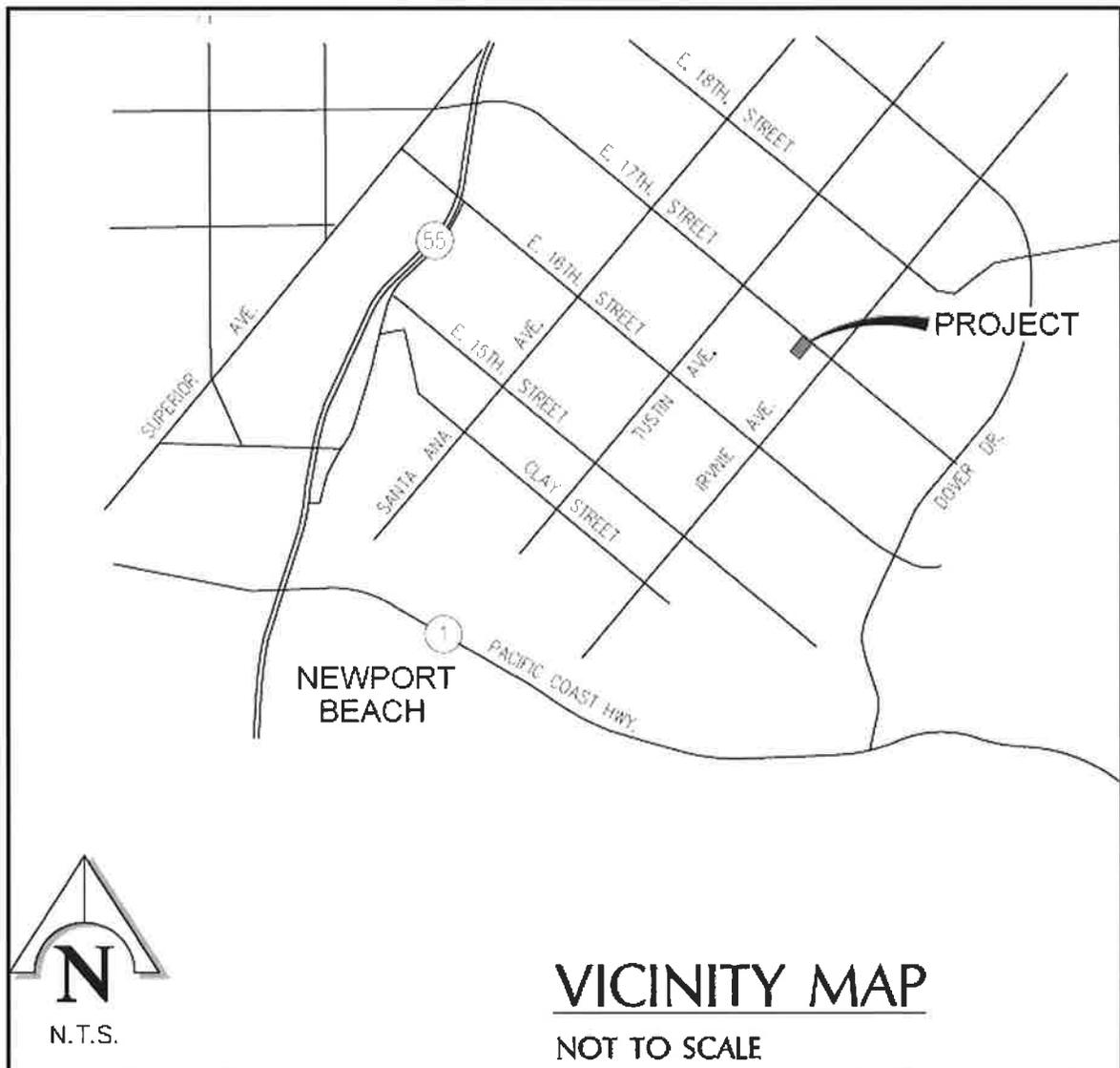


Figure 1. Project Vicinity Map

2. Sound Fundamentals

Physically, sound pressure magnitude is measured and quantified in terms of the decibel (dB), which is associated with a logarithmic scale based on the ratio of a measured sound pressure

Proposed Fast5Xpress Car Wash Noise Study

to the reference sound pressure of 20 micropascal ($20 \mu\text{Pa} = 20 \times 10^{-6} \text{ N/m}^2$). However, the decibel system can be very confusing. For example, doubling or halving the number of sources of equal noise output (a 2-fold change in acoustic *energy*) changes the noise level at the receptor by only 3 dB, which is a barely perceptible sound change for humans. While doubling or halving the sound *loudness* at the receptor results in a 10 dB change and also represents a 10-fold change in the acoustic *energy*.

The human hearing system is not equally sensitive to sound at all frequencies. Because of this variability, a frequency-dependent adjustment called "A-weighting" has been devised so that sound may be measured in a manner similar to the way the human hearing system responds. The A-weighted sound level is abbreviated "dBA". Figure 2 gives typical A-weighted sound levels for various noise sources and the typical responses of people to these levels.

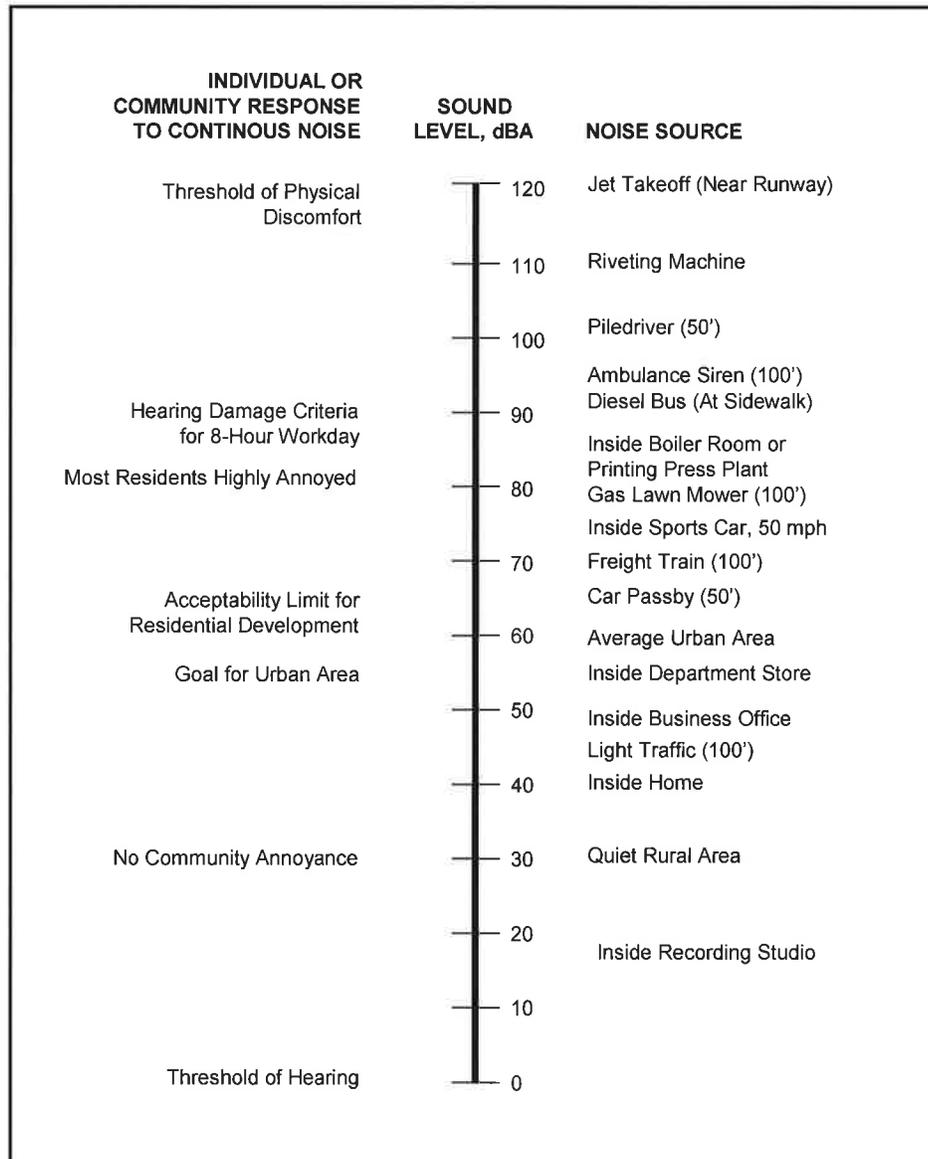


Figure 2 - Typical Sound Levels and their Effect on People

Proposed Fast5Xpress Car Wash Noise Study

Statistical sound levels are called the percentile or exceedance levels. An $L_{1.67}$ exceedance level is the sound level that is exceeded for 1.67% of the time (1 minute hourly). The $L_{8.33}$ is the sound level that is exceeded for 8.33% of the time (5 minutes hourly), L_{25} is the sound level that is exceeded for 25% of the time (15 minutes hourly), and L_{50} is the sound level that is exceeded for 50% of the time (30 minutes hourly). The exceedance descriptors are useful in assessing the duration and strength of fluctuating noise over the measurement period.

3. City Noise Standards

The City of Costa Mesa has established stationary source noise limits to ensure that all segments of the community will be protected from excessive noise intrusion. The applicable noise standards are contained within the City of Costa Mesa Zoning Code, as shown in the Noise Ordinance: AEA has added the exceedance level noise descriptor definitions.

Sec. 13-280. EXTERIOR NOISE STANDARDS

L(xx) descriptors added by AEA

- (a) The following noise standards, unless otherwise specifically indicated, shall apply to all residential property within the City:

RESIDENTIAL EXTERIOR NOISE STANDARDS

Noise Level	Time Period
55 dB(A)	7:00 a.m.- 11:00 p.m.
50 dB(A)	11:00 p.m.- 7:00 a.m.

In the event the alleged offensive noise consists entirely of impact noise, simple tone noise, speech, music, or any combination thereof, each of the above noise levels shall be reduced by 5 dB(A).

- (b) It shall be unlawful for any person at any location within the City to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, when the foregoing causes the noise level, when measured on any other residential property, either within or outside the City, to exceed:
- (1) The noise standard for a cumulative period of more than 30 minutes in any hour; **L(50)**
 - (2) The noise standard plus 5 dB(A) for a cumulative period of more than 15 minutes in any hour; **L(25)**
 - (3) The noise standard plus 10 dB(A) for a cumulative period of more than 5 minutes in any hour; **L(8.33)**
 - (4) The noise standard plus 15 dB(A) for a cumulative period of more than one minute in any hour; or **L(1.67)**
 - (5) The noise standard plus 20 dB(A) for any period of time. **Lmax**
- (c) In the event the ambient noise level exceeds any of the first four noise limit categories above, the cumulative period applicable to said category shall be increased to reflect said ambient noise level. In the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level.
- (d) The exterior noise standards shown in subsection (a) shall not apply to the following exterior areas of multi-family residential development or live/work units located within a Mixed-Use Overlay District where the base zoning district is nonresidential, approved pursuant to a Master Plan, and subject to the land use regulations of an Urban Plan:
- (1) Private balconies or patios regardless of size;
 - (2) Private or community roof decks/roof terraces;
 - (3) Internal courtyards and landscaped walkways that do not include resident-serving, active recreational uses such as community pool, spa, tennis courts, barbeque, and picnic areas.
- (e) In high-rise residential developments in the North Costa Mesa Specific Plan, the exterior noise standards shown in subsection (a) shall only apply to the common outdoor recreational amenity areas located on the ground level. Recreational amenity areas located above the ground level and private balconies and patios shall be exempt from this standard.

Proposed Fast5Xpress Car Wash Noise Study

4. Sound Monitoring Equipment and Locations

In monitoring the proposed car wash location's area ambient noise, AEA used two Larson-Davis Model 824 Type 1 Real-Time Analyzer/Integrating Sound Meters to monitor the various noise producing activities near the existing residences south and west of the project site. Each sound meter system is in current laboratory calibration and was field calibrated according to the manufacturer's instructions just prior to making the ambient measurements.

The ambient noise monitoring positions (see Figure 3) were five feet above local grade. Sound level meter (SLM) 1 was about 350 feet northwest of the centerline of Irvine Ave. and 105 feet southwest of the proposed car wash tunnel entrance centerline. SLM 2 was 105 feet southwest of the centerline of East 17th St. and 60 feet northeast of the proposed tunnel exit.



Figure 3. Aerial View of Project Site with Sound Meters

5. Sound Measurements and Results

Ambient noise was monitored on May 28, 2014 near the adjacent residential property over a 2 and ½ hour afternoon monitoring period from 1:30 p.m. to 4 p.m. The ambient noise measurement results for the project vicinity are given in Tables 1 to 2.

Proposed Fast5Xpress Car Wash Noise Study

Table 1. South Residence Ambient Noise* Monitoring Results (SLM 1)

Date	Timer	Leq	Lmin	Lmax	L(1.67)	L(8.33)	L(25)	L(50)
28 May 2014	1:30 – 1:45	56.8	49.5	73.2	63.8	59.7	56.3	54.5
	1:45 – 2:00	55.7	50.0	71.3	62.8	58.6	55.7	53.6
	2:00 – 2:15	56.0	49.0	70.1	63.7	58.7	55.8	53.8
	2:15 – 2:30	54.9	49.5	66.8	61.2	57.7	55.2	53.5
	2:30 – 2:45	54.9	49.5	70.1	62.1	56.5	54.5	53.1
	2:45 – 3:00	55.4	49.1	65.8	63.3	58.4	55.0	53.4
	3:00 – 3:15	59.3	49.3	76.7	68.9	61.7	56.1	53.9
	3:15 – 3:30	56.7	48.9	73.1	64.3	59.7	55.8	53.5
	3:30 – 3:45	54.3	48.9	67.3	61.2	56.7	54.0	52.6
	3:45 – 4:00	56.7	49.0	68.9	65.6	60.2	56.0	53.6

* All noise data are in dBA referenced to 20 µPa (0 dB)

Table 2. North Property Line Ambient Noise* Monitoring Results (SLM 2)

Date	Timer	Leq	Lmin	Lmax	L(1.67)	L(8.33)	L(25)	L(50)
28 May 2014	1:30 – 1:45	68.8	53.9	89.1	77.3	71.9	n/a	66.6
	1:45 – 2:00	67.5	56.7	81.5	76.4	71.7	n/a	65.7
	2:00 – 2:15	67.5	54.4	80.8	74.1	71.7	n/a	66.1
	2:15 – 2:30	67.4	55.3	74.5	73.2	71.5	n/a	66.3
	2:30 – 2:45	69.3	53.3	88.3	79.6	72.8	n/a	66.3
	2:45 – 3:00	67.3	55.8	77.1	74.3	71.5	n/a	65.9
	3:00 – 3:15	68.5	53.5	83.3	76.6	73.1	n/a	66.6
	3:15 – 3:30	67.0	53.7	76.8	73.6	71.7	n/a	65.5
	3:30 – 3:45	67.1	52.7	76.1	73.7	71.3	n/a	65.7
	3:45 – 4:00	67.0	54.4	77.2	73.7	71.0	n/a	65.7

* All noise data are in dBA referenced to 20 µPa (0 dB)

The ambient noise measurement results include the energy equivalent average sound level (Leq), the minimum sound level (Lmin) and the maximum sound level (Lmax). In addition, the noise measurements include the percentile or exceedance levels (L%). An L_{1.67} exceedance level is the sound level that is exceeded for 1.67% of the time (for example, 1 minute per hour). The L_{8.33} exceedance level is the sound level that is exceeded for 8.33% of the time (for example, 5 minutes per hour). L₂₅ and L₅₀ are the sound levels that are exceeded for their respective time period percentages and would represent exceedances levels of 15 minutes and 30 minutes per hour, respectively. All noise level data herein are referenced to 20 micropascal (20 µPa) and are A-weighted sound levels (dBA). That is, all noise levels herein are in dBA.

The planned hours of operation of the proposed car wash are 7 a.m. to 7 p.m., seven (7) days a week. The project layout shows that the maximum number of patron vehicles queued up for a car wash at a time could be eighteen (18). In addition, there are sixteen (16) vacuum stations. Assuming a worst-case scenario of 18 queued idling vehicles and low speed vehicle movements on-site would be about 65 dBA at 50 feet. Also assuming 16 vehicles being vacuumed at once, the self-serve vacuum cleaner noise would be about 54 dBA at 150 feet and 59 dBA at 75 feet. A small equipment room contains small pumps. Computer modeling of the car wash equipment noise transmitted through the car wash tunnel exit opening, entrance opening, the tunnel walls and tunnel roof, was conducted using the SoundPLAN™, Version 7, community noise modeling software. Figure 4 shows the modeled noise prediction receptor locations near the project-site. Table 3 shows the 30 minute base day L(50) noise limit, lowest and highest measured hourly L(50) ambient noise (from Tables 1 and 2), and the predicted project L(50) noise at the ambient noise monitoring project-side locations and on the yard-sides near the property line walls and near the houses, due to car wash dryers, 18 idling

Proposed Fast5Xpress Car Wash Noise Study

vehicles waiting for a car wash and 16 vacuums operating. Dryer noise abatement is improved by moving the dryers 42 feet back inside from the tunnel exit.

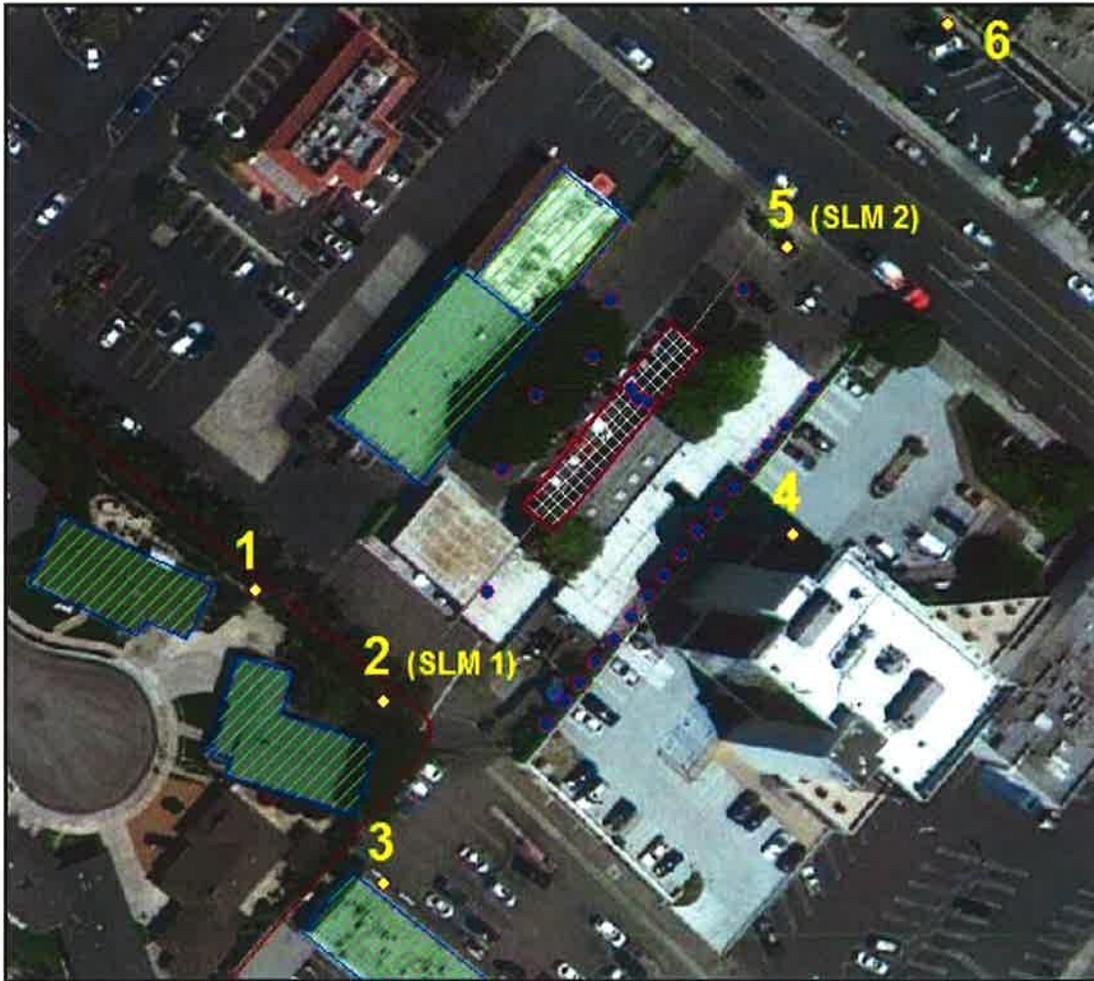


Figure 4. Proposed Car Wash Project Layout with Sound Meters and Receptors

Table 3. Ambient Noise* (from Tables 1-2 above) and Mitigated Car Wash Noise*

Receiver Locations	Daytime Noise Limit L(50) / Lmax	Low Ambient Hourly Noise L(50)	Hi Ambient Hourly Noise L(50)	Ambient Hourly Noise Lmax	Mitigated Receiver Noise L(50)	Meets Residential Noise Limits (Yes/No)
	30 min / Any	30 min/hour	30 min/hour	Anytime	30 min/hour	
Site 1	55 / 75	--	--	--	50.1	Yes
Site 2	55 / 75	52.6	54.5	76.7	53.1	Yes
Site 3	--	--	--	--	56.9	--
Site 4	--	--	--	--	53.6	--
Site 5	--	65.5	66.6	89.1	72.3	--
Site 6	--	--	--	--	62.2	--

* All noise data are in dBA referenced to 20 µPa (0 dB)

Proposed Fast5Xpress Car Wash Noise Study

6. Conclusions

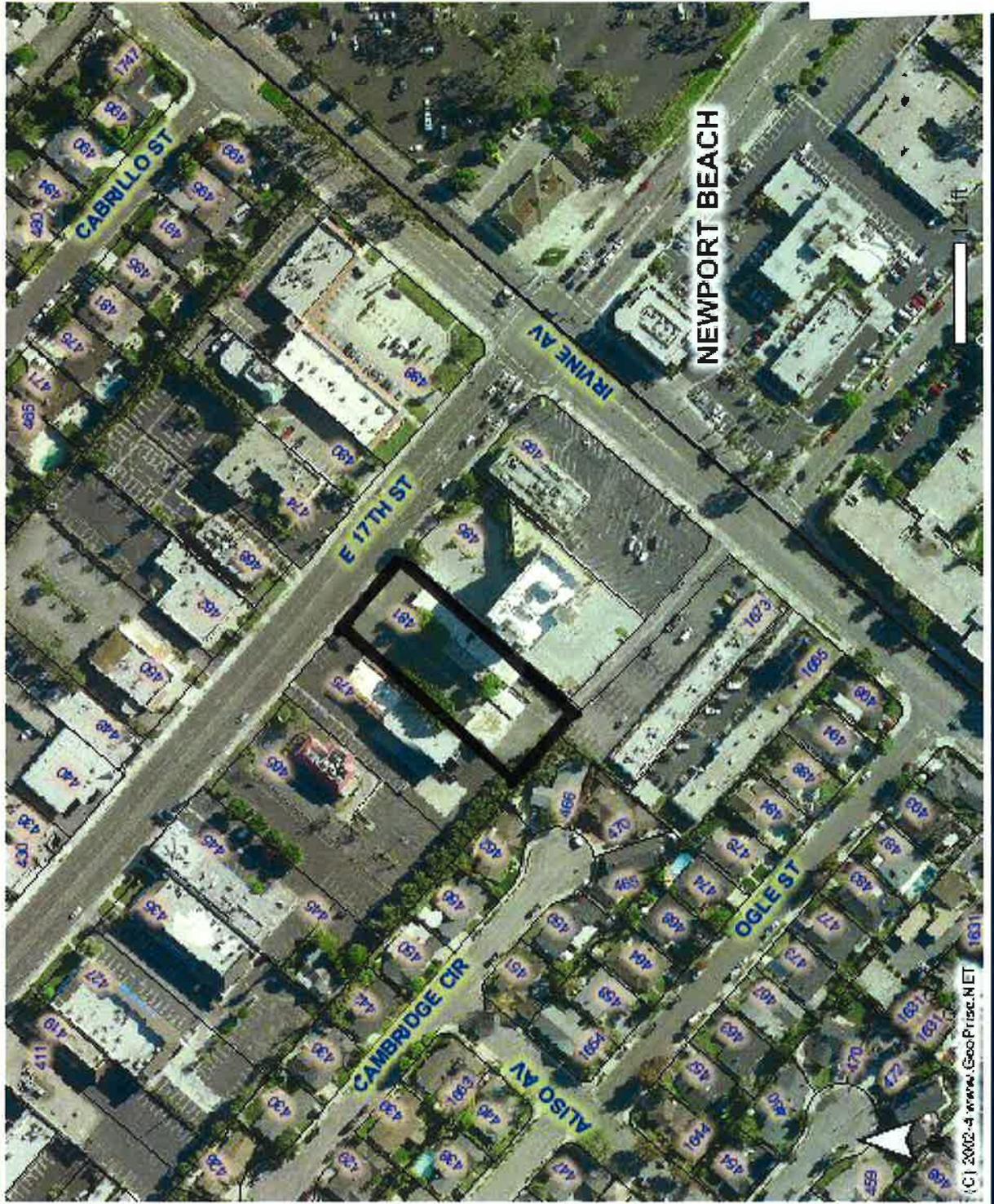
The current project site ambient noise exceeds the city code noise limits (see Table 3) at the residential sound level meter monitoring location. The proposed 12-foot high (AGL of car wash) masonry property line wall and the existing property line buildings and walls act as noise barriers that abate current ambient and future project noise. The proposed project, with the dryer system located 42 feet back inside from the tunnel exit and with the proposed 12-foot high wall, would create noise at the southerly residential outdoor living areas in compliance with the city daytime L(50) noise limit of 55 dBA. Therefore, the proposed car wash project would comply with the city noise code.

As a good-neighbor policy, it is recommended that patron car radios be turned off while in the entrance queue or at least be inaudible at the residential property lines. Signage should request patron cooperation by minimizing noise of car door slams, loud talking, excessive car sound system volume and should request basic consideration for the residential neighbors.

Overview Map



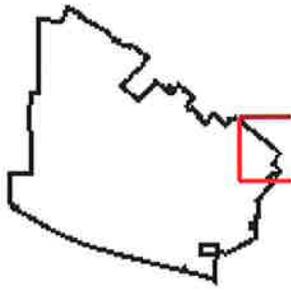
Map Display



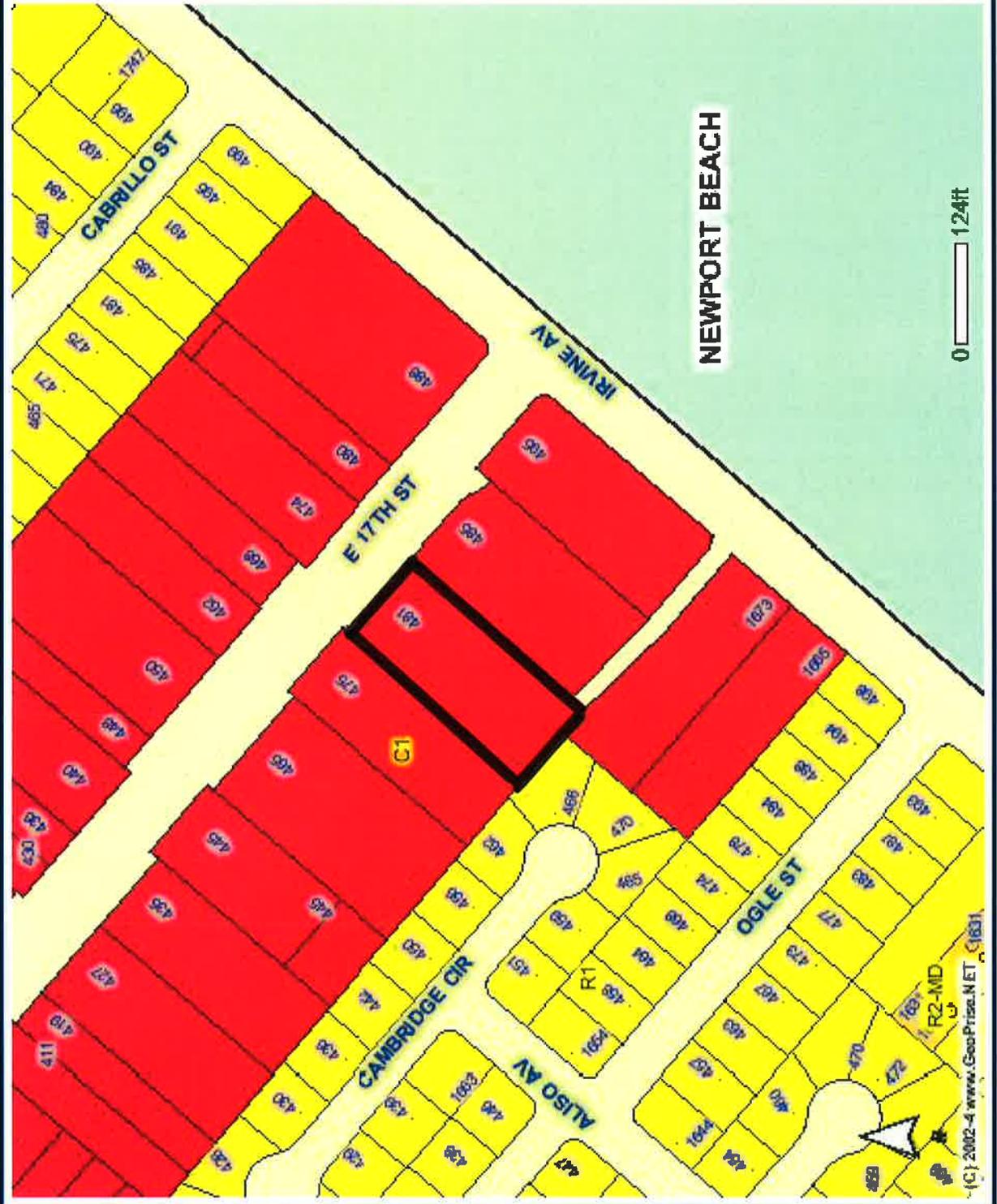
Legend

- Address Small
- Address Points
- Hydrology Channel-5
- Street Names
- Parcel Lines
- City Boundary
- Water Ways
- Ortho 2010 Level12
- Ortho 2008 Level12

Overview Map

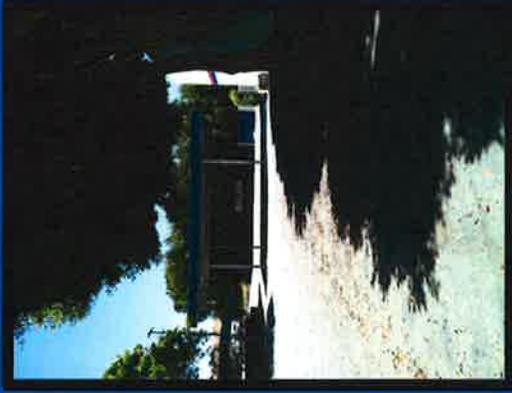


Map Display

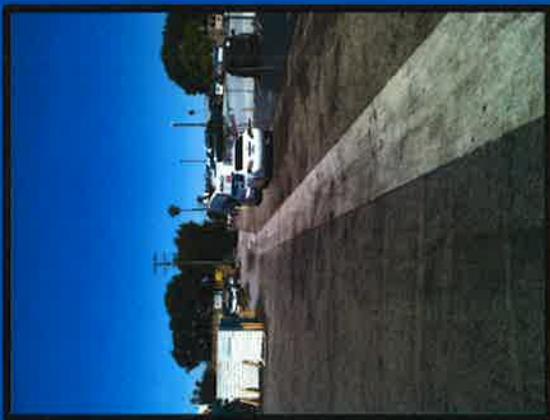


Legend

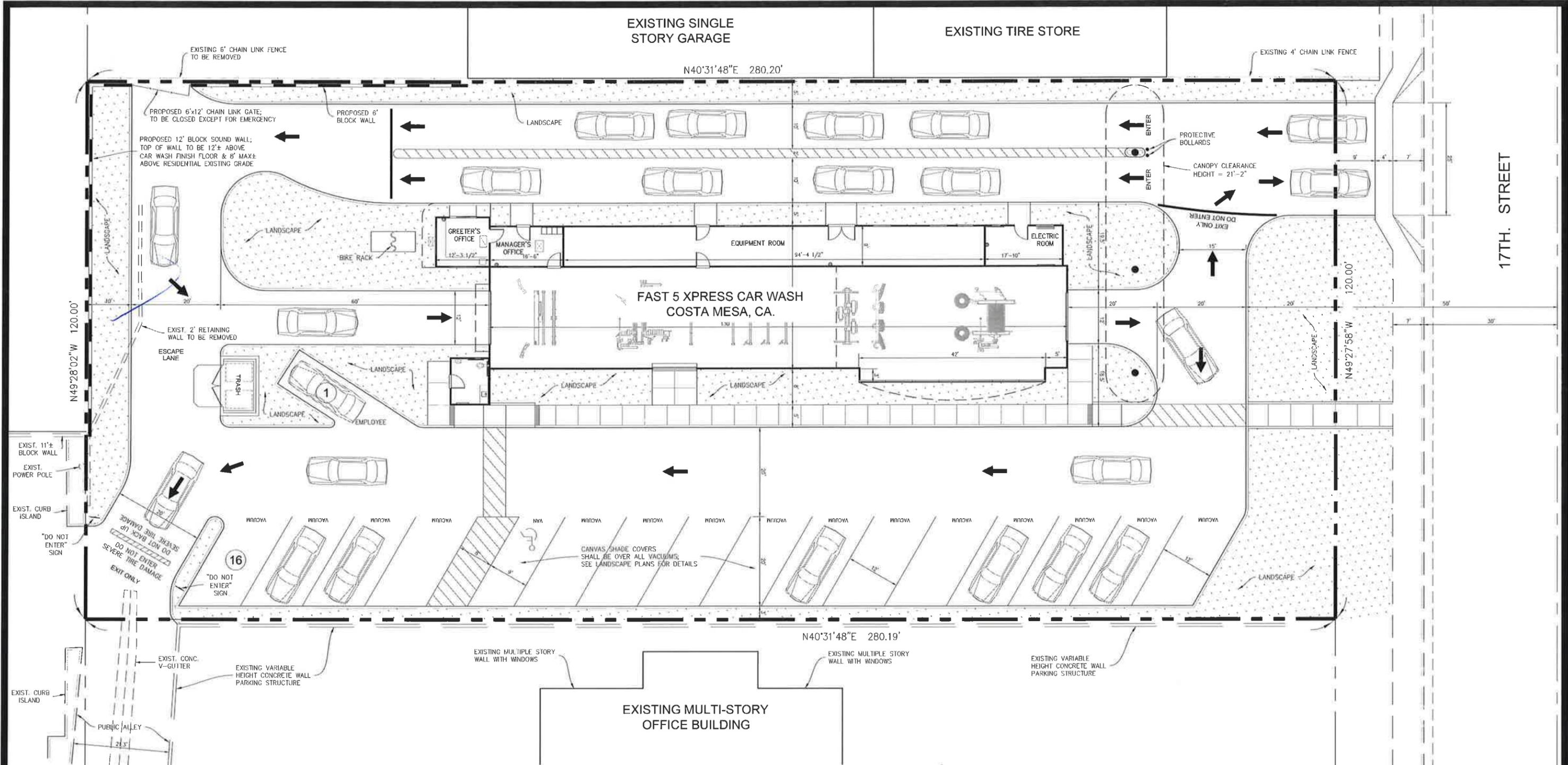
- Address Small
- Parcel Lines
- City Boundary
- Hydrology Channels
- Water Ways
- Street Names
- AP
- C1
- C1-S (cont)
- Zoning



PHOTOS OF SUBJECT PROPERTY



PHOTOS OF PUBLIC ALLEY AND IRVINE AVENUE DRIVEWAY EXIT



APPLICANT:
 FAST5XPRESS CARWASH
 ATTN: TOM UTMAN
 567 SAN NICOLAS DRIVE
 SUITE 390
 NEWPORT BEACH, CA 92660

ENGINEER:
 SUMMIT WEST CONSULTANTS, INC
 ATTN: RICHARD CROSSWHITE
 P.O. BOX 71151
 RIVERSIDE, CA 92513
 PH: (760) 985-2417

ADDRESS:
 481 E. 17TH STREET
 COSTA MESA, CA 92627

ACREAGE:
 0.77 AC.

GROSS FLOOR AREA:
 GFA = 4,508 S.F.

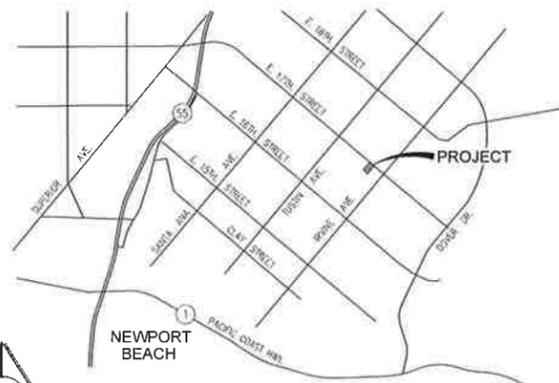
PARKING REQUIRED:
 3 SPACES PER 1000 S.F. OF GFA. FOR THE
 FIRST 25,000 SQUARE FEET OF BUILDING.

STANDARD PARKING	=	14 SPACES
ADA (VAN)	=	1 SPACE
TOTAL	=	15 SPACES

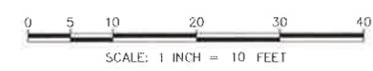
ADA (VAN)	=	1 SPACE
STANDARD	=	1 SPACE
BIKE RACK CREDIT	=	1 SPACE
VACUUM	=	15 SPACES
TOTAL	=	18 SPACES

LEGAL DESCRIPTION
 A PORTION OF LOT 88 OF NEWPORT HEIGHTS, BOOK 4,
 PAGE 83 OF MAPS OF ORANGE COUNTY, EXCEPT FOR THE
 SOUTHEASTERLY 258 FEET AND THE NORTHWESTERLY 150
 FEET.

ASSESSOR'S PARCEL NO: 425-153-23



VICINITY MAP
 NOT TO SCALE



**FAST 5 XPRESS CAR WASH
 PROPOSED SITE PLAN
 481 E. 17TH. STREET
 COSTA MESA, CA.**

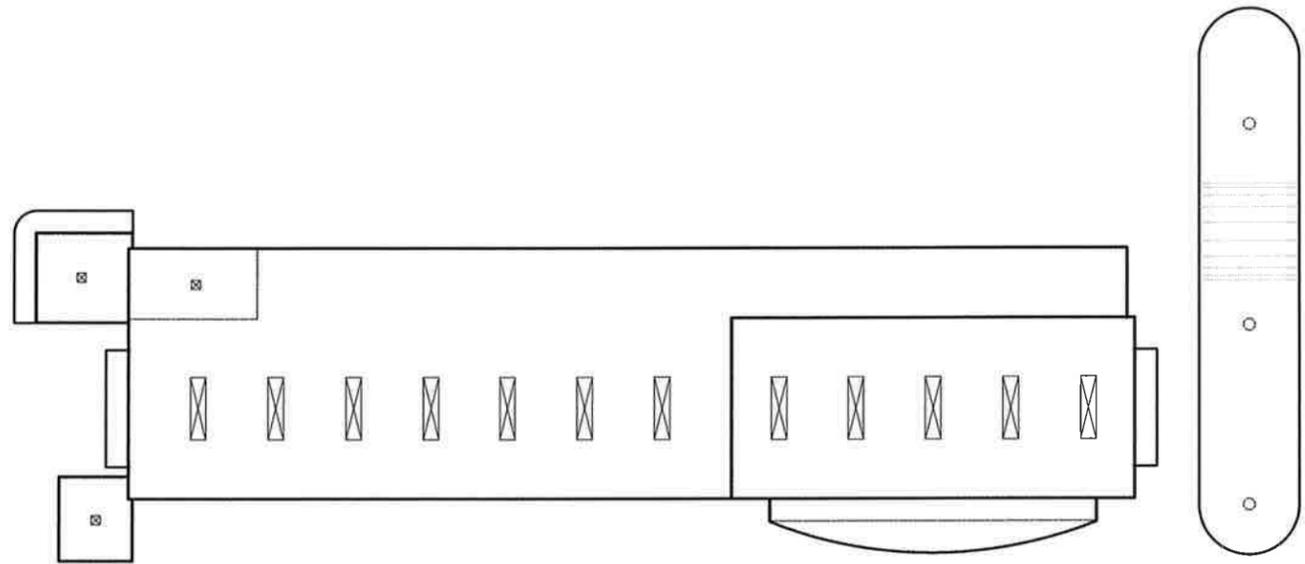
PLANS PREPARED UNDER
 THE SUPERVISION OF:
Travis P. Vincent Jr.
 TRAVIS P. VINCENT JR., P.E. 37356



P.O. Box 71151
 Riverside, CA 92513
 (760) 985-2417
 info@swcal.com
 summitwestconsultants.com

Date: 7/28/2014

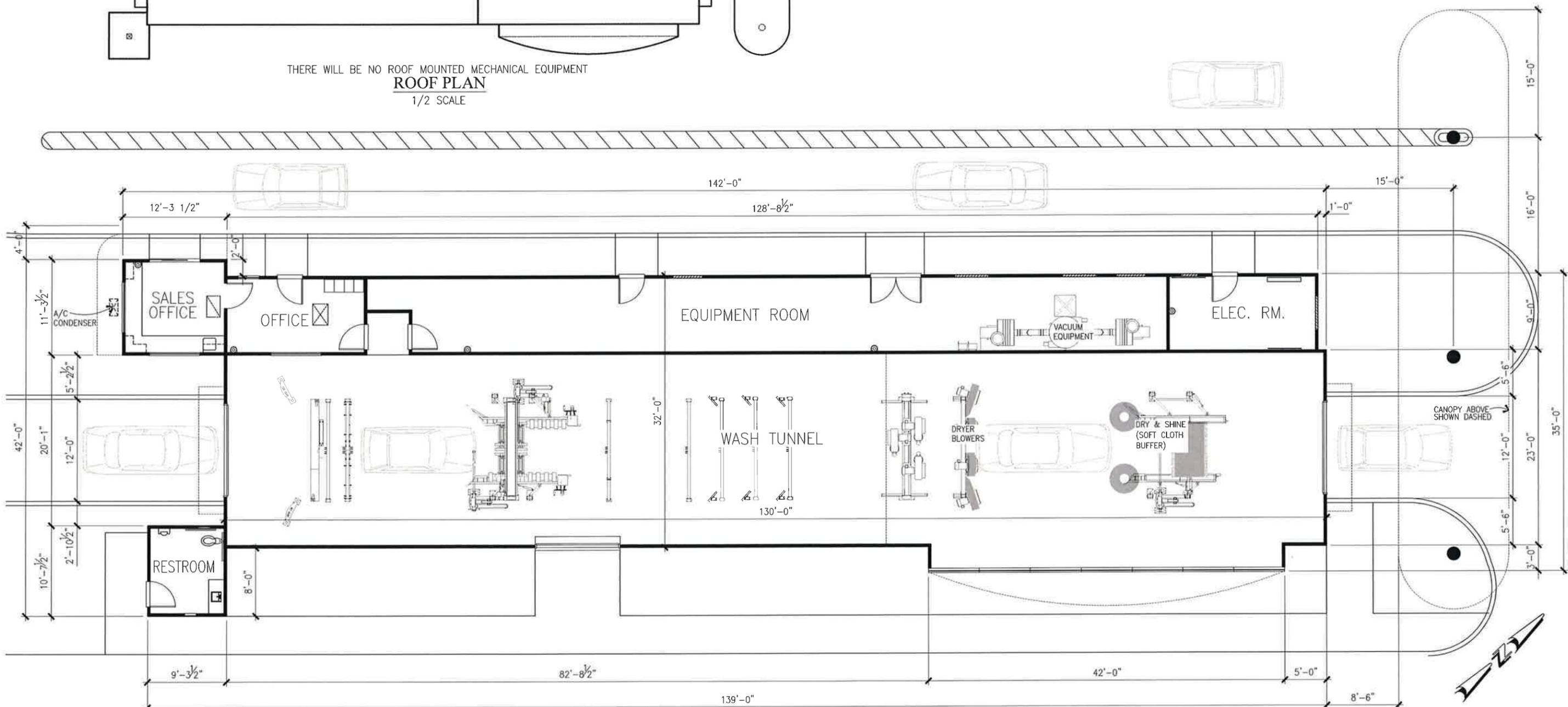
-32-



THERE WILL BE NO ROOF MOUNTED MECHANICAL EQUIPMENT
ROOF PLAN
 1/2 SCALE

AREA TABULATION

WASH TUNNEL	3,116 SQ. FT.
EQUIPMENT ROOM	852 SQ. FT.
ELECTRIC ROOM	157 SQ. FT.
SALES OFFICE	138 SQ. FT.
OFFICE	148 SQ. FT.
PUBLIC RESTROOM	97 SQ. FT.
TOTAL	4,508 SQ. FT.



FLOOR PLAN

FAST 5 XPRESS
 Costa Mesa, CA

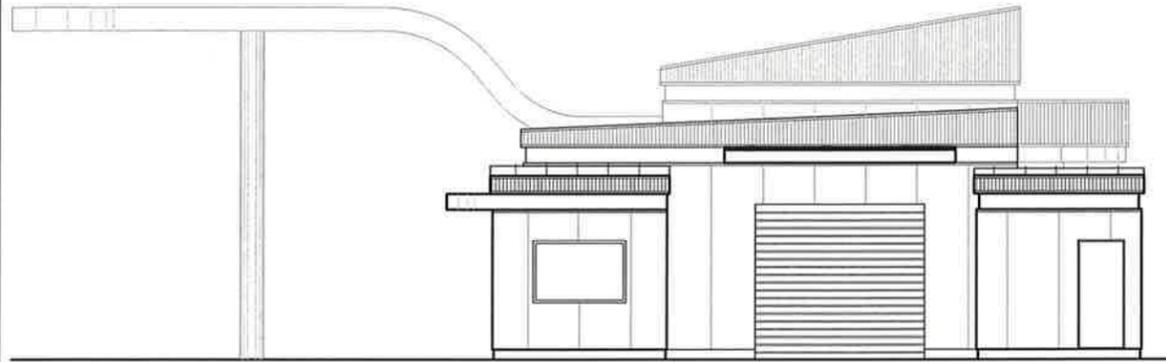
-33-



Job #: 12039
 Dated: Jul 29, 2014
 SCALE 3/16"=1'-0"

KEVIN L. CROOK
ARCHITECT
INC.
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klcarch.com

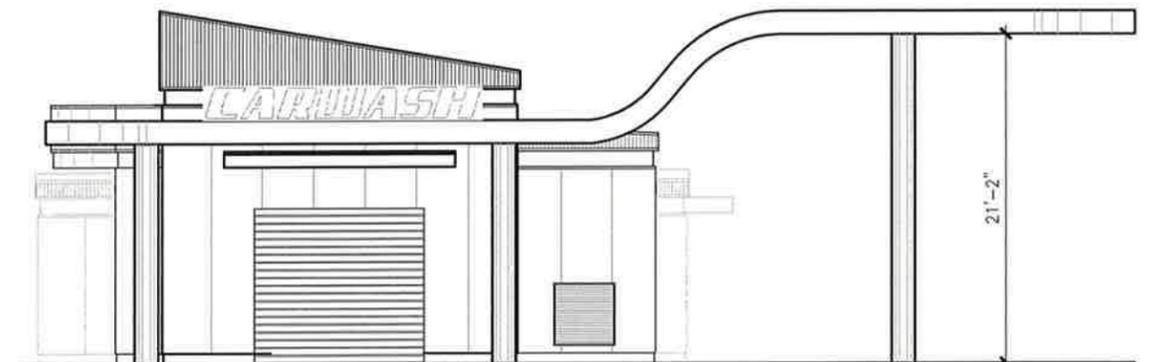


SOUTH/ WEST ELEVATION

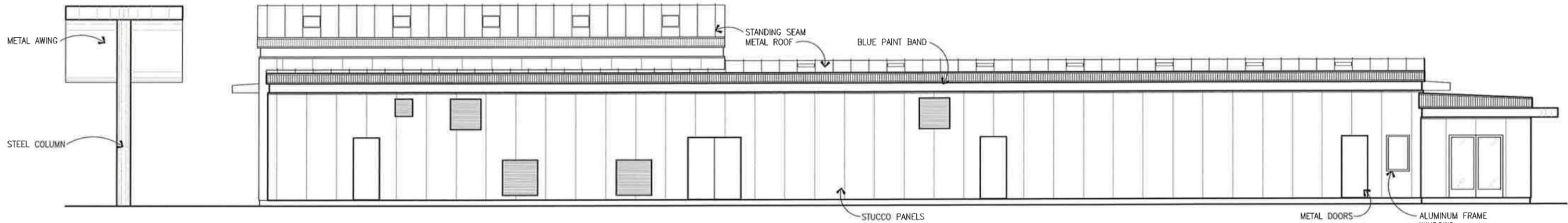
STUCCO WITH CHNNELS		X-40 SMOOTH FINISH	
METAL AWING / STORE FRONT / ALUMINUM FRAME WINDOWS		GW981	
TRANSLUCENT ALUMINATE BLUE BAND / ALUMINUM FRAME DOORS		SW702	
STEEL COLUMN / METAL PARAPET		SW708	
CONCRETE BLOCK WALL / WROUGHT IRON GATE		TO MATCH STUCCO	

*ACCENT TO BE USED ON FRONT DOORS, SHUTTERS
ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE
ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS
SIDE AND REAR ELEVATIONS TO RECEIVE SAME TREATMENT AS FRONT ELEVATION

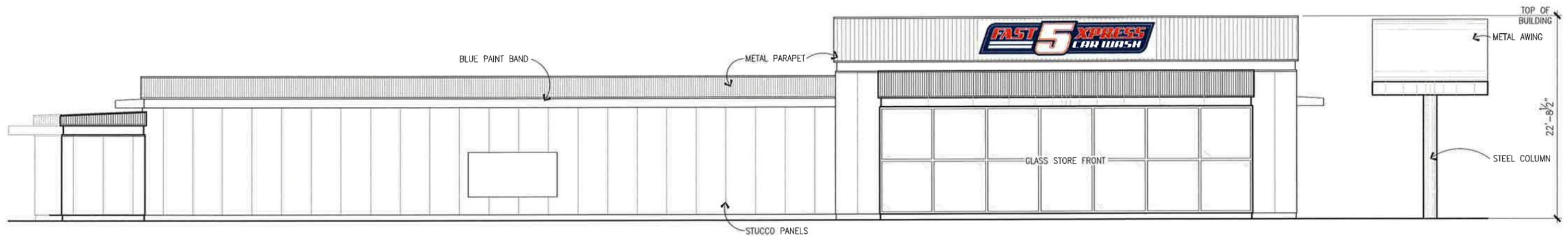
STUCCO: LA HABRA
PAINT: SHERWIN
WILLIAMS



NORTH/ EAST ELEVATION



NORTH/ WEST ELEVATION



SOUTH/ EAST ELEVATION



Job #: 12039
Dated: Jul 29, 2014
SCALE 3/16"=1'-0"

FAST 5 XPRESS
Costa Mesa, CA

-3A-

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ARCHITECT
INC.

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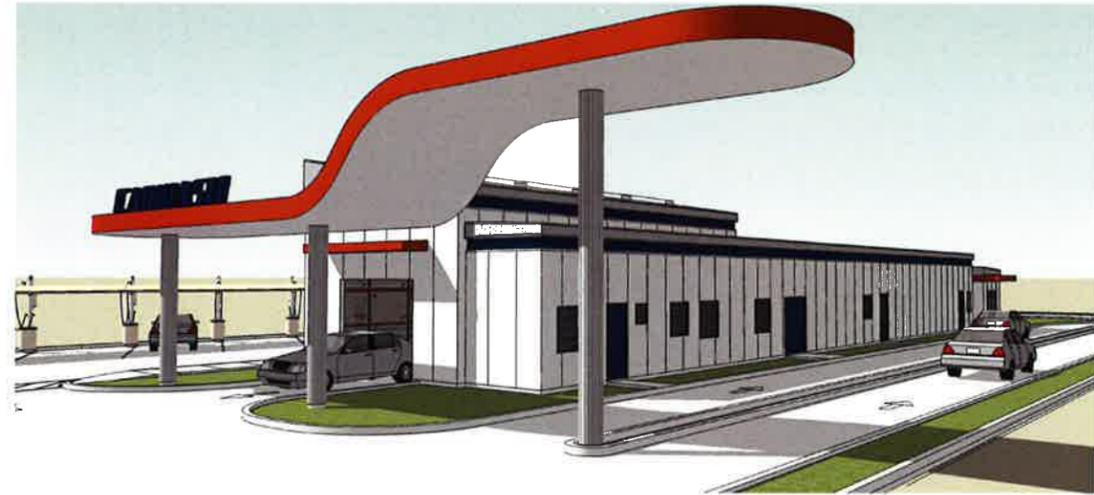
LOOKING WEST



LOOKING SOUTH



LOOKING WEST



LOOKING SOUTH



LOOKING EAST



LOOKING NORTH



Job #: 12039
Dated: July 29, 2014

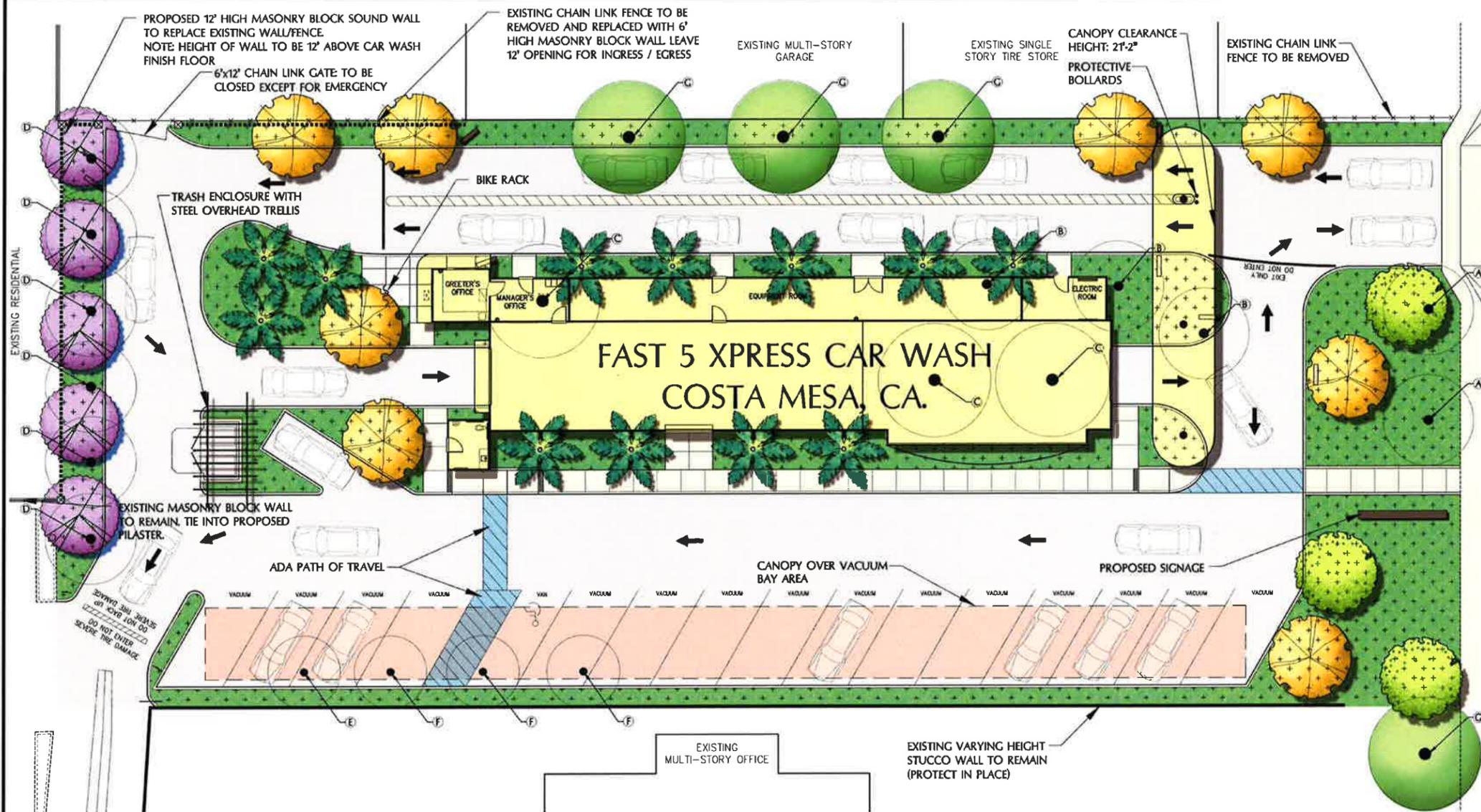
FAST 5 XPRESS

Costa Mesa, CA

-35-

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ARCHITECT
INC.

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PLANTING LEGEND:

EXISTING TREES TO BE REMOVED:			
BOTANICAL NAME	COMMON NAME	QTY.	
(A) CUPANIA ANACARDIODES	CARROTWOOD	2	
(B) MELALEUCA QUINQUENARIA	CAJEPUT TREE	3	
(C) FICUS BENJAMINA	WEeping FIG	3	
(D) EUCALYPTUS LEUCOCXYLON	WHITE IRON BARK	6	
(E) FICUS CARICA	FIG	1	
(F) ERIOBOTRYA JAPONICA	LOQUAT	3	

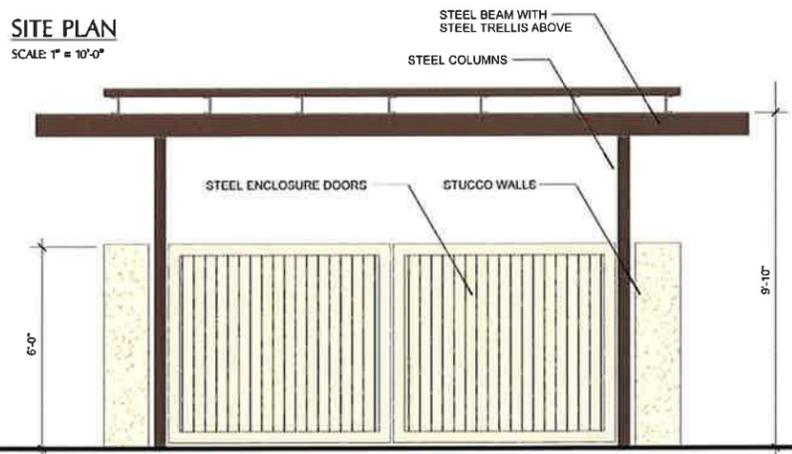
EXISTING TREES TO REMAIN:			
BOTANICAL NAME	COMMON NAME	QTY.	
(G) FICUS MICROCARPA	INDIAN LAUREL FIG	4	

PROPOSED TREES:			
BOTANICAL NAME	COMMON NAME	SIZE	QTY.
STREET TREE - E. 17TH ST. (FROM COSTA MESA STREETScape STANDARDS)			
LAGERSTROEMIA INDICA	CRape MYRTLE	36" BOX	3
FAUREA 'MUSKOGEE'	LAVANDER PINK		
FRISTANIA CONFERTA	BRISBANE BOX	24" BOX	8
ARECASTRUM ROMANOFFIANUM	QUEEN PALM	12" BTH	12
UNDER POWER LINES ON REAR PROPERTY LINE, APPROVED BY SO, CAL EDISON			
CHILTALPA TASHKENTENSIS	CHILTALPA	36" BOX	5

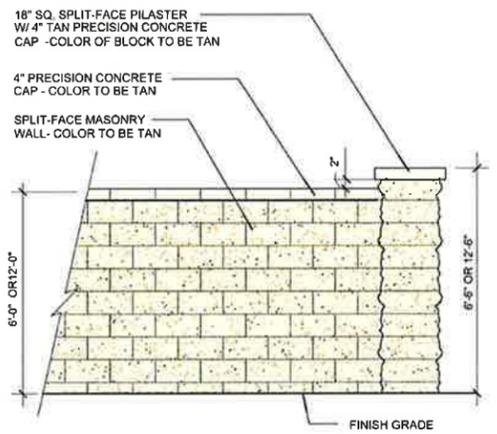
PROPOSED SHRUBS:			
5 GALLON SIZE			
BOTANICAL NAME	COMMON NAME	QTY.	
AGAVE DESMETIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE		
CEANOTHUS 'CENTENNIAL'	CALIFORNIA WILD LILAC		
PITTOSPORIUM 'VARIEGATA'	MOCK ORANGE		
PHILODENDRON 'XANADU'	WINTERBOURN PHILODENDRON		
PHOENIX ROSELENI	PIGMY DATE PALM		
PHORNIUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX		
STRELITZIA REGINAE	BIRD OF PARADISE		

1 GALLON SIZE:			
BOTANICAL NAME	COMMON NAME	QTY.	
AEONIUM 'KIWI'	KIWI AEONIUM		
AEONIUM URBICUM 'RUBRUM'	RED SALAD BOWL		
CORDYLINA 'FESTIVAL GRASS'	FESTIVAL CORDYLINA		
HEMEROCALLIS SPP.	DAYLILY		
LANTANA MONTEVIDENSIS 'WHITE'	TRAILING LANTANA		
MYOPORIUM PAR. 'PROSTRATUM'	PROSTRATE MYOPORIUM		
ROSMARINUS OFF. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY		
SENECIO BARBERTONICUS	SUCCULENT BUSH SENECIO		
SENECIO TALINOIDES	BLUE CHALK STICKS		

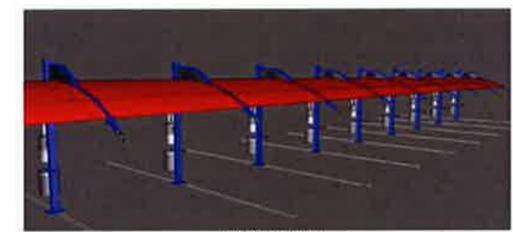
SITE PLAN
SCALE: 1" = 10'-0"



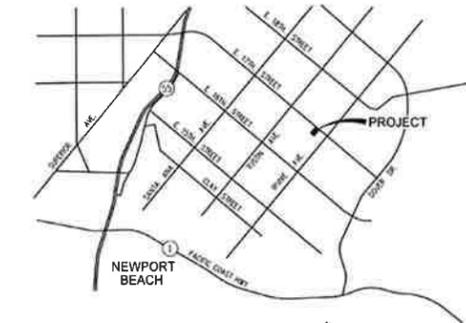
PROPOSED TRASH ENCLOSURE WITH OVERHEAD TRELLIS
SCALE: 1/2" = 1'-0"



PROPOSED MASONRY BLOCK WALL DETAIL
SCALE: 1/2" = 1'-0"



VACUUM BAY CANOPY
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



CONCEPTUAL LANDSCAPE PLAN

481 E. 17TH STREET, COSTA MESA, CALIFORNIA

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SUMMERS/MURPHY & PARTNERS, INC.
31197 COAST HIGHWAY, SUITE 200
DANA POINT, CALIFORNIA 92629 (949) 443-1446
LANDSCAPE ARCHITECTS

DATE: 7-28-14 SMP# 682656