



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JANUARY 11, 2016

ITEM NUMBER:

PH-2

**SUBJECT: PLANNING APPLICATION PA-15-34: MASTER PLAN FOR THE RECONSTRUCTION OF COSTA MESA FIRE STATION NO. 1
2803 ROYAL PALM DRIVE**

DATE: DECEMBER 17, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

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

DESCRIPTION

The proposed project involves the following:

Master plan to demolish the existing Costa Mesa Fire Station No. 1 and to construct a new one story, 11,675 square foot fire station facility with new living quarters, fire apparatus bay, offices and meeting rooms. Maximum allowable Floor Area Ratio (FAR) is .25 (12,075 square feet); proposed FAR is .24 (11,675 square feet). Twenty-two on-site parking spaces are proposed (15 for fire employees; 7 for visitors). Two possible design options for the new fire station will be considered by the Planning Commission.

APPLICANT

The applicant is WLC Architects, Inc., representing the City of Costa Mesa, the property owner.

RECOMMENDATION

Adopt Planning Commission resolution approving the project, subject to conditions; and provide direction relative to the selection of one of the two design options.

PLANNING APPLICATION SUMMARY

Location: 2803 Royal Palm Drive Application: PA-15-34

Request: Demolition and reconstruction of Costa Mesa Fire Station No. 1 with 2 Design Options

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>I&R</u>	North: <u>(Across Elm Ave.) R1, Residences</u>
General Plan: <u>Public/Institutional</u>	South: <u>(Across Adams Ave.) PDC, Retail Center</u>
Lot Dimensions: <u>150 FT X 328 FT</u>	East: <u>(Across Royal Palm Dr.) C1, Commercial Uses</u>
Lot Area: <u>1.10 Acres (48,300 SF)</u>	West: <u>C1, Post Office</u>
Existing Development: <u>Existing fire station (to be demolished)</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	60 FT	150 FT
Lot Area	6,000 SF	1.10 Acres (48,300 SF)
Density/Intensity:		
Floor Area Ratio (FAR):	.25 (12,075 SF)	.24 (11,675 SF)
Coverage (Development Lot)		
Buildings	NA	11,675 SF (24%)
Paving	NA	17,500 SF (37%)
Landscaping (Total Site)	NA	19,125 SF (39%)
Total Site	NA	48,300 SF (100%)
Building Height		
	4 Stories	Option 1: 1 Story/24 FT Option 2: 1 Story/20 FT
Setbacks (Building):		
Front (Adams Ave.)	20 FT	33 FT
Side (left/right – Royal Palm Dr.)	5 FT/10 FT	10 FT/ 10 FT
Rear (Elm Ave.)	10 FT	155 FT
Parking		
Standard	NA	15 (Employee) 5 (Visitor)
Handicap	2	2 (Visitor)
TOTAL	NA	22 Spaces
NA = Not Applicable or No Requirement		
CEQA Status	15302, Replacement or Reconstruction	
Final Action	Planning Commission	

BACKGROUND

Project Site/Environs

The subject property is located on the northwest corner of Adams Avenue and Royal Palm Drive. The site contains Costa Mesa Fire Station No. 1 (see description below).

The subject site is zoned I&R (Institutional and Recreational) and has a General Plan Land Use Designation of Public/Institutional. The property is bounded by single-family residences to the north (across Elm Avenue), commercial uses to the east and south, and the Costa Mesa Post Office to the west.

Existing Fire Station No. 1

Fire Station No. 1, located at 2803 Royal Palm Drive, was built in the early 1960's. The existing building consists of 6,900 square feet of living quarters, offices, and meeting rooms, a 2,600 square feet fire apparatus bay, and an Emergency Management Services (EMS) center (9,500 square feet total). According to Fire Department staff, the existing fire station has exceeded its useful life, and is no longer compliant with current standards and modern building codes.

The present facility is exhibiting significant foundation settlement resulting in accelerated deterioration to its various components including floor slabs, walls, and the building structural frame. The City Council determined that it was more cost effective to construct a new state-of-the art fire station rather than repair or remodel the existing facility.

Award of Contract for Design and Construction for New Fire Station

The City Council allocated funding towards the design and construction of a new Fire Station at this location in Fiscal Year 2015-2016.

On July 21, 2015, City Council awarded a contract to WLC Architects, Inc. for professional services associated with the design of a new fire station at this location (see Attachment 5). The scope of work for this project consisted of the preparation of complete construction documents including conceptual and final design, soil testing, architectural, structural, electrical, mechanical and grading design, as well as all necessary calculations and technical support needed during construction.

On November 17, 2015, City Council approved New Business Item 1 for further development funding for Fire Station 1.

The estimated timeline of the project from design (current stage) to completion is approximately two years, with an estimated completion date of mid-to-late 2017 (see attached schedule in applicant's project description). The project will be reviewed by the City Council in late 2016 when the construction contract is awarded.

Master Plan Requirement

Under the I&R zone, new development is subject to approval of a master plan. Per CMMC Section 13-28(h), master plans are subject to approval by the Planning Commission, who is the final decision making body unless the decision of the Commission is appealed to the City Council. Because WLC Architect's scope of work involved the preparation of two design alternatives (Design Option 1 and Design Option 2), it is appropriate for the Planning Commission to consider and approve the appropriate architectural design option for the fire station through the public hearing process.

ANALYSIS

Proposed Fire Station

The proposed station is designed to accommodate ten fire fighters (male and female) in an individual dormitory setting. Other station features include a three-bay, double-deep apparatus room, administrative office areas, kitchen, dining room, day room, physical training room, mechanic shop area, medical supply storage, and the various support spaces required for a facility of this type. Circulation within the station is organized around an open interior courtyard, intended to maximize daylight opportunities for the internal areas of the station. The project also includes a small storage building located at the rear of the property (toward Elm Avenue) for City emergency supplies.

Site features include visitor parking, secured fire fighter parking, fuel station, emergency generator, hose tower, and an open patio area. The fire apparatus bay will be enlarged and relocated from its current location on Royal Palm Drive to Adams Avenue. The signalized intersection will be able to be controlled by the firefighters for the entering and exiting of emergency vehicles from the facility onto Adams Avenue.

On-Site Parking

As noted in the zoning summary table, code does not specify a parking requirement for public facilities; however, the 22 on-site spaces are proposed to be provided, which is comparable to the existing parking provided on site (approximately 20 spaces, including 7 existing visitor parking spaces). The parking areas for fire personnel and visitors will be separated. The layout and design of the parking areas has been reviewed and approved by the Transportation Services Division.

Setbacks and Landscaping

The proposed project meets or exceeds the required building and landscape setbacks for the I&R zone. The building setback along Adams Avenue provides adequate space for trees and a substantial landscape buffer from the public right-of-way. The landscape setback area along Royal Palm Drive includes an 8-foot tall tubular steel and wood plank security fence that will allow the 10-foot landscape buffer to be visible along the street frontage through the fence. The landscape plan is required to contain 24-inch box trees per Code requirements. The Public Services arborist has recommended several tree and groundcover species that will be compatible with the new station, which is reflected in Condition of Approval no. 15.

Building Architecture – Design Options 1 and 2

As noted earlier, the architect's scope of work included the preparation of two design options for the exteriors of the building (the floor plan and overall site layout for both options are identical).

Design Option 1 is a Contemporary scheme that breaks down the overall building massing into distinct forms that are then organized together in a playful manner. The juxtaposition of these different forms creates a hierarchy in the design that defines functional spaces within the station. The massing arrangement is further enhanced by canted walls and a variation of materials that occur around the station. In addition, angled and folding trellis construction, which highlights window and door openings, again reinforces the overall concept.

Design Option 1



Design Option 2 is a Modern scheme that refines the massing into a straightforward yet elegant form. The design of this scheme is distilled into a singular powerful gesture that draws the separate functions of the fire station into a cohesive building. This gesture is manifested by a striking variegated red structure that encompasses the apparatus bay and stretches over other portions of the structure. This feature also minimizes the scale of the apparatus bay which tend to dominate typical fire station designs. As with other elements of this scheme, the form also functions as a mechanical screen, shading element, and as a platform for photovoltaic panels. Generally, the color scheme is influenced by the traditional colors of a fire department, but specifically it draws on the nature of fire itself. The bold variegated red represents the flicker of the flame, while the deep vertical charcoal gray panels represent billowing smoke.

Design Option 2



GENERAL PLAN AND ZONING CODE CONFORMANCE

The proposed project involves a Master Plan. Pursuant to an approved Master Plan, the proposed project would be in conformance with the following planning documents:

- General Plan
- Zoning Code

Conformance with the City of Costa Mesa General Plan

Future development of all land within the City of Costa Mesa is guided by the General Plan adopted in 2002. The Land Use Element of the General Plan directs long-range development in the City by indicating the location and extent of development to be allowed. The General Plan sets forth land use goals, policies, and objectives that guide new development. The General Plan land use designation for the project area is Public/Institutional.

The following analysis evaluates the proposed project's consistency with specific goals and objectives of the General Plan, Land Use Element.

- **Goal LU-1: Land Use:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

Consistency: The project would replace a 50+ year old fire station facility with a modern state-of-the-art facility. The infill nature of the proposed project protects the viability of the natural environment and decreases the need for significant infrastructure improvements. The project is consistent with this General Plan goal.

- **Goal LU-2: Development:** *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

Consistency: The proposed project would enhance the visual appearance of the site through implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural design to the project area. With significant landscaping provided along the street frontage and within the parking areas, the proposed project is supportive of this General Plan goal.

- **Objective LU-2A:** *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

Consistency: Because the project is an infill development, it would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The project is consistent with this objective.

- **Objective LU-3A:** *Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.*

Consistency: The project provides needed fire protection services for the Mesa Verde area. The project has been designed in compliance with all applicable Zoning Code requirements, thus making it compatible with the surrounding area. The project is consistent with this objective.

Conformance with the Zoning Code

No deviations from Zoning Code requirements are required. The project has been designed to meet or exceed all applicable Zoning Code requirements, including, but not limited to, Floor Area Ratio (FAR), building height, setbacks, parking and on-site circulation, and on-site landscaping.

Justifications for Approval

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on an assessment of facts and findings which are also reflected in the draft resolution.

- The master plan meets the broader goals of the General Plan, any applicable specific plan and the zoning code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. The project would replace a 50+ year old fire station facility with a modern state-of-the-art facility. The architecture will be complementary to an urban setting. The proposed architecture and site design will enhance the street views on public streets. The overall architectural design promotes excellence and compatibility. The project has been designed to meet or exceed all applicable Zoning Code requirements, including, but not limited to, Floor Area Ratio (FAR), building height, setbacks, parking and on-site circulation, and on-site landscaping.
- Project conforms with City Council Policy 500-14 requiring a LEED Gold rating. Council Policy 500-14 requires that all new City facilities and buildings constructed after July 1, 2008 to meet a minimum Leadership in Energy & Environmental Design (LEED) Gold rating and exceed current State of California Title 24 Energy Code requirements by at least 15%. The project has been conditioned to meet these requirements.
- Feedback obtained from a community meeting have been positive. On November 16, 2015 a neighborhood meeting was held at Fire Station No. 1 where the Fire Chief, the Public Services Director, and the project architect presented to the 20 residents that attended the meeting. The Fire Chief welcomed the residents and gave a brief background of the existing station and crews. The Public Services Director introduced the project team and discussed the structural damage due to foundation settlement and inadequate sizing for fire crews and trucks of the existing station. The Director provided funding information for the project and discussed the various costs of the project (\$7 million in construction and \$1.5 million for design, temporary crew relocation during construction, and construction management services). The tentative design and construction schedule was reviewed with the residents. Design is anticipated to be completed by Summer of 2016 and construction to begin January 2017 for a duration of 12 months.

The architect presented the details of the new floor plan explaining the better circulation, accommodations for more personnel and larger fire engines, new egress on to Adams Avenue resulting in less traffic concerns and quicker response time, and the two architectural concepts. Many questions were asked by residents ranging from LEED certification, access patterns, costs, construction hours and constraints, to project schedule, and answered by the presenters. Residents expressed concern about construction hours and personnel parking. The Director explained that construction hours are scheduled for weekdays from 7:30 am to 5:00 pm and construction parking would be prioritized to be onsite and immediately adjacent to the project site. The overall feedback from residents was that the project appropriately addresses the current issues, and the residents thanked the Fire Department for being "good neighbors".

- The proposed new fire station is consistent with the feedback received from the consensus of the community and the Fire Department. As noted in the attached memo from the Fire Chief (Attachment 4), the proposed station is consistent with the

feedback received from the community and Fire Department staff, which recommended Design Option 2 for the Commission's consideration.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15302 for Replacement or Reconstruction. The project is exempt under this category because it is a replacement and reconstruction of a fire station facility where the new facility will be located on the same site as the fire station being replaced and will fundamentally have the same purpose and capacity of the existing fire station facility.

LEGAL REVIEW

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

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. *Mailed notice.* A public notice was mailed to all property owners within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. *On-site posting.* A public notice was posted on each street frontage of the project site.
3. *Newspaper publication.* A public notice was published once in the Daily Pilot newspaper.

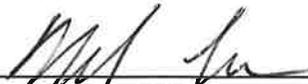
Notice was also sent to the attendees of the November 16, 2015 Community Meeting that provided their mailing addresses.

ALTERNATIVES

The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.

CONCLUSION

The project satisfies the required findings and is deemed to be a high-quality development, therefore it is consistent with the intent of the General Plan and Zoning Code. Therefore, staff recommends approval of the project.



MEL LEE, AICP
Senior Planner



CLAIRE FLYNN, AICP
Asst. Development Services Director



ERNESTO MUNOZ, P.E.
Public Services Director



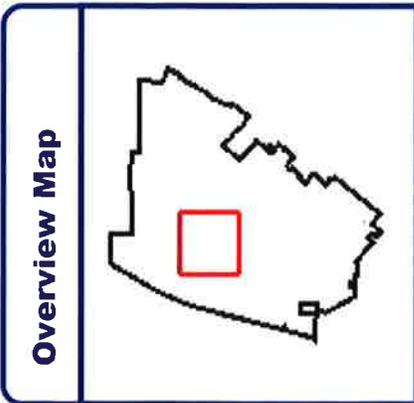
DAN STEFANO
Fire Chief

- Attachments:
1. Location Map, Zoning Map, and 500' Radius Map
 2. Site Photos
 3. Applicant's Project Description
 4. Fire Department Memo
 5. July 21, 2015 City Council Agenda Report
 6. Draft Resolution
 7. Plans

Distribution:

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

WLC Architects, Inc.
Attn: Kelley Needham, AIA, Principal
8163 Rochester Avenue, Suite 100
Rancho Cucamonga, CA 94730

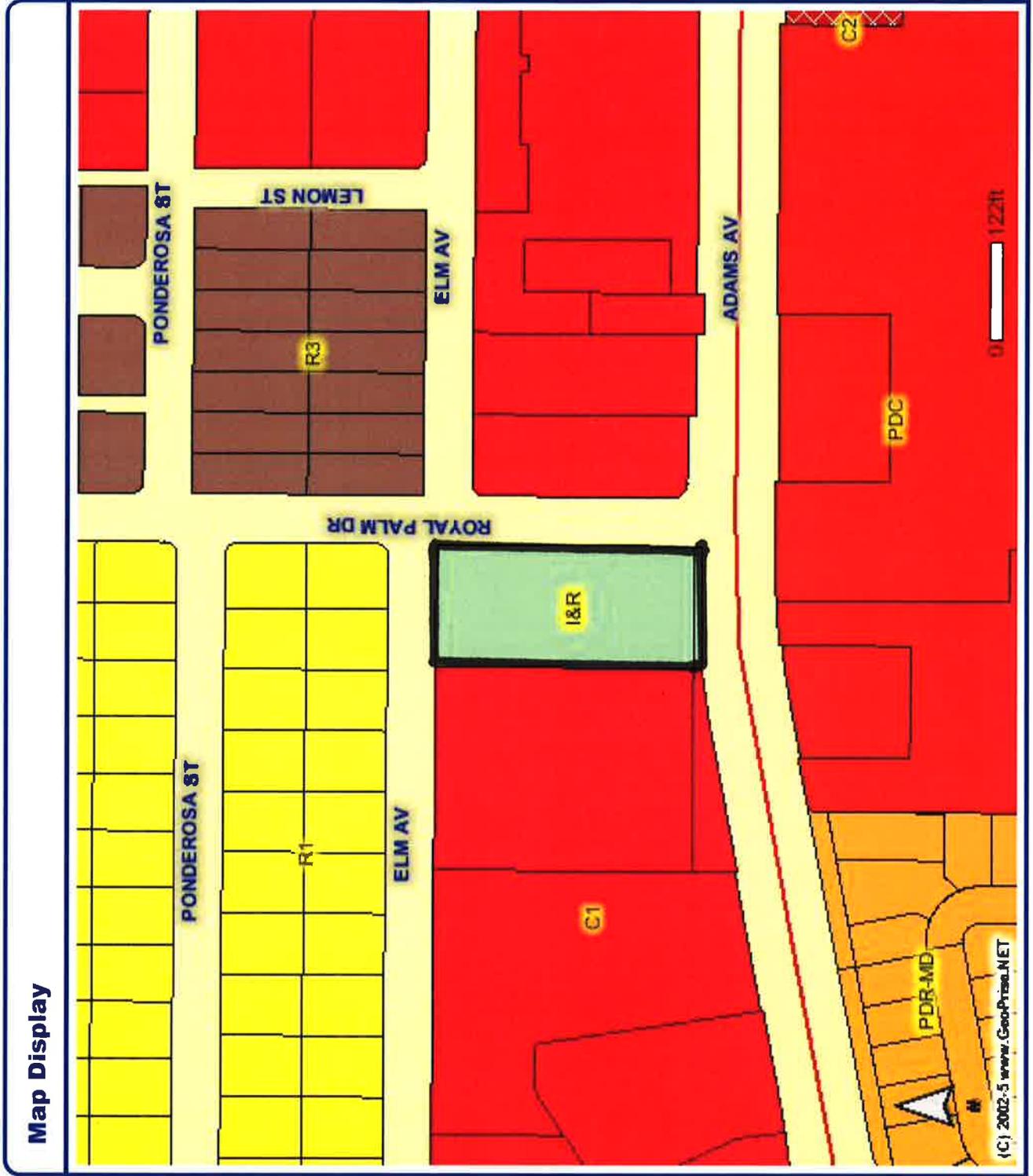
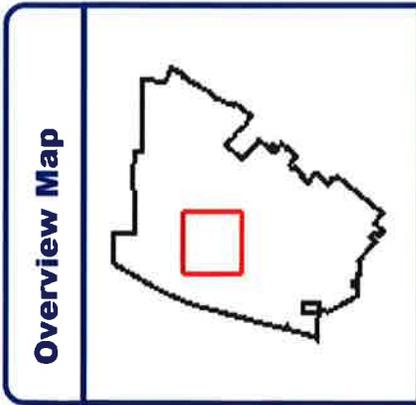


Legend

Address Small	Primary Secondary
Address Points	Hydrology
Freeway	Channels
Roads	Street Names
Collector Freeway	Street Centerlines
Major	
Newport Blvd (cont)	

City of Costa Mesa

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Legend

	Freeway		Street Names
	Roads		Parcel Lines
	Collector Freeway		Water Ways
	Major		Zoning AP
	Newport Blvd		C1
	Primary		C1-S (cont)
	SECONDARY		
	Hydrology		
	Channel-5		

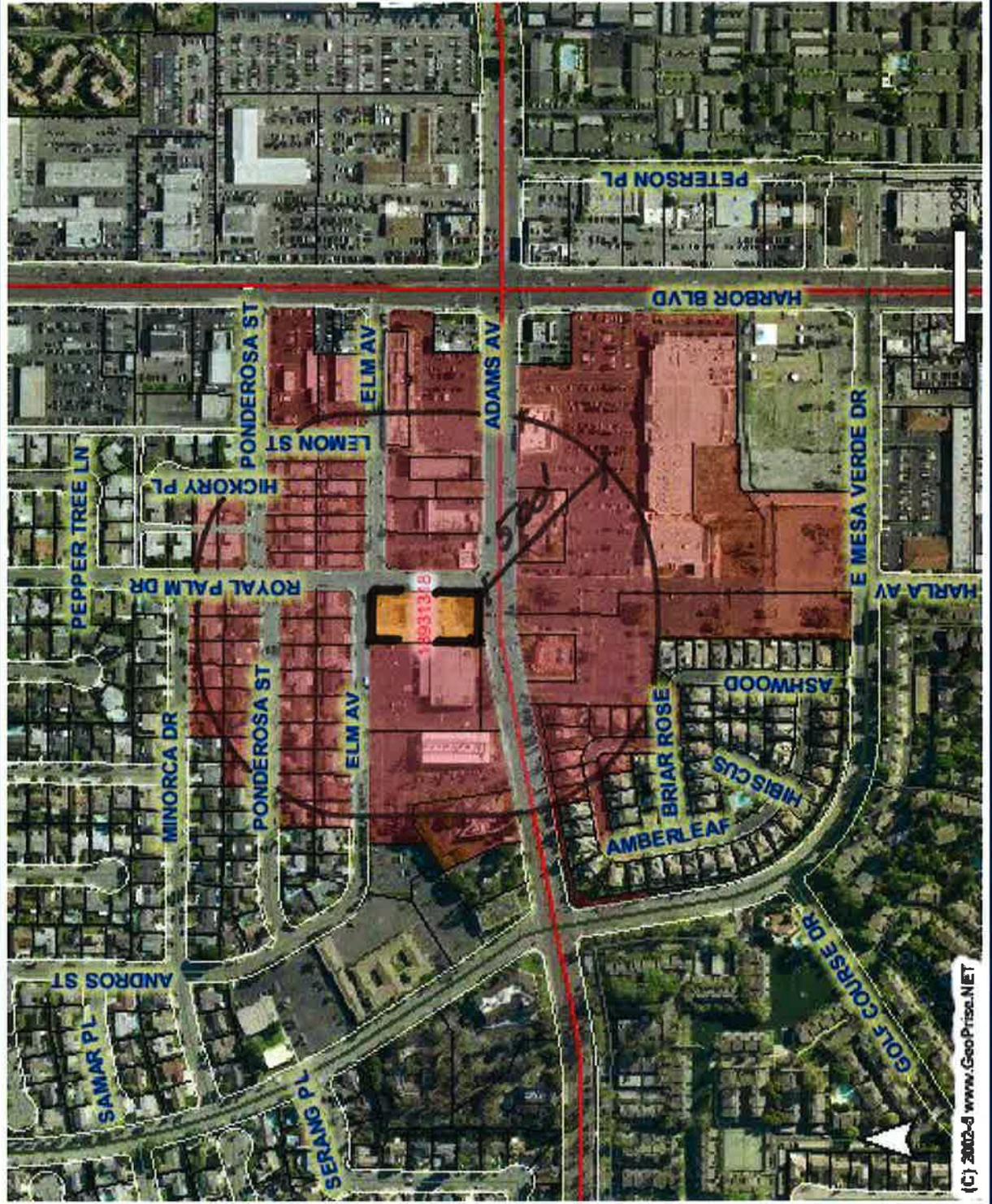
City of Costa Mesa

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Overview Map



Map Display



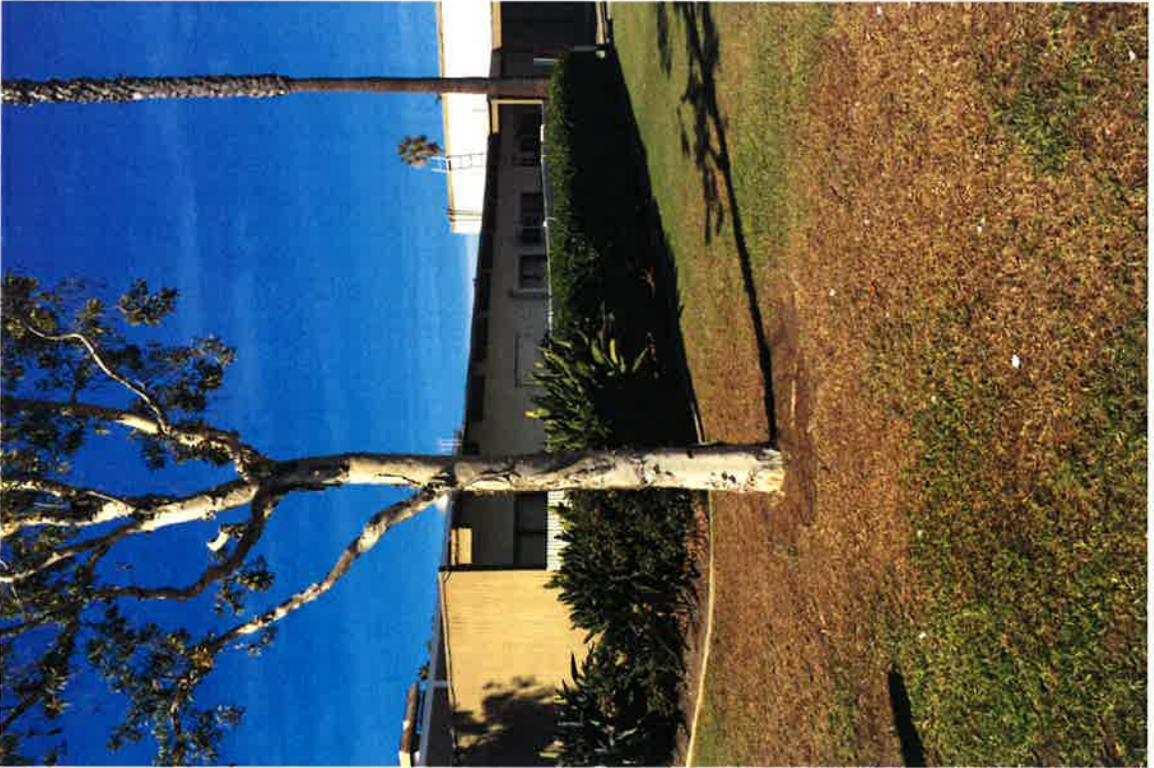
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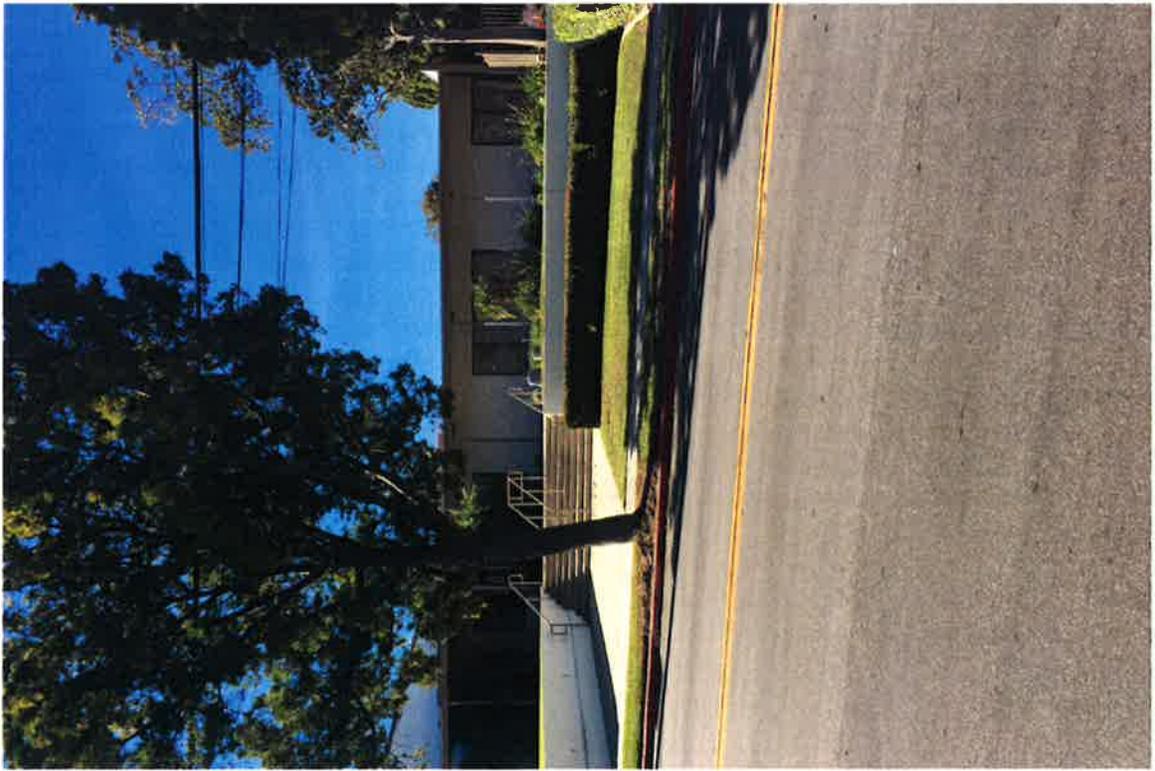
- Address Points
- Freeway Roads
- Collector Freeway Major
- Newport BLYD Primary
- SECONDARY
- Hydrology Channels
- Street Names
- Street Centerlines
- ROW Lines

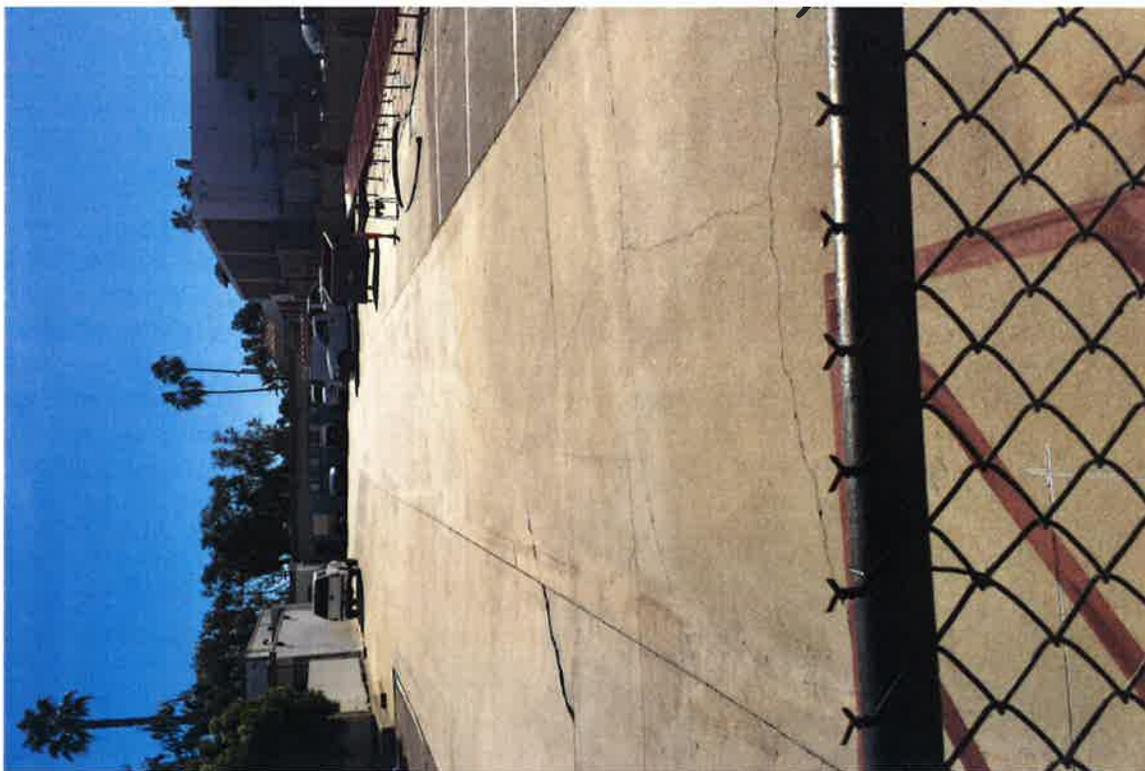
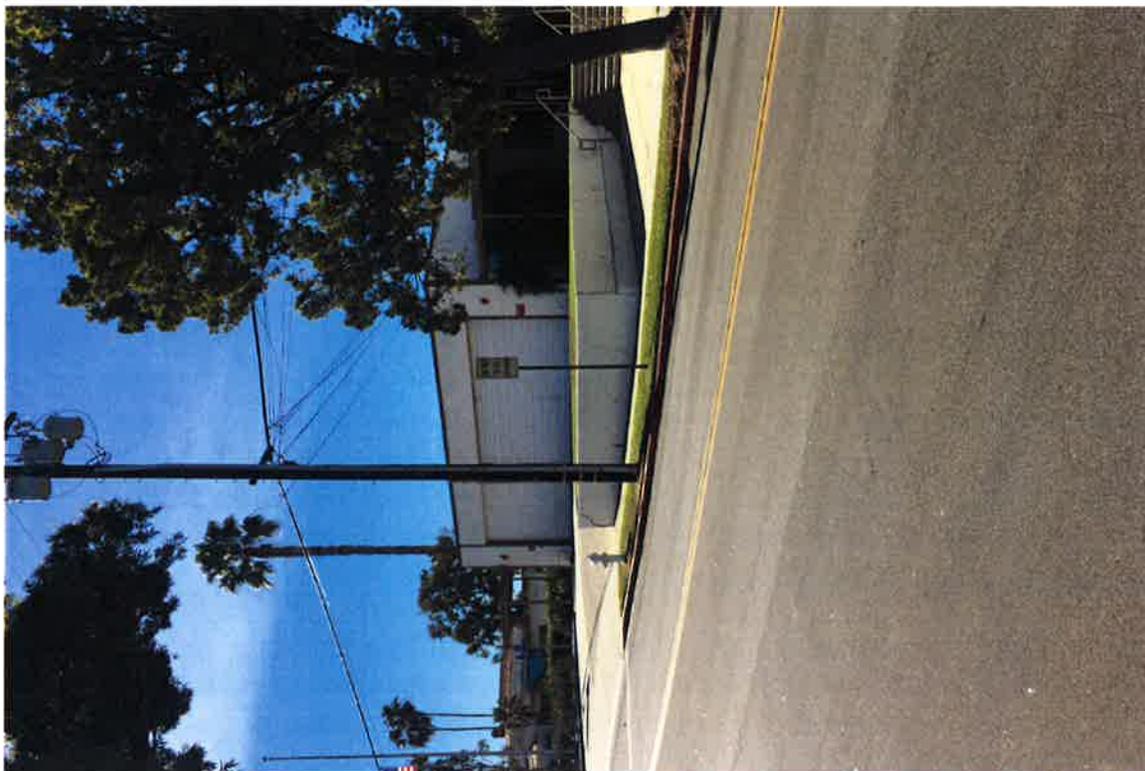


















Project Description:

Fire Station 1 is a new 11,675 sf facility designed to replace the original station which was built in 1961. The 1.0 acre site is located on the northwest corner of Adams Avenue and Royal Palm Drive. The station is located in a largely commercial corridor but is directly south of a residential portion of the City. The station is designed to accommodate ten fire fighters in an individual dormitory setting. Other station features include a three-bay, double-deep Apparatus Room, Administrative Office areas, Kitchen, Dining Room, Day Room, Physical Training Room, mechanic shop, medical supply storage, and the various support spaces required for a facility of this type. Circulation within the station is organized around an open interior courtyard, intended to maximize daylight opportunities for the internal areas of the station.

Site features include visitor parking, secured fire fighter parking, fuel station, emergency generator, hose tower, and an open patio area. The project also includes a small Storage Building for emergency supplies.

Aesthetically, two options are presented for review. A description of each is as follows:

Option 1 is a Contemporary scheme that breaks down the overall building massing into distinct forms that are then organized together in a playful manner. The juxtaposition of these different forms creates a hierarchy in the design that defines functional spaces within the station. The massing arrangement is further enhanced by canted walls and a variation of materials that occur around the station. In addition, angled and folding trellis construction, which highlights window and door openings, again reinforces the overall concept.

Option 2 is a Modern scheme that refines the massing into a straightforward yet elegant form. The design of this scheme is distilled into a singular powerful gesture that draws the separate functions of the fire station into a cohesive building. This gesture is manifested by a striking variegated red structure that encompasses the Apparatus Bay and stretches over other portions of the structure. This feature also minimizes the scale of the Apparatus Bays which tend to dominate typical fire station designs. As with other elements of this scheme, the form also functions as a mechanical screen, shading element, and as a platform for photovoltaic panels. Generally, the color scheme is influenced by the traditional colors of a fire department, but specifically it draws on the nature of fire itself. The bold variegated red represents the flicker of the flame, while the deep vertical charcoal gray panels represent billowing smoke.

The Fire Department recommends moving forward with Option 2.



September 9, 2015

PRELIMINARY PROJECT SCHEDULE

Fire Station 1
City of Costa Mesa

WLC Project 1517100.02

PHASE	DESCRIPTION	Duration in Days	Start Date	Completion Date
1.0	Schematic Design	104	July 23, 2015	November 3, 2015
2.0	Design Development	57	September 8, 2015	November 3, 2015
3.0	Construction Documents	259	November 4, 2015	July 19, 2016
4.0	Bidding	49	July 20, 2016	September 6, 2016
5.0	Construction	320	September 19, 2016	August 4, 2017
	TOTAL	Days	746	
	PROJECT TIMELINE	Years	2.10	July 23, 2015 August 4, 2017

KN:hb/P01517100x1R2-sch



**CITY OF COSTA MESA
OFFICE OF THE FIRE CHIEF
INTEROFFICE MEMORANDUM**

TO: CLAIRE FLYNN, ASSISTANT DEVELOPMENT SERVICES DIRECTOR

FROM: DANIEL A. STEFANO, FIRE CHIEF 

CC: THOMAS R. HATCH, CHIEF EXECUTIVE OFFICER

ERNESTO MUNOZ, PUBLIC SERVICES DIRECTOR

GARY ARMSTRONG, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: FIRE STATION #1 – CONCEPTUAL DESIGN RECOMMENDATION

DATE: DECEMBER 10, 2015

In regard to the planning process for the rebuilding of Fire Station #1 and in anticipation of the upcoming Planning Commission meeting, please allow this to serve as the Fire & Rescue Department's support of the city's workgroup consensus for conceptual design option #2. This was also the consensus feedback that was received during the community meeting held on-site in November and the consensus feedback received from our department's team.

There has been a great deal of time and effort put into this process, along with the strong support from our City Council, and I want to thank you and your team for being a valuable part of the collaborative efforts between all of the involved departments. In the meantime, please let me know if you have any questions and/or if you need any additional assistance moving forward.



CITY COUNCIL AGENDA REPORT

MEETING DATE: JULY 21, 2015

ITEM NUMBER: CC-7

**SUBJECT: PROFESSIONAL ENGINEERING SERVICES FOR THE DESIGN OF FIRE STATION
No. 1**

DATE: JULY 9, 2015

FROM: PUBLIC SERVICES DEPARTMENT / ENGINEERING DIVISION

PRESENTATION BY: ERNESTO MUNOZ, PUBLIC SERVICES DIRECTOR

FOR FURTHER INFORMATION CONTACT: FARIBA FAZELI, CITY ENGINEER - (714) 754-5335

RECOMMENDED ACTION:

Award a contract to WLC Architects, Inc., 8163 Rochester Avenue, Suite 100, Rancho Cucamonga, California 91730, in an amount not to exceed \$499,000.00 for design services, and authorize the Mayor and the City Clerk to execute the Professional Services Agreement (Attachment 1).

BACKGROUND:

Fire Station No. 1, located at 2803 Royal Palm Drive, was built in the early 1960's. The existing building consists of a 2,750 Square Foot Engine room (Apparatus Bay/Garage) and a 6,725 Square Foot Living facilities (livable space). The existing Fire Station has exceeded its useful life, and is no longer compliant with current standards and modern building codes.

The present facility is exhibiting significant foundation settlement resulting in accelerated deterioration to its various components including floor slabs, walls, and the building structural frame. At this time, it is more cost effective to construct a new state-of-the art Fire Station than to repair or remodel the existing facility.

The City Council allocated funding towards the design and construction of a new Fire Station at this location in Fiscal Year 2015-2016.

ANALYSIS:

The scope of work for this project consists of the preparation of complete construction documents, including conceptual and final design, soil testing, architectural, structural, electrical, mechanical and grading design, as well as all necessary calculations and technical support needed during construction.

The required professional services for the project are extensive and beyond staff's resources at this time. Staff advertised the project for the design phase and received eleven proposals on April 24, 2015. All proposals were reviewed for compliance with the City's Request For Proposals (RFP's), and the consultants were evaluated based on project understanding, depth of experience, technical expertise, ability to meet the schedule, and associated factors.

After careful review of all proposals, and interviewing the top five candidates, staff has selected WLC Architects, Inc. as well qualified to perform the work. The firm's Project Manager exhibited a thorough understanding of the project scope, and has demonstrated to have the technical ability and expertise with similar projects their firm has completed in the Southern California area. Staff has determined the proposed cost for consultant services to be reasonable for meeting the City's requirements as listed in the Scope of Services. The cost for services is competitive and within industry standards for these specialized architectural services.

ALTERNATIVES CONSIDERED:

The alternative to this Council action would be to not award a design services contract for the stated project, and perform the engineering work with City staff. Due to the volume of work and the large number of projects currently being handled by the Engineering Division, a significant delay in implementing this project would be experienced if staff were to perform the engineering in-house. Delays are estimated to be from twelve to fifteen months.

FISCAL REVIEW:

In Fiscal Year 2015-2016, City Council allocated \$1,676,201.00 of Capital Facility Funds towards the design and construction of Fire Station No. 1.

LEGAL REVIEW:

The City Attorney has reviewed and approved the attached Professional Services Agreement as to content and form.

CONCLUSION:

Staff completed the evaluation of the RFP's submitted for the design services for the Fire Station No. 1 improvements. It is recommended that the City Council award the design services contract to WLC Architects, Inc. in an amount not to exceed \$499,000.00 and authorize the Mayor and the City Clerk to execute the Professional Services Agreement.

ERNESTO MUNOZ
Public Services Director

FARIBA FAZELI
City Engineer

Attachment: 1- Professional Services Agreement

Distribution: Chief Executive Officer
 Fire Chief
 Battalion Chief
 City Attorney
 Director of Finance
 City Clerk
 Staff
 File

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-34, A MASTER PLAN FOR THE DEMOLITION AND RECONSTRUCTION OF COSTA MESA FIRE STATION NO. 1 AND THE SELECTION OF DESIGN OPTION 2 LOCATED AT 2803 ROYAL PALM DRIVE IN AN I&R ZONE

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

WHEREAS, an application was filed by WLC Architects, Inc., representing the City of Costa Mesa, the property owner, requesting approval of the following:

Planning Application PA-15-34: Master plan to demolish the existing Costa Mesa Fire Station No. 1, and to construct a new one story, 11,675 square feet fire station facility with new living quarters, fire apparatus bay, offices and meeting rooms. Maximum allowable Floor Area Ratio (FAR) is .25 (12,075 square feet); proposed FAR is .24 (11,675 square feet). Twenty-two on-site parking spaces are proposed (15 for fire employees; 7 for visitors). Two possible design options for the new fire station were considered by the Planning Commission.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 11, 2016 with all persons having the opportunity to speak 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 15302 for Replacement and Reconstruction.

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgment of the City of Costa Mesa.

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 in Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-15-34 **AND THE SELECTION OF DESIGN OPTION 2 FOR THE PROJECT.**

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-15-34 and upon the applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are 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.

PASSED AND ADOPTED this 11th day of January, 2016.

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

- A The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(5):

Finding: The master plan meets the broader goals of the General Plan, any applicable specific plan and the zoning code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

Facts in Support of Findings: The project would replace a 50+ year old fire station facility with a modern state-of-the-art facility. The architecture will be complementary to an urban setting. The proposed architecture and site design will enhance the street views on public streets. The overall architectural design promotes excellence and compatibility. The project has been designed to meet or exceed all applicable Zoning Code requirements, including, but not limited to, Floor Area Ratio (FAR), building height, setbacks, parking and on-site circulation, and on-site landscaping.

The following analysis evaluates the proposed project's consistency with specific goals and objectives of the General Plan, Land Use Element.

- **Goal LU-1: Land Use:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

Consistency: The project would replace a 50+ year old fire station facility with a modern state-of-the-art facility. The infill nature of the proposed project protects the viability of the natural environment and decreases the need for significant infrastructure improvements. The project is consistent with this General Plan goal.

- **Goal LU-2: Development:** *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

Consistency: The proposed project would enhance the visual appearance of the site through implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural design to the project area. With significant landscaping provided along the street frontage and within the parking areas, the proposed project is supportive of this General Plan goal.

- **Objective LU-2A:** *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

Consistency: Because the project is an infill development, it would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The project is consistent with this objective.

- **Objective LU-3A:** Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.

Consistency: The project provides needed fire protection services for the Mesa Verde Area. The project has been designed in compliance with all applicable Zoning Code requirements, thus making it compatible with the surrounding area. The project is consistent with this objective.

Conformance with the Zoning Code

The project has been designed to meet or exceed all applicable Zoning Code requirements, including, but not limited to, Floor Area Ratio (FAR) building height, setbacks, parking and on-site circulation, and on-site landscaping.

Conformance with City Council Policy

Council Policy 500-14 requires that all new City facilities and buildings constructed after July 1, 2008 to meet a minimum LEED Gold rating and exceed current State of California Title 24 Energy Code requirements by at least 15%. The project has been conditioned to meet these requirements.

- B. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15302 for Replacement or Reconstruction. The project is exempt under this category because it is a replacement and reconstruction of a fire station facility where the new facility will be located on the same site as the fire station being replaced and will fundamentally have the same purpose and capacity of the existing fire station facility.
- C. 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

- Plng.
1. The conditions of approval for PA-15-34 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 2. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division.
 3. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 4. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, 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.
 5. 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.
 6. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.
 7. 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.
 8. 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 from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.

9. Project shall be in conformance with Council Policy 500-14 that requires all new City facilities and buildings constructed after July 1, 2008 to meet a minimum Leadership in Energy & Environmental Design (LEED) Gold rating and exceed current State of California Title 24 Energy Code requirements by at least 15%.
 10. In the event that archaeological resources are encountered during grading and construction, all construction activities shall be temporarily halted or redirected to permit the sampling, identification, and evaluation of archaeological materials as determined by the City, who shall establish, in cooperation with the project applicant and a certified archaeologist, the appropriate procedures for exploration and/or salvage of the artifacts.
 11. In the event that paleontological resources are encountered during grading and construction operations, all construction activities shall be temporarily halted or redirected to permit a qualified paleontologist to assess the find for significance and, if necessary, develop a paleontological resources impact mitigation plan (PRIMP) for the review and approval by the City prior to resuming excavation activities.
 12. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.
 13. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.
- Eng. 14. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
- Parks/
Pkwys. 15. Street trees: add three Podocarpus gracilior on Royal Palm Drive and add three Lagerstroemia fauriei 'Arapaho' on Elm Avenue.
Plant palette: replace Tipu Tree with better choice.
Replace Creeping Fig, Ficus Pumila, with Boston Ivy, Parthenocissus Tricuspidata.
Replace Red Apple, Aptenia Cordifolia, with another ground cover, some suggestions below, but open to other options:
- Blue Oat Grass Helictotrichon Sempervirens;
 - Blue Fescue Festina Ovina 'Elijah Blue'; or
 - Blue Eyed Grass Sisyrinchium Bellum.

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. 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.
 3. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.
 4. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
 5. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
 6. All on-site utility services shall be installed underground.
 7. Parking stalls shall be double-striped in accordance with City standards.
 8. Installation of all 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.
- Bldg.
10. Comply with the requirements of the following adopted codes: 2013 California Building Code; 2013 California Electrical Code; 2013 California Mechanical Code; 2013 California Plumbing Code; 2013 California Green Building Standards Code; and 2013 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 or permit issuance) and California Code of Regulations also known as the California Building

Standards Code, as amended by the City of Costa Mesa.

11. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2013 California Building Code.
12. Submit precise grading plans, an erosion control plan, and a hydrology study. If it is determined that a grading plan is not required, a drainage plan shall be provided. A precise grading plan shall not be required if any of the following are met:
 - An excavation which does not exceed 50 CY on any one site and which is less than 2 feet in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).
 - A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
 - A fill less than 3 feet in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
13. Submit a soils report for this project. Soil's report recommendations shall be blueprinted on both the architectural and grading plans.
14. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2013 California Building Code Section 1808.7.4.
15. The ground adjacent immediately to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall per CBC Section 1804.3.
- Trans. 16. Construct all proposed driveway approaches to comply with city standards.
17. Close unused drive approaches, or portion of, with full height curb and gutter that comply with city standards.
- WQMP 18. In order to comply with the 2003 DAMP, the proposed project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.

SPECIAL DISTRICT REQUIREMENTS

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

- Sani. 1. Applicant will be required to construct sewers to serve this project, at his

- own expense, meeting the approval of the Costa Mesa Sanitary District.
2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer.
 3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.
 4. The applicant is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released.
 5. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.
- AQMD 6. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
- Water 7. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.
- School 8. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.
- State 9. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

Planning Commission Review Submittal
09/28/2015

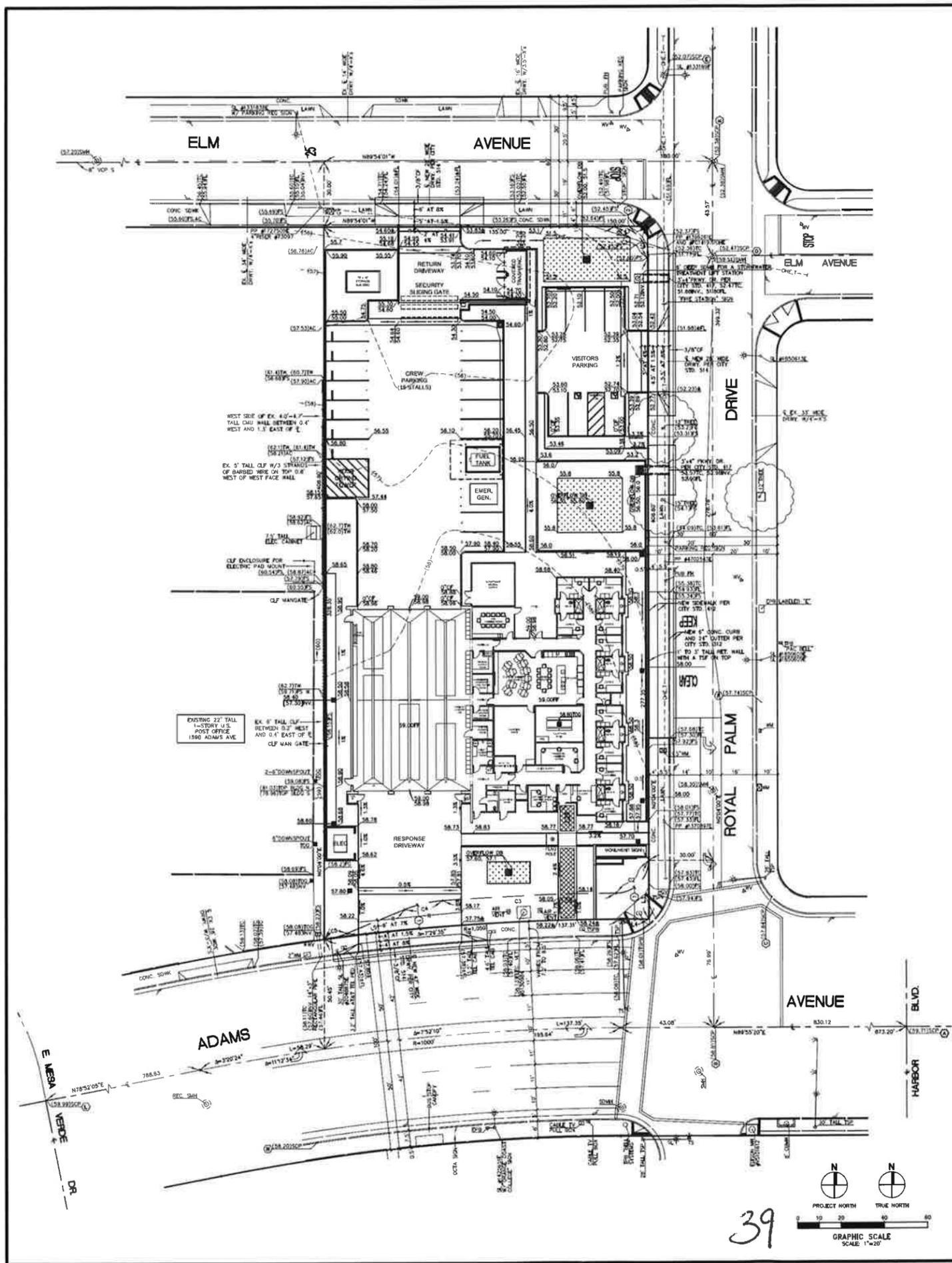


OPTION 01

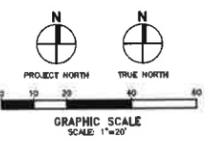


OPTION 02





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LINE	DELTA	LENGTH
L1	N89°54'01"W	15.007
L2	N0°04'00"E	15.007
L3	N0°54'00"E	28.488
L4	N89°55'20"E	13.007
L5	N87°55'22"W	28.91

CURVE	DELTA	RADIUS	LENGTH
C1	88°50'00"	15.007	23.587
C2	89°54'51"	15.007	23.517
C3	4°20'49"	1,062.00	80.57
C4	17°42'59"	38.00	17.91
C5	14°40'23"	42.00	10.75

PARTIAL LEGEND
 (Symbol) NO-RETENTION TERMINATED RUNOFF TREATMENT WITH A SURFACE AREA AT LEAST 4 PERCENT OF THE IMPERVIOUS TRIBUTARY AREA.

BENCH MARK NO. IF-158-02
 ORANGE COUNTY PUBLIC WORKS DEPARTMENT SURVEY BENCH MARK DESCRIBED BY OCS 2000-FORM 3 3/4" OCS ALUMINUM BENCH MARK DISK STAMPED "IF-158-02" SET IN THE SOUTHEAST CORNER OF A 4 FT. BY 12 FT. CONCRETE CURB BASIN. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF MARION BOULEVARD AND ADAMS AVENUE 32 FT. WESTLY OF THE CENTERLINE OF ADAMS AVENUE. MONUMENT IS SET LEVEL WITH SIDEWALK.
 ELEV. = 86.08 FEET, NAVD 83, YEAR LEVELED 2008

BOUNDARY MONUMENTS AND SURVEY CONTROL POINTS

- (A) PD PER OPS #8138
- (B) PD SAW LS 3108 W/PA ON 3"
- (C) SET MAG NAIL AT BACK OF CURB
- (D) PD NAIL STEM IN CONCRETE N/O NORTH EDGE SENER MANHOLE RM
- (E) PD LAT ON QLT #276 TOP OF CURB PER TIES
- (F) SET MAG NAIL IN CONCRETE EXPANSION JOINT
- (G) SET MAG NAIL & TIN IN AC PAVEMENT
- (H) SET SCRIBED "X" ON TOP OF CURB
- (I) SET SCRIBED "X" IN FINISHED SURFACE
- (J) SET 2X2 NAIL & NAIL
- (K) PD PA ON SENER MANHOLE LID TIES PER PD QLT #276
- (L) PD 2" BRASS DISK IN WELL MONUMENT ON 1"

ARCHITECTS
WLC
 SOUTHERN CALIFORNIA
 8163 Rochester Avenue, Suite 100
 Rancho Cucamonga
 California 91730-0729
 tel: 909-987-0909
 fax: 909-980-9980

Costa Mesa Fire Station No. 1
 Costa Mesa Fire Department
 2803 Royal Palms Drive, Costa Mesa, CA. 92626



CONSULTANT
MSL ENGINEERING, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 SPECIALIZING IN SITE DEVELOPMENT
 602 W. ANSON AVE., STE. 4
 SAN ANGELO, TX 76901
 (800) 305-1393 FAX (800) 305-1397
 Mark S. Rasmussen 08-07-15
 CIVIL ENGINEER No. 38382

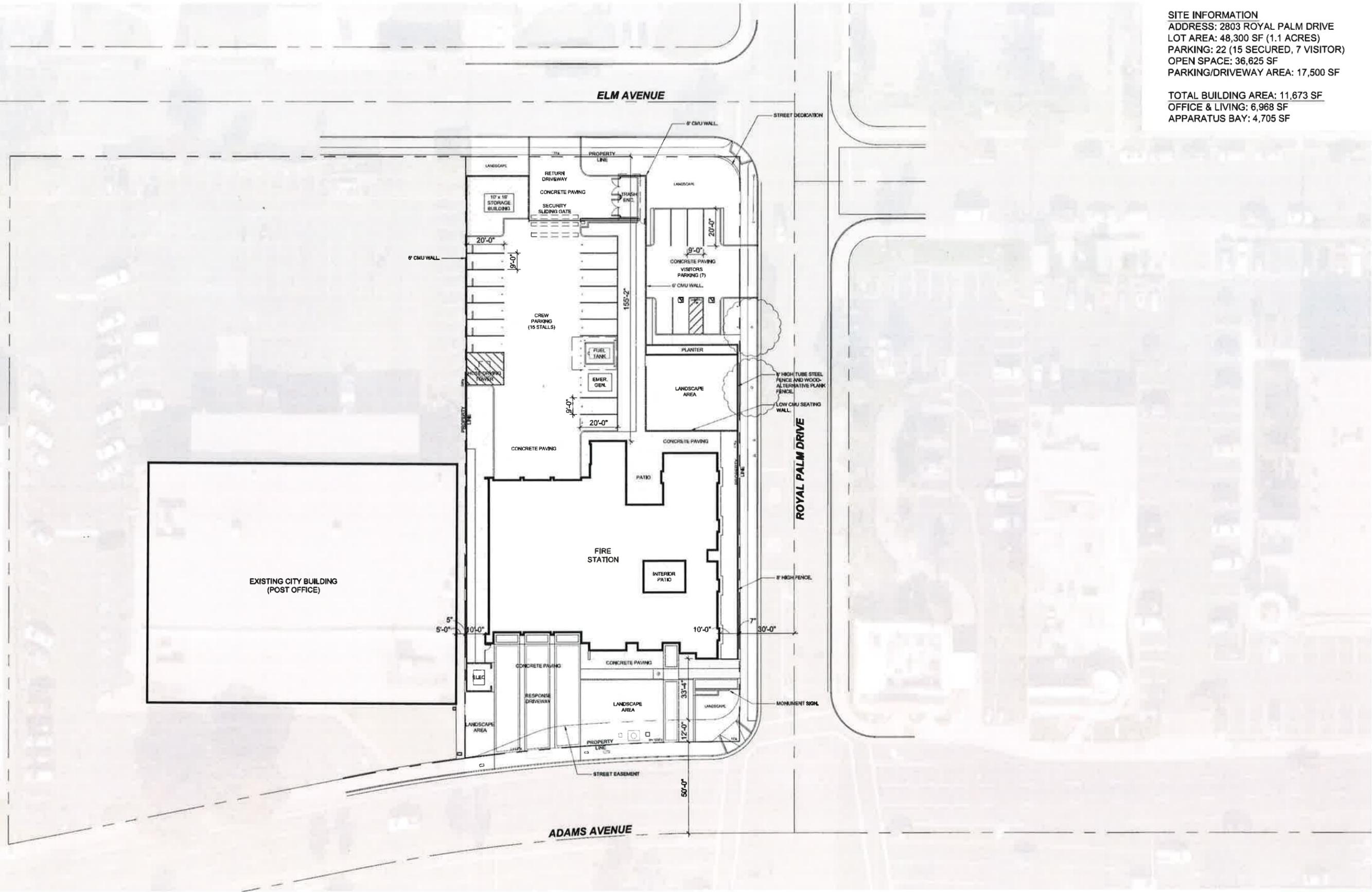
No.	DATE BY	DESCRIPTION

DRAWN: G.R.H. CHECKED: M.S.L.
 DATE: 08-07-15 SCALE: AS NOTED
 PROJECT NUMBER: 1517100

PRELIMINARY GRADING AND DRAINAGE PLAN
 DRAWING NUMBER: **C31**

SITE INFORMATION
 ADDRESS: 2803 ROYAL PALM DRIVE
 LOT AREA: 48,300 SF (1.1 ACRES)
 PARKING: 22 (15 SECURED, 7 VISITOR)
 OPEN SPACE: 36,625 SF
 PARKING/DRIVEWAY AREA: 17,500 SF

TOTAL BUILDING AREA: 11,673 SF
OFFICE & LIVING: 6,968 SF
APPARATUS BAY: 4,705 SF



09/28/2015
 PROPOSED SITE LAYOUT

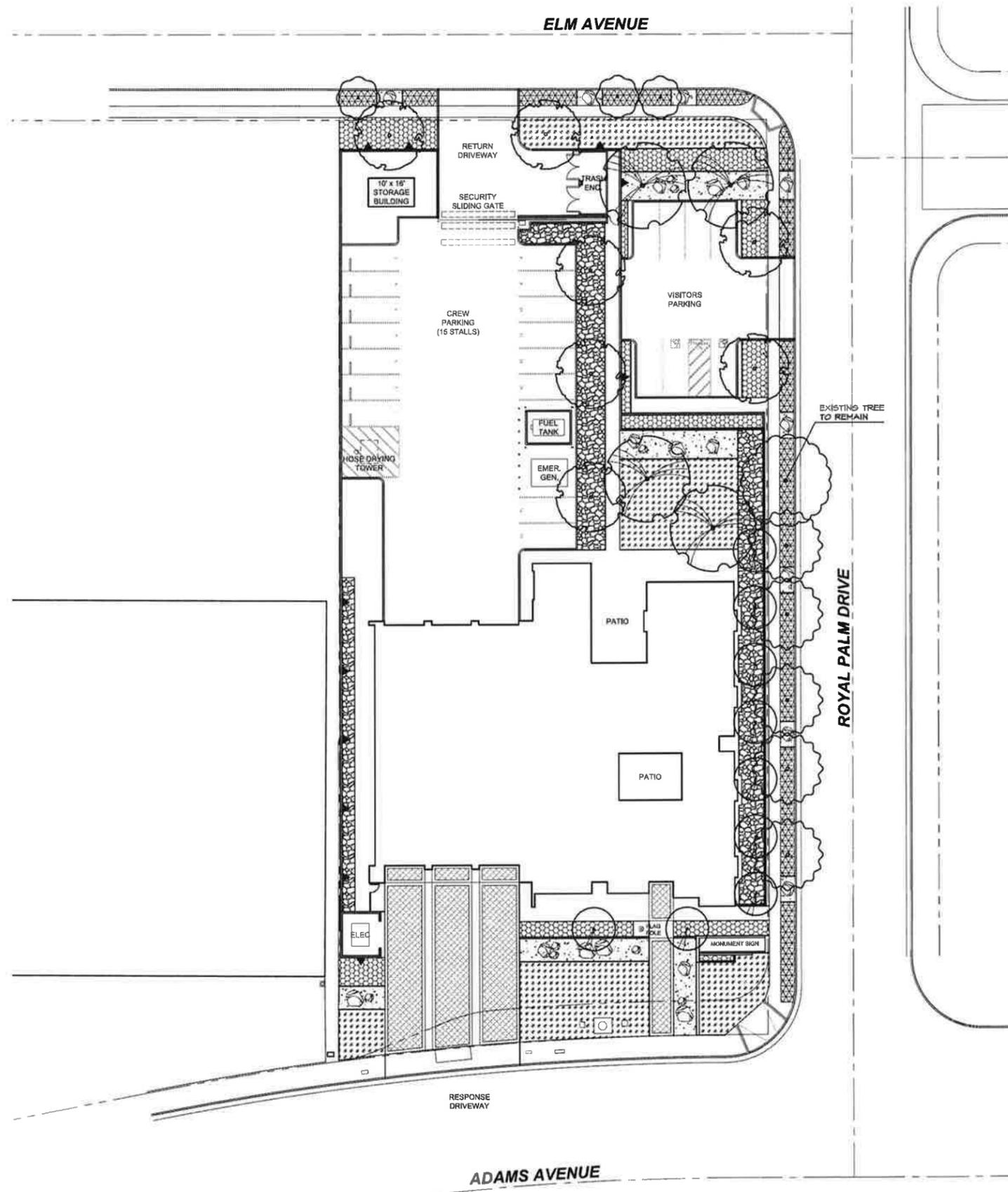


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COSTA MESA FIRE STATION No. 1

COSTA MESA, CA
 COSTA MESA FIRE DEPARTMENT





TREE LEGEND - PRELIMINARY

BOTANICAL NAME COMMON NAME	SIZE	REMARKS	QTY.
T-1 SLEDITSIA TRI, 'SHADEMASTER' HONEY LOCUST	24" BOX	7-8' HT. X 4-5' W. STD.	4
T-2 LAGERSTROEMIA FAURIEI 'ARAPAHO' RED GRAPE MYRTLE	24" BOX	4-5' HT. X 3-4' W. STD.	5
T-3 LAGERSTROEMIA 'TUSCARORA' RED GRAPE MYRTLE	24" BOX	4-5' HT. X 3-4' W. STD.	4
T-4 PODOCARPUS GRACILIOR YEW FINE	24" BOX	5-6' HT. X 4-5' W. STD.	5
T-5 RHUS LANCEA AFRICAN SUMAC	24" BOX	7-8' HT. X 4-5' W. STD.	7

SHRUB/GROUND COVER LEGEND - PRELIMINARY

BOTANICAL NAME COMMON NAME	SIZE	REMARKS	QTY.
S-1 GARISSA MACRO, 'BOXWOOD BEAUTY' NATAL PLUM	1 GAL.	2'-6" O.C.	540 (2125 SF)
S-2 FESTUCA BLAUCA 'ELIJAH BLUE' BLUE FESCUE	1 GAL.	1'-6" O.C.	711 (1615 SF)
S-3 PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	1 GAL.	AS SHOWN	11
S-4 SENECIO MANDRALISCAE BLUE CHALK STICKS	1 GAL.	1'-6" O.C.	1294 (4238 SF)
GC-1 DECOMPOSED GRANITE COLOR, 'CALIFORNIA GOLD'	3" DEPTH	NON-STABILIZED	2,075 SF
GC-2 ROCK COBBLE COLOR, 'MISSION COBBLE'	4"-10" DIA.	DRY LAID	5,184 SF

PLANTING NOTES

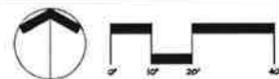
- A PROVIDE MULCH IN ALL LANDSCAPE AREAS (EXCLUDING COBBLE & DECOMPOSED GRANITE AREAS) AT THE CONCLUSION OF PLANTING OPERATIONS. SPECIFICATIONS PROVIDED WITH CONSTRUCTION DOCUMENTS.
- B SOIL PREPARATION, FERTILIZATIONS, AND OTHER PLANTING INFORMATION WILL BE PROVIDED IN THE CONSTRUCTION DOCUMENT SPECIFICATIONS.
- C ALL PLANTING AREAS TO HAVE POSITIVE DRAINAGE OF 2% MINIMUM ALLOWED.
- D GROUND COVER AND/OR SHRUB MASSES SHALL BE INSTALLED TRIANGULARLY SPACED, UNLESS OTHERWISE INDICATED.
- E THE PLANT QUANTITIES ARE SHOWN FOR REFERENCE AND BID COMPARISON PURPOSE ONLY. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING HIS OWN AREA TAKE-OFFS AND UNITS COUNTS. PLANT SYMBOLS AND SPECIFIED SPACINGS SHALL TAKE PRECEDENCE.
- F ANY TREE WITHIN 5' OF HARDSCAPE (IE. WALL, WALKS, ETC.) SHALL HAVE A LINEAR ROOT BARRIER INSTALLED A MINIMUM OF 10' BEYOND THE EDGE OF THE ROOTBALL. SPECIFICATIONS PROVIDED WITH CONSTRUCTION DOCUMENTS.

IRRIGATION NOTES

- A THE IRRIGATION SYSTEM SHALL BE DESIGNED UTILIZING AUTOMATIC IRRIGATION VALVES, CONTROLLERS, POP-UP ROTARY SPRAY HEADS, DRIP TUBING, & DRIP EMITTERS IN THE INTEREST OF OPTIMIZING WATER CONSERVATION.
- B WATER SCHEDULE WILL BE PROGRAMMED TO MINIMIZE WATER RUNOFF & REDUCE EVAPOTRANSPIRATION BY WATERING IN THE EARLY MORNING HOURS.
- C IRRIGATION SYSTEM SHALL ALSO ADHERE TO CALIFORNIA'S WATER USE ORDINANCE AB 925.

09/10/2015

31591 Camino Capistrano
San Juan Capistrano, CA 92675
www.RJMdesigngroup.com
(949) 493-2690 fax
(949) 493-2600 phone



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PRELIMINARY LANDSCAPE PLAN
COSTA MESA FIRE STATION #1
WLC ARCHITECTS



TREE LEGEND - PRELIMINARY

BOTANICAL NAME COMMON NAME	SIZE	REMARKS	QTY.
T-1 GLEDITSIA TRI 'SHADEMASTER' HONEY LOCUST	24" BOX	7-8' HT. X 4-5' W. STD.	4
T-2 LAGERSTROEMIA FAURIEI 'ARAPAHO' RED GRAPE MYRTLE	24" BOX	4-5' HT. X 3-4' W. STD.	5
T-3 LAGERSTROEMIA TUSCARORA' RED GRAPE MYRTLE	24" BOX	4-5' HT. X 3-4' W. STD.	6
T-4 PODOCARPUS GRACILIOR YEH FINE	24" BOX	3-6' HT. X 4-5' W. STD.	3
T-5 RHUS LANCEA AFRICAN SUMAC	24" BOX	7-8' HT. X 4-5' W. STD.	7

SHRUB/GROUND COVER LEGEND - PRELIMINARY

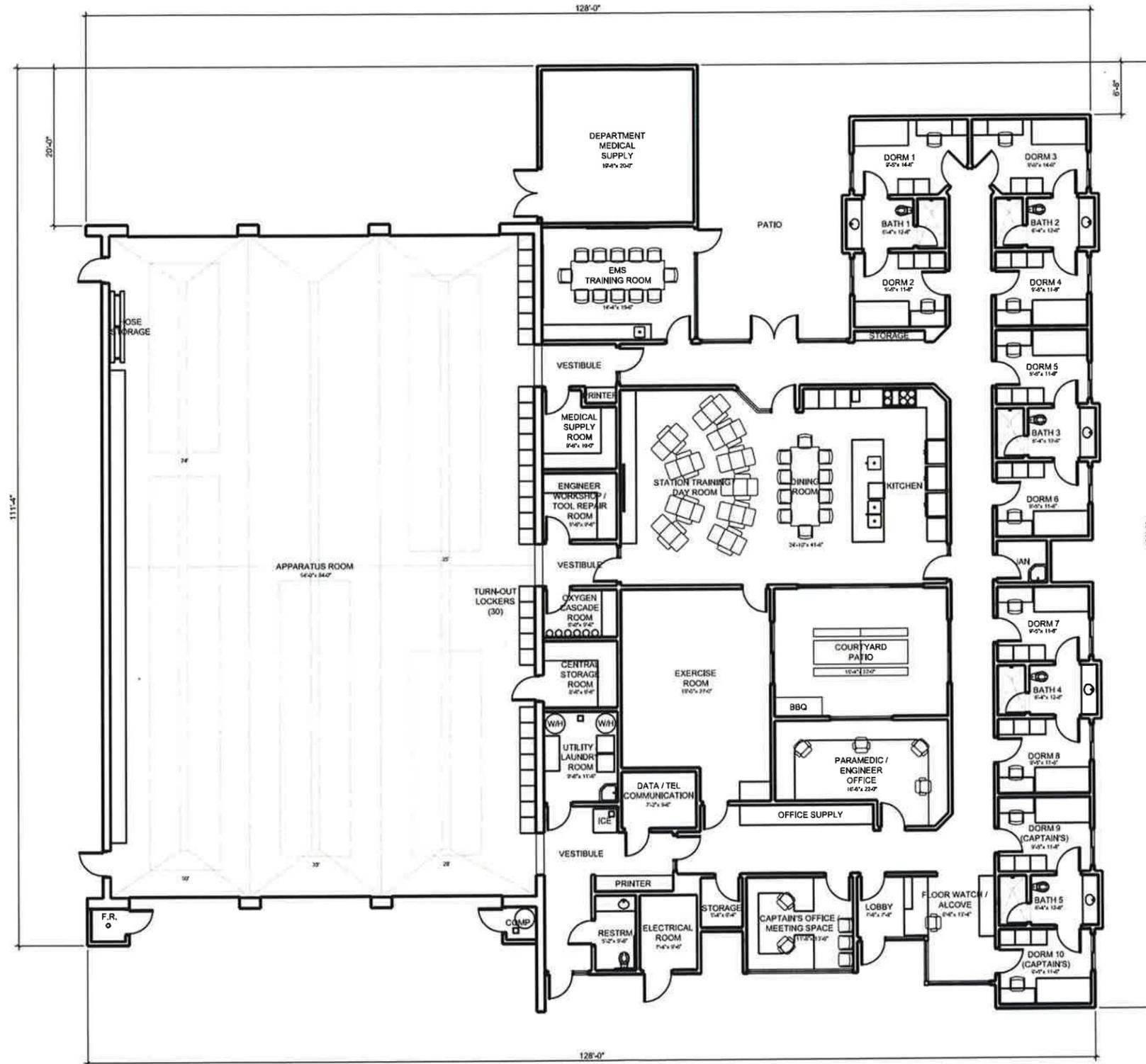
BOTANICAL NAME COMMON NAME	SIZE	REMARKS	QTY.
S-1 CARISSA MACRO. 'BOXHOOD BEAUTY' NATAL PLUM	1 GAL.	2'-6" O.C.	540 (2128 SF)
S-2 FESTUCA LAUCA 'ELIJAH BLUE' BLUE FESCUE	1 GAL.	1'-6" O.C.	711 (1619 SF)
S-3 PARTHENOCLISSUS TRICUSPIDATA BOSTON IVY	1 GAL.	AS SHOWN	11
S-4 SENECIO MANDRALISCAE BLUE CHALK STICKS	1 GAL.	1'-6" O.C.	1,084 (4,226 SF)
GC-1 DECOMPOSED GRANITE COLOR: 'CALIFORNIA GOLD'	3" DEPTH	NON-STABILIZED	2,075 SF
GC-2 ROCK COBBLE COLOR: 'MISSION COBBLE'	4"-10" DIA.	DRY LAID	3,164 SF

PLANTING NOTES

- (A) PROVIDE MULCH IN ALL LANDSCAPE AREAS (EXCLUDING COBBLE & DECOMPOSED GRANITE AREAS) AT THE CONCLUSION OF PLANTING OPERATIONS. SPECIFICATIONS PROVIDED WITH CONSTRUCTION DOCUMENTS.
- (B) SOIL PREPARATION, FERTILIZATIONS, AND OTHER PLANTING INFORMATION WILL BE PROVIDED IN THE CONSTRUCTION DOCUMENT SPECIFICATIONS.
- (C) ALL PLANTING AREAS TO HAVE POSITIVE DRAINAGE OF 2% MINIMUM ALLOWED.
- (D) GROUND COVER AND/OR SHRUB MASSES SHALL BE INSTALLED TRIANGULARLY SPACED, UNLESS OTHERWISE INDICATED.
- (E) THE PLANT QUANTITIES ARE SHOWN FOR REFERENCE AND BID COMPARISON PURPOSE ONLY. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING HIS OWN AREA TAKE-OFFS AND UNITS COUNTS. PLANT SYMBOLS AND SPECIFIED SPACING SHALL TAKE PRECEDENCE.
- (F) ANY TREE WITHIN 5' OF HARDSCAPE (IE. WALL, WALKS, ETC.) SHALL HAVE A LINEAR ROOT BARRIER INSTALLED A MINIMUM OF 10' BEYOND THE EDGE OF THE ROOTBALL. SPECIFICATIONS PROVIDED WITH CONSTRUCTION DOCUMENTS.

IRRIGATION NOTES

- (A) THE IRRIGATION SYSTEM SHALL BE DESIGNED UTILIZING AUTOMATIC IRRIGATION VALVES, CONTROLLERS, POP-UP ROTARY SPRAY HEADS, DRIP TUBING, & DRIP EMITTERS IN THE INTEREST OF OPTIMIZING WATER CONSERVATION.
- (B) WATER SCHEDULE WILL BE PROGRAMMED TO MINIMIZE WATER RUNOFF & REDUCE EVAPOTRANSPIRATION BY WATERING IN THE EARLY MORNING HOURS.
- (C) IRRIGATION SYSTEM SHALL ALSO ADHERE TO CALIFORNIA'S WATER USE ORDINANCE AB 329.



09/28/2015
 PROPOSED FLOOR PLAN LAYOUT

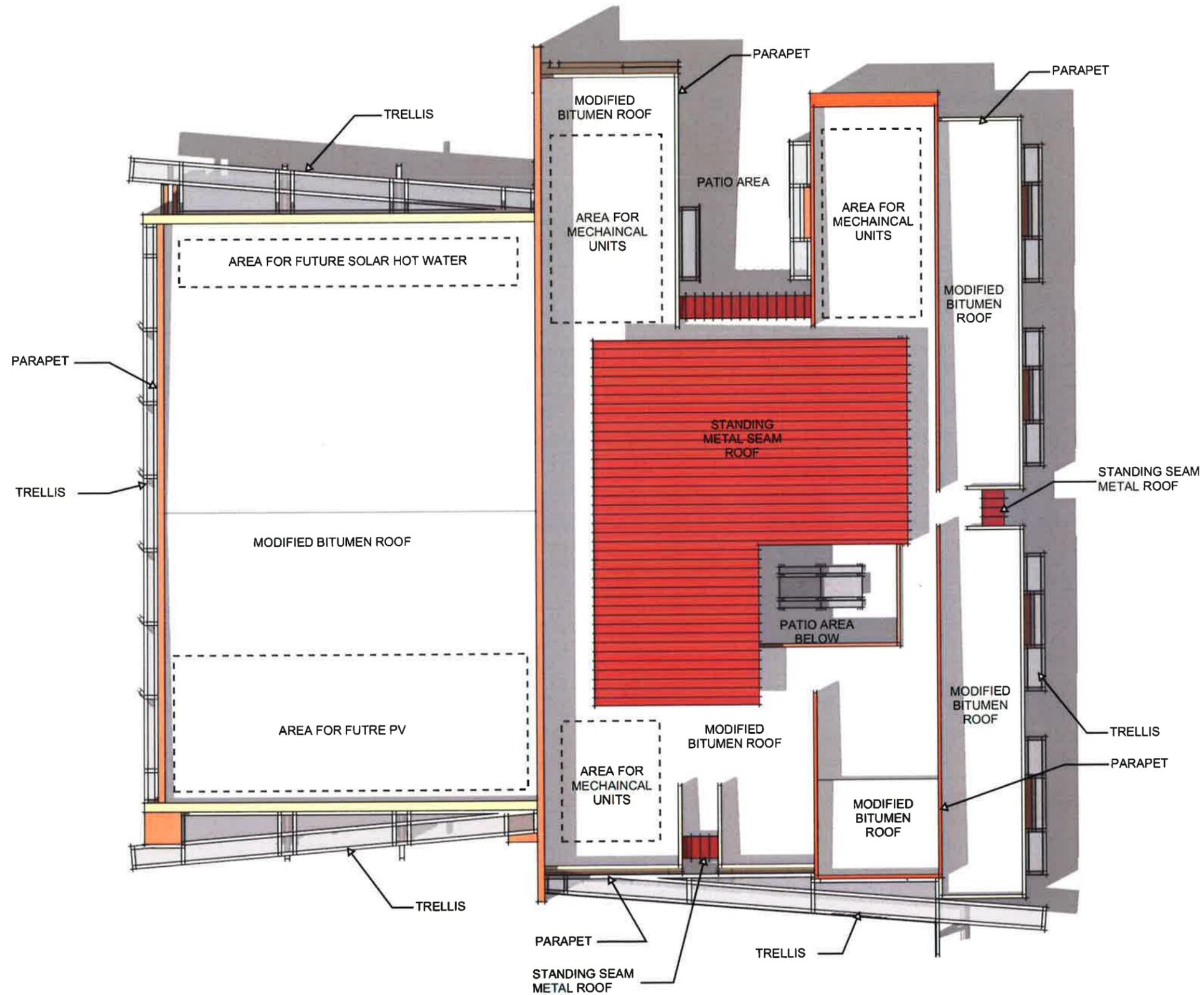


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COSTA MESA FIRE STATION No. 1

COSTA MESA, CA
 COSTA MESA FIRE DEPARTMENT





06/07/2015
 PROPOSED ROOF PLAN LAYOUT

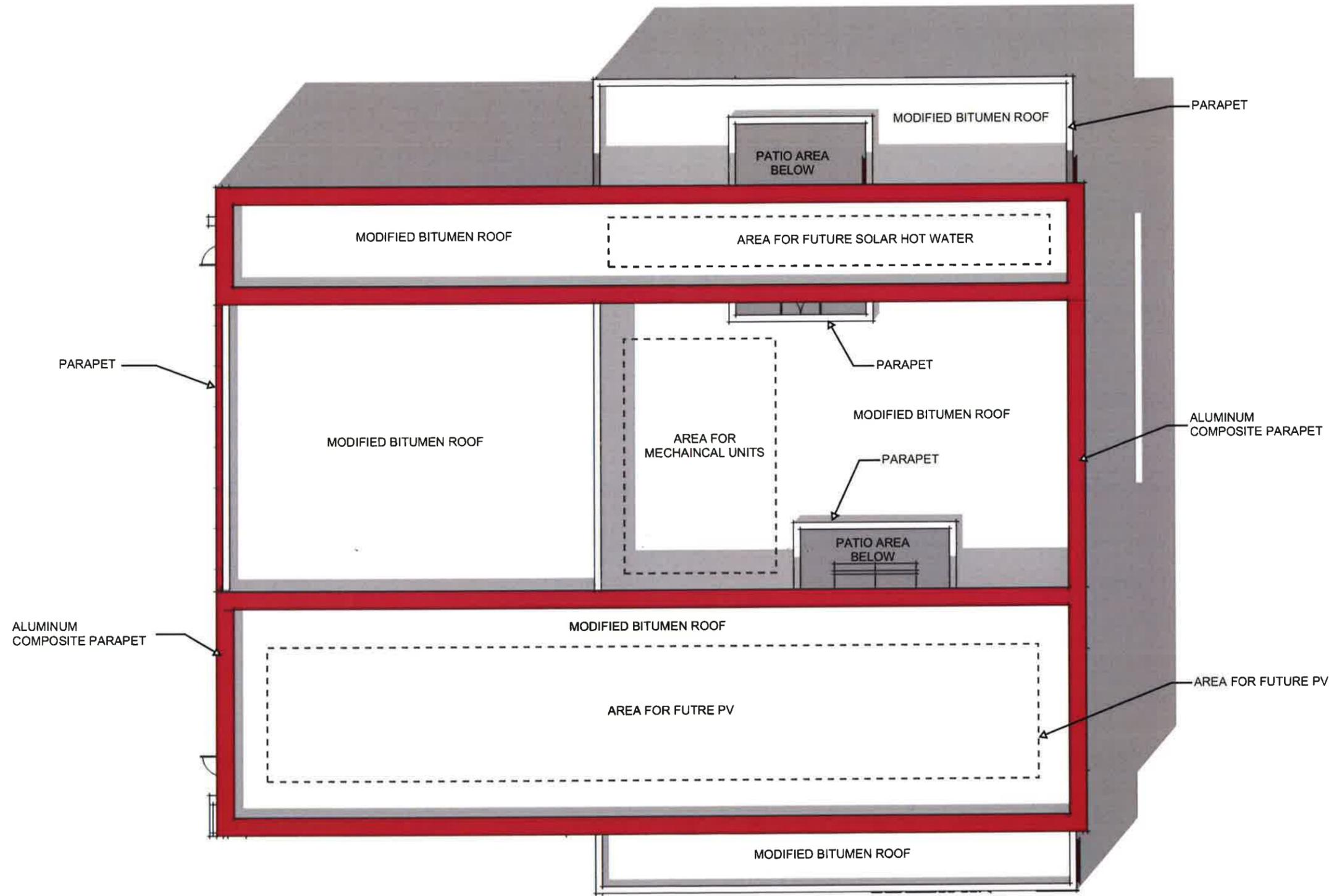


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COSTA MESA FIRE STATION No. 1
 OPTION 1

COSTA MESA, CA
 COSTA MESA FIRE DEPARTMENT





09/07/2015
 PROPOSED ROOF PLAN LAYOUT

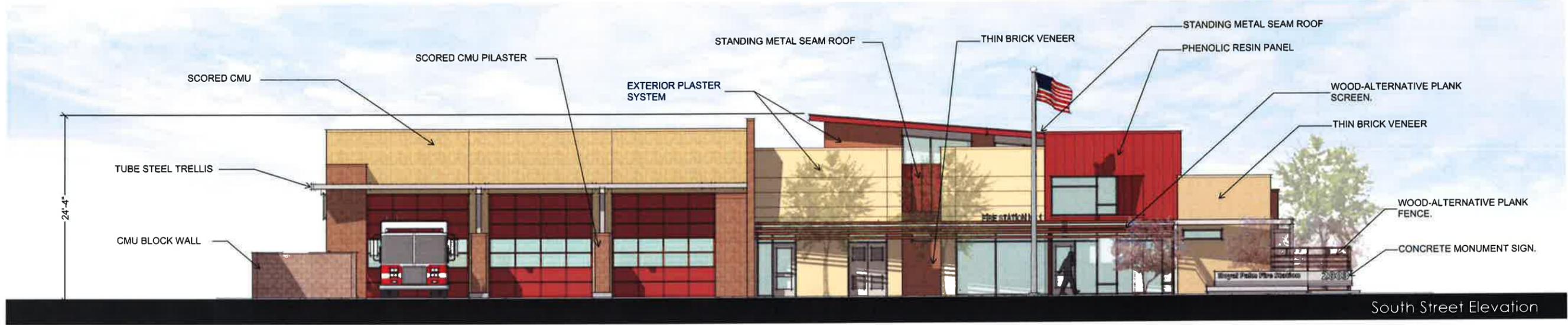


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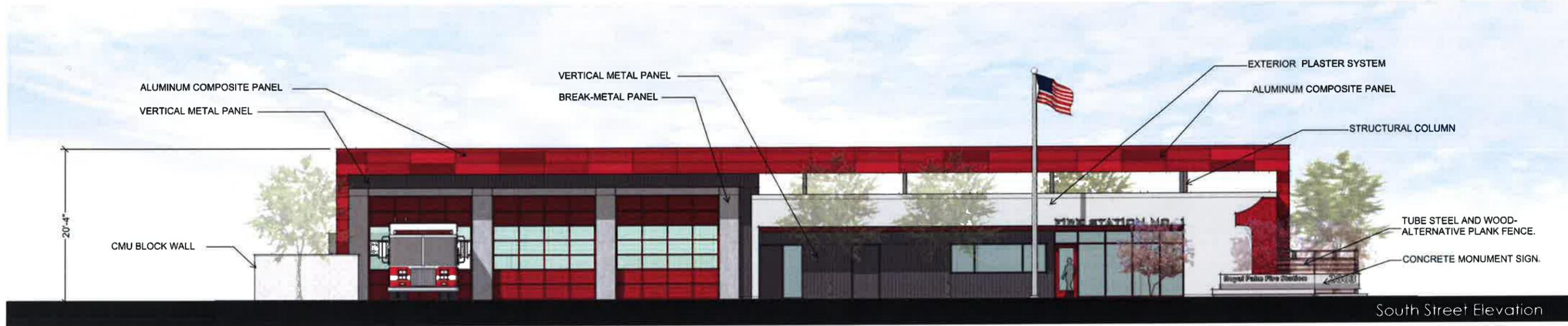
COSTA MESA FIRE STATION No. 1
 OPTION 2

COSTA MESA, CA
 COSTA MESA FIRE DEPARTMENT





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