CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

September 22, 2011

Manuel Bouffard
Medcessity
4010 Orange Avenue
Long Beach, CA 90807

RE: ZONING APPLICATION ZA-10-30 A1
AMENDMENT TO MINOR CONDITIONAL USE PERMIT FOR A MEDICAL OFFICE WITH A PARKING REDUCTION
2314 NEWPORT BOULEVARD, 1st FLOOR, COSTA MESA

Dear Mr. Bouffard:

Review of the minor conditional use permit for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval (attached). The decision will become final at 5 p.m. on September 29, 2011, unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Rebecca Robbins, at 714-754-5609 or rebecca.robbins@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments:
- Project description
- Findings
- Conditions of approval
- Approved conceptual plans
- Applicant letter dated July 20, 2011 (ZA-10-30 A1)
- Applicant letter dated May 14, 2010 (ZA-10-30)

cc: Engineering
Fire Protection Analyst
Building Division

Mabena Withholdings LLC
2314 Newport Blvd
Costa Mesa, CA 92627

PROJECT DESCRIPTION

Project Site/Environs

- The property is zoned Local Business (C1) and consists of an approximately 3,323 square-foot multi-tenant commercial development.
- The property is surrounded by residentially-zoned and developed properties across a public alley to the east, Newport Boulevard to the west, and commercial properties to the north and south.

History

- On July 22, 2010, the Zoning Administrator approved Minor Conditional Use Permit ZA-10-30 for a 1,420 square-foot medical office (orthopedist), containing one doctor, to deviate from parking requirements (9 spaces required; 6 spaces allocated for the suite).
- The hours of operation for patients to be seen was conditioned to be limited to Monday from 9:00 a.m. to 12:00 p.m. and Wednesday from 1:00 p.m. to 5:00 p.m. with a maximum of 20 patients per day.
- No surgeries or procedures were proposed to be performed on site.

Proposed Use

- The applicant is now proposing the medical office be open Monday through Thursday, with another practice (physical, occupational, and hand therapy) leasing the office on the alternate days (Tuesday and Thursday). On the additional days, the medical office is proposed to have one to two patients per hour from 9:00 a.m. to 4:30 p.m. and closed for lunch from 12:00 p.m. to 1:00 p.m., with only one therapist and no support staff. The applicant is anticipating approximately 12 patients per day.
- The proposed use requires 9 parking spaces; however, 6 parking spaces are allotted for the suite based on the commercial parking requirement. Therefore, a reduction in the required parking based on unusual operating characteristics is requested.

ANALYSIS:

Justifications for Approval

- Given the limited hours of operation and the proposed number of patients per hour, the medical office should not conflict with the parking for the other uses.
- The use, as proposed, should be low key in nature (i.e. one to two patients per hour); consequently, the use itself should not impact the other businesses on the subject and surrounding properties.

ADDITIONAL DISCUSSION

- A condition has been included requiring the removal of the banner on the fence at the front of the property within two weeks of this approval (by October 6, 2011).

GENERAL PLAN CONFORMITY

The General Plan designation for the property is Commercial Residential, which allows a maximum floor area ratio (FAR) of 0.30 for moderate traffic uses and 0.40 for low traffic uses. Low traffic generating uses are defined as those which generate three to twenty average daily trip ends per 1,000 square feet of gross floor area. With the proposed mix of uses including medical office (1,420 square feet maximum), general office, and storage, the building does not exceed the trips allowed for the building at its current 0.37 FAR; therefore, the proposed is consistent with the General Plan. The medical office, shall not be expanded and the remaining building area shall be limited to general office uses to maintain consistency with the low traffic generating category. As a part of the original application (ZA-10-30), the property owner recorded a land use restriction to inform future owners that the property is required to be limited to low traffic generating uses.

FINDINGS

A. The proposal complies with Costa Mesa Municipal Code Section 13-29(e) because:

1. The proposed uses are compatible and harmonious with uses in the general area.

2. The General Plan designation for the property is Commercial Residential, which allows low traffic uses at a maximum FAR of 0.40. The proposed development with the combination of uses including medical office (1,420 square feet maximum), general office, and storage does not exceed the traffic trips allowed for the existing 0.37 FAR development to maintain the low traffic generating category. Therefore, approval of the CUP would allow a use and intensity that is consistent with the General Plan.

3. The planning application is for a project-specific case and does not establish a precedent for future development.

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

1. The proposed use, as conditioned, is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area. The site is located in a commercial area characterized by a variety of uses that provide a wide range of goods and services to the local community. The proposed use is compatible with existing low traffic generating uses onsite because they have unique operating characteristics and will not generate the traffic volume or parking demand that are typically associated with a medical office. Specifically, the use, a medical office with limited hours of operation and a maximum of 20 patients per day (Monday through Thursday) with one doctor onsite at any time, should have minimal impacts to the surrounding businesses.

2. Granting the 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. Specifically, due to the low-key nature of the proposed use, the use will have low traffic and parking demands.

3. Granting the 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.

C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.

D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

Plng.

1. Hours of operation for office/administration and patients to be seen shall be limited to Monday through Thursday from 9:00 a.m. to 5:00 p.m. with a maximum of 20 patients per day and one doctor on-site at any time.
2. The banner on the fence at the front of the property shall be removed within two weeks of this approval (by October 6, 2011).
3. If parking shortages or other parking-related problems arise, the applicant shall institute whatever operational measures are necessary to minimize or eliminate the problem, including, but not limited to, reduction of number of clients per day or modification to hours of operation.
4. The use shall be limited to the type of operation described in the staff report and the letters from the applicants dated May 14, 2010 and July

20, 2011. Any change in the operational characteristics shall require prior approval by the Planning Division and may require processing of an amendment to the minor conditional use permit.

5. A copy of the conditions of approval for the conditional use permits must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.

Trans. 6. Building use shall not exceed 66 trip ends. Excess of this will result in additional traffic impact fees.

7. The gate at the front of the property shall remain open during business hours.

8. The applicant and/or property owner shall install a sign at the rear of the property, in front of the alley, indicating "Newport Boulevard" with a right turn arrow to direct traffic exiting the property via the alley to the right. The sign text and location shall be reviewed by the City's Transportation Division and Planning Division prior to installation.

CODE REQUIREMENTS

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

Plng. 1. Approval of the zoning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) obtains building permits for the authorized construction and initiates construction; and 2) obtains a business license and 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.

2. Once the use is legally established, the zoning application herein approved shall be valid until revoked. The Development Services Director or her designee may refer the zoning application to the Planning Commission for modification or revocation at any time if, in his opinion, any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances or 3) one or more of the findings upon which the approval was based are no longer applicable.

3. All business activities shall be conducted inside the building.

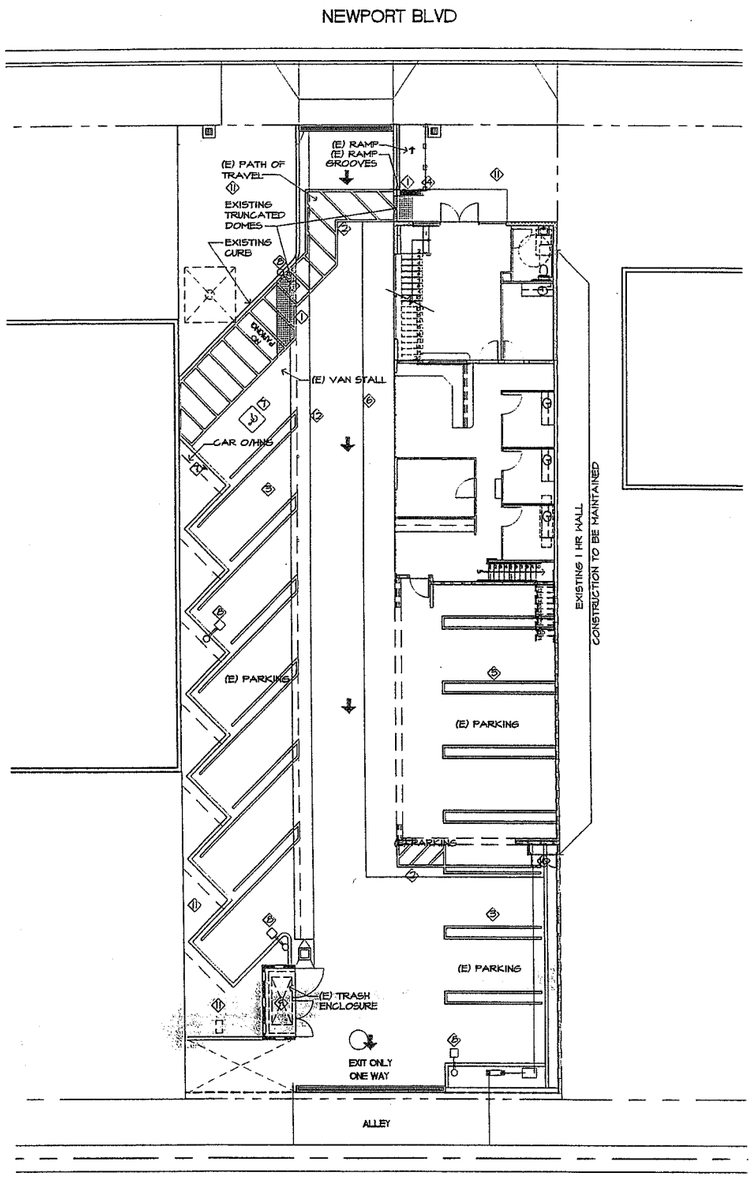
Bus. Lic. 4. A business license shall be obtained prior to the initiation of the business approved under this application.

5. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.

SPECIAL DISTRICT REQUIREMENTS

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

Sani.	1.	It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
AQMD	2.	Applicant shall contact the Air Quality Management District (800) 288 7664 for potential additional conditions of development or for additional permits required by the district.



ALL SITE WORK IS EXISTING and WILL NOT BE MODIFIED.

SITE PLAN KEY NOTES
(ALL ITEMS ARE EXISTING)

1. TRUNCATED DOMES
2. ACCESSIBLE STRIPING
3. PARKING STALLS
4. SIDEWALK
5. ASPHALT DRIVEWAY
6. CONCRETE DRIVEWAY
7. ACCESSIBLE SIGNAGE
8. LIGHTING STANDARD
9. TRASH ENCLOSURE
10. ELECTRICAL METERS
11. PLANTER
12. SWALE

BLDG SUMMARY

1ST FL	~~2500 SF~~
2ND FL	~~1848 SF~~
TOTAL	~~4348 SF~~

PROJECT DESCRIPTION

THIS SCOPE OF WORK INCLUDES THE 1ST FLOOR TENANT IMPROVEMENTS INCLUDING ONE RESTROOM OFFICES and RECEPTION AREA. THIS SCOPE OF WORK INCLUDES WALLS, FLOORING, CEILINGS, LIGHTING and POWER and HVAC DISTRIBUTION. ALL SITE WORK IS EXISTING and WILL NOT BE MODIFIED.

GENERAL NOTES

1. UNLESS OTHERWISE INDICATED ON THESE DRAWINGS OR IN THE SPECIFICATIONS AS BEING N.I.C. ALL ITEMS, MATERIALS, ETC. and INSTALLATION OF SAME ARE PART OF THE CONTRACT DEFINED BY THESE DRAWINGS AND SPECIFICATIONS.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES and/OR UNUSUAL CONDITIONS TO THE ARCHITECT PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF ANY CONSTRUCTION.
3. GENERAL CONTRACTOR SHALL OBTAIN ALL PERMITS , AND CHECK GOVERNING AUTHORITIES' SPECIFICATIONS FOR CONSTRUCTION INCLUDING REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR OTHERWISE NOTED.
4. GENERAL CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY and REQUIRED BY THE CITY'S BUILDING DEPARTMENT AND CONSTRUCTION DOCUMENTS.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
6. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF ANY WORK.
7. THE GENERAL CONTRACTOR SHALL REPORT ERRORS INCONSISTENCIES OR OMISSIONS DISCOVERED, TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK THE ARCHITECT WILL REVIEW PROPOSED MEANS OF CORRECTING ERRORS.
8. THE GENERAL CONTRACTOR TO OBTAIN AND PAY FOR BUILDING PERMITS. SUB CONTRACTORS TO OBTAIN AND PAY FOR NECESSARY PERMITS RELATING TO THEIR TRADES.
9. THE GENERAL CONTRACTOR TO VERIFY UTILITY LOCATIONS AND PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
10. THE GENERAL CONTRACTOR TO PAY REPAIR OR REPLACEMENT EXPENSES OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATION ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT.
11. AFTER THE START OF CONSTRUCTION, THE GENERAL CONTRACTOR AND OR HIS SUB CONTRACTORS SHALL BE RESPONSIBLE FOR CORRECTING ERRORS NOT BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT.
12. NOT USED
13. GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANTICIPATED FINAL INSPECTION DATE TWO WEEKS IN ADVANCE, IN WRITING.
14. DIMENSIONS ON THE PLANS ARE TO FACE OF STUD (F.O.S.) OR FACE OF MASONRY (F.OM.) UNLESS NOTED OTHERWISE.

MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. ZA-10-3041
Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.
BY: WBL/RR DATE: 9/22/11

CONSULT

PROJECT DATA

PLAN CHECK NO.	
APPLICANT	BILL L. MASON
PHONE	714/724-3990
ARCHITECT	WMA
	WILLIAM MASON ARCHITECT, INC.
PHONE	714-427-0688
EMAIL	WMAINC@GMAIL.COM

SHEET INDEX

ARCHITECTURAL

TI	TITLE SHEET and SITE PLAN
AR-1	ACCESSIBLE REQUIREMENTS
TD-1	PROPOSED 1ST FLOOR PLAN, DOOR SCHEDULE andTYPES and INTERIOR ELEVATIONS
TD-2	EXISTING 2ND FLOOR TENANT IMPROVEMENT and SHELL EXTERIOR ELEVATIONS (FOR REFERENCE ONLY)

CODE ANALYSIS

ADDRESS:	
LEGAL DESCRIPTION	LOT 4 OF TRACT 300, IN THE CITY OF COSTA MESA, RECORDED IN BOOK 14, PAGES 11-12 OF MISC. MAPS, RECORDS OF ORANGE COUNTY
APN#	
LOT SIZE:	60' X 150' = 9000 SF
LOT COVERAGE:	27.7%
OCCUPANCY:	B / S-3, W/ 1 HR OCCUPANCY SEPARATION BETWEEN B and S-3
B OCCUPANCY:	3350 SF @ 1/100 35 OCCUPANTS
S-2 OCCUPANCY:	1048 SF @ 1/200 5.24 OCCUPANTS
TOTAL OCCUPANTS:	1044 SF @ 1/200 40.24 OCCUPANTS
CONSTRUCTION TYPE:	TYPE VB, NON SPRINKLRED
GENERAL PLAN DESIGN:	"COMMERCIAL"
DISTRICT:	LOCAL BUSINESS DISTRICT
ZONE:	C-1
HEIGHT:	30'-0"
ALLOWABLE SQUARE FOOTAGE:	8,000 SF
B:	8,000 SF
S3:	8,000 SF
B OCCUPANCY RATIO=	3,349 SF / 16,000 SF = .20
S-3 OCCUPANCY RATIO=	1,049 SF / 16,000 SF = .66

.20 + .66 = .86, <1. THERFORE OK

SHELL SQUARE FOOTAGES		T.I. SQUARE FOOTAGES	
*1ST FLOOR SQ. FTG.	~~2500 SF~~	1ST FLOOR SQ. FTG.	1,420 SF
2ND FLOOR SQ. FTG.	~~1848 SF~~	2ND FLOOR SQ. FTG.	1,885 SF
TOTAL SQ. FTG	~~4348 SF~~	TOTAL SQ. FTG	3305 SF

APROVED PARKING
* INCLUDES TUCK UNDER PARKING

STALLS REQUIRED (4/1000)	13
STALLS PROVIDED	13

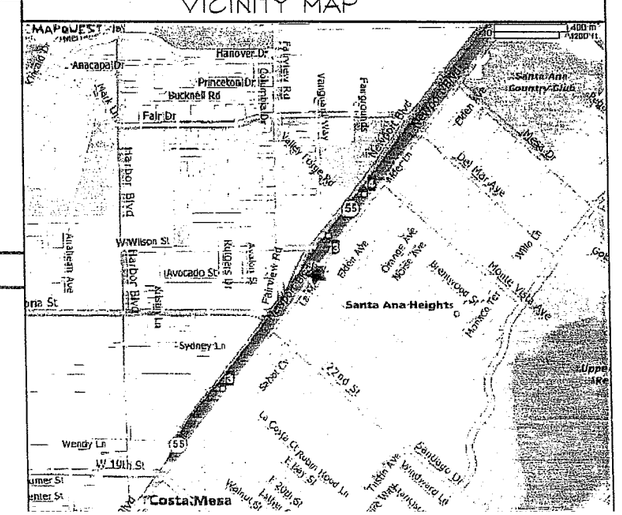
PROPOSED PARKING
* INCLUDES TUCK UNDER PARKING

USE	SQ. FTG	PARKING RATIO	STALLS REQUIRED	STALLS PROVIDED
1ST FL MEDICAL OFFICE	1,420 SF	6/1000	8.5 STALLS	
2ND FLR General Office	1,885 SF	4/1000	7.5 STALLS	
TOTAL STALLS	13		16 stalls	13 STALLS

under ZA-10-30

DRAWINGS SHALL COMPLY WITH 2007 CBC, CFC, CPC, CMC, CEC and THE 2001 NON RESIDENTIAL CEC ENERGY STANDARDS

VICINITY MAP



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ARCHITECTURE PLANNING INTERIORS
WILLIAM MASON, ARCHITECT INC.
3279 DAKOTA AVENUE
COSTA MESA, CALIFORNIA 92626
714.427.0688
EMAIL: wmainc@gmail.com

ARCHITECT'S STAMP

LICENSED ARCHITECT
WILLIAM L. MASON
C-23759
DATE 5/11
RENEWAL
STATE OF CALIFORNIA

△	DATE	REVISION

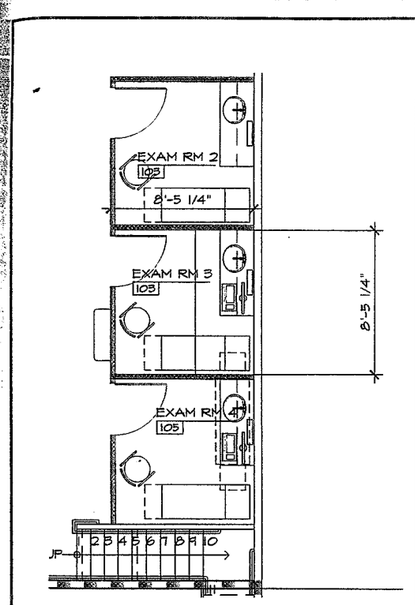
OWNER:
MABENA WITHOLDINGS, LLC
16401 MAGNOLIA STREET
SUITE 108
WESTMINISTER, CA 92683
714/362-8301
DAOKD@YAHOO.COM

PROJECT:
NEWPORT BOULEVARD OFFICE BUILDING
MINOR C.U.P. SUBMITTAL
2314 NEWPORT BLVD.
COSTA MESA, CA 92627

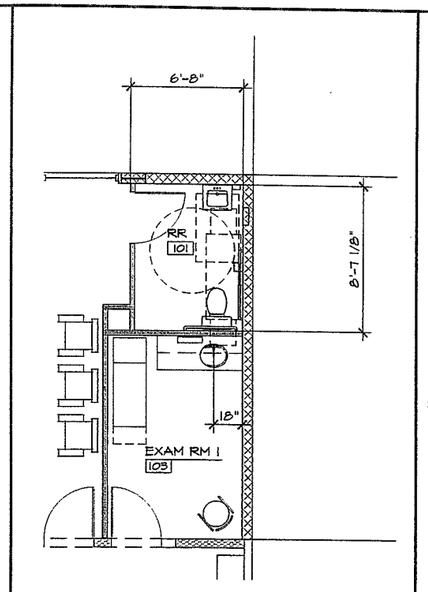
PROJECT NO.	10.014.00
SCALE:	AS NOTED
DATE:	5/14/10
DRAWN BY:	
REVIEWED BY:	
CHECKED BY:	
ISSUED TO BID:	
ISSUED FOR CONSTR:	

SHEET TITLE:
TITLE SHEET and SITE PLAN

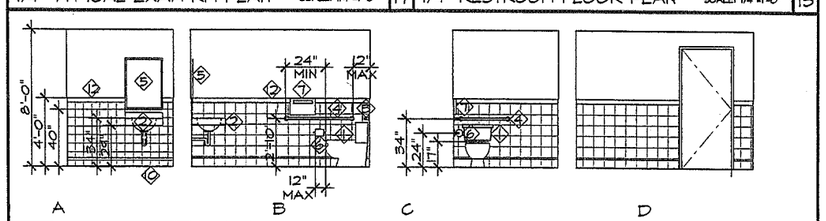
SHEET NO.
T-1



1/4" TYPICAL EXAM RM PLAN SCALE: 1/4"=1'-0" | 17

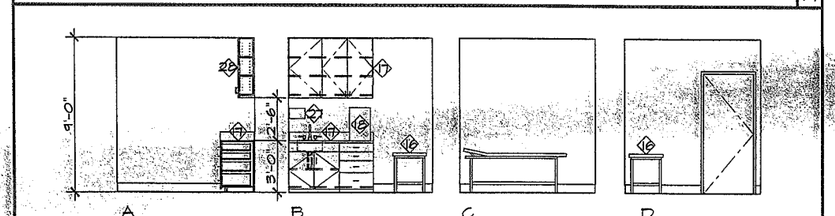


1/4" RESTROOM FLOOR PLAN SCALE: 1/4"=1'-0" | 13

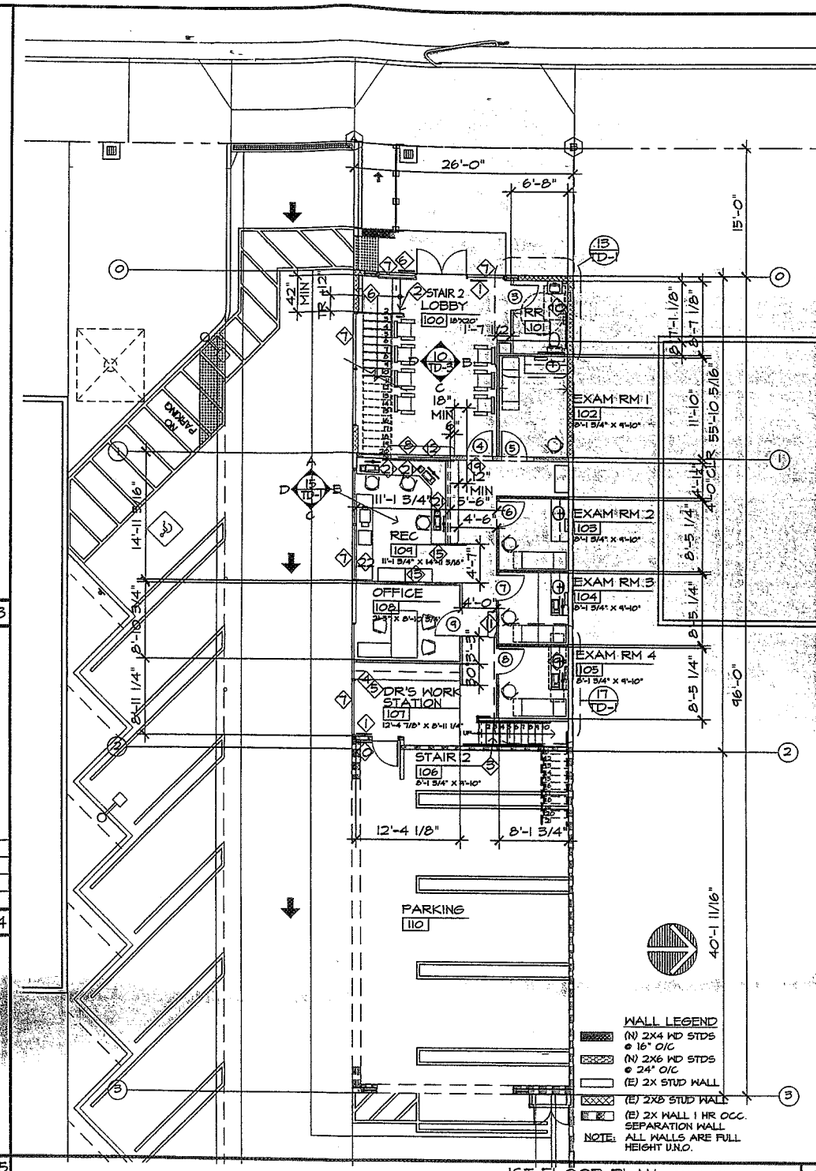


1	TOILET +17" A.F.F. W/ HANDLE ON WIDE SIDE	5	MIRROR: +40" A.F.F.	9	PAPER TOWEL DISPENSER + 58 1/2" A.F.F.
2	SINK + 31 1/2" A.F.F.	6	TOILET PAPER DISPENSER	10	6" CERAMIC TILE COVE BASE
3	42" LONG, 1 1/2" ø, GRAB BAR + 34" A.F.F.	7	TOILET SEAT COVER DISPENSER	11	INSTA HOT
4	32" LONG, 1 1/2" ø, GRAB BAR + 34" A.F.F.	8	SOAP DISPENSER	12	CERAMIC TILE

MENS RESTROOM 101 SCALE: 1/4" =1'-0" | 14



TYPICAL EXAM ROOM ELEVATIONS SCALE: 1/4"=1'-0" | 15



1ST FLOOR PLAN SCALE: 1/8"=1'-0" | 7

1. TACTILE EXIT SIGN
2. STEEL STAIRS
3. WOOD EXIT STAIRS
4. (N) 15" UPPER CABINET
5. (N) 24" BASE CABINET
6. 42" HIGH WALL
7. STOREFRONT (W/ TEMPERED GLASS)
8. WALL ABOVE
9. RELOCATE AIR HANDLER
10. RELOCATED AIR HANDLER
11.
12.
13.
14.
15. (N) RECEPTION DESK
16. (N) EXAM TABLE
17. (N) 24" EXAM ROOM BASE CABINET W/ HAND SINK W/ 15" UPPER CABINETS
18. (N) XRAY LIGHT BOX
19. (N) POWER / PHONE / DATA OUTLET
20. (N) TV OUTLET
21. (N) COMPUTER WORK STATION
22. (N) CREDENZA
23. (N) DESK W/ RETURN
24. (N) PRINTER
25. (N) FAX MACHINE
26. (N) VERTICAL FILES
27. (N) PAPER TOWEL DISPENSER

1. STOREFRONT: US ALUMINUM 450, "BRIGHT SILVER" W/ TEMPERED GLASS
2. INT. DOORS: "LEGACY" PRE-FINISHED SOLID CORE COMPOSITE DOOR.
3. STEEL DOOR FRAMES: "TIMELY", COLOR: "ALUMATONE"
4. WALLS: 5/8" DRYWALL TAPED and SANDED READY FOR PAINT. TEXTURE: LIGHT ORANGE PEAL
5. BASE: 4" RUBBER COVE BASE, COLOR AS SELECTED BY OWNER
6. CARPET: COMMERCIAL GRADE GLUE DOWN CARPET, COLOR AS AS SELECTED BY OWNER
7. SHEET VINYL @ EXAM ROOMS: ARMSTRONG SHEET VINYL FLOORING W/ HEAT WELDED SEAMS. COVED 6" UP THE WALLS W/ ANODIZED CAP STRIP. PROVIDE REDUCER STRIP @ DOOR. COLOR AS SELECTED BY OWNER.
7. CEILINGS: 2'-0" x 4'-0" x 3/4" ARMSTRONG CORTEGA, "SECOND LOOK" ACOUSTICAL CEILING W/ "PRELUDE XL" EXPOSED T GRID W/ LOW SHEEN SATIN WHITE FINISH.

TOILET ROOM:

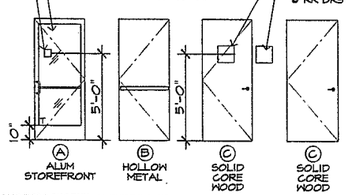
1. FLOOR: CERAMIC TILE AS SELECTED BY THE OWNER
2. BASE: CERAMIC TILE BASE W/ SANITARY COVE. PROVIDE TRANSITION STRIP AS REQUIRED @ DOOR
3. WALLS: 1/2" W.R. GYPSUM BOARD, W/ JOINTS TAPED and SANDED SMOOTH, READY FOR PAINT. GYPSUM BOARD AREAS W/ OUT WAINSCOT: SEMI-GLOSS ENAMEL PAINT SHERMAN WILLIAMS, "ANTIQUE WHITE" #SW1137
4. WAINSCOT: CERAMIC TILES THINSET O/ M.R. CEMENT BOARD, 48" HIGH AS SHOWN COLOR AS SELECTED BY OWNER ALT: 3/32" THICK MARLITE FRP INSTALLED O/ M.R. GYP BRD, 48" HIGH W/ PEBBLED SURFACE. COLOR AS SELECTED BY OWNER W/ INTEGRAL COLOR TRIM MOLDINGS.
5. CEILINGS 5/8" GYPSUM BOARD, W/ JOINTS TAPED and SANDED SMOOTH, READY FOR PAINT. PAINT W/ SEMI-GLOSS ENAMEL. COLOR, TO MATCH WALLS.

DOOR GENERAL NOTES:

1. ALLOWABLE CLOSER PRESSURE SHALL BE 5 LBS. MAX. FOR INTERIOR and EXTERIOR DOORS.
2. DOOR HARDWARE TO BE OPERABLE WITH SINGLE EFFORT BY LEVER LOCATED @ + 37" A.F.F., (+42" A.F.F. to ℄ @ DRS 6 and 23)
3. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" and 44" ABOVE FINISH FLOOR.
4. EXIT DOOR WAYS SHALL BE NOT LESS THAN 36" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. PROJECTIONS INCLUDING PANIC HARDWARE SHALL NOT REDUCE THE OPENING TO LESS THAN 32" CLEAR WIDTH.
5. EXIT DOOR LEAF SHALL NOT EXCEED 4' IN WIDTH.
6. EXTERIOR EXIT DOORS SHALL HAVE A SIGN ON OR ADJACENT TO DOOR, STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS", WITH 1" HIGH LETTERS, IN CONTRASTING COLOR WITH BACKGROUND.
7. EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITH OUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
8. ALL LOCKS TO BE KEYED DIFFERENTLY W/ A MASTER KEY.

HARDWARE GROUP

1. LEVER: ENTRANCE OFFICE LOCK W/ RESTORING SLIDE, W/ KEYED CYLINDER SCHLAGE ALSO70, JUPITER W/ 626 FINISH (5) HINGES IVES OR EQUAL W/ 626 FINISH
2. LEVER: PASSAGE LATCH SCHLAGE AL10S JUPITER, W/ 626 FINISH (3) HINGES IVES OR EQUAL W/ 626 FINISH
3. LEVER: PRIVACY LOCK SCHLAGE AL40S, JUPITER W/ 626 FINISH (3) HINGES IVES OR EQUAL W/ 626 FINISH
4. LEVER W/ MORTISE LOCK: EXTERIOR EXIT DOOR SCHLAGE L9456LOTB, JUPITER, W/ 626 FINISH (3) HINGES IVES OR EQUAL W/ 626 FINISH
5. LEVER W/ MORTISE LOCK: EXTERIOR EXIT DOOR SCHLAGE L9456LOTB, JUPITER, W/ 626 FINISH (3) HINGES IVES OR EQUAL W/ 626 FINISH
6. LEVER: ENTRANCE OFFICE LOCK W/ RESTORING SLIDE, W/ KEYED CYLINDER SCHLAGE ALSO70, JUPITER W/ 626 FINISH (3) HINGES IVES OR EQUAL W/ 626 FINISH
7. DEAD BOLT, COLOR TO MATCH STOREFRONT (DARK BRONZE)
8. PANIC HARDWARE



ALUMINUM STOREFRONT DOOR: US ALUMINUM, 450 "BRIGHT SILVER" INCLUDING ALL ACCESSORIES. HARDWARE TO INCLUDE CYLINDERS, DEADBOLT, TRIM STRIKE, CYLINDER GUARD, EXIT INDICATOR, CONCEALED CLOSER, THRESHOLD and REQUIRED SIGNS.

SOLID CORE DOOR: "LEGACY" PRE-FINISHED DOOR. COLOR: "WALNUT". HRDWR TO INCLUDE LEVERS and WALL BUMPERS. PROVIDE HANDICAP SIGN and UNDERCUT DOOR 1" @ RR DOORS.

FRAMES: "TIMELY", STEEL DR FRAMES. COLOR: "ALUMATONE"

#	SIZE	TYPE	DOOR FINISH	FRAME FINISH	HARDWARE GROUP	INT / EXT	LEVER W/KEY	LEVER	KICK PLATE	CLOSER	PULL PLATE	DOOR STOP	PUSH PLATE	MORTISE LOCK	THUMB LATCH	PUSH BUTTON	KEYED	PUSH BAR	PULL BAR	DEAD BOLT	PANIC HARDWARE
1	(E) PR 3'-0" X 7'-0" X 1 3/4"	A	FACT	FACT / FACT	E																
2	(E) 3'-0" X 7'-0" X 1 3/4" 1 HR DOOR	B	FACT	FACT / FACT	E																
3	3'-0" X 7'-0" X 1 3/4"	C	FACT	FACT / FACT	3																
4	3'-0" X 7'-0" X 1 3/4"	C	FACT	FACT / FACT	4																
5	3'-0" X 7'-0" X 1 3/4"	C	FACT	FACT / FACT	5																
6	3'-0" X 7'-0" X 1 3/4"	C	FACT	FACT / FACT	3																
7	3'-0" X 7'-0" X 1 3/4"	C	FACT	FACT / FACT	3																
8	3'-0" X 7'-0" X 1 3/4"	C	PAINT	FACT / FACT	3																
9	3'-0" X 7'-0" X 1 3/4"	C	FACT	FACT / FACT	6																
10																					

DOOR SCHEDULE and TYPES | 8

FLOOR PLAN KEY NOTES (ALL ITEMS ARE (E) UNLO) | 4

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ARCHITECTURE PLANNING INTERIORS
WILLIAM MASON, ARCHITECT INC.
3279 DAKOTA AVENUE
COSTA MESA, CALIFORNIA 92626
714.427.0688
EMAIL: wmainc@gmail.com

ARCHITECT'S STAMP

LICENSED ARCHITECT WILLIAM L. MASON C-23759 DATE 3/11 RENEWAL STATE OF CALIFORNIA

△	DATE	REVISION

OWNER:
MABENA WITHOLDINGS, LLC
16401 MAGNOLIA STREET
SUITE 108
WESTMINISTER, CA 92683
714/362-8301
DAOKD@YAHOO.COM

PROJECT:
NEWPORT BOULEVARD OFFICE BUILDING
MINOR C.U.P. SUBMITTAL
2314 NEWPORT BLVD.
COSTA MESA, CA 92627

PROJECT NO.	10.014.00
SCALE:	AS NOTED
DATE:	5/14/10
DRAWN BY:	
REVIEWED BY:	
CHECKED BY:	
ISSUED TO BID:	
ISSUED FOR CONSTR:	

SHEET TITLE:
1ST and 2ND FLOOR PLANS DOOR SCHEDULE and TYPES

SHEET NO.
TD-1

Medcessity

Physical, Occupational, & Hand Therapy

Caring is a Medical Necessity and Our Business!

Manuel Bouffard, OTR/L, CHT
Occupational Therapist
Certified Hand Therapist

Jonathan Chinn, MPT
Physical Therapist
Orthopedic/Sports

Orthopedic/Sports PT
Certified Hand Therapy
Customized Splinting
Occupational Therapy
Pre-/Post-Operative Care

Considerate

Personalized

Professional

Care

Headquarter:
4010 Orange Ave.
Long Beach, CA 90807

Satellite:
16401 Magnolia St
Suite 108
Westminster, CA 92683

Tel.: 562-428-3556
Fax: 562-428-3621
Contact@Medcessity.com

www.Medcessity.com

July 20, 2011

City of Costa Mesa
Attn: Rebecca Robbins
77 Fair Drive
Costa Mesa, CA 92628

RE: M.C.U.P. for address: 2314 Newport Blvd, Costa Mesa, CA 92627

Dear Ms. Robbins;

This letter serves to describe the scope of our request for a minor conditional use permit (MCUP) for parking restriction issues.

We, Medcessity, Inc., intend to sublease the first floor of the above mentioned building from Mabena Witholdings, LLC two (2) days per week (Tuesdays and Thursday), to provide skilled occupational therapy (OT) to a small caseload of patients. Medcessity's main place of business is located in Long Beach, CA. The OT clinic with be staffed by one (1) therapist only, there will be no need for support staff. The OT clinic will see one (1) to two (2) patients per hour, from 9:00am until 4:30pm, and will close for lunch from 12:00pm until 1:00pm. The premise will be used as already built without requiring any modifications.

The anticipated patient/traffic volume will be 12 patients per day totaling 24 per week. As such, it is anticipated that the OT clinic will have a negligible impact on the traffic flow on Newport Blvd. There will be no impact on the parking as it is (13 spaces), given the fact that there will be no other use of the building on Tuesdays and Thursdays.

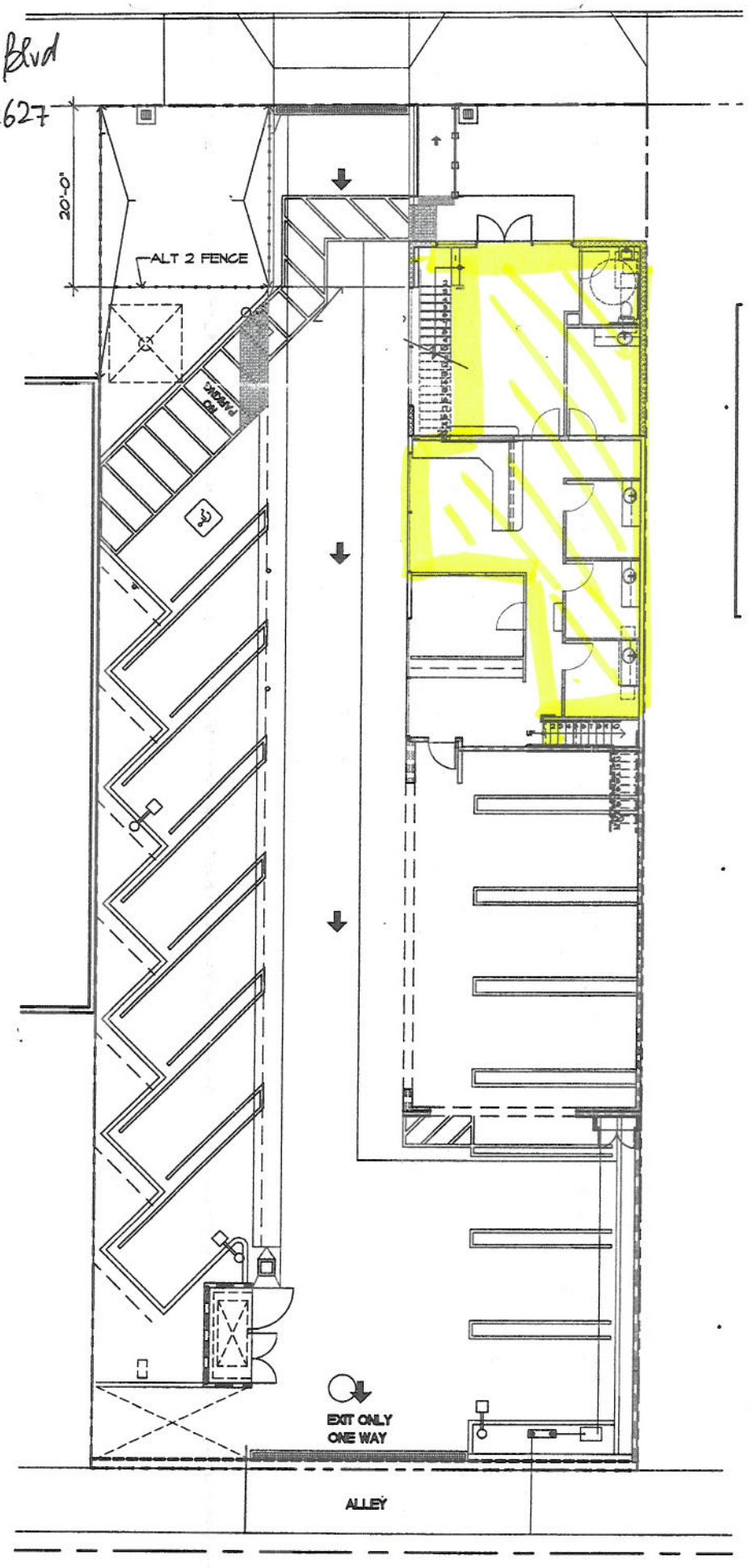
Therefore, we are requesting that a MCUP be granted for the OT clinic use for the parking restriction issues. We feel that the minor traffic impact, coupled with the positive influence of the OT clinic, will serve the City of Costa Mesa well in improving the business environment of Newport Blvd. We hope that you will review our request carefully and come to the same affirmative conclusions.

Please refer to the application and other enclosures. Do not hesitate to contact me directly on my cell phone if you have any questions at: 562-212-1506.

Sincerely,

Manuel Bouffard
President

2314 Newport Blvd
Costa Mesa. CA. 92627



William Mason Architect, Inc.

3276 Dakota Avenue
Costa Mesa, CA 92626

Phone: **714 427 0688**
Mobil: **714 724 3990**
Email: wmainc@gmail.com

May 14, 2010

Subject: 2314 Newport Blvd, Costa Mesa
Minor Conditional Use Permit

To Whom It May Concern:

I am presenting this Document on behalf of my client, Mabena Witholdings, LLC, Owner of the subject property, to respectfully request a Minor Conditional Use Permit. The existing two (2) story building at the address is currently divided into two separate and distinct suites per the approved shell drawings.

1. The upstairs Suite B, second floor, space (1,853 sq. ft) will be occupied by the Owner Mabena Witholdings, LLC. The use will be primarily for file and data storage and management of the assets held by my Client; there will be no reception of clients, customers or guests that visit the address for this entity. In consideration of these facts, we are proposing to park this suite according to the Industrial parking standard of three (3) stalls per 1,000 sq. ft and designate five (5) stalls for the second floor, even though there will be only one (1) to three (3) parking spaces used at any one time for this portion of the building.

2. The downstairs Suite A, first floor space (1,420 sq. ft) is being considered by a medical office tenant. We are proposing to park the first floor consistent with the medical office standard of six (6) stalls per 1,000 sq. ft and designate the remaining eight (8) stalls for the first floor, which would not require any C.U.P. restrictions.

The Tenant's office will be opened only 2 half-days per week and closed on weekends. The Physician has offices in other cities for the other days of the week. The space will be utilized to see patients only and no surgeries will be performed. The anticipated patient/traffic volume will be twenty (20) patients per half-day; totaling forty (40) patients per week. As such, it is anticipated that the clinic will have a negligible effect on the traffic flow on Newport Boulevard.

We believe our proposal meets the intent of the City's standards; therefore, we are requesting that a Minor C.U.P. be granted for the industrial parking standard to be applied for Suite B and providing parking for the Suite A Tenant per the City's medical office standards. We feel that the minor traffic impact, coupled with the positive influence of the medical office, will serve the City of Costa Mesa well in improving the business environment along Newport Boulevard as well as helping generate positive revenue for the City. As a Tenant the Owners will be on the premises to assure the proper use of the parking for patients and the City will have recourse if the parking situation becomes a burden on other neighboring businesses.

This truly is a win, win scenario.

Sincerely,

Bill L. Mason, Architect
William Mason Architects, Inc.

Received
City of Costa Mesa
Development Services Department

MAY 14 2010