



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, GARY ARMSTRONG, AND JAY TREVINO
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: SEPTEMBER 8, 2016
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. Project descriptions have been kept brief for this notice. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

ZA-16-21 **3189 Pullman Street**

Minor Conditional Use Permit for an outpatient (no overnight) adolescent (ages 13-19) psychological and substance treatment facility with group counseling. Proposed hours of operation are: Monday – Friday: 8:30 AM – 7:30 PM. Patients will be dropped off at 9 AM and picked up at 3 PM with another group dropped off at 4 PM and picked up at 7 PM. Day-to-day operations will have a total occupancy of 30-35 people, including staff and patients. No prescriptive medications will be stored on-site.

Approved, subject to conditions of approval.

Comments received: None.

ZA-16-23 **2900 Bristol Street, Suite B-100**

Minor Conditional Use Permit to deviate from shared parking requirements for an endodontics office (SC Endodontics) due to unusual operating characteristics. Hours of operation are 9 AM – 7 PM (patient hours 10 AM – 6 PM), with a maximum occupancy of 4 persons (including staff and patients) per hour.

Approved, subject to conditions of approval.

Comments received: One opposed, two with comments.

ARIOS, JUSTIN

From: Rick Yuill <rick@csi-cm.com>
Sent: Wednesday, September 07, 2016 2:13 PM
To: ARIOS, JUSTIN
Subject: Zoning App No: ZA-16-23

Regarding Application No: ZA-16-23

Site address: 2900 Bristol St B100, Costa Mesa, CA 92626

Thank you for talking with me yesterday. Follows is a written summary of some concerns and points addressed in yesterday's call regarding 2900 Bristol B100 (Endodontics) zoning variance.

- Current zoning requires 6/1,000 square feet parking for medical and health related businesses
- There is a discrepancy on the square footage submitted in the variance application of 1,250 square feet. Our records list the unit at 982 square feet
- Our CC&Rs state 3/1,000 square feet maximum allowable parking
- With one doctor/dentist and two staff and two operating chairs he would require a minimum of four parking spots. With one patient in each chair that would be 5 and with two patients in the chairs and one patient waiting for a chair that makes 6 parking spots.
- Parking is the main concern. We have had a recent history of parking crisis at our campus. Now with Solid Landings leaving and 1/3 of Building B empty. parking can still be tight at times in front of Building B.

If the applicant/Doctor were to find a larger unit with at least 5 allotted parking spots in accordance with our CC&Rs we would consider a variance as his business is a professional service which fits into the theme of our campus

Rick Yuill
Owner D-206
Creekside Owners Association Phase I Board Pres.

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COLGAN, JULIE

From: dsybert@burba.com
Sent: Wednesday, September 07, 2016 2:59 PM
To: PLANNING COMMISSION
Subject: Application No. ZA-16-23 2900 Bristol Street Suite B100

To Whom It May Concern:

I am contacting you in regard to the subject Notice of a Zoning Administrator Decision Date. I am writing to express concerns related to the already limited parking that is available in this business park. My understanding is that the city requires more parking per square foot for medical and health related businesses than it does for administrative businesses. Although the variance for this particular request seems reasonable the concern lies with future request from potential buyers/tenants operating a medical or health related business. If this business park was at 100% occupancy today, with administrative businesses alone, parking would be an issue. If we start adding the additional strain of parking accommodations for medical and health related businesses the parking situation will manifest long before we hit 100% occupancy.

Should this application be approved I would like to make sure that our concern regarding the availability of parking in this location is on record.

Thank you!

David Sybert
Administrative Manager, BHN
Tel: +1.714.540.9300 ext. 109
www.Burba.com

ARIOS, JUSTIN

From: Robin F <rjbooks2900@gmail.com>
Sent: Wednesday, September 07, 2016 6:57 PM
To: ARIOS, JUSTIN
Subject: Regarding Application No: ZA-16-23 2900 Bristol Street, B100

Justin,

I am in building D, suite 106. We already have limited parking. This will add to more parking issues at our complex. The complex has been completely full numerous times. My clients have had to park outside of the complex with the limited amount of spaces. Unless our parking lot has more spaces for everyone it is unreasonable to allow this business more spaces.

I do not agree with this business allowed to have more spaces.

Sincerely,
Robin Fisher

--

R.J. Bookkeeping & Tax, Inc.
2900 Bristol Street
Suite D106
Costa Mesa, CA 92626
714-708-7000
714-708-7001 fax
rjbooks2900@gmail.com



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

September 8, 2016

Andrea Arcilla
2030 Main Street, Suite 1525
Irvine, CA 92614

**RE: ZONING APPLICATION ZA-16-21
MINOR CONDITIONAL USE PERMITS FOR ADOLESCENT GROUP
COUNSELING AND TO DEVIATE FROM SHARED PARKING REQUIREMENTS
3189 PULLMAN STREET, COSTA MESA**

Dear Ms. Arcilla:

City staff's review of your zoning application 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 and code requirements (attached). The decision will become final at 5:00 p.m. on September 15, 2016, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review 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, Justin Arios, at (714) 754-5667, or at justin.arios@costamesaca.gov.

Sincerely,


WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description and Analysis
 Findings
 Conditions of Approval, Code Requirements, and Special District
 Requirements
 Business Description
 Approved Conceptual Plans

cc: Engineering
 Fire Protection Analyst
 Building Safety Division

Robert McCarthy
250 E. Baker St, Suite 300
Costa Mesa, CA 92626

PROJECT DESCRIPTION

The subject property is located along Pullman Street. The site zoned MP (Industrial Park), and has a General Plan land use designation of Industrial Park. Physical on-site improvements include a two-story, multi-tenant building with 68 parking spaces, and two points of ingress/egress on Pullman Street.

The use will occupy an 11,993 square foot tenant space, located in the existing multi-tenant building. The proposed first floor plan consists of three administrative offices, two conference rooms, two group counseling rooms, break room/kitchen, storage room, and a restroom. The proposed second floor plan consists of seven private therapy rooms, three group counseling rooms and a common area/open space. The total square footage defined for group counseling totals 1,107 sq. ft. (or 9.23% of the total suite). Proposed hours of operation are Monday through Friday, 8:30 AM to 7:30 PM. No overnight stays or dispensing of medication are proposed.

The applicant requests approval of a minor conditional use permit (MCUP) to allow the establishment of a counseling facility – both group and individual – for patients ages 13 to 19, who are dropped off, with a deviation from the shared parking requirements due to unusual operating characteristics.

ANALYSIS

Individual Counseling

The proposed use includes individual counseling sessions that will occur throughout the day during normal business hours, by appointment only. During the times when group counseling sessions occurs, the number of individual counseling sessions that take place will be limited by the number of counselors available. As stated by the applicant, the facility will have no more than 10 employees on-site, at any given time. In addition, a condition of approval is included which limits the number employees allowed on-site, at any given time, to 10 employees.

Zoning Administrator Determination No. 16-1 classifies individual and family counseling services as general office uses, which is permitted with a Minor conditional use permit in the Industrial Park zone.

Group Counseling

The proposed use also includes group counseling sessions, which requires a Minor conditional use permit since the proposed use does not meet all the parameters for group counseling to be permitted by right, as set forth in Zoning Administrator Determination No. 16-1. Specifically, the proposed use does not meet the parameter stating “all participants in group counseling shall be brought to and from the site in shuttle vans with a minimum 8-person capacity.” Since the patients are adolescents

(ages 13 to 19), the majority of patients will be transported by vanpools or dropped off by parents and/or guardians, and will not be driving themselves.

Start Time	End Time
Session 1	
9:00 AM	10:15 AM
10:20 AM	11:25 AM
11:30 AM	12:25 PM
Lunch (12:30 PM – 1:30 PM)	
1:30 PM	2:55 PM
<i>Pick up & Drop off</i>	
Session 2	
4:00 PM	5:20 PM
5:30 PM	6:50 PM

Each group will have 10 to 12 patients including counselors, with a maximum of 4 groups in rotation simultaneously. Above are the scheduled times for group counseling, provided by the applicant. Group counseling patients will be dropped off prior to the beginning of the 9 AM and 4 PM sessions, and they will stay on-site until 3 PM and 7 PM, respectively.

Parking and Circulation

Zoning Administrator Determination No. 16-1, classifies individual and family counseling as general office uses. The parking ratio for a general office use is 4 spaces per 1,000 square feet of gross floor area; this would result in a requirement of 48 parking spaces for this tenant space. Based on the industrial parking ratio of 3 spaces per 1,000 square feet, the tenant space is allocated 36 parking spaces. Thus, a Minor conditional use permit is needed to deviate from shared parking requirements.

Since the majority of patients will be dropped off, either by vanpools or by parents/guardians, and staffing will be limited, the use will not yield the same parking demand as a general office use. In addition, to ensure that on-site congestion does not occur, a drop-off/pick-up plan will be required to be provided prior to the establishment of the business at this location for all group counseling sessions.

If parking shortages or other parking-related problems develop, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem including, but not limited to, reducing the group counseling sizes and/or operating hours of the business.

Other Uses in Building

During a site visit for the proposed use, staff noticed a fitness use (Club Pilates Franchise) located in one of the tenant suites of the subject property. Upon further research, it had been discovered that the fitness use did not have a valid Minor conditional use permit nor did the operation have a business license. As such, a Code

Enforcement case has been opened. Should the Pilates business apply for a minor conditional use permit, their class schedule may have to be modified to accommodate this previous approval.

Noise

Since this business will be operated inside an existing building, and no unusual equipment is needed, it should not generate noise that would impact surrounding businesses.

General Plan Consistency

The Industrial Park General Plan land use designation is intended to apply to large districts that contain a variety of industrial and compatible office and support commercial uses. The business is quiet in nature and will not generate noise. In addition, the business is required to provide a drop-off/pick-up plan for approval from the Planning Division and Transportation Division, prior to establishment of the business that should avoid parking-related impacts, and therefore, ensure the use is compatible with surrounding uses.

The proposed use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the counseling use should not adversely impact the surrounding uses.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed use, as conditioned, is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The proposed use is quiet in nature, is conditioned to have a limited number of staff on-site at any one time, and is required to provide a drop-off/pick-up plan for approval from the Planning Division and Transportation Division prior to establishment of the business that will minimize parking and parking-related impacts on surrounding uses.
 2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The proposed use, as conditioned, shall be more similar to a general office use in how the occupancy and parking will operate; patients will not be housed overnight and no prescriptive medications shall be stored and/or dispensed at this location.
 3. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation and any applicable

specific plan for the property. Zoning Administrator Determination 16-1 classifies individual and family counseling services as a *general office* use, which is permitted in the MP zone with a minor conditional use permit. Although the proposed group counseling does not meet all the parameters to be permitted by right, it does meet the intent of the determination in that parking impacts should be limited because participants of the group counseling sessions will not be driving themselves to and from the site because the majority of patients are too young to drive (ages 13-19) and the total number of employees allowed to occupy the suite will be limited to 10.

- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood will not be adversely impacted by approving this request.
 2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered. A drop-off/pick-up plan is conditioned to be provided to avoid on-site congestion when patients are dropped off and picked up.
 3. The project complies with any performance standards as described elsewhere in the Zoning Code, and as conditioned to operate as described in this staff report.
 4. The use is consistent with the General Plan in that the counseling use is a permitted use, with a Minor conditional use permit, per the Zoning Code and is a compatible use in the Industrial Park land use designation.
 5. The zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
- 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 under Section 15301, Existing Facilities, of the CEQA Guidelines.
- D. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

CONDITIONS OF APPROVAL

- Plng. 1. The use shall be limited to the type of operation described in the staff report and applicant's letters dated May 6, 2016, subject to conditions. Any change in the operational characteristics including, shall be subject to Planning Division review and may require an amendment to the Minor conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
2. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting the approval. City shall have the right to select the attorney defending it, if it elects to do so.
 3. If any section, division, sentence, clause, phrase or portion of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
 4. A copy of the conditions of approval for the Minor conditional use permit shall 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.
 5. The conditions of approval of Zoning Application ZA-16-21 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 6. There shall be a minimum of 1 hour (60 minutes) between the end of the first session and the beginning of the second session, to allow departing students to leave before arriving students.
 7. There shall be no overnight stays.
 8. No prescriptive medications shall be stored and/or dispensed at this location.
 9. All patients shall require an appointment to be seen.
 10. Counseling services shall be limited to between the hours of 7AM to 8PM.
 11. Group counseling shall be limited to a maximum size of 12 people per group, including patients and counselors, with a maximum of 4 groups total.
 12. No employee or patient or person dropping off/picking up patient may park on any public street or any adjacent public or private property, with the exception of the properties approved for shared/off-site parking through Conditional Use Permit PA-07-52 (3184, 3185, 3186, 3187, and 3189 Pullman Street).
 13. All uses shall be conducted within the tenant space (underroof).
 14. Maximum of 10 employees shall be on-site at any given time, inclusive of

staff members and counselors.

15. Applicant shall provide a drop-off/pick-up plan for all group counseling sessions prior to establishment of the business at this location, for approval by the City's Transportation Division and Planning Division.
16. Applicant shall provide the City with proof of general liability insurance including endorsements concerning "additional named insured", "advance notice", and "primary coverage" as approved by the City attorney's office.
17. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, reducing group counseling sizes, number of group counseling groups and/or hours of the operation.

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.

- Ping.
1. Approval of the zoning application is valid for one 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/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.
 2. Once the use is legally established, the zoning application herein approved shall be valid until revoked. The Director of Economic & Development/Deputy CEO or his 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. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
- Bldg.
4. 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 and 2013 California Energy Code (or the applicable adopted, California Building code California Electrical code, California Mechanical code California Plumbing Code 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. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2013 California Building Code.

- Bus. Lic. 5. 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.
6. Business license shall be obtained prior to the initiation the business.
- Trans. 7. The applicant may be subject to a Traffic Impact Fee to the Transportation Division prior to the effective date of the minor conditional use permit. The applicant shall contact the Transportation Division to determine if a Traffic Impact Fee is applicable. The traffic impact fee is based upon the average daily trip generation rate for the proposed use. The fee is required to fulfill mitigation of off-site traffic impacts pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated and includes credits for existing uses. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of the minor conditional use permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

SPECIAL DISTRICT REQUIREMENTS

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

- Sani. 1. If construction is to occur, it is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- AQMD 2. Prior to demolition contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909-396-2000

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

Newport Academy Project Description

May 6, 2016 Pullman Facility
3189 Pullman Street

Newport Academy Overview

The Newport Academy Adolescent Outpatient Facility is designed specifically for teens ages 13-19 that have psychological and behavioral problems. This outpatient program, involves a multi-disciplinary approach in developing a comprehensive and individualized treatment plan. Adolescents and families have access to Psychiatrists, licensed Marriage and Family Therapists, Internal Medicine Physicians, Eating Disorder Specialists, Certified Substance Abuse Counselors, and other behavioral health treatment specialists to best meet their treatment needs.

Project Summary

The proposed project is an outpatient (no overnight) adolescent psychological and substance treatment facility to provide badly needed services for children in the city and surrounding areas. No physical modifications are planned for the site. Based on the City Municipal Code, a Minor Conditional Use Permit (MCUP) is required for the proposed use. Further detail on the project is described below.

Project Location, General Plan and Zoning

The project site is located on the northeast portion of the city, bounded by the 405 freeway to the north, the 55 freeway directly to the west and surrounding industrial buildings to the south.

The site is site is designated **Industrial Park** in the City's General Plan and zoned MP (Industrial Park). The City's **Industrial Park** designation area encompasses 1,097 acres of land primarily concentrated in three major districts: The Southwest District, the Airport Industrial District and the North Costa Mesa Industrial District.

This site is located within the Airport Industrial District which is 390 acres. This area is characterized by large parcels and wide landscape setbacks. Several firms have located their main or regional headquarters in the area and are often the single tenants in large structures.

Project Site Background

Constructed in 2005, the existing building is part of a larger development consisting of 7 industrial/office buildings formerly known as the Canon Industrial Park, which was subdivided into 6 numbered and one lettered lot. The following is a summary of prior subdivisions that the City approved on the site as described in April 14, 2008 City Planning Commission staff report for a lot line adjustment (LL-07-04).

Original Configuration	6 buildings on 4 parcels (3 of the buildings are located on 1 parcel at the southwest corner of Pullman Street and Red Hill Avenue.
PM-02-195	Created 6 building lots with 1 common lot (not held together for condominium purposes).
PM-05-109	Demolished a portion of a building to create 2 separate buildings for a total of 7 buildings. Divided the single common lot into 2 for airspace condominiums on building lots 4 through 7 (building lots 1 - 3 remain unchanged) with shared access.
PM-05-292	Created airspace condominiums for building lot 1.

The approved a lot line adjustment (LL-07-04) changed 3 building lots on the west side of Canon Industrial Park into three separate parcels. The existing facility is located on parcel three on the north side of the park. The City also approved a minor conditional use permit for shared access/off-site parking (PA-07-52) to accommodate the access and parking needs for the three parcels/buildings.

Project Description

The Newport Academy facility will operate Monday through Friday with business hours of 8:30 a.m. to 7:30 p.m. There will be an average of 8 to 10 employees which will consist of approximately two administrative staff members and 6 to 8 counselors. Day-to-day operations will have a total occupancy of 30-35 people, including staff and patients. The majority of the patients are adolescents, who are transported by vanpools or dropped off and will not have cars.

The facility offers both group and individual counseling. Group Counseling sessions will occur every 60 to 90 minutes and consist of 10-12 patients with a therapist. The first session will start at 9:00 a.m. and the last session will end at 7:30 p.m.

No prescriptive medications will be stored at this location.

Each potential patient is required to go through an acceptance process. The process requires each family to complete an application which is then reviewed by clinical and medical staff to be sure the patient is appropriate for the facility. Then an in-person assessment is scheduled which includes both the patient and parent(s). All patients require an appointment in order to be seen. Patients are all attending therapy under their own discretion and are fully functioning members of society. Nevertheless, each staff member is trained in de-escalation skills should the need arise.

Municipal Code Compliance

Zoning

Under the MP zoning, "School, Trade and Vocation" is conditionally permitted with a Minor Conditional Use Permit (MCUP). We understand that a MCUP requires public notice, but not a public hearing and is decided by the zoning administrator unless appealed. No exterior or site improvements are proposed at this time; therefore, the setbacks and other development standards approved for this building would not be affected. A sign permit will be submitted separately once the MCUP is approved.

Parking

As mentioned above, the previously approved PA-07-52 included shared/off-site parking with the adjacent 3 parcels, where there are 244 more spaces to accommodate the parking needs for the three parcels. In total, there are 304 parking spaces on the project site and adjoining parcels.

Table 13-89 of the Costa Mesa Municipal Code provides required parking ratios for nonresidential land uses. While none of the land use categories in Table 13-89 are fully congruent with the proposed business, it is noted that facilities with higher-intensity activities generally require between 4 and 6 spaces per 1,000 square feet of floor area. For example:

- Retail and offices require 4 spaces per 1,000 SF, with a minimum of 6 spaces
- Banks require 5 spaces per 1,000 SF, with a minimum of 6 spaces
- Medical and dental office require 6 spaces per 1,000 SF, with a minimum of 6 spaces

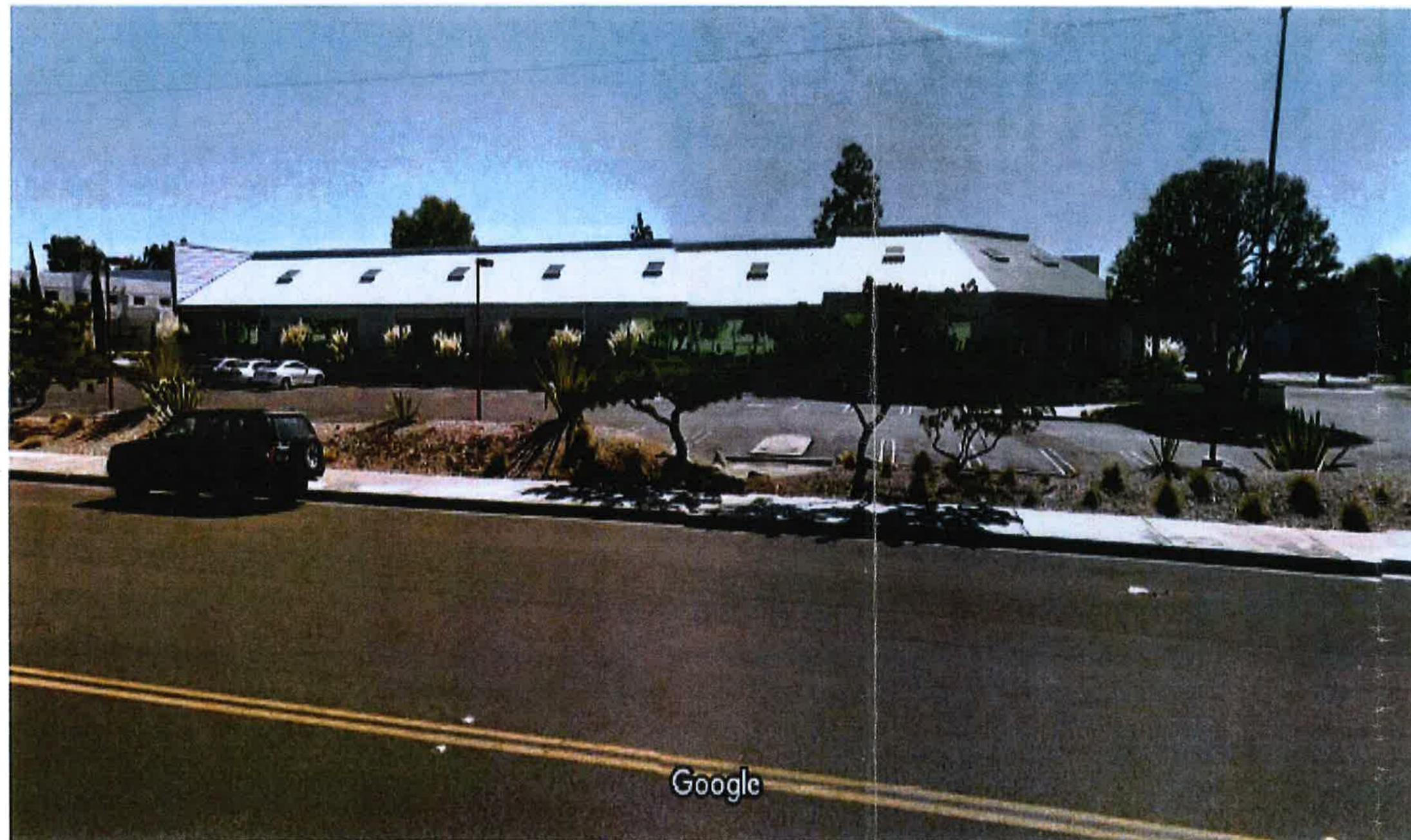
These facilities exhibit high employment density and, in the case of banks and medical and dental offices, a high number of visitors during the day. Importantly, for each of these facilities a large majority of users and visitors are adults, most of whom arrive in single-occupant vehicles.

It would not be appropriate to classify the project as “trade school, business college or dancing and music academy,” uses which require a much higher parking ratio of 10 spaces per 1,000 square feet, as these uses are either geared towards adults (trade school/business college) or have students that typically arrive independently of each other.

Newport Academy services an age group (13-19) that is either too young to drive, or has a low auto ownership rate. In addition, current operational experiences indicate that the majority of patients are transported by vanpool or are dropped off at the site. As mentioned above, at any one time, there would be approximately 8 to 10 employees at the site, which would generate a very low parking demand that is well under the available onsite spaces.

Based on these factors, the appropriate parking ratio for the project should be approximately 4 spaces or fewer per 1,000 SF, similar to office uses. Newport Academy would occupy 11,993 SF of which 1,000 +/- sf will be used for “group” counseling sessions. Assuming conservatively the 4 spaces per 1,000 SF parking ratio the use would therefore require 42 parking spaces. This is anticipated to be well above the actual parking needs for Newport Academy and well within the parking provisions on the site.

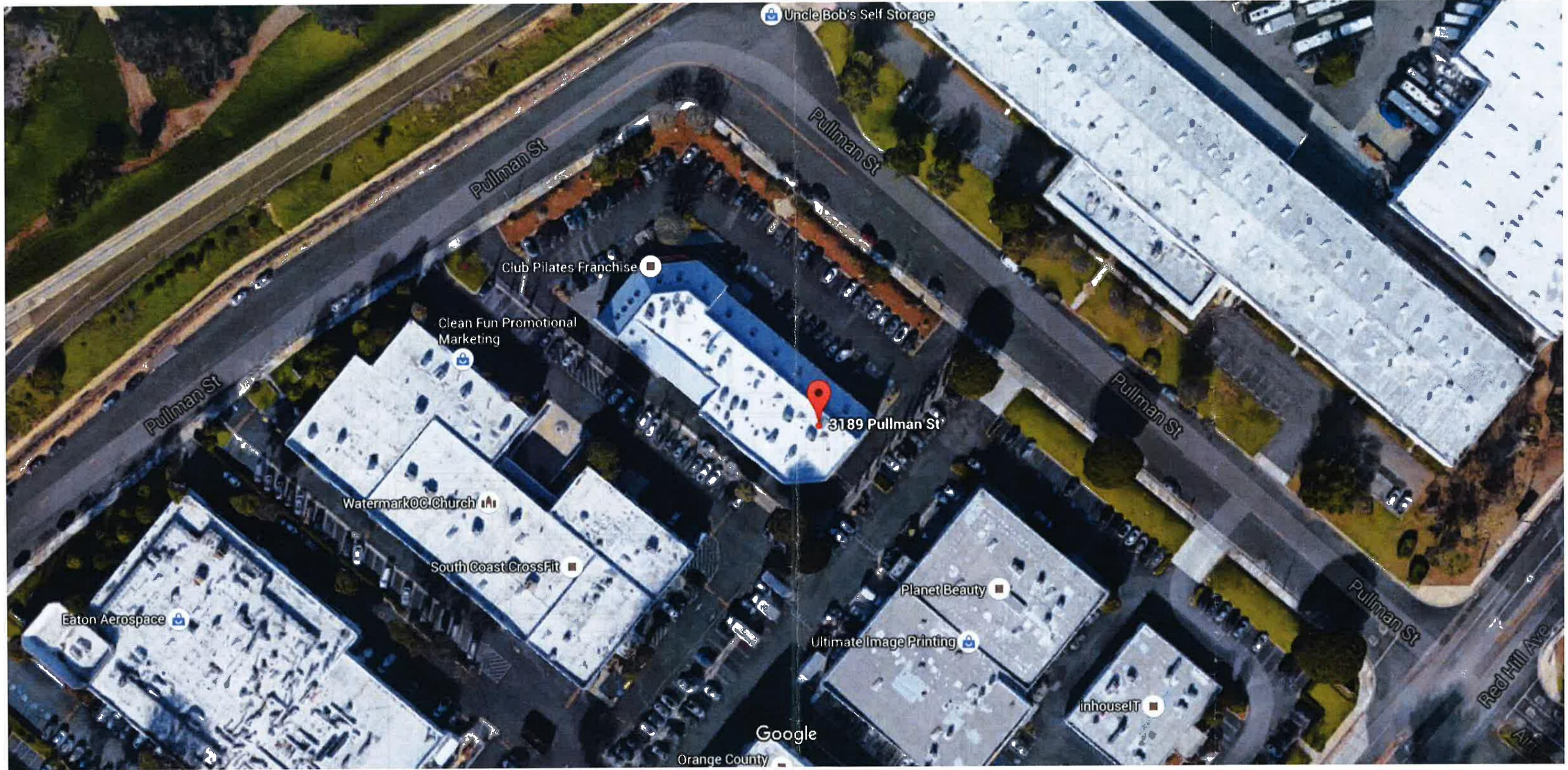
Newport Academy Facility
3189 Pullman Street, Costa Mesa



Property Owner: Robert McCarthy
250 E. Baker Street Suite 300
Costa Mesa, Ca 92626
Phone: 714.448.9831

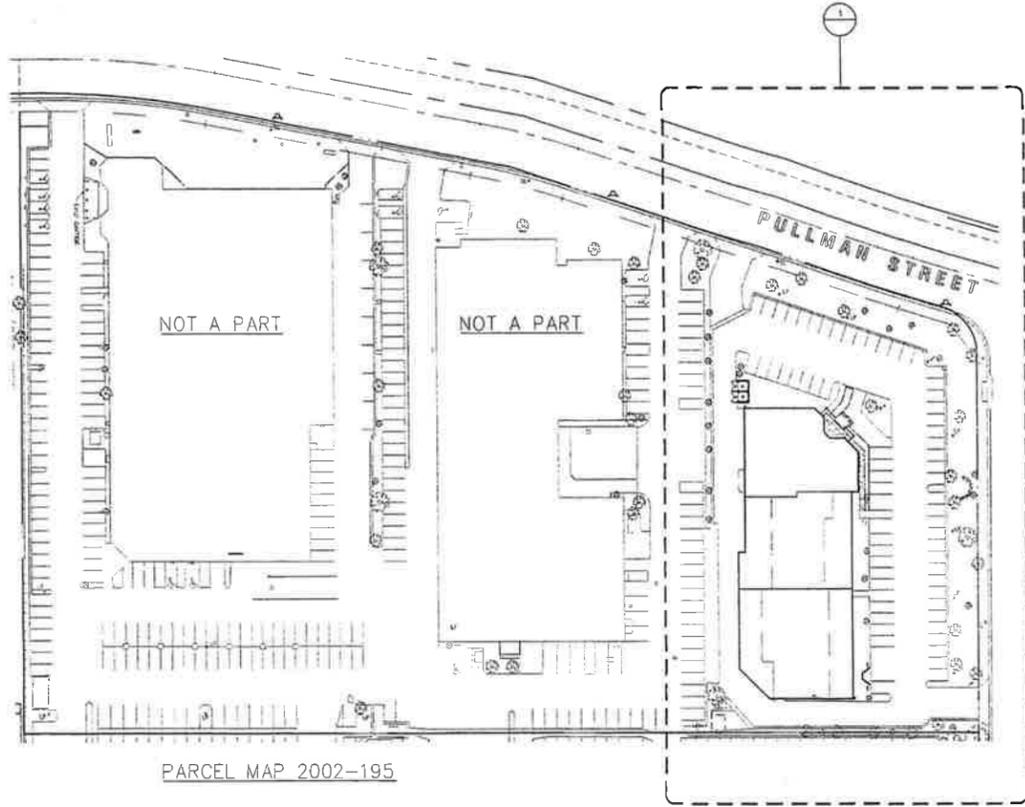
Authorized Agent: EPD Solutions/Andrea Arcilla
2030 Main Street Suite 1525
Irvine, Ca 92614
Phone: 949.278.5413



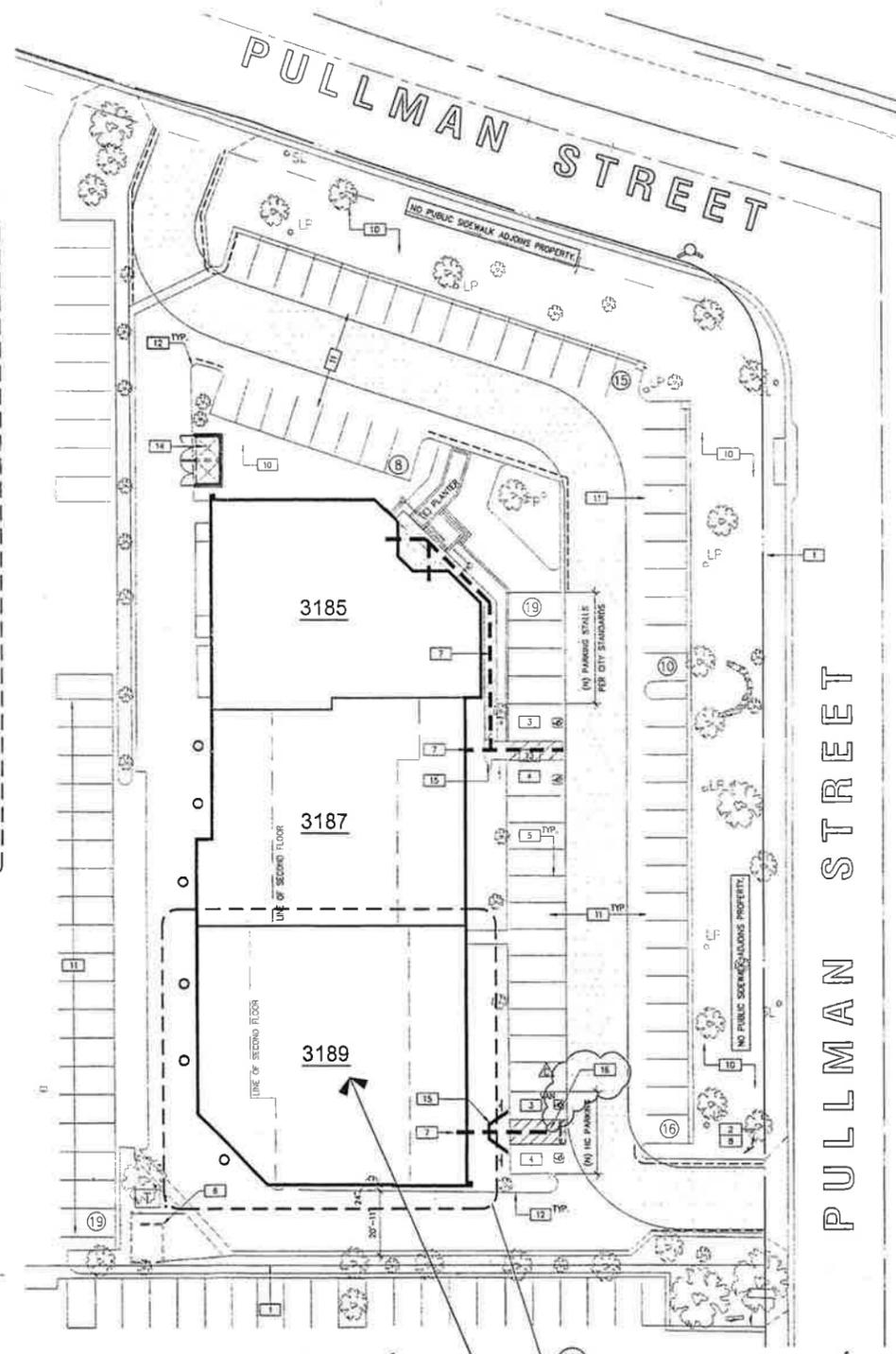


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OVERALL SITE PLAN
SCALE: 1"=50'-0"



SITE PLAN PREVIOUSLY PERMITTED UNDER B05-01483

SITE PLAN (For Reference Only)
SCALE: 1"=20'-0"

SITE PLAN NOTES

- 1 PROPERTY LINE.
- 2 ACCESSIBLE ENTRY SIGNAGE.
- 3 ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 4 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 5 PAINTED PARKING STRIPING PER CITY STANDARDS.
- 6 EXISTING TRASH ENCLOSURE TO BE REMOVED BY OWNER IN THE FUTURE (NIC).
- 7 ACCESSIBLE PATH OF TRAVEL: 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE. (NIC) NO PUBLIC SIDEWALK ADJACENT PROPERTY.
- 8 FIRELANE ENTRY SIGNAGE.
- 9 FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED. (NIC)
- 10 EXISTING LANDSCAPE AREA TO REMAIN.
- 11 EXISTING PARKING STALLS TO REMAIN.
- 12 EXISTING CURB TO REMAIN.
- 13 EXISTING PAINTED STRIPING TO REMAIN.
- 14 TRASH ENCLOSURE PER CITY STANDARDS.
- 15 EXISTING CURB RAMP.
- 16 THE WORDS "NO PARKING" SHALL BE PAINTED WITHIN THE LOADING AREA WITH 12" HIGH LETTERS LOCATED WHERE IT IS VISIBLE TO PARKING ENFORCEMENT OFFICIAL (112884-2).
- 17 EXISTING "T" ADDRESS OR NORTH ELEVATION TAKING PULLMAN STREET SHALL CONTRAST IN COLOR WITH ITS BACKGROUND AND MUST BE VISIBLE FROM THE STREET. PROVIDE 4" ADDRESS FOR SEPARATE SITES.

SITE PLAN GENERAL NOTES

1. ALL PARKING STALL STRIPING SHALL BE PER LOCAL JURISDICTION STANDARDS.
2. (A) DENOTES PARKING STALL FOR THE PHYSICALLY DISABLED (9'-0" WIDE X 19'-0" LONG) WITH A 5'-0" WIDE LOADING AREA. PROVIDE AN 8'-0" WIDE LOADING AREA AT VAN PARKING.
3. FIRE LANE SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 13'-6".
4. SITE DRAINAGE SHALL NOT FLOW ACROSS PEDESTRIAN WALKWAYS.
5. ALL DIMENSIONS ARE TO BE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB, PROPERTY LINE, OR EDGE OF PARKING STALL UNLESS NOTED OTHERWISE.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
7. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS AND POINT OF CONNECTION.
8. CONCRETE WALK SHALL RECEIVE EXPANSION JOINTS AT 15'-0" O.C. MAX. AND CONTROL JOINTS AT 5'-0" O.C. MAX. BETWEEN EXPANSION JOINTS UNLESS NOTED OTHERWISE.
9. REFER TO SHEET A0.2 AND A0.3 FOR MORE INFORMATION.

SITE LEGEND

- PROPERTY LINE, SEE CIVIL DRAWINGS.
- o LP (E) POLE MOUNTED LIGHT FIXTURE.
- o SL (E) STREET LIGHT.
- o FP (E) FLAG POLE.
- T (E) CONCRETE TRANSFORMER PAD, SEE ELECTRICAL DRAWINGS.
- /// BLUE STRIPED PAINT ON ASPHALT.
- (E) 20'-0" WIDE FIRE LANE.
- o (E) STANDARD PARKING STALL (9'-0" x 19'-0").
- o (E) GRADE LEVEL TRUCK DOOR.

WARE MALCOMB
18 edition
18000 california 92618
415 440 0312 • 415 440 3181

los angeles
los angeles
sacramento
san diego
denver
chicago
new jersey



D&M
3189 PULLMAN STREET
COSTA MESA, CALIFORNIA



SITE PLAN (For Reference Only)

DATE	REVISION	DATE	REVISION
10/25/05	ISSUE BACKGROUND		
11/07/05	PLAN REVISION		
11/07/05	PLAN CHECK SIGNATURE		
12/22/05	PLAN REVISION		

PA/PM: K. JAMES
DRAWN BY: V.P.
JOB NO: 051-665-00

SHEET
A0.4

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

MELAD & ASSOCIATES
APPROVED BY: [Signature]
CHECKER: [Signature]
JAN 03 2006

THESE DRAWINGS HAVE BEEN CHECKED AND FOUND TO BE IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND OTHER RELATED REGULATIONS. IT IS RECOMMENDED FOR SEPARATE ENGINEERING DESIGN.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

September 8, 2016

Sharon Malone
824 W 15th St. #27
Newport Beach, CA 92663

**RE: ZONING APPLICATION ZA-16-23
MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM SHARED
PARKING REQUIREMENTS FOR AN ENDODONTIC OFFICE
2900 BRISTOL STREET, SUITE B-100, COSTA MESA**

Dear Ms. Malone:

City staff's review of your zoning application 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 and code requirements (attached). The decision will become final at 5:00 p.m. on September 15, 2016, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review 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, Justin Arios, at (714) 754-5667, or at justin.arios@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description and Analysis
Findings
Conditions of Approval, Code Requirements, and Special District Requirements
Business Description
Approved Conceptual Plans

cc: Engineering Isabel Rodriguez
Fire Protection Analyst 2900 Bristol St, Ste. B-100
Building Safety Division Costa Mesa, CA 92626

PROJECT DESCRIPTION

The property is located in The Waters at Creekside office complex at the southeast corner of Bristol Street and Randolph Avenue. The property is approximately 8 acres in size and was developed in the 1980s with two and three-story office buildings. The property is zoned C2 (General Business), and has a General Plan land use designation of GC (General Commercial). Physical on-site improvements include nine multi-tenant buildings with 424 parking spaces, one point of ingress/egress on Bristol Street, and one point of ingress/egress on Randolph Avenue.

The use will occupy a 1,256 square foot tenant space, located in one of the existing multi-tenant buildings. The proposed floor plan consists of two exam rooms, a doctor's office, lounge, lobby, restroom and three miscellaneous rooms (storage/I.T./mechanical rooms).

The applicant requests approval of a minor conditional use permit (MCUP) to deviate from the shared parking requirements for a medical office due to unusual operating characteristics.

ANALYSIS

Proposed Use and Business Operation

The proposed use for this suite is an endodontic specialist who performs root canal treatments and endodontic microsurgery; the majority of the patients are referrals from local dentists.

Day	Business Hours	Patient Hours	Staff (per hr) ¹	Patients (per hr)	Maximum Occupancy (per hr)
Monday	9 AM to 7 PM	10 AM to 6 PM	3	1 every 2 hrs	4
Tuesday	9 AM to 7 PM	10 AM to 6 PM	3	1 every 2 hrs	4
Wednesday	9 AM to 7 PM	10 AM to 6 PM	3	1 every 2 hrs	4
Thursday	9 AM to 7 PM	10 AM to 6 PM	3	1 every 2 hrs	4
Friday	9 AM to 7 PM	10 AM to 6 PM	3	1 every 2 hrs	4
CLOSED Saturdays and Sundays					
¹ including doctor					

As stated in the applicant's letter, business hours are Monday through Friday, 9 AM to 7 PM, with patient hours from 10 AM to 6 PM. The business is closed during the weekends (Saturdays and Sundays). Day-to-day operations include two additional staff members (one receptionist and an assistant). Because of the specialized nature of the endodontic practice, the doctor is only able to see one patient every two hours (see table above). In addition, the business uses online software for scheduling appointments, and patients are seen by appointment only.

Parking and Circulation

The parking ratio for medical and dental offices is 6 spaces per 1,000 square feet of floor area, this would result in a requirement of 8 parking spaces for this suite. Based on the parking ratio for commercial properties, the subject suite is allocated 5 parking spaces (general office parking ratio is 4 spaces per 1,000 sq. ft.). Based on the business operation, the proposed endodontic practice will not yield the same parking demand as a typical medical office so the allocated parking will be sufficient for this specific use.

If parking shortages or other parking-related problems develop, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem including, but not limited to, adjusting operating hours of the business.

General Plan Consistency

The General Commercial General Plan land use designation is intended to permit a wide range of commercial uses, which serve both local and regional needs. The limited number of patients seen and small staff will not generate parking impacts, and therefore, ensure the use is compatible with surrounding uses.

The proposed use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the endodontic office should not adversely impact the surrounding uses.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The proposed use will be limited to a maximum of 4 occupants, at any one time, to prevent parking impacts to surrounding uses.
 2. Granting the Minor Conditional Use Permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The proposed medical office will operate with no more than a total of 4 occupants in the suite, at any given time.
 3. Granting the Minor Conditional Use Permit will not allow a use, density or intensity that is not in accordance with the General Plan designation and any applicable specific plan for the property. Due to the proposed operating characteristics, the proposed use does not increase the intensity of the use beyond what is allowed by the General Plan FAR requirements.

- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. Parking impacts will be avoided because the medical office will operate with no more than a total of 4 occupants in the suite at any given time.
 2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The project complies with performance standards as described elsewhere in the Zoning Code, and as conditioned to operate as described in this staff report.
 4. The use is consistent with the General Plan in that a medical office is a permitted use per the Zoning Code and a compatible use in the General Commercial land use designation.
 5. The zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
- 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 under Section 15301, Existing Facilities, of the CEQA Guidelines.
- 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. The use shall be limited to the type of operations as described herein:
 - The business shall be limited to a maximum of 4 occupants in the suite, at any one time (inclusive of patients, doctors, and staff).Any change in the operational characteristics shall require review by the Planning Division and may require an amendment to the Conditional Use Permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that the Municipal Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
 2. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions

supporting the approval. City shall have the right to select the attorney defending it, if it elects to do so.

3. If any section, division, sentence, clause, phrase or portion of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
4. Prior to the issuance of building permits and/or a business license, the applicant shall provide the City's Planning Division written authorization from the Association's legal authority agreeing to use the parking for the endodontic office.
5. The conditions of approval of Zoning Application ZA-16-23 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
6. A copy of the conditions of approval for the Minor Conditional Use Permit 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.
7. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, reducing class sizes or the days and/or hours of the business.
8. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute appropriate security and operational measures that are necessary to comply with this requirement.

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.

- | | |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PIng. | <ol style="list-style-type: none">1. Approval of the zoning application is valid for one 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/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. |
| Bldg. | <ol style="list-style-type: none">3. 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 and 2013 California |

Energy Code (or the applicable adopted, California Building code California Electrical code, California Mechanical code California Plumbing Code 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. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2013 California Building Code.

- Bus.
Lic.
4. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
 5. Business license shall be obtained prior to the initiation the business.



July 11, 2016

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

SUBJECT: Dr. Khang Le, DDS - Minor CUP for Endodontics Office – 2900 Bristol St. Ste B-100

Dear Justin Arios:

I am an Endodontic specialist that performs a variety of procedures. I routinely provide Root Canal Treatment and Endodontic Microsurgery. Currently, most of my business is derived from patient referrals of local dentists.

I have been in practice since 2011 in a nearby location, 3755 S. Plaza Dr. Santa Ana 92704. I would like to move my practice to Costa Mesa, and I have recently purchased a property located at The Waters at Creekside - 2900 Bristol St. Ste. B-100. The Waters at Creekside provides a desirable location with easy accessibility from the freeways as well as a campus style office complex. I believe that having a practice at this location will help my business to thrive as well as adding a helpful service to the community.

The suite that I have purchased is located on the first floor and is 1,256 square feet. The enclosed proposed floor plan provided shows two Exam Rooms, Lobby, Lounge Area, Dr. Office, and a Restroom. The current layout of the suite is for a General Office Use.

My practice is open Monday through Friday from 9am to 7pm. I have two staff members, one is the receptionist, and the other is an assistant. I treat all patients myself with the help of my assistant. Each patient requires approximately 2 hours of treatment. Being that I treat patients myself, and that I can only attend to one patient at a time, it will limit the number of occupants in the office. During patient hours between 10am and 6pm, we will not exceed the use of 4 parking spaces. During non-patient hours of 9am to 10am and 6pm to 7pm, we will not exceed the use of 3 parking spaces. We use PBS Endo Software for scheduling appointments. No more than 4 patients are treated in one day. On average, we care for 12-16 patients a week.

Khang T. Le, DDS
SC Endodontics
3755 S. Plaza Dr.
Santa Ana, CA 92704



My hope is that due to the type of business, and the limited number of occupants, that the parking requirements will be adequate for this location.

There are several vacancies in the campus. A main tenant, Solid Landings, is vacating the Building. They currently occupy 1 suite in Building B, 1 suite in Building D, and 3 suites in Building H. Building F has no occupants. Please see enclosed Tenant List for your reference.

Should you have any questions, please do not hesitate to contact me at kle.endo@gmail.com or at (714) 668-1620.

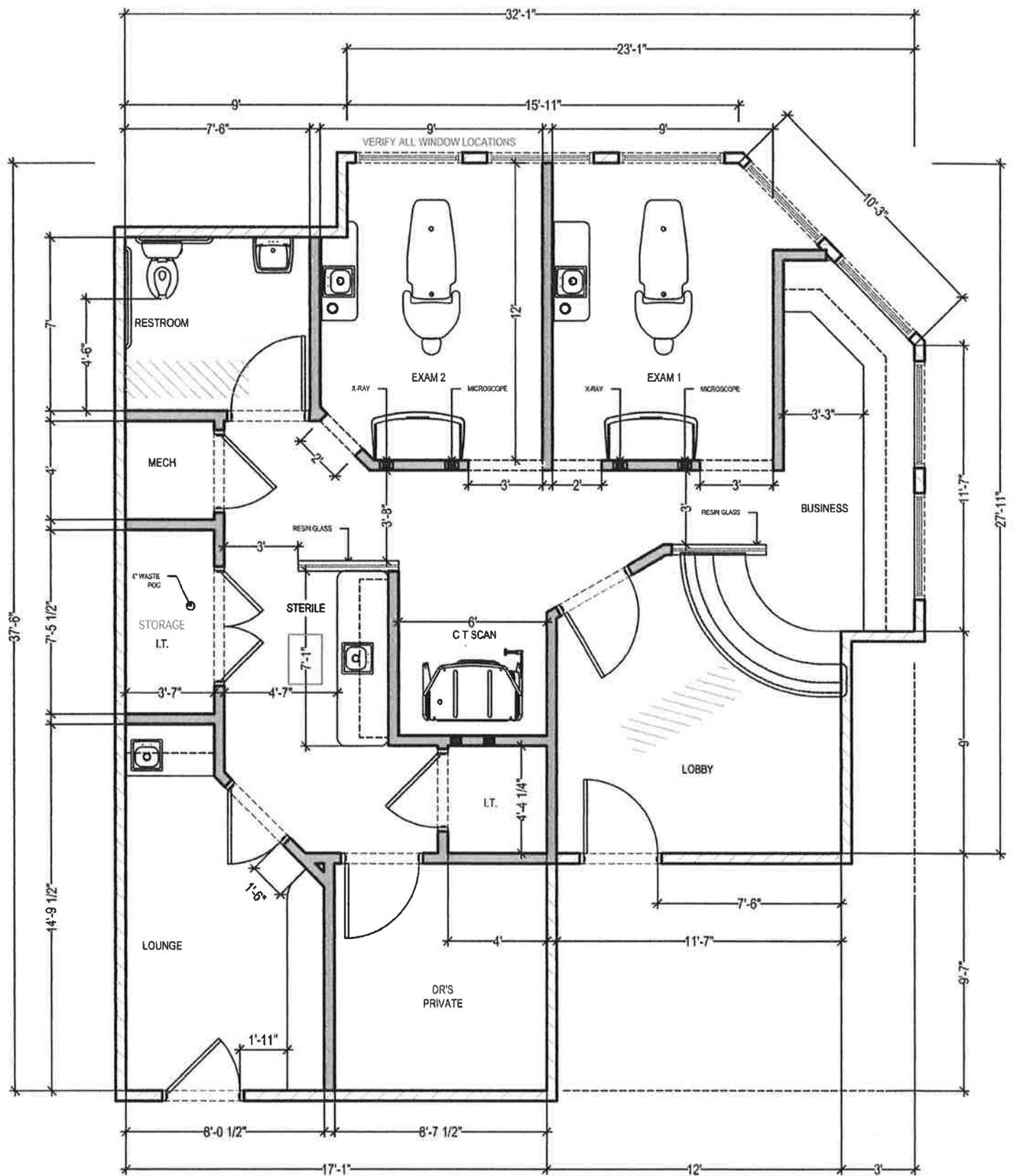
Thank you for your consideration.

Sincerely,

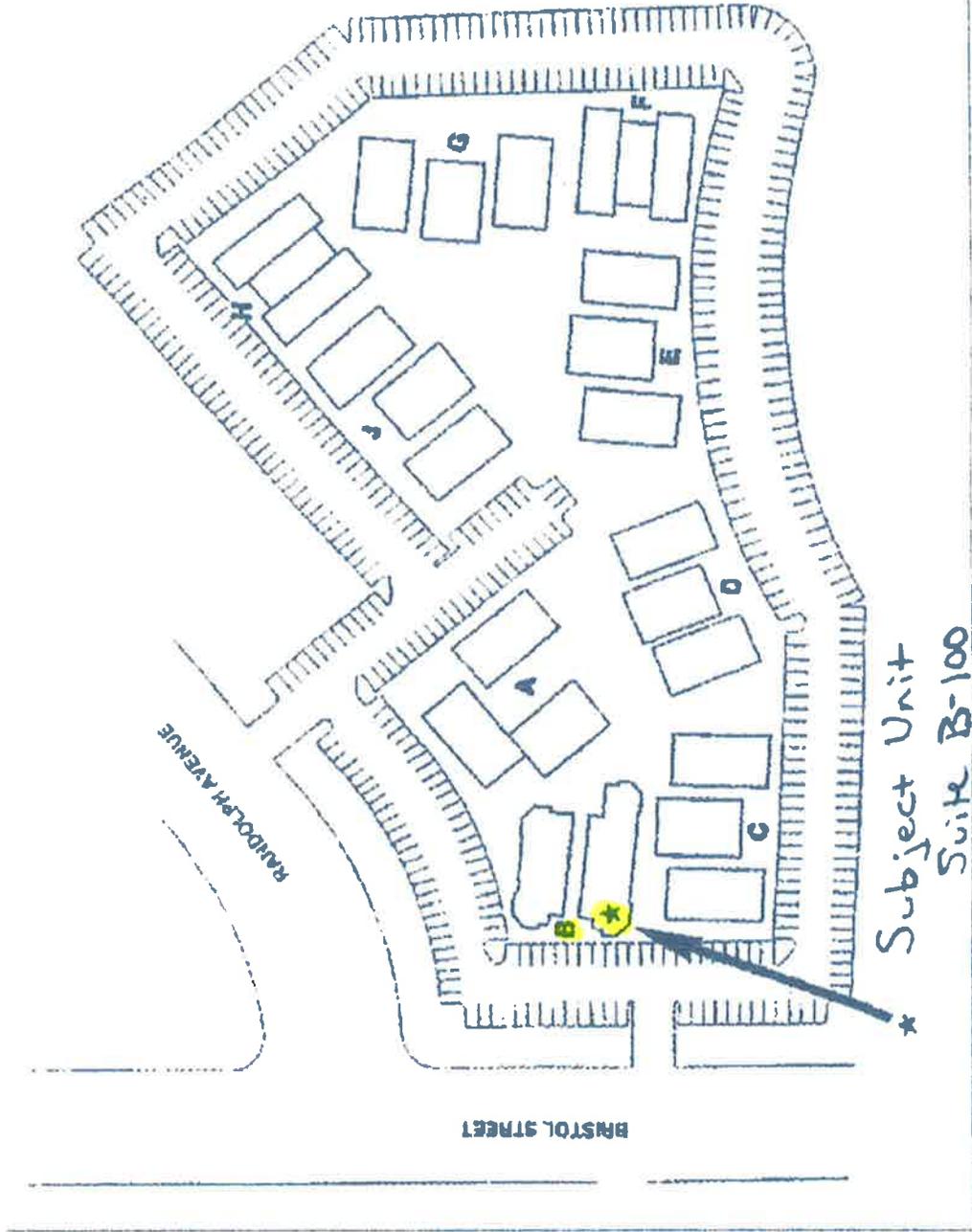
Dr. Khang Le

Dr. Khang Le - Office Operation Characteristics

Day	Operating Hours	Patient Hours Only	Staff (per hr)	Patient (per hr)	Max. Occupancy (per hr)
Monday	9am to 7pm	10am to 6pm	3 (including doctor)	1 per 2 hrs	4
Tuesday	9am to 7pm	10am to 6pm	3 (including doctor)	1 per 2 hrs	4
Wednesday	9am to 7pm	10am to 6pm	3 (including doctor)	1 per 2 hrs	4
Thursday	9am to 7pm	10am to 6pm	3 (including doctor)	1 per 2 hrs	4
Friday	9am to 7pm	10am to 6pm	3 (including doctor)	1 per 2 hrs	4
Closed Saturdays and Sundays					



2900 Bristol St
Bldg B-The Waters at Creekside



* Subject Unit
Suite B-100

LIST OF TENANTS OR BUSINESS OCCUPANTS

The Waters at Creekside
2900 Bristol St.
Costa Mesa, CA 92626

Received
City of Costa Mesa
Development Services Department

Parking space total - 506

AUG 01 2016

Bldg A:

1. Tribolet & Associates / All Things Corporate – A-101
(714) 557-0621
2. GX Trading/GI – A-102
(714) 549-9998
3. Miyohara International Trichology Clinic – A-103
(714) 210-2488
4. Accident Network / Law Office – A-104
800-555-5509
5. Prestige Tailoring – A-105
(714) 432-8191
6. The Health Dimension – A-106
(714) 432-8191
7. The Pinnacle Group – A-107
800-865-6365
8. Psychological Enrichment Center – A-108
(714) 432-0042
9. Atlas Wellness Center – A-201
(714) 540-6792
10. Teale Architecture / Imagine That – A-203
(949) 975-0123
11. The Sabet Law Firm – A-204
(714) 641-4000
12. Frasco, Inc. – A-205
(714) 850-0084
13. Lisa M. Stanton, LMFT, Marriage & Family Therapist / Brett R. Williams, MFT – A-207
(949) 515-5440
14. Law Office of Jacquelyne Nguyen – A-208
(949) 722-0055

Bldg B:

1. Southern California Psychic Institute – B-104
714-587-3536
2. Legal Network Staffing – B-101
949-752-8800
3. Speech Language Pathologists – B-103
(949) 955-0010
4. Centaurus Financial / Andi Y.H. Kang, CFP – B-106
714-975-9032
5. Natural Success Group – B-107
714-540-5014
6. Edge Music Network – B-201
Unknown
7. Solid Landings Behavioral Health – B-300
(949) 467-9213
8. Sure Haven – B-300
866-294-5103
9. Rock Solid Recovery/Treatment – B-204
855-965-2198

Bldg C:

1. Yvette Somoano-Villa, DO – C-101
(949) 478-0657
2. DW Consultants – C-104
714-432-1343
3. Heller Chiropractic – C-105
(714) 557-9454
4. Sukut Dental Center / Albert Sukut, DDS / Michael J Welcome, DDS – C-102
(714) 540-6852
5. Legacy Parnters – C-203
(714) 540-9900
6. Branch Interactive – C-201
714-442-0321
7. David Lieberman – Artists Representative – C-202
(714) 979-4700
8. Innovative Credit Solutions, LLC – C-204
(714) 617-1600
9. Welford & Ball, LLC – C-205
(714) 434-8560
10. Suryl, Inc. – C-206
(714) 754-1442
11. California Family Institute / Lisa Maurel, LMFT / Chris Holf, LMFT – C-208
(949) 381-1510

Bldg D:

1. Burba Hotel Network (BHN) – D-101
(714) 540-9300
2. Projectline Technical Services – D-103
(714) 540-5460
3. R.J. Bookeeping & Tax, Inc. – D-106
(714) 708-7000
4. Competent Care – D-107
(714) 545-4818
5. Registered Agent Solutions – D-202
(714) 434-7274
6. Solid Landings, Billing Dept. / Payroll Dept. / Utilization Review Dept. – D-205
800-852-4465
7. Cardservice International – D-207
949- 644-6516
8. Arenas Realty, Inc – D-208
(714) 549-1887
9. Eminence Escrow, Inc. – D-208A
(714) 881-4634

Bldg E:

1. Conversion Ventures – E-201
(800) 971-4282
2. John J. Pulles CPA, Inc – E-202
(714) 300-4811
3. R2A Architecture – E-205
(714) 435-0380
4. Avivtax, Inc. / Lindsay B. Murad LMFT / The Speech Lab, Speech & Language Therapy – E-203
(714) 850-0709
5. Tepia CO., Spikepay LLC. – E-206
(714) 699-4760
6. Wel-Mor Psychology Group, Inc. – E-103
(714) 540-9070

Bldg F:

Non-occupied / No tenant listed

Bldg G:

1. Psychotherapy Offices / Gail Bembinster, LCSW – G-201
(949) 733-8229
2. Retitle Holding Company – G-203
(714) 549-5702
3. Micro Digital, Inc. – G-204
(714) 437-7333
4. Gillis & Associates Architects – G-205
(714) 668-4260
5. Agee Johnson Inc. – G-206
(714) 825-1200
6. Susan Kelsey, MFT, RPT-S / Midori Dekura, MFT / Elizabeth Farnsworth, MFT – G-101
(800) 890-1962
7. Elite Performance Physical Therapy – G-102
(949) 467-9656
8. Magnolia Acupuncture & Herbal Medicine / Modus Acupuncture & Herbal Medicine – G-103
(949) 612-7247
9. Streamline Accounting Services, Inc. – G-104
(714) 371-0770
10. CGF Associates / NAIOP – G-105
(714) 979-9131
11. Transparent Productions – G-106
(714) 545-8900
12. The Morris Law Group – G-108
(714) 975-8054

Bldg H:

1. Solid Landings, Human Resources Dept. / – H-201
2. Solid Landings, IT Department – H-202
3. Solid Landings, Training Department – H-203
(949) 467-9213
4. Paul Mitchell Advanced Education – H-101
(714) 444-0788
5. Newport Psychology Group – H-103
(714) 540-5010