



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 *MA*
DATE: SEPTEMBER 23, 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-16-25 **328 Cabrillo Street**

Minor Design Review for a new 2-bedroom second unit above a new 2-car garage and 2-car carport; included is a minor modification to the side setback for the first floor (5 feet required; 4 feet proposed). Project requires a Minor Design Review because the first floor to second floor ratio is great than 100%. Existing single-story, single family dwelling unit at the front of the property to remain unchanged.

Approved, subject to conditions of approval.

Comments received: One opposed.

ZA-16-26 **970 Arlington Drive**

A Minor Conditional Use Permit to allow the co-location of a second communication facility with 12 wireless panel antennas on an existing 70-foot high communication facility (designed as a mono-eucalyptus tree and approved by ZA-09-43) located at TeWinkle Park

Approved, subject to conditions of approval.

Comments received: None.

Re: ZA 16-25

9-18-16

City Hall,

SEP 22 16 2:10PM

I do not approve
of the new construction at
328 Cabrillo, as it sets a
precedent.

Too much street

and alley traffic. as

it is.

Also, loss of privacy due
to the second addition,
as it allows one to look
into neighboring yards.

Anne Koenig

ANNE KOENIG
310 CABRILLO
COSTA MESA,
CA.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

September 23, 2016

Jon Udoff
181-½ Roycroft Ave.
Long Beach, CA 90803

**RE: ZONING APPLICATION ZA-16-25;
MINOR DESIGN REVIEW TO CONSTRUCT A NEW TWO-STORY UNIT THAT
DOES NOT CONFORM WITH THE RESIDENTIAL DESIGN GUIDELINES
328 CABRILLO STREET, COSTA MESA**

Dear Mr. Udoff:

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 30, 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: Planning Application Summary
 Project Description and Analysis
 Findings
 Conditions of Approval, Code Requirements, and Special District
 Requirements
 Applicant Letter and Minor Modification Request
 Site Photos
 Approved Conceptual Plans

ZA-16-25
September 23, 2016
Page 2 of 12

cc: Engineering
 Fire Protection Analyst
 Building Safety Division

Julie Schaffner
328 Cabrillo St.
Costa Mesa, CA 92627

Anne Koenig
310 Cabrillo St.
Costa Mesa, CA 92627

PLANNING APPLICATION SUMMARY

Location:	328 Cabrillo Street APN: 425-013-07	Application Number:	ZA-16-25
Request:	Development Review of a new two-story second unit behind an existing single-story single-family unit. Proposed second unit comprised of 2-car garage and 2-car carport on first floor and 2 bedroom/2 bath dwelling unit.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	R2-MD	North:	R2-MD, Multiple-Family Residential, Medium Density
General Plan:	MDR	South:	R3, Multiple-Family Residential
Lot Dimensions:	53 FT x 135 FT	East:	R2-MD, Multiple-Family Residential, Medium Density
Lot Area:	7,158 SF (0.16 acres)	West:	R2-MD, Multiple-Family Residential, Medium Density
Existing Development:	Single-story single-family dwelling unit with detached garage, with access off of a private alley.		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed R2-MD zone	Proposed/Provided
Density:		
Zone: R2-MD	1 DU/3,630 SF	1 DU/3,579 SF ¹
Lot Coverage	Max. 60% (4,295 SF)	59.9% (4,289 SF)
Minimum Open Space	40% (2,863 SF)	40.1% (2,869 SF)
Building Height	27 ft.	23 ft. 5 in.
Distance Between Main Buildings	10 ft.	18 ft. 2 in.
Setbacks:		
Front	20 ft.	24 ft. 4 in.
Side (left)	5 ft.	4 ft. ²
Side (right)	5 ft.	5 ft.
Rear (two-story unit)	20 ft.	22 ft. 6 in.
2 nd to 1 st floor ratio	Max. 100%	129% ³
Parking:		
Covered	2	4 ⁴
Open	5	3
Total	7	7

¹ Legal lot as of 1972; Code allows a maximum density of 1 unit per 3,000 sq. ft. for legal lots as of March 1992, with lot size between 6,000 sq. ft. and 7,260 sq. ft.

² Minor Modification Request

³ Requires Minor Design Review (Residential Design Guidelines)

⁴ 2-car garage and 2-car carport

Final Action	Zoning Administrator
CEQA Review	Exempt, Class 3 for New Construction

PROJECT DESCRIPTION

The subject property is located at 328 Cabrillo Street in Eastside Costa Mesa, between Santa Ana Avenue and Raymond Avenue, and is currently developed with a single-story, four-bedroom dwelling unit with a detached two-car garage with access from a private alley. The site is zoned R2-MD (Multiple-Family Residential, Medium Density), and has a General Plan land use designation of Medium Density Residential.

The proposed project is a Minor Design Review to construct a new two-story residence behind the existing single-story residence. The new two-story residence consists of a two-car garage and two-car carport on the first floor and the second floor consists of a two-bed/one-bath unit with a balcony, that is also used as the main entryway for the unit. The front unit will remain unchanged: A 1,373 square foot, four-bedroom and two bathroom dwelling unit with living room, kitchen and nook.

In addition to the covered parking, three open parking spaces are also proposed to be provided.

ANALYSIS

Minor Modification Request

The proposed project includes a minor modification to allow a 1-foot reduction to the left side setback for the ground floor of the new unit. (5 feet required, 4 feet proposed). The proposed setback will allow enough space, as required by Code, to provide an open parking space along the right side property line. In addition, the 4-foot side setback will allow additional articulation between the first and second floor along the left side of the residence.

Residential Design Guidelines

The design of the proposed residence meets the intent of the City's Residential Development Standards and Design Guidelines. The design of the two-story unit, as conditioned, will provide appropriate building mass and form, provide unique elevation treatments and roof forms, considers window placement, and will be consistent in architectural design. However, the 2-story dwelling unit does not comply with the second-story design standards, because the second-story floor area exceeds 100% of the first-story floor area, requiring the minor design review process. Without the second-story entry balcony (185 sq. ft.), the second-story floor area to first-story floor area ratio would be 100.8%. The inclusion of the balcony allows for a more conventional entry to the proposed dwelling unit. In addition, a multiple unit development (336 Cabrillo Street) along the same private alley has a similar layout to the one that is being proposed (4 covered parking spaces and 1 open parking space with living area above). The development at 336 Cabrillo Street has a second-story rear setback of approximately 19 feet, whereas the subject property proposes a second-story rear setback of 22 feet. Furthermore, to meet parking requirements, an uncovered parking space is located next

to the two-car carport, which further limits the size of the first floor, consequently affecting the second-story floor area to first-story floor area ratio.

The new 2-story dwelling unit proposes a second story setback of 5 feet. The average 10-foot side setback called out by the residential design guidelines does not apply to this project because the 2-story new construction proposes less than 2,700 square feet of living area. Building mass and form were considered with offsets and building projections incorporated as an integral part of the design avoiding a boxy appearance from the street and neighboring views.

Elevations are enhanced with a combination of materials, varied roof forms, as well as a variety of finishes. A combination stucco finish and siding in varying colors, along with enhanced windows along the perimeter walls of the unit, will be provided for visual interest. Roofing materials include composite shingle. The residences are 2 stories in height and will not exceed the 27-foot height maximum requirements. Window placement will not be an issue, as the property is surrounded by single-story buildings along the side property lines and by a single-story building setback 30 feet from the rear property line.

Although the proposed dwelling unit provides access from a private alley, a Reciprocal Easement Agreement was recorded in 1986, which ensures that access to the new unit is guaranteed.

General Plan Consistency

The General Plan designation for the property is Medium Density Residential (MDR), which allows a maximum density of up to 12 dwelling units per acre. For legal, non-conforming lots existing as of March 16, 1992, with lot size between 6,000 square feet and 7,260 square feet, the 12 units to the acre standard can be exceeded.

The proposed project, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the 2-story second unit should not adversely impact the surrounding uses. The proposed project meets Policy CD-7.A and CD-7.B of the 2015-2035 General Plan Community Design Element:

Policy CD-7.A – Ensure that new and remodeled structures are designed in architectural styles that reflect the City's eclectic quality, yet are compatible in scale and character with existing buildings and the natural surroundings within residential neighborhoods. Continue to update and maintain the Costa Mesa Residential Design Guidelines.

Policy CD-7.B – Preserve the character and scale of Costa Mesa's established residential neighborhoods where possible; when new residential development is proposed, require that the new structures are consistent with the prevailing character of existing development in the immediate vicinity, and that new development does not have a substantial adverse impact on adjacent areas.

The project will be developed to be consistent with the neighborhood character. The neighborhood has an eclectic collection of architectural design and building layouts where there are one- and two-story residences. The project also maintains the required rear and side setbacks for R2-MD properties, with the exception of the minor modification request to the left side setback requirement.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(6) in that:
1. The improvement will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to the property and improvements within the neighborhood. The proposed encroachment into the side yard setback requirement will have no direct impact on the existing, neighboring structures because the proposed encroachment will be adjacent to an existing detached garage and the proposed encroachment will be used for garage area.
 2. The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development. The proposed project will be consistent in color with the existing front unit and includes new fencing along the side property lines of the new unit, as well as fencing to block access from the private road to the backyard of the front unit.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that:
1. The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This minor design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features. The minor modification request to the west side setback will allow for additional articulation between the first and second floors.
 2. The visual prominence associated with the construction of a 2-story house or addition in a predominately single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provisions of second floor offsets to avoid unrelieved two-story walls.

- C. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. There will be a compatible and harmonious relationship between the proposed use, and the building and site developments, and uses that exist or have been approved for the general neighborhood.
 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 is consistent with the General Plan and Zoning designations which would allow 2 dwelling units on the property; 2 units are proposed.
 4. The minor design review is for a project-specific case and is not to be construed to be setting a precedent for future development.
- D. 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 15303, New Construction, of the CEQA Guidelines.
- E. 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 project shall be limited to the type of building as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require the filing of another application.
2. The conditions of approval of Zoning Application ZA-16-25 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. 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.
4. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical

pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.

5. 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.
6. 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. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.
7. 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.
8. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
9. A minimum 20-foot by 20-foot clear inside dimension shall be provided for the two-car garages. The proposed garages shall be used for parking as required by code as it is not habitable space; further excess storage which prevents parking the required number of vehicles is prohibited.
10. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential

- areas.
11. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
- Eng. 12. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.

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 1 year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to 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. 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.
3. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
4. Development shall comply with all requirements of Section 13-32 and Article 2.5, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
5. All on-site utility services shall be installed underground.
6. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
7. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
8. Two 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.

9. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
10. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.
- Bldg. 11. Comply with the requirements of the adopted 2013 California Residential Code, 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 Residential Code, 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.
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 and a hydrology report plan shall not be required if any of the following are met:
 - 1- An excavation which does not exceed 50 CY on any one site and which is less than 2 ft. in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).
 - 2- 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.
 - 3- A fill less than 3 ft. 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 soil's report for the project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise 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 CRC 403.1.7.3
Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first ten feet. CRC R401.3
15. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the five-foot setback area from the property line. They may project a maximum of 12 inches beyond the three-foot setback. CRC Tables R302.1(1) and R302.1(2) (setback area from the property line).
16. Prior to issuing the Building permit the conditions of approval shall be

- required to be incorporated on the approved Architectural plans.
- Fire 17. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the project design features to assess compliance with the California Building Code and California Fire Code.
18. The project shall provide an automatic fire sprinkler system according to NFPA 13D.
19. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
- Bus. 20. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and Lic. utility releases will not be granted until all such licenses have been obtained.
21. Business license shall be obtained prior to the initiation the business.
- Pkwy. 22. During construction the Contractor shall protect in place the one (1) City-owned tree. If the tree is damaged during construction, the Contractor shall purchase one (1) replacement tree in the 24" box or bigger. The City shall determine the replacement tree species.

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. Prior to demolition contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909-396-2000
3. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
4. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer. To receive credit for buildings to be demolished, call (949) 654-8400.
5. 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.

6. The applicant is required to contact the Costa Mesa Sanitary District at (949) 654-8400 to arrange final sign-off prior to certificate of occupancy being released.
7. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (949) 654-8400 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement.
8. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.
- School 9. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.
- Water 10. 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.
11. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.

SCOPE OF WORK FOR DESIGN SERVICES

Date: August 1, 2016

Project Address:
328 Cabrillo St
Costa Mesa CA

Project Summary:

In this project, a new two-story structure would be built behind an existing one-story single-family house.

This structure would include storage, a new residential unit and parking.

The new 2-bedroom, 2-bathroom dwelling would be constructed on the 2nd floor.

Below the new dwelling would be storage and covered parking for both the new unit & the existing house.

The covered parking would consist of a two garaged spaces and two spaces in a carport. Additional uncovered parking would be provided next to and in front of the covered parking.

All of the parking would be accessed from a private alley.

The lot is only 53' wide. This makes it difficult to provide the required seven parking spaces at the back of the property. Two spaces can be provided in front of the garage parallel to alley traffic. This means the other 5 spaces need to be provided perpendicular to alley traffic. The only way this can be accomplished is to reduce a side-yard setback to 4', provide a 2-car garage, a 2-car carport and an uncovered parking space. This configuration limits the size of the first floor, so the 2nd floor is larger than the 1st floor.

Having a 2nd floor larger than the 1st floor requires minor design review.



City of Costa Mesa, Development Services Department
 77 Fair Drive, P.O. 1200, Costa Mesa, CA 92628-1200
 Phone: (714) 754-5245 Fax: (714) 754-4856, www.costamesaca.gov

APPLICATION FOR MINOR MODIFICATION REQUEST

(See Title 13, Ch III, Section 13-28(j) Minor Modifications, of Municipal Code)

Minor Mod # **MM - 16 - 38**

PROPERTY ADDRESS: 328 CABRILLO ST
 PROPERTY OWNER: JULIE SCHAFFER Phone 949-232-5226
 Address 328 CABRILLO ST Email or Fax # JULIE1129@GMAIL.COM
 City CM State CA Zip Code 92627
 Property Owner's Signature [Signature] Date 9.14.16
 AUTHORIZED AGENT: DION DODD Phone _____
 Address 181-1/2 ROYAL OAK AVE Email or Fax # _____
 City LONG BEACH State CA Zip Code 90803
 Authorized Agent's Signature [Signature] Date 9.14.16

PROJECT DESCRIPTION: (Provide project description & justification for approval below)

CONSTRUCT A NEW 2ND RESIDENTIAL UNIT OVER NEW GARAGE/PARKING @ REAR OF PROPERTY, BEHIND (E) 1-STORY S.F.D.

THIS DEVELOPMENT REQUIRES 7 PARKING SPACES. THE ONLY WAY TO ACCOMMODATE THIS PARKING IS TO HAVE A 4' SIDE YARD SETBACK INSTEAD OF THE REQ'D 5'
WE ARE REQUESTING A 20% SIDE SETBACK REDUCTION

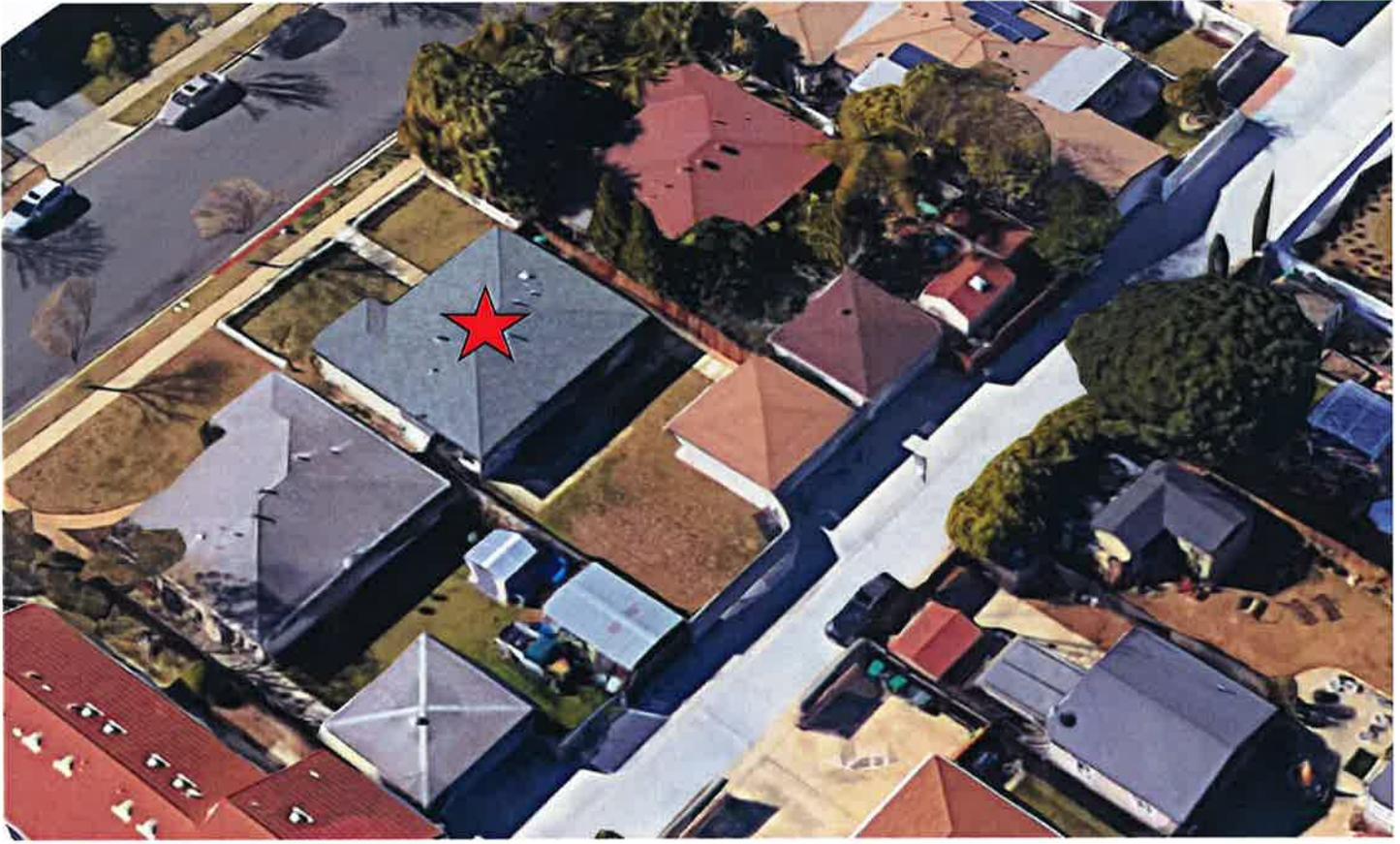
CONCEPT PLANS/DRAWINGS ARE ATTACHED: YES NO PREVIOUS SUBMITTED

OFFICE USE ONLY BELOW

THIS MINOR MODIFICATION REQUEST IS APPROVED / DENIED BASED ON THE FOLLOWING FINDINGS:
 The improvement will not be / will be materially detrimental to the health, safety, and general welfare of person residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.
 The improvement is / is not compatible or considered as an enhancement to the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development.
 Zone: R2-MO Approved by: [Signature] Decision Date: 9.22.16
Approved on Minor Design Review ZA-16-25 in conjunction with

Appeal of this decision shall be filed within 7 days of the decision date noted above by remittance of the appeal fee and according to the procedures set forth in Title 2, Chapter IX, of the Costa Mesa Municipal Code.

(White - Planning; Canary - Building; Pink - Applicant; Goldenrod - Authorized Agent)







REVISIONS

APPLICABLE CODES:
 2015 CBC, 2015 CEC, 2015 CMC,
 2015 CFC, 2015 CFC and
 2015 Title 24 Energy Standards
 City of Costa Mesa Ordinance

PROPERTY OWNER:
 JULIE SCHAFFNER
 328 CABRILLO ST
 COSTA MESA CA 92627
 P: 949-232-5226

PLANS DRAWN BY:
 181 1/2 ROYCROFT AVE
 LONG BEACH CA 90803
 P: 714-345-1760

LEGAL DESCRIPTION
 Address: 328 CABRILLO ST
 Costa Mesa CA

APN#: 428-015-07
 Lot: 7 Block
 Tract: 105
 Tax Map: 7B 726 46 B

Occupancy Group: R-3, D
 Construction Type: V-B

Area	Existing	New	Net Coverage
Existing Dwelling	1875	0	1875
New Net Coverage (Storage)	0	600	600
New Net Coverage (Garage)	0	740	740
New Net Coverage (Front)	0	100	100
New Net Coverage (Rear)	0	100	100
Garage Subtotal	0	740	740

Total New Net Area: 1057
 Total Net Coverage: 2749

SCOPE OF PROJECT
 Construct new second unit (2 bedroom/ 2 bathroom) over new garage/ parking.
 New structure to be constructed behind existing 1-story 1 bedroom home.

Setbacks per plan:
 Covered Area:
 Bulwark Area (min. 40% area): 2/250
 Parking/ Parking Private Pool: 1/250

±200/7167 SF = 2.8% Coverage
 ±0.036 open space

Parking provided/ required for 1 bedroom unit + 2 bedroom unit:
 2 garage spaces/ 2 carport spaces (2 required covered per unit)
 3 guest open (uncovered) spaces

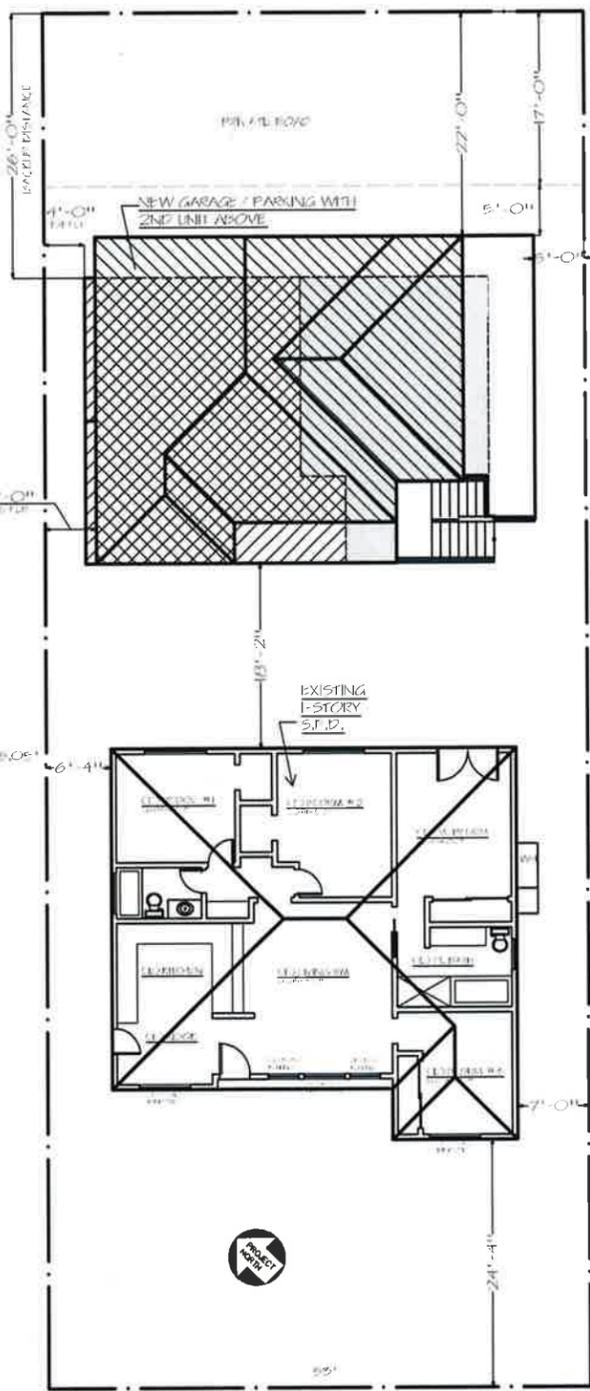
Modification required: 4' side yard setback instead of 5', 20% reduction to accommodate required parking.

Ratio:
 $\frac{\text{New Net Area} + \text{Total Net Area}}{\text{Total Net Area}} = \frac{1057 + 1875}{1875} = 1.56$ (with 100% LOR)

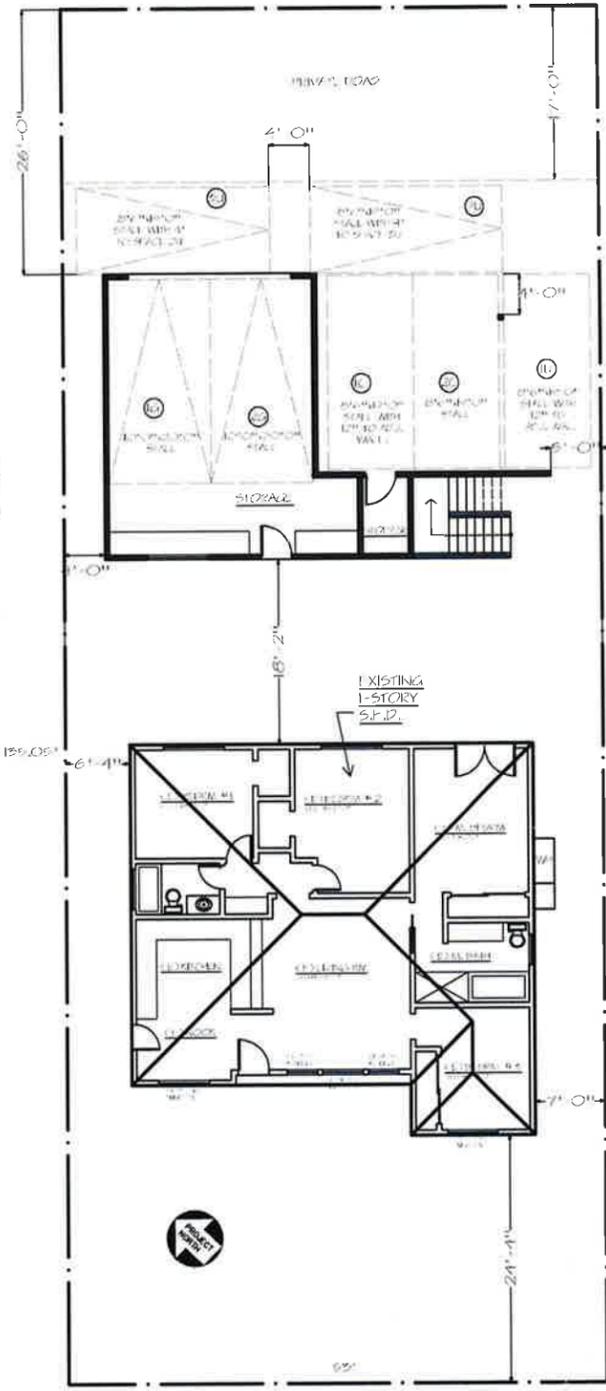
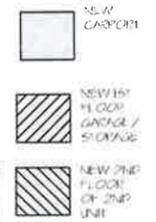


VICINITY MAP

FIG	DESCRIPTION
A-1	SITE / ROOF PLAN, PARKING PLAN, LEGAL DESCRIPTION, PROJECT DATA
A-2	EXISTING DWELLING PLAN
A-3	NEW DWELLING FLOOR PLAN
A-4	NEW DWELLING ELEVATIONS
A-5	LANDSCAPING/ FENCES



CABRILLO
 SITE / ROOF PLAN
 SCALE: 1/8" = 1'-0"

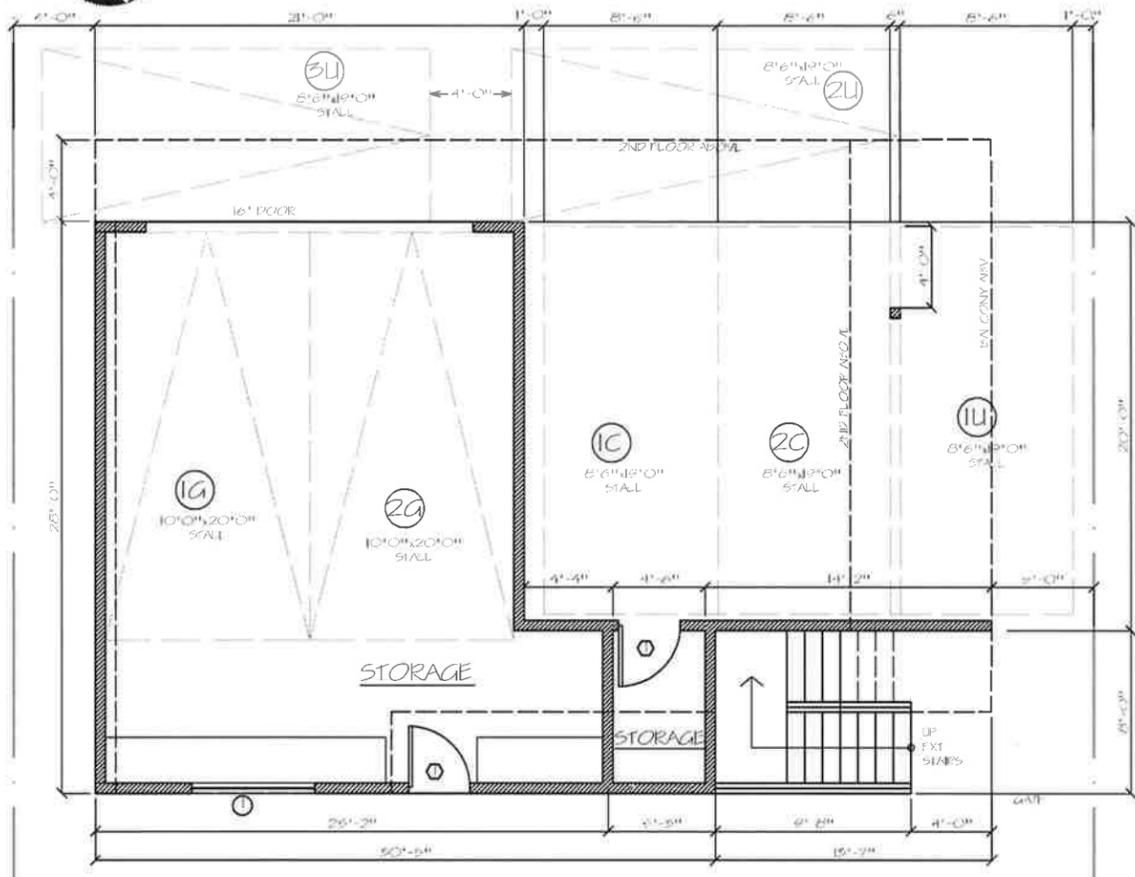


CABRILLO
 SITE / PARKING PLAN
 SCALE: 1/8" = 1'-0"

drawn by/ contact: Jon Udloff 714.345.1760

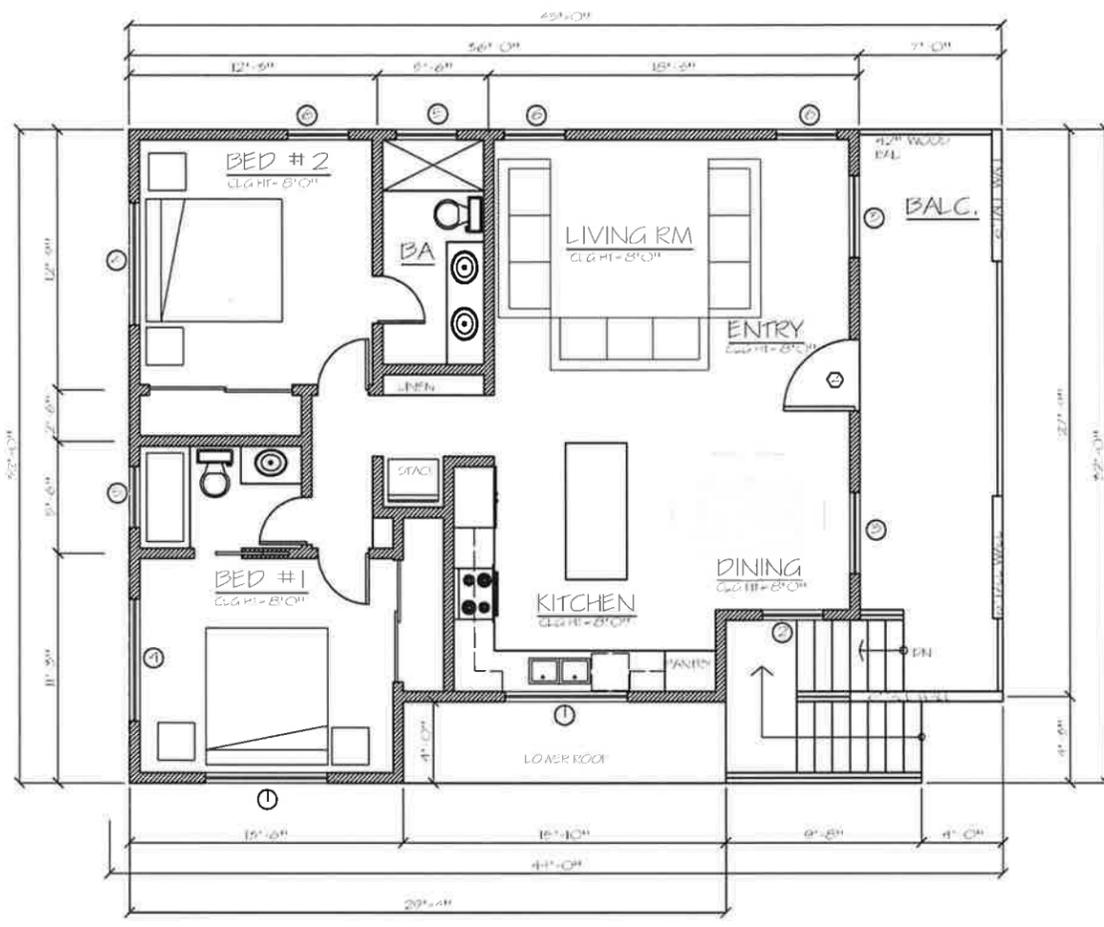
Schaffner 2nd Unit
 328 Cabrillo St
 Costa Mesa CA

A-1



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

1. New Walls (Use R-13 insulation all exterior walls) (All new walls)
2. Interior Walls: Walls and clip to be covered w/ minimum 1/2" gap bed
3. Bathroom Notes
 - a. Provide water-resistant cup backing board as base for tile, wall panels for tub/shower enclosure & W.C. compartment walls.
 - b. SHOWERS: Wall covers in showers and tubs with showerheads shall be cement plaster, tile or equal to 7/2" above the drain. Enclosures must be of approved safety glazing and doors (22" min width) must swing out of the shower. Windows in enclosure walls shall be labeled safety glazing when less than 6" above the drain.
 - c. The control valves in the bathroom, whirlpool bathtubs, showers and tub-shower combinations must be pressure-balanced or thermostatic mixing valves. (ICC 403.4.1.1.1)
 - d. MIN 2x6 PLUMBING WALLS
 - e. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible and capable of adjustment between a relative humidity range of 50 to 60 percent. A humidistat control may be a separate component to the exhaust fan and is not required to be integral.
 - i. Max flow rate standards set by CEC:
 - W.C. 1.23 GPM @ 80 psi
 - Showerhead 2.0 GPM @ 80 psi
 - Lavatory Faucets 1.5 GPM @ 80 psi
 - Kitchen Faucets 1.5 GPM @ 80 psi
 - f. Access panel 12" x 12" req'd for tub trap slip joint or use non-slip welded joint.
 - g. Provide ultra flush water closets for all new construction.
 - h. SHOWERS: Size 1024 sq in minimum and encompassing 90" circular door shall swing to outside.
4. Exhaust Hood & Vent over Garage
 PROVIDE 10" DIA. HOOD & VENT OVER GARAGE. 10" DIA. MIN. TO EXTERIOR W/ METAL FLASHING & A/C OR WALL EXHAUST MARKER. USE 1/2" PVC OVER CONCRETE CHIMNEY TOP.
5. Provide 5/8" cup 1'X' cup board on outside area under stairs.
6. DRYER VENT
 - a. Vent dryer out. Use 4" minimum diameter duct. Max 6 dryer vent duct shall not exceed the maximum length (horizontal and/or vertical) of 14 feet including two (90-degree) turns. Two feet of length shall be deducted for each additional 90-degree turn.
 - b. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a MIN. G.O.P. SAFETY STEEL and shall have no openings into the garage.
7. STAIRWAY:
 Approx. Number of Risers: 15 Approx. Number of Treads: 14
 Approx. Riser Height: 7.6" Approx. Tread Length: 10-1/2"

WINDOW SCHEDULE						
SYMBOL	WTR	HT	TYPE	FRAME	#	COMMENTS
1	6'-0"	2'-0"	SLIDING	VINYL	2	
2	3'-0"	2'-0"	FIXED	VINYL	1	
3	1'-0"	3'-0"	SLIDING	VINYL	2	
4	6'-0"	4'-0"	SLIDING	VINYL	2	LEAD SS
5	3'-0"	2'-0"	SLIDING	VINYL	2	TEMP. OBSCURED
6	3'-0"	3'-0"	SLIDING	VINYL	2	

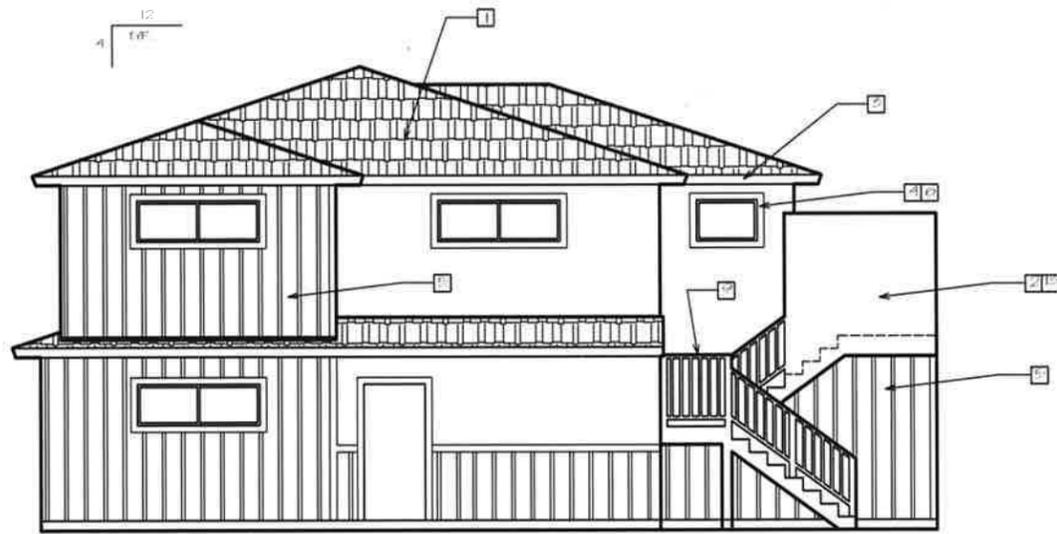
DOOR SCHEDULE						
SYMBOL	WTR	HT	TH	TYPE	QTY	COMMENTS
1	3'-0"	6'-8"	1-5/4"	FIBERGLASS	2	
2	3'-0"	6'-8"	1-5/4"	FULL LITE ENTRY	1	TEMP. GLASS
3						

REVISIONS	

Schaffner 2nd Unit
 328 Cabrillo St
 Costa Mesa CA

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-3
OF SHEETS

drawn by/ contact: Jon Lldoff 714.345.1760



FRONT (SW) ELEVATION

SCALE: 1/4" = 1'-0"



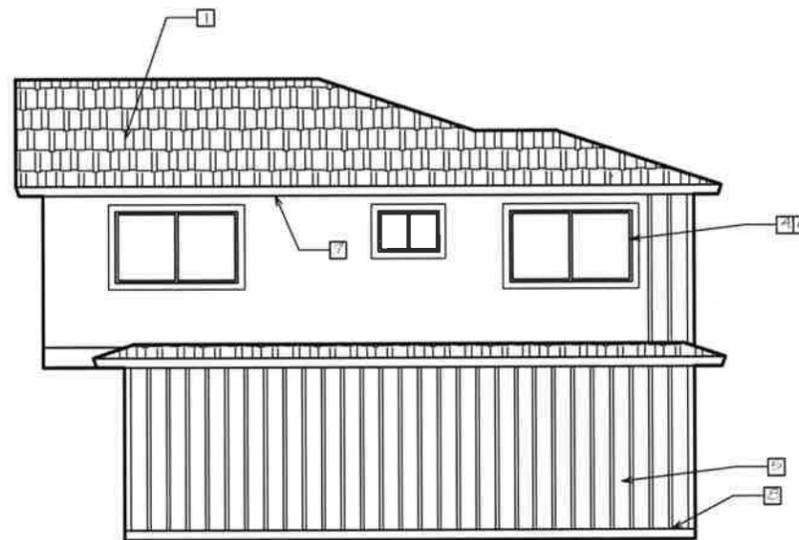
REAR (NE) ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT (SE) ELEVATION

SCALE: 1/4" = 1'-0"



LEFT (NW) ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- 1 Roof Material: GAF Composite Shingles Class A
ICC-ES E-1279 or approved equal
Install per manufacturer's instructions.
- 2 7/8" fascia. Texture to match siding.
- 3 2x6 fascia on roof rake and eaves.
- 4 Metalure-top flashing around all windows, doors, and other openings.
- 5 Hardie-board siding. Board to match dwelling's front facade
Install over 5/8" felt per manufacturer's instructions.
ICC-ES E-1544
- 6 Hardie-trim around windows & doors as shown.
1x4 Hardie-trim at corners adjacent to siding and at edges
of siding. ICC-ES E-1544
All trim shall have a smooth finish.
- 7 Min. grade plywood as overhang to the COX or 1x2 G1
sheathing. Use 1x2 G1 on underside of balcony.
- 8 Provide a 26" wide weep screed. Weep screed is required
below the fascia a minimum of 4" / 2" above grade / slab.
- 9 42" wood balcony rail; 34" 36" wood stair rail
- 10 6' high privacy wall at balcony.
- 11 1/2" x 1/2" balcony casing. Slope 1/4" per foot.
ICC-ES E-1757
- 12 12" wide Hardie-trim, smooth texture as "billy board"
- 13 6' High quarter wall for privacy.

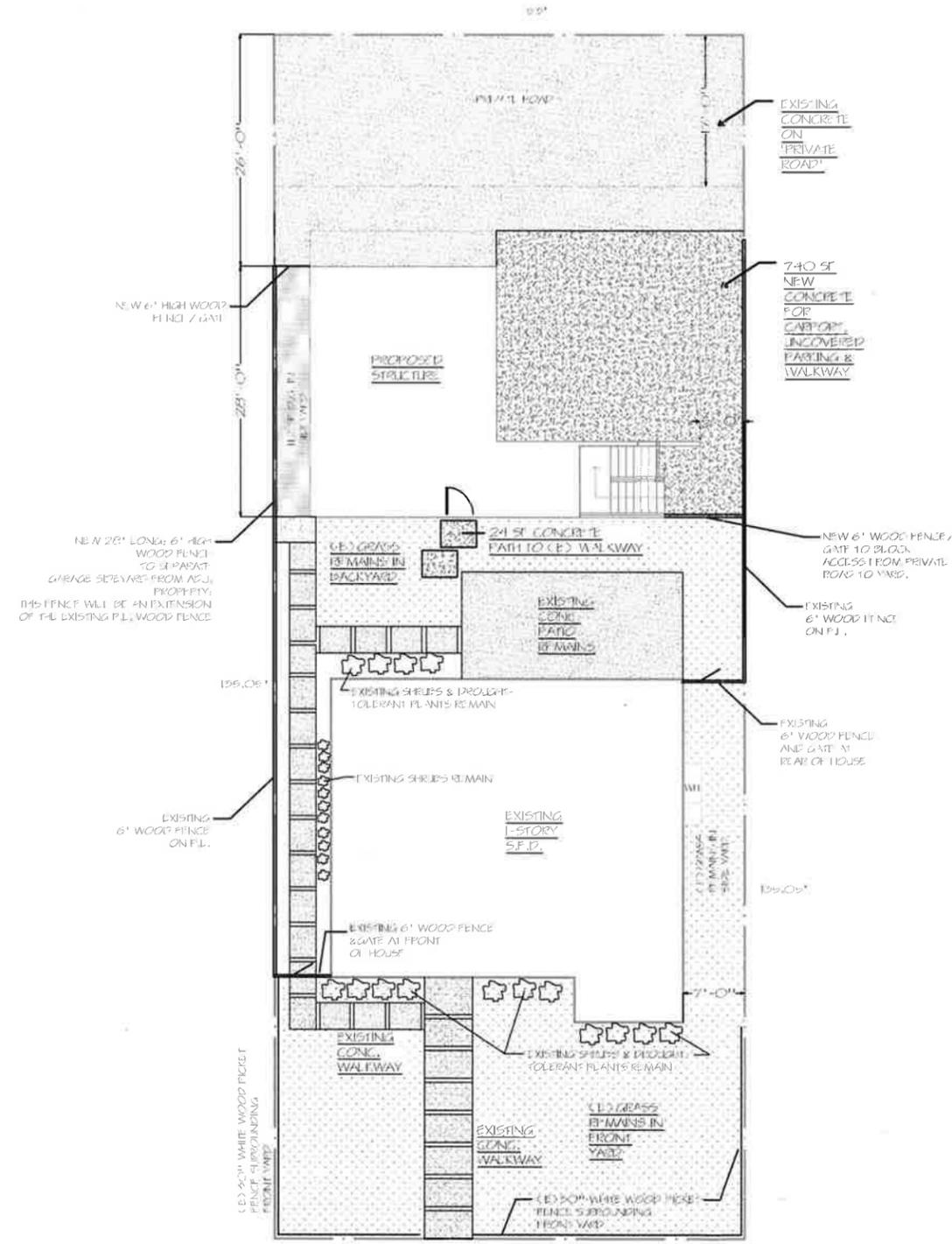
REVISIONS

714.345.1760

drawn by/ contact: Jon Udoff

Schaffner 2nd Unit
328 Cabrillo St
Costa Mesa CA

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-4
OF SHEETS



NEW OR MODIFIED LANDSCAPE AREA
 740 SF CONCRETE FOR PARKING/ CARPORT & WALKWAY TO STAIRS.
 24 SF CONCRETE PATH FROM GARAGE TO EXISTING PATIO
 112 SF DECOMPOSED GRANITE IN GARAGE SIDEYARD
 18 SF OF FENCE LOT COVERAGE (SEE PLAN FOR NEW FENCE LOCATIONS)
 TOTAL NEW/ MOD LANDSCAPE AREA: 891 SF, < 2500 SF (WATER EFFICIENT LANDSCAPE STANDARDS DO NOT APPLY)

REVISIONS

714.345.1760

drawn by/ contact: Jon Udloff

Schaffner 2nd Unit
 328 Cabrillo St
 Costa Mesa CA

A-5

CABRILLO
 LANDSCAPE / FENCING
 SCALE: 1/8" = 1'-0"



FRONT (SW) ELEVATION

SCALE: 1/8" = 1'-0"



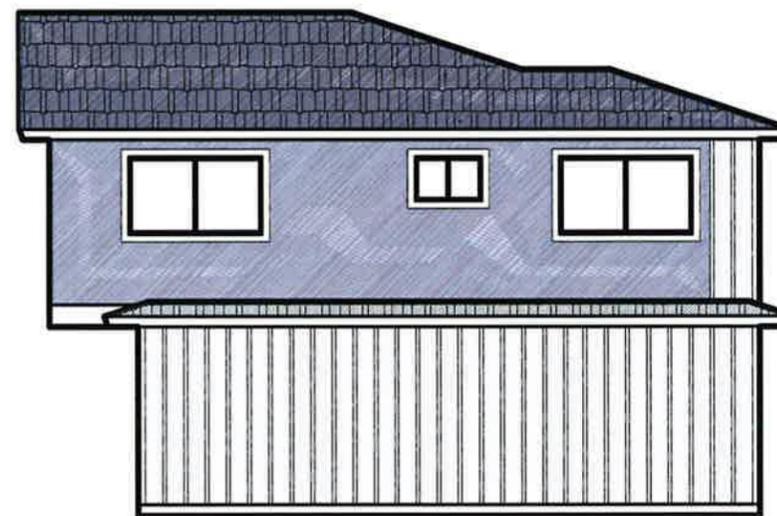
REAR (NE) ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT (SE) ELEVATION

SCALE: 1/8" = 1'-0"



LEFT (NW) ELEVATION

SCALE: 1/8" = 1'-0"

COLORS TO MATCH FRONT HOUSE
 STUCCO: MEDIUM GREY
 SIDING: LIGHT GREY
 WINDOW TRIM, BELLY BAND, RAILING, POSTS, FASCIA, CORNER TRIM: WHITE
 ACCENTS (DOORS): CHARCOAL
 ROOF: CHARCOAL COMPOSITE

REVISIONS

714.345.1760

drawn by/ contact: Jon Udoff

Schaffner 2nd Unit
 328 Cabrillo St
 Costa Mesa CA

DRAWN
COL
CHECKED
DATE
SCALE
JOB NO.
SHEET
OF SHEETS



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

September 23, 2016

Mr. Phim Masone (Vinculums)
Verizon Wireless
10 Pastuer Suite 100
Irvine, CA 92618

RE: ZONING APPLICATION ZA-16-26 FOR THE CO-LOCATION OF A WIRELESS COMMUNICATION ANTENNAS (TEWINKLE PARK), 970 ARLINGTON, COSTA MESA

Dear Mr. Masone:

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 30, 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, Adrienne J. Gladson, AICP, at (714) 754-5609, or at adrienne.gladson@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description
 Findings
 Conditions of Approval and Code Requirements
 Applicant's Project Description and Conceptual Plans

cc: Engineering
 Fire Protection Analyst
 Building Safety Division

BACKGROUND

Project Site/Environs

The project site is located on the north side of Arlington Drive. The site is an approximately 49-acre park (TeWinkle Park) owned by the City. The property is zoned I&R (Institutional and Recreational) and has a General Plan Land Use Designation of Public Institutional. The site contains an existing 70-foot tall communications facility (approved by ZA-09-43) disguised as a eucalyptus tree ("monoecalyptus") and associated equipment cabinets in the existing pump house at the park.

The site is bounded by single-family residential to the north, the Orange County Fairgrounds to the south, Costa Mesa High School to the west, and City-owned parks to the east.

On September 20, 2016, the City Council approved amending the original wireless lease agreement to move forward with the co-location of this facility within the existing monoecalyptus. Part of that lease agreement included the confirmation from the National Park Service that the deed restriction tied, to the transfer of the park ownership to the City of Costa Mesa in 1960 and updated in 1973, maintained the requirement that TeWinkle Park would continue to be used as a public park for recreational purposes in perpetuity. Such assurances are fully in place and the lease agreement has the approval of the National Park Service. Further, staff notes that the co-location of this new facility within the existing monoecalyptus structure results in no restriction or loss of the public use and enjoyment of the park.

PROJECT DESCRIPTION

Project Description

The project involves the installation of the following equipment to the existing monoecalyptus:

- 12 antennas (4 antennas per sector, 3 sectors total);
- 12 remote radio units mounted behind the 12 antennas, and;
- 3 GPS devices, 1 microwave antenna (4 feet tall), and related equipment cabinets and surge suppression wiring systems.

The proposed antennas will be located within the existing monoecalyptus wireless communication facility at a lower height no taller than 59 feet above the existing grade. The new device will continue to be disguised as a eucalyptus tree with additional branches and leaves to hide it from public view as well as match with the existing elements of the faux tree.

ANALYSIS

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 recently adopted earlier this year. The General Plan sets forth land use goals, policies, and updated objectives and policies that guide proposals like this project.

As a result, the request for new antennas at this site shall be consistent with the following goals and objectives of the General Plan.

- **Policy LU-3.1:** *Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks) from the encroachment of incompatible or potentially disruptive land uses and/or activities.*

Consistency: The new antennas will have a compatible and harmonious relationship between the proposed device and the site development and use, and the buildings and site developments and uses that are in the general neighborhood. By screening the antennas and support equipment with the faux eucalyptus tree design it will hide the new communication antennas and radio units, and by complying with all State and Federal regulations for radio frequencies, the project will protect the surrounding area from potentially incompatible land uses.

- **Objective CD-8.F:** *Require that areas for outside equipment, trash receptacles, storage, and loading areas be located in the least conspicuous part of the site. Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, and junction boxes) should be concealed from the view of public streets, neighborhood properties, and nearby higher buildings.*

Consistency: The new antennas and support equipment will be screened and will be compatible with the existing monoecalyptus communication facility and supportive equipment cabinets. The new antennas will be mounted at a lower height (59 feet from the existing grade) of the taller existing device and both devices will be fully screened to minimize visual impacts to surrounding properties and uses.

Conformance with the Zoning Code

The antennas will not be visible from off-site. All antennas will be designed to be inside the existing monoecalyptus to reduce its visibility from public view. Staff notes that the condition of the faux eucalyptus tree and bark elements (installed in 2011) need refreshment and a maintenance update. The applicant is aware of this condition and has agreed to fully address this issue with this approval. Condition #1 requires that this work be done and in place prior to project final. Additional conditions have been

included as well to ensure that the new facility and proposed equipment cabinets, wiring, cables and conduit also will be screened from view. All new mechanical equipment will be located within the require cabinet structures as depicted in the conceptual plans.

Conditions have been included to ensure antenna frequencies do not interfere with the frequency used for Public Safety communications. The antenna frequencies do comply with all Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and subsequent amendments, as well as any other applicable requirements imposed by State and Federal agencies.

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 for Existing Facilities. This exemption allows for the permitting of mechanical equipment involving negligible or no expansion of the use beyond what is existing.

FINDINGS

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

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

Facts in Support of Findings: The new antennas will have a compatible and harmonious relationship between the proposed location and the site development and use, and the site development and uses that exist in the general neighborhood. The new antennas and support equipment will be mounted within an existing structure designed, textured, and painted to match the existing wireless structure which is disguised as a eucalyptus tree to reduce visual impacts to surrounding properties and uses.

Finding: 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.

Facts in Support of Findings: The antenna frequencies comply with all Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and subsequent amendments, as well as any other applicable requirements imposed by State and Federal agencies.

Finding: Granting the minor conditional use permit will not allow a use, density, or intensity which is not in accordance with the General plan designation.

Facts in Support of Findings: The new antennas and support equipment are consistent with the following goals and objectives of the General Plan Land Use Element.

- **Policy LU-3.1:** *Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks) from the encroachment of incompatible or potentially disruptive land uses and/or activities.*

Consistency: The new antennas will have a compatible and harmonious relationship between the proposed device and the site development and use that are in the general neighborhood. By screening the antennas and support equipment with the faux eucalyptus tree design will hide the new communication antennas and radio units, and complying with all State and Federal regulations for radio frequencies, the project will protect the surrounding area from potentially incompatible land uses.

- **Objective CD-8.F:** *Require that areas for outside equipment, trash receptacles, storage, and loading areas be located in the least conspicuous part of the site. Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, and junction boxes) should be concealed from the view of public streets, neighborhood properties, and nearby higher buildings.*

Consistency: The new antennas and support equipment will be screened and will be compatible with the existing monoecalyptus communication facility and supportive equipment cabinets. The new antennas will be mounted at a lower height (59 feet tall) of the taller existing device and fully screened to minimize visual impacts to surrounding properties and uses.

- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 for Existing Facilities. This exemption allows for the permitting of mechanical equipment involving negligible or no expansion of the use beyond what is existing.
- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- PIng. 1. The new antennas shall be mounted as shown in the attached conceptual plan with appropriate treatments (new branches, leaves, texture, and paint) to stealth the device as well as match it to the existing monoecalyptus to minimize visual impacts to surrounding properties and uses. The construction level drawings shall note the appropriate

treatments necessary to repair the existing faux tree trunk so to imitate the look of a eucalyptus tree trunk. The applicant shall also provide to Planning staff, elevation drawings describing all this work in greater detail which shall include a small sample of the faux eucalyptus branches and leaf materials proposed. Once reviewed and approved by planning, these elements shall be installed in a manner that will abundantly cover and hide this second wireless device from public view.

2. Maximum height of this second wireless device co-locating within the monoecalyptus shall not exceed 59 feet of height as measured from property grade.
3. All proposed equipment cabinets, antennas, wiring, cables, and conduit shall be well maintained and kept in good condition at all times. Any broken, damaged, faded, and exposed material shall be replaced and approved by Planning staff prior to installation.
4. Any future modifications to the equipment or antennas shall be done with the prior approval of Planning staff and may require filing and approval of a minor conditional use permit to ensure compliance with applicable zoning codes.
5. Antenna frequencies shall not interfere with the frequency used for Public Safety communications.
6. The applicant shall provide a 24-hour phone number to which interference problems may be reported.
7. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all interference issues. The name, telephone number, fax number, and email address of that person shall be provided to the City's designated representative.
8. The conditions of approval and Code requirements of Zoning Application ZA-16-26 and master wireless approvals from ZA-09-43 shall be blueprinted on the face of the site plan of the plan check submittal package.
9. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the final building inspection(s). This inspection is to confirm that the conditions of approval and Code requirements have been satisfied with special emphasis on compliance with Condition #1.

CODE REQUIREMENTS

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

- Plng.
1. Approval of the zoning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to 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 planning application.
2. All construction-related activity shall be limited to between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 9 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
 3. Antennas shall comply with the Antenna Development Standards in Section 13-142 of the Costa Mesa Zoning Code.
 - Bldg. 4. Comply with the requirements of the following adopted codes: 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.
 - Bus. 5. All contractors and subcontractors must have valid business licenses to do
Lic. business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained.

SPECIAL DISTRICT REQUIREMENTS

The requirement of the following special district is hereby forwarded to the applicant:

- CDFA 1. Comply with the requirement of the California Department of Food and Agriculture (CDFA) to determine if red imported ants exist on the property prior to any soil movement or excavation.
- 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.



10 Pasteur, Suite 100, Irvine, CA 92618

City of Costa Mesa
Planning Department
77 Fair Drive
Costa Mesa, CA 92628

APPLICANT'S PROJECT DESCRIPTION

Re: **Verizon Wireless request for Minor Conditional Use Permit to install a wireless facility located at 970 Arlington Dr, Costa Mesa, CA 92626**

To whom it may concern,

I am writing to you on behalf of Verizon Wireless, in connection with its existing wireless facility at located 970 Arlington Dr, Costa Mesa, CA 92626. Verizon Network team has performed a thorough site inspection and plans to modify that site as further described below. Verizon respectfully requests that the City of Costa Mesa approve this modification as it is a non-substantive modification under Section 6409 "Wireless Facilities Deployment" of the "Middle Class Tax Relief and Job Creation Act of 2012."

Verizon's proposed modification is non-substantive as there will be no increase in antenna height and there will be no expansion of the ground lease area. Furthermore, as described below, neither the tower nor the equipment facility will have a substantial change in the physical dimensions.

On February 17, 2012, Congress passed the "Middle Class Tax Relief and Job Creation Act of 2012" (the "Act") which the President signed into Law. A part of this Act is Section 6409 which is called "Wireless Facilities Deployment." The relevant provision is as follows:

Sec. 6409. WIRELESS FACILITIES DEPLOYMENT

(a) FACILITY MODIFICATION.

(1) IN GENERAL. Notwithstanding section 704 of the Telecommunications Act of 1996 (Public Law 104-104) or any other provision of law, a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.

(2) ELIGIBLE FACILITIES REQUEST. For purposes of this subsection, the term "eligible facilities request" means any request for modification of an existing wireless tower or base station that involves:

(A) collocation of new transmission equipment;



10 Pasteur, Suite 100, Irvine, CA 92618

- (B) removal of transmission equipment; or
- (C) replacement of transmission equipment.

(3) APPLICABILITY OF ENVIRONMENTAL LAWS. Nothing in paragraph (1) shall be construed to relieve the Commission from the requirements of the National Historic Preservation Act or the National Environmental Policy Act of 1969.

The proposed Verizon Wireless facility at located 970 Arlington Dr, Costa Mesa, CA 92626 falls within the definitions as identified in Section 6409 (a). This site is a "wireless tower" and the equipment enclosure is a "base station."

The next relevant part of Section 6409 is Section 6409 (2) "Eligible Facilities Request." Section 6409 (2)(A) involves "collocation of new transmission equipment" and Section 6409 (2)(C) specifies replacement of transmission equipment. Verizon is replacing transmission equipment at the site. For that reason, this falls within the definition of "Eligible Facilities Request."

Finally, Verizon's proposed modification will not substantially change the physical dimensions of the "wireless tower" or the "base station." The new equipment added to the tower will have a minimal visual impact and as such will not have a substantial change in the physical dimensions of the "wireless tower." Furthermore, the additional cabinet will be added within an existing compound which will not require an expansion of the existing equipment compound and as such, the "base station" will not have any visual impact and there will be no substantial change in the physical dimensions of the "base station."

Since the proposed Verizon Wireless facility at located 970 Arlington Dr, Costa Mesa, CA 92626 falls within the rights and protections granted under Section 6409, Verizon Wireless respectfully requests that the City of Inglewood approve the proposed modification. Please inform your Building Department or other departmental responsible for issuance of building permits that zoning will not be needed for this site and building permits should be issued promptly pursuant to the standard non-discretionary processes. If you have any questions, please do not hesitate to contact me. I can be reached via telephone at (714) 815-4455 or email address: info@permitxpress.com.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Phim Masone', with a stylized flourish.

Phim Masone
Representative for Verizon Wireless



**PROJECT DESCRIPTION FOR A NEW
VERIZON WIRELESS TELECOMMUNICATIONS FACILITY**

Applicant: Verizon Wireless
15505 Sand Canyon Ave., Bldg. D, 1st Fl.
Irvine, CA 92618

Applicant's Agent: Vinculum Services
Representative: Phim Masone
10 Pasteur Suite 100
Costa Mesa, CA 92626

Site Address: 970 Arlington Drive

APN: 141-342-43;44

INTRODUCTION:

Verizon Wireless is submitting Wireless Telecommunications Facility Permit Application for 970 Arlington Drive for construction, operation and maintenance of a new unmanned site. Verizon's Southern California wireless network will be enhanced from the development of the proposed site, allowing its customers to connect with Verizon's nationwide network of services. The Verizon wireless communication facility will contain antennas, radios, and various complex electronic support equipment for the radios. The transmitting and receiving antennas, which are mounted on communication towers and other suitable structure. Radios, with the assistance of various complex electronic support equipment, will transmit and receive wireless communications, provide connection to landline telephone network, interface with other wireless communication facilities, and link the site to the main switching center. The Project Description is for the proposed site at 970 Arlington Drive that will become an essential part in Verizon's City of Costa Mesa and Orange County wireless network.

PROJECT DESCRIPTION:

The Property is located at 970 Arlington Drive (APN-141-342-43;44) better known as Tewinkle Park. Verizon Wireless is proposing to co-locate within an existing MonoEucalypus and CMU enclosure. The proposed unmanned telecommunications facility project consist of the installation of twelve (12) proposed panel antennas mounted on existing MonoEucalypus, twelve (12) RRU Units mounted behind proposed antennas, one (1) proposed standby generator, proposed equipment cabinets, proposed surge suppression system, three (3) GPS antennas, one (1) proposed 4'-0" microwave antenna and proposed utility runs for telephone and electrical service . All wireless antennas will be placed on existing monoecalypus and equipment cabinets within 16 feet by 33 feet CMU enclosure.

This proposed Verizon Wireless project is proposing to co-locate on the existing structure as a minor modification to existing cell site. Currently, there is one carrier, T-Mobile, at this location. Verizon is proposing to be the second carrier. Verizon Wireless requests approval for a Minor Conditional Use Permit for the installation of the communications equipment including antennas RAD center at 55' 5" feet and the top the antennas at 59' 5" feet which will be co-located at an existing MonoEucalypus that measures 70' 4' feet at top of tree. The current carrier has antennas mounted at 67' 4" feet RAD center and 70' 4" feet at the top of the antenna. The co-location at the current site adheres to the setback requirement. All proposed antennas and RRU's are to be screened by RF transparent screening that will be textured and painted to match the current MonoEucalypus tree limbs to minimize the visual impact



and blend with the current tree line and viewscape. This project is not expected to result in an increased demand for parking. As proposed, Verizon has put its best efforts towards this project to minimize impacts. Thus, the proposed use and co- location at an existing site are compatible with adjacent uses and the development character of the area.

The proposed facility is unmanned and only requires periodic maintenance, which equates to one trip approximately every four to six weeks. The proposed communication facility will not result in conditions or circumstances contrary to the public health, safety, and the general welfare. The proposed equipment associated with the telecommunication structure operates quietly, virtually noise free and does not emit fumes, smoke or odors that could be considered objectionable. Not only will this proposal benefit current and future subscribers by providing superior service through state-of-the-art communication technology, but will also provide emergency services to the City of Costa Mesa. Wireless communication is a vital element of the communications network for both emergency services and public welfare.

SITE COVERAGE/SELECTION:

This cell site is a "capacity" site, meaning that existing Verizon facilities in the surrounding area are at or approaching maximum usage capacity, resulting in a large number of dropped calls for subscribers in this area. This location is ideally suited to provide the added capacity required by our ever-increasing customer base as well as to provide coverage in this part of the City of Costa Mesa. Without this cell site in operation, customers may find that their calls are "blocked" (i.e., they are unable to place or receive calls in the area). The subject property is able to accommodate a facility that is the least intrusive and does not compromise the aesthetics of the property or negatively impacting surrounding properties.

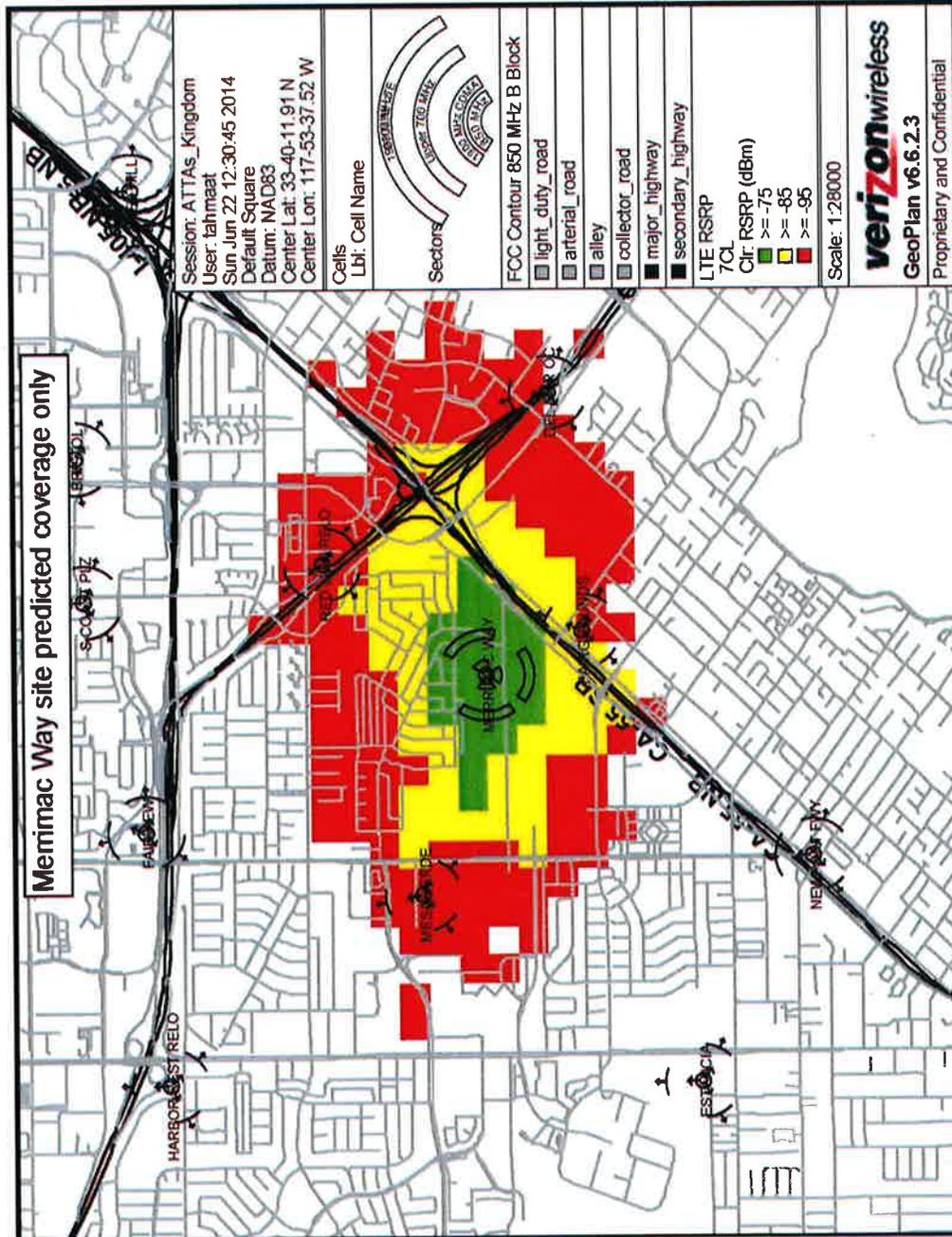
OVERVIEW OF SITE DESIGN/LOCATION CRITERIA:

The network of VZW cell sites throughout the region is "locationally dependent," meaning that there is a necessary and logical interrelationship between each cell site. Eliminating or relocating a single cell site can lead to gaps in the system and prohibit VZW from providing uninterrupted service to customers in a defined coverage area. Further, the elimination or relocation of a cell site will most often have a "domino" effect on other cell site locations and necessitate significant design changes or modifications to the network. In identifying the proposed WTF location, VZW network deployment personnel have selected a site that not only meets the technical objectives of RF engineering, but concurrently provides the best sitting option with regard to other key criteria that include, but are not limited to: accessibility, utility connections, zoning compatibility, liability and risk assessment, site acquisition, maintenance and construction feasibility.

ALTERNATIVE SITE ANALYSIS:

The radio frequency search area below was created by a radio frequency engineer to address the capacity and coverage issues in the City of Costa Mesa and provides a map of the general area where capacity/coverage is needed. Verizon routinely explores non-residential properties for interest and locating of a new facility first and as the city prefers rooftop installations and co-locations in naturally screened locations, these are the next options explored. Most notable, this existing site is in the search ring and had the ability to co-locate without compromising the number of services, coverage area and capacity. Thus, this site provides the best solution for providing service without impacting the view of the surrounding area.

COVERAGE AREA – SITE LOCATION



PROJECT BENEFITS:

The proposed project will provide the following community benefits:

- Telephone, data transmission, paging, short message functions, and voicemail services and reliable services for emergency purposes.
- Enhanced emergency response communications for police, fire, paramedics and other emergency services.
- Better voice and reception quality.
- Increased LTE speeds for internet, web downloads, and smartphone applications.

REGULATING AGENCIES:

Verizon Wireless is regulated by the Federal Communications Commission (FCC) and is authorized to operate. Verizon Wireless' telecommunications facilities operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proven safe by the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE). The proposed communications facility will operate in full compliance with the U.S. standards for radio frequency emissions as published by the American National Standards Institute (ANSI). The ANSI was developed by the committee composed of 125 scientists from universities, non-profit laboratories and Federal Health Laboratories (FDA, NIOSH and EPA). In 1992 the ANSI established, as a public safety standard, a maximum exposure level to radio frequency emissions of 1000 microwatts per centimeter squared (1,000 uW/cm²).

A handwritten signature in blue ink, appearing to read 'Phim Masone', is written over the printed name.
Phim Masone
Verizon Representative



Received
City of Costa Mesa
Development Services Department

SEP 19 2016

Date: 09/19/2016

Site Name: Merrimac Way
Address: 970 Arlington Dr, Costa Mesa, CA 92626
Re: Radio Frequency Compliance Information

Statement of Compliance

The proposed Verizon Wireless communications facility complies with all federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies.

Description of Facility:

Location Type: Macro base transceiver facility comprised of no more than 16 panel antennas, one microwave interconnect antenna and associated radio cabinets utilizing licensed frequencies in the 700, 850, 1900 and 2100 MHz bands. The purpose of the facility is to provide both capacity and coverage to the geographic service area.

Geographic Service Area:

The facility will provide additional capacity and coverage to the commercial and residential areas along Newport Blvd and Hwy 55 in the City of Costa Mesa. Coverage Maps are included in the application.

Channel Capacity: The facility at its maximum design parameters will utilize the following channels:

700 MHz: 2 radios
850 MHz: 4 radios
1900 MHz: 2 radios
2100 MHz: 0 radios

Power Density: The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <http://www.fcc.gov/oet/rfsafety/rf-faqs.html>

Sincerely,

Atta Tahmas

Verizon Wireless, Radio Engineer



Verizon
15505 Sand Canyon Ave.
Building D-1
Irvine, CA 92618

September 19, 2016

To: City of Costa Mesa

Subject: Verizon Wireless (VZW) Telecommunications Facility, "Merrimac Way"

To whom it may concern:

This is in response to your request concerning interference to your existing telecommunications devices related to our proposed facilities. Verizon Wireless operates a Wireless network authorized by the FCC to provide wireless communications in many parts of the nation, including 970 Arlington Drive, Costa Mesa, CA 92626. Verizon Wireless' operations and network are licensed and regulated by the FCC. The FCC rules governing the operation of these facilities are designed to protect co-channel and adjacent licensees against harmful interference. Further the FCC has exclusive jurisdiction over these requirements.

That said, the above noted proposed Verizon Wireless facility is in compliance with all applicable FCC requirements. The following points cover Verizon Wireless' practices pertinent to complying with the FCC requirements:

1. Verizon Wireless will utilize Tx: 746-757 Mhz, Rx: 776-787 Mhz; Tx: 880-894 Mhz, Rx: 835-848 Mhz; Tx: 1965-1975 Mhz, Rx: 1885-1895 Mhz; Tx: 2115 – 2135 Mhz Rx: 1715-1735 Mhz spectrum. Verizon Wireless' telecommunications equipment will not interfere with any frequencies used by emergency personnel in the frequency range of HF, UHF, VHF, 800 MHz or with any system operating outside of Verizon Wireless' FCC licensed frequency band or with.
2. Verizon Wireless locates its transmitting antenna(s) in order to maximize vertical and horizontal separation from other operator's systems to minimize interference potential.

3. All operating hardware at the site is type-accepted by the FCC as far as emission levels within our licensed frequency band in addition to spurious emissions outside of our frequency band.
4. The power levels generated by the base station hardware and corresponding effective radiated power (ERP) from the transmit antenna(s) are within the limitations specified by Part 22 of the Commission's Rules.

Verizon Wireless is committed to providing state of the art wireless services that benefit your community. If you have any questions please feel free to contact me.

Respectfully submitted,

Eniko Bartha

Cell: (949) 233-6257

Southern California RF Engineering Department

Verizon Wireless

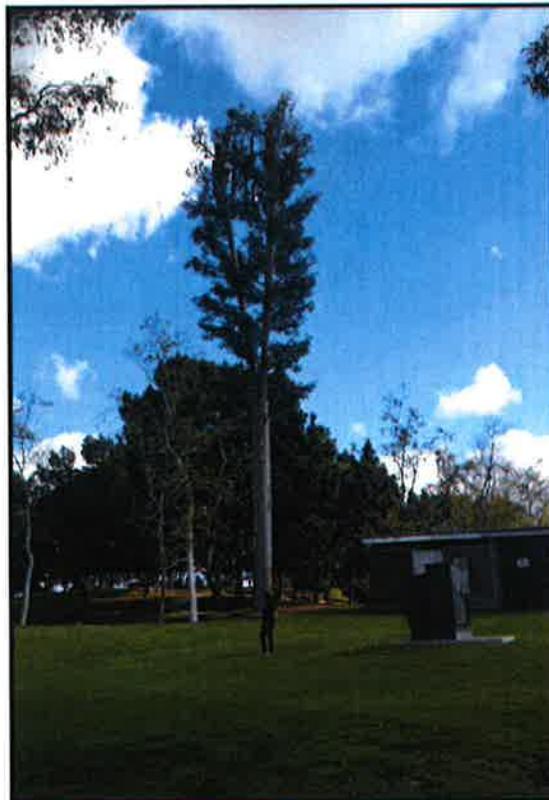
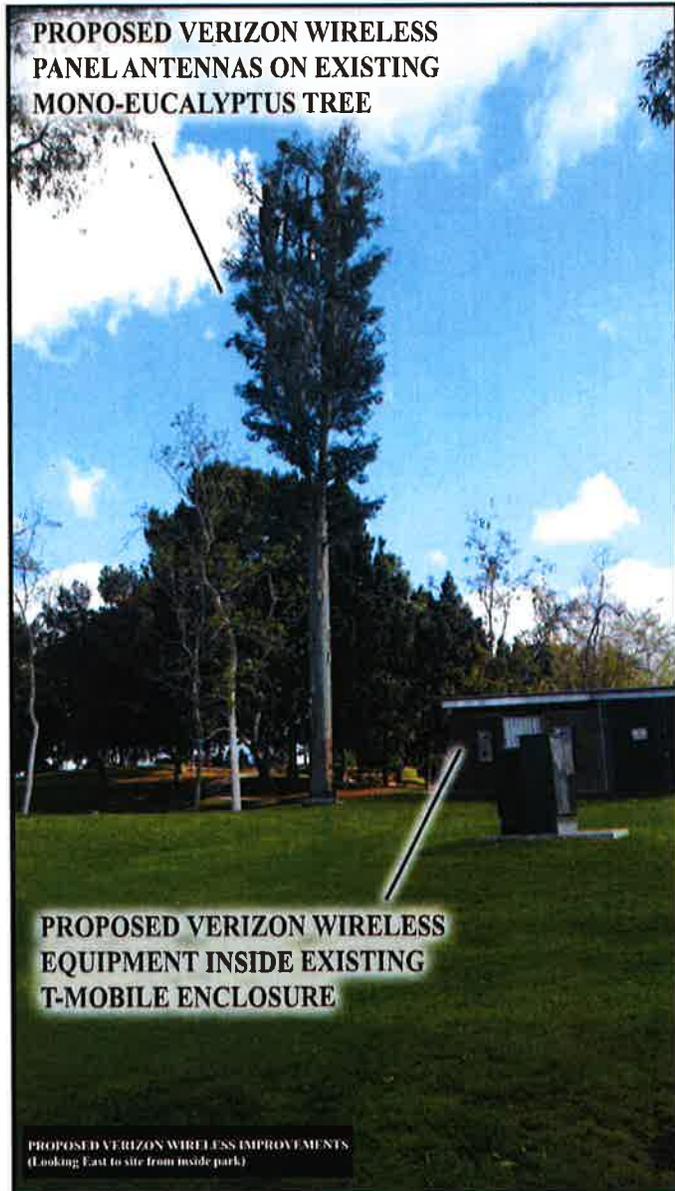


Merrimac Way
970 Arlington Drive
Costa Mesa, California 92626

Proposed



Point of view: Looking East to site



Existing

Accuracy of photo simulation is based upon information provided by project applicant. The proposed installation is an artistic representation of an antenna monument and it is not intended to be an exact reproduction. The final will have cables, cable ports and various attachments, such as antennas, nuts and bolts. Every effort will be made to disguise these components and they will not be readily apparent to the casual observer or passerby. However, upon close scrutiny, the true nature of the installation will be apparent.

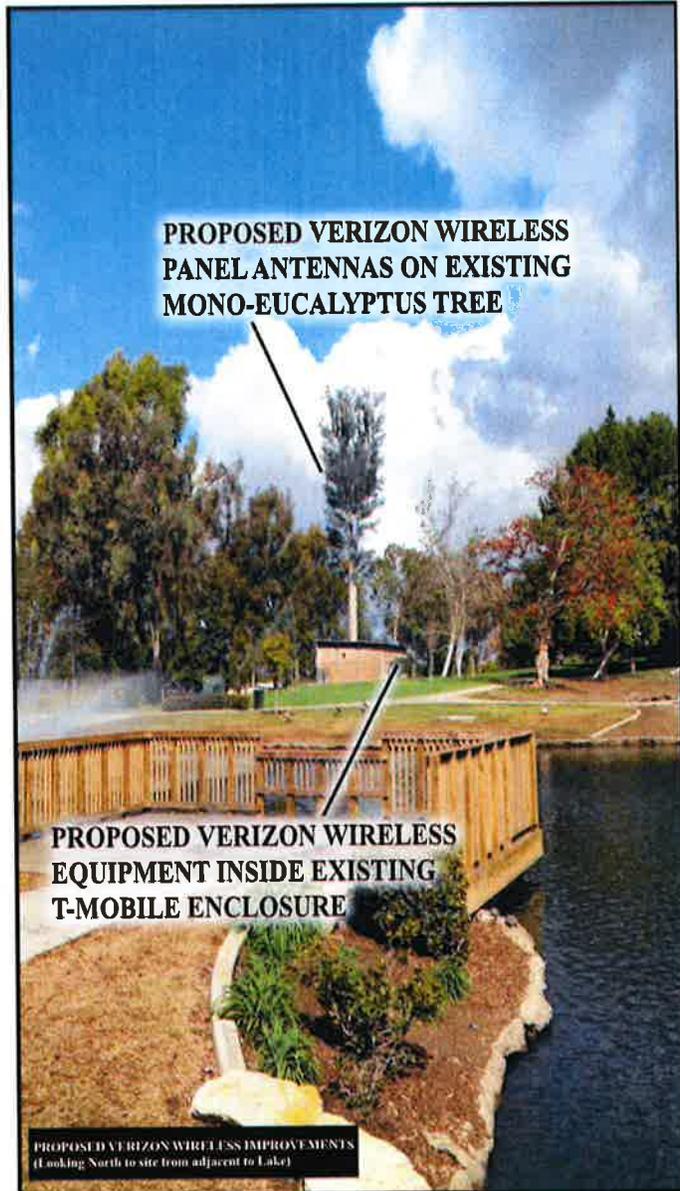


Merrimac Way
970 Arlington Drive
Costa Mesa, California 92626

Proposed



Point of view: Looking North to site



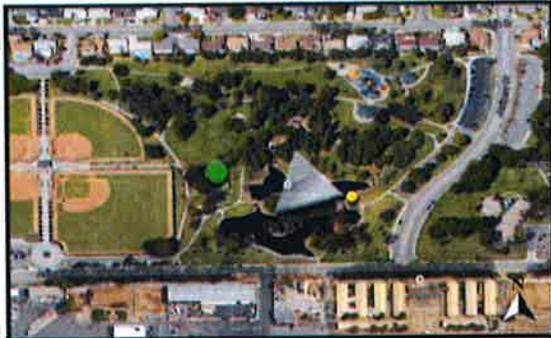
Existing

Accuracy of photo simulation is based upon information provided by project applicant. The proposed installation is an artistic representation of an antenna monument and it is not intended to be an exact reproduction. The final will have cables, cable ports and various attachments, such as antennas, nuts and bolts. Every effort will be made to disguise these components and they will not be readily apparent to the casual observer or passerby. However, upon close scrutiny, the true nature of the installation will be apparent.

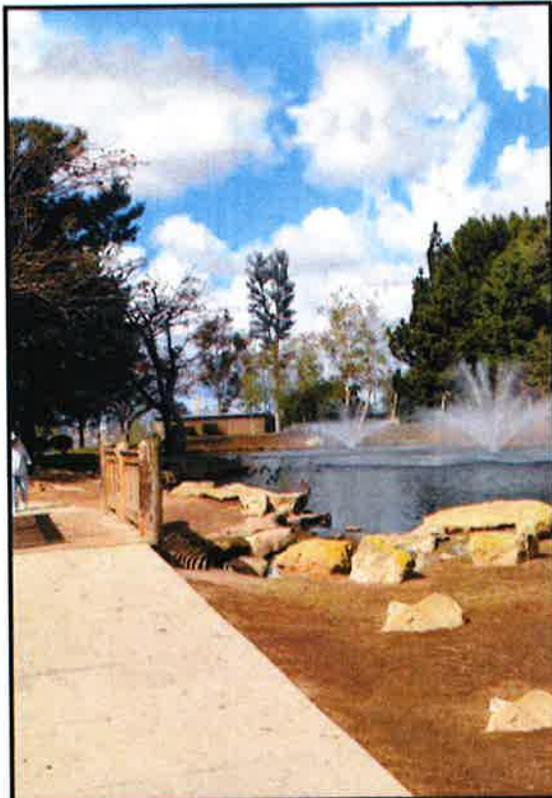
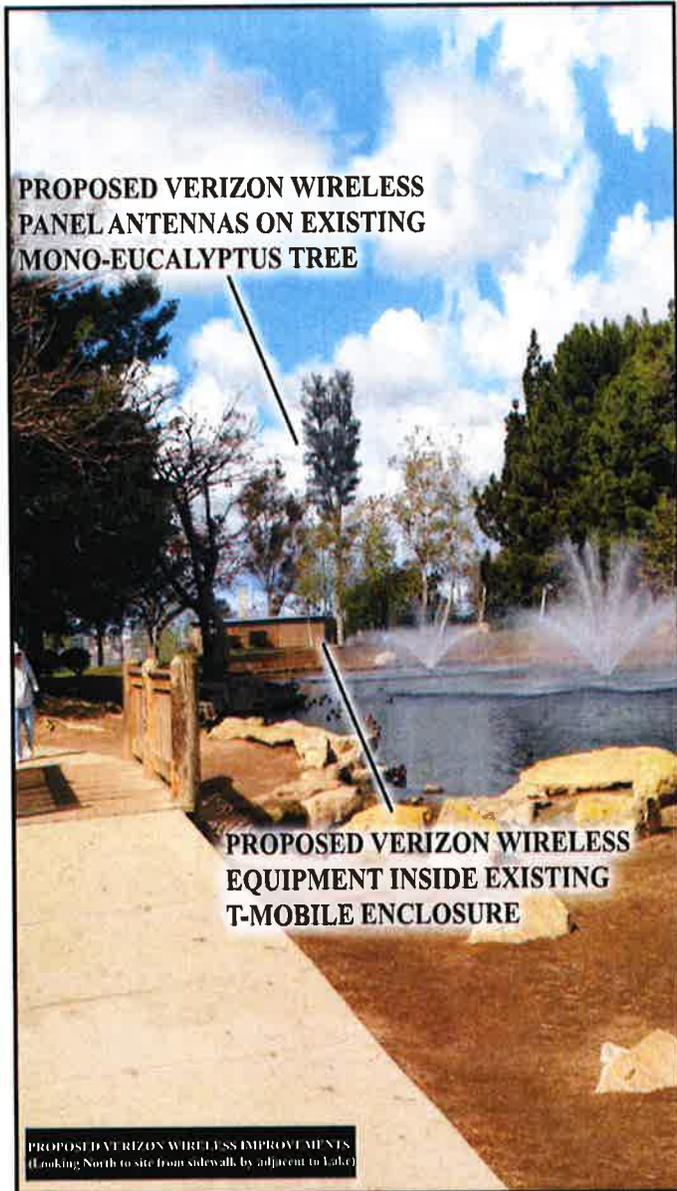


Merrimac Way
970 Arlington Drive
Costa Mesa, California 92626

Proposed



Point of view: Looking West to site



Existing

Accuracy of photo simulation is based upon information provided by project applicant. The proposed installation is an artistic representation of an antenna monument and it is not intended to be an exact reproduction. The final will have cables, cable ports and various attachments, such as antennas, nuts and bolts. Every effort will be made to disguise these components and they will not be readily apparent to the casual observer or passerby. However, upon close scrutiny, the true nature of the installation will be apparent.

OVERALL HEIGHT
74' - 6"

ZA 16-26



verizon wireless

MERRIMAC WAY (MCE DESIGN)
970 ARLINGTON DRIVE
COSTA MESA, CALIFORNIA 92626

Jeffrey Rome | ASSOCIATES
131 Innovation Drive, Suite 200
Folsom, CA 95630
Tel: 916.946.5521 | Fax: 916.946.5937

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF JEFFREY ROME ASSOCIATES AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JEFFREY ROME ASSOCIATES. VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR
verizon wireless
1500 SHAW BLVD
COSTA MESA, CALIFORNIA 92626



APPROVALS
R.F.
ZONING
CONSTRUCTION
SITE ACQUISITION
OWNER APPROVAL

SITE NAME
MERRIMAC WAY
970 ARLINGTON DRIVE
COSTA MESA, CALIFORNIA 92626

DRAWING DATES
8/18/14
2/18/15
2/18/15
2/18/15

SHEET TITLE
TITLE SHEET

T-1

SHEET INDEX

T-1	TITLE SHEET
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	COMPLIANCE PLAN, ANTENNA PLAN AND ANTENNA SCHEDULE AND SPECS
A-2.1	ELEVATIONS
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA FIRE CODE, 2013 EDITION
CALIFORNIA PLUMBING CODE, 2013 EDITION
CALIFORNIA ELECTRICAL CODE, 2013 EDITION
CALIFORNIA GREEN BUILDING CODE, 2013 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNDESIGNED WIRELESS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN "AS SHOWN" FORMAT. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS, 1500 SHAW BLVD, COSTA MESA, CALIFORNIA 92626

OWNER: CROWN CABLE, 30 TECHNOLOGY DRIVE, SUITE 200, FOLSOM, CALIFORNIA 95630

PROJECT DESCRIPTION/SCOPE: VERIZON WIRELESS PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNDESIGNED WIRELESS TELECOMMUNICATIONS FACILITY. THE FACILITY WILL CONSIST OF THE FOLLOWING:
 • (1) PROPOSED 8'-0" PANEL ANTENNAS MOUNTED ON EXISTING MONUMENTALS WITH AS MODULES MOUNTED BEHIND EXISTING ANTENNAS.
 • (2) PROPOSED EQUIPMENT CABINETS (MCE DESIGN).
 • PROPOSED SURGE SUPPRESSORS.
 • PROPOSED UTILITY RACKS FOR TELEPHONE AND ELECTRICAL SERVICE.
 • (1) PROPOSED GPS.

PROJECT ADDRESS: 970 ARLINGTON DRIVE, COSTA MESA, CALIFORNIA 92626

ASSESSORS PARCEL NUMBER: 141-342-0244

EXISTING ZONING: M8 (INSTITUTIONAL & RESIDENTIAL)

PROPOSED PROJECT AREA: 104 SQ. FT.

PROPOSED TYPE OF CONSTRUCTION: TYPE V-B

PROPOSED OCCUPANCY: U

EXISTING TYPE OF CONSTRUCTION: N/A

EXISTING OCCUPANCY: N/A

JURISDICTION: CITY OF COSTA MESA

CONSULTANT TEAM

CLIENTS REPRESENTATIVE:
VERIZON WIRELESS, 1500 SHAW BLVD, COSTA MESA, CALIFORNIA 92626

SITE ACQUISITION:
VERIZON WIRELESS, 1500 SHAW BLVD, COSTA MESA, CALIFORNIA 92626

ARCHITECT:
JEFFREY ROME & ASSOCIATES, 131 INNOVATION DRIVE, FOLSOM, CALIFORNIA 95630

SURVEYOR:
CALVIN SERRANO, INC., 200 RIVER ST., COSTA MESA, CALIFORNIA 92626

DRIVING DIRECTIONS

DIRECTION FROM VERIZON WIRELESS OFFICE: HEAD SOUTH ON SR90 (COSTA MESA BLVD) TOWARD MERRIMAC WAY, SLIGHT RIGHT TO MERGE ONTO I-405 N. MERGE ONTO I-405 N. TAKE THE WESTERLY STREET/AVENUE OF SCALES FOR BRISTOL ST. TURN LEFT ONTO BRISTOL ST. TURN RIGHT ONTO MERRIMAC BLVD. SLIGHT RIGHT ONTO ARLINGTON DR. DESTINATION WILL BE ON RIGHT.

SPECIAL INSPECTIONS

1	CONCRETE
2	CONCRETE REINFORCING STEEL
3	CONCRETE MOUNTING BRACKETING SPACE FRAME
4	ALL STRUCTURAL WELDING
5	WELD TENSILE STRENGTH TESTING STEEL FRAME
6	WELD TENSILE STRENGTH TESTING STEEL FRAME
7	WELD TENSILE STRENGTH TESTING STEEL FRAME
8	WELD TENSILE STRENGTH TESTING STEEL FRAME
9	WELD TENSILE STRENGTH TESTING STEEL FRAME
10	WELD TENSILE STRENGTH TESTING STEEL FRAME
11	WELD TENSILE STRENGTH TESTING STEEL FRAME
12	WELD TENSILE STRENGTH TESTING STEEL FRAME

VICINITY MAP

COSTA MESA

CONCEPTUAL PLANS

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE PROPERTY OF JEFFREY REMO ASSOCIATES. ANY USE, REPRODUCTION, OR DISSEMINATION OF THIS INFORMATION, IN WHOLE OR IN PART, WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



1555 W. MERRIMAC AVENUE
 IRVINE, CALIFORNIA 92618



APPROVALS

R.F.	
ZONING	
CONSTRUCTION	
SITE ACQUISITION	
OWNER APPROVAL	

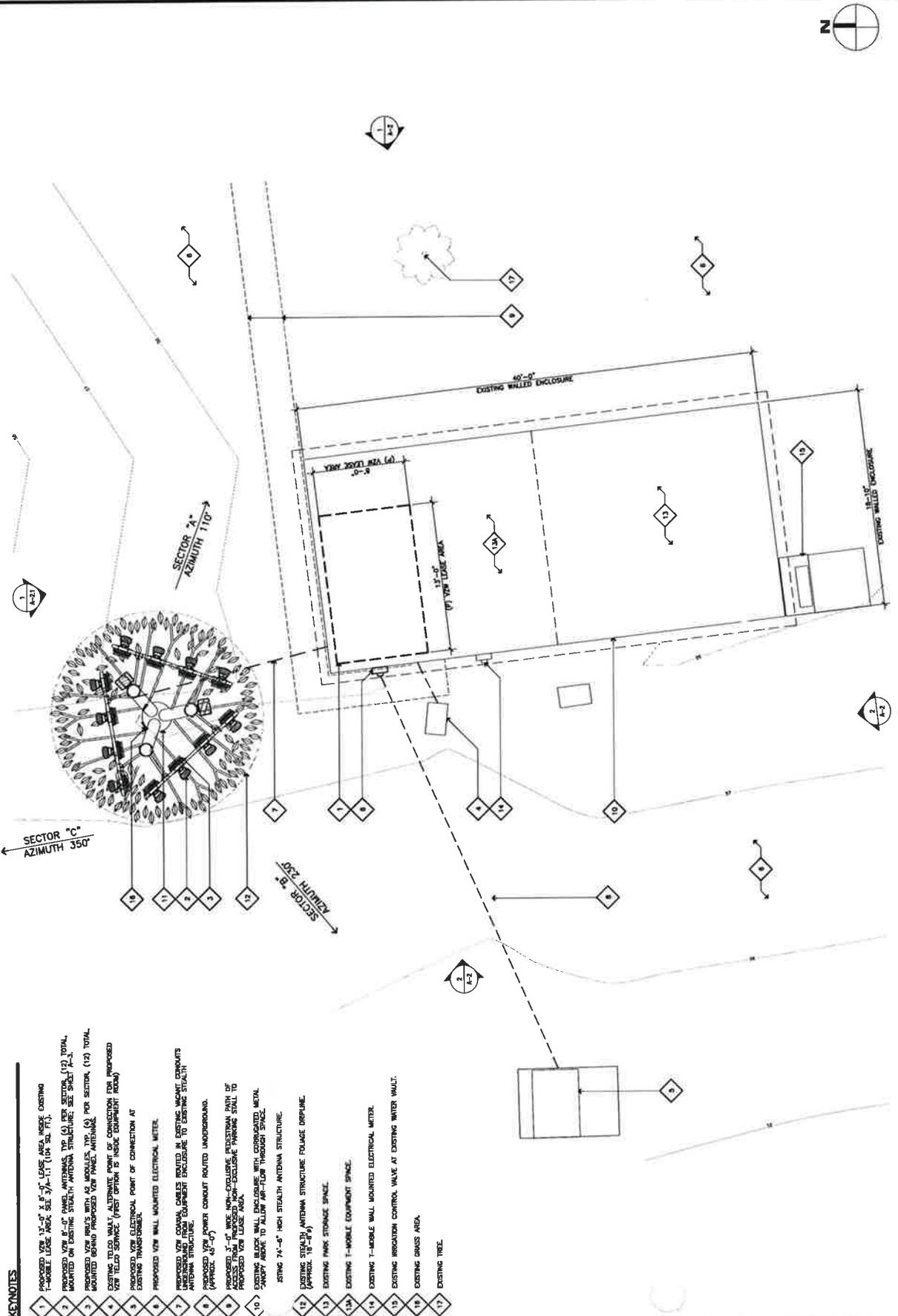
SITE NAME
MERRIMAC WAY

870 ARABINGTON DRIVE
 COSTA MESA, CALIFORNIA 92626

DRAWING DATES
 8/15/14
 2/18/15
 10/26/2015 (REVISED)
 3/15/15
 4/15/15

SHEET TITLE
ENLARGED SITE PLAN

A-1



- KEYNOTES**
- 1 > PROPOSED 10' x 16' x 6' 6" LUMBER AREA, W/RECEIVING T-MOUNTED LEASE WALK, SEE 3A-117 (ON S&P, P.1).
 - 2 > PROPOSED 10' x 16' x 6' 6" LUMBER AREA, W/RECEIVING T-MOUNTED LEASE WALK, SEE 3A-117 (ON S&P, P.1).
 - 3 > PROPOSED 10' x 16' x 6' 6" LUMBER AREA, W/RECEIVING T-MOUNTED LEASE WALK, SEE 3A-117 (ON S&P, P.1).
 - 4 > EXISTING T-MOUNTED ANTENNA, THIS (A) PER SECTOR (12) TOTAL, MOUNTED BEHIND PROPOSED 10' x 16' x 6' 6" LUMBER AREA, SEE SHEET 3A-2.
 - 5 > EXISTING T-MOUNTED ANTENNA, THIS (A) PER SECTOR (12) TOTAL, MOUNTED BEHIND PROPOSED 10' x 16' x 6' 6" LUMBER AREA, SEE SHEET 3A-2.
 - 6 > EXISTING T-MOUNTED ANTENNA, THIS (A) PER SECTOR (12) TOTAL, MOUNTED BEHIND PROPOSED 10' x 16' x 6' 6" LUMBER AREA, SEE SHEET 3A-2.
 - 7 > PROPOSED 10' x 16' x 6' 6" LUMBER AREA, W/RECEIVING T-MOUNTED LEASE WALK, SEE 3A-117 (ON S&P, P.1).
 - 8 > PROPOSED 10' x 16' x 6' 6" LUMBER AREA, W/RECEIVING T-MOUNTED LEASE WALK, SEE 3A-117 (ON S&P, P.1).
 - 9 > PROPOSED 10' x 16' x 6' 6" LUMBER AREA, W/RECEIVING T-MOUNTED LEASE WALK, SEE 3A-117 (ON S&P, P.1).
 - 10 > EXISTING BLACK WALL ENCLOSURE WITH COORDINATED METAL SNAGGY FABRIC TO ALLOW AIR-TO-AIR THROUGH SPACE.
 - 11 > EXISTING 74'-8" HIGH STEALTH ANTENNA STRUCTURE.
 - 12 > EXISTING STEALTH ANTENNA STRUCTURE FOULAGE DRIPLINE (APPROX. 10'-0").
 - 13 > EXISTING PARK STORAGE SPACE.
 - 14 > EXISTING T-MOUNTED EQUIPMENT SPACE.
 - 15 > EXISTING T-MOUNTED WALL MOUNTED ELECTRICAL METER.
 - 16 > EXISTING IRRIGATION CONTROL VALVE AT EXISTING WATER MAULT.
 - 17 > EXISTING GRASS AREA.
 - 18 > EXISTING TREE.



SCALE: 1/4"=1'-0"
 0 2' 4'

ENLARGED SITE PLAN



APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME
MERRIMAC WAY

870 ARLINGTON DRIVE
 COSTA MESA, CALIFORNIA 92626

DRAWING DATES
 PRELIMINARY 2D REVIEW (P1)
 2/14/15
 2/14/15 (P2) (P3) (P4) (P5)
 2/15/15 (P6) (P7) (P8) (P9) (P10)
 2/15/15 (P11) (P12) (P13) (P14) (P15)

SHEET TITLE
ELEVATIONS

A-2

KEYNOTES

1. PROPOSED VIEW 13'-0" X 8'-0" LEASE AREA INSIDE EXISTING T-MOBILE LEASE AREA SEE 3/14-17 (14 SQ. FT.).

2. PROPOSED VIEW EQUIPMENT LOCATED IN EXISTING CMU WALL ENCLOSURE AT T-MOBILE LEASE AREA.

3. (12) TOTAL MOUNTED ON EXISTING STEALTH ANTENNA STRUCTURE.

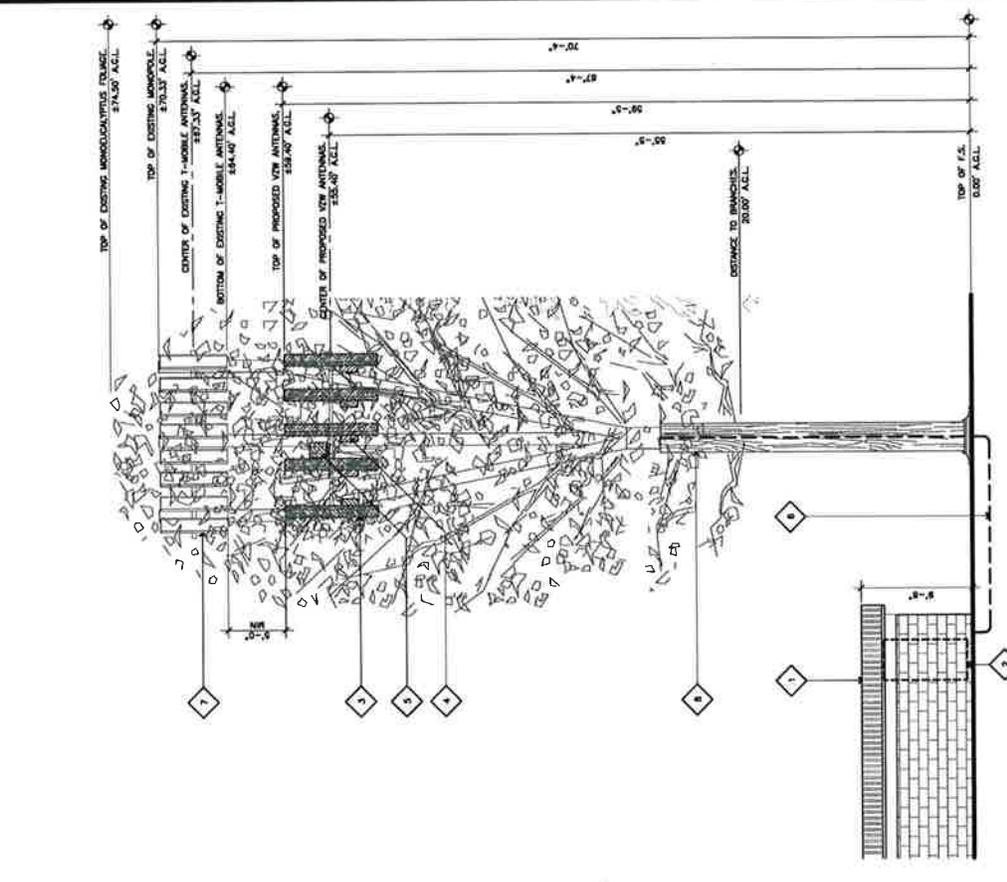
4. (12) TOTAL MOUNTED BEING PROPOSED VIEW PANEL ANTENNAS.

5. PROPOSED VIEW RAINCAP SURGE SUPPRESSORS, TYP. (2).

NOTE

1. APPLY ANTENNA SOCKS TO PROPOSED VIEW PANEL ANTENNAS.

2. PROPOSED ANTENNA SOCKS TO MATCH COLOR OF MANUFACTURERS FOULAGE.



SCALE: 3/16"=1'-0"

EAST ELEVATION

KEYNOTES

1. PROPOSED VIEW 13'-0" X 8'-0" LEASE AREA INSIDE EXISTING T-MOBILE LEASE AREA SEE 3/14-17 (14 SQ. FT.).

2. PROPOSED VIEW EQUIPMENT LOCATED IN EXISTING CMU WALL ENCLOSURE AT T-MOBILE LEASE AREA.

3. PROPOSED VIEW 8'-0" PANEL ANTENNAS, TYP. (4) PER SECTION.

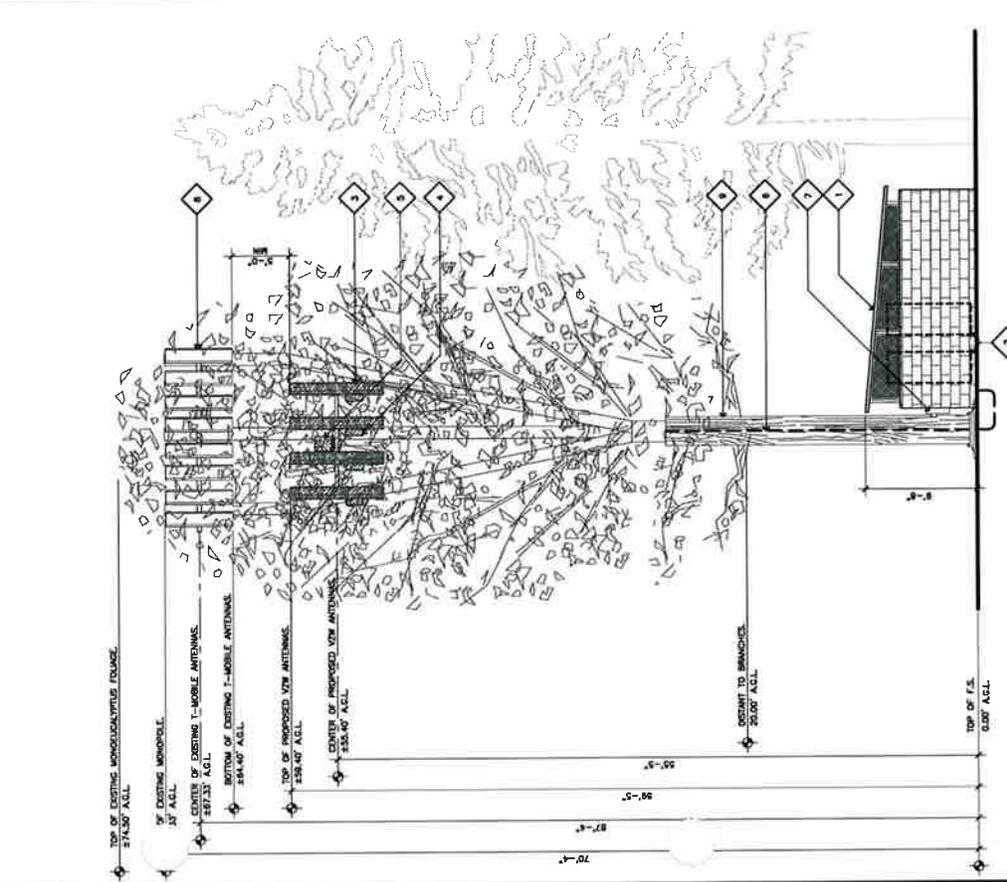
4. (12) TOTAL MOUNTED ON EXISTING STEALTH ANTENNA STRUCTURE.

5. PROPOSED VIEW RAINCAP SURGE SUPPRESSORS, TYP. (2).

NOTE

1. APPLY ANTENNA SOCKS TO PROPOSED VIEW PANEL ANTENNAS.

2. PROPOSED ANTENNA SOCKS TO MATCH COLOR OF MANUFACTURERS FOULAGE.



SCALE: 3/16"=1'-0"

SOUTH ELEVATION

