



City of Costa Mesa Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: TOM HATCH, JAY TREVINO, AND PEGGY SCHNEBLE
FROM: MINOO ASHABI, ACTING ZONING ADMINISTRATOR *MA*
DATE: FEBRUARY 23, 2017
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-16-42 **2050 CHARLE STREET**

Minor Conditional Use Permit to allow one of the required parking spaces to be enclosed in a garage in conjunction with an 876 sq. ft. addition to an existing commercial building to be used for food preparation and storage for a restaurant and catering business (Bear Flag Fish Company).

Approved, subject to conditions of approval.

Comments received: None.

PCN FINDING **2180 HARBOR BOULEVARD**

On October 27, 2016, State Alcoholic Beverage Control (ABC) requested that the City make a finding of Public Convenience or Necessity (PCN) for 99 Cents Only Stores, a 32,712 square foot retail store, at 2180 Harbor Boulevard. A conditional use permit was not required for this use.

Approved, subject to conditions of approval.

Comments received: None.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

February 23, 2017

Craig Smith
1041 W 18th Street, Suite A-208
Costa Mesa, CA 92627

**RE: ZONING APPLICATION ZA-16-42
MINOR CONDITIONAL USE PERMIT TO ALLOW A ONE-CAR GARAGE IN A
NONRESIDENTIAL DEVELOPMENT
2050 CHARLE STREET, COSTA MESA**

Dear Mr. Smith:

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 March 2, 2017, 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,

MINOO ASHABI, AICP
Acting Zoning Administrator

Attachments: Project Description and Analysis
 Findings
 Conditions of Approval and Code Requirements
 Vicinity Map
 Applicant Letter / Business Description
 Approved Conceptual Plans

cc: Engineering Thomas & Erika Carson
 Fire Protection Analyst 18269 Tower Ct
 Building Safety Division Newport Beach, CA 92663

PROJECT DESCRIPTION

The project site is located in Westside Costa Mesa. The property is zoned C2 (General Business), and has a General Plan land use designation of General Commercial. Physical on-site improvements include a single-tenant commercial building with nine existing parking spaces, and one point of ingress/egress on Charle Street. The project site is bounded by commercial (C2) properties to the north, east and south; and residential (R3) properties across Charle Street (west) from the project site.

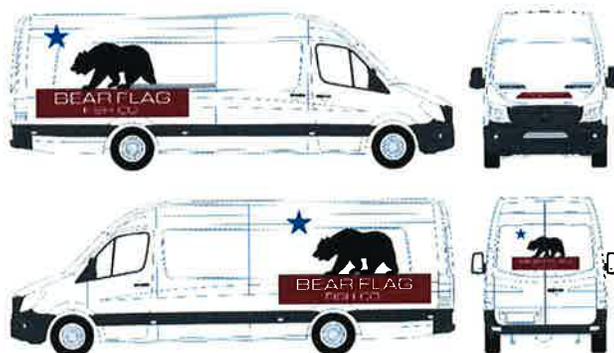
The proposed project includes an 876 square foot addition to an existing commercial building, as well as other site improvements (including restriping of the parking lot and new landscaping). The new commercial building will be 3,363 square feet and will provide a total of 12 parking spaces (one of which is proposed within the building).

The applicant requests approval of a minor conditional use permit (MCUP) to allow a one-car garage (containing the one parking space) in a nonresidential development in conjunction with an 876 sq. ft. addition to an existing commercial building to be used for food preparation and food storage for a restaurant and catering business (Bear Flag Fish Company).

ANALYSIS

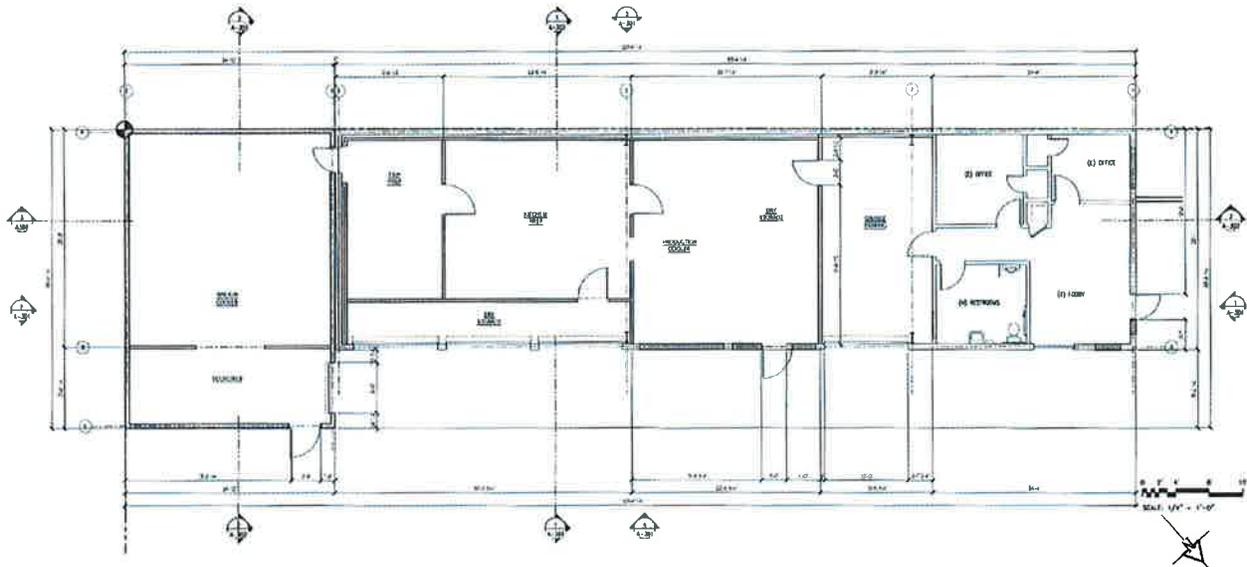
Proposed Use

The proposed use for this site involves food preparation and food storage for a restaurant and catering business (Bear Flag Fish Company). As described in the business letter, this facility will be used for food preparation to support their private party and catering events, as well as food storage for their three restaurants (one located in Huntington Beach and two in Newport Beach). The proposed garage space, which is being used to fulfill the parking requirement, will be utilized for the company's delivery van, when it is not being used (image below).





The layout of the proposed floor plan (below) includes the following: Offices and the garage space are located closest to Charle Street with the food preparation and storage located toward the rear of the property (abutting commercial properties along Harbor).



Parking and Circulation

The parking ratio for a commercially-zoned property is 4 spaces per 1,000 square feet of floor area or 12 parking spaces for the 2,995 sq. ft. of building area (after subtracting the indoor garage parking space). The applicant is requesting approval of a minor conditional use permit to enclose a required parking space for nonresidential projects. Since the proposed business will not generate retail traffic, the enclosure of a required parking space should not be materially detrimental to other properties within the area, since the majority of the parking will be used for employees.

The proposed project will bring the site into conformance with current Zoning Code regulations, with regard to required parking and landscaping requirements. 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 number of employees onsite.

General Plan Consistency

The General Commercial General Plan land use designation is intended to permit a wide range of commercial uses that serve both local and regional needs. The proposed food preparation and food storage use is compatible with the General Commercial designation. The nonresidential garage parking space will not generate noise or other related impacts which will help 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 enclosure of a required parking space in a nonresidential development should not adversely impact the surrounding developments and uses.

FINDINGS

- A. 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 building and site development, and uses that exist or have been approved for the general neighborhood. Since the proposed business will not generate retail traffic, the enclosure of a required parking space should not be materially detrimental to other properties within the area, since the majority of the parking will be used by employees only.
 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 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 proposed use is permitted per the Zoning Code and is 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.
- B. 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. Since the proposed business will not generate retail traffic, the enclosure of a required parking space should not be materially detrimental to other properties within the area, since the majority of the parking will be used by employees only.
 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 will not generate adverse noise, traffic or parking impacts that are unusual for commercially-zoned properties.
 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. The catering use is a permitted use in the C2 zone.
- 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

- PIng.
1. The use shall be limited to the type of operation described in this staff report. Any change in the operational characteristics could require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
 2. 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 the number of employees onsite.
 3. The applicant shall contact the Planning Division to arrange a Planning inspection of the site. This inspection is to confirm that the conditions of

approval and code requirements have been satisfied.

4. Prior to issuance of Certificate of Occupancy (C of O) the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.
5. The rolling gate shall remain open during all hours of operation.
6. The indoor garage parking space shall be used for parking only and shall not be used for other purposes, such as storage or food preparation space.

CODE REQUIREMENTS

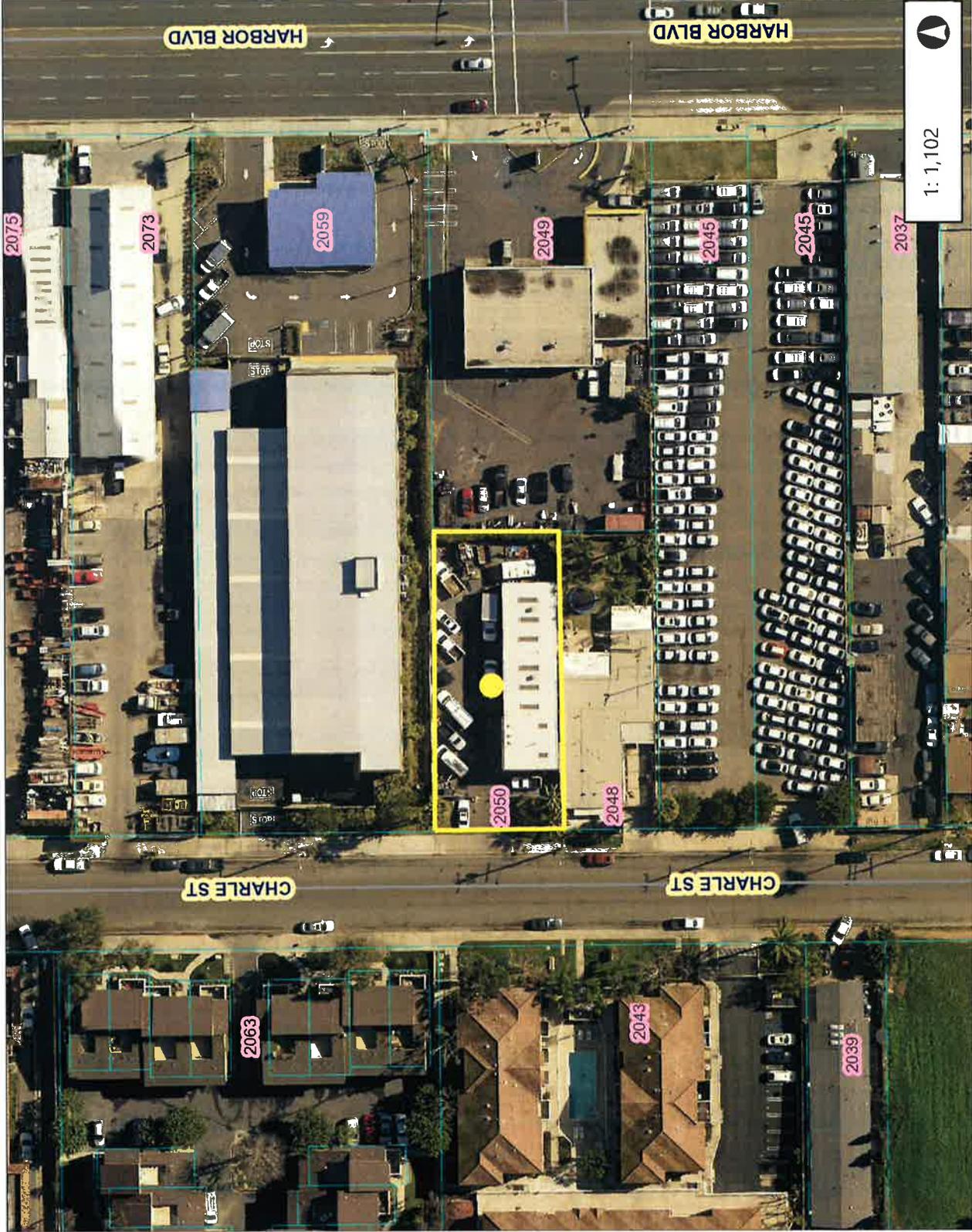
The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- | | |
|--------------|---|
| 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 (March 2, 2018) 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 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. 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. | <ol style="list-style-type: none">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.
- Trans. 6. The applicant shall submit a \$10,679 Traffic Impact Fee to the Transportation Division prior to the effective date of the minor conditional use permit. The traffic impact fee is based upon the average daily trip generation rate of 59 net trip ends 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.



Vicinity Map 2050 Charle Street (ZA-16-42)



1: 1,102



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.



Legend
□ Costa Mesa

Notes

1/13/2017

•••

Craig Smith
C Smith Architects Inc
1041 W. 18th St., Suite A-208
Costa Mesa, CA. 92627

City of Costa Mesa
Development Services Department
Planning Division
77 Fair Drive
P.O. Box 1200
Costa Mesa, CA. 92628-1200

Subject: Applicant Letter
Minor Conditional Use Permit, ZA-16-42
2050 Charle Street, Costa Mesa

Dear Planning,

We are requesting for a Minor Conditional Use Permit to allow for one indoor parking space. This space will be space 12 of the required parking. This space will also provide for a safe parking space for the delivery van.

The attached letter from the owner of the business, Bear Flag Fish Company, describes further the intended use of the facility.

Please let me know if you need additional information for this request.

Sincerely,



Craig Smith
President, Architect C 20154
C Smith Architects Inc



To the City of Costa Mesa:

I am writing this letter to explain in detail my operation on Charle Street in Costa Mesa. I am trying to build a catering facility to support our private parties and events. As well as a storage facility for the 3 restaurants called Bear Flag Fish Company. The reason the facility is needed is because with the rising cost in food and labor, the warehouse will provide me a space to prep for all locations at once. The food costs have almost doubled through my suppliers and it's easier and a better quality buying direct. I support local fisherman and local growers but it is difficult to do in the small square footage of the individual restaurants, especially seafood. The buying power and quality control is easier in a single facility, which would be located in the center of all 3 locations. Santa Ana is too far away from our daily deliveries and would not be as efficient. I chose Costa Mesa because I grew up with my dad having a business in West Side along with a lot of other properties. This has been a goal of mine to have a facility to work on new recipes and to have a clean facility for quality control. I currently rent a facility but it is hard sharing space with other people. I have one employee working 5 days a week receiving and organizing. I have 3 others that work in the afternoon from 3pm to 9pm. I really need the added walk-in freezer because of space issues in the restaurants. I run a very clean and fresh operation and this will improve quality and the inefficiencies that we have been battling. Please help me reach my goal so that I am able to keep my business with all the rising cost.

Thank you,
Thomas Carson

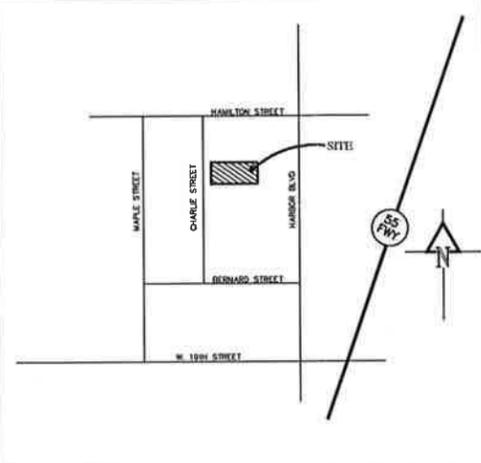
Bear Flag Restaurant Group
407 31st Street
Newport Beach, CA 92663
P: 949.673.1635 F: 949.673.3470



Tenant Improvement

1. ALL CONTRACTORS AND SUBCONTRACTORS MUST HAVE VALID BUSINESS LICENSES TO DO BUSINESS IN THE CITY OF COSTA MESA.
2. ALL WORK SHALL CONFORM TO THE CITY OF COSTA MESA BUILDING CODE STANDARDS AND TO ANY OTHER APPLICABLE ORDINANCES.
3. ALL WORKMANSHIP, MATERIALS, AND CONSTRUCTION SHALL COMPLY WITH OR EXCEED THE MINIMUM REQUIREMENTS OF THE 2013 CALIFORNIA BUILDING CODE (CBC), STATE OF CALIFORNIA TITLE 24 REQUIREMENTS, CITY OF COSTA MESA REQUIREMENTS AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
4. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONSTRUCTION SAFETY. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
5. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE SITE. ALL DIMENSIONS INDICATED ARE TO FACE OF STUD, MASONRY OR CONCRETE, EXCEPT WHERE CENTERLINES ARE INDICATED, OR AS SPECIFICALLY NOTED OTHERWISE.
6. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK SO INVOLVED.
7. ANY DETAIL THAT APPLIES TO A PARTICULAR SITUATION SHALL APPLY TO ALL OTHER LIKE SITUATIONS.
8. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY, AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWING.
9. PRODUCT SUBSTITUTIONS SHALL BE ALLOWED ONLY WITH THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.
10. ANY DIMENSIONS NOT GIVEN ON THE DRAWINGS SHALL BE AVAILABLE FROM THE ARCHITECT. SCALING OF THE DRAWINGS IS EXPRESSLY FORBIDDEN.
11. ALL GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH USC SECTION 2511 AND USC TABLE NO. 25-6.
12. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS.
13. VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, BASE, ETC. AND SPECIAL PROVISIONS REQUIRED FOR EQUIPMENT, PLUMBING FIXTURES, DUCTS, CONDUITS, FINISH HARDWARE, ETC.(COORDINATION).
14. NOT USED
15. PROMOTE CONTINUOUS AND SOLID BLOCKING BEHIND ALL WALL MOUNTED FIXTURES AND ACCESSORIES INCLUDING, BUT NOT LIMITED TO, TOILET ACCESSORIES, MILLWORK ITEMS, ETC. IN ADDITION, PROVIDE SOLID BLOCKING AS REQUIRED FOR ALL RECESSED AND SEMI-RECESSED FIXTURES AND ACCESSORIES, INCLUDING, BUT NOT LIMITED TO MEDICINE CABINETS, ETC.
16. FIRE BLOCKING, VERTICAL AND/OR HORIZONTAL, SHALL CONFORM TO CHAPTER 7 OF THE CBC.
17. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF TRASH AND WASTE MATERIALS, AND AT THE COMPLETION OF ALL REQUIRED WORK HE SHALL REMOVE ALL SUCH MATERIAL, FROM THE SITE. LEAVE ALL WORK AREAS BROOM CLEAN AND DUST FREE. ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS ACCUMULATED AS A RESULT OF THEIR WORK. REMOVE ALL MARKS, STAINS, PAINT SPATTERS, AND SIMILAR DEFECTS FROM ALL FINISHED SURFACES. WASH ALL GLASS SURFACES, PLASTIC LAMINATE SURFACES, AND SIMILAR ITEMS. VACUUM AND WIPE CLEAN ALL CABINET INTERIORS AND DRAWERS.
18. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF HIS MATERIALS, WORK AND INSTALLATION DURING THE PROCESS OF CONSTRUCTION.
19. THE SUCCESSFUL BIDDER SHALL ENTER INTO A CONTRACT WITH THE OWNER USING A DOCUMENT A-107, "ABBREVIATED FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR", LATEST EDITION.
20. THE CONTRACTOR SHALL GUARANTEE AND SHALL BE RESPONSIBLE FOR AND MAKE GOOD, WITHOUT ADDITIONAL COST TO THE OWNER, ANY DEFECTS DUE TO FAULTS IN LABOR AND/OR MATERIALS, NORMAL WEAR AND TEAR EXCEPTED, WHICH MAY APPEAR WITHIN ONE YEAR AFTER FINAL PAYMENT HAS BEEN MADE.
21. THE SCOPE OF THE CONTRACT SHALL INCLUDE THE FURNISHING OF ALL LABOR, MATERIALS, APPLIANCES, TRANSPORTATION, SERVICES, AND FEES AS NECESSARY FOR THE COMPLETION OF THE PROJECT, UNLESS SPECIFICALLY EXCLUDED BY THESE DOCUMENTS.
22. THE CONTRACTOR SHALL BE REQUIRED TO PAY ALL PERMITS, FEES, AND LICENSES REQUIRED FOR THE COMPLETION OF THE CONSTRUCTION OF THE PROJECT, EXCEPT FOR PLAN CHECK FEES, WHICH SHALL BE PAID BY OTHERS (OWNER). THE BUILDING PERMIT WILL BE REIMBURSED BY THE OWNER.
23. THE OWNER RESERVES THE RIGHT TO PERFORM PORTIONS OF THE WORK, TO HAVE PORTIONS OF THE WORK INSTALLED BY OTHERS, TO INSTALL FIXTURES AND EQUIPMENT, AND TO OCCUPY PORTIONS OF THE CONSTRUCTION AREA AFTER SUBSTANTIAL COMPLETION BY THE CONTRACTOR.
24. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY THEFT OR DAMAGE TO MATERIALS, WORK IN PLACE, EQUIPMENT, AND RELATED PORTIONS OF THE BUILDING DURING CONSTRUCTION, AND SHALL MAINTAIN ALL INSURANCE COVERAGE AS REQUIRED BY THE CONTRACT AGREEMENT AND THE OWNER.
25. ALL MATERIALS PROVIDED IN THIS PROJECT SHALL BE NEW AND UNUSED, UNLESS NOTED OTHERWISE.
26. THE OWNER MAY FURNISH CERTAIN ITEMS TO THE CONTRACTOR FOR INSTALLATION (O.F.C.I.). THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ACCESSORY AND ATTACHMENT ITEMS FOR A COMPLETE INSTALLATION.
27. THE CONTRACTOR SHALL EXAMINE THE EXISTING SPACE AND BUILDING AND BECOME FAMILIAR WITH ALL CONDITIONS REQUIRED TO COMPLETE THE WORK. SUBMITTING A BID BY THE CONTRACTOR SHALL DEEM THAT THE CONTRACTOR HAS MADE THE INSPECTIONS AND HAS ACCEPTED THE EXISTING CONDITIONS, AND HAS MADE THE ALLOWANCES FOR THE SAME IN HIS BID. NO EXTRA CHARGES WILL BE CONSIDERED FOR COSTS RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
28. ITEMS NOTED AS EXISTING SHALL REMAIN AS IS, UNLESS NOTED OTHERWISE.
29. UNLESS NOTED OTHERWISE, ALL PARTITION WALLS SHALL EXTEND 6" ABOVE SUSPENDED CEILING HEIGHTS. BRACE TO STRUCTURE ABOVE. DEMISING WALL BETWEEN NEIGHBORING SUITE SHALL EXTEND TO UNDERSIDE OF FLOOR ABOVE.

30. ALL EXPOSED SURFACES SHALL BE FINISHED PER THE FINISH NOTES.
31. ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8, 2010 CBC.
32. ALL REQUIRED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL EFFORT OR KNOWLEDGE. LOCKS IF PROVIDED SHALL NOT REQUIRE USE OF A KEY FOR OPERATION FROM INSIDE. INSIDE HARDWARE SHALL NOT REQUIRE THE USE OF A KEY OR SPECIAL KNOWLEDGE AND SHALL BE SELF-RELEASING. ALL NEW HARDWARE AT NEW DOORS ENTERING INTO THE EXISTING BUILDING CORRIDOR SHALL MATCH EXISTING CORRIDOR DOOR HARDWARE.
33. NEW DOOR HARDWARE SHALL BE LEVER TYPE, MOUNTED 30" TO 44" ABOVE THE FLOOR AND OPERABLE WITH A MAXIMUM EFFORT OF 8.5 POUNDS FOR EXTERIOR DOORS AND 5.0 POUNDS FOR INTERIOR DOORS.
34. 15, 20, AND 30 AMP RECEPTACLE OUTLETS SHALL BE INSTALLED NOT LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE FINISHED FLOOR. CENTER OF LIGHT SWITCHES SHALL BE LOCATED NOT LESS THAN 36" NOR MORE THAN 48" ABOVE FINISHED FLOOR.
35. ALL PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION, AND CHAPTER 11B, 2013 CBC SHALL APPLY TO THE CONSTRUCTION AND FINAL PLACEMENT OF WALLS, DOORS, HARDWARE, TOILET FACILITIES, AND OTHER SIMILAR FEATURES.
37. EMPLOYEE AREAS SHALL COMPLY TO ALL REQUIREMENTS OF THE OFFICE OF STATE ARCHITECT/ACCESS COMPLIANCE SECTION IN THE CBC, PLUMBING CODE, AND ELECTRICAL CODE.
38. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
39. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES OF A BUILDING OR SITE, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 1117B.5.2 THROUGH 1117B.5.7 (CBC). SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH, OUTSIDE THE DOOR. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.
40. WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND SPACES OF BUILDING OR SITE, THEY SHALL COMPLY WITH SECTIONS 1117B.5.2, 1117B.5.3, 1117B.5.5, 1117B.5.6, AND 1117B.5.7. MEANS OF EGRESS SIGNS AND IDENTIFICATION FOR VISUAL EXIT SIGNS, GRAPHICS, ILLUMINATION, POWER SOURCE, TACTILE EXIT SIGNAGE, TACTILE STAIR LEVEL IDENTIFICATION AND SPECIAL EGRESS CONTROL DEVICES SHALL COMPLY WITH SECTIONS 1003.2.8.1, 1003.2.8.5, 1003.2.9, 1003.2.10, AND 1003.3.1.10. TENANT SIGNAGE PER LANDLORDS APPROVED SIGN CRITERIA.
41. TENANT SIGNAGE PER LANDLORDS APPROVED SIGN CRITERIA.



NO. OF STORIES:	ONE
OCCUPANCY GROUP(S):	F-1
FIRE SPRINKLERS:	NO
TYPE OF CONSTRUCTION:	VB
OCCUPANCY TABULATION	
EXISTING BUILDING AREA	2,487 SF.
NEW BUILDING AREA	876 SF.
	TOTAL 3,363 SF.

PARKING REQUIREMENTS	
SEE SHEET A-100-	SQUARE FOOTAGE

ARCHITECTURAL	
T-100	VICINITY MAP, SITE MAP, AND NOTES
A-100	SITE PLAN AND TYPICAL SITE ADA DETAILS
A-200	EXISTING DEMOLITION FLOOR PLAN
A-201	PROPOSED FLOOR PLAN
A-203	EXISTING/PROPOSED ROOF PLAN
A-300	EXISTING/DEMO BUILDING ELEVATIONS
A-301	PROPOSED BUILDING ELEVATIONS

VICINITY MAP	
ASSESSOR'S PARCEL NUMBER:	422-091-15
LEGAL DESCRIPTION:	LOT:20 TRJ:247 FAIRVIEW FARMS LOT 20 W 185 FT S 65.28 FT -LYING EBF C/L OF CHARLE ST-- EXS T
LOT SIZE:	10,117 SF.

BUILDING DATA	
CODE YEAR	CODE TYPE
2013	CALIFORNIA BUILDING CODE
2013	CALIFORNIA MECHANICAL CODE
2013	CALIFORNIA PLUMBING CODE
2013	CALIFORNIA ELECTRICAL CODE
2013	CALIFORNIA ENERGY CODE
2013	CALIFORNIA ADMINISTRATIVE CODE
2013	CALIFORNIA FIRE CODE

- | GENERAL NOTES. CONT | |
|---------------------|---|
| 1. | MINIMUM RATED 2A 10BC FIRE EXTINGUISHERS SHALL BE PROVIDED SO THAT THE TRAVEL DISTANCE FROM ANY POINT INSIDE THE BUILDING TO AN EXTINGUISHER DOES NOT EXCEED 75 FEET. EXTINGUISHERS ARE BEST PLACED ADJACENT TO EXTERIOR EXIT DOOR. |
| 2. | AN APPROVED FIRE SUPPRESSION SYSTEM SHALL BE PROVIDED FOR THE PROTECTION OF COMMERCIAL TYPE FOOD HEAT PROCESSING EQUIPMENT THAT PRODUCES GREASE LADEN VAPORS. THE SYSTEM SHALL BE INTERCONNECTED TO THE FUEL OR CURRENT SUPPLY SO THAT THE FUEL OR CURRENT IS AUTOMATICALLY SHUT OFF TO ALL EQUIPMENT UNDER THE HOOD WHEN THE SYSTEM IS ACTIVATED. IN ADDITION TO THE FIXED SYSTEM, A K CLASS FIRE EXTINGUISHER SHALL BE INSTALLED WITHIN 30 FEET OF THE COOKING APPLIANCE. |
| 3. | ALL DRAPE, HANGINGS, CURTAINS OR OTHER DECORATIVE MATERIALS THAT WOULD TEND TO INCREASE THE FIRE AND PANIC HAZARD SHALL BE MADE FROM MATERIAL WHICH IS NOT FLAMMABLE OR SHALL BE TREATED AND MAINTAINED IN A FLAME-RETARDANT SOLUTION OR PROCESS APPROVED BY THE CHIEF. |
| 4. | OCCUPANT LOAD OF THIS FACILITY IS 50 OR MORE. EXIT DOOR SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS A PANIC HARDWARE. |
| 5. | EXIT SIGNS AND ILLUMINATION SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH THE BUILDING CODE. |
| 6. | AN APPROVED ADDRESS SHALL BE PLACED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE FROM THE STREET FRONTING THERE PROPERTY. |
| 7. | ANY GAS METER OR PIPING, WHEN EXPOSED TO PROBABLE VEHICULAR DAMAGE DUE TO PROXIMITY TO DRIVEWAYS OR PARKING AREAS, SHALL BE SUITABLY PROTECTED. |

LEGAL DESCRIPTION	
ARCHITECT	C SMITH ARCHITECTS 1041 W. 18TH ST., STE A-208 COSTA MESA, CA 92627 (949) 764-0010
OWNER	THOMAS & FRIKA CARSON 18289 TROWER CT. NEWPORT BEACH, CA 92663
TENANT	BEAR FLAG FISH COMMISSARY 2050 CHARLE ST. COSTA MESA, CA 92627

APPLICABLE BUILDING CODES	
2013	CALIFORNIA BUILDING CODE
2013	CALIFORNIA MECHANICAL CODE
2013	CALIFORNIA PLUMBING CODE
2013	CALIFORNIA ELECTRICAL CODE
2013	CALIFORNIA ENERGY CODE
2013	CALIFORNIA ADMINISTRATIVE CODE
2013	CALIFORNIA FIRE CODE

- | FIRE DEPARTMENT NOTES | |
|---|--|
| TENANT IMPROVEMENT IN AN EXISTING BUILDING. ADD A COMMERCIAL KITCHEN FOR FOOD PREPARATION. FOOD WILL BE DELIVER FROM FACILITY TO OWNER VARIOUS RESTAURANTS ONLY. FACILITY ALSO INCLUDES NEW RESTROOM, OFFICE, COOLERS, FREEZERS, DRY STORAGE, AND EQUIPMENT TO PROVIDE SUPPORT FOR KITCHEN. NEW BUILDING ADDITION (876 SF.) WITH NEW ROOF EQUIPMENT WILL BE ADDED | |

PROJECT TEAM	
ARCHITECT	C SMITH ARCHITECTS 1041 W. 18TH ST., STE A-208 COSTA MESA, CA 92627 (949) 764-0010
OWNER	THOMAS & FRIKA CARSON 18289 TROWER CT. NEWPORT BEACH, CA 92663
TENANT	BEAR FLAG FISH COMMISSARY 2050 CHARLE ST. COSTA MESA, CA 92627

GENERAL NOTES

DEFERRED SUBMITTALS

SCOPE OF WORK

SHEET INDEX



Smith Architects Inc
1041 West 18th Street, Ste. A-208
Costa Mesa, California 92627
(949) 764-0010

ARCHITECTURE
PLANNING
INTERIORS



HATCH
DESIGN GROUP
3198 G AIRPORT LOOP DR
COSTA MESA, CA 92626
PHONE: (714) 979-8300
FAX: (714) 979-6400
WWW.HATCHDESIGN.COM



CONSULTANT:

BEAR FLAG FISH CO.
CATERING
2050 Charles St.
Costa Mesa, California 92627
Conditional Use Permit

ISSUES & REVISIONS
TITLE:
VICINITY MAP
SITE MAP
& NOTES

CITY SUBMITTAL DATE:
12-05-16
ISSUED FOR CONSTRUCTION:
XXX

SHEET #:
T-100

GROOVED CONCRETE

SCALE: N.T.S.

HANDICAP PARKING SIGN

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

90° SINGLE HANDICAP PARKING

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

SITE LEGEND

- ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRANCES
- [Pattern] NEW LANDSCAPE 778 SQ.FT. REQ'D MIN. 25 SQ.FT. PER EXTERIOR SPACE (11 SPACES X 25 = 275 SQ.FT.)
- [Pattern] NEW AND/OR REPAIRED AC PAVEMENT
- [Pattern] NEW CONCRETE PAVING

SQUARE FOOTAGE

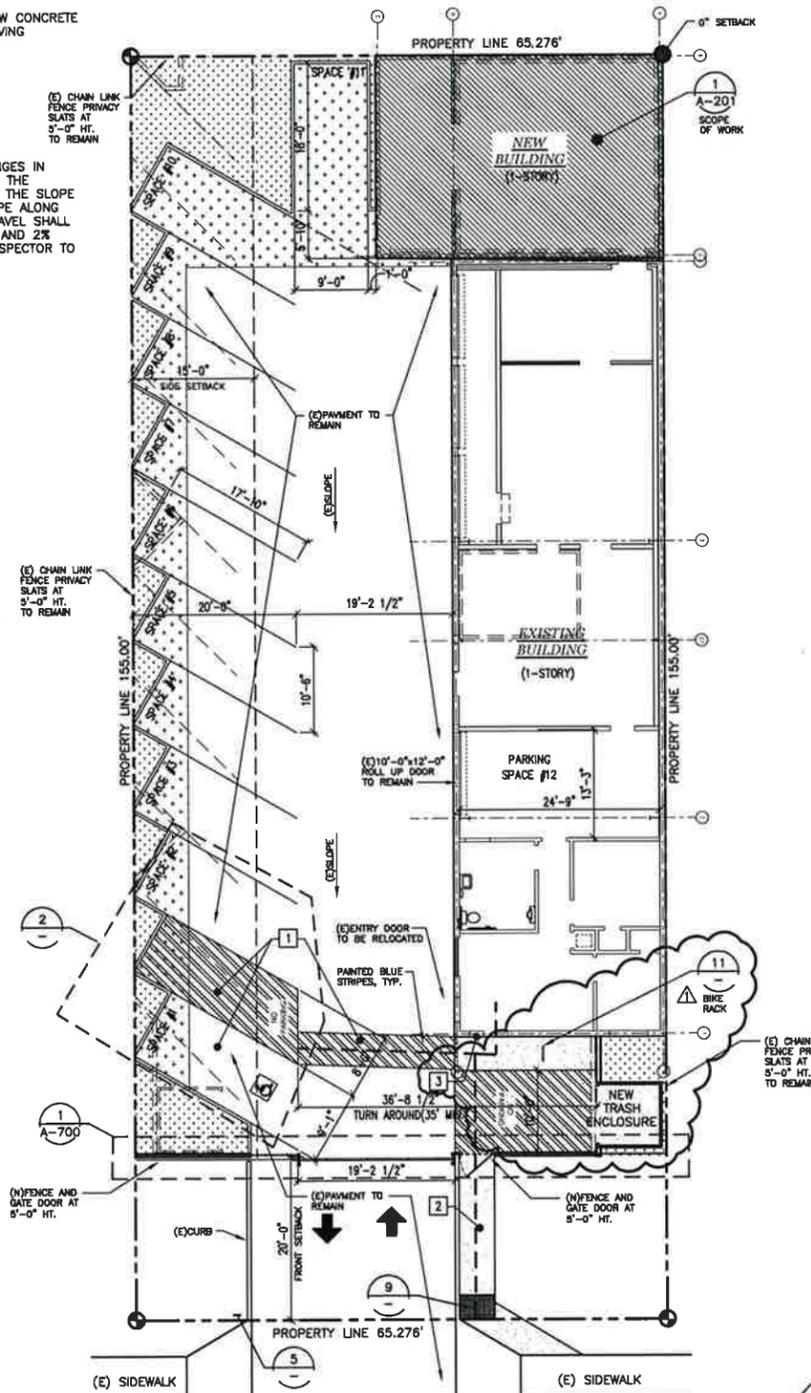
EXISTING BUILDING AREA	2,487 SF.
MINUS NEW PARKING AREA	-388 SF.
PROPOSED AREA	878 SF.
TOTAL	2,995 SF.
SITE SQ.FT.	10,118 SF.
FLOOR AREA RATIO(FAR)	
LOW TRAFFIC FAR = 0.40 X 10,118 =	4,047.60 SQ.FT. ALLOWED
PARKING REQUIRED	
4/1000 = 12 (11 EXTERIOR + 1 INTERIOR)	

NOTES

- ACCESSIBLE PARKING SPACES & PATH OF TRAVEL TO BUILDING ENTRANCE
- CONCRETE WALKWAY: 5% MAXIMUM SLOPE, 2% MAXIMUM CROSS SLOPE
- ADA ENTRANCE SIGNAGE PER DETAIL. THE SIGN SHALL BE LOCATED ADJACENT TO THE LATCH SIDE OF THE SINGLE DOOR AND RIGHT SIDE OF THE DOUBLE DOORS 60" AFF PER CBC SECTION 1117B.5.7

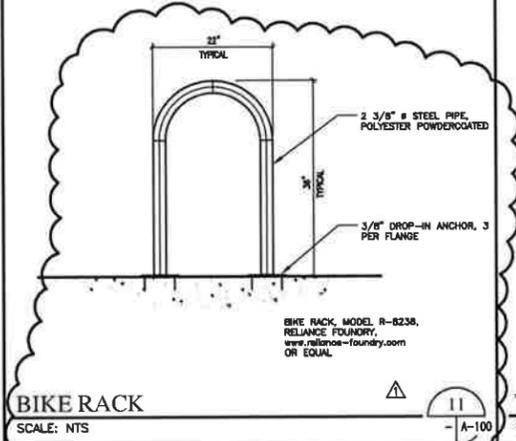
NOTE: NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. INSPECTOR TO VERIFY.

60 DEGREE PARKING



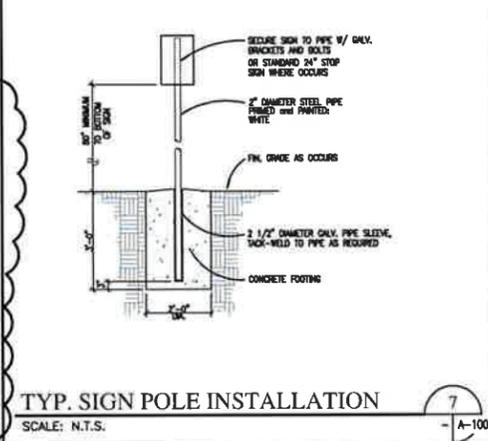
Charle Street

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



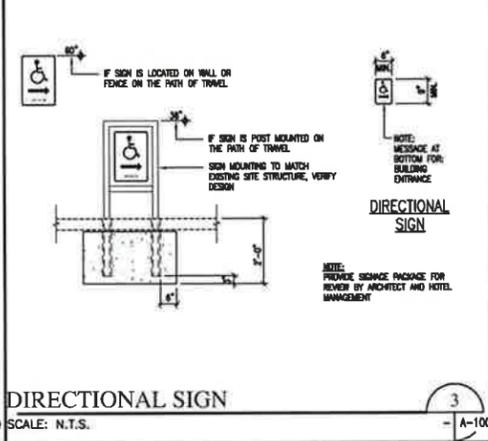
BIKE RACK

SCALE: N.T.S.



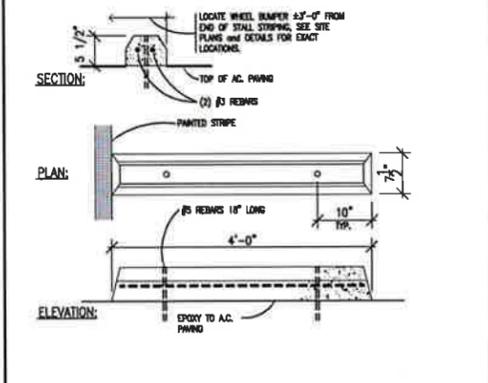
TYP. SIGN POLE INSTALLATION

SCALE: N.T.S.



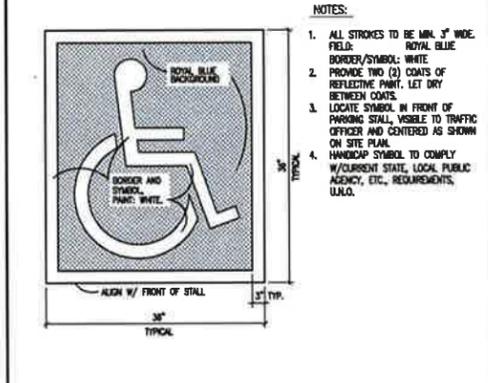
DIRECTIONAL SIGN

SCALE: N.T.S.



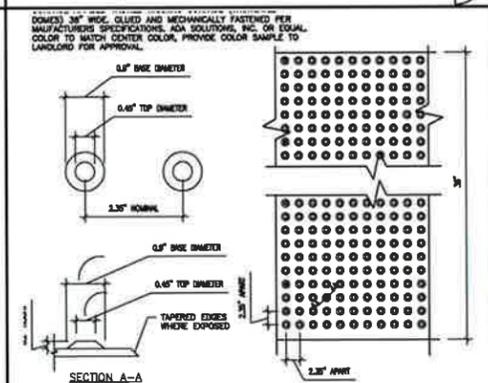
TIRE STOP

SCALE: 1"=1'-0"



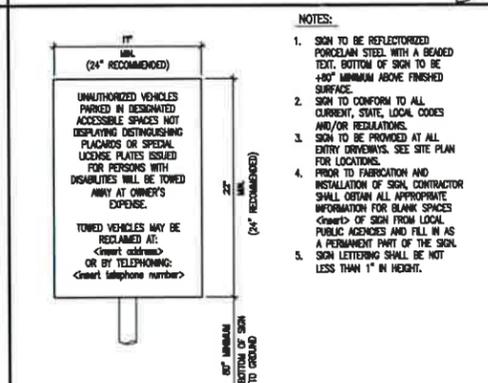
TYP. ACCESSIBILITY SYM.

SCALE: N.T.S.



SURFACE APPLIED TACTILE

SCALE: N.T.S.



SITE ENTRANCE H.C. SIGN

SCALE: N.T.S.

SITE PLAN

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



CSA Architects Inc
1011 West 18th Street, Ste. A-208
Costa Mesa, California 92627
(949) 764-0000

**ARCHITECTURE
PLANNING
INTERIORS**



HATCH
DESIGN GROUP
3000 GARDEN CITY DRIVE
COSTA MESA, CA 92626
PHONE: (714) 974-4300
FAX: (714) 974-4300
WWW.HATCHDESIGN.COM

STAMP:



CONSULTANT:

BEAR FLAG
CATERING
2050 Charle St
Costa Mesa, California 92627
Tenant Improvement

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

TITLE:
**SITE PLAN
AND TYPICAL
HANDICAP SITE
DETAILS**

CITY SUBMITTAL DATE:
12-07-16
ISSUED FOR CONSTRUCTION:
XXX

SHEET #:

A-100

EXISTING WALL TO REMAIN
 REMOVE EXISTING WALL

LEGEND

- 1 REMOVE (E) ROLL-UP DOOR
- 2 REMOVE (E) WINDOW AND PATCH WITH SIDING
- 3 REMOVE (E) RESTROOMS FIXTURES, WOOD/STEEL PANEL AND MIRROR, CAP EXISTING PLUMBING AS REQUIRED
- 4 REMOVE/RELOCATE ENTRY DOOR-PATCH WITH SIDING
- 5 DEMO NON-BEARING WALL
- 6 (E) STAIRCASE AND RAIL

DEMOLITION KEY NOTES:



CSA
 Smith Architects Inc
 1041 West 18th Street, Ste. A-208
 Costa Mesa, California 92627
 (949) 764-0010

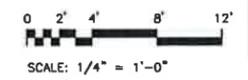
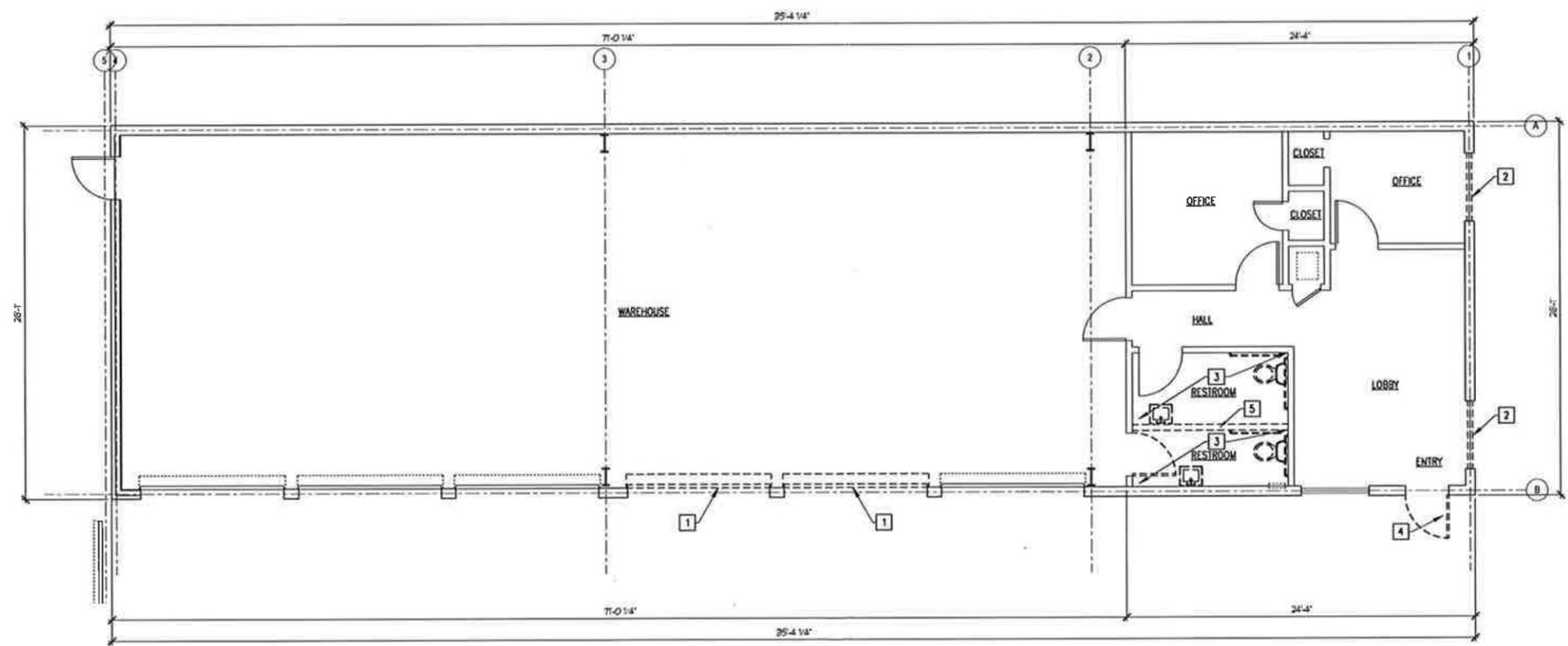
ARCHITECTURE
 PLANNING
 INTERIORS



HATCH
 DESIGN GROUP
 309 GARDEN STREET
 COSTA MESA, CA 92626
 PHONE: (714) 979-8385
 FAX: (714) 979-6488
 WWW.HATCHDESIGN.COM



CONSULTANT:



NO.	DATE	DESCRIPTION

ISSUES & REVISIONS

TITLE:

EXISTING
 DEMOLITION
 FLOOR PLAN

CITY SUBMITTAL DATE:
 12-05-16
 ISSUED FOR CONSTRUCTION:
 XXX

SHEET #:

A-200

BEAR FLAG CATERING
 2050 Charlie St.
 Costa Mesa, California 92677
 Conditional Use Permit

DEMO ELEVATIONS KEY NOTES:

- 1 REMOVE (E) ENTRY DOOR AND INFILL OPENING WITH SIDING TO MATCH EXISTING
- 2 REMOVE (E) WINDOW AND INFILL OPENING WITH SIDING TO MATCH EXISTING
- 3 REMOVE (E) ROLL-UP DOOR AND INFILL OPENING WITH SIDING TO MATCH EXISTING
- 4 EXISTING ROLL-UP DOOR TO REMAIN
- 5 EXISTING SIDING TO REMAIN
- 6 EXISTING DOOR OR WINDOW TO REMAIN



CSA Architects Inc.

1041 West 18th Street, Ste. A-203
Costa Mesa, California 92627
(949) 764-0010

ARCHITECTURE
PLANNING
INTERIORS



HATCH
REGISTERED ARCHITECT
1000 GARDEN STREET
COSTA MESA, CA 92626
PHONE: (714) 979-8185
FAX: (714) 979-8450
WWW.HATCHDESIGN.COM



CONSULTANT:

BEAR FLAG
CATERING
2050 Charlie St.
Costa Mesa, California 92677
Conditional Use Permit

△	XXXX	XXXX

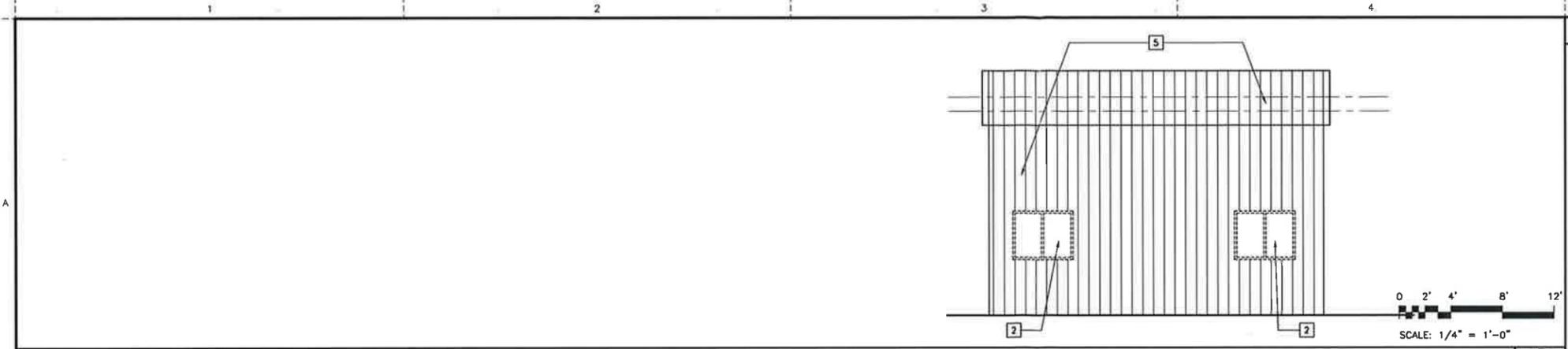
ISSUES & REVISIONS

TITLE:
EXISTING/DEMO
BUILDING
ELEVATIONS

CITY SUBMITTAL DATE:
12-05-16
ISSUED FOR CONSTRUCTION:
XXX

SHEET #:

A-300



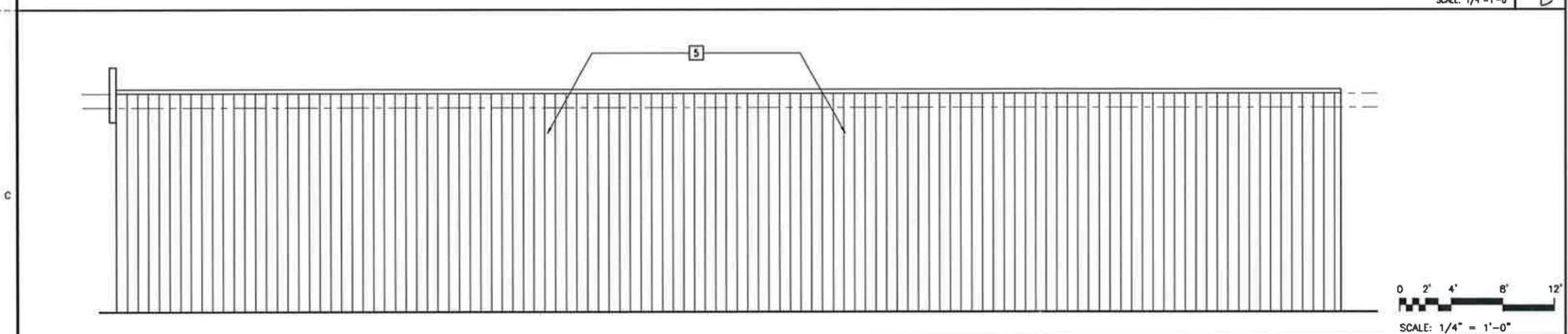
EXISTING/DEMO BUILDING ELEVATION -WEST

SCALE: 1/4" = 1'-0"
1
A-300



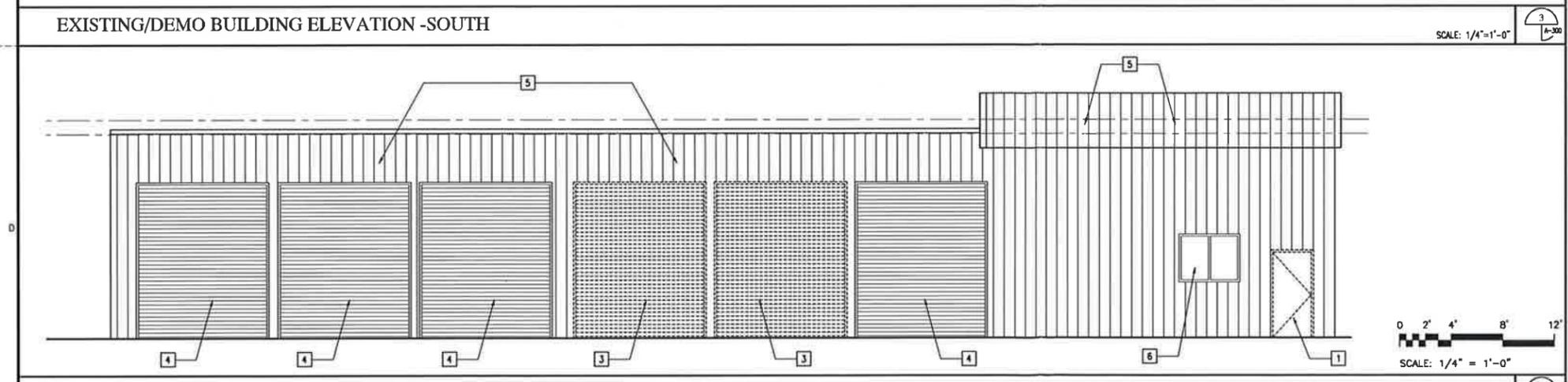
EXISTING/DEMO BUILDING ELEVATION -EAST

SCALE: 1/4" = 1'-0"
2
A-300



EXISTING/DEMO BUILDING ELEVATION -SOUTH

SCALE: 1/4" = 1'-0"
3
A-300



EXISTING/DEMO BUILDING ELEVATION -NORTH

SCALE: 1/4" = 1'-0"
4
A-300

ELEVATIONS KEY NOTES:

- 1 NEW SOLID DOOR- SEE DOOR SCHEDULE
- 2 NEW SIDING TO MATCH EXISTING
- 3 EXISTING SIDING TO REMAIN
- 4 EXISTING ROLL-UP DOOR-SEE DOOR SCHEDULE
- 5 NEW ROLL-UP DOOR-SEE DOOR SCHEDULE
- 6 NEW CMU WALL- SEE STRUCTURAL



CSA ARCHITECTS INC

1041 West 18th Street, Ste. A-208
Costa Mesa, California 92627
(949) 764-0000

ARCHITECTURE
PLANNING
INTERIORS



HATCH

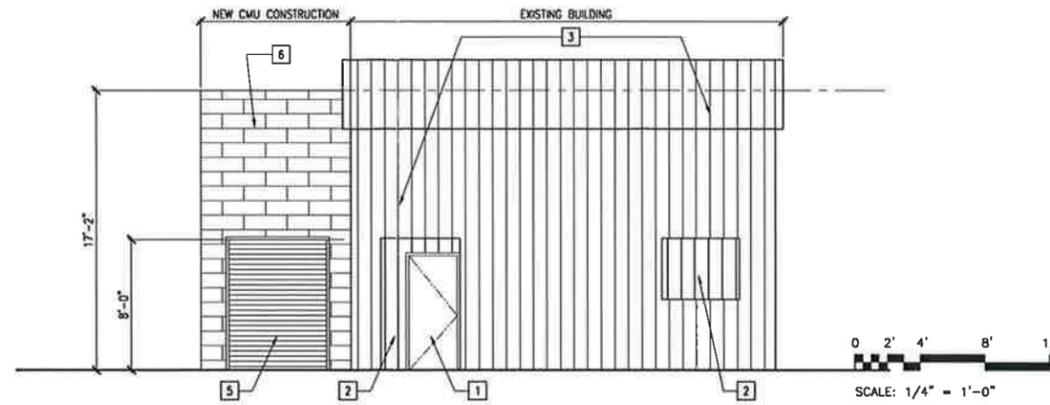
DESIGN GROUP
3198 G AIRPORT LOOP DR.
COSTA MESA, CA 92626
PHONE: (714) 979-4385
FAX: (714) 979-4386
WWW.HATCHDESIGN.COM

STAMP:



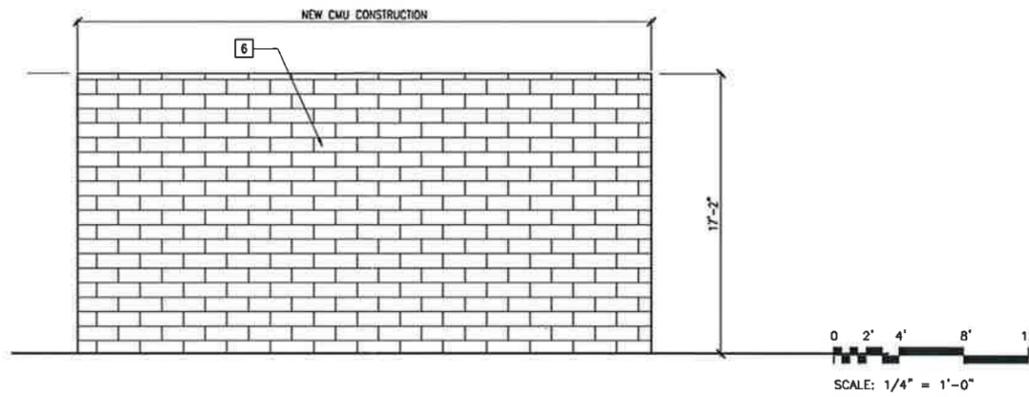
CONSULTANT:

BEAR FLAG PRODUCTIONS
CATERING
2060 Charlie St
Costa Mesa, California 92677
Conditional Use Permit



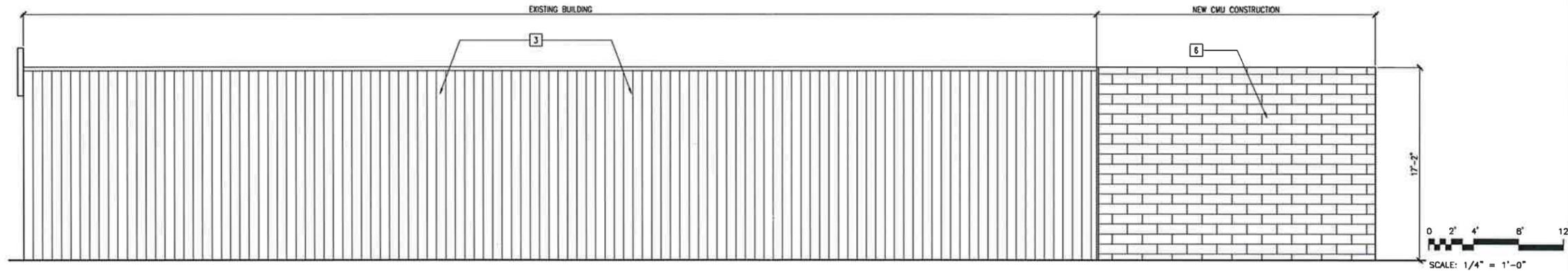
PROPOSED BUILDING ELEVATION - WEST

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



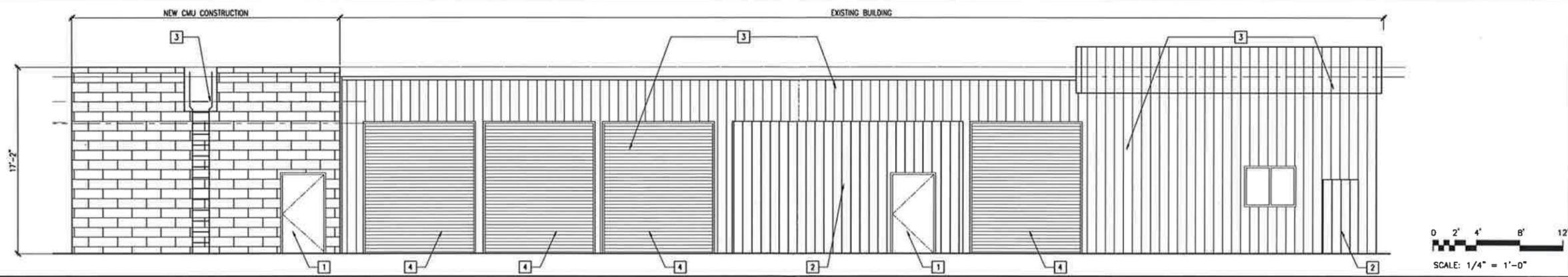
PROPOSED BUILDING ELEVATION - EAST

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



PROPOSED BUILDING ELEVATION - SOUTH

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



PROPOSED BUILDING ELEVATION - NORTH

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

XXX	XXX

ISSUES & REVISIONS

TITLE:
PROPOSED
BUILDING
ELEVATIONS

CITY SUBMITTAL DATE:
12-05-16
ISSUED FOR CONSTRUCTION:
XXX

SHEET #:

A-301



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

February 23, 2017

Lanah Dang
605 W Santa Ana Blvd.
Building 28, Suite 369
Santa Ana, CA 92701

**RE: PUBLIC CONVENIENCE OR NECESSITY (PCN) FINDING
TYPE 20 ABC LICENSE FOR 99 CENTS ONLY STORES, LLC
2180 HARBOR BOULEVARD, COSTA MESA**

Dear Ms. Dang:

The request for a finding of public convenience or necessity (PCN) for a Type 20 (off sale beer & wine) Alcoholic Beverage Control (ABC) license for 99 Cents Only Stores, LLC has been completed. The PCN finding has been made, as stated in the attached description.

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,

MINOO ASHABI, AIA
Acting Zoning Administrator

Attachment: PCN Request and Finding

REQUEST FOR OFF-SALE BEER AND WINE LICENSE:

On October 27, 2016, State Alcoholic Beverage Control (ABC) requested the City make a finding of Public Convenience or Necessity (PCN) for 99 Cents Only Stores, a 32,712 square foot grocery store at 2180 Harbor Boulevard. A conditional use permit was not required for this use. A conditional use permit is only required for convenience stores, or mini-marts, which is defined in the Zoning Code as a retail store less than 10,000 square feet. The hours of operation for the store are from 8 AM to 10 PM, seven days a week.

FINDING OF PUBLIC CONVENIENCE OR NECESSITY (PCN):

Pursuant to Section 23958.4 of the Business and Professions Code (BPC), the governing body of a local jurisdiction has the authority to determine PCN findings. In accordance with City Council Policy number 500-8, the Zoning Administrator may make a finding of public convenience or necessity as required before the State can issue an off-sale license for the store.

Staff believes that a finding of public convenience or necessity can be made, with the included conditions, because the operation of the store will be consistent with the requirements of the City's Zoning Code. The Police Department has also reviewed the request and has recommended the included conditions. The transfer of a Type 20 license, with the included conditions, will have little or no effect on the operation of the business. The finding of public convenience allows ABC to issue a Type 20 license to 99 Cents Only Stores, LLC, with the following conditions.

CONDITIONS OF APPROVAL

1. Sale and service of alcoholic beverages shall be permitted only between the hours of 12 PM and 10 PM, each day of the week.
2. Beer, malt beverages, and wine coolers in containers of 16 oz. or less cannot be sold by single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.
3. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
4. Petitioner(s) shall provide one (1) uniformed security guard between the hours of 5 PM to 10 PM.

ARIOS, JUSTIN

From: ARIOS, JUSTIN
Sent: Monday, October 31, 2016 3:01 PM
To: ARIOS, JUSTIN
Subject: FW: 2180 Harbor Blvd. CM - 99 CENTS ONLY STORES, LLC - 20-575795

From: Dang, Lanah@ABC [<mailto:Lanah.Dang@abc.ca.gov>]
Sent: Thursday, October 27, 2016 10:31 AM
To: LEE, MEL <MEL.LEE@costamesaca.gov>
Subject: 2180 Harbor Blvd. CM - 99 CENTS ONLY STORES, LLC - 20-575795

Hello Mel,

The above applicant is requesting for a transfer of a type 20-Off-Sale Beer and Wine License.

They intend to operate as a variety/drug store open from 8:00am to 10:00pm every day of the week.

There will not be any type of entertainment.

Please let me know what is required from the City of Costa Mesa, as well as the Public Convenience of Necessity determination.

Thank you.

Lanah Dang

Lanah Dang
Licensing Representative II
605 W Santa Ana Blvd Bldg 28 Ste 369
Santa Ana, CA 92701
714-558-6487
714-953-4486 fax