



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: TOM HATCH, BARRY CURTIS, AND JENNIFER LE
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: AUGUST 9, 2018
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in blue ink, appearing to be "W. Bouwens-Killeen", is written over the "FROM" line of the memorandum.

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-18-29 **410 E. 17TH STREET**

A request to allow the encroachment of an outdoor dining patio into the front setback, a deviation from shared parking requirements due to unusual operating characteristics, as well as provision of two small car parking spaces for a new restaurant (Breakfast Republic) with more than 300 square feet of public area. The proposed project involves the following interior and exterior modifications: (1) remodel of an existing 2,532 square foot restaurant; (2) addition of a 312 square foot outdoor dining patio; (3) remodel of the exterior façade; and (4) restriping of the existing parking lot to accommodate a total of 28 parking spaces (including two small car spaces). The proposed use is located within 200 feet of residentially zoned property. Proposed hours of operation is seven days a week, 7 AM to 3 PM.

Approved, subject to conditions.

Comments received: Two opposed.

ZA-18-35 **301 VICTORIA STREET**

A request for a minor conditional use permit to allow a temporary modular structure at College Hospital for urgent care of a maximum of 12 patients.

Approved, subject to conditions.

Comments received: None.

**ZA-97-23A
(ZA-18-38)**

2701 HARBOR BOULEVARD

A request for the second amendment to existing Planned Signing Program ZA-97-23 to reflect new buildings. The request also includes replacing an existing freestanding sign within 300 feet of another freestanding sign on the same site, as well as other updates to the sign program.

Approved, subject to conditions.

Comments received: None.

COLGAN, JULIE

From: Gordon McKnight <gordon.mcknight@gmail.com>
Sent: Wednesday, August 08, 2018 9:25 PM
To: PLANNING COMMISSION
Subject: Zoning Application ZA-18-29

Re: ZA-18-29

If the planned front setback encroachment for the site at 410 East 17th Street will reduce parking for the business, we urge you to disallow any plan that reduces parking at this business location.

We residents of Cabrillo St. who live towards the Tustin Av. end are significantly impacted daily by overflow traffic and parking from the local businesses on Tustin Av. and 17th St.

With the very large amount of existing customer traffic on 17th St., most of the businesses have a severe shortage of parking. The large condo development at 1741 Tustin Ave. also does not have enough parking places for their residents.

The result is that business customers and condo residents for quite a long time have been parking in any available space on Cabrillo St. in front of our properties. Because of this, we are not able to use the parking places in front of our own houses.

So if the proposed deviation requested in ZA-18-29 decreases business parking, we ask you to disallow it.

Thank you for your consideration,

Gordon McKnight
410 Cabrillo St.
Costa Mesa, CA



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

August 9, 2018

Johan Engman
702 Madison Avenue
San Diego, CA 92116

**RE: ZONING APPLICATION ZA-18-29
ENCROACHMENT OF AN OUTDOOR PATIO INTO THE STREET SETBACK;
PARKING DEVIATION; AND TO ALLOW SMALL CAR PARKING SPACES
FOR A NEW RESTAURANT
410 EAST 17th STREET, COSTA MESA**

Dear Mr. Engman:

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). Due to the City Hall holiday closure, the decision will become final at 5:00 p.m. on August 16, 2018, 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, Katelyn Walsh, at 714.754.5276, or at katelyn.walsh@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

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

cc: Engineering National Cat Society
 Fire Protection Analyst 6904 W Coast Hwy
 Building Safety Division Newport Beach, CA 92663

PROJECT DESCRIPTION

The subject property is located close to the northeast corner of East 17th Street and Tustin Avenue. The site has a zoning designation of C1 (Local Business District) and a General Plan land use designation of General Commercial (GC). Properties abutting the project site have General Commercial General Plan land use designations and are zoned C1. Physical on-site improvements include an existing 2,532 square foot single-story building located at 410 East 17th Street, formerly occupied by another restaurant use, Pizza Parlors, and a 3,421 square foot commercial building at 1714 Tustin Avenue. The site also provides 27 on-site parking spaces and two points of ingress/egress, one located on East 17th Street and the other located on Tustin Avenue.

The proposed use (Breakfast Republic) is a restaurant that serves breakfast along with beer, wine, and liquor and will occupy the existing 2,352 square foot stand-alone building. A 312 square foot outdoor dining patio is proposed to be added to the front of the building along the East 17th Street frontage. The proposed floor plan consists of an indoor dining room, approximately 1,330 square feet in area, new ADA compliant restrooms, remodeled food prep/kitchen areas, and a bar. Proposed hours of operation is seven days a week, 7 AM to 3 PM. This restaurant is within 200-feet of a residential zone; however, since this restaurant is legal, nonconforming, it is not subject to the development standards contained under Costa Mesa Municipal Code Section (CMMC) 13-49 which regulates restaurants in within 200-feet of residentially zoned property. Regardless, the hours of operation proposed by the applicant are consistent with the operating hours limitations contained within Code.

The applicant requests approval of a minor conditional use permit (MCUP) to allow the encroachment of an outdoor dining patio into the front setback, a deviation from shared parking requirements due to unusual operating characteristics, and to allow two small car parking spaces to support the new restaurant.

ANALYSIS

Outdoor Dining Patio

According to CMMC 13-48 (a) outdoor seating areas are permitted provided that the area does not encroach into required street setback, parking and circulation, or interior landscaped areas; except as approved through the issuance of a minor conditional use permit. Therefore, the applicant is requesting approval of a MCUP to allow the encroachment of the 312 square foot outdoor dining patio 4 feet, 4.5 inches into the required 20-foot deep street setback.

The proposed uncovered patio, located adjacent to East 17th Street, represents a 22% encroachment into the required street setback. Since the project site is legal nonconforming with no landscaped setback area, no landscaping will be lost with the encroachment of the outdoor dining patio. Additionally, the applicant has agreed to provide drought-tolerant landscaping in front of the outdoor patio as well as in the front

setback on the other side of the existing drive aisle, bringing the site into closer conformance with landscape requirements.

Operational Characteristics and Parking

The required parking ratio for a food or beverage use with more than 300 square feet of public area is 10 spaces per 1,000 square feet of floor area or 28 parking spaces for the subject building, including the new patio. Overall, the project site (410 E 17th Street and 1714 Tustin Avenue) is legal nonconforming, with 27 parking spaces (not including parking located in the public right-of-way). The site contains a total of 6,265 square feet of building area (including the proposed outdoor patio), which requires a total of 42 parking spaces; 27 parking spaces are proposed. Additionally, the applicant proposes to install a bike rack for customers who will bike to the site for a total credit of 28 spaces. (CMMC 13-89 allows application of a one parking space credit when bike racks are provided.)

Per the applicant, the building located at 1714 Tustin Avenue is owned and used by the National Cat Protection Society as a storage warehouse to support two adoption facilities located in Newport Beach and Spring Valley. The use of the building is limited to storage of cat food, cat litter, and related supplies, stored equipment, and miscellaneous office supplies. The building is accessed by two roll-up doors, which allows loading and unloading activity, in connection with the storage use, to occur within the building. Additionally, the storage facility is used on an infrequent basis (one or two times a week for a limited amount of time while loading/unloading) and is accessed by only by staff members of Newport Beach National Cat Protection Society. It is important to note that the staff members at the Newport Beach location work weekdays and Saturdays so any visits to 1714 Tustin Avenue take place after 4 PM, which is outside the restaurant's hours of operation. Consequently, the on-site parking will not be exceeded because adequate parking for the restaurant will be provided and the storage facility will be accessed when the restaurant is closed.

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, modifying days and/or hours of the business, providing free valet parking, acquiring of off-site parking, and/or any other measures as deemed appropriate by the Development Services Director.

Compact Parking

According to CMMC 13-94, a maximum of 10% of parking may be small car for nonresidential projects with more than twenty-five required parking spaces, if authorized by a minor conditional use permit. Since the total required parking is 28 spaces, a maximum of three small car stalls are allowed. Two small car stalls are proposed, one on both ends of the parking row behind the restaurant building. Since the small car spaces will be behind the building with standard spaces closer to the front door of the

restaurant, the proposed small car spaces should not adversely impact the subject property.

Land Use Restriction Required for Shared Parking

While conducting background research on the subject site, staff noticed that the buildings are located on two separate tax assessor parcels, but the property is, actually, one legal lot. Consequently, no shared parking agreements and/or shared access agreements are required. However, condition of approval number 13 requires a Land Use Restriction to be recorded to reflect that the combined total of 28 parking spaces (27 striped parking spaces plus one bike rack) shall be exclusively available for use of the restaurant during Breakfast Republic's operational hours, unless otherwise first approved by the City.

General Plan Consistency

The General Plan land use designation of the property is General Commercial. The General Commercial land use designation is intended to permit a wide range of commercial uses, which serve both local and regional needs, including retail and food uses.

Subject to conditions of approval, the proposed use is in conformance with the 2015-2035 General Plan. Specifically, the proposed project complies with the following Land Use Policies:

Policy LU-1.1: Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and enjoyment opportunities in consideration of the needs of the business and residential segments of the community.

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.

The project site is located in an area that includes a variety of commercial uses including multiple restaurants and retail shops; the proposed restaurant will be compatible with the existing uses located in the surrounding area. Furthermore, residential uses are protected from any noise or nuisance associated with the restaurant since the closest residential use is located approximately 140 feet from the north property line and is separated by the on-site commercial building to the north as well as another commercially-zoned and developed property. Further, with the proposed hours of operation of the restaurant in conjunction with the unusual operating characteristics of the storage building, the parking demand for the site will not be exceeded because the business will be closed during the times when parking demand exceeds parking provided. Lastly, the business will not open before 6 AM and will close well before 11 PM, consistent with Code requirements for restaurants within 200 feet of residentially-zoned property. Therefore, the use, as conditioned, will not generate noise or parking impacts unusual for

commercially-zoned property and, therefore, ensures the use is compatible with surrounding uses.

FINDINGS

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

1. There is a compatible and harmonious relationship between the proposed building and site development and uses, and the building and site developments and uses that exist or have been approved for the general neighborhood. The proposed food use will be compatible with the existing uses located in the general area; the surrounding area contains various retail uses including restaurants and other retail shops. Additionally, residential uses are protected from any noise or nuisance associated with the restaurant since the closest residential use is located approximately 140 feet from the north property line and is separated by the on-site commercial building to the north as well as another commercially-zoned and developed property. Further, with the proposed hours of operation of the restaurant in conjunction with the unusual operating characteristics of the storage building, the parking demand for the site will not be exceeded because the business will be closed during the times when parking demand exceeds parking provided. Lastly, the business will not open before 6 AM and will close well before 11 PM, consistent with the Zoning Code.

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 and are not impacted by the proposed use. Additionally, landscaping will be provided in front of the outdoor patio and in the setback area on the opposite side of the existing drive aisle.

3. The proposed restaurant 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 proposed use is consistent with the General Plan land use designation of General Commercial. In addition, the encroachment of the outdoor dining patio is permitted with the approval of a minor conditional use permit. The proposed outdoor dining patio is adjacent to commercial land uses and, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the outdoor dining patio should not adversely impact the subject and surrounding uses.

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 is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The use, as conditioned, is not anticipated to have any negative effects on the surrounding properties. The proposed food use will be compatible with the existing uses located in the surrounding commercial area; the commercial area, in which the project site is located, contains various retail uses including multiple restaurants as well as other retail shops.
 2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The proposed use, as conditioned, will not generate adverse noise, traffic, or parking impacts that are unusual for commercially-zoned properties. Conditions of approval require the bakery be conducted in a manner that will allow the quiet enjoyment of the surrounding neighborhood; however, no noise impacts are anticipated. Residential uses are protected from any noise or nuisance associated with the restaurant since the closest residential use is located approximately 140 feet from the north property line and is separated by the on-site commercial building to the north as well as another commercially-zoned and developed property. Further, with the proposed hours of operation of the restaurant in conjunction with the unusual operating characteristics of the storage building, the parking demand for the site will not be exceeded because the business will be closed during the times when parking demand exceeds parking provided. As conditioned, the business will not open before 6 AM and will close well before 11 PM, consistent with the Zoning Code.
 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. The proposed restaurant is not considered a use that will increase density or intensity allowed per the General Plan designation. Further, the General Plan designation is General Commercial, which allows for retail and restaurant uses. As such, the proposed use, as conditioned, will not generate adverse noise, traffic, or parking impacts that are unusual for commercially-zoned properties.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng.
1. The use shall be limited to the type of operation described in this staff report: A restaurant with the sale of alcoholic beverages for on-site consumption open seven days a week, 7 AM to 3 PM, with an outdoor dining patio not to exceed 312 square feet. Any change in the operational characteristics including, but not limited to, increased hours of operation or increased public seating area or a change of use of the commercial building, will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
 2. A copy of the conditions of approval for the minor conditional use permit shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 3. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time. Occupant loads for the open patio area and the enclosed building area shall be calculated and posted separately.
 4. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with the requirement.
 5. 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, modifying days and/or hours of the business, providing free valet parking, acquiring of off-site parking, and/or any other measures as deemed appropriate by the Development Services Director.
 6. 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.
 7. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting the approval. City shall have the right to select the attorney defending it, if it elects to do so.
 8. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
 9. Any new exterior lighting proposed shall be shielded and/or directed away from residential areas.

10. The parking lot shall be posted with signs directing customers and employees to use consideration when entering their cars and leaving the parking lot.
11. Any trash facilities shall be screened from view and designed and located appropriately to minimize potential noise and odor impacts to adjacent residential areas.
12. One hoop bike rack shall be installed and meet Transportation's specifications for materials, finishes, and placement:

Materials

1.5" schedule 40 uncoated pipe (1.90" OD)

Installation Methods: In-ground mount is embedded into concrete base.

Flange mount has two 2.5" x 6" x .25" feet - 4 anchors.

Finishes

A rubbery PVC dip. Blue is standard.

Hoop Bike Rack

A. Setbacks

1. Wall Setback: For Hoops set parallel to the wall, a minimum of 24" should be left between the wall and the rack. 36" is the recommended setback. For Hoops installed perpendicular to the wall, a 28" setback is the minimum distance. 36" is recommended.
2. Distance Between Racks: 24" is the minimum distance between racks. 36" is recommended.
3. Street Setback: 24" is the minimum distance between the street and the rack. 36" is recommended.

The foot-mounted Hoop Rack has a 2.5" x 6" x .25" foot which is installed onto a concrete base with 4 masonry anchors. The foot-mounted Hoop Rack is generally less expensive to install and easier to remove than the in-ground mount model, while still maintaining the same degree of security.

13. Prior to release of building permits, applicant shall provide proof of recordation of a Land Use Restriction to formally recognize the unusual operating characteristics of the storage facility and to require the exclusive use of 28 parking spaces (27 striped stalls and a bike rack) for Breakfast Republic during their proposed hours of operation.
14. There shall be no sales of alcoholic beverages for off-site consumption.
15. At all times the premises is open for business, the sale and service of alcoholic beverages shall be made only in conjunction with the sale and service of food.
16. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food and meals during the same time period. The applicant shall at all times maintain records which reflect separately the gross sales of food and gross sales of alcoholic beverages of the business. The records shall

be kept no less frequently than on a quarterly basis and shall be made available to the Director of Economic & Development or his designee.

17. The restaurant shall remain a "bona fide eating place" as defined by section 23038 of the California Business and Professions Code.
18. All sales and service staff (within 90 days of hire) shall complete Responsible Beverage Service (RBS) training with a provider approved by the California Department of Alcoholic Beverage Control. A copy of the training certificates shall be kept on premises and presented to any authorized City official upon request.

CODE REQUIREMENTS

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

- PIng.
1. Approval of the zoning application is valid for two (2) years from the effective date of this approval (August 16, 2018) and will expire at the end of that period (August 16, 2020) unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than 30 days or more than sixty 60 days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
 2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
 3. Truck deliveries shall not occur anytime between 8 PM and 7 AM.
 4. Small car spaces shall comply with City of Costa Mesa standards and shall be clearly marked "SMALL CAR ONLY" or "COMPACT" under the direction of the planning division.
 5. Parking stalls shall be double-striped in accordance with City standards.
 6. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, 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.
 7. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.

8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
9. Trash enclosure or other acceptable means of trash disposal shall be provided. Design of trash enclosure shall conform with City standards. Standard drawings are available from the Planning Division.
10. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
- Bldg. 11. Comply with the requirements of the following adopted codes: 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 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. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code.
12. Accessible parking for the disabled shall have a van accessible parking stall complying with 2016 California Building codes sections 11B-208.2.4 and 11B-502.
13. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved architectural plans.
14. Provide a plan to the County of Orange Health Department for review and approval.
- Eng. 15. A Construction Access Permit and deposit of \$350 will be required by City of Costa Mesa, Engineering Division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
16. Remove any parking spaces encroaching into the public right-of-way.
- Fire 17. Comply with the requirements of the 2016 California Fire Code, including the 2016 Intervening Update and referenced standards as amended by the City of Costa Mesa.
18. Fire sprinklers shall be installed to comply with CFC 503.1.1 Exception 1.1.
- Bus. 19. 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.
- Lic. 20. Business license shall be obtained prior to the initiation the business.

SPECIAL DISTRICT REQUIREMENTS

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

- AQMD
1. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
- Or visit their web site:
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>
- Sani.
2. The Building Division will not issue a demolition permit until an Identification Number is provided by AQMD.
 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.



BREAKFAST REPUBLIC

CALIFORNIA

Ms. Katelyn Walsh
Assistant Planner, City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

RE: 410 East 17th Street, Costa Mesa, CA 92627

Dear Ms. Walsh,

Breakfast Republic has entered into a lease and intends to open at the 410 East 17th Street building in Costa Mesa, formerly occupied by South Coast Pizza. As a chef driven breakfast concept the restaurant holds food quality and consistency as its highest priority along with unpretentious and genuine customer service.

Breakfast Republic was born from the idea of serving, what I still consider to be a very underserved sector, breakfast only, and doing it exceptionally well only during the hours of 7am-3pm. With our limited hours we are able to offer "normal" working hours to our staff and that has proven to be one of the most sought out aspects of the job as most restaurant industry people will tell you that a big downfall to working in restaurants is, perhaps after a few years, the late-night hours.

The core of our brand is to do something great which matters for the betterment of the people on this planet. This thinking starts with me and is continued throughout the wonderful team of employees that work for me at my Breakfast Republic restaurants. Part of our mission is to reduce the carbon footprint on this planet by doing things like recycling everything we can and using local products from local business so that it takes less fossil fuels to transport these goods to our locations. For example, we buy our eggs from a local family owned farm even though these eggs cost significantly more than eggs from the normal commercial egg source. But we believe that we would rather pay a premium if we can do something that matters. Additionally, we have very strong vegan, vegetarian, and gluten free offering in our menu, which caters to both employees and customers who are more health conscious, who tend to eat healthier and exercise more than the average restaurant customer.

As a result of our core beliefs for the betterment of the planet and keeping our bodies healthier, we tend to attract both employees and customers who want to use less fossil fuels and exercise more. Therefore, our employees and customers tend to walk more and take more public transportation than their average counterparts, which means that more of our employees and customers walk to our restaurants and take public transportation to our restaurants than the average. As a result, our restaurants (including our proposed Costa Mesa location) tend to need less parking spaces than the average.

BREAKFAST REPUBLIC

EST. 2015

CALIFORNIA

Therefore, even though our parking analysis using the city's parking requirements show that we need 28 parking spaces for our proposed Costa Mesa Breakfast Republic restaurant, I feel that we will actually use considerably less than the 28 parking spaces on a regular basis.

Thank you for your consideration.

Sincerely,



Johan Engman

Owner of Breakfast Republic / Founder of Rise & Shine Group



NATCAT

Founded in 1968

The National Cat Protection Society

Non-Profit Cat Shelter

6904 W. Coast Highway • Newport Beach, CA 92663 • Tel: (949) 650-1232 • FAX (949) 650-7367
email: newport@natcat.org • www.natcat.org

March 21, 2018

Ms. Katelyn Walsh
Assistant Planner, City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Re: 410 East 17th Street, Costa Mesa, CA 92627; 1714 Tustin Avenue, Costa Mesa, CA 92627

Dear Ms. Walsh,

The National Cat Protection Society, a California nonprofit public benefit corporation (“NatCat”) has been the owner and occupant of the property located at 1714 Tustin Avenue, Costa Mesa, CA 92627 (the “Tustin Avenue Building”) since approximately March 27, 2000 when the Tustin Avenue Building (as well as 410 East 17th Street, Costa Mesa, CA 92627) was deeded to NatCat by a generous supporter of NatCat and NatCat’s mission which is to provide for the protection and welfare of cats. The warehouse property is consistent with NatCat’s plan for the emergency shelter for cats.

The Tustin Avenue Building contains approximately 3,375 square feet, and NatCat’s normal operating use of the Tustin Avenue Building is limited to storage of cat-related materials to support two adoption facilities, one located in Newport Beach, CA and one located in Spring Valley (San Diego County), CA. Such storage at the Tustin Avenue Building often include cat food, cat litter and related supplies, stored equipment and office furniture connected with NatCat’s Newport Beach/Spring Valley facilities, supplies, and related miscellaneous items.

The metal door on the Tustin Avenue Building which faces Tustin Avenue is a “roll-up” door which (when open) allows for one or more vehicles to enter the Tustin Avenue Building for loading and unloading purposes.

Shelters • Adoptions • Retirement Center

No cats ever sold for vivisection



NATCAT

Founded in 1968

The National Cat Protection Society

Non-Profit Cat Shelter

6904 W. Coast Highway • Newport Beach, CA 92663 • Tel: (949) 650-1232 • FAX (949) 650-7367
email: newport@natcat.org • www.natcat.org

NatCat's personnel are infrequent visitors to the Tustin Avenue Building storage facilities. When NatCat staff does visit the storage facilities, the visitors may make use of one or two parking spaces next to the Tustin Avenue Building for their cars while visiting/loading/unloading. It would very rarely be the case that a visitor to the storage facilities would ever park close to the building containing the pizza business (located at 410 East 17th Street, Costa Mesa, CA 92627).

NatCat does not expect that the normal operating characteristics of the Tustin Avenue Building (including NatCat's limited need for parking) will change in the future, and NatCat has no current interest in selling the Tustin Avenue Building (which would be difficult in any event since the Tustin Avenue Building and the building containing the pizza business are located on one legal lot).

Sincerely,

Denise Johnston
President

Shelters • Adoptions • Retirement Center

No cats ever sold for vivisection



The National Cat Protection Society

Non-Profit Cat Shelter

6904 W. Coast Highway • Newport Beach, CA 92663 • Tel: (949) 650-1232 • FAX (949) 650-7367
email: newport@natcat.org • www.natcat.org

May 30, 2018

City of Costa Mesa

PO Box 1200

77 Fair Drive

Costa Mesa, CA 92628-1200

Attn: Katelyn Walsh, Asst. Planner

Re: Minor Conditional Use Permit, SA-18-29; 410 E. 17th Street, Costa Mesa

Dear Ms. Walsh:

The purpose of this letter is to respond in part to your letter dated May 24, 2018 ("City's Letter") addressed to Mr. Johan Engman who represents Breakfast Republic OC, LLC ("Applicant") in connection with Minor Conditional Use Permit, SA-18-29.

As you know, the Applicant is the tenant under a Lease for the building and related surface parking located at 410 East 17th Street, Costa Mesa (the "E. 17th Street Building"). The National Cat Protection Society ("NatCat") is the record fee owner of the E. 17th Street Building and of the building and related surface parking located at 1714 Tustin Avenue, Costa Mesa (the "Tustin Avenue Building"). The E. 17th Street Building and the Tustin Avenue Building (including the surface parking serving each building) are located on one legal lot. Understandably, the City is concerned about use of the surface parking by occupants/visitors to the buildings.

Item 3 of the City's Letter asks for information with respect to the following request: "3. Provide additional information as it relates to the operating characteristics of the National Cat Society, including hours of operation (if applicable) and a schedule of pick-up and drop-off times by personnel. Please note that a Land Use Restriction may be necessary to require off-site parking or valet parking for the restaurant use, through issuance of a conditional use permit, if the storage use is discontinued or replaced in the future."

Nat Cat's response is as follows:

- (1) NatCat confirms that the Tustin Avenue Building is used for storage of cat food, cat litter and related supplies, stored equipment and office furniture, and related miscellaneous supplies as required by NatCat's Newport Beach/Spring Valley (San Diego County) facilities. With regard to

Shelters • Adoptions • Retirement Center

No cats ever sold for vivisection



NATCAT

Founded in 1968

The National Cat Protection Society

Non-Profit Cat Shelter

6904 W. Coast Highway • Newport Beach, CA 92663 • Tel: (949) 650-1232 • FAX (949) 650-7367
email: newport@natcat.org • www.natcat.org

NatCat's operating characteristics for the Tustin Avenue Building's use as a storage facility, the Tustin Avenue Building has no staff there and no regular hours of operation. This is a storage facility and not a retail establishment. NatCat's infrequent visits (approximately one to two times a week for a limited time period while visiting/loading/unloading) are at random (but generally in the late afternoon as explained below) and as necessary, i.e., there is no schedule of pick-up and drop-off by personnel. The occasional visitors to the Tustin Avenue Building will in most cases be folks from NatCat's Newport Beach facility. When NatCat personnel from the Newport Beach facility do visit the Tustin Avenue Building, the one or two parking spaces they temporarily use are (for simple convenience reasons) next to the Tustin Avenue Building and are not close to the E. 17th Street Building; moreover, if unloading of heavier items is necessary, the visiting personnel will sometimes pull their vehicle into the Tustin Avenue Building through the roll-up door facing Tustin Avenue. Finally, it is important to note that NatCat Newport Beach's limited staff is working at the Newport Beach facility for most of each weekday and on Saturdays so any infrequent visits to the Tustin Avenue Building necessarily take place at or after 4:00 pm; which is long after Breakfast Republic's scheduled closing hour of 3:00 pm each day. As a result, the likelihood of any parking space shortage or conflict between Breakfast Republic's patrons and NatCat visitors are extremely remote.

- (2) With respect to the comment in the City's Letter about a possible Land Use Restriction (off-site parking or valet parking), Nat Cat would respectfully request that no such Land Use Restriction be imposed on the Tustin Avenue Building/E. 17th Street Building because (i) NatCat has no plans to change, replace, or discontinue its limited parking and limited usage of the Tustin Avenue Building which usage has been primarily storage since its donation to NatCat by the estate of a generous donor in 2000, (ii) NatCat is family-owned and mission-driven (an IRC Section 501(c)(3) organization dedicated to humane education and the protection, welfare, and adoption of cats and kittens) since its founding in 1968 (having just celebrated its first 50 years), and descendants of the founders of NatCat are poised to continue NatCat's good work and deeds for cats/kittens into the future, (iii) NatCat will continue to be a "hold" owner of the real estate it owns including the Newport Beach property located at 6904 West Coast Highway, the Tustin Avenue Building, the E. 17th Street Building, and the Spring Valley (San Diego County) facility; moreover, the Tustin Avenue Building is "joined at the hip" with the E. 17th Street Building in that these buildings and the surface parking are on one legal lot, and the Tustin Avenue Building cannot be separately conveyed without a legal lot split under the City's subdivision supervision.



NATCAT

Founded in 1968

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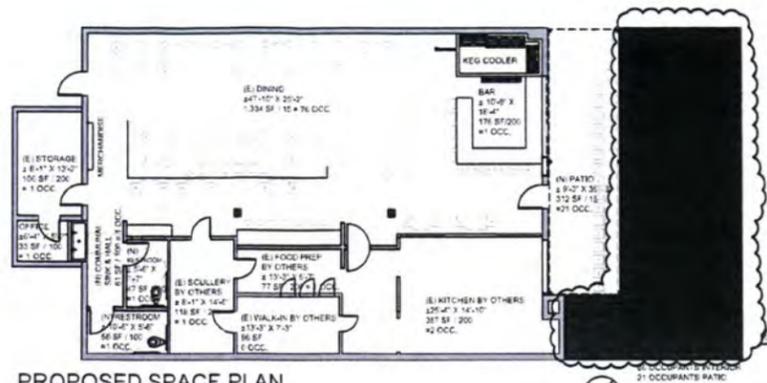
We trust this satisfactorily responds to the City's Letter insofar as additional information from NatCat has been requested. Please feel free to contact me at (949) 650-1232 if you have further questions.

Thank you.

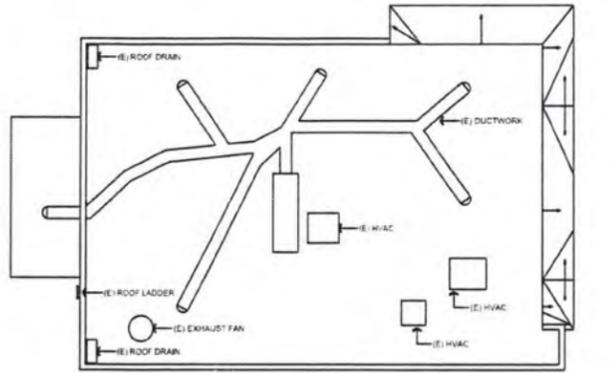
Sincerely,

The National Cat Protection Society,
a California nonprofit corporation

By: 
Denise Johnston, President



PROPOSED SPACE PLAN
SCALE: 1/8" = 1'-0"



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

BREAKFAST REPUBLIC

COSTA MESA

410 E 17TH STREET
COSTA MESA, CA 92627

PROJECT DATA

ADDRESS: 410 E 17TH STREET
COSTA MESA, CA 92627

PREPARED BY: HURKES HARRIS DESIGN ASSOCIATES, INC.
1620 FIFTH AVE. SUITE 100
SAN DIEGO, CA 92101
PH: 619-702-0380

SCALE: AS NOTED PER PAGE

SCOPE OF WORK: OBTAIN A MINOR CONDITIONAL USE PERMIT (MCUP) FOR THE APPROVAL OF A REDUCTION OF PARKING FROM 44 TO 26 PARKING STALLS AND AN OUTDOOR PATIO DRIVING AREA. PLANS SHOW INFORMATION NEEDED OBTAIN THIS MCUP, INCLUDING THE SITE PLAN, FLOOR PLAN, DECREASING THE NUMBER OF CURRENT PARKING STALLS FROM 26 TO 26, AND SHOWING A NEW UNCOVERED PATIO STRUCTURE WHICH WILL EXTEND BEYOND THE SETBACK LINE.

BUILDING SF: 2,532 SF
PROPOSED PATIO SF: 312 SF

SHEET INDEX

SHEET No.	SHEET TITLE
IA-1.1	TITLE SHEET, SPACE PLAN, ROOF PLAN
IA-1.2	TOPOGRAPHY PLAN
IA-1.3	SITE PLAN
IA-1.4	EXTERIOR ELEVATIONS

HURKES HARRIS
INTERIOR DESIGN-SPACE PLANNING
1620 FIFTH AVENUE, SUITE 100
SAN DIEGO, CA 92101
PHONE: 619-702-0380
FAX: 619-702-0383
18021 SKYPARK CIRCLE, SUITE H2
IRVINE, CA 92614
PHONE: 949-379-3055
FAX: 949-379-3054
www.hhdainc.com

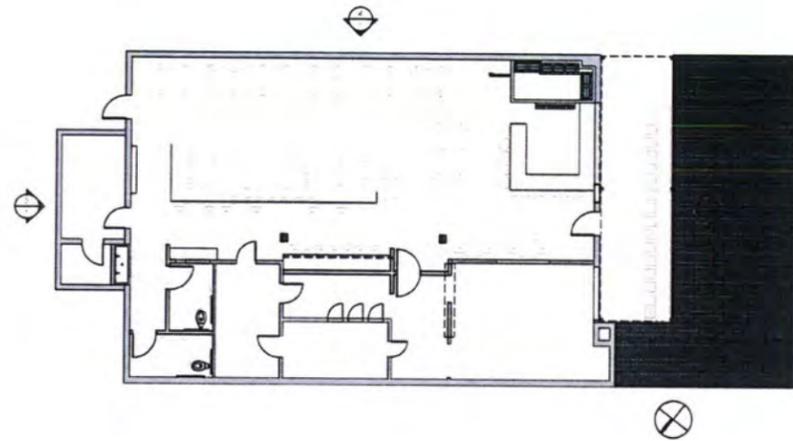


BREAKFAST REPUBLIC
 COSTA MESA
 410 EAST 17TH STREET
 COSTA MESA, CA 92627

**MINOR CONDITIONAL USE PERMIT/
 ADMINISTRATIVE ADJUSTMENT NO. 2A-18-29**
Approval in Concept
 SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT.
 BY K. WALSH DATE 8.9.18

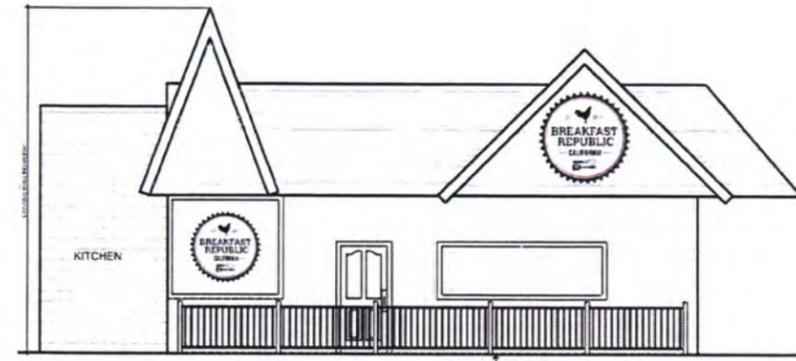
06.25.2019 CITY COMMENTS ROUND 1
 06.04.2019 CITY COMMENTS
ISSUES:
 TENANT REVIEW: 04/16/2018
 PRELIMINARY PRICING:
 FINAL PRICING:
 CONSULTANT ISSUE:
 PERMIT SUBMITTAL: 04/22/2019
 CONSTRUCTION SET:
 FILE NUMBER: 1614075.dwg
 DATE: 04/12/2019
 SCALE: AS NOTED
 DRAWN BY: JLB

TITLE SHEET
IA.1.1



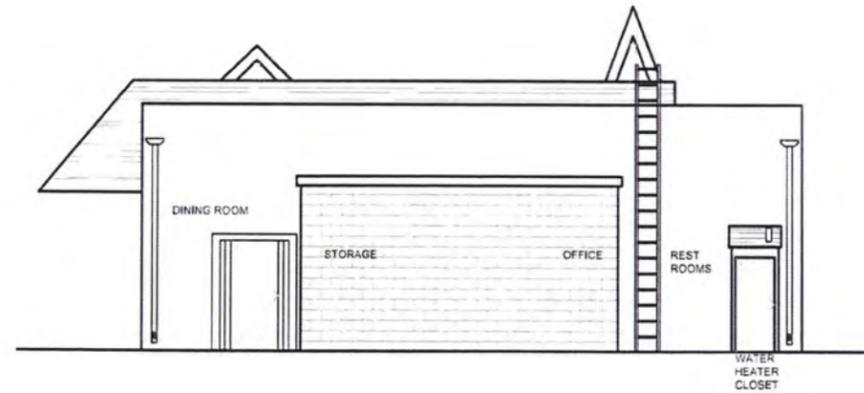
PLAN VIEW
SCALE: 1/4" = 1'-0"

1



FRONT VIEW ELEVATION
SCALE: 1/4" = 1'-0"

2



BACK VIEW ELEVATION - NO CHANGES
SCALE: 1/4" = 1'-0"

3



SIDE VIEW ELEVATION
SCALE: 1/4" = 1'-0"

4

HURKES HARRIS

INTERIOR DESIGN-SPACE PLANNING
1620 FIFTH AVENUE, SUITE 100
SAN DIEGO, CA 92101
PHONE: 619-702-0380
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BREAKFAST REPUBLIC
COSTA MESA
410 EAST 17TH STREET
COSTA MESA, CA 92627

04.21.2016 CITY COMMENTS ROUND 1
04.26.16 CITY COMMENTS

ISSUES:
TENANT REVIEW: 04.19.2016
PRELIMINARY PRICING:
FINAL PRICING:
CONSULTANT ISSUE:
PERMIT SUBMITTAL: 04.26.2016
CONSTRUCTION SET:

FILE NUMBER: HARRIS1404
DATE: 04.12.2016
SCALE: AS NOTED
DRAWN BY: EJD

EXTERIOR ELEVATIONS
IA.1.4



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

August 9, 2018

Susan Taylor, JD
Costa Mesa College Hospital
301 Victoria Street
Costa Mesa, CA 92627

**RE: MINOR CONDITIONAL USE PERMIT ZA-18-35
TEMPORARY MODULAR STRUCTURE FOR URGENT CARE FOR A
MAXIMUM OF 12 PATIENTS
301 VICTORIA STREET**

Dear Ms. Taylor:

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 August 16, 2018, 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

cc: Donna Pilgrim-Peragallo
1890 E Tradition Lane
Lake Havasu City, AZ 86404

Engineering
Fire Protection Analyst
Building Safety Division

PROJECT DESCRIPTION

Project Site / Environs

The subject property is located on the southeast corner of Victoria Street and Doctors Circle. The subject property is zoned I&R (Institutional & Recreational), and has a General Plan land use designation of Public/Institutional. The site is approximately 222,156 square feet in size (5.1 acres). The properties to the west and southwest are commercially-zoned, with the properties to the north (across Victoria Street) and west (across Doctors Circle) zoned for multi-family residential uses. The properties that abut the project site to the south are zoned for single-family residential uses (Hamilton Street).

The site currently contains 46,473 square feet of building area with 154 existing parking spaces, and a total of three points of ingress/egress (two on Victoria Street and one on Doctor's Circle). The site is currently occupied by College Hospital Costa Mesa, a 122-bed acute care hospital. College Hospital currently provides medical/surgical services for in house patients, as well as a full spectrum of psychiatric services dedicated to the treatment of adult and adolescent patients, including 104 designated psychiatric beds. The hospital also provides partial hospitalization services, laboratory, pharmacy, and radiology services.

ANALYSIS

Minor Conditional Use Permit (Modular Structure/Temporary Trailer)

The request is for a minor conditional use permit to allow a temporary modular structure for College Hospital Costa Mesa. The modular structure is 2,880 square feet in size (60 feet by 48 feet) and is required to be approved by the California Department of Housing and Community Development. The modular structure is proposed to be used as a Crisis Stabilization Unit (CSU). The lease agreement for the modular structure is for 12 months, and if the CSU is viable, College Hospital Costa Mesa will consider remodeling a portion of the main hospital for a permanent CSU. During the operation of the CSU, the old Emergency Department located within the main hospital building (approximately 2,000 square feet) will remain unused to offset any parking demand generated by the proposed modular building.

CSU Operation

The CSU provides 23-hour crisis observation or stabilization to individuals in severe distress with up to 23 consecutive hours of supervised care to assist with de-escalating the severity of their crisis and/or need for urgent care. Transfers to a higher level of care will occur, if necessary, as determined by the onsite attending physician. The CSU will be open 24-hours a day, but patients will not stay in the CSU for more than a 23-hour period. In addition, the CSU will have no more than 12 patients at any given time. Patients will arrive at the CSU either by transportation from family members or friends, paramedics or law enforcement as well as walk-ins. The majority of patients of the CSU

will be Orange County Medi-Cal beneficiaries from the Orange County area. Patients from the Los Angeles or Long Beach area would likely go to CSU facilities located within those communities. In addition, efforts are being made by other healthcare agencies to open additional CSU facilities within the North and South Orange County areas.

In the event that the CSU is at capacity, the hospital has the ability to triage and evaluate patients in the lobby of the hospital, which is currently how patients seeking care are received/evaluated. No beds are proposed within the CSU; however, sleeper chairs and TVs will be provided in the CSU to provide a relaxing environment. Proposed showers in the CSU will be used for patients who arrive at the CSU in a condition for which cleanliness needs to be addressed.

Upon admittance to the CSU, nurses and physicians will screen patients for physical illnesses or emergency medical conditions that would need to be addressed before any psychiatric evaluations or treatments could occur. Medication will be available on an as needed basis, and may be administered if deemed appropriate by a physician or psychiatrist. Supplies for nutritional interventions will be available, and there will be a 24/7 medical triage with basic laboratory, pharmacy, and radiology capabilities. The CSU will also provide appropriate physical care, prescription of medications, and interventions for medical illness to the capability of the facility, including a complete history and physical examination, laboratory and other designated testing.

It is estimated that patients will stay as few as 8 hours or as long as 16 hours, depending upon the severity of their illness and how quickly they respond to care. Upon presentation to the CSU, the clinical staff (along with the on-site physicians) will quickly be able to access whether the patient's condition will improve in the CSU setting within the 23-hour timeframe, or whether their illness mandates a referral to an inpatient bed at College Hospital Costa Mesa so that a longer period of care can occur.

The clinical nursing team will evaluate the psychological state of each client. This will include assessing for suicide and homicide risk and diagnosing of psychological and/or substance use disorders. A psychiatrist may prescribe medications for acute psychological conditions. The CSU team will determine if clients require hospitalization to ensure their safety and the safety of others.

The clinical social workers will complete a psychosocial assessment for each client. Pertinent collateral history will be obtained from family, friends, board and care facilities, and law enforcement as deemed appropriate. After thorough assessment and stabilization, the team will determine current interventions and next steps. Linkages to community partners such as county contracted/operated outpatient clinics, substance abuse treatments and recovery centers, private therapists/psychiatrists, or any other appropriate agency will be contacted with required consent.

Most patients will be discharged to a fixed residence (their own home, board and care, etc.) and will not discharge patients to an unconfirmed location, with homeless shelters utilized as an option of last resort. When patients are discharged from the CSU, most

patients will be transported by family or friends, or by their own vehicles. For patients who have no form of transportation upon discharge, the hospital will utilize taxi vouchers (or similar), bus vouchers and/or their fleet of vans to ensure patients reach their destination safely. In addition, the CSU will comply with College Hospitals' best practice on psychiatric homeless patient discharge planning (attached to applicant letter).

Compliance with Other Regulations/Requirements

The proposed CSU will be Lanterman-Petris-Short (LPS) Act designated and certified by the State Department of Health Services (DHCS). In addition, the proposed CSU will also comply with the requirements of the California Code of Regulations, Title 9, Division 1; as well as Section 1840.348 of Title 9, as it relates to Crisis Stabilization staffing requirements. Furthermore, the modular structure is required to be approved by the California Department of Housing and Community Development prior to installation.

CSU Staffing

As previously mentioned, the proposed CSU will comply with Section 1840.348 of Title 9 of the California Code of Regulations. Assuming a maximum of 12 patients, at any given time, staffing would be provided as follows:

- 1 Director (working 40 hours/week)
- 1 Registered Nurse (RN) (on a 24/7 basis)
- 1 Licensed Vocational Nurse (on a 24/7 basis)
- 2 Licensed Clinical Social Workers (on a 24/7 basis)
- 1 Mental health Worker (on a 24/7 basis)
- 1 Clerical staff member (working 16 hours/day)
- 1 Psychiatrist (on a 24/7 basis)
- 1 Nurse Practitioner (on a 24/7 basis)
- 1 Medical Physician [i.e. Internal Medicine Physician] (on a 24/7 basis)

In addition, one security guard will be present on a 24/7 basis (for the entire hospital).

General Plan Consistency

The project site has a General Plan land use designation of Public/Institutional. The Public/Institution General Plan land use designation applies to both public and privately owned land that provides recreation, open space, health, and educational opportunities, as well as uses that provide a service to the public. The proposed temporary modular structure proposed to be used as a Crisis Stabilization Unit is an anticipated use in this General Plan designation; therefore – and as conditioned – the proposed use would not adversely impact surrounding uses.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. There is a compatible and harmonious relationship between the building and site development, and uses, and the building and site developments, and uses that exist or have been approved for the general neighborhood. The proposed temporary modular structure will be approved by the state California Department of Housing and Community Development and the CSU will be Lanterman-Petris-Short (LPS) Act designated and certified by the State Department of Health Services (DHCS). Upon admittance to the CSU, nurses and physicians will screen patients for physical illnesses or emergency medical conditions that would need to be addressed before any psychiatric evaluations or treatments could occur. Medication will be available on an as needed basis. In addition, the CSU team will determine if clients require hospitalization to ensure their safety and the safety of others. The CSU will comply with College Hospitals' best practice on psychiatric homeless patient discharge planning (attached to applicant letter). Furthermore, the CSU will not discharge patients to an unconfirmed location, with homeless shelters utilized as an option of last resort. For patients who have no form of transportation upon discharge, the hospital will utilize taxi vouchers (or similar), bus vouchers and/or their fleet of vans to ensure patients reach their destination safely.
 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 for the proposed temporary modular structure to be used as a Crisis Stabilization Unit.
 3. The project complies with any performance standards as described elsewhere in the Zoning Code, and is conditioned to operate as described in this staff report.
 4. The proposed project is consistent with the General Plan land use designation. The Public/Institution General Plan land use designation is intended to permit a wide range of institutional uses that serve both local and regional needs. The proposed temporary modular structure proposed to be used as a CSU is an anticipated use in this General Plan designation; therefore – and as conditioned – the proposed use would not adversely impact surrounding uses.
 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 is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The proposed CSU will be a temporary extension of the existing hospital use, with the potential to be a permanent addition to the main hospital in the future. The proposed CSU will also comply with the California Code of Regulations, Title 9, Division 1; as well as Section 1840.348 of Title 9.
 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. As proposed and conditioned, the temporary modular structure used as a Crisis Stabilization Unit would not generate adverse impacts on surrounding uses above what currently exists on-site. In addition, the CSU will comply with Section 1840.348 of Title 9, as it relates to Crisis Stabilization staffing requirements and one security guard will be present on a 24/7 basis (for the entire hospital). Upon admittance to the CSU, nurses and physicians will screen patients for physical illnesses or emergency medical conditions that would need to be addressed before any psychiatric evaluations or treatments could occur. Medication will be available on an as needed basis. In addition, the CSU team will determine if clients require hospitalization to ensure their safety and the safety of others. The CSU will comply with College Hospitals' best practice on psychiatric homeless patient discharge planning (attached to applicant letter). Furthermore, the CSU will not discharge patients to an unconfirmed location, with homeless shelters utilized as an option of last resort, and for patients who have no form of transportation upon discharge, the hospital will utilize taxi vouchers, bus vouchers and/or their fleet of vans to ensure patients reach their destination safely.
 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 proposed temporary modular structure proposed to be used as a Crisis Stabilization Unit is an anticipated use in this General Plan designation; therefore – and as conditioned – the proposed use would not adversely impact surrounding uses. In addition, during the operation of the CSU in the modular structure, the old Emergency Department located within the main hospital building (approximately 2,000 square feet) will remain unused.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- P1ng 1. The use shall be limited to the type of operation described in the staff report and applicant's letters dated May 7, 2018, May 29, 2018, June 8, 2018, June 25, 2018, August 6, 2018 and August 7, 2018, and as detailed below:
- Maximum of 12 patients within the CSU shall be permitted, at any given time
 - Patients shall not stay in the CSU for more than a 23-hour period. No beds are permitted within the CSU; however, sleeper chairs and TVs are permitted
 - Group therapy shall only be permitted for individuals admitted to the CSU
 - Proposed showers in the CSU will be used for patients only
 - The CSU shall be Lanterman-Petris-Short (LPS) Act designated and certified by the State Department of Health Services (DHCS)
 - The CSU shall comply with the requirements of the California Code of Regulations, Title 9, Division 1; as well as Section 1840.348 of Title 9, as it relates to Crisis Stabilization staffing requirements
 - The modular structure shall be approved by the California Department of Housing and Community Development prior to installation
 - One security guard shall be present on a 24/7 basis
 - The old Emergency Department located within the main hospital building (approximately 2,000 square feet) shall remain unused during the operation of the CSU.

Any change in the operational characteristics shall be subject to Planning Division review and may require an amendment to the minor conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].

2. Approval of the temporary modular structure (for the proposed use as a CSU) shall be valid for 12 months beginning at the time permits are finalized. The applicant may request an extension for the approval of the modular structure through the minor conditional use permit process. The Planning Division must receive a complete submittal for the extension, prior to the expiration of the effective 12-month approval.
3. Quarterly reports shall be provided to the Development Services Director documenting where patients come from, how they were transported to the site, how they are discharged (family member pickup, hospital van transportation, etc.) and where they are discharged to.
4. The modular structure shall be painted to match the existing building.

5. All patients shall be from the Orange County Central Service Planning Area (Central SPA), except under extraordinary circumstances. Patients shall arrive at the CSU either by transportation from family members or friends, paramedics or law enforcement or as walk-ins.
For patients with no form of transportation upon discharge, the hospital shall utilize taxi vouchers, bus vouchers and/or their fleet of vans to ensure patients reach their destination safely. CSU shall not discharge patients to an unconfirmed location. Homeless shelters shall be utilized as an option of last resort.
6. Patients transported to the facility by a representative of a public agency from outside of Costa Mesa shall be returned to the jurisdiction from which they came by a representative of said public agency, except under extraordinary circumstances.
7. 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.
8. 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.
- Bldg. 9. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved Architectural plans.
10. 1 - For non-State approved Modular units, the Building Division will review plans as per the following adopted Codes, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 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. Requirements for accessibility to sites, facilities, buildings and

elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code.

- 2 - For State approved Modular units, the Building Division will only review the Foundations, electrical, mechanical, and plumbing connections to the modular units as per the following adopted Codes, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 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. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code.
11. For non-approved State Modular units, submit a soils report for this project. Soil's Report recommendations shall be blueprinted on the architectural plans.
12. Submit a precise grading plans, an erosion control plan and a hydrology study. If it is determined that a grading plan is not required a drainage plan shall be provided. A precise grading plan shall not be required if any of the following are met:
 - 1 - A fill less than 1 ft. 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.
 - 2 - 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.

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 two years from the effective date of this approval and will expire at the end of that period unless the applicant establishes the use by obtaining all approvals for the modular structure. If the applicant is unable to obtain approvals within the two-year time frame 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. State approvals (California Department of Housing and Community Development) for the modular structure shall be provided to the City, prior to final planning inspection. The modular building shall not be used until all approvals/finals from all agencies have been received.
- Bldg. 4. Construction or demolition of structures shall comply with the requirements of the following adopted codes: 2016 California Residential Code, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 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 2016 California Building Code.
5. All noise-generating construction or demolition 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.
- Bus. Lic. 6. 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.

SPECIAL DISTRICT REQUIREMENTS

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

- AQMD 1. Prior to the Building Division issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909.396.2000
Or
Visit their web site
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>
The Building Division will not issue a demolition permit until an Identification No. is provided by AQMD.
- CDFA 2. 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.



COLLEGE HOSPITAL
COSTA MESA

May 7, 2018

Via Personal Delivery

Barry Curtis, AICP, Services Director
Mino Ashabi, AIA, Principal Planner
City of Costa Mesa, Development Services Department
77 Fair Drive, PO Box 1200
Costa Mesa, CA 92628-1200

Re: **Minor Conditional Use Permit Application & Supporting Documentation**

To Whom It May Concern:

Attached hereto is the Minor Conditional Use Permit (MCUP) application and supporting documentation filed on behalf of College Hospital Costa Mesa.

Project Description- Behavioral Health Urgent Care Center

College Hospital Costa Mesa (CHCM) is a 122-bed Acute Care Hospital accredited by The Joint Commission and licensed by the California Department of Health Services. Established in 1987, CHCM offers medical/surgical services as well as a full spectrum of psychiatric services dedicated to the treatment of adult and adolescent patients. This full spectrum includes 104 designated psychiatric beds as well as partial hospitalization services, laboratory, pharmacy and radiology services.

CHCM'S mission is to provide a continuum of superior patient-focused mental health services in an efficient manner to meet the needs of our community. From its inception, our hospital's success in fulfilling this mission has been enhanced by a culture of conducting its business ethically and with the highest level of compassion for the clients that it serves. Over the years, CHCM has formed valuable relationships in Orange and surrounding Counties with clients, employees, physicians, vendors, community members, government agencies, academic institutions and other healthcare providers.

There is currently a need in Orange County for outpatient behavioral health Crisis Stabilization Units (CSU), or commonly referred to as Behavioral Health Urgent Care facilities. A CSU provides 23-hour behavioral health "urgent care" services to individuals experiencing a psychiatric crisis in lieu of having these patients present to the Emergency Department for care.

CHCM would like to implement a temporary, stand-alone modular structure on our hospital campus for the purpose of a small behavioral health urgent care center. The modular structure would be approximately 2,884 Square Feet (S.F.) and would provide services to no more than 12 patients at a time. The modular would be a leased structure for a limited amount of time (i.e., no

more than a few years) in order to assess the financial viability of operating a small urgent care center at our hospital. If financially viable, the future vision is to remodel an existing area of our hospital for permanent urgent care usage.

The CSU will be available to the entire community and will accept clients regardless of insurance or payor type. Individuals receiving services may include those with a substance use disorder, a history of severe and persistent mental illness, or those who are first time consumers of behavioral health services. The target population will consist of male and female adult residents of the community.

The CSU will be Lanterman-Petris-Short Act (LPS) designated and certified by the State Department of Health Services (DHCS). It will also comply with all requirements set forth in Chapter 11, Division 1 of Title 9 of the California Code of Regulations.

The proposed use for the CSU would be substantially compatible with the use permitted in the same general area because it would be located on our hospital campus and directly across from our Medical Office Building. It would not be materially detrimental to other properties in the same area due to its contained, co-located status and its relatively small size.

Project Components and Scope

The CSU will provide 23-hour crisis observation or stabilization to individuals in severe distress with up to 23 consecutive hours of supervised care to assist with de-escalating the severity of their crisis and/or need for urgent care. The main outcome of 23-hour observation is the avoidance of unnecessary hospitalizations for persons whose crisis may resolve with time and observation. The CSU is committed to addressing the current needs of the community with expediency and care and to promote prompt client intervention and stabilization and determine the appropriate level of care collaboratively with each individual. The CSU leadership team will work closely with the Orange County Health Care Agency (OCHCA) to determine reporting timelines for the collection of specific data that will be utilized for program improvement.

Nurses and a physician will screen clients for physical illnesses or emergency medical conditions that would need to be addressed before any psychiatric evaluations or treatments could take place. Medication will be available on an as needed basis, and may be administered if deemed appropriate by a physician or psychiatrist. Supplies for nutritional interventions will be available, and there will be a 24/7 medical triage with basic laboratory, pharmacy and radiology capabilities.

A highly qualified clinical nursing team will evaluate the psychological state of each client. This will include assessing for suicide and homicide risk and diagnosing of psychological and/or substance use disorders. A psychiatrist may prescribe medications for acute psychological conditions. The CSU team will determine if clients require hospitalization to ensure their safety and the safety of others.

Highly qualified clinical social workers will complete a psychosocial assessment for each client. Pertinent collateral history will be obtained from family, friends, board and care facilities, and law enforcement as deemed appropriate. After thorough assessment and stabilization, the team

will determine current interventions and next steps. Linkages to community partners such as county contracted/operated outpatient clinics, substance abuse treatment and recovery centers, private therapists/psychiatrists, or any other appropriate agency will be contacted with required consent.

Indirect Support Functions

In accordance with California Code of Regulations Title 9 Section 1840.348, there will be a physician and a registered nurse, psychiatric technician, or licensed vocational nurse present at the CSU at all times. The ratio of at least one licensed mental health or waived/registered professional on site for each four clients receiving care will be maintained or exceeded at all times. In addition, there will be a psychiatrist and licensed clinical social worker available at all times. A Director will oversee operations of the CSU and clerical staff utilized as well for administrative functions.

Environment of Care Requirements

The delivery of care at the CSU will be 23-hour crisis observation or stabilization to individuals in severe distress with up to 23 consecutive hours of supervised care to assist with deescalating the severity of their crisis and/or need for urgent care. The goal is prompt stabilization within the CSU environment, including the following treatment modalities:

- Prescribing of psychopharmacologic agents targeted to acute symptoms;
- Review, prescribing and possible adjustment of the patient's outpatient psychiatric medications;
- Detoxification, including appropriate medication, metabolic and nutritional interventions;
- Psychotherapy, including crisis, supportive, milieu and group therapies; and
- Family and collateral involvement.

The CSU will also provide appropriate physical care, prescribing of medications and interventions for medical illnesses to the capability of the facility, including a complete History & Physical examination, laboratory and other designated testing, including blood levels of medications, with transfer to higher level of care if necessary as determined by the onsite attending physician.

The vision for the CSU is centered on the goal of offsetting an institutional atmosphere and creating a physically welcoming space for both clients and family members. Emphasis will be placed on establishing a calming environment through interior design and a soothing color scheme. Attention will be placed on minimizing noise in order to encourage relaxation. To enhance the comfort of clients, there will be a welcome center for client check-in along with a quiet area filled with sleeper chairs and things such as music, books, magazines, etc.

Physical Environment

CSU models in current use in California generally utilize an open concept floor plan, with some consideration for private rooms for patients intolerant of activity within the milieu. The open concept floor plan allows for highly integrated staff-to-patient interaction. The proposed floor plan, which is attached hereto, will include the following:

- Seclusion rooms for highly agitated patients;
- Open but separate area for provider/patient interviews;
- Exam room for H&Ps, if needed;
- Space for sleeper chairs to accommodate patients lying down;
- TV viewing area;
- Open concept nurses station within the milieu;
- Restrooms;
- Showers;
- Area for patient property storage;
- Area for clinical documentation;
- Waiting area for families;
- Public Toilets
- Designated triage area;
- Medication room;
- Clean Utility/Linen/Supply room;
- Soiled Utility/Linen room;
- Janitor's Closet
- Adequate outside access for ambulance arrivals and departures.

Technology Requirements

The CSU will be equip with sufficient phones, computers, printers and scanners which will be integrated into the hospital's existing Electronic Medical Record (EMR) system. In the event that radiology services are needed for the patient, the patient will be escorted to the hospital's radiology department for these services.

Security Considerations

Security will be available 24/7 on the premises.

Thank you for your review and consideration of our Application and supporting documentation. Should you have any questions and/or need any additional information, please contact me directly at Susant@chcm.us or (949) 574-3328.

Sincerely,



Susan L. Taylor, JD, FACHE
Chief Executive Officer



COLLEGE HOSPITAL
COSTA MESA

May 29, 2018

Via E-Mail

Attn: Justin Arios, Assistant Planner
City of Costa Mesa
Development Services Department- Planning Division
PO Box 1200, 77 Fair Drive
Costa Mesa, CA 92628-1200

**RE: Minor Conditional Use Permit, ZA-18-35
301 Victoria Street, Costa Mesa**

Dear Mr. Arios,

This correspondence serves to provide you with additional details, as requested, with regard to the above-referenced matter.

1. a. Attached are photos which depict what the modular structure will look like on our campus. Every effort will be made to ensure the structure blends in with the existing environment and will in no way create an "eye sore" to the existing property or surrounding community.
- b. The modular structure from Design Space Modular Buildings is already approved by the California Department of Housing and Community Development. Once our exact modular structure has been selected, the California Department of Housing and Community Development will provide their approval insignia directly on the modular structure. Please see attached picture of the approval insignia provided by our modular company.
- c. The lease agreement for the modular structure will be for 12 months.

2. Please see the attached revised floor plan which has incorporated the bullet-point list. Thank you for confirming that we will be permitted to make minor modifications to the floor plan (ie, swapping rooms from one side to the other) if deemed necessary.
3. Patients can arrive at the CSU either by transportation from friends or family members. Some patients may be transported by paramedics or arrive via law enforcement. Walk-ins will also be welcome.
4. There will not be any beds in the CSU. Patients can remain in the CSU receiving care up to 23-hours so depending upon when they arrive, their care may extend into the overnight hours. The CSU will be open 24-hours a day.
5. The main hospital building currently does not use the old Emergency Department space. This space has been de-licensed for patient care use and will remain in this capacity while the modular structure is being utilized.
6. Security fencing will not be used due to the hospital's current utilization of security guards on a 24/7 basis.

Thank you for your consideration of this important project. Upon your review of the information provided above, please contact me directly should you have any questions and/or need any additional details.

Sincerely,



Susan L. Taylor, JD, FACHE
Chief Executive Officer

cc: Donna Pilgrim-Peragallo



COLLEGE HOSPITAL
COSTA MESA

June 8, 2018

Via E-Mail

City of Costa Mesa
Development Services Department- Planning Division
Attn: Justin Arios, Assistant Planner
PO Box 1200, 77 Fair Drive
Costa Mesa, CA 92628-1200

Re: **Minor Conditional Use Permit, ZA-18-35**
301 Victoria Street, Costa Mesa

Dear Mr. Arios,

Please find additional details for your review, as requested in your June 7, 2018 correspondence:

1. The approximate Square Footage (S.F.) of the old Emergency Department space within the hospital is 2,000 S.F. Our Architect, Geof Farnsworth is currently working on a revised site plan to indicate the ED space. I will forward to you once I receive it.
2. The space labeled as “areas for provider/patient services” is where Crisis Stabilization behavioral health services will be rendered to the patients by our clinicians. More specifically, a CSU provides acute psychiatric treatment with the goal of prompt stabilization within the CSU environment, including the following treatment modalities:
 - Prescribing of psychopharmacologic agents targeted to acute symptoms;
 - Review, prescribing and possible adjustment of the patient’s outpatient psychiatric medications;
 - Metabolic and nutritional interventions;
 - Psychotherapy, including crisis, supportive milieu and group therapies;
 - Family and collateral involvement.

Patients presenting to the CSU will need this level of care to de-escalate their mental health crisis and to prevent inpatient hospitalization. Provider/patient services will involve nurses and a physician who will screen patients for physical illnesses or medical conditions. The patients may need laboratory and/or radiology services, which will be provided.

Upon admission to the CSU, our clinical nursing team will evaluate the psychological state of each patient. This will include assessing for suicide and assaultive risk and

diagnosing of psychological and/or substance use disorders. Clinical social workers will complete a psychosocial assessment for each patient. Pertinent collateral history will be obtained from family, friends, board and care facilities, and law enforcement as deemed appropriate. After thorough assessment and stabilization, the team will determine current interventions and next steps.

3. The minimum staffing requirements for a CSU are specifically set forth in the California Code of Regulations, Title 9 and Title 22. These Code Sections require the following staffing:
 - (a) A physician shall be on call at all times for the provision of those Crisis Stabilization Services that may only be provided by a physician;
 - (b) There shall be a minimum of one (1) Registered Nurse, Psychiatric Technician, or Licensed Vocational Nurse on site at all times beneficiaries are present;
 - (c) At a minimum there shall be a ratio of at least one (1) licensed mental health or waived/registered professional on site for each four (4) beneficiaries or other patients receiving Crisis Stabilization at any given time;
 - (d) If the beneficiary is evaluated as needing service activities that can only be provided by a specific type of licensed professional, such persons shall be available;
 - (e) Other persons may be utilized by the program, according to need;
 - (f) If Crisis Stabilization services are co-located with other specialty mental health services, persons providing Crisis Stabilization must be separate and distinct from persons providing other services;
 - (g) Persons included in required Crisis Stabilization ratios and minimums may not be counted toward meeting ratios and minimums for other services.

Assuming a census of 12 patients per day in the CSU, the staffing would be as follows:

- One (1) Director at 40 hours/week;
- One (1) Registered Nurse on a 24/7 basis;
- One (1) Licensed Vocational Nurse on a 24/7 basis;
- Two (2) Licensed Clinical Social Workers on a 24/7 basis;
- One (1) Mental Health Worker on a 24/7 basis;
- One (1) Clerical staff 16 hours per day

In addition to the above staffing, the CSU will have one (1) Psychiatrist who will be available 24/7. One (1) Nurse Practitioner will be on-site 24/7 in addition to a Medical Physician (i.e., Internal Medicine Physician).

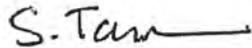
4. The anticipated Length of Stay (LOS) refers to how long the patient will stay at the CSU receiving care. We have estimated that patients may stay as few as 8 hours or as long as 16 hours, depending upon the severity of their illness and how quickly they respond to care. The clinical staff, along with the Physician(s) are skilled in the care of psychiatric patients. Upon presentation to the CSU, these clinicians will quickly be able to assess whether the patient will improve within the CSU setting within the 23-hour timeframe, or whether their illness mandates a referral to an inpatient bed at College Hospital Costa

Mesa so that a longer period of care can occur. As such, the throughput process of the CSU will be that patients will be treated within 16-hours but no longer than 23-hours. For patients needing additional care, they will be transferred to the inpatient psychiatric unit of our hospital. Patients will not stay in the CSU after 23-hours.

5. Yes, both doors to the modular will be fully compliant and usable for entry/egress and an ADA ramp will be installed to the main entry door and steps set at the secondary door. Attached hereto is the revised modular plan which provides this notation.
6. The shower will be used for patients who present to the CSU in a condition in which cleanliness needs to be addressed (i.e., patients who have not showered in several days).

Thank you for your continued review and consideration of this important project. Please let me know if you have any questions and/or need any additional information.

Sincerely,



Susan L. Taylor, JD, FACHE
Chief Executive Officer

cc: Donna Pilgrim-Peragallo



COLLEGE HOSPITAL
COSTA MESA

June 25, 2018

Via E-Mail

City of Costa Mesa
Development Services Department- Planning Division
Attn: Justin Arios, Assistant Planner
PO Box 1200, 77 Fair Drive
Costa Mesa, CA 92628-1200

Re: **Minor Conditional Use Permit, ZA-18-35**
301 Victoria Street, Costa Mesa

Dear Mr. Arios,

Please find additional details for your review, as requested in your June 25, 2018 correspondence:

1. Thank you for the recommendation regarding the personal storage area. We 100% concur with your approach. The designation of “personal storage area” on the modular plan is only for planning and design purposes. This area will not be specifically identifiable in the actual modular.
2. Group therapy is a recognized treatment modality within a psychiatric CSU environment and differs from regularly scheduled “group counseling” as described in the Zoning Administrator Determination No. 16-1. More specifically, group or “talk therapy” is where patients in the CSU setting who are experiencing similar crisis situations will discuss their feelings and interventions with each other. These group therapies will only occur on an as-needed basis while the patient is receiving care in the CSU. These group therapies will not be open to the community (i.e., non CSU patients) for regular outpatient therapy sessions.

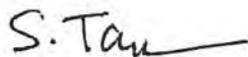
While the patients are receiving care in the CSU, group therapy provides support and education to the patient in crisis. It is very powerful for a patient to speak to someone else who is also going through the same thing. This allows the patient to challenge some of the misunderstood beliefs that may be occurring due to their illness (i.e., the voice of god is commanding them to do certain things). Group therapy within the CSU environment will not be a core service of the CSU; just a treatment modality to be used to prepare for discharge planning and return to the community. Patients will not be scheduled to return back to the CSU after discharge for follow-up group

therapy sessions. We welcome the opportunity to meet with you and your team to further discuss should you need any additional information about this.

3. The shower is currently co-located with the toilet and sink in one location. We would have no objection to having the shower separately located and adjacent to the toilet / sink room. Either way, we will at all times ensure the safety and privacy of its occupants.
4. The triage area will be enclosed with full height walls to ensure the privacy and confidentiality of the patient at all times. Should patients enter the triage area, or any other area within the modular that is away from the Reception Area, they will be accompanied by staff to the Reception area to ensure that proper admitting protocols are followed.
5. The capacity of the CSU is a maximum of 12 patients at any given time. There may be times where the CSU has a census of under 12 patients but at no time will there ever be more than 12 patients receiving care in the CSU.
6. The Medical Physician will be available to service the CSU on a 24/7 basis. This physician would be responsible for assisting with any medical conditions, should the need arise. This will be in addition to the utilization of an NP and Psychiatrist.

Thank you for your continued review and consideration of this important project. Please let me know if you have any questions and/or need any additional information.

Sincerely,



Susan L. Taylor, JD, FACHE
Chief Executive Officer

cc: Donna Pilgrim-Peragallo



COLLEGE HOSPITAL
COSTA MESA

August 6, 2018

Via E-Mail

City of Costa Mesa
Development Services Department- Planning Division
Attn: Justin Arios, Assistant Planner
PO Box 1200, 77 Fair Drive
Costa Mesa, CA 92628-1200

Re: **Minor Conditional Use Permit, ZA-18-35**
301 Victoria Street, Costa Mesa

Dear Mr. Arios,

Please find additional details for your review, as requested in your August 6, 2018 E-Mail:

1. We understand the concern regarding patients “ending up on the streets after they are discharged from the CSU” however this is not actually occurring with the other CSU facilities operating throughout the State.¹ More specifically, factual data obtained by Stars Behavioral Health Group and Exodus Recovery show an average of approximately 8-10% of their patients are homeless who present to the CSUs seeking care. This means that over 90% of the patients seeking care at the CSU have housing.

With regard to the limited amount of homeless patients seeking care at the CSU, our team of trained social workers will implement specific protocols for discharge planning of psychiatric homeless patients. These protocols are currently in place within our inpatient hospital setting and have established standards of best practices for discharge planning at our hospital. Implementation of these standards over the years has resulted in our homeless patients being housed upon discharge. A true and correct copy of our Discharge Protocols is attached hereto.

Additionally, a critical part of the CSU is to provide a “warm hand-off” for patients after they have received treatment and do not need a higher level of care (i.e., inpatient). This

¹ Exodus Urgent Care Center operates several 23-hour CSU facilities throughout Los Angeles County. The physical locations are as follows: 12021 S. Wilmington Ave., Los Angeles, 1920 Marengo Street, Los Angeles, CA 90033, 11444 Washington Blvd., Los Angeles, CA 90066, 1000 Carson Street, Torrance, CA 90502. They also have CSU facilities in the cities of Napa and Fresno.

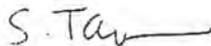
Providence Little Company of Mary operates a 23-hour behavioral health urgent care center located at 1499 First Street, San Pedro, CA 90732. Stars Behavioral Health Group operates a similar facility located at 3210 Long Beach Blvd., Long Beach, CA 90807 in addition to other CSU facilities located throughout California.

means that our staff will provide adequate linkage to after-care appointments and other supportive services and resources. We will also be implementing post-discharge follow up outreach for our CSU patients to ensure they are stable and not in need of any further care.

2. College Hospital Costa Mesa is licensed as an acute care hospital and we are able to treat any/all patients who present needing medical or surgical care within our capabilities. Our hospital does not have an Emergency Department or an ICU so any patients needing this level of care would be transported via ambulance to the nearest hospital with these capabilities. If a patient presents to the CSU and is in need of medical/surgical services, the CSU would not be the appropriate place for them to receive care and they would either be admitted to our hospital medical/surgical unit or if the patient needed a level of medical care that we could not provide, they would be transported via ambulance to the nearest hospital with these capabilities.
3. The CSU will accept any/all adult patients regardless of residency or payor type. Based upon our research and analysis, we anticipate that the majority of the patients will be Orange County Medi-Cal beneficiaries. Patients in other communities such as Los Angeles or Long Beach would likely go to the CSU facilities located within those communities. There are also significant efforts currently underway by other healthcare organizations to open additional CSU facilities within the South and North Orange County areas.

Thank you for your continued review and consideration of this important project. Please let me know if you have any questions and/or need any additional information.

Sincerely,



Susan L. Taylor, JD, FACHE
Chief Executive Officer

cc: Donna Pilgrim-Peragallo



COLLEGE HOSPITAL
COSTA MESA

August 7, 2018

Via E-Mail

City of Costa Mesa
Development Services Department- Planning Division
Attn: Justin Arios, Assistant Planner
PO Box 1200, 77 Fair Drive
Costa Mesa, CA 92628-1200

Re: **Minor Conditional Use Permit, ZA-18-35**
301 Victoria Street, Costa Mesa

Dear Mr. Arios,

Please find additional details for your review, as requested in your August 7, 2018 E-Mail:

1. There is no requirement regarding who a patient may be discharged to unless there is certain guidance from a Conservator or Public Guardian (who is authorized to make decisions on behalf of the patient) or a Court order. Patients have the right of self-determination so it is important that they are involved in their discharge plan. Our staff works very hard to ensure that discharge placement is somewhere the patients will be safe, and someplace that will assist in their recovery and stability. We do not discharge patients to the street or to an unconfirmed location and homeless shelters are used as an option of last resort. Most of our patients are discharged to a fixed residence (their own home, board & care, etc.) or home with family or friends.
2. With regard to patient transportation upon discharge, the process varies. Some patients have their own vehicles that they are able to use upon discharge. Some patients have transportation available to them by family or friends. For those patients who have no form of transportation upon discharge, our hospital will utilize our fleet of vans in addition to utilizing taxi or bus vouchers so that the patients reach their destination safely.

Thank you for your continued review and consideration of this important project. Please let me know if you have any questions and/or need any additional information.

Sincerely,

Susan L. Taylor, JD, FACHE
Chief Executive Officer

cc: Donna Pilgrim-Peragallo

COLLEGE HOSPITALS' BEST PRACTICES ON PSYCHIATRIC HOMELESS PATIENT DISCHARGE PLANNING

PURPOSE

It is the policy of College Hospital to manage the care of its psychiatric homeless patients with the same dignity and respect that all patients should expect to receive at College Hospital. College Hospital recognizes that finding post-discharge placement of psychiatric homeless patients can be more difficult than with non-homeless patients. Whereas a homeless patient's mental illness can respond well to treatment during hospitalization, the patient's mental illness can relapse after they are deemed appropriate for discharge by the treating physician. This is additionally complicated with psychiatric homeless patients who refuse to accept stable housing options offered to them and/or refuse to follow-up with post-hospitalization psychiatric care.

Balancing the availability of community resources with patient choice and continuity of care, and in an effort to create a better community healthcare team for the patient, College Hospital proposes the following Protocols for psychiatric homeless patient discharge planning:

PROCEDURE

1. Identifying Psychiatric Homeless Patients

- a. A "homeless patient" means any person who lacks a fixed and regular night-time residence, or who has a primary night-time residence that is a supervised publicly or privately operated shelter designed to provide temporary living accommodations, or who is residing in a public or private place not designed to provide temporary living accommodations or ordinarily used as a sleeping accommodation for human beings.
- b. A patient's self-declaration of homelessness shall not be the only means by which the patient is identified as being homeless. When identifying the psychiatric homeless patient, staff shall consult history in the patient's prior medical records at the facility, if any.
- c. Upon admission, all psychiatric homeless patients will be identified so that monitoring of care and services can be provided to these patients in order to assist with placement and post-hospitalization care.
- d. Staff will collect and document the belongings of the patient and return these belongings upon discharge. If the patient's belongings do not include adequate clothing and/or shoes, College Hospital will provide adequate clothing and/or shoes to the patient.

2. **Assessing Psychiatric Homeless Patients**

- a. Following admission, psychiatric homeless patients will undergo a detailed assessment. The purpose of the assessment is to obtain information about the patient's history and current status. Among other things, the assessment will provide College Hospital with information such as the patient's current medication(s), medical condition(s), psychological status, addiction and/or abuse history, likelihood of decompensation post-hospitalization and details regarding the patient's home and environment.
- b. Social services will also conduct a detailed assessment of the patient shortly after admission. This assessment will provide College Hospital with a global picture of the patient's history and current status. This assessment identifies, among other things, the patient's presenting problem, mental status and physical presentation, psychosocial stressors, risk factors, history of illness, medical condition(s), substance abuse history, family circumstances, living arrangements, level of support, legal issues and spiritual/cultural needs. The psychosocial assessment will also document the patient's expected discharge plan.
 - i. Additional needs to assess may include assistance with mobility (i.e., wheelchair, crutches), dual diagnosis (i.e., mental illness and substance abuse), referrals for Medi-Cal enrollment, Department of Mental Health (DMH) services, financial assistance (i.e., SSI, General Relief) or other supportive services.
 - ii. Psychiatric homeless patients with repeat admissions will be reviewed and discussed with the patient's attending physician. The purpose of this intensified review will be to determine whether or not a different treatment regimen should be considered for the patient.
- c. Social services will assess the patient's ability to maintain mental stability post-hospitalization. The following are factors to be considered: history of frequent admissions, incarceration, interactions with law enforcement, associations with family or friends, frequent housing transitions, inconsistent locations for sleeping or food, ability to maintain/access public benefits and ability to maintain a treatment regimen.
 - i. If at any time during the patient's hospitalization it is determined that there is a substantial likelihood that the patient will be unable to maintain mental stability post-hospitalization, the following additional assessment will be done:
 1. The patient will participate in the development of an individualized self-care plan which will include, among other things, how the patient will access food, clothing, shelter and post-hospitalization

appointments. This self-care plan will be reviewed by social services and the treatment team.

2. "Ideal" post-hospitalization placement and resources will be identified, evaluated and discussed with the patient with the goal of promoting long-term mental stability for the patient post-hospitalization. An "ideal" placement is a stable living environment in which the patient's mental status and medication management will be supervised and/or monitored post-hospitalization. Such placement options include, but are not limited to, a family member's home, a friend's home, recuperative care program, permanent supportive housing program, residential treatment center, board and care or residential care facility.

3. Discharge Planning

- a. The discharge planning goal is to prepare the patient for return to the community by connecting them with community resources, treatment, housing and/or other supportive services. The discharge planning goal will also take into consideration the patient's wishes and desires for placement.
- b. Discharge planning will be individualized, will begin with the admission and psychosocial assessments of the patient and will continue throughout the patient's hospitalization. Patients will be informed of their options and social services will assess important issues to the patient's discharge such as:
 - i. The extent to which the patient has the ability to follow the discharge plan in the location to which the patient would be discharged.
 - ii. Does the patient have any family members or friends that may be contacted to arrange for placement?
 - iii. Where has the patient previously lived (i.e., motel, shelter, board and care) and has the College Hospital Community Liaison team been contacted to assist with placement?
 - iv. What are the patient's placement desires upon discharge?
 - v. Will the patient be able to secure food, shelter and clothing at the desired discharge location?
 - vi. Does the patient have any funds which may be utilized for placement?
 - vii. Where will the patient receive post-hospitalization care and how can College Hospital during the hospitalization encourage the patient to utilize these outpatient services?
 - viii. What level of care as an outpatient will the patient need to maintain an inpatient level of functioning?
 - ix. During hospitalization, how can College Hospital better connect the patient to their outpatient resources?
 - x. Which outpatient service providers can College Hospital arrange to come to the facility to visit/consult with the patient during their hospitalization to better transition the patient to the community and to outpatient care?

The discharge plan will continuously be updated during the patient's hospitalization.

- c. With the goal of forming a community health team for the patient, post-hospitalization appointments with county mental health clinics and/or other behavioral healthcare providers will be arranged for the patient and appropriate medical records will be forwarded to these providers to ensure continuity of care upon discharge. Patients will also be given information about mobile medical/mental health clinics within the community for post-hospitalization utilization of free care and wrap-around services. For patients with any other social services needs upon discharge, College Hospital will provide assistance with referrals to service providers and government agencies for needs that are identified in the assessments of the patient.
- d. If the patient's discharge orders include medical equipment and/or prescription(s), social services will assist the patient in obtaining the needed item(s) prior to discharge.
- e. The patient's discharge instructions will be signed by the patient (or a patient representative) after the patient has consented to the discharge plan; or if the patient refuses to sign, a witness will document that the discharge instructions were provided to the patient and that signature was refused.

4. The Psychiatric Homeless Patient's Cognitive Status

- a. Although the patient's physician is primarily responsible for determining clinical stability for discharge, throughout the patient's hospitalization, physicians, nurses and social workers will assess and document the mental status of the patient in order to help the patient's physician determine the patient's cognitive awareness and whether or not the patient is appropriate for discharge. For the purpose of these Protocols, the term "cognitive" means the patient's ability to know, be aware of and/or understand the environment around them.
- b. The assessment of a patient's cognitive status shall take into consideration the patient's individual circumstances (i.e., the patient's living arrangements and available support system post-hospitalization) and the details of the discharge plan that is to be implemented for the patient. The assessment will include the patient's orientation to person, place, circumstance and time, ability to provide self-care and the ability to obtain follow-up medical/mental health care, food and shelter.
- c. If there is any concern about the patient's cognitive ability to follow a proposed discharge plan, the patient's physician will consider whether the discharge should be delayed, under the applicable medical standard of care, until the concern is addressed and appropriately resolved.

5. Referral to Homeless Shelters

- a. Social Services will honor the right of the patient to request shelter placement but will assist, to the best of their ability, to identify and encourage alternative placement options including, but not limited to, the patient's "ideal" placement.
- b. Social services periodically will update its roster of non-shelter resources, organization and service providers. These non-shelter options will be discussed in detail with the patient and the patient will be encouraged to accept alternative placement to a shelter, if any exist.
- c. Social services will take into consideration the patient's last geographic residence and the patient's preferred geographic residence, and efforts will be made to secure placement within close proximity to such area(s), where the patient resides and/or where the patient accesses resources, to the extent not inconsistent with the restrictions discussed below in Section 6.
- d. If a shelter placement is selected by the patient, social services will assure that the patient meets the shelter's criteria for acceptance (i.e., gender limitations) and is appropriate to those criteria (i.e., patient expresses willingness to abide by prohibitions on substance abuse) and is able to follow instructions such as complying with line-up times. Social services will comply with all applicable shelter admission protocols.
 - i. Social services will document the patient's agreement to shelter placement and the shelter's acknowledgement and confirmation that it can provide placement to the patient.

6. Patient Safety Zone

- a. Although many services available to the homeless are concentrated in the Patient Safety Zone (particularly the "Skid Row" area), College Hospital has agreed with the Los Angeles City Attorney, in a Judgment Pursuant to Stipulation, entered on April 16, 2009 (the "Judgment"), to not discharge homeless psychiatric patients into the Patient Safety Zone, through at least April 15, 2013, unless one of the following exceptions applies:
 - i. the patient has a fixed personal residence (i.e., not a shelter) that is within the Patient Safety Zone; or
 - ii. the patient is being discharged to the care of a family member with a fixed residence within the Patient Safety Zone; or
 - iii. the patient is being transported for the purpose of transfer to another hospital or health care facility within the Patient Safety Zone as permitted by federal or state law governing patient transfers; or

- iv. the patient is discharged and transported to a location within the Patient Safety Zone that is a new fixed residence for the patient.
- b. The Patient Safety Zone consists of the geographic area encompassed by the Central and Newton Divisions of the Los Angeles Police Departments, and is generally bounded by the Pasadena freeway and the Los Angeles River to the North; by the Harbor freeway to the West; by the Los Angeles River to the East; and by Florence Avenue to the South. A map of the Patient Safety Zone is attached hereto and incorporated herein.
- c. Prior to any discharge to the Patient Safety Zone, the Chief Executive Officer (or acting Administrator) and the Corporate Risk Management Department must be consulted and must review and approve the discharge plans of all psychiatric homeless patients being transported to that area.

7. Community Resources

- a. College Hospital will continue to maintain relationships with community service providers to assure accurate information and criteria for community services and to maximize resource availability for College Hospital patients. Such efforts will include establishing a “Homeless Resources Committee” at College Hospital.
- b. In an effort to facilitate and encourage continuity of care, College Hospital will attempt to enter into Operational Agreements with homeless community resources and organizations. The purpose of the Operational Agreements will be to: (1) work together to provide the maximum available assistance for psychiatric homeless patients; (2) network and exchange services, resources and expertise regarding psychiatric homeless patients; (3) provide cross-training and consultation in an effort to improve the delivery of services; and (4) ensure communication regarding the care of psychiatric homeless patients.

8. Accountability and Training

- a. The Chief Executive Officer (or acting Administrator) and the Corporate Risk Management Department at College Hospital will be accountable for assuring ongoing compliance with these Protocols.
- b. College Hospital will establish periodic training reasonably designed to ensure that physicians, clinical staff, social services, discharge planning personnel and any other hospital staff who are most likely to be involved in discharge planning receive training regarding the procedures required by these Protocols.

- 1 Seclusion / observation room
 - 2 Areas for provider/patient services
 - 3 Exam room
 - 4 Sleeper chairs
 - 5 TV viewing area
 - 6 Nurses station
 - 7 Restrooms
 - 8 Shower
 - 9 Patient property storage
 - 10 Area for clinical documentation
 - 11 Waiting area for families
 - 12 Public toilets
 - 13 Triage areas
 - 14 Medication room
 - 15 Clean Utility/Linen/Supply room
 - 16 Soiled Utility/Linen Room
 - 17 Janitor's Closet
- LEGEND**
- *All doors usable for entry/egress







CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

August 9, 2018

Jason Poulsen
Mesa Verde Partners
3315 Fairview Road
Costa Mesa, CA 92626

RE: **PLANNED SIGNING PROGRAM AMENDMENT ZA-97-23 A (ZA-18-38)
2701 HARBOR BOULEVARD, 1545, 1555 & 1565 ADAMS AVENUE
COSTA MESA**

Dear Mr. Poulsen:

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 August 16, 2018, 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

cc: Engineering
Fire Protection Analyst
Building Safety Division

PROJECT DESCRIPTION

The project site is located along Harbor Boulevard, with frontages on both Harbor Boulevard and Adams Avenue. The project site, called "The Shops at Mesa Verde" (previously called "Mesa Verde Center"), includes the large multi-tenant buildings in the center of the site, as well as the three pad buildings along Adams Avenue. The project site does not include the property on the corner of Harbor Boulevard and Adams Avenue (currently occupied by Boston Market). The property is zoned PDC (Planned Development Commercial), and has a General Plan land use designation of General Commercial. The surrounding properties to the north (across Adams Avenue) and east (across Harbor Boulevard) are commercially zoned, with the exception of the site occupied by Fire Station No. 1 (which is zoned I&R, Institutional & Recreational). The property to the west, is zoned Planned Development Residential – Medium Density (PDR-MD) and contains residential uses. Additionally, the Azulon senior apartment project abuts this commercial center to the south.

The most recent Planned Signing Program ZA-97-23 was approved in 1997. There have also been previous Planned Signing Programs and amendments approved for the site, prior to the most current Program. The applicant is proposing an amendment to the previously approved Planned Signing Program ZA-97-23 to reflect remodeled/new structures along Adams Avenue (Pad 1 and Pad 2 buildings), the relocation of an existing freestanding sign (in front of the Pad 2 building), as well as other updates to the sign program.

ANALYSIS

Proposed Amendment to Planned Signing Program ZA-97-23

The proposed amendment to Planned Signing Program ZA-97-23 involves the following:

- Updating the document to reflect the new name of the center "The Shops at Mesa Verde"
- Updating signage requirements for the remodeled Pad 1 and new Pad 2 buildings
- Relocating the existing freestanding sign in front of the Pad 2 building (both the existing location and proposed location of the freestanding sign is located within 300 feet of another freestanding sign)
- Adding language to remove some ambiguity and other minor additions.

Pad 1 Building

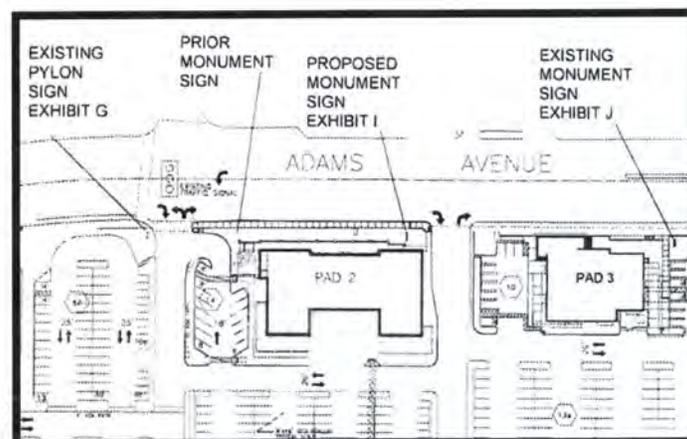
The amended sign program will provide signage requirements for the remolded Pad 1 building, which was previously occupied by Acapulco Restaurant. The new building wall signage for the Pad 1 building (Exhibit B-4) proposes Type 2 signage, which allows a maximum letter height of three feet with the length not to exceed 75% of leased lineal frontage. The maximum allowable building wall signage will not change from what was previously allowed in the sign program.

Pad 2 Building

The new building wall signage for the Pad 2 building (Exhibit B-5) is proposed to allow both Type 1 signage and Type 2 signage. Type 1 signage allows a maximum letter height of two feet with the length not to exceed 75% of leased lineal frontage for each of the four tenants. Overall, the maximum allowable building wall signage will decrease by approximately 31 sq. ft. in the new sign program.

Relocated Freestanding Sign (adjacent to Pad 2 Building)

In addition, the existing freestanding sign adjacent to the Pad 2 building is proposed to be relocated. The former location of the sign was within 300 feet of another freestanding sign on the same site; the proposed location of the new freestanding sign is also located within 300 feet of another freestanding sign. The new sign will be slightly larger than the previous sign; however, the maximum allowable building wall signage on the Pad 2 building will be decreased. The slightly larger freestanding sign will also allow multiple signs (for the new multi-tenant building) to be displayed, which previously served a single tenant (Souplantation). Four sign panels are proposed on the new freestanding sign, with each panel proposed at 1'-5" in height and 7'-2" in length. The image below depicts the existing and proposed location of the freestanding sign.



The 300-foot separation was included as a requirement in the Sign Code to minimize conflicts between freestanding signs on the same property as well as to avoid visual clutter. Although these two freestanding signs will be within 300 feet of one another, the relatively small size of both signs, as well as the lack of setback existing for the building on Pad 3 – obscuring visibility of the signs – will avoid conflicts between the signs as well as visual clutter and, therefore, meets the intent of the Sign Code.

Overall, the updates to the Planned Signing Program will result in a net zero change in the total allowable signage for the site, and provides updates and clarity to the existing Planned Signing Program.

General Plan Consistency

The proposed amendment, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the amendment to the Planned Signing Program should not adversely impact the surrounding uses and will not provide greater visibility than permitted by Code.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. The proposed Planned Signing Program presents a compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. The relocated and enlarged freestanding sign adjacent to the new Pad 2 building is compatible with the new multi-tenant Pad 2 building and will allow for the identification of the tenants of the building in a visually clear manner.
 2. The 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 circulations, will not be adversely affected by the proposed Planned Signing Program.
 3. The planned signing program complies with all performance standards as prescribed elsewhere in the Zoning Code.
 4. The proposed project is consistent with the General Commercial General Plan land use designation.
 5. The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development. The planned signing program was designed specifically for the project site, taking into consideration the site's building configuration and vehicular access.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(8) in that:
1. The proposed signing is consistent with the intent of the sign chapter and the General Plan. The proposed amendment to the sign program will create and maintain an aesthetically pleasing functional environment for the center as a whole and will also remove some ambiguity that currently exists in the sign program. Also, the proposed signage will create an environment where businesses can

succeed because it will allow tenant names to be displayed on the proposed sign, for the new multi-tenant building. Although the two freestanding signs on pads 2 and 3 will be within 300 feet of one another, the relatively small size of both signs, as well as the lack of setback existing for the building on Pad 3 – obscuring visibility of the signs – will avoid conflicts between the signs as well as visual clutter and, therefore, meets the intent of the Sign Code.

2. The proposed signs are consistent with each other in design and construction – taking into account sign style and shape, materials, letter style, colors and illumination.

3. The proposed signs are compatible with the buildings and developments they identify – taking into account materials, colors and design motif. The sign program requires compatible and complementary design with respect to the adjacent building facades.

4. Approval does not constitute a grant of special privilege or allow substantially great overall visibility than the standard ordinance provisions allow.

- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng 1. Approval of this amendment includes the following:
- Updating the document to reflect the new name of the center “The Shops at Mesa Verde”
 - Updating signage requirements for the new Pad 1 and Pad 2 buildings
 - Relocating the existing freestanding sign in front of the Pad 2 building (both the existing location and proposed location of the freestanding sign is located within 300 feet of another freestanding sign)
 - Adding language to remove some ambiguity and other minor additions.
2. All signage shall comply with the sign parameters contained within this Planned Singing Program PA-97-23A.

CODE REQUIREMENTS

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

- Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- 2. All noise-generating construction or demolition 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.
- 3. All freestanding signs placed in proximity to a driveway or intersection shall be placed outside of the appropriate visibility triangle.
- Bldg. 4. Construction or demolition of structures shall comply with the requirements of the following adopted codes: 2016 California Residential Code, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 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.
- 5. Structural calculations and framing details shall be stamped and signed by a licensed California Engineer.
- Bus. 6. All contractors and subcontractors must have valid business licenses to do
Lic. 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.

June 13, 2018

City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, CA 92626
(714) 754-5245

SUBJECT: DESCRIPTION OF JUSTIFICATION

Dear Ms. Willa Bouwens-Killeen:

The primary changes for which we seek approval fall under three main categories, which we will describe in brief detail in the following paragraphs.

PAD 1

The Pad 1 building is currently undergoing a very extensive renovation to convert the property from a restaurant building to a service-oriented retail building. The building signage that is visible from Adams Avenue on the newly renovated building will be in the same locations as the signage under the previous tenancies. We do not seek any new signage area on the Pad 1 building.

As part of the renovation, we intend to replace the current freestanding monument sign and install a new monument sign that better reflects the improved condition of the property. The monument sign will be in the same location as the prior sign. Additionally, the design and scale of the sign are fully consistent with the other signage in the center. However, the proposed sign is slightly larger than the prior sign. Of course, the dimensions and exact location are fully described within the proposed Planned Signing Program.

PAD 2

We are also nearing construction completion of the new Pad 2 building. The proposed building signage requirements will be substantially similar to those for the prior Souplantation building. In fact, as a result of the new building's configuration, the new building will actually have a reduction in maximum allowable signage area.

The most substantial change to the existing Planned Signing Program is our request to move the location of the Pad 2 monument sign. The prior Souplantation monument sign was less than 100 feet from the nearest monument sign. We would like to move the sign location further away from the freestanding pylon signage so as to provide better spacing between other adjacent freestanding signs. We have included an exhibit to this letter showing the new proposed location as well as the sign's prior location and the locations of other adjacent pylon and monument signs. We are not requesting an addition to the number of signs in the center. Rather, we are replacing an older sign with a new sign in a location with more appropriate spacing.

The monument sign will also be slightly larger than the prior Souplantation monument sign, but the reduction in the allowable building signage largely offsets the new signage area on the monument sign. We have attached an exhibit to this letter that shows the net changes to the sign area in the center.

ALL OTHER CHANGES

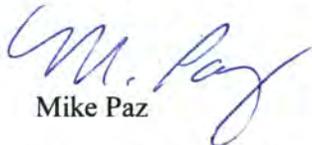
While amending the Planned Signing Program to accommodate signage changes at the Pad 1 and Pad 2 locations, we judged this to be a good opportunity to remove some ambiguity regarding signage requirements, locations and specifications of other signs throughout the center. We have updated sign

illumination requirements, Landlord's contact information and sign installer insurance requirements among other minor things.

Ultimately, we believe the requested changes will be critical to our efforts to maintain a high-quality center and we welcome the opportunity to discuss our requested changes.

Sincerely,

C.J. Segerstrom & Sons

A handwritten signature in blue ink, appearing to read "Mike Paz", is written over the printed name.

Mike Paz

cc: Jeffrey Reese, C.J. Segerstrom & Sons
Gary Hepburn, C.J. Segerstrom & Sons
Carmen Twork, C.J. Segerstrom & Sons
Jason Poulsen, C.J. Segerstrom & Sons

June 13, 2018

City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, CA 92626
(714) 754-5245

SUBJECT: MODIFICATIONS TO EXISTING APPROVED PLANNED SIGNING PROGRAM
 DATED JANUARY 2014

Dear Ms. Willa Bouwens-Killeen:

We seek to amend the existing Planned Signing Program for The Shops at Mesa Verde, located at the southwest corner of Harbor Boulevard and Adams Avenue. In addition to making alterations in the document to reflect the current name of the center, "The Shops at Mesa Verde", we are updating images, dimensions, and elevations of the existing signage as well as adding images, dimensions, and elevations of the new proposed signage for the Pad 1 and Pad 2 buildings.

The Pad 1 building is undergoing extensive renovations and the Pad 2 building is brand new construction to replace what was formerly an outdated Souplantation building. This construction is quickly nearing completion. As part of the changes to the Planned Signing Program, we intend to clarify the signage requirements for these two buildings as well as move the freestanding monument sign at the Pad 2 site. The new location for the Pad 2 monument sign will create better spacing between adjacent freestanding signs. Ultimately, we believe the new proposed signage at the Pad 1 and Pad 2 buildings will not result in any net new signage area relative to prior allowable signage area under the existing approved Planned Signing Program.

Regarding the signage on the existing buildings C, D, E, and F, we are adding language that removes some ambiguity regarding sign types, locations and specifications.

We believe the changes in the proposed Planned Signing Program will help to clarify the center's signage requirements and to ensure that future signage will continue to maintain the standards consistent with a high-quality retail center.

Sincerely,

C.J. Segerstrom & Sons

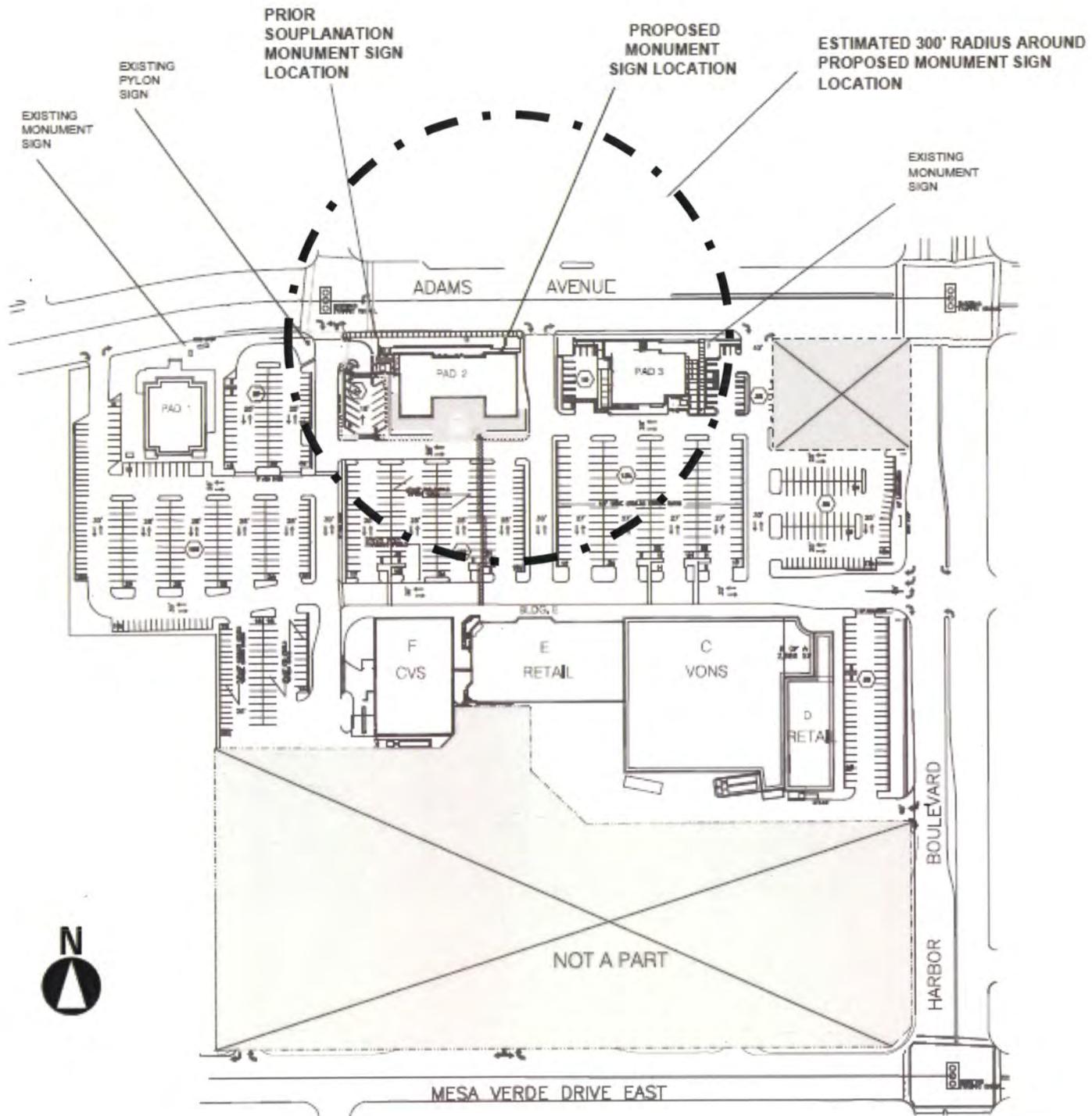


Mike Paz

cc: Jeffrey Reese, C.J. Segerstrom & Sons
 Gary Hepburn, C.J. Segerstrom & Sons
 Carmen Twork, C.J. Segerstrom & Sons
 Jason Poulsen, C.J. Segerstrom & Sons

THE SHOPS AT MESA VERDE
 CHANGES TO SIGN SUMMARY

Description	Freestanding	Building	Illuminated	(a)	(b)	(a) - (b)	Notes
				Approximate Maximum Sign Area (sq. ft.)	Estimated Allowable FORMER Sign Area	Net New Sign Area	
Pad 1 (Porcelain Salon / Former Acapulco)		X	X	210	210	0	North tower, north elevation: 3' height x 75% of leasable linear frontage (constrained by exhibit signage box area to 45') North tower, east elevation: 3' height x 75% of leasable linear frontage (constrained by exhibit signage box area to 25') North tower, west elevation: 3' height x 75% of leasable linear frontage (constrained by exhibit signage box area to 25') NOTE: west elevation total was deducted since both east and west elevations are not visible simultaneously
Pad 1 Monument Sign	X		X	28	20	8	One sign panel at 3.5' height x 8' length
Pad 2 (New Retail Building / Former Souplantation)		X	X	322	353	(31)	North elevation: 2' height x 75% of approx. 157' leasable linear frontage; East elevation: 2' height x 75% of approx. 86' leasable linear frontage (constrained by signage box area to 43')
Pad 2 Monument Sign	X		X	43	20	23	Four sign panels, each with 1.5' height x 7.16' width
TOTAL SIGNAGE AREA (SQARE FEET)				602	603	(0)	



THE SHOPS AT
MESA VERDE
 SWC OF HARBOR BLVD. & ADAMS AVE.
 COSTA MESA, CALIFORNIA



The Shops at Mesa Verde

2701 Harbor Boulevard
Costa Mesa, California

SIGN PROGRAM

A COMMERCIAL PROJECT BY:

M. V. PARTNERS

3315 FAIRVIEW ROAD
COSTA MESA, CA 92626
TEL (714) 546-0110

June 2018

THE SHOPS AT MESA VERDE

2701 Harbor Boulevard
Costa Mesa, California

A. PURPOSE AND INTENT

The following criteria has been established for the purpose of assuring a consistent sign design program for the mutual benefit of all occupants. Flexibility of design is encouraged and at the same time overall visual harmony is maintained. Conformity with this criteria will be enforced by the Landlord and the City of Costa Mesa. Any sign non-conforming or unapproved will be brought into conformity at the expense of the Tenant.

B. GENERAL CRITERIA

1. No person shall erect, re-erect, construct, enlarge, alter, repair, move, improve, convert, or equip any sign or sign structure, or paint a new wall sign, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this planned sign program at The Shops at Mesa Verde.
2. Conformance will be strictly enforced by the Landlord's Design Committee and by the City. Upon the demand by the Landlord any installed non-conforming or unapproved sign must be removed or brought into conformance at the expense of the persons responsible for the installation of the non-conforming signs.
3. Each Tenant shall pay all cost for its building signage including manufacture, installation, maintenance, and City permits.
4. Each Tenant shall be fully responsible for and repair to Landlord's satisfaction any damage to any surface caused by the signage or its installation.

5. Landlord reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenant's signage with discrepancies and/or code violations will be corrected by Tenant at Tenant's expense. Any code violations, requests for sign removal, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.
6. Prior to entry onto Landlord's property, Tenant's sign contractor shall provide the following certificates and endorsements: General Liability Insurance, including Premises/Operations, Products/Completed Operations, Blanket Contractual, Personal Injury, Owned and Non-owned Automobile Liability, with limits of not less than \$1,000,000 Combined Single Limit for Bodily Injury and/or Property Damage, Workers' Compensation Insurance with a waiver of subrogation endorsement in favor of the Landlord. Landlord is to be named an additional insured on the Liability policy and an Additional Insured Endorsement must accompany the certificate. Contractor shall require its' subcontractors, if applicable, to name Landlord as an additional insured.
7. Upon vacancy, Tenant shall remove all signage and Landlord shall repair all associated surfaces (fascias, buildings, and panels) to Landlord's satisfaction at Tenant's sole cost and expense within fifteen (15) days of expiration of term or upon earlier termination of Tenant's lease.
8. All work must be coordinated 10 business days in advance with Landlord's construction coordinator at (714) 546-0110.
9. Tenants that occupy monument signs or the pylon sign shall use the Landlord's specified vendor(s) and be responsible for the prorata share of the cost for its manufacture, installation, maintenance and City permits. Each Tenant will be responsible for their own panel(s) including any damage and/or maintenance, etc.

C. SUBMITTALS/APPROVALS

1. Each Tenant shall submit or cause to be submitted to Landlord's Design Committee for approval before fabrication at least three (3) copies of detailed drawings and elevations covering the location, size, layout, design, color, and materials of the proposed signage elevation, including all signing and/or graphics. Forward drawings to:

Architectural Department
C. J. Segerstrom & Sons
3315 Fairview Road
Costa Mesa, CA 92626

2. Tenant shall be responsible for the fulfillment of all requirements and specifications of this document and any appropriate City codes.
3. After the Landlord's Design Committee has approved the sign drawing, Tenant shall submit the plans to the City of Costa Mesa Planning Department for approval. The Planning Department will either approve or disapprove the sign application within 14 calendar days after filing. If any changes are made in the sign plans, they must be resubmitted to the Landlord's Design Committee for review and approval prior to fabrication and installation.
4. All permits and fees for signs and their installation shall be obtained and paid for by the Tenant or by its representative. Fees are established by resolution of the City Council.
5. Proven established logos will be reviewed on an individual basis and will be permitted per Landlord's written consent and City approvals. The area of logos shall be counted as part of the signage square footage. Logos will be reviewed on the basis of content, color, proportion and placement.
6. In the event of any conflict with any other document or in the event of a dispute between Tenant and Landlord in the interpretation of this Sign Program, Landlord will make the final determination at its sole discretion.

D. SIGN DESIGN

1. Tenants of Retail Buildings C, D, E, F and all Pad buildings are required to have their own internally illuminated sign on their fascia, unless otherwise specified in this Sign Program by Landlord and City of Costa Mesa. Location of all signs must be as directed by Landlord and as approved by the City of Costa Mesa.
2. Signs shall be designed in a manner that is not only imaginative but also of high graphic quality. In addition, signs should be compatible with and complementary to adjacent facades.
3. Logo and letter heights, where specified, shall be determined by measuring the normal capital letter of font type exclusive of swashes, ascenders, and descenders.
4. Notwithstanding the maximum square footage specified for copy area, signs (and topography) in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole at Landlord's sole discretion. Signs shall be centered horizontally and vertically over each Tenant space unless otherwise directed by Landlord and approved by the City of Costa Mesa.
5. Landlord reserves the right to make special considerations within reason to deviate from this Sign Program and as approved by the City of Costa Mesa, including restricting sign letter heights.

E. SIGN TYPES

1. Type 1 – Business Identification Signs
(Exhibits “B-1”, “B-2”, “B-3”, “B-4”, “B-5” and “B-6”)

Each Tenant shall install one set of internally illuminated, individual channel letters on the fascia as directed by Landlord. Returns to be 5” deep or as directed and approved by Landlord.

Landlord reserves the right to reject a Tenant's color selection in the event that Tenant's color selection is not compatible with any adjacent Tenant's sign color. Where

Tenant is part of a national or regional chain (4 or more stores) whose graphics are part of a registered trademark, in which case, said Tenant would be allowed a letter color in accordance with their corporate specifications. Also, in registered trademark cases, said Tenant will be allowed the letter style(s) in accordance with their corporate specifications. Landlord will review signs with the intention of varying the sign colors of adjacent Tenant signs so that adjacent signs are not the same color. Maximum vertical sign height for sign Type 1 is 24" for caps. Sign shall not exceed 75% of the leased linear frontage.

2. Type 2 – Business Identification Signs
(Exhibits “B-1”, “B-2”, “B-3”, “B-4”, “B-5” and “B-6”)

Each Tenant shall install one (1) set individual internally illuminated channel letters. All shall conform to sign Type 1 with the exception of an allowable maximum letter height of 3' and length shall not exceed 75% of leased lineal frontage.

3. Type 3 – Business Identification - Anchor Tenant in Building C
(Exhibit “C”)

Anchor Tenant in excess of 20,000 square feet or more of leased space shall use individual internally illuminated channel letters. All shall conform to sign Type 1 with the exception of an allowable maximum letter height of 5' and 2'-6" secondary signs and length shall not exceed 70% of leased lineal frontage. See Exhibit “A” for location.

4. Type 4 – Business Identification – Anchor Tenant in Building F
(Exhibit “D”)

Anchor Tenant in excess of 15,000 square feet or more of leased space shall use individual internally illuminated channel letters. All shall conform to sign Type 1 with the exception of an allowable maximum letter height of 5'-0" and 2'-6" secondary signs and length shall not exceed 70% of leased lineal frontage. See Exhibit “A” for location.

5. Type 5 – Business Identification Sub-Tenant of Building C (Limited to Landlord Approval) (Exhibit “E”)

Limited to Landlord approval, each Tenant shall install one (1) set individual internally illuminated channel letters. All shall conform to sign Type 1.

6. Typical Storefront Vinyl Lettering (Optional) (Exhibit “F-1”)

Each Tenant shall be permitted to place upon or adjacent to their entrance no more than 144 square inches of white vinyl lettering, as directed and approved by Landlord. Application shall not exceed 2” (two inches) in height, indicating hours of business, emergency telephone numbers, etc.

7. Entry Door and Service Door Signage (rear or secondary access) (Exhibit “F-1”)

Tenant shall install service door signage. The purpose of this signage is to identify service doors for delivery and emergency purposes only with 4-inch high letter with ½ inch spacing between lines. All lettering and numbers shall be adhesive vinyl. Typical colors shall be white on dark doors, black on light doors.

8. Typical Storefront Vinyl Lettering, Trade Name and/or Logo (Optional) – Pad Buildings (Exhibit “F-2”)

Each Tenant shall be permitted to place upon their primary entrance door a graphic or sign, which shall be approved by Landlord.

9. Pylon Sign 25’-0’ Tall Freestanding Sign (Exhibit “G”)

Two (2) double faced internally illuminated 25’-0” tall freestanding pylon signs identifying Tenants in accordance with Exhibit “G” may be installed at locations shown on Site Plan Exhibit “A”. Landlord will determine which Tenant/Tenants will have signage on the pylon signs. Five

(5) panels will be allowed on each side of each of the pylon signs, each panel not exceeding 2'-3" in height.

10. Monument Sign – Pad 1
(Exhibit “H”)

Double faced internally or externally illuminated monument signs in general accordance with Exhibit “H” will be located as shown on the Site Plan Exhibit “A”. Landlord will determine which Tenant/Tenants will have signage on the monument sign.

11. Monument Sign – Pad 2
(Exhibit “I”)

Double faced internally or externally illuminated monument signs in general accordance with Exhibit “I” will be located as shown on the Site Plan Exhibit “A”. Landlord will determine which Tenant/Tenants will have signage on the monument sign.

12. Monument Sign – Pad 3
(Exhibit “J”)

Double faced internally or externally illuminated monument signs in general accordance with Exhibit “J” will be located as shown on the Site Plan Exhibit “A”. Landlord will determine which Tenant/Tenants will have signage on the monument sign.

13. “Harbor” Monument Sign
(Exhibit “K”)

Double faced internally or externally illuminated monument signs in general accordance with Exhibit “K” will be located as shown on the Site Plan Exhibit “A”. Landlord will determine which Tenant/Tenants will have signage on the monument sign.

14. Center Wall Sign
(Exhibit “L”)

Internally illuminated wall signs for identifying “THE SHOPS AT MESA VERDE” will be placed in the location

described as “sign area” in accordance with Exhibit “L”. Signs will be fabricated of aluminum channel letters. Letters and logos to be interior illuminated with LED. Letters and logos can be fabricated with clear lexan backs and be pegged off of the building fascia (1”) one inch to create a halo lighting effect around the letters and logos.

Quantity: One at 75 square feet
One at 22.5 square feet
One at 32.5 square feet

15. Banner Signs

Banner signs will be allowed on the exterior building façade only as and when approved by Landlord.

F. SIGN CONSTRUCTION

1. All signs and their installation shall comply with all applicable City building and electrical codes, and bear U.L. label. Label to be placed on top of the letter out of public view.
2. Tenant’s sign contractor shall completely install and connect sign display and primary wiring at sign location per Landlord’s approval.
3. All penetrations of exterior fascia to be sealed watertight, and finish to match adjacent material, subject to Landlord’s approval.
4. All signs shall be maintained in good condition, be legible, adequately repaired, and painted by the Tenant thereof at all times. All repairs shall be made to “like new” condition.
5. All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.
6. All exterior signs shall be mounted 1” from the building for proper drainage.
7. Internal illumination to be LED installation labeled in accordance with the “National Board of Fire Underwriters

Specifications”. Light color shall not exceed 3,500 Kelvin. No other labels or identification will be permitted on the exposed surfaces of the sign except those required by local ordinances.

8. All exposed letter sheet metal returns shall be of 24 gauge, painted with “automotive” or powder coated finish.
9. No exposed labels.
10. All shut off switches to be mounted out of the public sight line.
11. Signs shall be constructed to prohibit light leaks. Signs shall be constructed with baffled weep holes.
12. Signs shall be constructed without trim caps.

G. EXISTING GRANDFATHER SIGNS

1. 1545 Adams Avenue, Costa Mesa, California

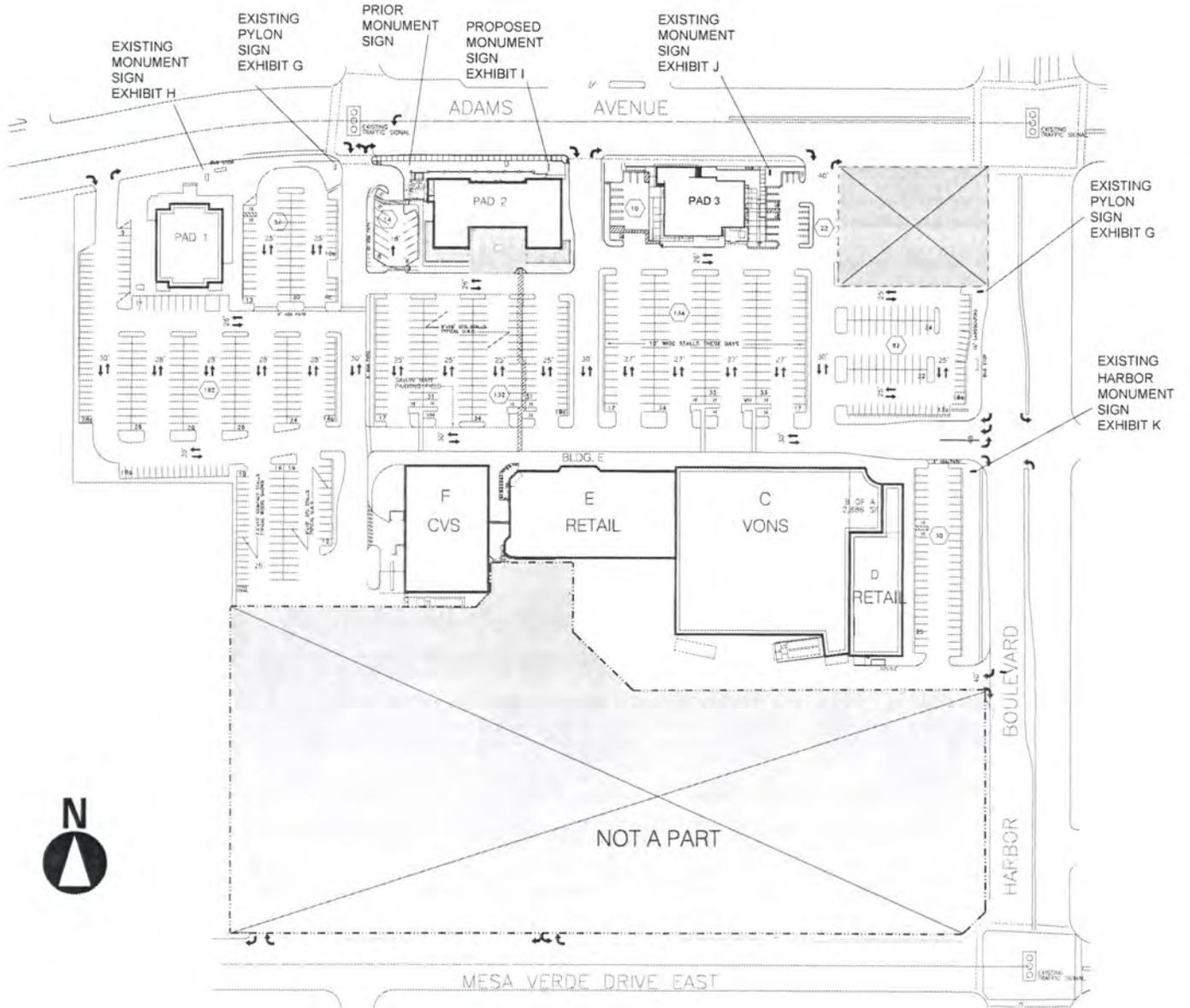
H. PROHIBITED SIGNS

The following signs shall not be permitted at The Shops at Mesa Verde, Costa Mesa, California.

1. Signs which incorporate any flashing, moving, or intermitted lighting.
2. Signs which by color, wording, design, location, or illumination resemble or conflict with any traffic control device which would hinder safe and efficient flow of traffic.
3. Signs that create a safety hazard by obstructing clear view of pedestrian and vehicular traffic.
4. National or State flags displayed in an inappropriate manner shall not be permitted.
5. Signs projecting into the public right-of-way.

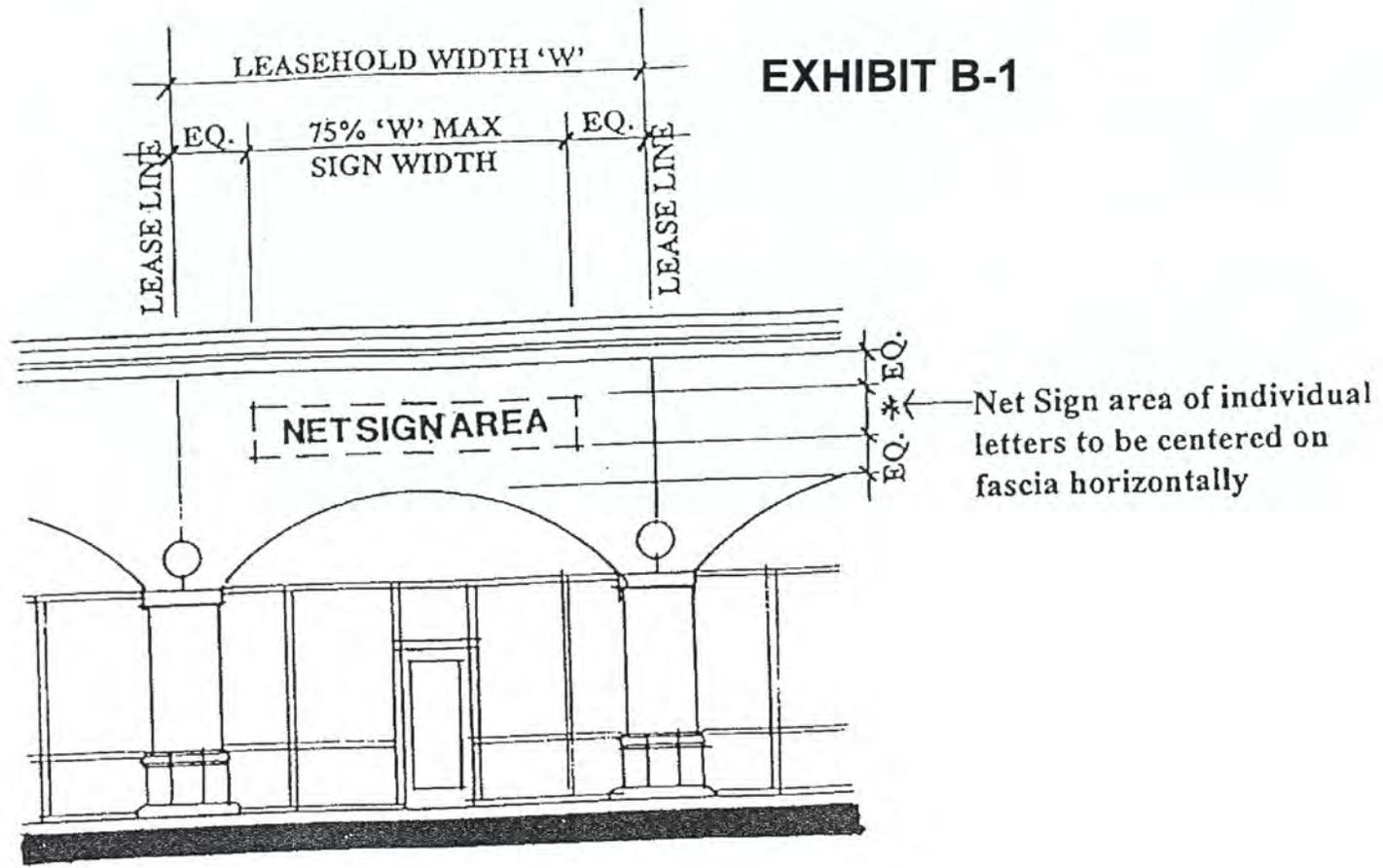
6. Signs that would adversely affect conforming residential development or conforming tenant signing.
7. Portable signs, except for those approved by Landlord.
8. Mechanical movement.
9. Audible signs.
10. Signs which project above a parapet of the highest point of the roof.
11. Inflatable signs.
12. Signs which are not professionally designed and manufactured.
13. Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity within this center are prohibited.
14. Any signs prohibited by the City of Costa Mesa Sign Ordinance.

EXHIBIT A

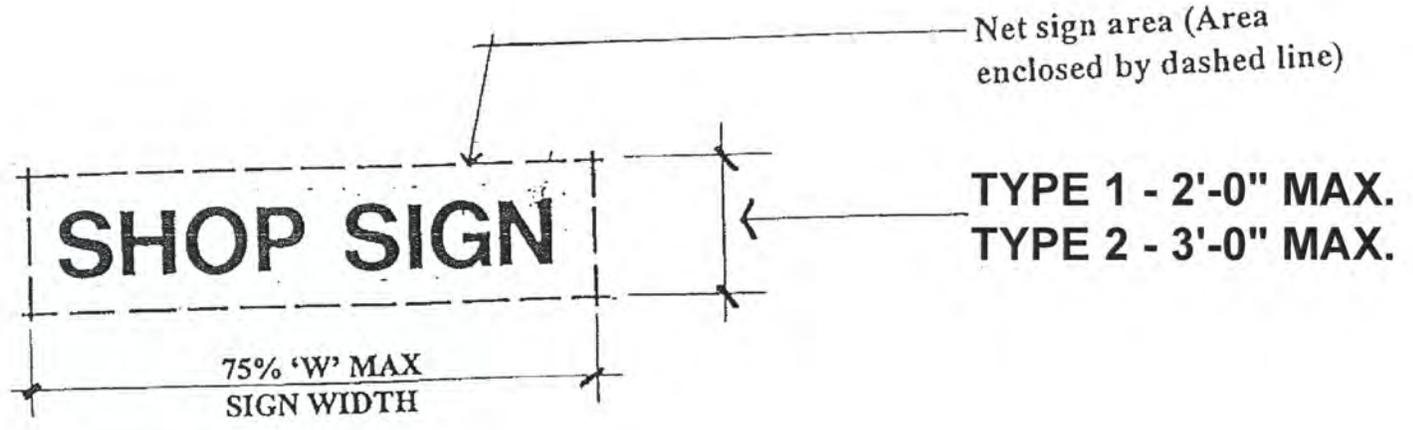


THE SHOPS AT
MESA VERDE
SWC OF HARBOR BLVD. & ADAMS AVE.
COSTA MESA, CALIFORNIA

EXHIBIT B-1



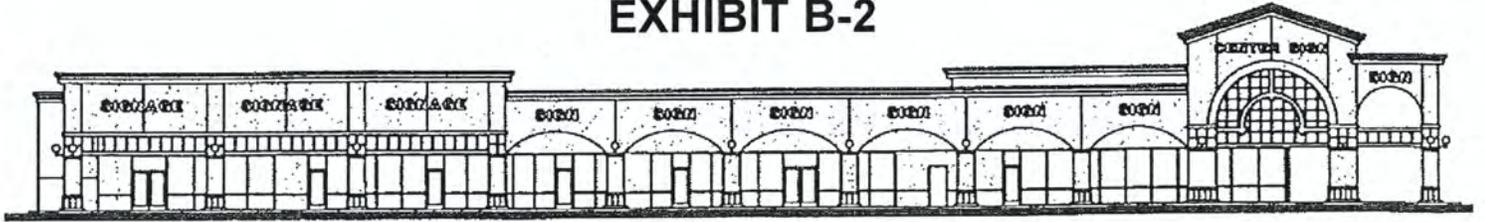
ELEVATION



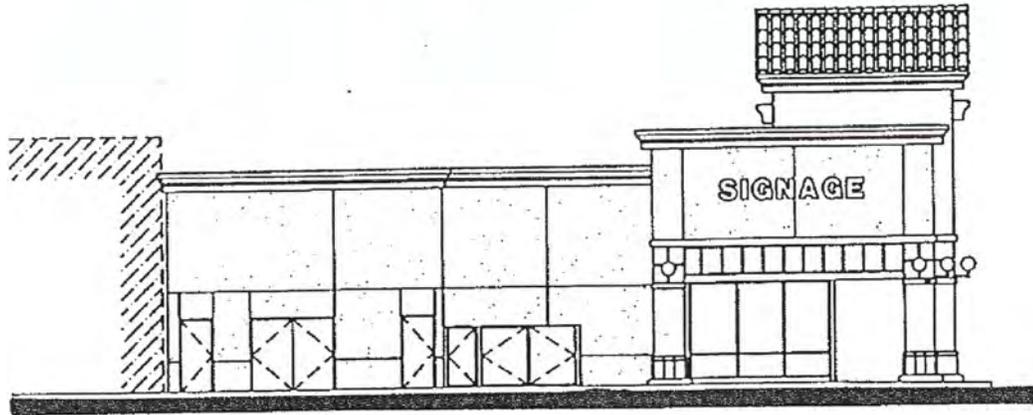
THE SHOPS AT
MESA VERDE
SWC OF HARBOR BLVD. & ADAMS AVE.
COSTA MESA, CALIFORNIA

TYPE 1 & TYPE 2

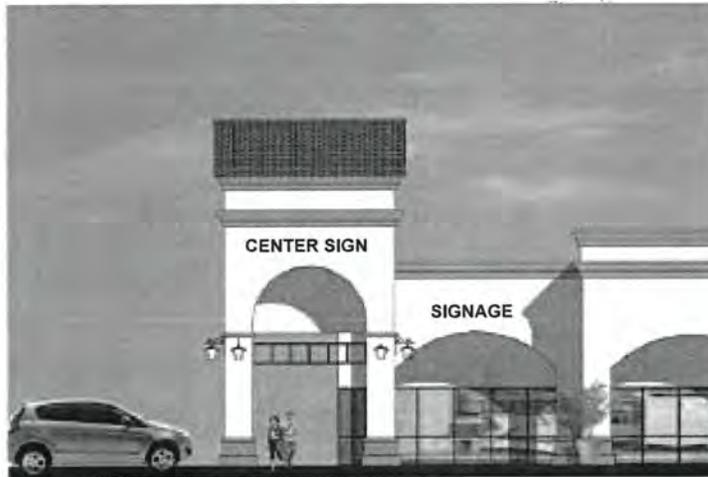
EXHIBIT B-2



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

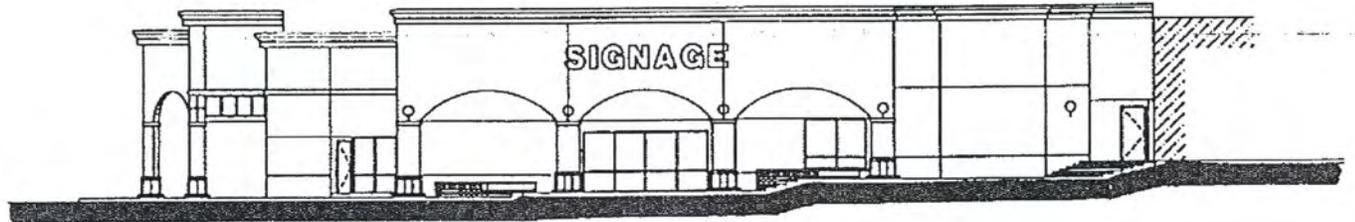
THE SHOPS AT
MESA VERDE
SWC OF HARBOR BLVD. & ADAMS AVE.
COSTA MESA, CALIFORNIA

**TYPE 1
BUILDING D**

EXHIBIT B-3



NORTH ELEVATION



WEST ELEVATION

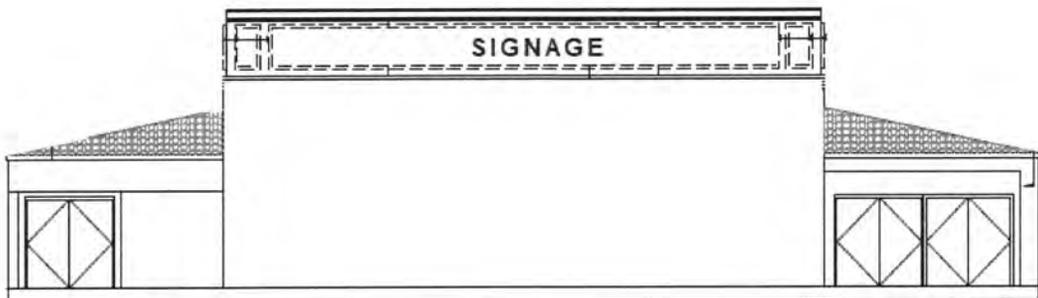
THE SHOPS AT
MESA VERDE
SWC OF HARBOR BLVD. & ADAMS AVE.
COSTA MESA, CALIFORNIA

**TYPE 2
BUILDING E**

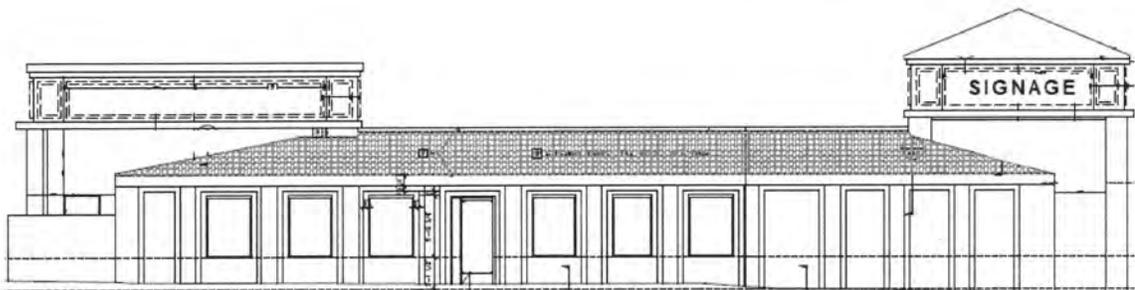
EXHIBIT B-4



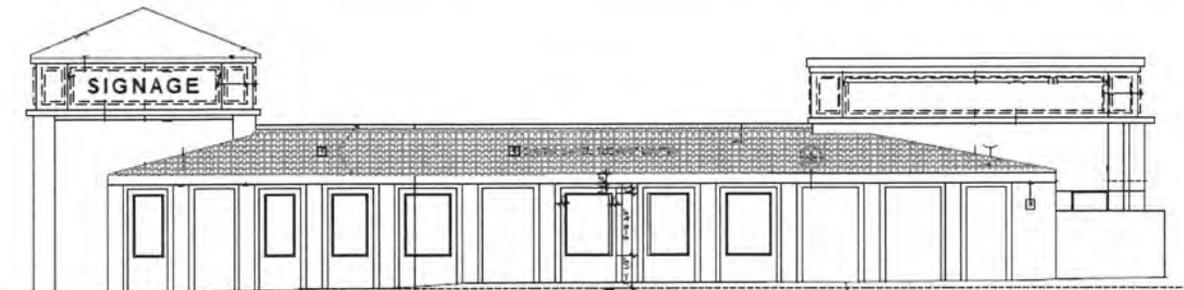
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

THE SHOPS AT
MESA VERDE
SWC OF HARBOR BLVD. & ADAMS AVE.
COSTA MESA, CALIFORNIA

**TYPE 2
PAD 1**

EXHIBIT B-5



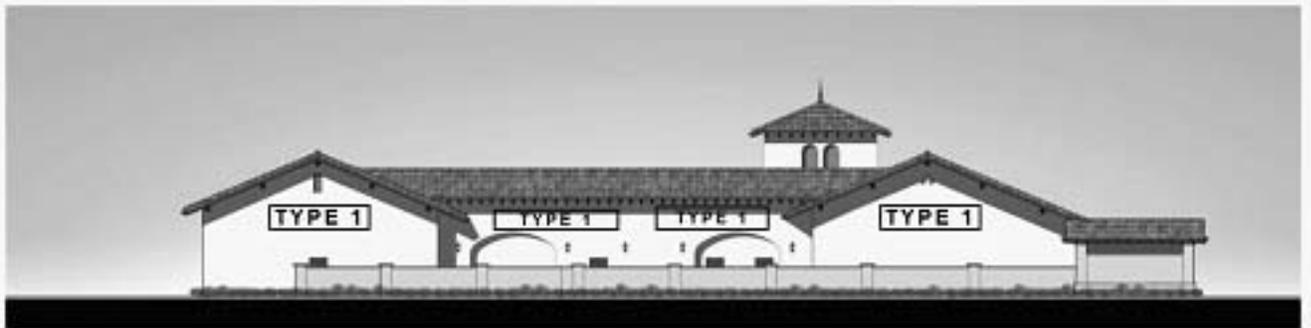
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

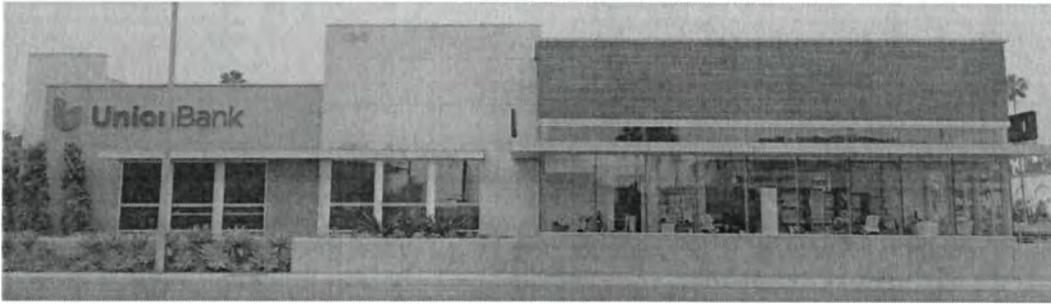


NORTH ELEVATION

THE SHOPS AT
MESA VERDE
SWC OF HARBOR BLVD. & ADAMS AVE.
COSTA MESA, CALIFORNIA

**TYPE 1 & 2
PAD 2**

EXHIBIT B-6



**NORTH
ELEVATION**



**SOUTH
ELEVATION**



EAST ELEVATION



WEST ELEVATION

THE SHOPS AT
MESA VERDE
SWC OF HARBOR BLVD. & ADAMS AVE.
COSTA MESA, CALIFORNIA

**TYPE 1
PAD 3**

EXHIBIT C



NORTH ELEVATION

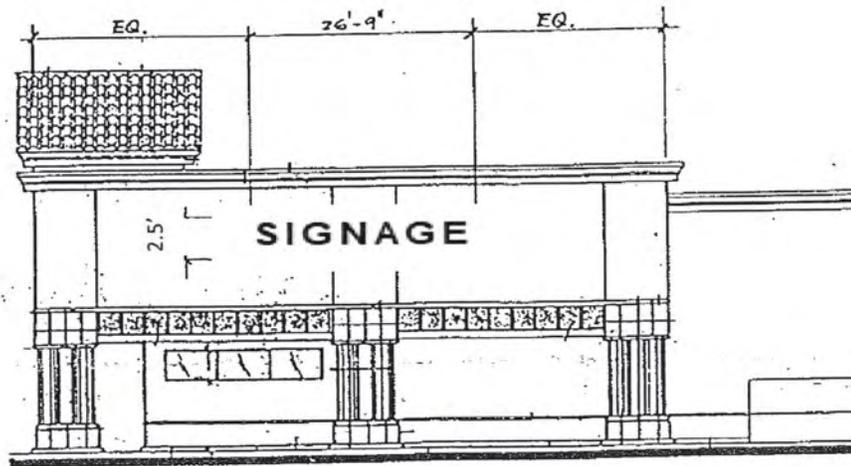
THE SHOPS AT
MESA VERDE
SWC OF HARBOR BLVD. & ADAMS AVE.
COSTA MESA, CALIFORNIA

**TYPE 3
BUILDING C**

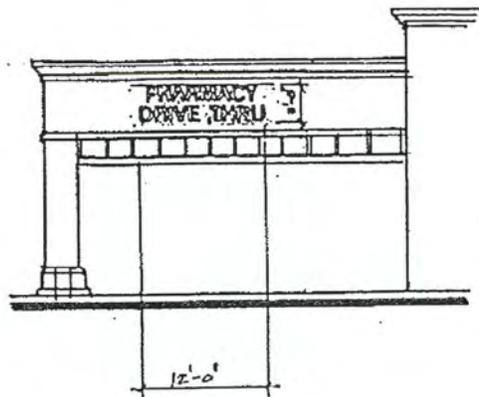
EXHIBIT D



NORTH ELEVATION



WEST ELEVATION

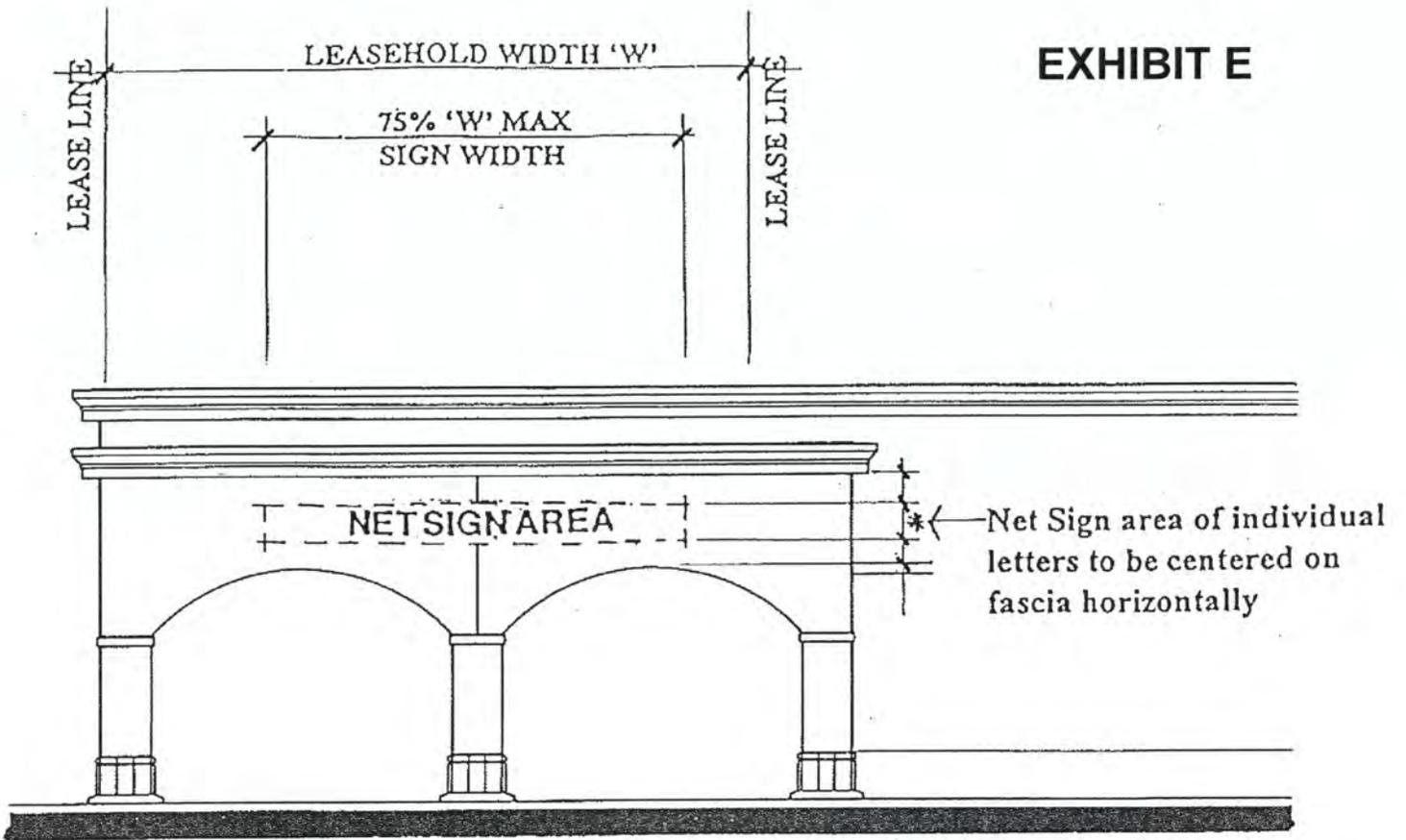


SOUTH ELEVATION
AT DRIVE-THRU

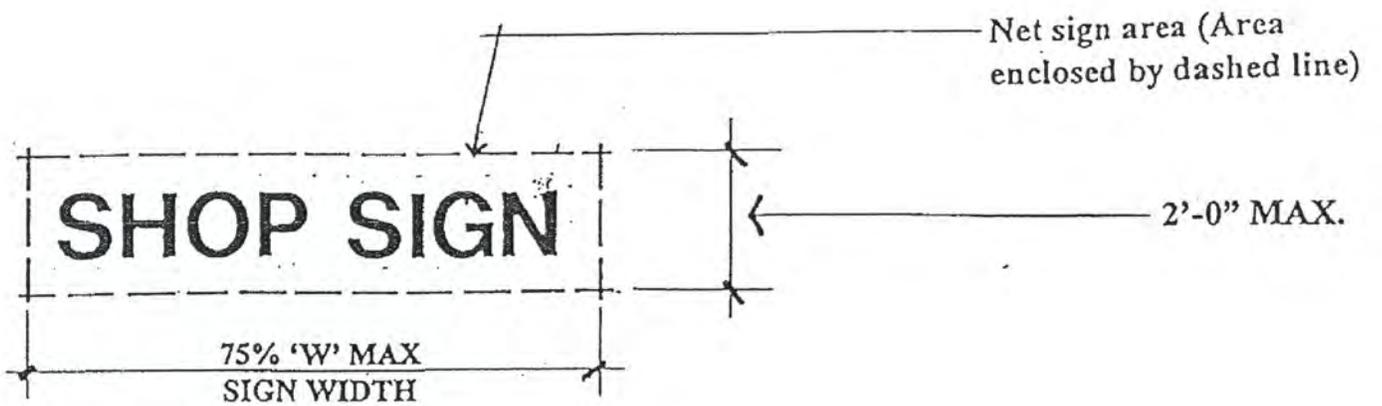
THE SHOPS AT
MESA VERDE
SWC OF HARBOR BLVD. & ADAMS AVE.
COSTA MESA, CALIFORNIA

**TYPE 4
BUILDING F**

EXHIBIT E



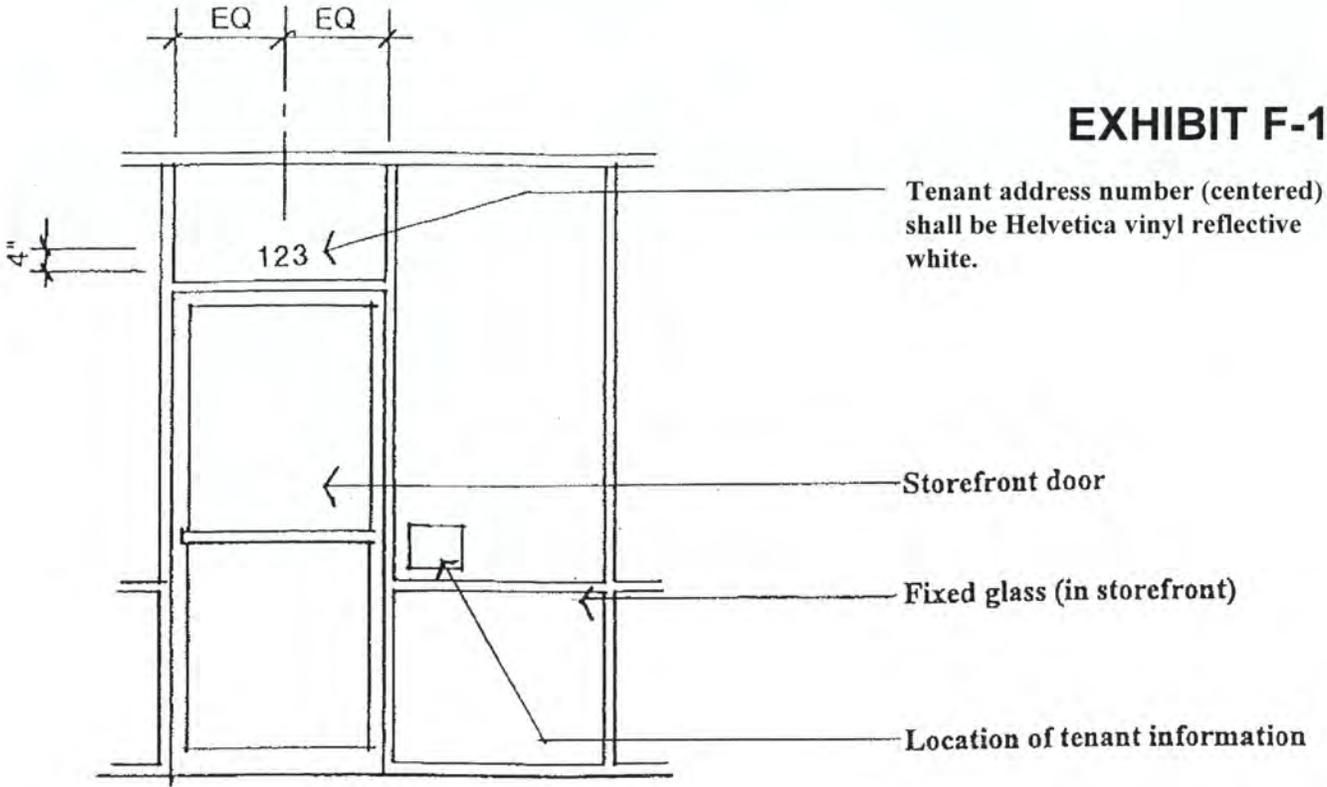
ELEVATION



THE SHOPS AT
MESA VERDE
SWC OF HARBOR BLVD. & ADAMS AVE.
COSTA MESA, CALIFORNIA

TYPE 5

EXHIBIT F-1



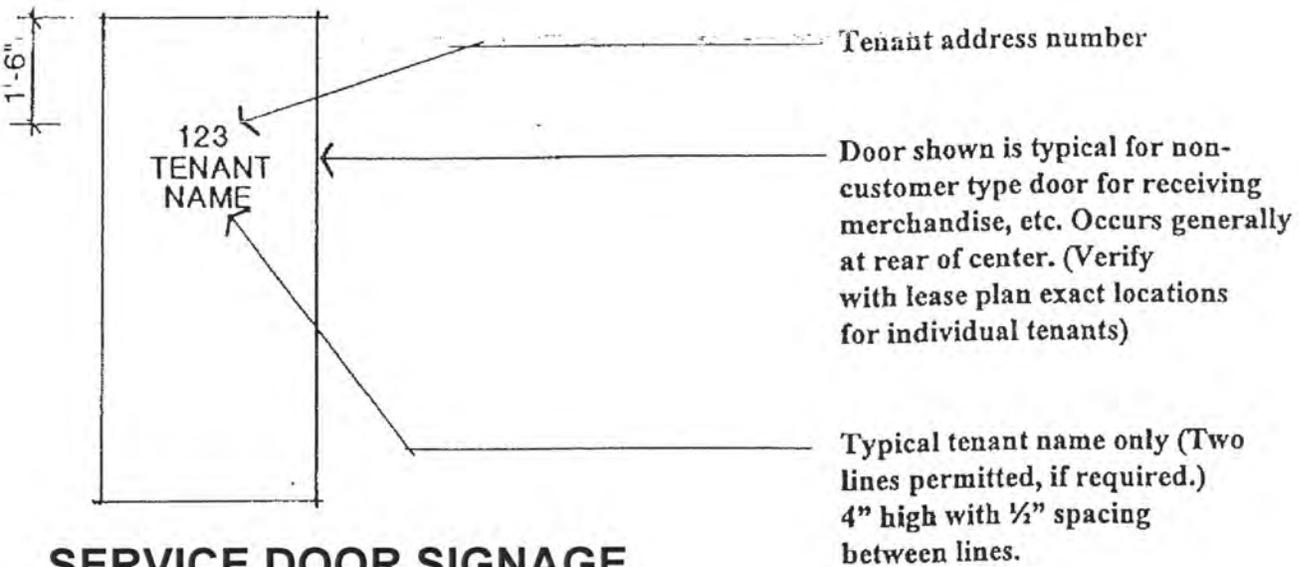
Tenant address number (centered) shall be Helvetica vinyl reflective white.

Storefront door

Fixed glass (in storefront)

Location of tenant information

ENTRY DOOR SIGNAGE



Tenant address number

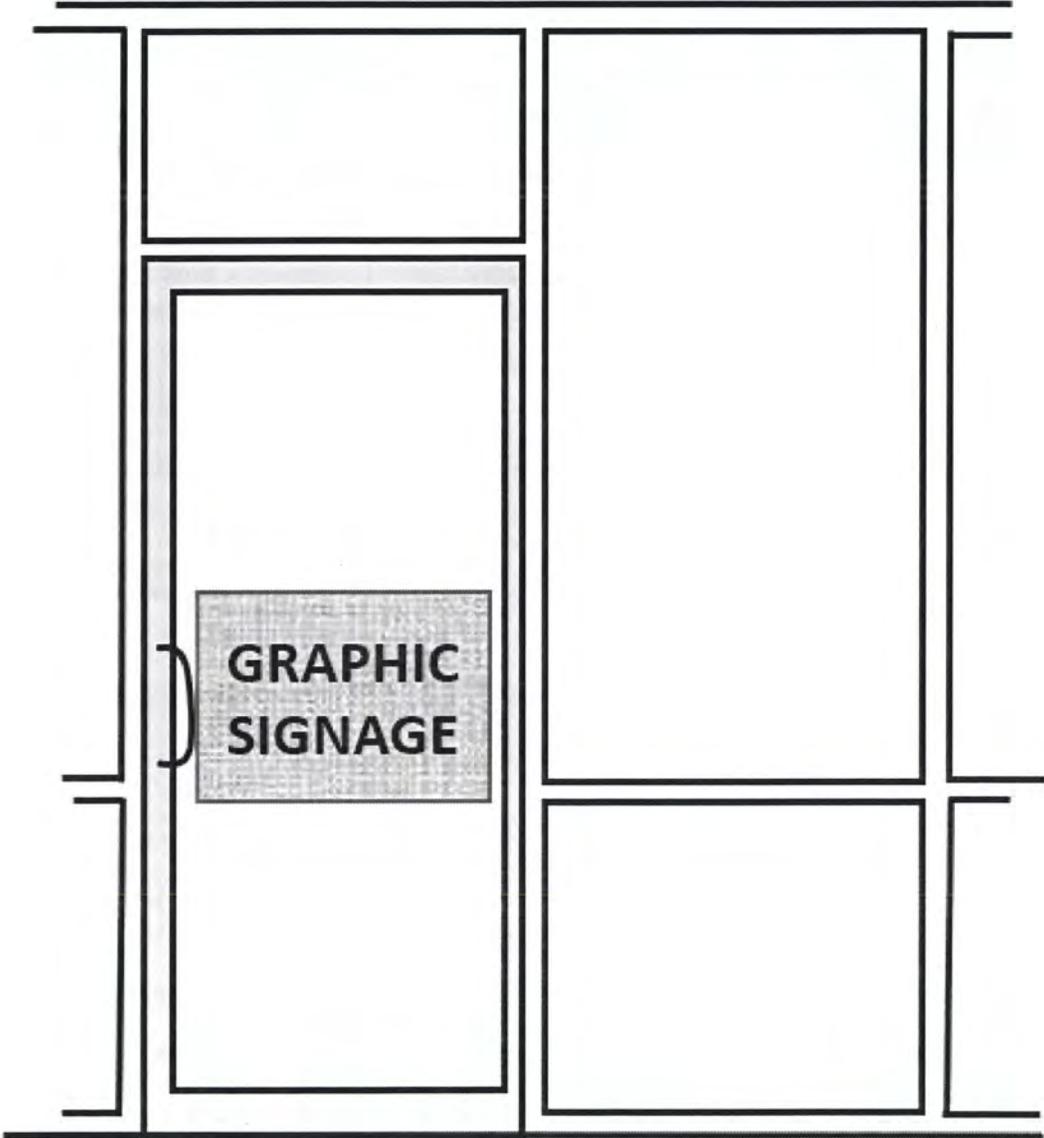
Door shown is typical for non-customer type door for receiving merchandise, etc. Occurs generally at rear of center. (Verify with lease plan exact locations for individual tenants)

Typical tenant name only (Two lines permitted, if required.) 4" high with 1/2" spacing between lines.

SERVICE DOOR SIGNAGE

THE SHOPS AT
MESA VERDE
 SWC OF HARBOR BLVD. & ADAMS AVE.
 COSTA MESA, CALIFORNIA

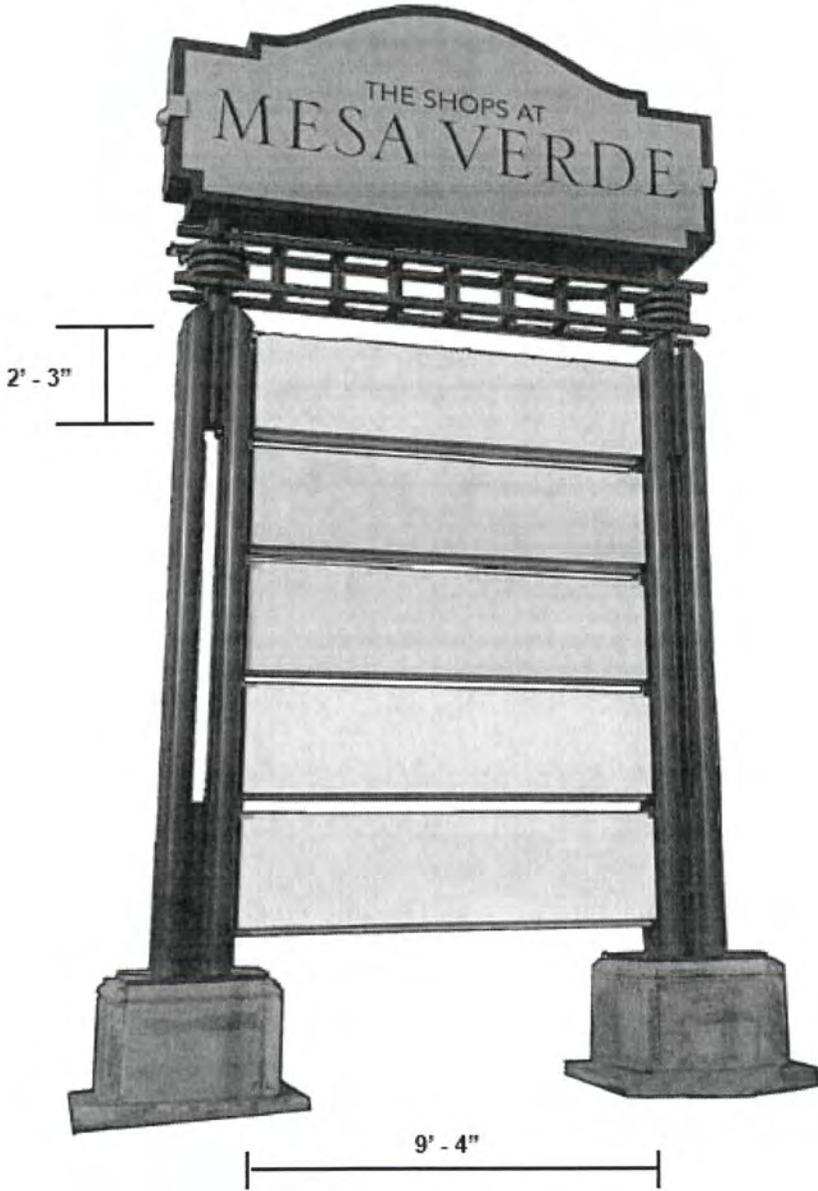
EXHIBIT F-2



THE SHOPS AT
MESA VERDE
SWC OF HARBOR BLVD. & ADAMS AVE.
COSTA MESA, CALIFORNIA

**PAD BUILDINGS
PROPOSED STORE
FRONT DOORS**

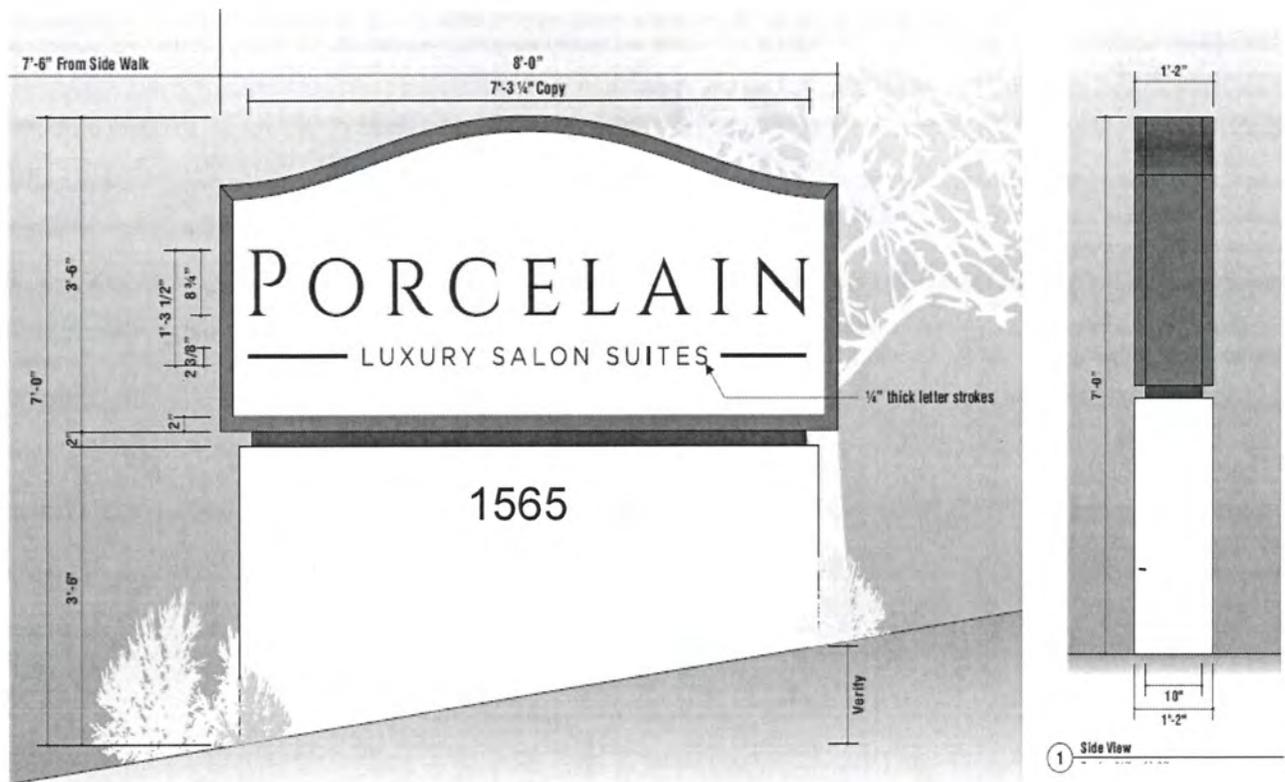
EXHIBIT G



THE SHOPS AT
MESA VERDE
SWC OF HARBOR BLVD. & ADAMS AVE.
COSTA MESA, CALIFORNIA

**EXISTING
PYLON SIGNS**

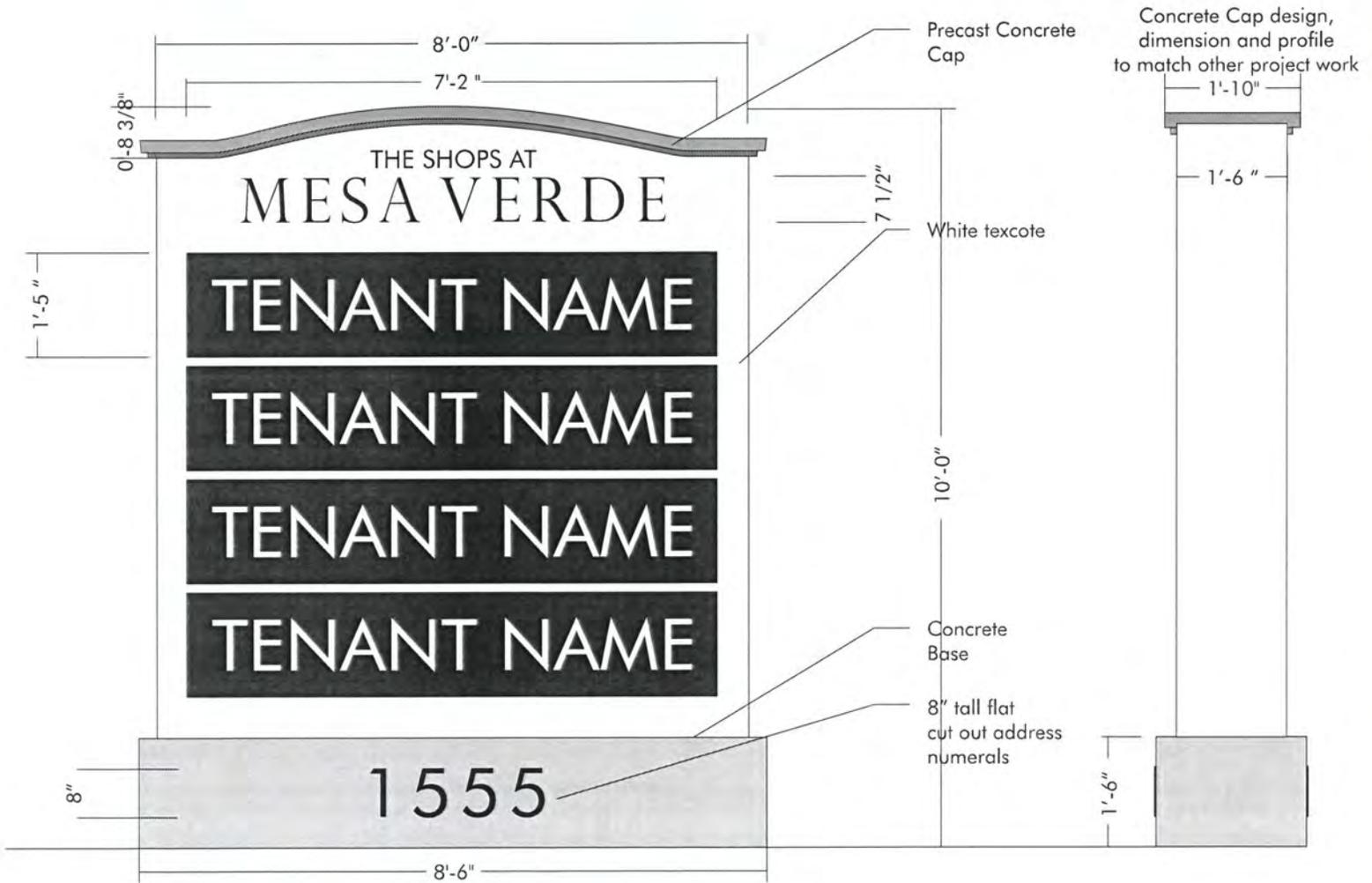
EXHIBIT H



THE SHOPS AT
MESA VERDE
SWC OF HARBOR BLVD. & ADAMS AVE.
COSTA MESA, CALIFORNIA

**PROPOSED
PAD 1 MONUMENT SIGN**

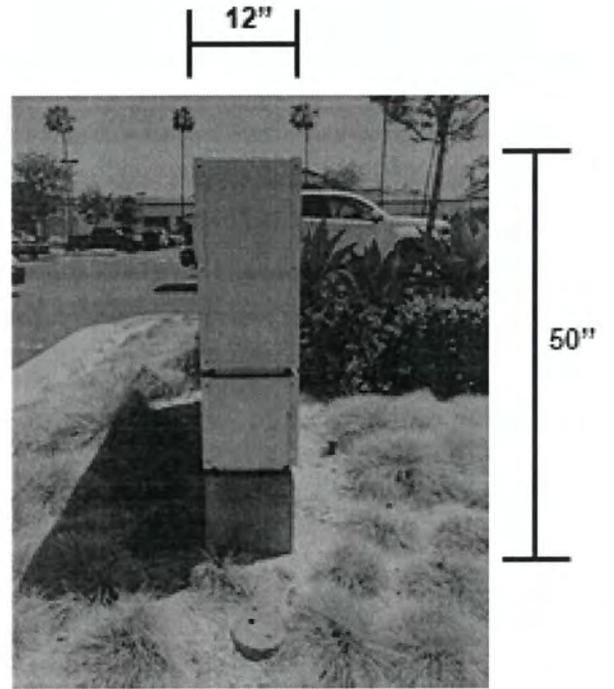
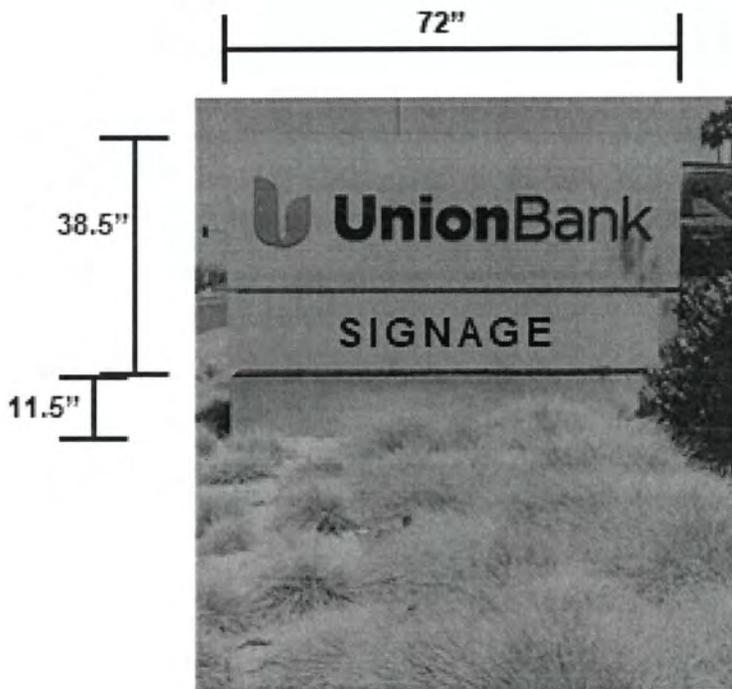
EXHIBIT I



THE SHOPS AT
MESA VERDE
 SWC OF HARBOR BLVD. & ADAMS AVE.
 COSTA MESA, CALIFORNIA

**PROPOSED
 PAD 2 MONUMENT SIGN**

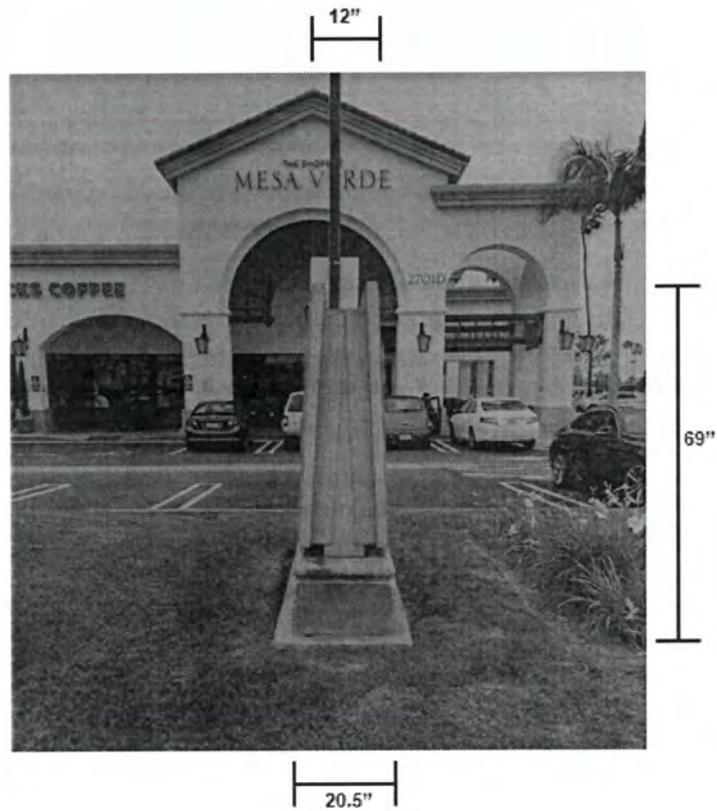
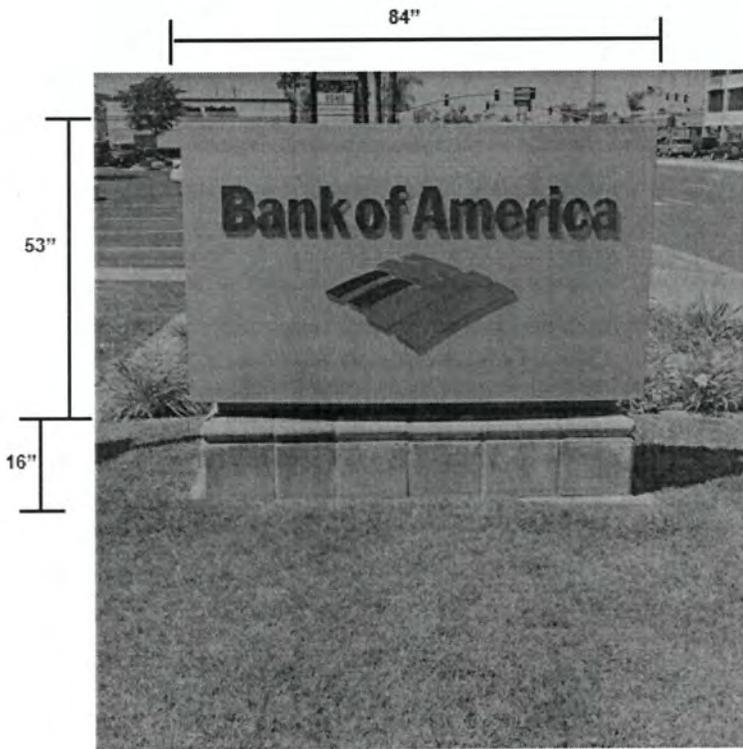
EXHIBIT J



THE SHOPS AT
MESA VERDE
SWC OF HARBOR BLVD. & ADAMS AVE.
COSTA MESA, CALIFORNIA

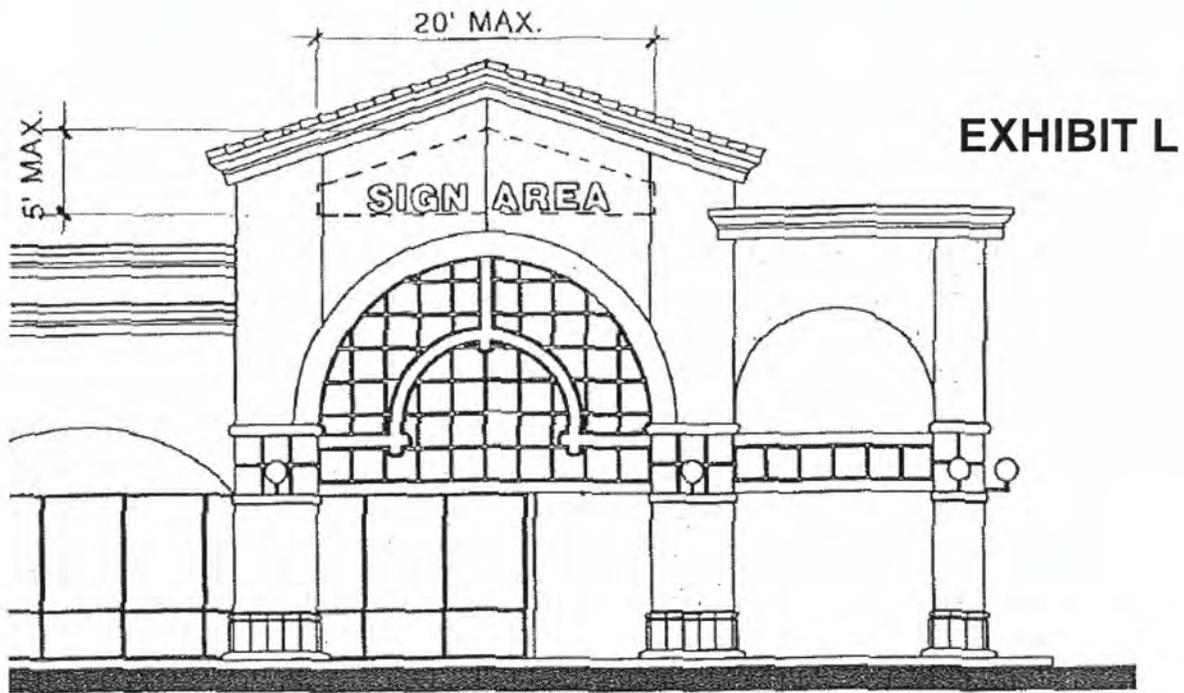
**EXISTING
PAD 3 MONUMENT SIGN**

EXHIBIT K

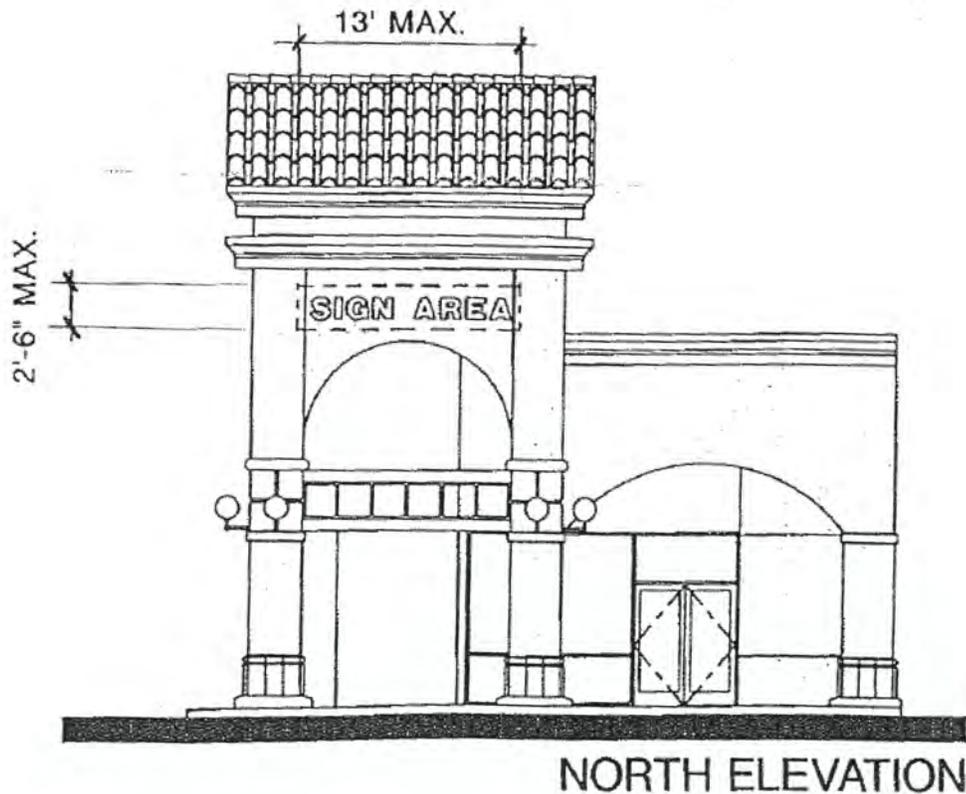


THE SHOPS AT
MESA VERDE
SWC OF HARBOR BLVD. & ADAMS AVE.
COSTA MESA, CALIFORNIA

**EXISTING
HARBOR MONUMENT SIGN**



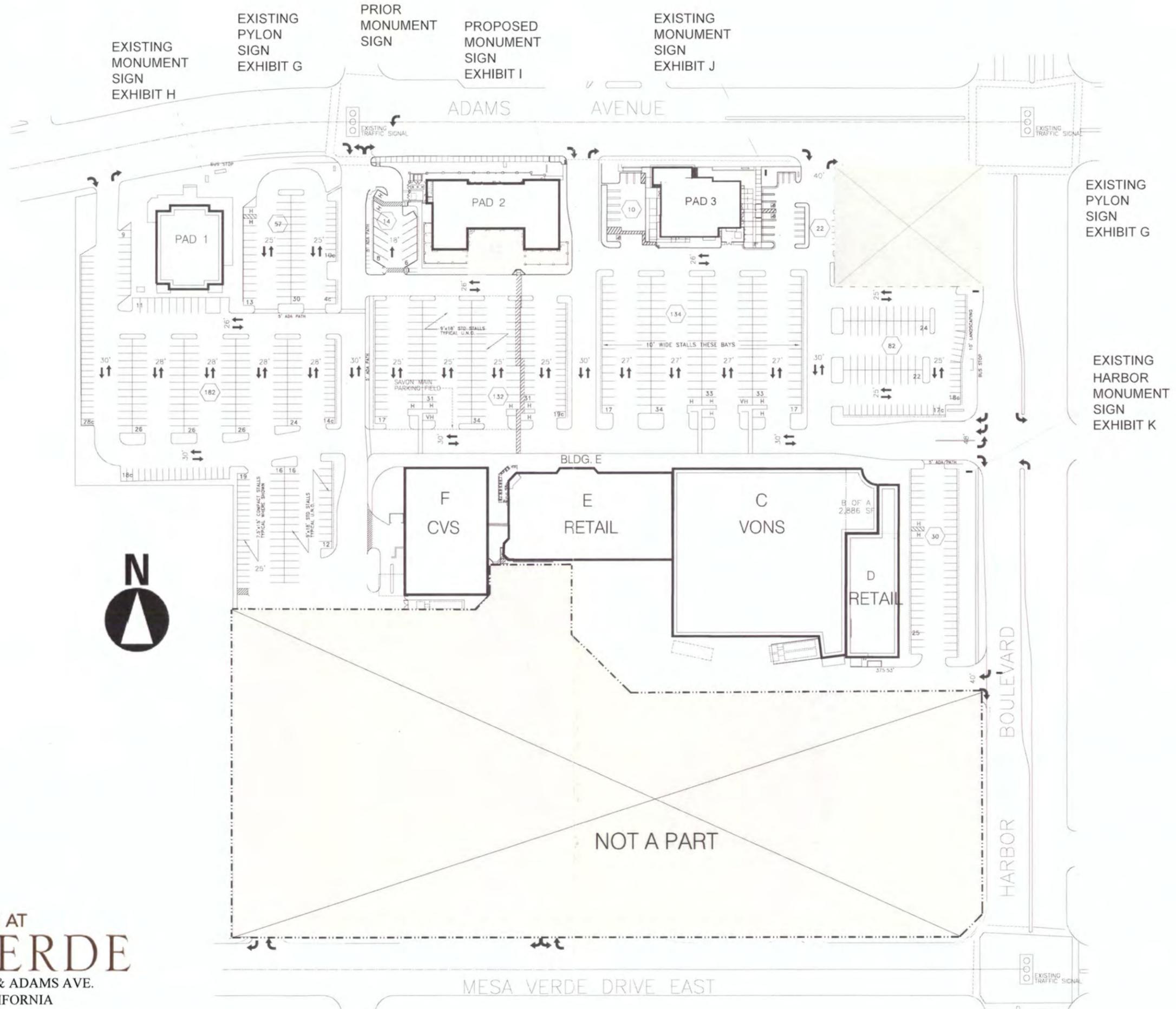
EAST ELEVATION



THE SHOPS AT
MESA VERDE
 SWC OF HARBOR BLVD. & ADAMS AVE.
 COSTA MESA, CALIFORNIA

**CENTER WALL SIGN
 BUILDING D**

SITE PLAN



THE SHOPS AT
MESA VERDE
SWC OF HARBOR BLVD. & ADAMS AVE.
COSTA MESA, CALIFORNIA