



City of Costa Mesa Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: TAMARA LETOURNEAU, AND BARRY CURTIS
FROM: JENNIFER LE, ACTING ZONING ADMINISTRATOR *Jennifer Le*
DATE: MARCH 8, 2019
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. Project descriptions have been kept brief for this notice. Please feel free to contact me by e-mail at jennifer.le@costamesaca.gov if you have any questions or would like further details. The decision will become final at 5:00 p.m. on March 15, 2019, 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.

ZA-18-59

140 EAST 17TH STREET, SUITE B

Minor Conditional Use Permit to amend Conditional Use Permit PA-92-46 for a proposed juice bar within an existing fitness gym, The 12. Approximately 800 square feet of the existing gym space will be converted into a juice bar with a small seating area. The hours of operations will be consistent with the current gym hours (6AM to 8PM on Monday through Friday; 6AM to 5PM on Saturday and Sunday). The proposed juice bar will be for the use of the gym members as well as open to the general public during normal gym hours.

Approved, subject to conditions.

Comments received: None.

ZA-18-61

150 PAULARINO AVENUE

Planned Signing Program for a multi-tenant office complex, "Culture Yard". The proposed sign program includes project identification signage, tenant building wall signage, and freestanding signage that is subject to certain area, height, and design requirements. The sign program also proposes various

directional and site map signage throughout the office complex site.

Approved, subject to conditions.

Comments received: None.

ZA-18-62

116 EAST 18TH STREET

First amendment to Minor Conditional Use Permit ZA-17-45 which allowed a coffee shop (Coffee Dose), with less than 300 square feet of seating area, to operate in conjunction with a salon. The purpose of the amendment is to allow outdoor seating at the existing coffee shop, increasing the seating area to greater than 300 square feet. The proposed seating area includes tables within the left side yard setback and the front setback area along East 18th Street. The use is located within 200 feet of residentially-zoned property. The coffee shop is currently approved to operate seven days a week, from 6 AM to 8 PM.

Approved, subject to conditions.

Comments received: Two opposed.

ZA-19-10

1885 ANAHEIM AVENUE

Minor Conditional Use Permit to allow the use of temporary modular structures at Lighthouse Church for the City's temporary interim bridge shelter. Any required parking for the church that would be temporarily displaced by the structures would be provided off-site within public parking lots. The requested minor conditional use permit would be for a term of 12 months: April 2019 through April 2020.

Approved, subject to conditions.

Comments received: Two opposed.

WALSH, KATELYN

From: Deborah Barrett <barrett@zcoc.org>
Sent: Saturday, February 23, 2019 10:16 AM
To: WALSH, KATELYN
Subject: Changes at 116 E 18th St

Follow Up Flag: Follow up
Flag Status: Completed

Hello Ms. Walsh,

I saw a sign today indicating changes in the uses of spaces by my neighbor at 116 E. 18th St.

Can you clarify for me where the tables or additional seating spaces in the front of the building will be located? I am most concerned about tables or benches being placed near my property, since my front gate, patio and front office would all be impacted by noise if tables are located too close to the property line.

I am disappointed to now hear that the coffee shop will be allowed to use the other set back space. You permitted them to use the set back space between my building for a storage shed, against my consistent requests. Of course, they continue to put bags of dirty laundry and garbage and other items outside the storage shed, very close to our windows. In other words, they have full use of the set back space for use in whatever way they wish—despite your having told me otherwise. But...you told me they would have to respect the other set back space, and that their dumpster would be moving away from my property, and this was some consolation.

My concern about the other set back space is related to the intensity of use and impact on the neighborhood. This coffee shop was presented as a small, 300+ foot coffee shop within a hair salon. That was obviously the camel's nose under the tent. Now the coffee shop is doubling in size by using front sidewalks and the setback spaces. They don't want to cut into their salon waiting area, so they want to expand into these other areas instead.

We have had a very noticeable change in parking availability. My customers complain that it is hard to find parking. We are seeing cars consistently park in red fire zones, aware that there is no enforcement. I have installed small fences in an effort to prevent dogs from drinking water at the coffee shop (they have a dog water dish), then walk next door and kill the plants in my landscaping. They have not a spot of grass or dirt for dogs' use. I have boarded up part of the picket fence behind my property so I do not have to see their dumpster gate left open and top lid open.

As a property owner, I am against the expansion of this coffee shop rental in ways where noise, parking, sidewalk accessibility, etc. directly impact my property.

Thank you for your consideration.

Deborah Barrett, J.D., Ph.D.
120 E. 18th St.
Costa Mesa, CA 92627
Barrett@zcoc.org

949 722 7818

March 6, 2018

Application No. ZA-18-62
(Amendment to ZA-17-45)

Dear Planning Division of Costa Mesa,

I received a notice regarding Application No # ZA-18-62 (Amendment to ZA-17-45) Property located at 116 East 18th Street Costa Mesa amending the current Sq. Ft. from less than 300 square feet to an area greater than 300 Sq. ft.

I wanted to take this opportunity to express my concerns with the 2 businesses located in a very small space and the parking problems that we have all been experiencing.

We own a very small skincare salon on E. 18th Street and have been here for over 26 years and have 3 designated parking spots in front of our salon. We usually will need 2 or 3 spots on the street to accommodate our clients. I have watched these 2 businesses just take over most of the parking on E. 18th Street. Not only do they have access to a rather large parking area behind their business, but they have access to street parking in front of their business as well. The parking has been a problem since they moved in.

They constantly have customers parking in the red zone across the street. On street sweeping days we rarely get the street swept because of all the cars parked.

Also, there is quite a few apartments located on E. 18th Street that are close to this small section of E. 18th Street businesses and need the extra street parking as they only are allotted one spot in their apartment parking. Some of the residents are our clients and have expressed how they can't find parking close to their homes at times.

I know there are other businesses on E. 18th Street that have been affected with the parking problem and have expressed their concern to me.

Now they want to increase their size? I know it's not a huge gain in square footage, but even 2 or 3 more parking spots taken up with people who can sit for an hour or two just concerns me. Our own customers are complaining about parking when that was never a problem before.

Summer will be upon us and that is when we REALLY notice the parking issues even more because everyone is out and about.

Thank you,
Christy Turley
949-735-7992

COLGAN, JULIE

From: Jose Vasquez <josv92626@gmail.com>
Sent: Thursday, February 28, 2019 10:20 AM
To: PLANNING COMMISSION
Subject: Lighthouse Church For Bridge Shelter

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

My name is Jose Vasquez, I'm a resident of Costa Mesa, CA. I'm writing you this email because I'm opposing to this project. I live down the street from the light house church and we have to deal with the homeless in Costa Mesa. They do drugs in our front yards, they used them as restrooms and to do drugs. We've found used needles in our parking lots and this could be harmful to our community especially to our children. They could ge easily hurt by accidentally finding those used needles. They also trash our sidewalks and most of them have criminal history. If needed I want to take this to Court, it's not fair for the people that pay taxes and pay rent. There are plenty of areas outside the city limits where they can be placed. What do I need to do to take this to court?

Thank you!

Jose Vasquez | C 949.872.6533 | Josv92626@gmail.com

--Please consider the environment before printing or faxing this email--

B ROSS PFAUTZ
1845 Anaheim Avenue, Ste 10B Costa Mesa, CA, 92627

March 5, 2019

Costa Mesa City Council
C/o Brenda Green Brenda.Green@CostaMesaCA.gov

RE: Homeless Shelter Zone Change at 1885 Anaheim Ave, Costa Mesa

Council Members:

I had corresponded with Arlis Reynolds who purportedly represents my District, and expressed the truly troubling aspects of the City repeating its history of dumping its problems at my doorstep at Lyons Park, and expressed these same concerns in written correspondence or direct conversations at City arranged events to Katrina Foley, Sandra Genis and Alan Mansoor, Muriel Ullman and a long conversation with Barry Curtis (with witnesses) during which he advised those assembled that the City would process the subject zone change as a Minor Conditional Use Permit which would not be subject to public scrutiny.

Katrina Foley recited her deep concern over the flood of the Sober Living and Group Homes, particularly those instituted by State Permits and boasted of her travels to Sacramento and DC in efforts to mitigate that overwhelming problem that she acknowledged was a huge challenge and source of focused effort and concern.

The City has lists of both Sober Living Homes and Group Homes but admits that many of the group homes are not qualified to register or are operating without permits, and I discussed my concerns that there are 18 "listings" for Sober Living Homes within a mile of Lyons park. The homeless population is well known to contain populations of job related and health related displacements but the vast majority of that population are people struggling with mental health problems, drug addictions, felony convictions that impair employment and a large portion of AB109 early release prison inmates whose crimes were pleaded down from serious felonies. This information is commonly known to every council member (or their ignorance should disqualify them from service).

CEQA Guidelines at Section 15061(b)(3) clearly require an Environmental Impact Report of reasonable scope be done in such instances to give the surrounding impacted residents sufficient information to make an informed decision on whether to mount opposition to such a zone change. Yet despite three current sitting members voted on the ordinance to separate small group and Sober Living Homes by 650 ft and large group homes by 1000 ft, and knowledge of the three Sober Living Homes directly across the street from the lighthouse, and another half dozen in the immediate neighborhood, there was no EIR done, and there was no effort to study the impact of the displacement of on site parking

and other impacts that would have been included in such a study. The fact that the city has issued parking permits to area residents because both Plummer and Center are already severely underparked was not reconciled nor scrutinized by an EIR nor the impacted residents.

This City has been grossly negligent in its responsibilities to provide CEQA protection to its residents and this letter serves to register my notice of that failure.

Thank you for your time and consideration.

Sincerely,

B. Ross Pfautz
1845 Anaheim Ave #10B
Costa Mesa, CA 92627



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

March 8, 2019

Nicholas Coleman
260 East Mountain View Street
Long Beach, CA 90805

**RE: ZONING APPLICATION 18-59
MINOR CONDITIONAL USE PERMIT TO ALLOW A JUICE BAR WITHIN AN
EXISTING FITNESS GYM
140 EAST 17TH STREET, SUITE B, COSTA MESA**

Dear Mr. Coleman:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on March 15, 2019, 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, Nancy Huynh, at 714.754.5609, or at nancy.huynh@costamesaca.gov.

Sincerely,

JENNIFER LE
Assistant Director of Development Services

cc: Engineering
Fire Protection Analyst
Building Safety Division

PROJECT DESCRIPTION

Location

The subject property is located at 140 East 17th Street and is zoned as C2 (General Business District) with a General Plan Land Use Designation of General Commercial. The property contains an existing 22,091 square foot multi-tenant commercial building. Existing uses in the commercial building include a fitness gym, The 12 Gym in Suite B, and a clothing store, T-Shirts Warehouse, in Suite A. Other uses surrounding the subject property are also commercially zoned (C2 and CL – Commercial Limited). Multi-family residential zoned properties (R2-HD) are also located across from the project site along Cabrillo Street. Primary access to the project site is provided along East 17th Street with a secondary access provided at the rear of the project site along Cabrillo Street.

Proposed Project

The applicant requests approval of a minor conditional use permit (MCUP) to amend Conditional Use Permit PA-92-46 to allow a juice bar use within the existing fitness gym. A portion of the gym space will be converted for the proposed juice bar. The juice bar will occupy an approximately 800 square foot area and will include a small seating area of less than 300 square feet. The current use of the space where the juice bar is proposed is a gym equipment storage room.

ANALYSIS

The property currently contains an existing 22,091 square foot multi-tenant commercial building. Parking is provided in the common lot and off-site in the adjacent property at 1731 Fullerton Avenue (approved under PA-92-46A). There are a total of 150 parking spaces provided with 92 spaces located in the common lot and 58 in the adjacent off-site parking lot. Access to the off-site parking spaces is provided through a common shared driveway between the two properties.

The 12 Gym occupies the back portion of the building. The 12 Gym also offers group training classes and tailored nutrition programs as part of their fitness routine in addition to operating as a typical gym. The total existing square footage of the gym is 13,591 square feet and includes a mezzanine level for administrative offices. The existing gym equipment storage room is 798 square feet, which is proposed to be converted into a juice bar. The equipment storage room is currently located adjacent to the front reception area. The juice bar will be another added service of the gym and will be operated by another tenant.

The proposed juice bar will include a food preparation/commercial kitchen area, cashier/pick up counter, and a 288 square foot dining area. The applicant provided a

sample menu of the types of product the juice bar will offer – which includes smoothies, coffee, tea, and fruit bowls. The hours of operation for the juice bar are to be consistent with the current gym hours (Monday through Friday from 6AM to 8PM; Saturday through Sunday from 6AM to 5PM). There will be a maximum of three employees present per shift. The juice bar is intended for gym members to promote the wellness aspect of the gym but will also be open to the general public as well.

Since the juice bar has less than 300 square feet of public seating area, the use is required to be parked at four spaces per 1,000 square feet of gross building area; however, this space – since it is part of a fitness gym – is currently parked at 10 spaces per 1,000 square feet of gross floor area or eight spaces – a reduction of five parking spaces. Consequently, the conversion of gym area to the small juice bar will not impact parking.

The proposed juice bar will necessitate only interior improvements to reconfigure the area, which will not increase the building footprint or add any additional square footage. No changes to the building exterior or site are proposed. The applicant anticipates the juice bar will be primarily frequented by gym members with minimal traffic from the general public, which will reduce potential parking impacts. Therefore, the proposed use, as conditioned, would not have adverse impacts to the surrounding uses including nearby residents.

General Plan Consistency

With the recommended conditions of approval and code requirements, the use will be consistent and compatible with surrounding uses, as specified in Policy LU-1.1 and LU-6.7 of the General Plan Land Use Element:

- *LU-1.1 – Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.*
- *LU-6.7 – Encourage new and retain existing businesses that provide local shopping and services.*

The proposed project is for a juice bar within an existing fitness gym, The 12 Gym. The juice bar will be another added service intended to promote the wellness aspect of the gym and will complement the nutrition program the gym currently offers. The juice bar will be a new business that will provide another service to the community, mainly the gym members – which will also be a convenient amenity for them.

The use will not impact parking since the juice bar requires less parking than the gym (four spaces per 1,000 square feet of gross floor area versus 10 spaces per 1,000 square feet of gross floor area, respectively). The proposed hours of operation are

consistent with what the City permits for food service uses within 200 feet of residentially-zoned property. Therefore, the proposed use, as conditioned, would not have adverse impacts to the surrounding uses including residential.

FINDINGS

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

1. The proposed use is compatible with developments in the same general area. The proposed use is in the commercial zone (C2) that is surrounded by other commercial uses. The juice bar will be compatible with other developments as the surrounding commercial centers include similar uses. Furthermore, the proposed juice bar will be within the existing gym where it will complement other services already offered by the gym.

2. Granting the Minor Conditional Use Permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity because the development is existing and no improvements to the exterior of the building or the site are proposed besides interior tenant improvements.

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 for the property since the proposed use is permitted per the City's Land Use Matrix. A MCUP is required only because the gym was approved under a CUP and the addition of the juice bar requires an amendment to the CUP; otherwise, the juice bar would be a permitted use. Furthermore, the proposed use will not increase the existing building size and conversion of a portion of the gym to a juice bar results in a decrease in required parking.

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

1. There will be a compatible and harmonious relationship between the proposed building and the site development, and uses, and the building and site developments, and uses that exist or have been approved for the general neighborhood. The subject property is an existing development and no exterior changes to the existing building or site is proposed. The juice bar will be compatible with other developments as the surrounding commercial centers already include similar food and beverage establishments. The proposed project will comply with parking requirements so there will not be a negative impact to the existing parking.

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 will not be affected by the proposed use since no improvements to the exterior of the existing building or site are proposed.

3. The proposed use complies with performance standards described elsewhere in the Zoning Code. All development standards, including parking will comply with the Zoning Code. In addition to the commercial zone development standards, the juice bar will comply with the specific standards for food and beverage establishments within 200 feet of residentially zoned properties – including the hours of operation.

4. The structure is consistent with the General Plan, specifically Land Use Element Policy LU-1.1 & LU-6.7.

5. This zoning application is for a project-specific case and is not to be construed to set a precedent for future development.

C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Class 1, 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 (CHECK OTHER DEPTS)

- | | |
|-------|---|
| Plng. | 1. The project shall be limited to the type of building as described in this staff report and in the attached plans; i.e., a juice bar with a seating area under 300 square feet in area and open the same hours as the gym. Any change in the use, size, or design shall require review by the Planning Division and may require an amendment to the Minor Conditional Use Permit. |
| | 2. The conditions of approval, code requirements, and special district requirements of ZA-18-59 shall be blueprinted on the face of the site plan as part of the plan check submittal package. |
| | 3. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to final inspections by the Building Division. This inspection is to confirm that the conditions of approval and code requirements have been satisfied. |
| | 4. All conditions of approval and code requirements of PA-92-46 still apply. |
| Bldg. | 5. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved Architectural plans. |

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 applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
2. All construction-related activity shall be limited to between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 9 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
3. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box shall be installed under the direction of the Planning Division.
4. Any new on-site utility services shall be installed underground or with the ability to be underground in the future.
5. Any new mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division. All roof-mounted equipment is prohibited.
- Bldg. 6. Comply with the requirements of the following adopted codes 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 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.
7. Prior to the Building Div. issuing a demolition permit contact South Coast Air Quality Management District (AQMD) 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 Div. will not issue a demolition permit until an identification number is provided by AQMD.

8. Provide a plan to the County of Orange Health Dept. for review and approval.
9. 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.
10. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections 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:

- Sani. 1. It is recommended that the applicant contact the Costa Mesa Sanitary District at 949.645.8400 for current district requirements.
- AQMD 2. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
- AQMD 3. Prior to the Building Division issuing a demolition permit contact South Coast Air Quality Management District (AQMD) located at: 21865 Copley Dr. Diamond Bar, CA 91765-4178, Tel: 909- 396-2000 or visit their web site: <http://yourstory.aqmd.gov/home>. The Building Division will not issue a demolition permit until an Identification no. is provided by AQMD.

COLEMAN ARCHITECTURE

JANUARY 29 2019

TENANT IMPROVEMENT FOR THE 12 GYM
140 E 17TH ST
COSTA MESA CA 92627

CITY OF COSTA MESA
DEPARTMENT OF CITY PLANNING
APPLICATION FOR MINOR CONDITIONAL USE PERMIT
Detailed Project Description and Justification for Approval, REVISED

The proposed project is a 794 SF juice bar tenant improvement inside an existing 12,400 SF gym building, occupying space previously used as general equipment storage, and thus necessitating a change of use. The proposed tenant improvement is located directly adjacent to the reception desk for the gym, and is intended for the use of existing gym patrons only, being accessory to the main use and function of the gym proper. The proposed improvements are completely interior, located wholly within the existing building envelope, and include new finishes throughout, new commercial kitchen equipment for the preparation of menu items, dry storage, and some minor seating for patrons' use.

While a change of use, the proposed juice bar is consistent with the approved gym use. While the juice bar is intended to be frequented by the general public, its main customer base will be existing gym patrons. Since its inception, The 12 gym has always provided its patrons with not only fitness training classes, but nutrition as well - aiming for a complete 'sustainable healthy life' for its clients. The new juice bar use then is, in essence, an extension of the gym use proper, and merely another service of the gym and it's stated purpose - namely the health, fitness, and wellness of its existing clientele. To that end, some signage advertising the juice bar is anticipated.

Further, the proposed use is quite consistent with the existing surrounding uses. Right next door at 154 E17th St, there is a Santa Monica Seafood market and cafe, with a sizable dining area inside and out. To the west, at 130 E 17th St, is the Harp Inn, an bar serving a full menu, and also with sizable indoor and outdoor dining areas. To the south, at 141 E 17th St, is a Miguel's Jr., a full-service restaurant, with many other restaurants within the same shopping center. Venturing a little farther afield, the shopping center at the corner of 17th St and Newport Blvd has both a Starbucks cafe and a JujuBar juice bar.

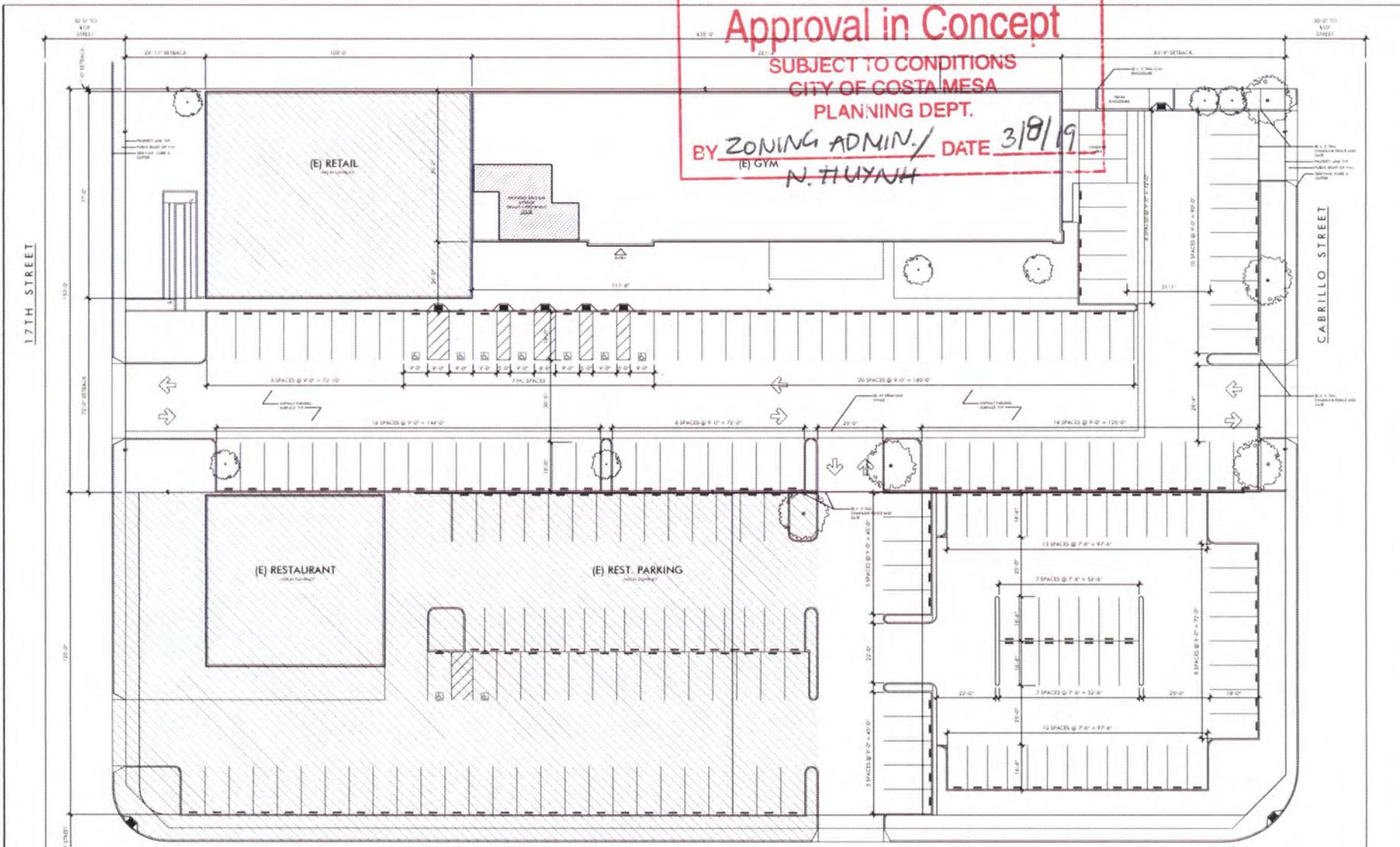
The juice bar will have proposed hours of 6am through 8pm Monday through Friday, and 6am through 5pm Saturday and Sunday, consistent with the gym, and will staff no more than 3 employees per shift.

MINOR CONDITIONAL USE PERMIT/
 ADMINISTRATIVE ADJUSTMENT NO. **ZA-18-59**

Approval in Concept

SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT.

BY **ZONING ADMIN./ DATE 3/18/19**
(E) GYM N. THUYANH



FULLERTON AVENUE

SITE PLAN

EXISTING PROPERTIES

74' OF EXISTING BUILDING REMAINS UNDEVELOPED WITHIN EXISTING 72' AND 8' OF THE BUILDING, RESERVING CONTROL OF USE FROM USE TO RESTAURANT

PROPOSED PROPERTIES

433' x 100'

PROPOSED PROPERTIES

140' x 174' STREET CORNER CORNER A TRACT

USE AREA CALCULATIONS

TOTAL LOT AREA	44,800 SF
EXISTING BUILDING	22,000 SF
NEW BUILDING	13,800 SF
TOTAL NEW BUILDING	35,800 SF
REMAINING OPEN SPACE	9,000 SF
OFFICE SPACE	10,000 SF
RESTAURANT/RETAIL/CLUB USE	11,200 SF
RECREATION	8,800 SF

PARKING CALCULATIONS PER TABLE 11.3

EXISTING PARKING	10,000 SF	10,000 SF	10 SPACES REQUIRED
NEW BUILDING	1,000 SF	1,000 SF	1 SPACES REQUIRED
TOTAL NEW BUILDING	1,000 SF	1,000 SF	1 SPACES REQUIRED
TOTAL NEW BUILDING	1,000 SF	1,000 SF	1 SPACES REQUIRED
TOTAL NEW BUILDING	1,000 SF	1,000 SF	1 SPACES REQUIRED

PROPOSED PROPERTIES

RESTAURANT/RETAIL/CLUB USE	1,000 SF	1,000 SF	1 SPACES REQUIRED
RECREATION	1,000 SF	1,000 SF	1 SPACES REQUIRED
OFFICE SPACE	1,000 SF	1,000 SF	1 SPACES REQUIRED
TOTAL NEW BUILDING	1,000 SF	1,000 SF	1 SPACES REQUIRED

COLEMAN
 ARCHITECTURE

1000 PALL
 A PARKING CALCULATION

TENANT IMPROVEMENT
 OF
 THE 12 GYM
 140E 17TH ST COSTA MESA CA 92627

DATE: 3/18/19

SCALE: AS SHOWN

PROJECT NO: 18-59

100% A 101

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF COLEMAN ARCHITECTURE. ANY REPRODUCTION OR DISTRIBUTION OF THESE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF COLEMAN ARCHITECTURE IS STRICTLY PROHIBITED. ALL RIGHTS ARE RESERVED.



① REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

- LEGEND**
-  SUSPENDED LINEAR LED FIXTURE
 -  SUSPENDED LED ACOUSTICAL FIXTURE
 -  SUSPENDED LED ACOUSTICAL RETURN AIR GRILLE
 -  SUSPENDED LED ACOUSTICAL RETURN AIR

NO.	DATE	DESCRIPTION
1	10/15/2024	ISSUED FOR PERMIT
2	10/15/2024	ISSUED FOR CONSTRUCTION
3	10/15/2024	ISSUED FOR RECORD



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

March 8, 2019

JB3D (Hector Betancourt)
731 N. Main Street
Orange, CA 92868

RE: **PLANNED SIGNING PROGRAM ZA-18-61**
150 PAULARINO AVENUE, COSTA MESA

Dear Mr. Betancourt:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on March 15, 2019, 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,

JENNIFER LE
Assistant Director of Development Services

cc: Engineering
Fire Protection Analyst
Building Safety Division

Lincoln Property Company
150 Paularino Avenue, Suite D182
Costa Mesa, CA 92626

PROJECT DESCRIPTION

The project site is located along Paularino Avenue between State Route 55 and Pullman Street. The site is approximately 4.9 acres in size. The property is zoned CL (Commercial Limited), and has a General Plan land use designation of Industrial Park. Existing land use in this area is predominantly industrial. Most of the properties in this area have an industrial General Plan and zoning designation. While the property is designated Industrial Park, it is zoned Commercial-Limited (CL). The Commercial-Limited is consistent with the Industrial Park General Plan Designation. The site contains four multi-tenant buildings totaling of 70,116 square feet. The property has three points of ingress/egress (one off Paularino Avenue and two off Pullman Street).

The applicant is proposing a planned signing program for the multi-tenant office complex (The Culture Yard), which was recently approved to allow outdoor activity space and a coffee shop, as well as a 3,000 sq. ft. event space.

The staff report from the February 11, 2019 Planning Commission Meeting for the project can be found in the link below.

<http://ftp.costamesaca.gov/costamesaca/planningcommission/agenda/2019/2019-02-11/PH-3.pdf>

ANALYSIS

The proposed planned signing program for the project site includes project identification (ID) signage (freestanding signs, building wall signs, and painted wall signs), tenant ID signage (freestanding signs and building wall signs), building ID signage, as well as other miscellaneous directional signage (site map, directional signage, and regulatory signage). The Planned Signing Program proposes a total of 558 sq. ft. of freestanding signage (two project ID signs, four tenant building ID signs, and miscellaneous directional signage) and 1,436 sq. ft. of building signage, for a grand total of 1,994 sq. ft. of total signage for the site.

Project ID Freestanding Signs

Two project ID signs – one per frontage – will be located along Paularino Avenue and Pullman Street (both located outside of the visibility triangle). The signs are to be illuminated – either internally or externally – and are double-faced signs. A maximum height of 11 feet and a maximum sign area of 132 sq. ft. for each of these signs (total 264 sq. ft.) is proposed.

Tenant Building ID Freestanding Signs

Four tenant building ID signs will be located in the interior of the project site, adjacent to the recently approved outdoor activity space. The signs are also to be illuminated (either internally lit, face lit or spot lit). The maximum height of these signs is 6 foot– 6 inches with accommodation of up to four tenant names per sign and an area of 51.5 sq. ft. for each of these four signs for a total of 206 sq. ft.

Building Wall Signage

The planned signing program also contains 5 types of building wall signage: Building tenant signage placed at the top of the building (referred to as "building top signs"), tenant signage placed on the building wall, project ID signage, painted project ID signage, as well as address/building identification signage.

Building Top Signs

Building top signs are internally illuminated and are located on Buildings B and C, with one sign per tenant per frontage allowed. The maximum sign area for these signs is 1.5 sq. ft. per linear feet of business frontage, with a maximum of 50 sq. ft. If the business frontage of any use is less than 25 linear feet, one sign with a maximum area of 25 sq. ft. may be permitted. Maximum height allowed is 29 inches and maximum width is 18 feet –10 inches. One business name and/or logo is permitted per sign, with a maximum of sign copy of 2 lines.

Tenant Wall Signs

Tenant wall signs are internally illuminated and are located on Building A only, with one sign per tenant per frontage allowed, although multiple signs may be allowed for larger tenants with landlord approval. The maximum sign area for these signs is 1.5 sq. ft. per linear feet of business frontage, with a maximum of 50 sq. ft. (maximum 80 sq. ft. for the south elevation facing the corner of Paularino Avenue and Pullman Street); however, if the business frontage of any use is less than 25 linear feet, one sign with a maximum area of 25 sq. ft. may be permitted. Maximum height allowed is 7 feet and maximum width is 13 feet. Tenant wall signs have a maximum sign copy of 3 lines.

Project ID Building Wall Signs

Project ID building wall signs are internally illuminated and located on Buildings A, B and C, with one sign per building. The maximum sign area is 70 sq. ft. for each sign with a maximum height of 5 feet and a maximum width of 14 feet. Project ID building signs have a maximum sign copy of 3 lines.

Painted Project ID Building Wall Sign

The painted project ID building wall sign is located on Building D only. The maximum sign area is 864 sq. ft. with a maximum height of 18 feet and a maximum width of 48 feet. Painted project ID building signs have a maximum sign copy of 3 lines.

Address/Building ID Signs

Address numerals and building ID signs are internally illuminated with a minimum of one sign located on each building. The maximum sign area is 8 sq. ft. with a maximum height of 1 foot and a maximum width of 5 feet.

Other Miscellaneous Signage

Other miscellaneous signage proposed in the Planned Signing Program include the site map, building directional signage, and regulatory signage. The site plan shows 4 site map signs, each with a maximum sign area of 14 sq. ft. with a maximum height of 4 foot – 6 inches and a maximum width of 2 feet. The site plan also shows 4 building directional signs, each with a maximum sign area of 8 sq. ft. with a maximum height of 4 feet and a maximum width of 2 feet.

Justifications for Approval

The proposed Planned Signing Program does not exceed the maximum square footage of signage allowed for this site, per Code. A maximum total of 2,791 sq. ft. of sign area is permitted for the site (maximum 808 sq. ft. facing Paularino Avenue, maximum 1,046 sq. ft. facing Pullman Street and maximum 937 sq. ft. facing State Route 55), of which no more than 1,395 sq. ft. is allowed to be freestanding signage: A maximum total of 1,994 sq. ft. of sign area is proposed for the site, of which 558 sq. ft. of freestanding signage is proposed. All freestanding signs are located outside of the necessary visibility triangles (10 ft. by 10 ft. along driveways).

Although the freestanding signage does not conform to the 300 ft. minimum separation distance between the 2 project ID freestanding signs located along the Pullman Street and Paularino Avenue and the 4 tenant ID freestanding signs, the tenant ID freestanding signs are located in the interior of the project site and are not readily visible from public right-of-ways. (The 2 project ID freestanding signs are located more than 300 feet from one another.) All of the proposed freestanding signs comply with the maximum height allowed per Code (maximum 11 feet in height proposed; Code permits a maximum of 12 feet). Furthermore, adoption of the Planned Signing Program will allow consistent design parameters to be applied to this project, which will result in a more compatible and harmonious appearance for the development.

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 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. Adoption of the Planned Signing Program will allow consistent design parameters to be applied to this project, which will result in a more compatible and harmonious appearance for the development.
 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. All proposed freestanding signage will be located outside of the required visibility triangles.
 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 Industrial Park 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. Although the freestanding signage does not conform to the 300 foot minimum separation distance for between the Project ID and tenant ID freestanding signs, the 4 tenant ID freestanding signs are located in the interior of the project site and are not readily visible from public right-of-ways. The two project ID freestanding signs are located more than 300 feet from one another; therefore, meeting the intent of the Sign Code. Furthermore, adoption of the Planned Signing Program will allow consistent design parameters to be applied to this project, which will result in a more compatible and harmonious appearance for the development.
 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 15311, Accessory Structures, 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

- Ping 1. All signage shall comply with the sign parameters contained within this Planned Signing Program.

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. 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. 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:

- CDFA 1. 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.

November 15, 2018

Planning Department
CITY OF COSTA MESA
77 Fair Drive
Costa Mesa, CA 92626

RE: Planned Sign Program for 150 Paularino Ave. (Culture Yard)

Dear City Planner:

On behalf of 150 Paularino Avenue property owner, Lincoln Property Company, thank you for your time in reviewing the Sign Program for this property.

As the project signage consultants, our task is to capture a high number of first time visitors on the project's perimeter, clearly direct them to each individual retail/office space, while maintaining the intent of city sign ordinance and implement a progressive visual aesthetic.

This sign program satisfies the intent of the sign ordinance for the following reasons. First, the signs are legible in the circumstances in which they are seen. Second, they are compatible with their surroundings and are appropriate to the type of business activity that occurs at the project site. Finally, the signs give the site an updated look and function. The sign program will continue to give the project a modern and exciting look that will enhance the surrounding community. The sign program will also provide cohesive signage that will identify the existing and any future facilities, as one project site. The sign program is consistent and harmonious yet flexible enough to accommodate new tenants and their needs.

We look forward to working with you to make this project an enhancement to the City of Costa Mesa, both visually and economically.

If you have any questions please feel free to contact me directly at

714.204.0073 or hbetancourt@jb3d.com

Best regards,

Hector Betancourt
Designer JB3D

SIGN PROGRAM
FOR



ADDRESSES:
150 Paularino Ave.
Costa Mesa, CA 92626

ZONE:
CL (Commercial Limited)

BUILDING FLRS:
1-2

LAND USE:
Office/Retail

January 14, 2019

Planned Signing Program ZA 18-61



LINCOLN PROPERTY COMPANY
150 PAULARINO, SUITE D182
COSTA MESA, CA 92626
CONTACT: PARKE MILLER
949.333.2114

PROGRAM DESIGNER:
JB3D
731 N. MAIN STREET
ORANGE, CA 92868
CONTACT: HECTOR BETANCOURT
714.204.0073 DIRECT



PAGE 1.0

CULTURE YARD
SIGN PROGRAM

SIGN TYPE	DESCRIPTION	SIGN LOCATION	MAX. QUANTITY	MAX. SIGN AREA	MAX. HEIGHT OF SIGN ABOVE GROUND	LOGOS ALLOWED	ILLUMINATION PERMITTED
A	Project ID	Freestanding	2	132 SQ FT	11'-0"	Yes	Yes
B	Tenant Building ID	Freestanding	4	51.5 SQ FT	6'-6"	Yes	Yes
C	Building Top Sign	Building	*	***	N/A	Yes	Yes
D	Tenant Wall Sign	Building	*	***	N/A	Yes	Yes
E	Project ID	Building	3	70 SQ FT	N/A	Yes	Yes
F	Painted Project ID	Building	1	864 SQ FT	N/A	Yes	No
G	Address Numbers/Building ID	Building	**	8 SQ FT	N/A	No	Yes
H	Site Map	Freestanding	**	14 SQ FT	6'-1"	Yes	No
I	Building Directional	Freestanding	**	8 SQ FT	4'-0"	No	No
J	Regulatory Signs	Freestanding	**	Varies	Varies	Yes	No

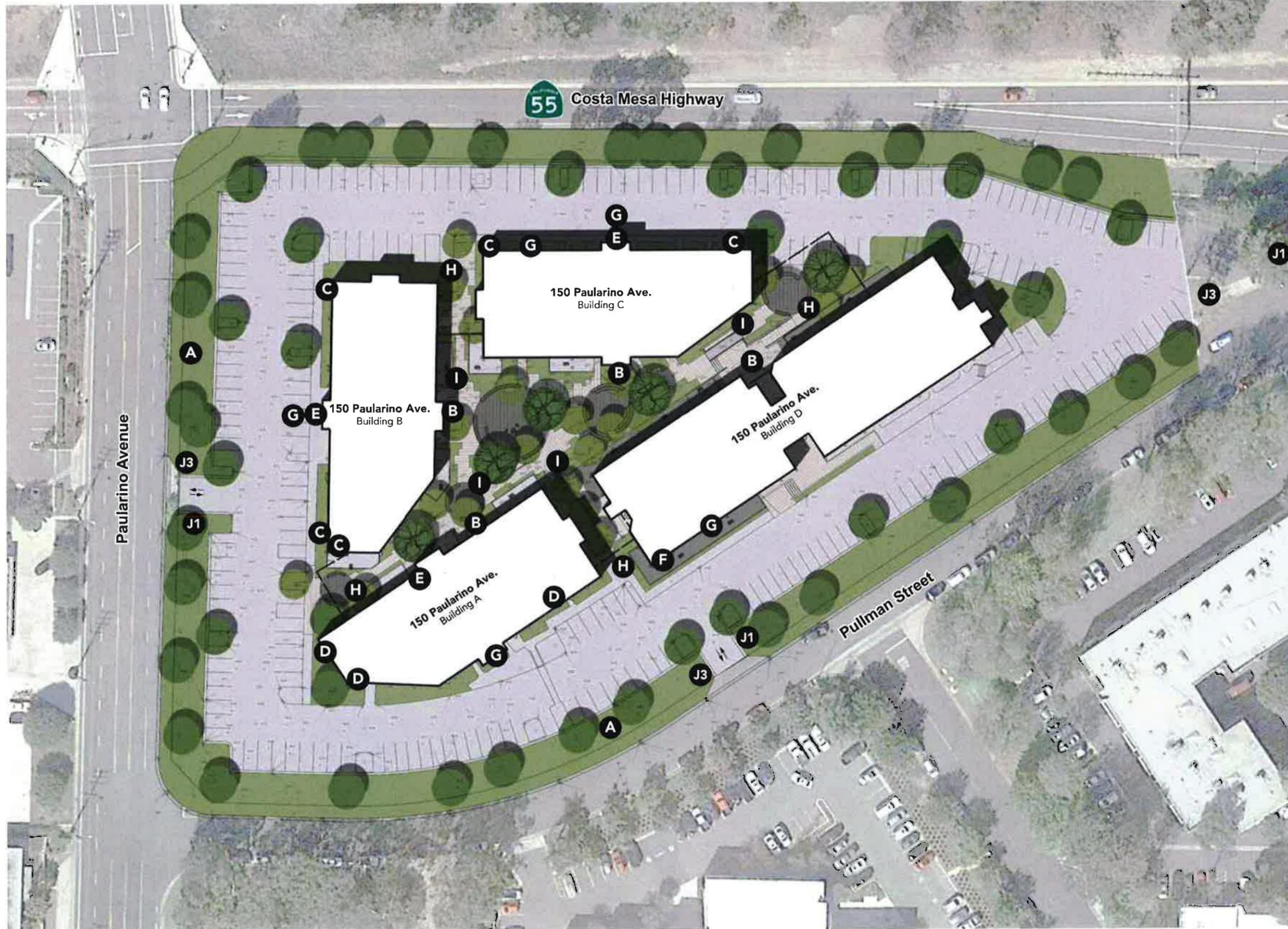
* One Per Business

** As Required

*** 1.5 sq. ft. per linear ft. of business frontage max 50 sq. ft.

LEGEND

- A** Project ID
- B** Tenant Building ID
- C** Building Top Sign
- D** Tenant Wall Sign
- E** Project ID
- F** Painted Project ID
- G** Building ID
- H** Site Map
- I** Building Directional
- J** Regulatory Signs
- K** Address Numerals



SCALE: 1" = 70'-0"

January 14, 2019

Purpose:	To identify the center to motorists and pedestrians.
Maximum Number:	2
Location:	Behind property line.
Orientation:	As required.
Sign Copy:	Project name/logo.
Maximum Sign Height:	11'-0" high measured on midpoint of the sign.
Maximum Sign Structure Width:	12'-0" wide
Maximum Sign Size:	132 square feet total.
Sign Construction/Material:	Double faced, smooth, durable, non-weathering, rectangular sign face; with lettering fabricated from nonferrous metals. All framing and hardware shall be of nonferrous metals.
Illumination:	Permitted. Internally lit, face lit or spot lit.
Logo:	Project logo only.
Letterstyle:	Project font only.
Color:	Black and white. <i>Exact finish details may vary.</i>

SIGN TYPE A
MONUMENT PROJECT ID

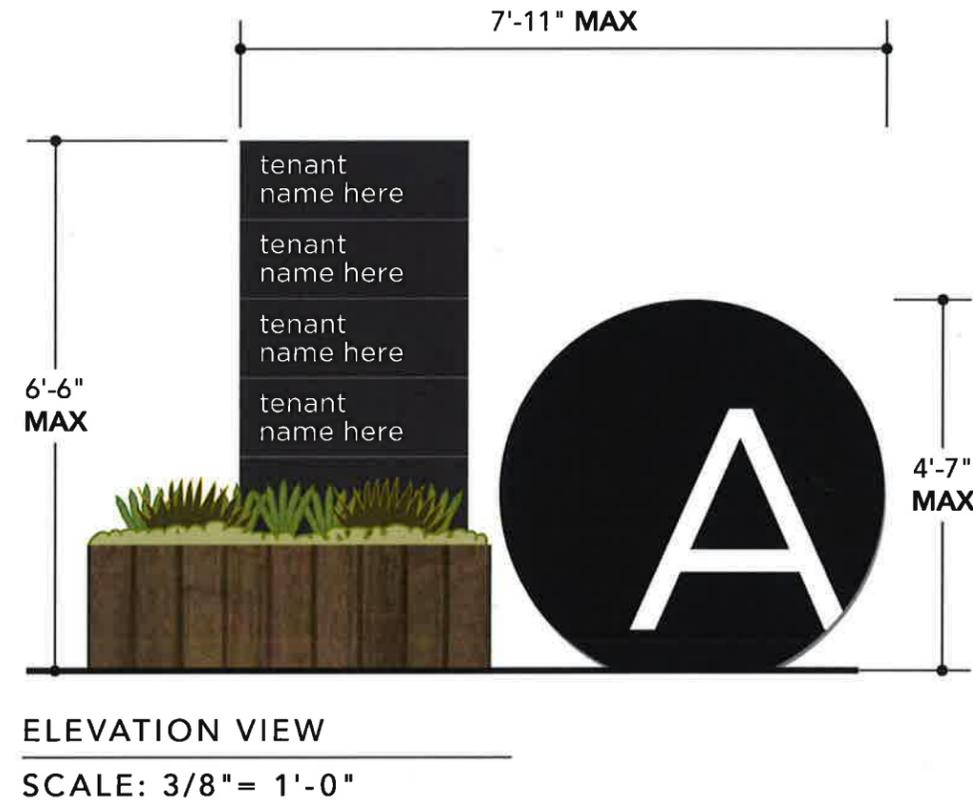


ELEVATION VIEW
SCALE: 1/4" = 1'-0"

SIGN TYPE B

TENANT BUILDING ID

Purpose:	To identify the building and business names occupying the building suites to motorists and pedestrians. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on the monument sign.
Maximum Number:	4
Location:	Behind property line.
Orientation:	Perpendicular to building entrance walkway.
Sign Copy:	Building ID & up to (4) Tenant Names
Maximum Sign Height:	6'-6" high measured on interior edge of the sign.
Maximum Sign Structure Width:	7'-11" wide
Maximum Tenant Sign Panel Size:	51.5 square feet total for all (4) panels & building ID combined.
Sign Construction/Material:	Smooth, durable, non-weathering, rectangular sign face; with lettering fabricated from nonferrous metals. All framing and hardware shall be of nonferrous metals.
Illumination:	Permitted. Internally lit, face lit or spot lit.
Logo:	Permitted. Must be approved by the Property Owner.
Letterstyle:	Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font, all white in color.
Color:	Natural wood, dark gray, black and white. <i>Exact finish details may vary.</i>



SIGN TYPE C

BUILDING TOP SIGN

Purpose: To identify business names occupying the building suites within the center. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their storefront.

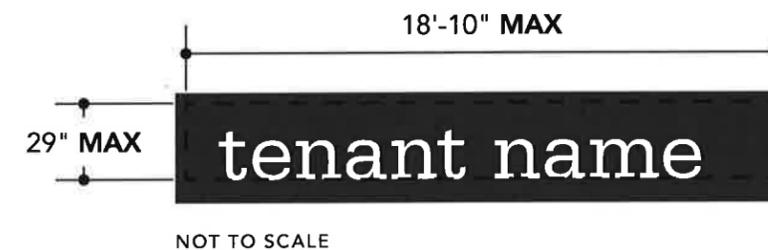
Maximum Number: One sign per tenant per frontage. An individual tenant shall have one sign per building-front elevation, however, multiple signs may be allowed in certain instances for larger tenants as indicated in the following exhibits, note that a single tenant may not have multiple signs on a single frontage.

Location: Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in the following exhibits.

Orientation: Parallel to wall toward street, parking lot or pedestrian area.

Sign Copy: One business name and or logo per defined location, two-lines of copy maximum.

Maximum Sign Size: Width: 18'-10" Max.
Height: 29" Max.
Max Area: 1.5 sq. ft. per linear ft. of business frontage max 50 sq. ft. If the building frontage of any such use is less than 25 lineal feet, only one sign, having a maximum area of 25 square feet, may be permitted.



Sign Construction/Material: Individual letters and logos only. No plastic face cabinet signs or cloud signs allowed. Tenant is only permitted to mount directly to structural mounting system. Align business name to center of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.

Illumination: Internally illuminated. No exposed neon lighting is permitted. No flashing or blinking allowed. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).

Logo: Permitted. Must be approved by the Property Owner.

Letterstyle: Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font.

Color: Dark gray, tenant logo colors must contrast building facade.
Exact finish details may vary.

SIGN TYPE C
LOCATION ELEVATIONS



BLDG. B EAST ELEVATION
SCALE: NTS



BLDG. B SOUTH ELEVATION
SCALE: NTS

SIGN TYPE C
LOCATION ELEVATIONS



BLDG. C WEST ELEVATION
SCALE: NTS

January 14, 2019

SIGN TYPE D TENANT WALL SIGN

Purpose:	To identify a major tenant occupying the building suites within the center. Major tenant is defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their primary storefront.
Maximum Number:	One sign per tenant per frontage. An individual tenant shall have one sign per building-front elevation, however, multiple signs may be allowed in certain instances for larger tenants as indicated in the following exhibits, note that a single tenant may not have multiple signs on a single frontage.
Location:	Mounted directly onto building fascia.
Orientation:	Parallel to wall toward street, parking lot or pedestrian area.
Sign Copy:	Business name and or logo. Three-lines of copy maximum.
Maximum Sign Area & Size:	Width: 13'-0" Max. Height: 7'-0" Max. for any logo, character, symbol, or number. Max Area: 1.5 sq. ft. per linear ft. of business frontage max 50 sq. ft. Bldg A South Elevation is allowed 80 sq. Ft. If the building frontage of any such use is less than 25 lineal feet, only one sign, having a maximum area of 25 sq. ft., may be permitted.
Sign Construction/Material:	Individual letters and logos only. No cabinet signs or cloud signs allowed. Tenant is only permitted to mount directly to structural mounting system. Align business name to center of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.
Illumination:	Internally illuminated. No exposed neon lighting is permitted. No flashing or blinking allowed. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
Logo:	Permitted. Must be approved by the Property Owner.
Letterstyle:	Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font.
Color:	Tenant logo colors must contrast building facade. <i>Exact finish details may vary.</i>



ELEVATION VIEW

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

SIGN TYPE D
LOCATION ELEVATIONS



BLDG. A NORTH ELEVATION
SCALE: NTS



BLDG. A EAST ELEVATION
SCALE: NTS

Purpose:	To identify the center to motorists and pedestrians.
Maximum Number:	3
Location:	Mounted directly onto building fascia.
Orientation:	Parallel to wall toward street, parking lot or pedestrian area.
Sign Copy:	Project name and/or logo, three lines of copy max.
Maximum Sign Height:	5'-0"
Maximum Sign Structure Width:	14'-0" wide
Maximum Sign Size:	70 square feet
Sign Construction/Material:	Smooth, durable, non-weathering, with lettering fabricated from nonferrous metals. All framing and hardware shall be of nonferrous metals.
Illumination:	Internally illuminated. No exposed neon lighting is permitted. No flashing or blinking allowed. (Internally illuminated signs include opaque sign backgrounds and the only portion of the sign that appears as illuminated is the actual lettering and/or a registered trademark or logo).
Logo:	Permitted
Letterstyle:	Logo-typefaces permitted.
Color:	Must contrast building facade. <i>Exact finish details may vary.</i>

SIGN TYPE E
PROJECT ID



ELEVATION VIEW

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



INSTALLATION VIEW (TYPICAL)

SCALE: NTS

SIGN TYPE F
PAINTED PROJECT ID

- Purpose: To identify the center to motorists and pedestrians.
- Maximum Number: 1
- Location: Painted directly onto mesh fabric.
- Orientation: Parallel to wall toward pedestrian area.
- Sign Copy: Project name and/or logo, three lines of copy max.
- Maximum Sign Height: 18'-0"
- Maximum Sign Width: 48'-0" wide
- Maximum Sign Size: 864 square feet
- Sign Material: Exterior paint or stitched mesh/fabric.
- Illumination: Prohibited.
- Logo: Permitted
- Letterstyle: Logo-typefaces permitted.
- Color: Must contrast mesh fabric.
Exact finish details may vary.



ELEVATION VIEW
SCALE: 3/32" = 1'-0"

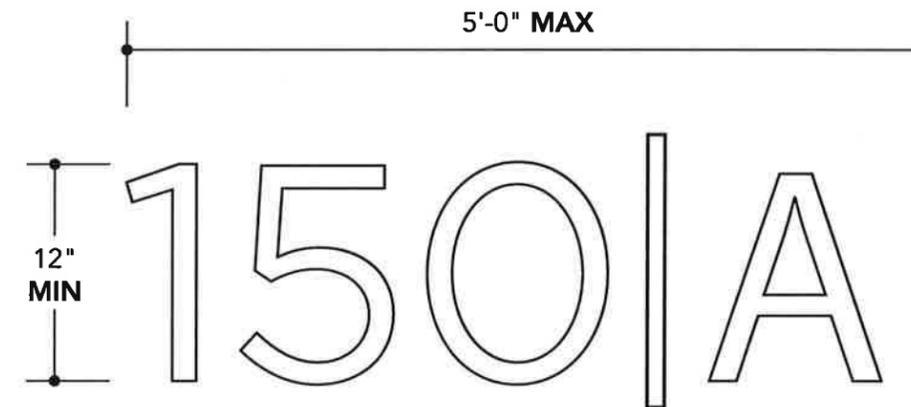


INSTALLATION VIEW
SCALE: NTS

SIGN TYPE G

ADDRESS NUMBERS/BUILDING ID

Purpose:	To identify each building to motorists and pedestrians.
Maximum Number:	Min one per building.
Location:	On building, locations as indicated in the following exhibits.
Orientation:	Parallel to wall toward street, parking lot or pedestrian area.
Sign Copy:	Building letter and address numbers.
Maximum Sign Size:	Width: 5'-0" Max. Height: 12" Min., 18" Max. Max Area: 8 sq. ft.
Sign Construction/Material:	Individual letters and numbers only. No cabinet signs or cloud signs allowed. Smooth, durable, non-weathering aluminum fabricated. All framing and hardware shall be of nonferrous metals.
Illumination:	Internally illuminated. No exposed neon lighting is permitted.
Logo:	Not permitted.
Letterstyle:	Project font only.
Color:	Must contrast building facade. <i>Exact finish details may vary.</i>



ELEVATION VIEW

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

SIGN TYPE G
LOCATION ELEVATIONS



BLDG. A NORTH ELEVATION
SCALE: NTS



BLDG. B SOUTH ELEVATION
SCALE: NTS

SIGN TYPE G
LOCATION ELEVATIONS



BLDG. C WEST ELEVATION
SCALE: NTS

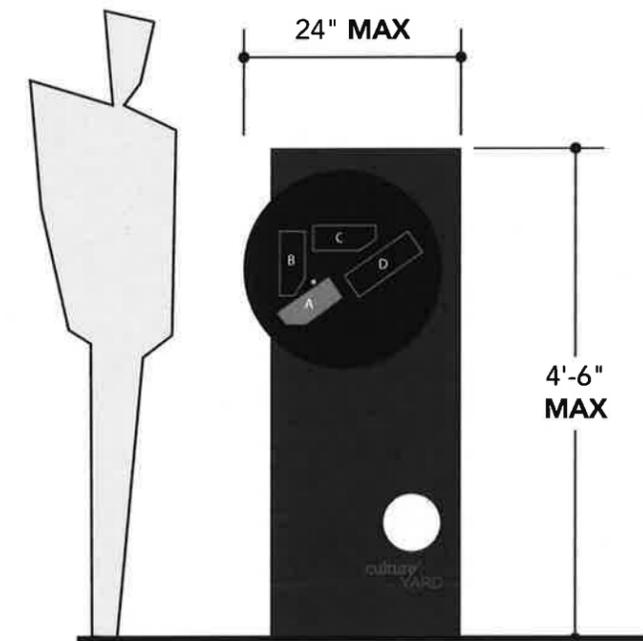


BLDG. D NORTH ELEVATION
SCALE: NTS

Purpose:	To inform pedestrians of their location.
Maximum Number:	As required
Location:	As required
Orientation:	As required
Sign Copy:	As shown
Maximum Sign Height:	4'-6"
Maximum Sign Width:	24"
Sign Construction/Material:	Smooth, durable, non-weathering aluminum fabricated. All framing and hardware shall be of nonferrous metals.
Illumination:	Prohibited.
Logo:	Project logo only.
Letterstyle:	Project font only.
Color:	Dark gray, black, green, light gray and white. <i>Exact finish details may vary.</i>

SIGN TYPE H

SITE MAP



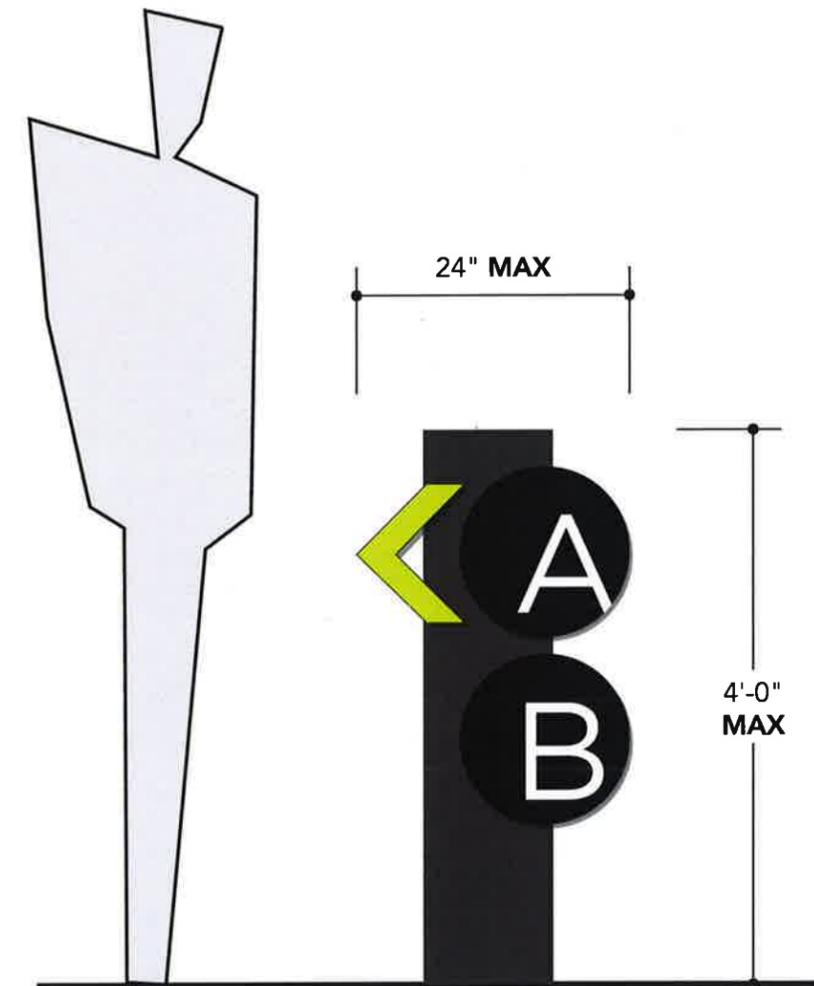
ELEVATION VIEW

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

SIGN TYPE I

BUILDING DIRECTIONAL

Purpose:	To direct pedestrians walking into the property.
Maximum Number:	As required
Location:	As required
Orientation:	As required
Sign Copy:	As shown
Maximum Sign Height:	4'-0"
Maximum Sign Width:	24"
Sign Construction/Material:	Smooth, durable, non-weathering aluminum fabricated. All framing and hardware shall be of nonferrous metals.
Illumination:	Prohibited.
Logo:	Not permitted.
Letterstyle:	Project font only.
Color:	Dark gray, green, black and white. <i>Exact finish details may vary.</i>



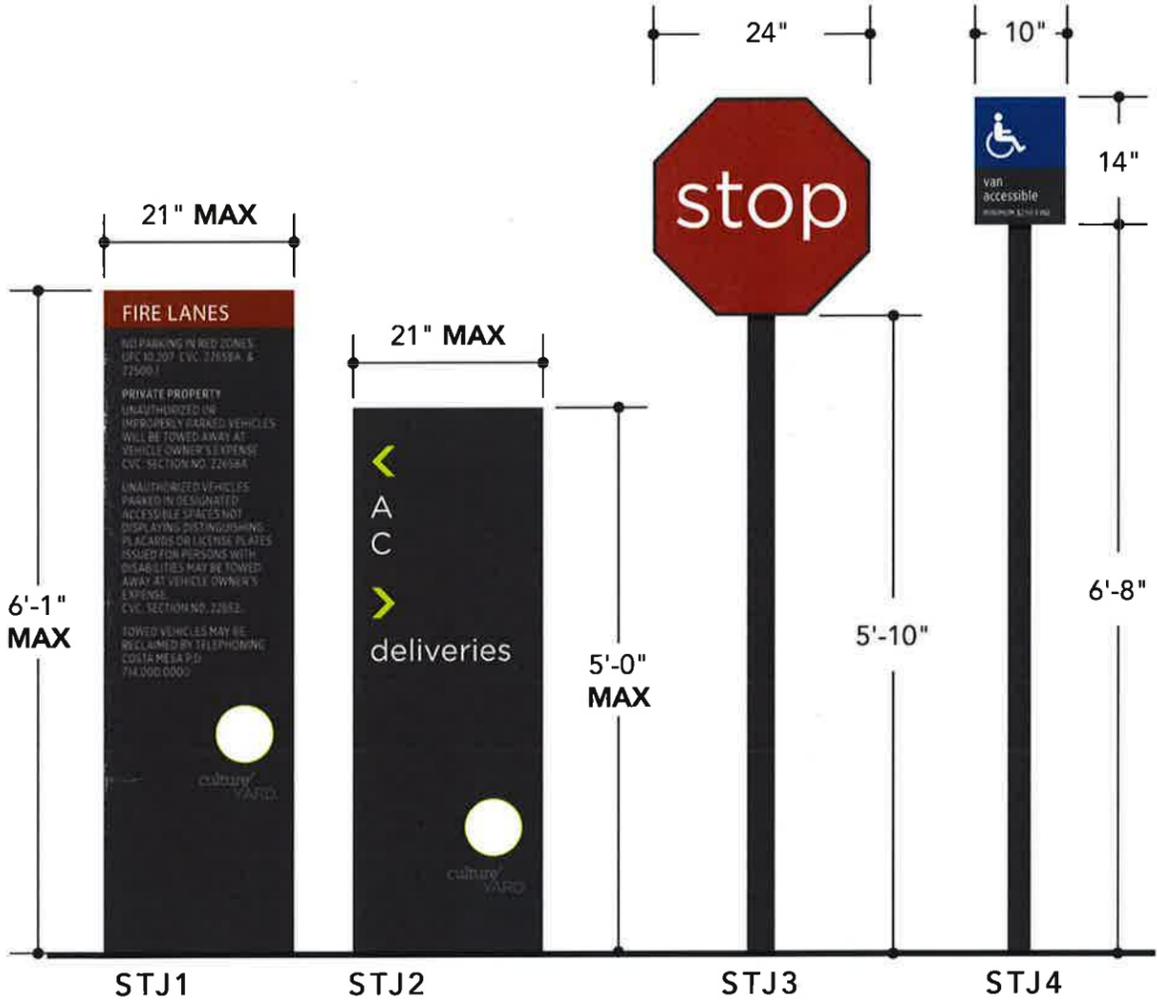
ELEVATION VIEW

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

SIGN TYPE J

REGULATORY SIGNS

Purpose:	To provide parking code & accessibility info to motorists and pedestrians.
Maximum Number:	As required
Location:	As required
Orientation:	As required
Sign Copy:	As shown
Maximum Sign Height:	Varies
Maximum Sign Width:	Varies
Maximum Sign Panel Size:	Varies
Sign Construction/Material:	Aluminum fabricated. All framing and hardware shall be of nonferrous metals.
Illumination:	Prohibited
Logo:	Project logo only.
Letterstyle:	Project font only.
Color:	Dark gray, light gray, white green, red and blue. <i>Exact finish details may vary.</i>



ELEVATION VIEW

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



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

March 8, 2019

Oscar Castro
116 East 18th Street
Costa Mesa, Ca 92627

**RE: ZONING APPLICATION ZA-18-62 (ZA-17-45 A1)
AMENDMENT TO EXISTING MINOR CONDITIONAL USE PERMIT ZA-17-45
TO ALLOW OUTDOOR SEATING AT AN EXISTING COFFEE SHOP
116 EAST 18TH STREET, COSTA MESA**

Dear Mr. Castro:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on March 15th, 2019, 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,

JENNIFER LE
Assistant Director of Development Services

cc: Engineering
Fire Protection Analyst
Building Safety Division

Marlon Brandon Griggs
17547 Ventura Blvd #304
Encino, CA 91316

PROJECT DESCRIPTION

The subject property is located on north side of East 18th Street, between Newport Boulevard and Orange Avenue. The site has a zoning designation of CL (Commercial Limited) 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 P (Off-Street Parking) to the north; CL (Commercial Limited) to the east and west; and CL (Commercial Limited) and C2 (General Business District) to the south, across East 18th Street. Physical on-site improvements include a 1,369 square foot commercial building with one handicapped parking space. The site provides two points of ingress/egress, one located on East 18th Street and the other located on Magnolia Street. The subject property is also served by the Newport Boulevard Vehicle Parking District.

On December 7, 2017, the Zoning Administrator approved Minor Conditional Use Permit ZA-17-45 which allowed the establishment of a coffee shop in an existing hair salon, with approximately 250 square feet of shared seating area. (The Zoning Code requires a minor conditional use permit (MCUP) for any food uses in the CL zone.) The use is located within 200 feet of residentially-zoned property, and is currently approved to operate seven days a week, 6 AM to 8 PM, concurrent with salon hours.

The applicant requests an amendment to Minor Conditional Use Permit ZA-17-45 to allow outdoor seating at an existing coffee shop, increasing the seating area to greater than 300 square feet. The proposed seating area includes seats within the left side setback area behind the building and within the front setback area along East 18th Street. Since the parking requirement for a food service use with greater than 300 square feet of area (10 spaces per 1,000 square feet of gross floor area) is greater than the requirements for a food service use with less than 300 square feet of public area (4 spaces per 1,000 square feet of gross floor area), additional onsite parking will be provided to accommodate the request. No change to the operational hours is proposed.

ANALYSIS

Previous Entitlement

Minor Conditional Use Permit ZA-17-45 was approved to allow the establishment of a coffee shop in the CL zone, with less than 300 square feet of public area, within 200 feet of residentially-zoned property. Since the parking requirement is the same for a food service use with less than 300 square feet of public area and a beauty shop (4 spaces per 1,000 square feet of gross floor area), and because the proposed use did not propose to exceed 300 square feet of public area, no additional parking was required at the time of approval.

The staff report for the previous project can be found at the following link:

<https://www.costamesaca.gov/home/showdocument?id=28271>

Outdoor Seating Area

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 MCUP. Since the applicant wishes to place tables within the front setback, the applicant is requesting approval of a MCUP to allow the encroachment of an unenclosed outdoor seating area (consisting of three, 20-inch bistro tables) into the nonconforming street setback along East 18th Street. Since the project site is legal nonconforming with no landscaped setback area, no landscaping will be lost with the encroachment of the outdoor seating area.

As proposed and conditioned, the seating provided within the front setback area will be limited to 100 square feet and a maximum of three, 20-inch bistro tables, and the boundary of such area will be delineated on the pavement by decorative perimeter markings as deemed appropriate by the Planning Division (COA No. 2). Therefore, the proposed outdoor seating would contribute to community and neighborhood identity by promoting a pedestrian oriented public realm along East 18th Street, consistent with the surrounding mixture of retail/service, residential, and office uses. Further, conditions of approval will require that the minimum 48-inch accessible path of travel be maintained entirely on the subject property, consistent with the approval of Eat Chow – a restaurant located at 1802 Newport Boulevard – which allowed for three outdoor tables not to encroach into the five-foot public right-of-way along East 18th Street.

Parking

The applicant is requesting an amendment to the MCUP to allow outdoor seating in the left side setback area and front setback area along East 18th Street. The parking ratio for an establishment where food or beverages are sold, with more than 300 square feet of seating area, is 10 spaces per 1,000 square feet of gross floor area versus four spaces per 1,000 square feet of gross floor area for establishments with less than 300 square feet of seating area. Consequently, four additional parking spaces are required to accommodate the proposed coffee shop which consists of 169 square feet of coffee bar area, 203 square feet of seating area in the left side setback area, and no more than 100 square feet of seating in the front setback area along East 18th Street.

The subject property has minimal onsite parking; however, the subject property is served by the Newport Boulevard Vehicle Parking District. Consequently, the building is credited with a total of five parking spaces, based on the four per 1,000 square foot retail rate. To accommodate the proposed coffee bar areas – which includes 169 square feet of indoor area and 303 square feet of outdoor area – four additional parking spaces are required in excess of the existing legal, nonconforming parking supply. (The coffee bar area was credited with the retail parking rate when applying the restaurant parking ratio, resulting in a requirement of one additional parking space for the coffee bar area). To satisfy the parking requirement for a coffee bar with more than 300 square feet of seating area, the applicant proposes to re-stripe the parking lot to provide a total of four parking spaces and a bike rack, resulting in a total of five spaces -- and a net gain of four spaces. (The

City allows application of a one parking space credit when bike racks are provided.) Consequently, the proposed outdoor seating will not result in a parking impact because additional parking is being provided onsite to accommodate the increased seating area.

Consistent with other past similar approvals, if parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, acquiring of off-site parking, reducing the seating area for the coffee shop, and/or any other measures as deemed appropriate by the Development Services Director.

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. A coffee shop with more than 300 square feet of seating area will be compatible with the existing uses located in the surrounding area. The project site is served by the Newport Boulevard Vehicle Parking District, within a commercial district that contains various retail uses including multiple restaurants, social bars, as well as other retail shops. As proposed and conditioned, the outdoor seating area – limited to 203 square feet in the left side setback area and no more than 100 square feet in the front setback area along East 18th Street – will support the needs of residential segments of the community, consistent with Land Use Policy LU-3.1. Consequently, the parking lot will be required to be re-stripped in accordance with the approved site plan to provide additional onsite parking to accommodate the increased coffee shop seating area. Conditions of approval will also require the installation of a bike rack to provide credit for an additional parking space as permitted by Code. Additionally, hours of operation will remain unchanged. Therefore, as conditioned, the proposed seating should not generate parking impacts on the subject property unusual for a commercially-zoned property.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
 1. As proposed and conditioned, the proposed coffee shop seating is compatible and harmonious with the existing uses located in the general area; the commercial district currently contains various retail uses including multiple restaurants, social bars, as well as other retail shops. As proposed and conditioned, the proposed outdoor seating will be limited to 203 square feet in the left side setback area and no more than 100 square feet in the front setback area along East 18th Street. Consequently, additional parking will be provided onsite to accommodate the increase coffee shop seating area, including the installation of a bike rack to provide credit for an additional parking space as permitted by Code. Hours of operation will remain unchanged. Therefore, the proposed seating will not generate parking impacts on the subject or surrounding properties.

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.

3. The proposed coffee shop 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 coffee shop is considered a general business use. The General Plan permits a wide range of commercial uses within the property's General Commercial land use designation. Therefore, approval of the MCUP to allow outdoor seating for the coffee shop supports a use consistent with the General Plan. This is also based on additional parking being provided at the subject property in order to accommodate the increased seating area for the coffee shop, bringing the property into closer conformance with the parking requirements for a commercially-zoned property.

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 outdoor seating will be compatible with the existing uses located in the surrounding commercial area; the commercial corridor, in which the project site is located, and would contribute to community and neighborhood identity by promoting a pedestrian oriented public realm along East 18th Street. As proposed and conditioned, the proposed outdoor seating will be limited to 203 square feet in the left side setback area and no more than 100 square feet in the front setback area along East 18th Street. Consequently, additional parking will be provided onsite to accommodate the increase coffee shop seating area, including the installation of a bike rack to provide credit for an additional parking space as permitted by Code. Therefore, as proposed and conditioned, the seating will not generate parking pacts on the subject or surrounding properties.

2. Granting the MCUP 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.

3. Granting the MCUP will not allow a use, density or intensity that is not in accordance with the General Plan designation. The proposed coffee shop seating supports a food or beverage establishment use which is an allowable use in the

General Commercial land use designation for the property. Hours of operation will remain unchanged. As such, the proposed seating, 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 coffee shop operating in conjunction with an existing hair salon, with more than 300 square feet of public area, located within 200 feet of residentially-zoned property. Proposed hours of operation of the coffee shop is seven days a week, 6 AM to 8 PM. Any change in the operational characteristics including, but not limited to, increased hours of operation or increased public seating area, will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
 - 2. The seating provided in the front setback area shall be limited to a maximum of 100 square feet and three, 20-inch bistro tables, and the boundary of such area shall be delineated on the pavement by decorative perimeter markings as deemed appropriate by the Planning Division. No umbrellas are permitted in the front setback area.
 - 3. Seating in the left side setback shall be limited to 203 square feet in area. No seating shall be permitted in the right side setback area.
 - 4. A minimum 48-inch accessible path of travel shall be maintained entirely on the subject property.
 - 5. The parking lot shall be repaired as needed, slurried, and re-stripped in accordance with the approved site plan.
 - 6. 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.

7. Conditions of approval numbers 5 and 6 shall be completed and approved by the Planning Division prior to the installation of any outdoor seating.
8. 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.
9. 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.
10. 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.
11. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, acquiring of off-site parking, reducing the seating area for the coffee shop, and/or any other measures as deemed appropriate by the Development Services Director.
12. 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.
13. 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.
14. 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.

15. Any new exterior lighting proposed shall be shielded and/or directed away from residential areas.
16. Any trash facilities shall be screened from view and designed and located appropriately to minimize potential noise and odor impacts to adjacent residential areas.
17. This approval contains all applicable conditions of approval of the pervious minor conditional use permit (ZA-17-45).

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 (March 15, 2019) and will expire at the end of that period (March 15, 2021) 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. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
5. Parking stalls shall be double-striped in accordance with City standards.
6. 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.
- Bldg. 7. 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.

8. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved architectural plans.
9. Compliance with California Plumbing Code section 422.0 and table 422.1 for required number of plumbing fixtures shall be required.
10. Provide a plan to the County of Orange Health Department for review and approval.
- Bus. Lic. 11. 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.
12. 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>
2. The Building Division will not issue a demolition permit until an Identification Number is provided by AQMD.

E18 EAST | EIGHTEENTH

116 E. 18TH STREET, COSTA MESA, CA 92627

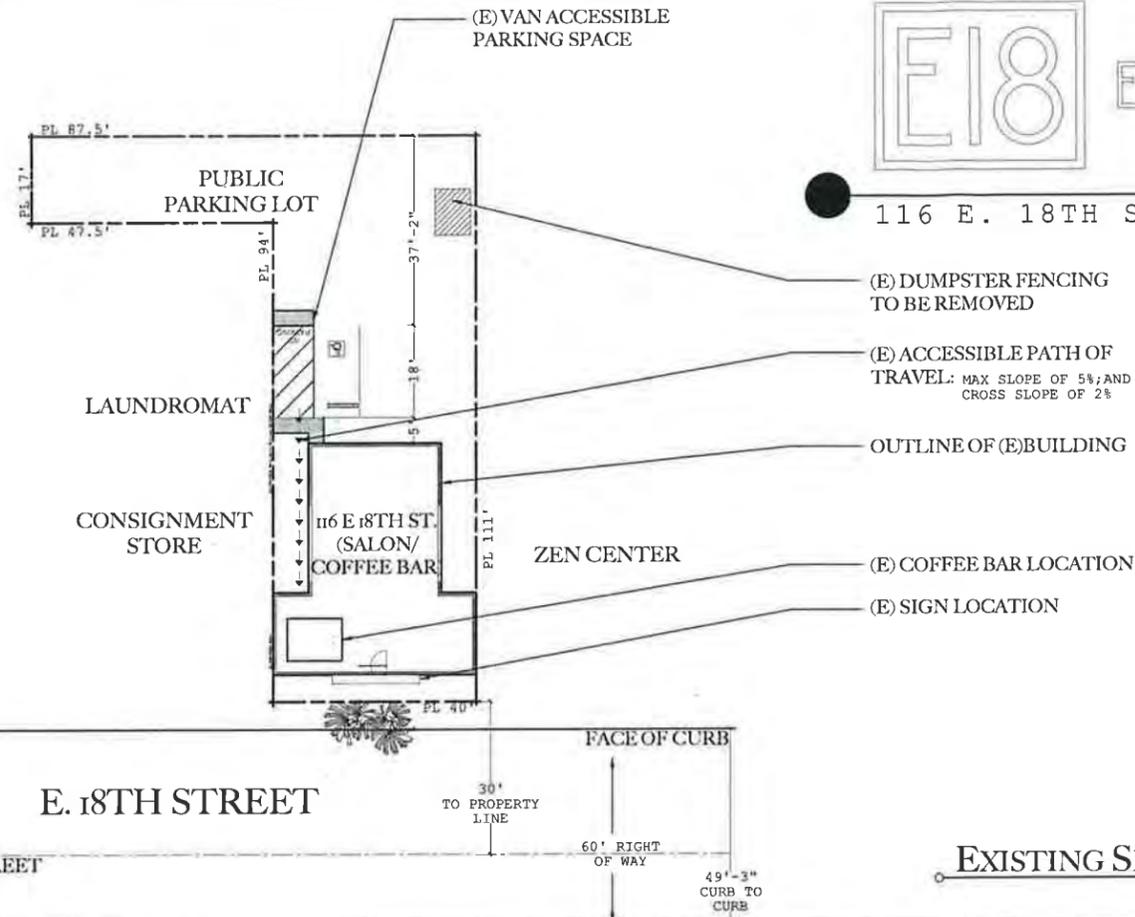
PROJECT DATA

OWNERS:
Guardianship of the Estate of Marlon Brandon Briggs,
Michael J. Seibert, Guardian
ILLI COMMERCIAL
17547 VENTURA BLVD
ENCINO, CA 91316

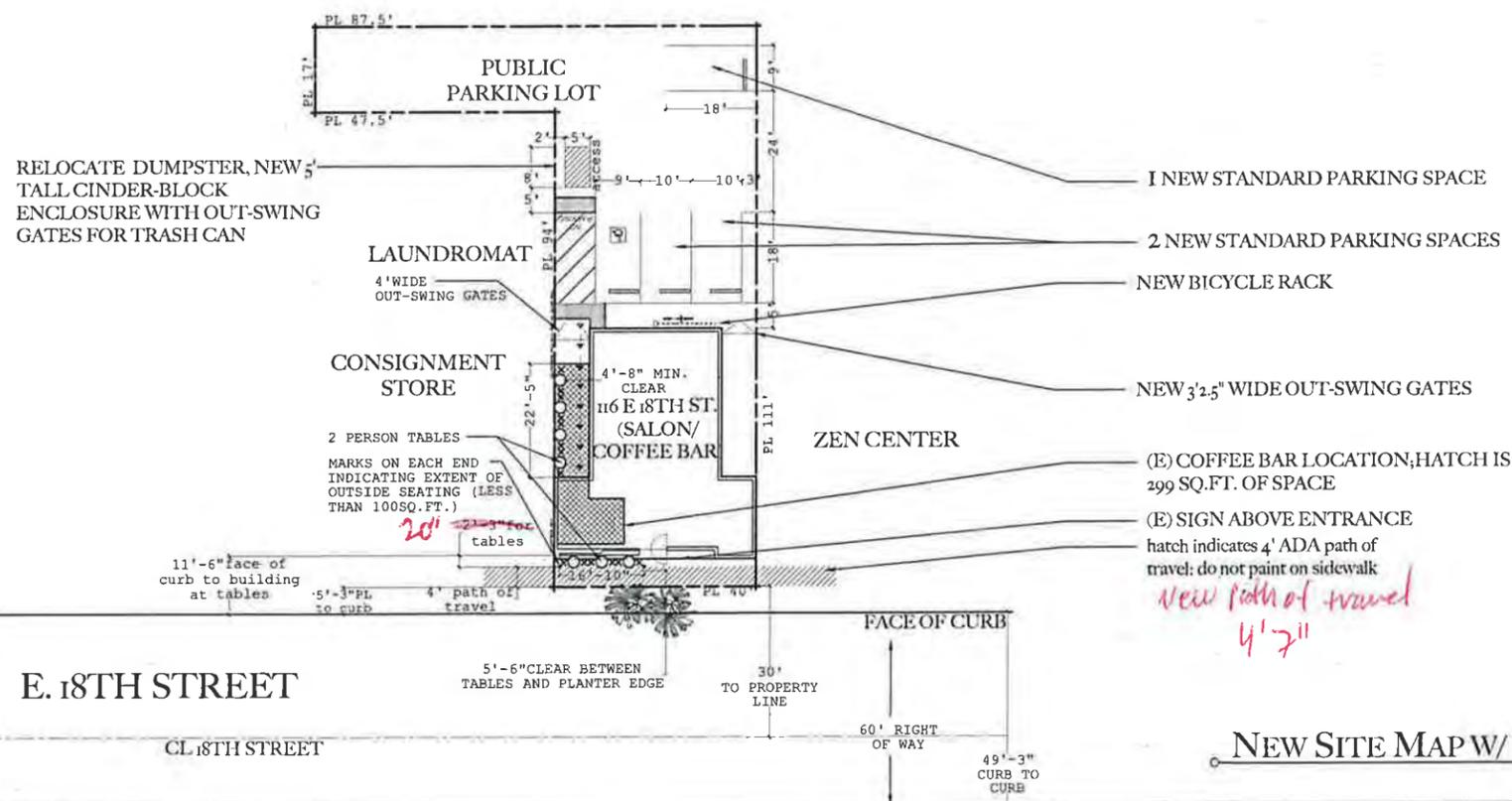
ARCHITECT:
HUDSON PRUITT
4422 RHODELIA AVE
CLAREMONT, CA 91711
PHONE: 909.781.0707
LIC #: C 29799
CONTACT: HUDSON PRUITT

APPLICABLE CODES:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRIC CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE

DESCRIPTION AND TYPE OF WORK:
THIS SUBMITTAL IS A REQUEST TO ADD 3 ADDITIONAL PARKING SPACES AND A BICYCLE RACK FOR THE OUTDOOR SEATING FOR EXISTING COFFEE BAR.



MINOR CONDITIONAL USE PERMIT / ADMINISTRATIVE ADJUSTMENT NO. 2A-1862
Approval in Concept
 SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT.
 BY K. WALSH DATE 3/8/19



SHEET INDEX

A1.1	Project Data, Existing Site Map, New Site Map w/New Parking, Vicinity Map, Sheet Index
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VICINITY MAP



HUDSON PRUITT ARCHITECTURE
4422 RHODELIA AVE CLAREMONT, CA 91711 P. 909.781.0707

Existing & New Site Plan w/Proposed Additional Seating, Parking & Bicycle Rack updated 1.23.19

E18 East Eighteenth, Hair Salon & Coffee Bar
116 E. 18th Street, Costa Mesa, CA 92627

Date 8/14/18
Scale
Drawn hp/mm
Set submit
Sheet A.I.1

COFFEE BAR FINISHES

LOCATION
 FLOORING: POLISHED CONCRETE, GLAZE AND SEAL, WET-LOOK 2000 LACQUER
COFFEE BAR AREA/MIXING ROOM
 FLOORING IN OTHER LOCATIONS: NuCore Driftwood Oak Plank with Cork Back

COVE BASE: 6" TILE
COFFEE BAR AREA/RESTROOM/MIXING ROOM

COUNTER MATERIAL: SOLID SURFACE
COFFEE BAR AREA/MIXING ROOM

CEILING: SMOOTH PLASTER, PAINTED (SEMI-GLOSS)
COFFEE BAR AREA/RESTROOM/MIXING ROOM

WALLS: FRP (FIBER-REINFORCED PLASTIC) BOARD TO TOP OF PONY WALLS AND BEHIND EQUIPMENT, & SMOOTH PLASTER, PAINTED (SEMI-GLOSS)
COFFEE BAR AREA/RESTROOM/MIXING ROOM

COFFEE BAR EQUIPMENT

NOTE: ALL EQUIPMENT SHALL BE PLACED ON A MINIMUM SIX (6) INCH HIGH, EASILY CLEANABLE LEGS; ON A FOUR (4) INCH HIGH CONTINUOUSLY COVERED CURB ON APPROVED CASTERS; OR CANTILEVERED FROM THE WALL IN A APPROVED MANNER. (THIS APPLIES TO ITEMS 1 THROUGH 3)

MOUNTING METHOD	DESCRIPTION
COMMERCIAL CASTORS	① TURBO AIR TBD-1SB BEER DISPENSER (FOR COLD BREW COFFEE)
6" LEGS	② ICE-O-MATIC ICEU220HA, ICE SERIES CUBE ICE MAKER
6" LEGS	③ TRUE TBB-24-48G-SD-LD, BACK BAR COOLER, TWO-SECTION, 24" DEEP, 35 1/2" HIGH
6" LEGS	④ THREE-COMPARTMENT SINK KROWNE 18-53C STANDARD 1800 SERIES, UNDERBAR THREE COMPARTMENT SINK UNIT, 60"X18.5" OA, 4" BACKSPLASH, 10X14X10 DP BOWLS, 1" REAR CORNER DRAIN W/OVERFLOW PIPES, LOW LEAD FAUCET, 12" RIGHT AND LEFT DRAINBOARDS, S/S TOP AND FRONT, NSF APPROVED
WALL MOUNT	⑤ HAND SINK, WALL MOUNT, SPACE SAVER, 12"WX17"D OVERALL DIMENSION, 9 1/2" WIDE X 12 1/2" DEEP BOWL, INCLUDES WELDED SPLASH GUARD, LOW LEAD FAUCET AND STRAINER, 20 GAUGE 304 POLISHED SATIN STAINLESS STEEL, ETL
ON COUNTER	⑥ ESPRESSO MACHINE, LA MARZOCCO, LINEA CLASSIC
ON COUNTER	⑦ ESPRESSO GRINDER, LA MARZOCCO, KONY
ON COUNTER	⑧ BATCH BREW, WILBUR CURTIS, G4 SINGLE 1.0 GAL COFFEE BREWER MODEL: G4TP1S63A3100
ON COUNTER	⑨ BULK GRINDER, SEE OWNER SUPPLIED CUT SHEET FOR ALTERNATIVE OPTION

COFFEE BAR

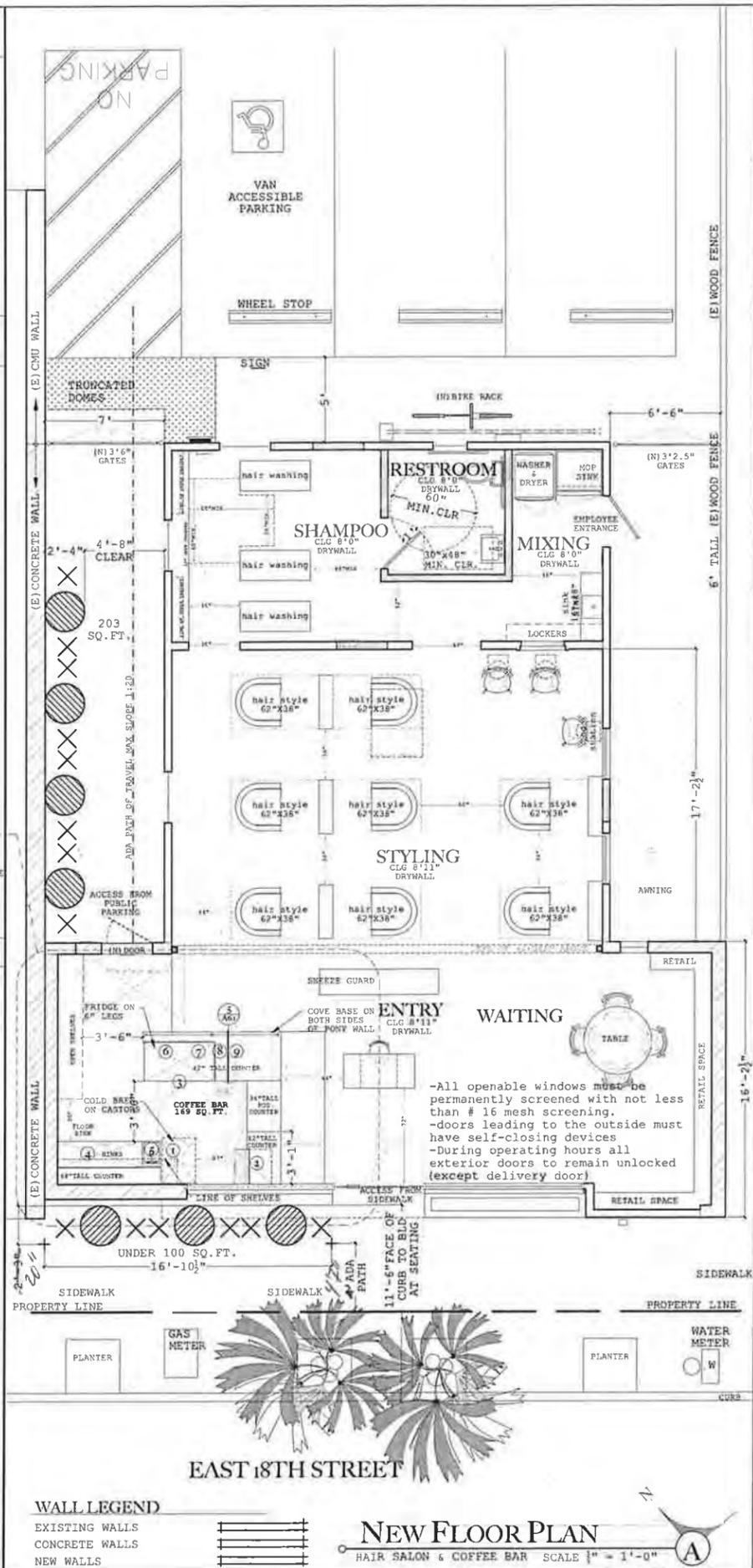
THIS IS A NEW SHEET AND INDICATES THE EXTENT OF WORK FOR THE COFFEE BAR:
 -THE AREA INDICATED BY DASHED LINE
 -IN THE MIXING ROOM ADDED A NEW MOP SINK AND THE RELOCATION OF THE EXISTING SINK
 SEE SHEET A2.1 FOR MORE DETAIL
 -FINISH MATERIALS IN AND AROUND THE COFFEE BAR

COFFEE BAR GENERAL NOTES

GENERAL PURPOSE HOT WATER:
 a. Provide a water heater, which is capable of constantly supplying hot water at a temperature of at least 120° Fahrenheit to all sinks, and other cleanup facilities. In sizing the water heater, the peak hourly demands for all sinks, etc., are added together to determine the minimum required recovery rate.
 b. Hand sinks can be constructed to supply warm water at a minimum temperature of 100° Fahrenheit by using a mixing valve or combination faucet.
 c. A water heater should not be purchased until this Agency determines the minimum required energy input for the water heater.

FLOOR SINKS:
 All condensate and similar liquid waste shall be drained by means of indirect waste pipes into an open floor sink or approved receptacle.
 b. Drain lines must be installed, constructed, and maintained to be easily cleanable and prevent the harborage of insects. Installing horizontal runs of drain lines at least 1/2 inch from the wall and six (6) inches off the floor will accomplish this task. All drain lines must terminate at least one (1) inch above the overflow rim of the floor sink to provide an air gap.
 c. Floor sinks shall be located so that they are readily accessible for inspection, cleaning, and repair. The floor sink must be located close enough to the equipment being drained to facilitate proper drainage. Typically, this distance is within 15 feet.
 d. Wastelines may not cross any aisle, traffic area, or door opening.
 e. Floor sinks or floor drains are not permitted inside walk-in refrigeration units. See section 5-Floors diagram for proper half exposed installation.
 f. All floor sinks must be at least half exposed under the curb mounted equipment, or be in line with the front face of elevated freestanding equipment, and located within 15 feet of the condensate producing equipment.
 g. A properly coved protective enclosure will be required around the backs of half exposed floor sinks where the floor sink is installed under curb or base mounted equipment, e.g., storage cabinet, display refrigerators, etc.
 h. Provide easily removable (without the use of tools) safety grates on exposed floor sinks.
 i. Drain lines must be at least six (6) inches off the floor and 1/2 inch away from walls and not cross any aisle, traffic area or door opening.

GARBAGE AND TRASH AREA
 Each food facility shall be provided with any facilities and equipment necessary to store or dispose of all waste material. Waste receptacle shall be provided for use by consumers. A receptacle shall be provided in each area of the food facility where refuse is commonly discarded. Areas designated for refuse shall be located so that it is separate from food, food equipment, or utensils and shall not interfere with the cleaning of the adjacent space.
 If provided, an outdoor storage area or enclosure used for refuse, recyclables, and returnables shall be constructed of nonabsorbent material such as concrete or asphalt and shall be easily cleanable, durable, and sloped to a drain.



WALL LEGEND

EXISTING WALLS	[Symbol]
CONCRETE WALLS	[Symbol]
NEW WALLS	[Symbol]

NEW FLOOR PLAN
 HAIR SALON & COFFEE BAR SCALE 1" = 1'-0" A

HUDSON PRUITT ARCHITECTURE
 1422 BROADWAY, SUITE 200, CHICAGO, IL 60604
 TEL: 312.467.1111 FAX: 312.467.1112

New Floor Plan, Coffee Bar
 updated notes 1.29.19

E18 East Eighteenth,
 Hair Salon & Coffee Bar
 106 E 18th Street, Costa Mesa, CA 92627
 Contractor: NeWave Construction

Date	6/15/17
Scale	
Drawn	hp
Set	submit
Sheet	A2.2



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

March 8, 2019

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

**RE: ZONING APPLICATION 19-10
MINOR CONDITIONAL USE PERMIT TO ALLOW THE USE OF TEMPORARY
TRAILERS
1885 ANAHEIM AVENUE**

City staff's review of the zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on March 15, 2019, 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, Nancy Huynh, at 714.754.5609, or at nancy.huynh@costamesaca.gov.

Sincerely,

Jennifer Le
Assistant Director of Development

cc: Adam Eliason
P.O. Box 1452
Chino Hills, CA 91709

Engineering
Fire Protection Analyst
Building Safety Division
Community Services (Justin Martin)

PROJECT DESCRIPTION

Project Site / Environs

The subject property is located at 1885 Anaheim Avenue which is on the northwest corner of Anaheim Avenue and Plumer Street. The subject property is zoned I&R (Institutional & Recreational) and has a General Plan land use designation of HDR (High Density Residential). The site is 40,946 square feet in size (0.94 acres). The properties to the east, west and south are zoned Multi-family Residential, High Density and Multi-family Residential (R2-HD and R3, respectively) and the properties to the north are zoned Local Business (C1).

The site currently contains an existing 10,220-square-foot church building with a total of 69 parking spaces. The church building is occupied by the Lighthouse Church of the Nazarene ("Lighthouse Church").

Proposed Use

The City of Costa Mesa ("the City") proposes to install temporary trailers on the existing Lighthouse Church property at 1885 Anaheim Avenue. The City will be leasing a portion of the property from the church in order to utilize it as the City's temporary interim bridge shelter. The temporary trailers are proposed to be placed on the property for one year from April 2019 through April 2020. Per Section 13-188 of the Zoning Code, a minor conditional use permit (MCUP) is required prior to the installation of any temporary trailer coach, mobile home, or modular structure on any property. Approval is typically limited to one year but Code permits the Zoning Administrator to grant additional time based on the merits of the proposal.

Background

This application is the result of a settlement of a lawsuit against Costa Mesa, other cities and the county regarding sheltering of homeless individuals. Pursuant to the terms of the settlement agreement, this City is required to provide a total of 62 shelter beds. This site is proposed to provide shelter for up to 50 individuals. Twelve of these beds are being provided at College Hospital. This site will be temporary in nature, with the City working to provide a permanent bridge shelter at 3175 Airway Avenue by April 2020.

The Lighthouse Church has been providing permanent supportive housing and shelter related services at the church site for some time – which has resulted in enforcement by the City. Costa Mesa Municipal Code (CMMC) Section 13-30 (d) requires a conditional use permit (CUP) for transitional housing use at the church site, because this use is not identified in the Zoning Code Land Use Matrix. However, in May 2018, because of the urgent need to continue the provision of this type of service, the Development Services Department and Lighthouse Church entered into an agreement to temporarily suspend all code enforcement action for two years to allow the church adequate time to prepare and submit the requisite CUP application (the church needed the additional time because

of the expense associated with processing a conditional use permit). The agreement allows the continuance of the supportive housing at the church through an amortization period ending on June 14, 2020, at which point the church must either cease the use or obtain a CUP.

Since the Lighthouse Church is currently allowed to continue providing supportive housing and shelter-related services through the amortization period, the City Council, at the January 15, 2019 meeting, directed staff to negotiate a facility use and lease agreement to allow the City to utilize a portion of the existing church property to operate a temporary interim bridge shelter. A copy of the January 15, 2019 City Council staff report can be found here:

<http://ftp.costamesaca.gov/costamesaca/council/agenda/2019/2019-01-15/NB-3.pdf>

The lease agreement with the church was presented to the City Council for approval at the February 19, 2019 City Council meeting. A copy of that City Council staff report can be found here: <http://ftp.costamesaca.gov/costamesaca/council/agenda/2019/2019-02-19/NB-1.pdf>

The City Council also entered into an agreement with Mercy House Living Centers ("Mercy House"), an established shelter operator, to operate the temporary interim bridge shelter. A professional services agreement with Mercy House was approved by the City Council at the February 5, 2019 City Council meeting. A copy of that City Council staff report can be found here:

<http://ftp.costamesaca.gov/costamesaca/council/agenda/2019/2019-02-05/NB-1.pdf>

ANALYSIS

Minor Conditional Use Permit

The proposed temporary use will include three trailers with up to 50 beds, one ADA restroom trailer, one shower trailer, four portable restrooms, and one trailer for storage. All trailers will have ADA access via ramps. The temporary interim bridge shelter will be operated by Mercy House per the professional services agreement with the City. Mercy House will operate the shelter in conjunction with the City's Community Outreach staff and volunteers from the Lighthouse Church. The temporary shelter will operate seven days a week, 24 hours per day, and will have capacity for up to 50 adults experiencing homelessness.

Three of the temporary trailers are proposed to be located within the middle of the church site's parking lot. The three trailers will be placed side by side to create one large open floor plan and will have two ramps for accessibility. The shower trailer and portable restrooms will be located at the northeasterly corner of the church site behind the existing wrought iron gate off Anaheim Avenue; screening will be added to the gate. The storage trailer and ADA restroom trailer will be located along the northeasterly perimeter of the site where it abuts the parking lot of the adjacent properties. By locating the trailers within the middle of the parking lot as well as at the northeasterly perimeter and corner of the

site, parking spaces along the northwesterly corner and southerly perimeter of the site will remain available and the drive aisles will remain clear for safe vehicular and emergency access. Consequently, the proposed layout of the trailers will minimize impacts on the church's parking supply. The proposed layout of the sleeping trailers also provides the greatest separation and building setbacks from the adjacent residential and commercial properties (over 50 feet from residential; over 40 feet from commercial). A total of 26 church parking spaces will be temporarily impacted as a result of the proposed temporary use. However, any required church parking impacted by the temporary use will be provided off-site within public parking lots. A further discussion of the parking is in the separate section below.

Site improvements are proposed to be made to the church site in conjunction with the placement of the temporary trailers on the property. These improvements will ensure the operation of the temporary shelter is safe for the operator, volunteers, church parishioners, and people experiencing homelessness, as well as, the surrounding residents and businesses. The improvements will also aesthetically enhance the church site and overall character of the neighborhood even after the temporary use has ceased. Site improvements include the installation of: a 6-foot perimeter fencing with vehicular gate along the Plumer Street frontage; 12-inch landscape ribbon along Plumer Street; security lighting; privacy screening attached to the existing wrought iron fence along Anaheim Avenue; accessibility improvements; and a video security system. Parking spaces along the northerly perimeter of the site will be re-striped to angled parking spaces, as well, so that adequate back up distance will be provided.

In addition to site improvements, the temporary use will be operated by an experienced and well-established shelter operator, Mercy House, in conjunction with the City's Community Outreach staff. Mercy House has been in operation for nearly 30 years and has an established history of service in the City as well as throughout Orange County. Mercy House operates as a transportation-based, reservation only service – meaning access to the temporary shelter will require a reservation; no walk-ins will be allowed. Transportation will be provided by Mercy House to and from the temporary shelter for those with a reservation. The City's Community Outreach staff will assess and evaluate each individual experiencing homelessness prior to entry. Families with children experiencing homelessness will be referred to a partner agency for assistance with their needs. Once the individual has been pre-screened (including a security screening process) and a reservation has been made, the individual will be informed of the temporary shelter's rules and regulations including no illegal substances or contraband on site. Trained security guards, who will receive "Homeless Sensitivity Training", will also be on site at all times and will be stationed inside and outside the temporary shelter to ensure safety of the operators, volunteers, and individuals experiencing homelessness, as well as, the surrounding commercial and residential neighborhood. The security guards will also enforce the no walk-ins policy and no loitering in the surrounding neighborhood.

When the City's long-term bridge shelter at 3175 Airway Avenue has completed construction in April 2020, the temporary operations at the church will be transferred to

the permanent shelter location. Once the use has been transferred, the temporary trailers will be removed. Any use of the church site beyond April 2020 for a temporary interim bridge shelter will require separate City approval, either through the Zoning Administrator or Planning Commission (Condition No. 2). A conditional use permit will be required should the church wish to continue providing supportive housing at its site per the signed agreement with the Development Services Department (Condition No. 4).

Parking

The parking requirement for a church is determined by the number of fixed seats within the sanctuary or, if there are no fixed seats, the area of the sanctuary itself: Code requires one parking space for every three fixed seats or 35 square feet of sanctuary space if there are no fixed seats. The sanctuary at the Lighthouse Church is 1,856 square feet with no fixed seats; this results in a parking requirement of 53 spaces. The church currently has 69 parking spaces on-site, which will temporarily be reduced to 43 parking spaces after installation of the proposed temporary trailers. Replacement of any temporarily displaced required parking spaces will be provided off-site at public parking lots located almost directly across Anaheim Avenue from the church at Lion's Park. Many park facilities (e.g. Historical Society and Downtown Recreation Center) are closed or underutilized during the times of the regular church services on Sundays. As conditioned, the Lighthouse Church will coordinate with the City as to which public parking lots/spaces are available for church parishioners to park during regular church services and City staff will designate and reserve spaces for such uses (Condition No. 3).

General Plan Consistency

The subject property has a General Plan land use designation of High Density Residential. The High Density Residential land use designation is intended for residential development with up to 20 dwelling units per acre. Per the General Plan Land Use Element (Page LU-31), these areas are also appropriate for quasi-residential uses (e.g., convalescent hospitals) and that schools, religious institutions, parks, libraries, and related public facilities are also appropriate uses. Therefore, the General Plan anticipates that institutional uses may be located in this area. As a result, staff finds that installation of the temporary trailers will allow a use of the church property which is also institutional in nature and will allow compliance with direction from the courts, ultimately allowing the City to enforce the anti-camping ordinance to the benefit of the health, safety, and general welfare of the City's residents. Therefore, the use is in conformance with the General Plan.

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, the building and site developments, and uses that

exist or have been approved for the general neighborhood. Existing church parking will be reduced by the proposed temporary use; however, the parking spaces will be provided in adjacent public parking lots so that the public streets in the general neighborhood will not be negatively impacted. Site improvements are proposed in conjunction with the temporary use that will ensure the temporary use will be harmonious with the existing church property and the immediate neighborhood; the proposed site improvements will include landscaping and fencing along Plumer Street, parking lot lighting, screening for the existing gates along Anaheim Avenue, as well as other security enhancements. These site improvements will result in permanent aesthetic enhancements to the church site and improve the overall character of the neighborhood even after the temporary use has terminated. In terms of compatibility with the surrounding uses, there will be adequate building setbacks provided to buffer the temporary use from the immediately adjacent residential and commercial properties. The uses will also be separated by the existing six-foot high block walls along the northerly and westerly perimeters of the church site. Furthermore, the temporary use will be operated by an experienced and well-established shelter operator, Mercy House, in conjunction with City's Community Outreach staff – who will ensure the proposed use will operate as conditioned and as outlined in the City Council's professional service agreement which, in part, will require appointments for those seeking shelter; no walk-ins will be permitted.

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. The proposed layout of the modular structures will have the least impact on the existing church as well as the immediate residential and commercial neighborhood. The proposed temporary modular structures will be situated within the middle of the church parking lot so that parking spaces along the northerly and southerly perimeters of the property remain available during regular church service and that drive aisles remain clear for safe vehicular access. Furthermore, the proposed layout provides over 50 feet of separation from the immediately adjacent residentially-zoned property and over 40 feet from the commercially-zoned property. The proposed site improvements including new landscaping, security (including lighting and video cameras as well as on-site guards), and screening by perimeter fencing will also ensure the temporary use will be safe and compatible with the surrounding neighborhood. Approval of this MCUP will allow the provision of shelter beds to house affected individuals which, in turn, will allow the City to enforce its anti-camping laws.

3. The proposed use complies with performance standards described elsewhere in the Zoning Code including Chapter IX, Article 10 (Temporary Trailers). The temporary use will be for one year only from April 2019 through April 2020.

4. The proposed project is consistent with the General Plan land use designation. The subject property has a General Plan land use designation of High Density

Residential. Per the General Plan Land Use Element (Page LU-31), these areas are also appropriate for quasi-residential uses (e.g., convalescent hospitals) and that schools, religious institutions, parks, libraries, and related public facilities are appropriate. Therefore, the General Plan anticipates that institutional uses may be located in this area. As a result, staff finds that the proposed use of the church property for a City-initiated temporary use is an institutional use that would be in conformance with the General Plan land use designation for the property.

5. The zoning application is for a project-specific case, specifically necessary to address issued raised in the abovementioned federal lawsuit, 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 use will include site improvements to ensure the temporary use will be harmonious and safe with the existing church property and the immediate neighborhood. These site improvements will aesthetically enhance the church site and improve the overall character of the neighborhood even after the temporary use has terminated. There will be adequate building setbacks provided to buffer the temporary use from the immediately adjacent residential and commercial properties. Furthermore, the temporary shelter will be operated by an experienced and well-established shelter operator, Mercy House, in conjunction with City Community Outreach staff – who will ensure the proposed use will operate without being detrimental to the surrounding properties.

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 temporary shelter will be patrolled by trained security guards and on-site staff at all times to ensure the safety of the individuals experiencing homelessness as well as the surrounding commercial properties and residential neighborhood. Access to the temporary shelter will be by reservation only and no walk-ins will be accepted. Individuals will be evaluated and educated as to the temporary shelter rules and regulations prior to entering the facility. Furthermore, the layout of the temporary trailers took into consideration the compatibility with the adjacent uses; the proposed layout will have the least impact as it provides the most separation distance from the adjacent uses. Approval of this MCUP will allow the provision of shelter beds which, in turn, will allow the City to enforce its anti-camping laws.

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 subject property has a General Plan

land use designation of High Density Residential. Per the General Plan Land Use Element (Page LU-31), these areas are also appropriate for quasi-residential uses (e.g., convalescent hospitals) and that schools, religious institutions, parks, libraries, and related public facilities are appropriate. Therefore, the General Plan anticipates that institutional uses may be located in this area. As a result, staff finds that installation of the temporary trailers will allow a use of the church property which is also institutional in nature and will allow compliance with direction from the courts, ultimately allowing the City to enforce the anti-camping ordinance to the benefit of the health, safety, and general welfare of the City's residents. Therefore, the use is in conformance with the General Plan.

- 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, Section 15303, New Construction or Conversion of Small Structures, Section 15304, Minor Alterations to Land, and Section 15311, Accessory Structures, of the CEQA Guidelines. The subject property is an existing institutional facility and no changes to the building or site size are proposed with the requested temporary use. The use of the existing building will remain a church. There will be minor site improvements including new landscaping, fencing, lighting and re-striping existing parking spaces. In addition to the minor site improvements, the proposed project will involve the temporary use of trailers at the existing church facility for a City-initiated public use. The temporary trailers will be used as accessory structures in conjunction with the current supportive housing related services provided at the church facility. The temporary use will involve no building construction or grading work as the trailers are pre-fabricated and the existing church site is flat. The temporary use will be for one year only starting from April 2019 through April 2020.

- 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. Any change in the operational characteristics shall be subject to review by the Director of Development Services 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 trailers shall be for 12 months beginning with initial occupancy in April 2019 and ending on the one-year anniversary in April 2020. The applicant may request an extension of the temporary use

- through either the conditional use permit or 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. The church shall coordinate with City staff to reserve off-site parking spaces in the adjacent public parking lots at Lion's Park or other nearby public parking lots for the congregation to park during regular church service. City staff shall identify and reserve such spaces to ensure their availability. The church shall encourage its congregation to use parking spaces in the reserved public parking lots and not to park on City streets during regular church service.
 4. Should the church propose to continue providing transitional housing at the church property, a conditional use permit will be required subject to Planning Commission approval. The church shall cease said use or have applied or and received a conditional use permit on or before the established deadline of June 14, 2020 (as stated in the signed agreement with the Development Services Department). Code Enforcement action will be reinitiated should Lighthouse Church fail to comply with the terms of said letter agreement.
 5. The following site improvements shall be required to be installed and/or constructed prior to commencing the temporary use: a 6-foot perimeter fencing with vehicular gate along the Plumer Street frontage; a 12-inch landscape ribbon along Plumer Street; security lighting; privacy screening attached to the existing wrought iron fence along Anaheim Avenue; accessibility improvements; and a video security system. Parking spaces along the northerly perimeter of the site shall also be re-striped to angled parking spaces so that adequate back up distance will be provided.

CODE REQUIREMENTS

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

- Plng.
1. Approval of the zoning application is valid for one year 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 one-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. 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.

- 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.
- Fire 5. The modular units, as proposed, will require fire sprinklers for life safety protection according to CFC 903.2.8, or an alternative method and means of reasonable fire suppression, equivalent to fire sprinklers, as approved by the Fire Chief.
6. The modular units, as proposed, will require a fire alarm and smoke detection system according to CFC 907.2.8.
7. No commercial cooking shall take place within the modular units or Lighthouse Church structure without the permitted installation of a commercial hood and UL300 automatic suppression system according to CFC 609 & 904.2.2.
- Bus. Lic. 8. 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.

PLANNING APPLICATION SUMMARY

Location:	1885 Anaheim Avenue	Application No:	ZA-19-10
Request:	Minor Conditional Use Permit to allow the use of temporary trailers		

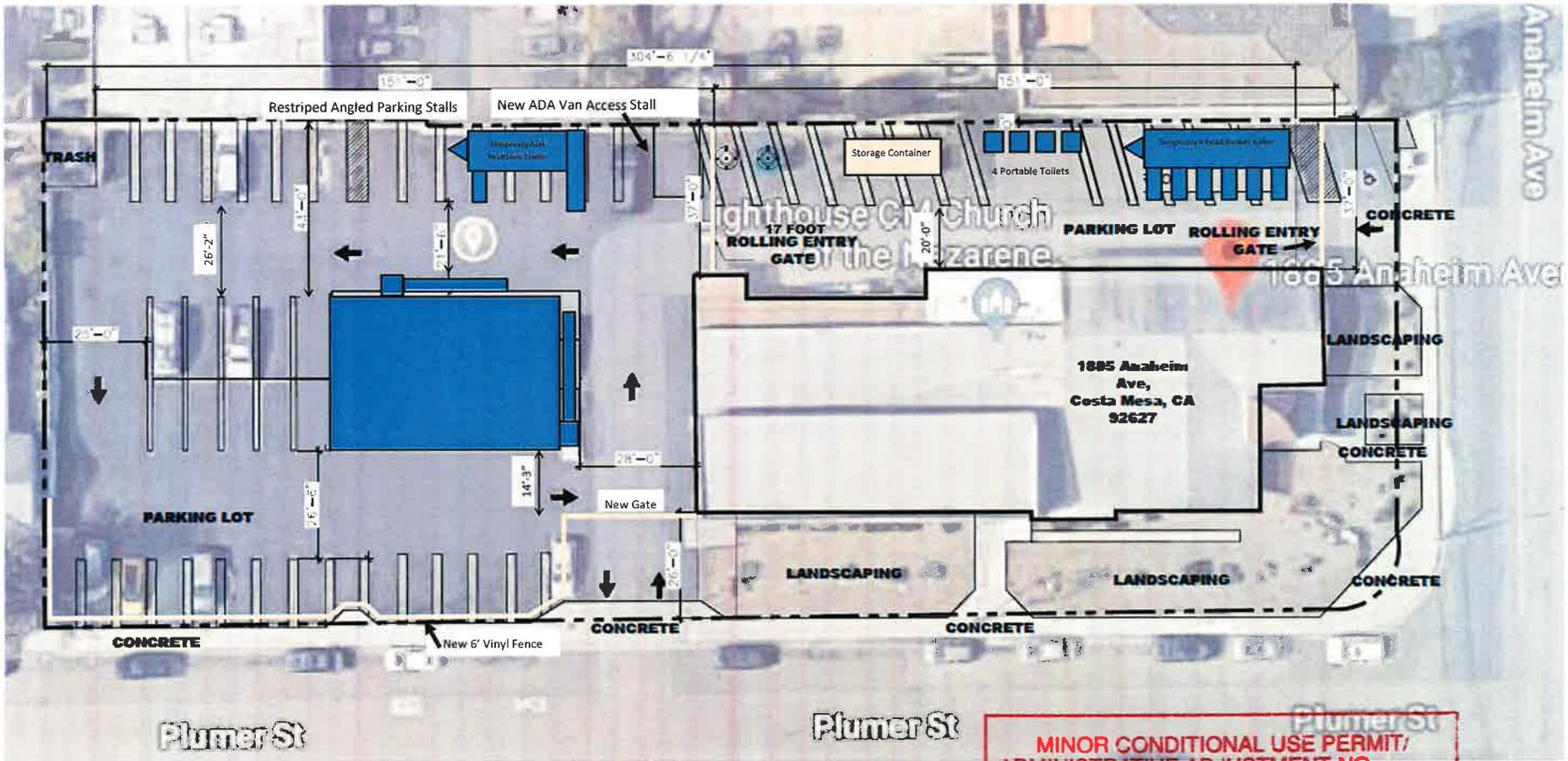
SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	I & R, Institutional and Recreational	North:	C1, Local Business District
General Plan:	High Density Residential	South:	R2-HD, Multi-Family Residential, High Density
Lot Dimensions:	340 FT X 120 FT	East:	R3, Multi-Family Residential District
Lot Area:	40,946 SF	West:	R2-HD, Multi-Family Residential, High Density
Existing Development:	A 10,220 square foot church building occupied by the Lighthouse Church		

DEVELOPMENT STANDARD COMPARISON

DEVELOPMENT STANDARD	REQUIRED/ALLOWED	PROPOSED/PROVIDED
Lot Size:	6,000 SF	40,946 SF
Lot Width:	60 FT	120 FT
Parking:	53	With Temporary Trailers: 43 ¹ Without Temporary Trailers: 69 ¹
Building Setbacks (Anaheim considered the front):		
Front	20 FT	31 FT
Side (abutting collector street)	10 FT	28 FT
Side (interior lot line)	5 FT	37 FT
Rear (interior lot line)	5 FT	149 FT
CEQA:	Exempt per CEQA Section 15301, Existing Facilities (Class 1) and Section 15311, Accessory Structures (Class 11)	
Final approval:	Zoning Administrator	
¹ Provided parking for the church will be temporarily reduced to 46 spaces. The remaining required parking spaces will be provided off site at adjacent public parking lots to be determined and coordinated with City staff and the Lighthouse Church.		



MINOR CONDITIONAL USE PERMIT/
 ADMINISTRATIVE ADJUSTMENT NO. _____

Approval in Concept

SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT.

BY ZONING ADMIN. DATE 3/8/19

