



# **CITY OF COSTA MESA**

## **PLANNING COMMISSION**

### **Agenda**

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**Monday, April 27, 2026**

**6:00 PM**

**City Council Chambers  
77 Fair Drive**

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The Commission meetings are presented in a hybrid format, both in-person at City Hall and as a courtesy virtually via Zoom Webinar. If the Zoom feature is having system outages or experiencing other critical issues, the meeting will continue in person.

#### **TRANSLATION SERVICES AVAILABLE / SERVICIOS DE TRADUCCIÓN DISPONIBLE**

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Favor de comunicarse con la Secretaria Municipal al (714) 754-5225 para solicitar servicios de interpretación de idioma para las juntas de la Ciudad. Se pide notificación por lo mínimo 48 horas de anticipación, esto permite que la Ciudad haga los arreglos necesarios.

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Closed Captioning is available via the Zoom option in English and Spanish.

Members of the public are welcome to speak during the meeting when the Chair opens the floor for public comment. There is no need to register in advance or complete a comment card. When it's time to comment, line up at one of the two podiums in the room and wait for your turn. Each speaker will have up to 3 minutes (or as directed) to address the Commission.

To maintain a respectful and orderly atmosphere during the meeting, attendees shall refrain from using horns or amplified speakers. Signs and props may be brought into the Chamber, provided they do not exceed 11 inches by 18 inches in size and do not hinder the visibility of other attendees. The possession of poles, sticks, or stakes is strictly prohibited.

All attendees must remain seated while in the chamber until instructed by the Presiding Officer to approach and line up for public comment. To ensure safety and maintain order during the proceedings, standing or congregating in the aisles or foyer is strictly prohibited.

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Or sign into Zoom.com and "Join a Meeting"

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- During the Public Comment Period, use the "raise hand" feature located in the participants' window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Participate via telephone:

Call: 1 669 900 6833 Enter Webinar ID: 836 8610 9581 / Password: : 348172

During the Public Comment Period, press \*9 to "raise your hand" and to be added to the queue to speak and wait for city staff to announce your name/phone number and press \*6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

4. Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov). Comments received by 12:00 p.m. on the date of the meeting will be provided to the Commission, made available to the public, and will be part of the meeting record.

5. Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website.

Note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information.

All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please e-mail to [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov) NO LATER THAN 12:00 Noon on the date of the meeting.

Note regarding agenda-related documents provided to a majority of the Commission after distribution of the agenda packet (GC §54957.5): Any related documents provided to a majority of the Commission after distribution of the Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

All cell phones and other electronic devices are to be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.

Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM\_Council. The password is: cmcouncil1953.

As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing. Agendas and reports can be viewed on the City website at <https://costamesa.legistar.com/Calendar.aspx>.

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II].

En conformidad con la Ley de Estadounidenses con Discapacidades (ADA), aparatos de asistencia están disponibles y podrán ser prestados notificando a la Secretaria Municipal. Si necesita asistencia especial para participar en esta junta, comuníquese con la oficina de la Secretaria Municipal al (714) 754-5225. Se pide dar notificación a la Ciudad por lo mínimo 48 horas de anticipación para garantizar accesibilidad razonable a la junta. [28 CFR 35.102.35.104 ADA Title II].

**PLANNING COMMISSION REGULAR MEETING**

**APRIL 27, 2026 – 6:00 P.M.**

**JEFFREY HARLAN  
CHAIR**

**JON ZICH  
VICE CHAIR**

**ANGELY ANDRADE  
PLANNING COMMISSIONER**

**ROBERT DICKSON  
PLANNING COMMISSIONER**

**KAREN KLEPACK  
PLANNING COMMISSIONER**

**DAVID MARTINEZ  
PLANNING COMMISSIONER**

**JOHNNY ROJAS  
PLANNING COMMISSIONER**

**CARRIE TAI  
DIRECTOR**

**TARQUIN PREZIOSI  
ASSISTANT CITY ATTORNEY**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ANNOUNCEMENTS AND PRESENTATIONS:**

**Active Development Map, Dan Inloes**

**PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**  
**Comments are limited to three (3) minutes, or as otherwise directed.**

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS**

**CONSENT CALENDAR: None.**

**PUBLIC HEARINGS:**

1. [CONDITIONAL USE PERMIT \(PCUP-25-0015\) TO CONVERT AN 26-266 EXISTING INDUSTRIAL BUILDING TO AN EVENT VENUE WITH LIVE ENTERTAINMENT AND DANCING, INCLUDING ON-SITE VALET PARKING AND A MINOR CONDITIONAL USE PERMIT FOR OUTDOOR EVENT OPERATIONS TO BE LOCATED AT 932 WEST 17TH STREET](#)

**RECOMMENDATION:**

Staff recommends the Planning Commission:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities);
2. Approve Conditional Use Permit (PCUP-25-0015) to allow the operation of an event venue with live entertainment and dancing, including on-site valet parking at 932 West 17th Street; and
3. Approve Minor Conditional Use Permit to allow associated outdoor event operations at 932 West 17th Street.

**Attachments:** [Agenda Report](#)

- [1. Draft Planning Commission Resolution](#)
- [2. Applicant Letter](#)
- [3. Trip Generation Memo](#)
- [4. Noise Study](#)
- [5. Plans](#)
- [6. Public Comments](#)

**OLD BUSINESS:** None.

**NEW BUSINESS:**

1. [GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF 26-263 COSTA MESA'S ONE-YEAR \(FY 2026-27\) AND FIVE-YEAR \(FY 2026-27 TO FY 2030-31\) CAPITAL IMPROVEMENT PROGRAMS](#)

**RECOMMENDATION:**

Staff recommends the Planning Commission:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378 in that the City's Capital Improvement Program is a fiscal planning and budgeting activity, which allows the City to plan for future specific capital improvement projects and does not commit the City to implement any specific project or project design; and
2. Adopt the General Plan Conformity Resolution (Attachment 1) for the City of Costa Mesa's one-year (FY 2026-27) and five-year (FY 2026-27 to FY 2030-31) Capital Improvement Programs (CIP).

**Attachments:** [Agenda Report](#)

[1. Draft Planning Commission Resolution](#)

[2. Draft FY26-27 One-Year CIP List](#)

[3. Draft FY26-27 thru FY30-31 Five-Year CIP List](#)

**DEPARTMENTAL REPORTS:**

1. PUBLIC WORKS REPORT
2. DEVELOPMENT SERVICES REPORT

**CITY ATTORNEY REPORTS:**

1. CITY ATTORNEY REPORT

**ADJOURNMENT****PLANNING COMMISSION MEETING:**

Costa Mesa Planning Commission meets on the second and fourth Monday of each month at 6:00 p.m.

**APPEAL PROCEDURE:**

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an affected party files an appeal to the City Council, or a member of City Council requests a review. Applications for appeals are available through the City Clerk's Office; please call (714) 754-5225 for additional information.

**CONTACT CITY STAFF:**

77 Fair Drive, Costa Mesa, CA 92626  
Planning Division (714) 754-5245  
[planninginfo@costamesaca.gov](mailto:planninginfo@costamesaca.gov)



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 26-266

**Meeting Date:** 4/27/2026

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**TITLE:**

**CONDITIONAL USE PERMIT (PCUP-25-0015) TO CONVERT AN EXISTING INDUSTRIAL BUILDING TO AN EVENT VENUE WITH LIVE ENTERTAINMENT AND DANCING, INCLUDING ON-SITE VALET PARKING AND A MINOR CONDITIONAL USE PERMIT FOR OUTDOOR EVENT OPERATIONS TO BE LOCATED AT 932 WEST 17TH STREET**

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES  
DEPARTMENT/PLANNING DIVISION**

**PRESENTED BY: VICTOR MENDEZ, SENIOR PLANNER**

**CONTACT INFORMATION: VICTOR MENDEZ 714-754-5276  
Victor.Mendez@costamesaca.gov**

**RECOMMENDATION:**

Staff recommends the Planning Commission:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities);
2. Approve Conditional Use Permit (PCUP-25-0015) to allow the operation of an event venue with live entertainment and dancing, including on-site valet parking at 932 West 17<sup>th</sup> Street; and
3. Approve Minor Conditional Use Permit to allow associated outdoor event operations at 932 West 17<sup>th</sup> Street.



# PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 27, 2026

ITEM NUMBER: PH-1

**SUBJECT: CONDITIONAL USE PERMIT (PCUP-25-0015) TO CONVERT AN EXISTING INDUSTRIAL BUILDING TO AN EVENT VENUE WITH LIVE ENTERTAINMENT AND DANCING, INCLUDING ON-SITE VALET PARKING AND A MINOR CONDITIONAL USE PERMIT FOR OUTDOOR EVENT OPERATIONS TO BE LOCATED AT 932 WEST 17TH STREET**

**FROM: ECONOMIC AND DEVELOPMENT SERVICES  
DEPARTMENT/PLANNING DIVISION**

**PRESENTATION BY: VICTOR MENDEZ, SENIOR PLANNER**

**FOR FURTHER INFORMATION CONTACT: VICTOR MENDEZ  
714-754-5276  
Victor.Mendez@costamesaca.gov**

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## **RECOMMENDATION:**

Staff recommends the Planning Commission:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities);
2. Approve Conditional Use Permit (PCUP-25-0015) to allow the operation of an event venue with live entertainment and dancing, including on-site valet parking at 932 West 17<sup>th</sup> Street; and
3. Approve Minor Conditional Use Permit to allow associated outdoor event operations at 932 West 17<sup>th</sup> Street.

## **APPLICANT OR AUTHORIZED AGENT:**

The applicant/authorized agent is Mykal Vailuu and is also the owner of Shoppe Still, LLC/ The Nest.

### **PLANNING APPLICATION SUMMARY**

|                     |                                                                                                                                                                                                            |                           |              |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------|
| <b>Location</b>     | 932 West 17 <sup>th</sup> Street                                                                                                                                                                           | <b>Application Number</b> | PCUP-25-0015 |
| <b>Request</b>      | Conditional Use Permit and Minor Conditional Use Permit to operate an event venue with live entertainment and dancing, including on-site valet parking and associated outdoor event operations (The Nest). |                           |              |
| <b>CEQA</b>         | Exempt per CEQA Guidelines Section 15301 (Class 1), Existing Facilities                                                                                                                                    |                           |              |
| <b>Final Action</b> | Planning Commission                                                                                                                                                                                        |                           |              |

### **SUBJECT PROPERTY**

|                                   |                                      |
|-----------------------------------|--------------------------------------|
| Zoning District                   | MG- General Industrial               |
| General Plan Land Use Designation | Light Industry                       |
| Lot Dimensions                    | 180 FT x 300 FT                      |
| Lot Area                          | 54,000 square feet                   |
| Existing Development              | Two One-Story Multi-Tenant Buildings |

### **SURROUNDING PROPERTY**

|              | <b>Zoning District</b>  | <b>General Plan Land Use Designation</b> | <b>Existing Development:</b>                                  |
|--------------|-------------------------|------------------------------------------|---------------------------------------------------------------|
| <b>North</b> | MG (General Industrial) | Light Industry                           | Commercial/Industrial Buildings                               |
| <b>East</b>  | MG (General Industrial) | Light Industry                           | Commercial/Industrial Buildings                               |
| <b>South</b> | MG (General Industrial) | Light Industry                           | Senior Mobile Home Park (across West 17 <sup>th</sup> Street) |
| <b>West</b>  | MG (General Industrial) | Light Industry                           | Commercial/Industrial Building                                |

### **DEVELOPMENT STANDARDS COMPARISON**

| <b>Development Standard</b>                                                                                                                                                                                                                                                                                                                                                  | <b>Required/Allowed MG Dev. Standard</b> | <b>Proposed/Provided</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|--------------------------|
| Building Height                                                                                                                                                                                                                                                                                                                                                              | 2 Stories                                | 1 Story                  |
| Setbacks:                                                                                                                                                                                                                                                                                                                                                                    |                                          |                          |
| Front (West 17 <sup>th</sup> Street)                                                                                                                                                                                                                                                                                                                                         | 10 FT                                    | 17 FT 7 IN               |
| Rear                                                                                                                                                                                                                                                                                                                                                                         | 0 FT                                     | 86 FT 6 IN               |
| Side                                                                                                                                                                                                                                                                                                                                                                         | 0 FT                                     | 0 FT                     |
| Side                                                                                                                                                                                                                                                                                                                                                                         | 0 FT                                     | 0 FT                     |
| Parking:                                                                                                                                                                                                                                                                                                                                                                     |                                          |                          |
| Standard                                                                                                                                                                                                                                                                                                                                                                     | 195                                      | 14                       |
| Compact                                                                                                                                                                                                                                                                                                                                                                      | N/A                                      | 6                        |
| Standard/Van Accessible                                                                                                                                                                                                                                                                                                                                                      | 1                                        | 2                        |
| Bicycle                                                                                                                                                                                                                                                                                                                                                                      | N/A                                      | 1                        |
| TOTAL:                                                                                                                                                                                                                                                                                                                                                                       | 196*                                     | 23                       |
| * Subject property is subject to Assembly Bill (AB) 2097, since it is located within one-half mile of a major transit stop. Pursuant to AB 2097, the City is barred from imposing a minimum parking requirement on the project. However, event venues are an exception under AB 2097 and are still required to provide parking for employees and workers at the event venue. |                                          |                          |

## **EXECUTIVE SUMMARY:**

Mykal Vailuu on behalf of Shoppe Still, LLC / The Nest has filed a Conditional Use Permit (CUP) and Minor Conditional Use Permit (MCUP) application to convert an existing one-story, 4,200-square-foot building to an event venue and a 6,066 -square-foot outdoor patio area for associated event operations located at 932 West 17<sup>th</sup> Street.

Staff recommends approval because the proposed application, as conditioned, is consistent with applicable goals, objectives, and policies of the General Plan and complies with applicable provisions of the Zoning Ordinance. Specifically, the new event venue would continue to promote business within the City's industrial area that is compatible with the surrounding industrial, commercial, and residential developments, and would not be materially detrimental to the health, safety, or welfare of surrounding properties. Additionally, staff recommends that the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA) and approve the CUP and MCUP based on the findings of fact and subject to conditions of approval contained in the resolution.

## **SETTING:**

The project site is a 54,000-square-foot parcel located approximately 270 feet west of the intersection of Monrovia Avenue and West 17<sup>th</sup> Street. The approximately 1.23-acre site is developed with two multi-tenant buildings, and currently accommodates seven tenants, excluding the proposed event venue. Existing tenants include:

| Table 1 - Existing Businesses Located at the Site                                                                                                       |                         |                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------------------------|
| Site                                                                                                                                                    | Business/Occupant       | Use                        |
| 928 W 17 <sup>th</sup> St.                                                                                                                              | Finders Motion Pictures | Office                     |
| 928 W 17 <sup>th</sup> St.                                                                                                                              | Shoppe Still            | Retail: Non-store          |
| 930 W 17 <sup>th</sup> St.                                                                                                                              | IPD International       | Retail: Non-store          |
| 934 W 17 <sup>th</sup> St.                                                                                                                              | Private                 | Storage*                   |
| 934 W 17 <sup>th</sup> St.                                                                                                                              | Private                 | Storage*                   |
| 936 W 17 <sup>th</sup> St.                                                                                                                              | Fight Camp              | Office                     |
| 938 W 17 <sup>th</sup> St.                                                                                                                              | Anotherland Ventures    | Private Recording Studio** |
| * Two additional tenants' spaces are used solely for private storage, with no employees or regular operating hours.                                     |                         |                            |
| ** Private recording studio was approved by the Zoning Administrator on April 16, 2026. The 7-day appeal period expires on April 23, 2026, at 5:00 p.m. |                         |                            |

The site is designated as Light Industry by the Land Use Element of the General Plan and is zoned MG (General Industrial). The property is surrounded by General Industrial (MG) zoned properties to the north, west, and east. To the south, across West 17<sup>th</sup> Street, is an age-restricted (55+) senior mobile home park known as Play Port Mobile Village.

As shown in Exhibit 1, below, the subject property is located West of Monrovia Avenue and north of West 17<sup>th</sup> Street. Site access is provided from three driveway approaches with direct access from West 17<sup>th</sup> Street. The Orange County Transportation Authority (OCTA) operates the 55 and 47 bus routes with two bus stops located approximately 1,660 feet and 1,617 feet away. Bus Route 55 runs north-south through Costa Mesa with terminuses near downtown Santa Ana and the Newport Transportation Center. Bus Route 47 also runs north-south through Costa Mesa with terminuses at the Fullerton Transportation Center and West Balboa & 23<sup>rd</sup> Street in Newport Beach.

Exhibit 1: Vicinity Map



## **BACKGROUND:**

The existing subject 4,200-square-foot building suite is currently vacant. Adjacent to the suite is a 6,066-square-foot outdoor patio area that is improved with decomposed granite, landscaping, and fencing and is proposed to be used to host the events. As part of this request the applicant is also seeking the required building permits

necessary to authorize the event venue and outdoor area that were previously improved without permits.

#### Code Enforcement and Submittal History

- **April 2, 2025:** Responding to a complaint regarding unauthorized operations at the subject property, Code Enforcement staff investigated the property. Staff determined the site had been operating as an event venue for over a year without required City permits, a Certificate of Occupancy, or a business license. The investigation also identified unpermitted interior and exterior construction, including walls, fencing, and other improvements, and a lack of on-site parking, resulting in event attendees utilizing surrounding public streets.
- **April 28, 2025:** Staff contacted the business owner to outline the steps required to lawfully occupy the space for limited events while working to obtain entitlements. These steps included obtaining building permits and completing final inspections before any limited preliminary reopening that may be allowed to occur under a Temporary Special Event Permit.
- **May 1, 2025:** A multi-departmental site inspection was conducted with representatives from Building, Fire, Public Works, Code Enforcement, and Planning to assess safety, compliance, and identify required corrections.
- **August 12, 2025:** The CUP application was deemed submitted and fees were paid.
- **September 3, 2025:** The Trip Generation Memo was submitted.
- **September 11, 2025:** The first corrections were provided to the applicant.
- **December 8, 2025:** The second submittal of CUP application was provided to staff for review.
- **January 7, 2026:** The second version of corrections were provided to the applicant.
- **January 22, 2026:** The third submittal the application was provided to staff for screening review.
- **February 5, 2026:** The required deposit was paid in full, and the Noise Consultant was contacted to prepare the noise study.
- **February 19, 2026:** The third corrections were provided to the applicant.

- **February 26, 2026:** The fourth submittal of the application was provided to staff for screening review.
- **March 18, 2026:** The Noise Study was completed.
- **March 20, 2026:** The fourth corrections were provided the applicant.
- **March 26, 2026:** The fifth submittal of CUP/MCUP application was provided to staff for screening review to verify all updates to the plans were provided and the project was scheduled for hearing.

As of April 13, 2026, Code Enforcement has not observed any events at the site since April 2025, and has not received any additional reports regarding event activity at this location. However, staff has been informed that several events in the last few months had remained scheduled but were subsequently canceled.

### **REQUEST:**

The applicant is requesting approval of a CUP and MCUP to operate an event venue, "The Nest", with live entertainment and dancing, including on-site valet parking and associated outdoor event activities within the MG (General Industrial) zone. The applicant proposes to primarily operate the venue on Friday, Saturday and Sundays. Further information is detailed below.

Pursuant to Costa Mesa Municipal Code (CMMC) Section 13-30(d), uses that are not similar to any listed use, require approval of a Conditional Use Permit (CUP). Because an event venue is not a listed use under the Zoning Code, the proposed use requires CUP approval. In addition, CMMC Section 13-96 provides that valet parking for nonresidential projects is also subject to CUP approval. Further, pursuant to CMMC Table 13-47(a), establishments where food or beverages are served require a CUP when live entertainment or dancing is proposed within 200 feet of a residential zone. Lastly, pursuant to CMMC Table 13-53, the proposed outdoor event activities are classified as a use not under roof and therefore require approval of a Minor Conditional Use Permit (MCUP).

CUP applications are acted upon by the Planning Commission pursuant to CMMC Table 13-29(c). MCUP applications are acted upon by the Zoning Administrator pursuant to CMMC Section 13-29(c). In this case, both applications are being considered concurrently by the Planning Commission to facilitate a comprehensive and coordinated review of the proposed project. The Planning Commission's decision may be appealed to the City Council by the applicant or a member of the public, or may be called-up for review by a City Council member, within seven days of the issuance of a final decision pursuant to CMMC 13-29(j).

### **STANDARD OF REVIEW:**

To approve CUP and MCUP applications under CMMC Section 13-29(g)(2)(a-c), the proposed use must meet specific criteria. The project must be compatible with surrounding developments and should not be detrimental to nearby properties. Additionally, granting the permit must not harm public health, safety, or welfare, nor permit a use, density, or intensity inconsistent with the general plan or specific plans for the property.

Furthermore, all applications must adhere to broader Review Criteria outlined in the CMMC. These include ensuring neighborhood compatibility, safety and design consistency, compliance with performance standards, and alignment with the general plan and/or applicable specific plans. Each application is project-specific and evaluated on its unique merits to ensure it aligns with the City's development standards.

A comparison and analysis of the project applicable CUP and MCUP findings, and project compliance with the City's required Review Criteria is provided further below in this report under the Analysis Section.

### **APPLICATION ANALYSIS:**

The existing multi-tenant buildings (as shown below in Exhibit 2) are centrally located on the west and east portion of the property, with parking provided on the northern, center, and southern portion of the lot. The proposed 4,200-square-foot event venue suite occupies the northern portion of the existing multi-tenant building located on the east side of the site. Vehicular access to the project site is currently provided via three driveways on West 17th Street. The event venue will be remodeled to accommodate an assembly area, restrooms, office space, storage, a changing area, and a kitchen (Exhibit 3). The proposed 6,066-square-foot outdoor patio area located at the northeast portion of the site will also be used to host events (Exhibit 4).

[illegible]

## Floor Plan

The existing 4,200 square-foot tenant space would be remodeled to include an assembly area, restrooms, office, storage, changing/dressing room area, and kitchen. The proposed assembly will be located on the north side of the tenant space, adjacent to the outdoor event space. No substantial exterior modifications are proposed. The project includes replacement of the existing reception door on the south elevation with a new glass entry door.

Exhibit 3: Floor Plan

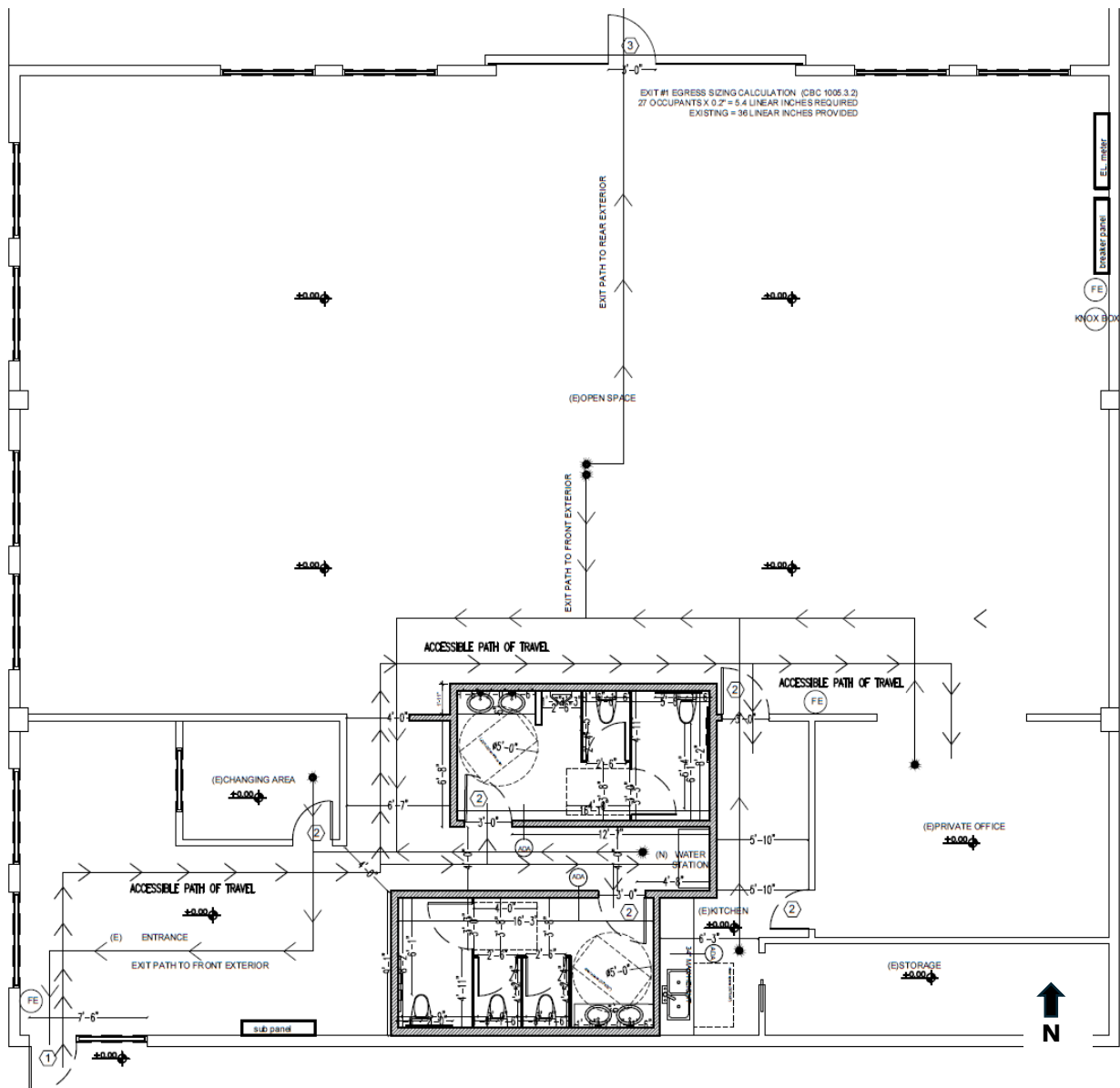
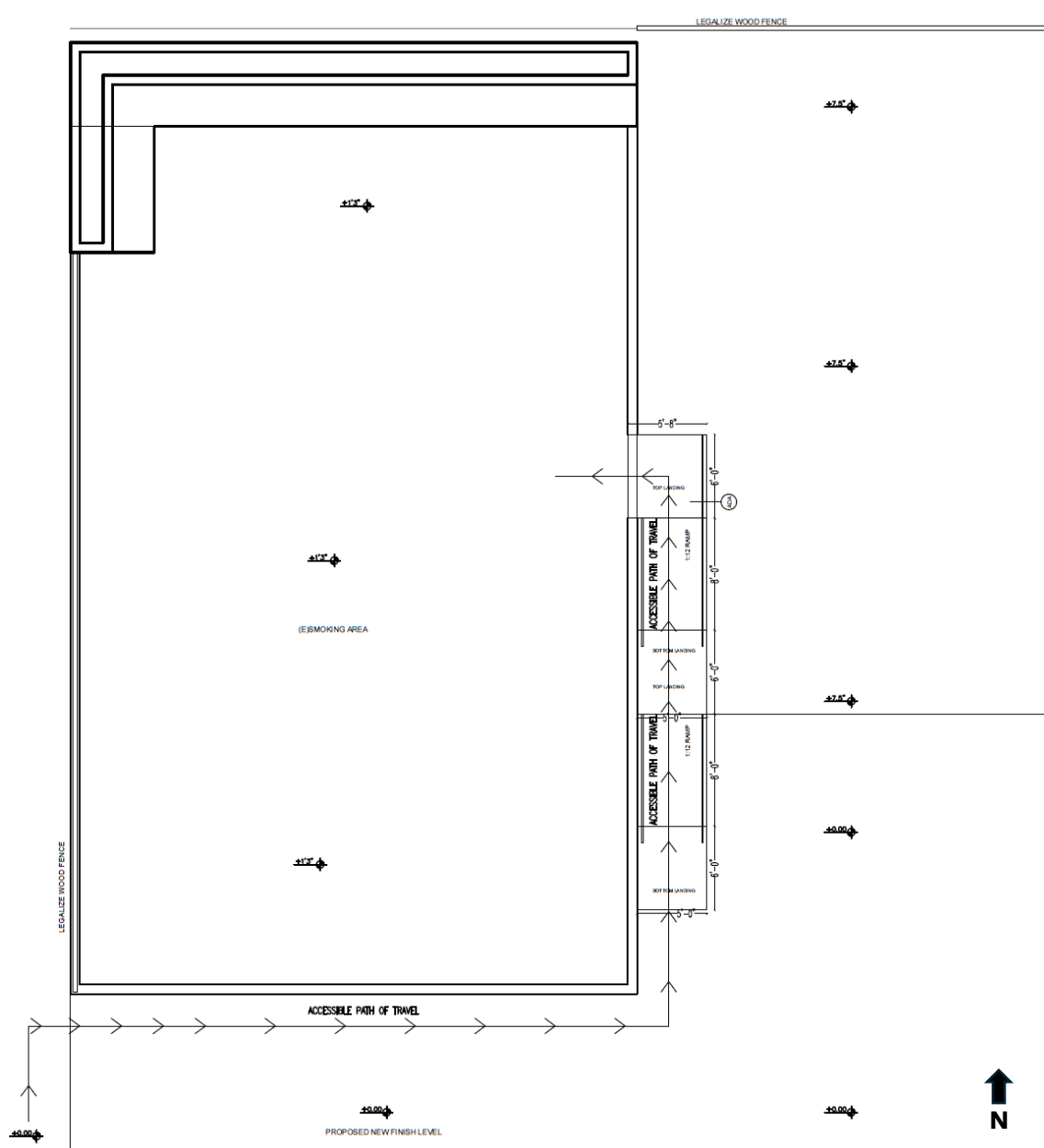


Exhibit 4: Outdoor Patio Plan



## Use and Operations

The applicant proposes to operate a private indoor and outdoor event venue designed to host reservation-based gatherings, including baby showers, birthdays, weddings, and corporate events. Live entertainment is proposed indoors and will be limited to musical performances such as a disc jockey, pianist, violinist, vocalist, or acoustic guitar. Performances will be limited to a maximum of four performers at any one time (Condition of Approval No. 15). The event venue is anticipated to primarily

accommodate smaller gatherings, such as baby showers and birthdays, with typical attendance ranging from 40 to 75 guests and approximately three employees on-site. Larger events, including weddings and corporate functions, are expected to occur approximately twice per month with an average attendance of 120 guests and a maximum occupancy of 150 guests, supported by up to five employees. Depending on the event, total staffing, including vendors, may reach up to ten individuals.

All events are pre-scheduled and managed by on-site staff to ensure compliance with occupancy, parking, and noise standards. The Nest is not proposing to host multiple events concurrently or on the same day (Condition of Approval No. 11). The indoor event hall will serve as the primary gathering space for all events, with a maximum occupancy of 150 persons. All events are private and not proposed to be open to the general public.

The outdoor event area functions as a secondary component of the event venue, intended to support guest circulation, informal gatherings, photo opportunities, and limited outdoor seating. Guests may move freely between the indoor and outdoor spaces, both of which are monitored by on-site staff (Condition of Approval No. 13).

### **Hours of Operation**

To clarify operational characteristics, the proposed use distinguishes between non-event business hours (staff only) and event hours (guests present):

#### *Non-Event Business Hours:*

These hours are limited to administrative activities, venue tours, vendor walkthroughs, and general maintenance. No events are held during this time.

- Tuesday and Thursday: 10:00 a.m. to 4:00 p.m.

#### *Event Hours (Guests Present):*

These hours are reserved for scheduled private events.

- Friday: 4:00 p.m. to 10:00 p.m.
- Saturday: 12:00 p.m. to 10:00 p.m.
- Sunday: 12:00 p.m. to 8:00 p.m.

Additionally, all music, food, and beverage service for evening events will cease by 9:45 p.m. on Fridays and Saturdays and 7:45 p.m. on Sundays. (COA No. 10). All event-related cleanup activities are completed within one hour following the conclusion of each event.

The site includes six additional tenants, the majority of which operate during weekday daytime hours. To ensure there is no overlap in parking demand, signed parking agreements have been executed with each tenant. These agreements confirm tenant operating hours, verify that there is no overlap with The Nest's event hours, and allow for shared use of the on-site parking area during evenings and weekends. Additionally, Condition of Approval No. 16, requires the event venue to submit and maintain approved shared parking agreements with existing and future tenants to ensure adequate parking supply and avoid peak demand conflicts. The agreements must identify the number of spaces, hours of availability, and are subject to Planning Division review and approval.

As conditioned, the event venue may only operate during times when the shared parking tenants are closed. Tenant business hours are summarized in Table 2.

| Table 2 - Hours for Businesses Located at the Site     |                         |             |          |        |
|--------------------------------------------------------|-------------------------|-------------|----------|--------|
| Site                                                   | Business/Occupant       | Weekdays    | Saturday | Sunday |
| 928 W 17 <sup>th</sup> St.                             | Finders Motion Pictures | 8 AM - 4 PM | Closed   | Closed |
| 928 W 17 <sup>th</sup> St.                             | Shoppe Still            | 8 AM - 4 PM | Closed   | Closed |
| 930 W 17 <sup>th</sup> St.                             | IPD International       | 8 AM - 4 PM | Closed   | Closed |
| 934 W 17 <sup>th</sup> St.                             | Private                 | N/A*        | N/A*     | N/A*   |
| 934 W 17 <sup>th</sup> St.                             | Private                 | N/A*        | N/A*     | N/A*   |
| 936 W 17 <sup>th</sup> St.                             | Fight Camp              | 8 AM - 4 PM | Closed   | Closed |
| 938 W 17 <sup>th</sup> St.                             | Anotherland Ventures    | 8 AM - 4 PM | Closed   | Closed |
| * private industrial storage use, no patrons expected. |                         |             |          |        |

Based on these hours, the event venue's permitted hours of operation, as shown in Table 3, are limited to periods when shared parking is available. Because limited guests will be onsite during office hours, no parking restriction is provided for these times.

| Table 3 - Hours for Businesses Located at the Site |                                          |              |               |              |
|----------------------------------------------------|------------------------------------------|--------------|---------------|--------------|
| Site                                               | Weekdays                                 | Friday       | Saturday      | Sunday       |
| Hours for Events                                   | CLOSED                                   | 4 PM - 10 PM | 12 PM - 10 PM | 12 PM - 8 PM |
| Office Hours Only<br>(5 Office Staff)              | Tuesday and<br>Thursday<br>(10 AM - 4PM) | CLOSED       | CLOSED        | CLOSED       |

## **Noise**

A noise study dated March 18, 2026, was prepared by the City's consultant (FirstCarbon Solutions) to analyze operation noise impacts from the proposed event venue. The assessment reviewed the existing noise levels at the project site and analyzed the potential future operational noise levels that could result with implementation of the proposed project. The noise study confirmed that the combined operational sources (including outdoor activity and background music) and mobile sources of the proposed project would not result in a substantial permanent increase in ambient noise levels more than established standards, and the impact on off-site sensitive receptors would be less than significant. Therefore, the Noise Study concludes that the project does not need to include any project specific sound attenuation features or building improvements to limit noise and complies with the City's Noise Ordinance.

In addition, Condition of Approval (COA) No. 12 requires that all doors and windows remain closed during indoor events. COA No. 13 further establishes that the indoor event hall serves as the primary gathering space, with all amplified music and live entertainment confined inside the building, where the main assembly functions of each event will occur. The outdoor event area, is intended to be accessory in nature, allowing for circulation between indoor and outdoor spaces, as well as activities such as photo opportunities and guest mingling. Given this operational framework, the outdoor area is not expected to adversely impact neighboring tenants or properties. Outdoor activities will be limited to passive uses, with only background-level music permitted, not to exceed 60 decibels as measured at the center of the patio (Condition 14).

## **Circulation and Parking**

Pursuant to AB 2097, which was signed by Governor Newsom and became effective on January 1, 2023, local agencies may not impose minimum parking requirements on projects located within one half mile of a major transit stop. However, because the proposed use includes an event venue, the project is subject to the AB 2097 exception for event venues, which requires parking to be provided for employees and workers associated with the venue.

Although, the project is only required to provide parking for employees and workers at the event venue, staff and the applicant assessed whether adequate parking will be provided to meet the parking demand of the event venue. As such, a trip generation memo was prepared (Fehr & Peers, March 26, 2026) to evaluate potential traffic and parking impacts associated with the proposed event venue (Attachment 3).

The assessment concluded that the project is not expected to generate a significant number of trips during typical weekday peak hours, as events primarily occur during evenings and weekends and therefore, does not warrant a detailed traffic impact study. Higher capacity events may generate up to 78 vehicle trips during peak arrival and departure periods, which remains below the City threshold of 100 vehicle trips and the use does not require an additional transportation impact study. Additionally, the parking analysis indicates that on-site parking and valet operations are sufficient to accommodate typical event demand, including employee and vendor parking and most visitor parking. For larger events, additional parking demand may be accommodated through available on street parking during off peak and weekend hours, which serves as a supplemental resource.

The project provides up to 47 on site parking spaces to serve employees, vendors, and event attendees. For medium sized events, the available parking supply is adequate to accommodate the anticipated demand of approximately 37 vehicles, including attendee vehicles and employee and vendor parking. However, for larger events and maximum capacity events, which are anticipated to occur approximately twice per month, parking demand is estimated to range from 61 to 74 vehicles, including approximately 10 spaces for employees and vendors. As such, while sufficient parking is available for medium sized events, the on-site parking supply would not fully accommodate demand during larger events.

The proposed complimentary valet parking program is intended to accommodate anticipated patron demand and will be required to be available at all times during event venue operations. Patrons will drop off vehicles at a designated valet stand located in front of 930 West 17th Street. Vehicles will be parked on-site, with the majority accommodated in a stacked configuration at the rear of the property, and a limited number parked along the central and front portions of the site, for a total capacity of 47 vehicles.

The valet operation will be staffed by a minimum of two attendants, with an additional one to two attendants provided for larger events, as needed. Valet services will be operated by Black Diamond Valet. The plan has been reviewed by the City's Transportation Division and deemed acceptable. The valet parking layout is illustrated in the Exhibit 5 below.

[illegible]

## **GENERAL PLAN CONFORMANCE:**

The following analysis evaluates the proposed project's consistency with applicable policies and objectives of the 2015-2035 General Plan.

- **Policy 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 need of the business and residential segments of the community.

**Consistency:** The proposed event venue provides a new commercial and employment opportunity within the community, supporting a mix of uses in the area. By creating specialized business and job opportunities, the project supports the needs of both the local business and residential segments of Costa Mesa.

- **Policy LU-6.1:** Encourage a mix of land uses that maintain and improve the City's long-term fiscal health.

**Consistency:** The proposed event venue contributes to the City's long-term fiscal health by activating an existing vacant industrial space and supporting ongoing business activity. Local event venues are potential venues for community or family gatherings, as well as a community amenity for businesses.

## **FINDINGS:**

Pursuant to Title 13, Section 13-29(g), Findings, of the CMMC, to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required Conditional Use Permit findings:

- a) *The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.*

**Consistent.** The proposed event venue operations use will be conducted primarily within the building and will not generate noise, odors, or other detrimental effects on the surrounding uses. As designed, the project would operate in a manner that is not materially detrimental to nearby properties. The proposed event venue is compatible with surrounding development and will not be materially detrimental to nearby properties, as Conditions of Approval No. 14 allows only background-level music outdoors not to exceed 60 decibels as measured at the center of the outdoor patio,

and Condition of Approval No. 12 mandates that doors and windows remain closed during operation, thereby ensuring noise is adequately controlled and the quiet enjoyment of the surrounding neighborhood is maintained. Additionally, the parking analysis demonstrates that sufficient parking will be provided for small and medium sized events through on-site spaces and valet operations, and that adequate parking for larger events can be accommodated through a combination of on-site parking, valet operations, and supplemental on street parking, ensuring the project will not be materially detrimental to other properties in the area.

- b) Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

**Consistent.** Granting approval of the event venue would not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. All business activities would be conducted primarily within the building, with the exception of the outdoor patio area, which would be set back a minimum 280 feet from the closest residential property. As conditioned, the project will operate in a manner that supports the general welfare of the community without causing injury to surrounding properties or improvements, as parking and noise impacts have been adequately addressed.

- c) Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

**Consistent.** The General Plan designation is "Light Industry," which is intended for a variety of light and general industrial uses. Certain commercial uses may be allowed, provided that the commercial use is determined to be complementary to the industrial area. The proposed event venue is located in an area that includes a variety of industrial and commercial uses. The project's size, hours of operation, and intensity are appropriate for the site and surrounding area and do not exceed what is envisioned under the General Plan. The Mesa West Bluff Urban Plan's provisions do not apply to the property; therefore, the project remains in full compliance with applicable land use policies.

## **ENVIRONMENTAL DETERMINATION:**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 - Existing Facilities) for the permitting and/minor alteration of Existing Facilities. The proposed indoor event venue with an accessory outdoor patio, involving no expansion of floor area, qualifies for this exemption as it involves a negligible expansion of use within an existing structure.

## **ALTERNATIVES:**

As an alternative to the recommended action, the Planning Commission may:

1. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.
2. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six months.

## **LEGAL REVIEW:**

The draft resolution and this report have been approved as to form by the City Attorney's Office.

## **PUBLIC NOTICE:**

Pursuant to CMMC Section 13-29(d) three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site on April 15, 2026. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site on April 16, 2026.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper on April 17, 2026.

As of the completion date of this report, one written public comment was received opposing the project. Any public comments received prior to the April 27, 2026, Planning Commission meeting will be provided separately.

**CONCLUSION:**

Approval of the project would allow for the use of an event venue within an existing building an accessory patio area. The proposed use is in conformance with the General Plan, Zoning Code, Planning Application Review Criteria, and the required CUP findings can be made. The proposed use, as conditioned, would be compatible with the surrounding industrial and commercial businesses and would not be materially detrimental to other properties within the area. Therefore, staff recommends approval of the proposed project, subject to the conditions of approval contained in the attached resolution.

**ATTACHMENTS**

1. Draft Planning Commission Resolution
2. Applicant Letter
3. Trip Generation Memo
4. Noise Study
5. Plans
6. Public Comments

RESOLUTION NO. PC-2026-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT PCUP-25-0015 TO CONVERT AN EXISTING INDUSTRIAL BUILDING TO AN EVENT VENUE WITH LIVE ENTERTAINMENT AND DANCING, INCLUDING ON-SITE VALET PARKING AND A MINOR CONDITIONAL USE PERMIT FOR OUTDOOR EVENT OPERATIONS TO BE LOCATED AT 932 WEST 17TH STREET**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, on August 5, 2025, Planning Application PCUP-25-0015 was filed by Mykal Vailuu, as applicant, and owner of The Nest requesting approval of Planning Application PCUP-25-0015 for a Conditional Use Permit to convert an existing industrial building to an event venue with live entertainment and dancing within 200 feet of a residential zone, including on-site valet parking and a Minor Conditional Use Permit for outdoor event operations at 932 West 17<sup>th</sup> Street; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 27, 2026, with all persons having the opportunity to speak for and against the proposal; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the CEQA per Section 15301 (Class 1) for Existing Facilities; and

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record, the Planning Commission hereby **APPROVES** Planning Application PCUP-25-0015 and Minor Conditional Use Permit with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PCUP-25-0015 and Minor Conditional Use Permit and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable State, and local laws. Any approval

granted by this resolution shall be subject to review, modification, or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are 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.

**PASSED AND ADOPTED this 27th day of April, 2026.**

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Jeffrey Harlan, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA   )  
COUNTY OF ORANGE    )ss  
CITY OF COSTA MESA    )

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026-\_\_ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on April 27, 2026 by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Carrie Tai, Secretary  
Costa Mesa Planning Commission

Resolution No. PC-2026-

## EXHIBIT A

### **FINDINGS**

- A. Pursuant to Title 13, Section 13-29(g), Findings, of the CMMC, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required Conditional Use Permit findings:

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

**Facts in Support of Findings:** The proposed event venue operations use will be conducted primarily within the building and will not generate noise, odors, or other detrimental effects on the surrounding uses. As designed, the project would operate in a manner that is not materially detrimental to nearby properties. The proposed event venue is compatible with surrounding development and will not be materially detrimental to nearby properties, as Conditions of Approval No. 14 allows only background-level music outdoors not to exceed 60 decibels as measured at the center of the outdoor patio, and Condition of Approval No. 12 mandates that doors and windows remain closed during operation, thereby ensuring noise is adequately controlled and the quiet enjoyment of the surrounding neighborhood is maintained. Additionally, the parking analysis demonstrates that sufficient parking will be provided for small and medium sized events through on-site spaces and valet operations, and that adequate parking for larger events can be accommodated through a combination of on-site parking, valet operations, and supplemental on street parking, ensuring the project will not be materially detrimental to other properties in the area.

**Finding:** *Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.*

**Facts in Support of Finding:** Granting approval of the event venue would not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. All business activities would be conducted primarily within the building, with the exception of the outdoor patio area, which would be set back a minimum 280 feet from the closest residential property. As conditioned, the project will operate in a manner that supports the general welfare of the community without causing injury to surrounding properties or improvements, as parking and noise impacts have been adequately addressed.

**Finding:** *Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.*

**Facts in Support of Finding:** The General Plan designation is “Light Industry,” which is intended for a variety of light and general industrial uses. Certain commercial uses may be allowed, provided that the commercial use is determined to be complementary to the industrial area. The proposed event venue is located in an area that includes a variety of industrial and commercial uses. The project’s size, hours of operation, and intensity are appropriate for the site and surrounding area and do not exceed what is envisioned under the General Plan. The Mesa West Bluff Urban Plan’s provisions do not apply to the property; therefore, the project remains in full compliance with applicable land use policies.

- B. **Environmental Determination.** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) for the permitting and/minor alteration of Existing Facilities. The proposed indoor event venue with an accessory outdoor patio, involving no expansion of floor area, qualifies for this exemption as it involves a negligible expansion of use within an existing structure.
- C. The project is subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## **EXHIBIT B**

### **CONDITIONS OF APPROVAL**

- PIng.
1. Approval of Planning Application PCUP-25-0015 and Minor Conditional Use Permit is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) 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. A time extension can be requested no less than thirty (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. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approval granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
  3. The conditions of approval for PCUP-25-0015 and Minor Conditional Use Permit shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  4. If any section, division, sentence, clause, phrase or portion of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
  5. If parking shortages or other parking-related problems arise, the operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, modifying the hours of operation and/or acquisition of additional off-site parking area.

6. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or operator shall institute whatever security and operational measures are necessary to comply with this requirement.
7. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the Conditional Use Permit. Modifications are subject to the final review authority determined by the Economic and Development Services Director or his/her designee.
8. The project shall be limited to the type of operation/building as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require an amendment to the Conditional Use Permit.
9. Event preparation and hosting activities shall be limited to the following hours: 4:00 PM to 10:00 PM on Fridays, 12:00 PM to 10:00 PM on Saturdays, and 12:00 PM to 8:00 PM on Sundays. All event preparation occurs on the day of the event and event cleanup concludes one hour after closing. These restrictions do not apply to administrative office operations.
10. All music, food, and beverage services shall cease by 9:45 p.m. on Fridays and Saturdays and 7:45 p.m. on Sundays.
11. The event venue shall be limited to one event per day, and concurrent or multiple events on the same day shall not be permitted. Events shall be permitted only Friday through Sunday.
12. All doors and windows shall remain closed during indoor event activities.
13. The indoor event hall shall serve as the primary gathering space for all events, with all amplified music and live entertainment confined inside the building. The outdoor event area shall be limited to an accessory use, supporting guest circulation, informal gathering, photo opportunities, and limited seating. Patrons may circulate between the indoor and outdoor areas.
14. Any music in the outdoor areas shall be limited to background-level only. The sound level shall not exceed 60 decibels, as measured at the center of the patio.
15. Live entertainment shall only occur indoors and shall be limited to small-scale performances, including but not limited to a disc jockey, pianist, violinist, vocalist, or acoustic guitar. Performances shall be limited to a maximum of four (4) performers at any one time.
16. The event venue shall submit and maintain valid shared parking agreements with all existing tenants and new tenants to ensure adequate parking is available and no overlap in peak parking demand occurs. The agreements shall specify the number of spaces and hours of availability and shall be subject to review and approval by the Planning Division.

17. The applicant shall provide for a bicycle rack on the property, based on locational and capacity approval from Planning and Transportation Services, to allow for parking credit of one standard parking space. A greater amount of bicycle racks and bicycle lockers can be provided upon approval of the Planning Division.
  18. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to Building Division's final inspection. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
  19. Prior to Certificate of Occupancy, the applicant shall provide and maintain a minimum of 22 striped parking spaces on-site, subject to review and approval by the City.
  20. Prior to Certificate of Occupancy, the applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following: (a) Lighting design and layout shall limit spill light to no more than 0.5 foot candle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site. (b) Glare shields may be required for select light standards.
  21. Valet parking for the event venue shall be free to all patrons of the events occurring on site.
  22. The applicant or licensee shall not employ or use the services of any full- or part-time active or reserve peace officer currently employed by the City of Costa Mesa or any contiguous agency for security purposes.
  23. Valet parking shall be provided for a minimum of 37 parking spaces and shall be in operation at all times during event activities. The applicant shall ensure adequate staffing, queue management, and off-site stacking capacity to prevent any spillover impacts to adjacent public rights-of-way or neighboring properties. Parking for up to 10 employees and vendors combined shall be maintained at all times of operation.
  24. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance, subject to approval by the Planning Division.
  25. A copy of the conditions of approval for the conditional use permit and minor conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
- Trans 26. Fulfill mitigation of off-site traffic impacts at the time of issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy, whichever occurs first, by submitting the required Traffic Impact Fee to the Transportation Division according to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based upon on the trip generation rate of 192 trip ends for the proposed project and includes a credit for any previously existing use. At the current rate, the Traffic Impact Fee is estimated at \$38,577.00. NOTE: The Traffic Impact Fee will be recalculated at the time of a Temporary Certificate

of Occupancy or Certificate of Occupancy, whichever occurs first, based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

## **CODE REQUIREMENTS**

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

- |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PIng. | <ol style="list-style-type: none"><li>1. Permits shall be obtained for all signs and window signs according to the provisions of the Costa Mesa Sign Ordinance.</li><li>2. 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.</li><li>3. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be <u>prohibited</u> on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.</li><li>4. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.</li><li>5. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.</li><li>6. Truck Deliveries shall not occur anytime between the hours of 8:00 pm and 7:00 am.</li><li>7. Prior to Certificate of Occupancy, trash enclosure(s) shall be provided. Design of trash enclosure(s) shall conform with City standards.</li></ol> |
| Bldg. | <ol style="list-style-type: none"><li>8. Comply with the requirements of the most recent adopted, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, California Energy Code, California Existing Building Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa at the time of plan submittal or permit issuance. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with Chapter 11B of the California Building Code. A change of occupancy shall require compliance with the Disabled access requirements of Chapter 11B of the California Building Code.</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

9. Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or Engineer.
- Fire 10. Comply with the requirements of the 2022 California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire & Rescue.
- Bus. 11. All contractors and subcontractors must have valid business licenses to do  
Lic. business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
12. Business license shall be obtained prior to the initiation of the business.

**UPDATED APPLICANT LETTER – PCUP-25-0015****Project:** Conditional Use Permit (PCUP-25-0015)**Applicant:** Shoppe Still LLC / The Nest**Address:** 932 W 17th Street, Costa Mesa, CA 92627**Date:** February 25, 2026**1. Project Overview and Proposed Use**

The Nest is proposed as a **private indoor and outdoor event center** designed to provide a flexible, design-forward space for community and private gatherings. All events are reservation-based and supervised by on-site staff to ensure compliance with occupancy, parking, and noise standards. The proposed project would establish a new event space primarily used for baby showers and birthdays with a typical range of 40 to 75 attendees, and 3 employees. Larger events such as weddings and corporate events are expected to be infrequent, occurring approximately twice per month. These large events are expected to be typically 120 guests with a maximum occupancy for any event of 150 guests along with 5 employees. Events can typically require up to ten employees and vendors. The Nest at 17th would not allow multiple events concurrently or within the same day.

The indoor event hall serves as the **primary gathering space**, hosting the main assembly functions of each event. The proposed occupancy is **150 persons**, and events are not open to the general public.

**2. Outdoor Space Use and Circulation**

The outdoor event space is considered a **secondary component** of the event center. It supports communal circulation, photo opportunities, guest mingling, and limited outdoor seating.

Guests are able to **circulate freely between the indoor and outdoor areas**, and both spaces are monitored by venue staff. All amplified entertainment will occur **indoors only**, unless otherwise permitted by the City.

**3. Amplified Sound**

Amplified sound outdoors will be limited to **background-level music only**. No outdoor DJs, live bands, amplified performances, or professional amplified entertainment are proposed outdoors. All primary amplified sound will occur **indoors**, ensuring compatibility with neighboring industrial tenants and compliance with municipal noise standards.

**4. Hours of Operation**

To clarify operational characteristics, the venue distinguishes between **non-event business hours** (staff only) and **event hours** (guests present):

**Non-Event Business Hours (Staff Only):**

For administrative work, venue tours, vendor walkthroughs, and maintenance:

- **Tuesday and Thursday:** 10:00 AM – 4:00 PM

No public events are held during non-event hours.

#### **Event Hours (Guests Present):**

- **Friday:** 4:00 PM – 10:00 PM
- **Saturday:** 12:00 PM – 10:00 PM
- **Sunday:** 12:00 PM – 8:00 PM

Event cleanup concludes within **one hour after closing**.

## **5. Staffing**

During events, The Nest maintains a minimum of **three on-site personnel**, consisting of:

- 1 Venue Manager
- 1 Event Assistant
- 1 Security Guard

The security guard is responsible for ensuring a safe, seamless, and welcoming environment for guests, staff, and vendors throughout the event. They manage entry points, verify guest access, and monitor the property to prevent unauthorized access or disruptions.

For larger events, up to **1–2 parking/valet staff** may be added. We use Black Diamond Valet. With an additional 3-5 vendors, staffing for events is typically 10 maximum.

Administrative functions during non-event hours are handled by a maximum of **five personnel**.

## **6. Other On-Site Tenants and Operating Hours**

The subject site contains **six additional tenants**, the majority of whom operate weekday daytime business hours only.

Confirmed tenant business hours are as follows:

- **Anotherland Ventures (Production & Offices):** 8:00 AM – 4:00 PM (Mon–Fri)
- **FightCamp (Production / Light Industrial):** 8:00 AM – 4:00 PM (Mon–Fri)
- **Finders Motion Pictures LLC (Office):** 8:00 AM – 4:00 PM (Mon–Fri)
- **IPD International (Storage/Fulfillment):** 8:00 AM – 4:00 PM (Mon–Fri)

Two tenants utilize space for **private storage only**, with **no employees and no operating hours**.

To confirm non-overlapping parking demand, **signed parking agreements** from each tenant are included with this resubmittal. These agreements confirm:

- Tenant operating hours
- No overlap with The Nest's event hours
- Permission for shared use of the on-site parking area during evenings and weekends

This shared-parking condition is consistent with the operational characteristics of the site and has been recognized in parking analyses.

## **7. Parking and Circulation**

The site provides **22 parking spaces**, including ADA stalls. Because all other tenants conclude operations by **5:00 PM on weekdays** and do not operate on weekends, the entire parking supply is available during event hours.

The Parking Requirement Table submitted with this package identifies use type, floor area, required parking per code, and shared-parking justification consistent with Title 13, Chapter VI, Article 2.

## **8. Conclusion**

The Nest has been designed to operate compatibly within the existing industrial context, with clearly defined event hours, shared parking supported by signed tenant agreements, limited outdoor sound impacts, and appropriate staffing. This revised Applicant Letter is submitted in response to Planning's PCUP-25-0015 comments on 2.19.2026 and provides the requested clarification regarding use, operations, and parking characteristics.

Signed,

**Mykal Vailu'u & Mackenzie Hahn**

**Fehr & Peers**

# Memo

Date: February 26, 2026

To: Mykal Tyson, The Nest on 17th Company

From: Paul Herrmann, P.E.

Brian Wolfe

Azriel Olmedo

**Subject: City of Costa Mesa The Nest on 17th Event Space Trip Generation Assessment**

*OC25-1161*

Fehr & Peers reviewed The Nest on 17th event space project and determined that the project does not warrant further traffic analysis based on the size and hours of operation of the project. A detailed description of the project and project trip generation estimates are provided below.

## Project Description

The project is located at 932 W 17th Street in Costa Mesa, California. The site is zoned as MG – General Industrial and has a General Plan land use designation of Light Industrial. The existing building has been occupied by The Nest at 17th Company operating approximately 4,200 square feet of gross floor area. The site includes 22 permanent parking spaces: 14 standard parking spaces, six compact parking spaces, and two ADA parking spaces.

The proposed project would establish a new event space primarily used for baby showers and birthdays with a typical range of 40 to 75 attendees, and three employees. Larger events such as weddings and corporate events are expected to be infrequent, occurring approximately twice per month. These large events are expected to be typically 120 guests with a maximum occupancy for any event of 150 guests along with five employees and five additional vendors. The Nest at 17th would not allow multiple events concurrently or within the same day.

The event space hours of operation are:

- 4 PM to 10 PM on Fridays
- 12 PM to 10 PM on Saturdays
- 12 PM to 8 PM on Sundays

All event preparation occurs on the day of the event. Administrative functions during non-event hours will be handled by five personnel. The event site will also see limited staff-only use between 10 AM to 4 PM on Tuesdays and Thursdays.

# Trip Generation

Project trip generation estimates are typically prepared for time periods where adjacent street traffic is highest, which for this project are mid-week (Tuesday–Thursday) peak commute hours (7 AM – 9 AM and 4 PM – 6 PM). However, due to the event space hours of operation, the project is not anticipated to generate most of its traffic during peak time periods.

Friday night events are planned to operate between 4 PM and 10 PM. Therefore, the peak hour of arrival is assumed to be 4 PM to 5 PM while the peak hour of departure is assumed to be 9 PM to 10 PM. Typically, project trip generation estimates are determined using trip generation rates from the Trip Generation 12<sup>th</sup> Edition ITE Handbook; however, the handbook does not provide rates for events that are proposed as part of this project. Therefore, the following assumptions were applied to estimate arrival/departure trip generation:

- An average vehicle occupancy (AVO) of two people per vehicle for attendees, and an AVO of one person per vehicle for employees and vendors
- 15% of attendees utilize rideshare/taxi services (counted as one inbound trip and one outbound trip)
- Employees/event staff arrive/depart outside the guest arrival/departure peak hour
- Peak hour of arrival is 4 PM to 5 PM and peak hour of departure is 9 PM to 10 PM
  - 100% of employees arrive before start of event (3–4 PM)
  - 90% of attendees arrive at start of event (4–5 PM)
  - 10% of attendees arrive before or after start of event (3–4 PM or 5–6 PM)
  - 10% of attendees depart just before end of event (8–9 PM)
  - 90% of attendees depart at end of event (9–10 PM)
  - 100% of employees depart after the end of the event (10–11 PM)

**Table 1** shows the Project daily and peak hour trip generation estimates under a range of scenarios. Note that for weekend events, the peak hour of arrival and departure may differ depending on event start and end times.

**Table 1. Proposed Land Use Trip Generation Estimates**

| Scenario and Attendee Type                             |                              | Attendees | AVO | Total Daily Trips | Peak Hour Arrival<br>4–5 PM |          | Peak Hour Departure<br>9–10 PM |           |
|--------------------------------------------------------|------------------------------|-----------|-----|-------------------|-----------------------------|----------|--------------------------------|-----------|
|                                                        |                              |           |     |                   | In                          | Out      | In                             | Out       |
| <b>Small Events</b><br>(Showers, Birthdays)            | Attendees (Self Drive) (85%) | 34        | 2   | 34                | 15                          | 0        | 0                              | 15        |
|                                                        | Attendees (Rideshare) (15%)  | 6         | 2   | 12                | 3                           | 3        | 3                              | 3         |
|                                                        | Vendors/Employees            | 10        | 1   | 20                | 0                           | 0        | 0                              | 0         |
|                                                        | <b>Total</b>                 | <b>50</b> |     | <b>66</b>         | <b>18</b>                   | <b>3</b> | <b>3</b>                       | <b>18</b> |
| <b>Medium Events</b><br>(Showers, Birthdays, Weddings) | Attendees (Self Drive) (85%) | 64        | 2   | 64                | 29                          | 0        | 0                              | 29        |
|                                                        | Attendees (Rideshare) (15%)  | 11        | 2   | 22                | 5                           | 5        | 5                              | 5         |
|                                                        | Vendors/Employees            | 10        | 1   | 20                | 0                           | 0        | 0                              | 0         |
|                                                        | <b>Total</b>                 | <b>85</b> |     | <b>106</b>        | <b>34</b>                   | <b>5</b> | <b>5</b>                       | <b>34</b> |
| <b>Large Events</b>                                    | Attendees (Self Drive) (85%) | 102       | 2   | 102               | 46                          | 0        | 0                              | 46        |
|                                                        | Attendees (Rideshare) (15%)  | 18        | 2   | 36                | 8                           | 8        | 8                              | 8         |

|                         |                              |            |   |            |           |           |           |           |
|-------------------------|------------------------------|------------|---|------------|-----------|-----------|-----------|-----------|
| (Weddings)              | Vendors/Employees            | 10         | 1 | 20         | 0         | 0         | 0         | 0         |
|                         | <b>Total</b>                 | <b>130</b> |   | <b>158</b> | <b>54</b> | <b>8</b>  | <b>8</b>  | <b>54</b> |
| <b>Maximum Capacity</b> | Attendees (Self Drive) (85%) | 128        | 2 | 128        | 58        | 0         | 0         | 58        |
|                         | Attendees (Rideshare) (15%)  | 22         | 2 | 44         | 10        | 10        | 10        | 10        |
|                         | Vendors/Employees            | 10         | 1 | 20         | 0         | 0         | 0         | 0         |
|                         | <b>Total</b>                 | <b>160</b> |   | <b>192</b> | <b>68</b> | <b>10</b> | <b>10</b> | <b>68</b> |

Source: Fehr & Peers, 2025

The above table estimates that the typical small and medium events will generate up to 21 and 39 total peak hour trips, respectively. Higher capacity events are likely to generate up to 78 trips during the arrival and departure period immediately prior to or following the event. This is anticipated to occur on the weekends in the late evening when adjacent street traffic volumes are lower. If a larger event (150 attendee capacity) occurs on Friday evening (at most twice per month), there may be as many 78 trips accessing the site overlapping with the evening commute period.

Per the *City of Costa Mesa Transportation Impact Analysis (TIA) Guidelines* (2020), a transportation impact study shall be required for all development projects estimated to regularly generate one hundred (100) or more vehicle trip ends during a peak hour. **As the project primarily operates outside of AM and PM weekday peak hours, it will not generate enough vehicle trips to warrant further study.**

## Parking Assessment

Fehr & Peers also reviewed available off-street parking supply to ensure parking needs are met. The Project provides up to 47 off-street parking spaces for use by employees, vendors, and attendees:

- **22 permanent spaces:** 14 standard parking spaces, six compact parking spaces, two ADA parking spaces
- **25 valet spaces** when valet service is provided

The number of off-street spaces is sufficient to accommodate the expected 37 vehicles for medium-sized events (32 attendee vehicles plus five employee/vendor vehicles as needed).

For larger and maximum capacity events that occur approximately twice per month, the total parking demand is estimated to be 61 vehicles and 74 vehicles, respectively, ten of which will be for employees and vendors. Consistent with AB 2097 (Government Code Section 65863.2(d)), an event center within a transit priority area shall provide parking for employees and other workers. The proposed valet parking plan will accommodate all employee/vendor parking needs and most visitors.

It should also be noted that there is ample on-street parking available during off-peak and weekend hours along W 17<sup>th</sup> Street (see attached field observation photos). While on-street parking supply is not required to accommodate typical operations, these spaces can be used by visitors and vendors as needed.

**Attachment:** Parking Plan

Photos of on-street parking on West 17<sup>th</sup> Street – Saturday at 4:15pm

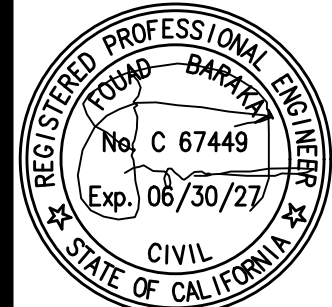




| REVISIONS |      |
|-----------|------|
| 1         | DATE |
| 2         | DATE |
| 3         | DATE |

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8615 FLORENCE AVE #102  
DOWNEY, CA 90240  
TEL.: (562) 861-7900

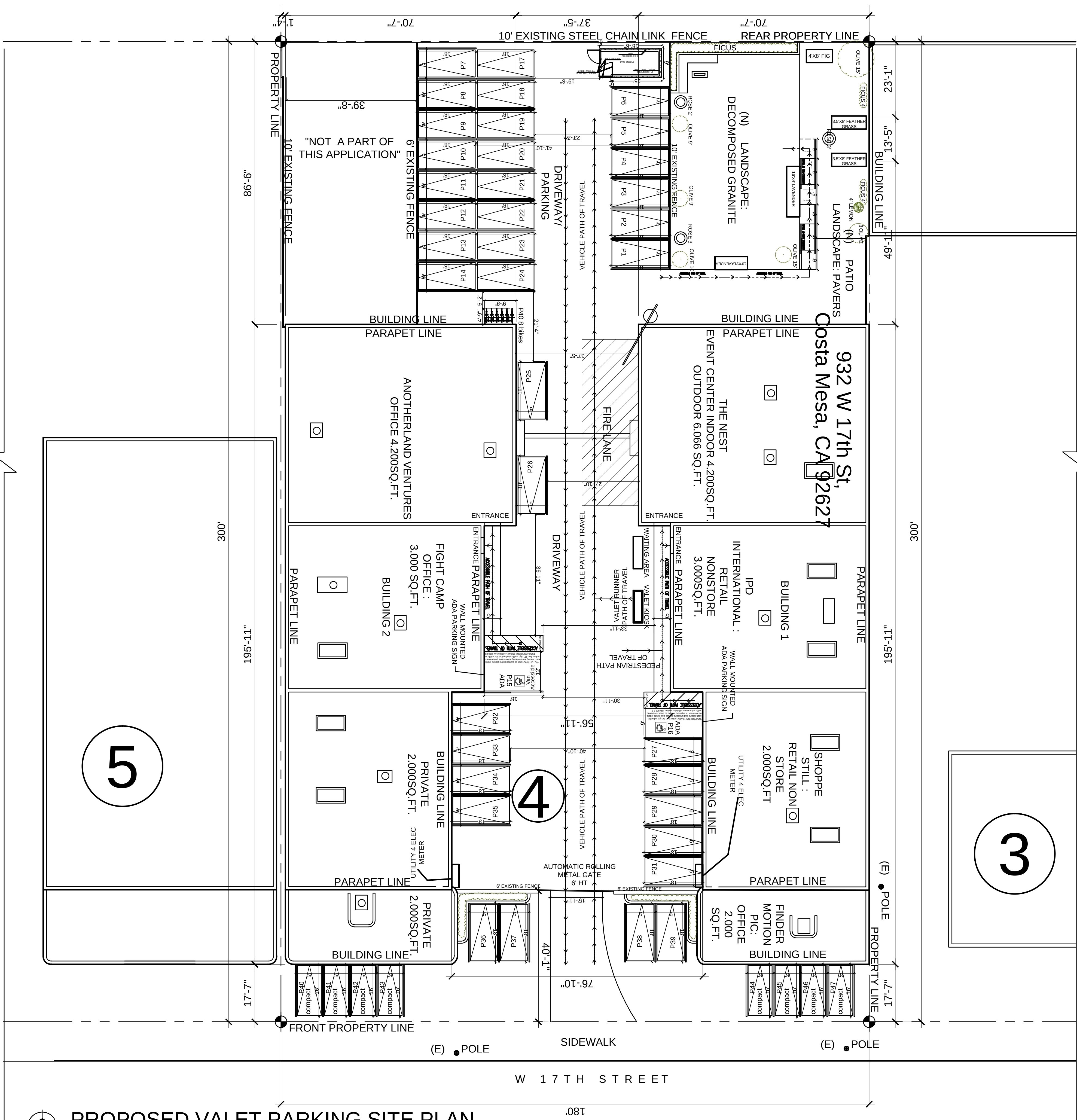
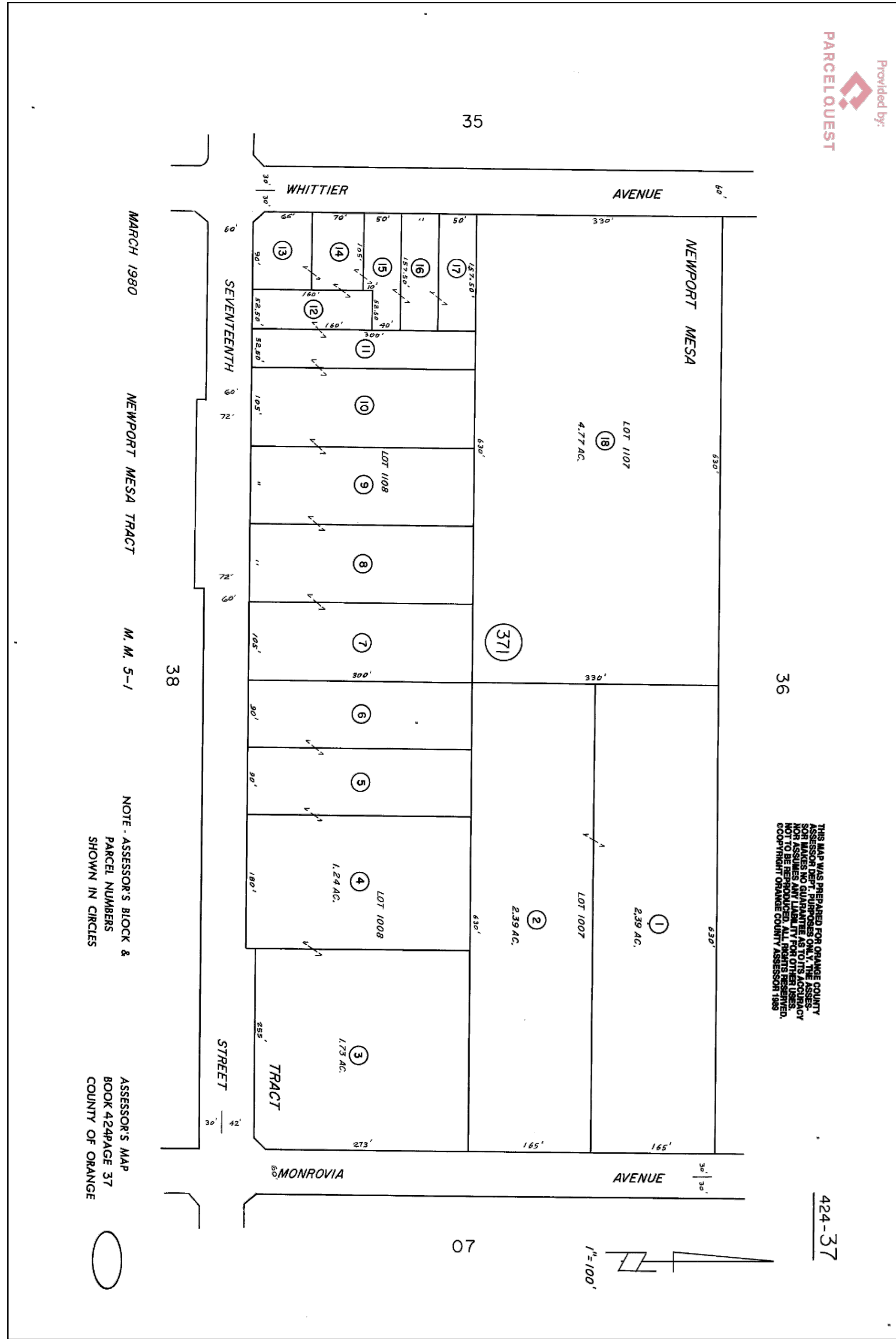
932 W 17th St, Costa Mesa, CA 92627



DATE  
JUNE 2025  
DRAWN BY  
A.C.C.E.  
SCALE  
AS NOTED  
TITLE  
VALET PLAN

SHEET  
SP4

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PROPOSED VALET PARKING SITE PLAN  
SCALE: 1/16"=1'



## Memorandum

Date: March 18, 2026

To: Victor Mendez, Senior Planner, City of Costa Mesa

From: Philip Ault, Director of Noise and Air Quality, FirstCarbon Solutions  
Tanay Pradhan, Air Quality and Noise Scientist

Subject: Operational Noise Impacts Analysis for The Nest Event Center Project in Costa Mesa, California

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At the request of the City of Costa Mesa (City), FirstCarbon Solutions (FCS) prepared this memorandum to analyze operational noise impacts from The Nest Event Center Project (proposed project). This assessment reviews the existing noise levels at the project site and analyzes potential future operational noise levels that could result from implementation of the proposed project.

## PROJECT UNDERSTANDING

The proposed project is located at 932 West 17<sup>th</sup> Street in Costa Mesa, California. The existing site consists of two one-story multi-tenant buildings and a single access point from West 17th Street. Existing tenants include office, retail, and storage uses. Adjacent uses consist of commercial and industrial properties to the north, west, and east. To the south, across West 17th Street, is an age-restricted (55+) senior mobile home park known as Play Port Mobile Village.

The proposed project would convert an existing 4,200 square-foot vacant building into an event center accommodating gatherings such as birthdays, weddings, showers, and corporate events. Staffing levels will vary by event size and are expected to range from three to five employees with the potential for additional vendor employees. Maximum venue capacity is 150 patrons.

The building is constructed in accordance with the 2022 California Building Code standards and includes an exterior cement wall finish. Minimum façade requirements under the 2022 California Building Code include adequate wall and roof insulation, half inch drywall thickness for interior walls, and adherence to minimum sound transmission class (STC) ratings for doors and windows.

An approximately 6,000 square-foot outdoor event area is proposed adjacent to the building and is intended to function as an accessory component of the event center, allowing patrons to circulate between indoor and outdoor areas. Only background level music will be permitted outdoors. Events are proposed to take place between 4:00 p.m. and 10:00 p.m. on Fridays, 12:00 p.m. and 10:00 p.m. on Saturdays, and 12:00 p.m. and 8:00 p.m. on Sundays. Cleanup activities conclude within one hour

following the end of an event. No events are proposed Monday through Thursday, but administrative work, venue tours, vendor walkthroughs, and maintenance would take place Tuesday through Thursday between 10:00 a.m. and 4:00 p.m.

The site proposes 22 parking spaces, including ADA stalls. Because all other tenants conclude operations by 5:00 p.m. on weekdays and do not operate on weekends, the entire parking supply is available during event hours. There is on-street parking available along 17<sup>th</sup> Street during off-peak and weekend hours. While on-street parking is not required to accommodate typical operations, these spaces can be used by visitors, vendors, and employees. For larger events, valet services may be provided to assist with parking at the event center.

## NOISE FUNDAMENTALS

A summary of the fundamentals of noise is provided as Attachment A to this document.

## REGULATORY FRAMEWORK

The project site is located within the City of Costa Mesa, in Orange County. The City addresses noise in the Noise Element of the General Plan and the Costa Mesa Municipal Code (CMMC).

### City of Costa Mesa General Plan

The following General Plan noise goals, objectives, and policies are applicable to the proposed project:

#### Goals, Objectives, and Policies

##### Goal N-1: Noise Hazards and Conditions

The City of Costa Mesa aims to protect residents, local workers, and property from injury, damage, or destruction from noise hazards and to work toward improved noise abatement.

**Objective N-1A** Control noise levels within the City for the protection of residential areas, park areas, and other sensitive land uses from excessive and unhealthful noise.

**Policy N-1.1** Enforce the maximum acceptable exterior noise levels for residential areas at 65 CNEL.

**Goal N-2** Noise and Land Use Compatibility. Integrate the known impacts of excessive noise on aspects of land use planning and siting of residential and nonresidential projects.

**Objective N-2A** Plan for the reduction in noise impacts on sensitive receptors and land uses.

**Policy N-2.2** Require, as a part of the environmental review process, that full consideration be given to the existing and projected noise environment.

**Policy N-2.4**      Require that all proposed projects are compatible with adopted noise/land use compatibility criteria

**Policy N-2.5**      Enforce applicable interior and exterior noise standards.

## City of Costa Mesa Municipal Code

The City of Costa Mesa has established noise performance standards in CMMC Title 13, Chapter XIII Noise Control. These provisions are summarized below:

### 13-280—Exterior Noise Standards.

- (a) The following noise standards, unless otherwise specifically indicated, shall apply to all residential property within the City:

#### Residential Exterior Noise Standards

| Noise Level | Time Period              |
|-------------|--------------------------|
| 55 dB(A)    | 7:00 AM through 11:00 PM |
| 50 dB(A)    | 11:00 PM through 7:00 AM |

In the event the alleged offensive noise consists entirely of impact noise, simple tone noise, speech, music, or any combination thereof, each of the above noise levels shall be reduced by 5 dBA.

- (b) It is unlawful for any person at any location within the City to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, when the foregoing causes the noise level, when measured on any other residential property, either within or outside the City, to exceed:
- (1) The noise standard for a cumulative period of more than 30 minutes in any hour;
  - (2) The noise standard plus 5 dBA for a cumulative period of more than 15 minutes in any hour;
  - (3) The noise standard plus 10 dBA for a cumulative period of more than 5 minutes in any hour;
  - (4) The noise standard plus 15 dBA for a cumulative period of more than 1 minute in any hour;
  - or
  - (5) The noise standard plus 20 dBA for any period of time.
- (c) In the event the ambient noise level exceeds any of the first four noise limit categories above, the cumulative period applicable to said category shall be increased to reflect said ambient noise level. In the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level.

### 13-281. Interior Noise Standards.

- (a) The following noise standards, unless otherwise specifically indicated, shall apply to all residential property within the City:

#### Residential Interior Noise Standards

| Noise Level | Time Period              |
|-------------|--------------------------|
| 55 dBA      | 7:00 AM through 11:00 PM |
| 45 dBA      | 11:00 PM through 7:00 AM |

In the event the alleged offensive noise consists entirely of impact noise, simple tone noise, speech, music, or any combination thereof, each of the above noise levels shall be reduced by five dB(A).

- (b) It is unlawful for any person at any location within the City to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, when the foregoing causes the noise level when measured within any other dwelling unit on any residential property, either within or outside the City, to exceed:
  - (1) The interior noise standard for a cumulative period of more than 5 minutes in any hour;
  - (2) The interior noise standard plus 5 dBA for a cumulative period of more than 1 minute in any hour; or
  - (3) The interior noise standard plus 10 dBA for any period of time.
- (c) In the event the ambient noise level exceeds either of the first two noise limit categories above, the cumulative period applicable to said category shall be increased to reflect said ambient noise level. In the event the ambient noise level exceeds the third noise limit category the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level.

**13.283—Loud, Unnecessary Noise:** It shall be unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary and unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area, regardless of whether the noise level exceeds the standards specified in Section 13-280. The standard which may be considered in determining whether a violation of the provisions of this section exists may include, but not be limited to the following:

- a. The level of the noise;
- b. Whether the nature of the noise is usual or unusual;
- c. Whether the origin of the noise is natural or unnatural;
- d. The level and intensity of the background noise, if any;
- e. The proximity of the noise to residential sleeping facilities;
- f. The nature and zoning of the area within which the noise emanates;
- g. The density of the inhabitation of the area within which the noise emanates;
- h. The time of the day and night the noise occurs;
- i. The duration of the noise;
- j. Whether the noise is recurrent, intermittent, or constant; or
- k. Whether the noise is produced by a commercial or noncommercial activity.

## SIGNIFICANCE THRESHOLDS

For purposes of this analysis, the proposed project is analyzed for compliance with the CMMC Section 13-280 daytime exterior and interior noise threshold of 55 A-weighted decibel (dBA) equivalent sound

level ( $L_{eq}$ ) as measured at the nearest residential receptor between the hours of 7:00 a.m. and 11:00 p.m. Since the project's operational noise is primarily speech and music, a 5 dBA lower threshold of 50 dBA  $L_{eq}$  would apply, consistent with CMMC Section 13-280(a). A significant impact would occur if stationary noise generated by the proposed project were to exceed this threshold. The nighttime noise standard is not analyzed in this analysis due to the fact that the proposed project would not operate between the hours of 11:00 p.m. and 7:00 a.m. and would only operate on the project site during daytime hours.

In addition, it should be noted that the Costa Mesa General Plan also establishes an exterior noise standard of 65 dBA CNEL at residential land uses. Since the project is not assumed to generate noise over a 24-hour period, it would not be appropriate to compare noise generated by the project to the 24-hour threshold. Further, due to noise weighting, compliance with the 50 dBA  $L_{eq}$  noise standard established by the City's Municipal Code would mean the project complies with the City's General Plan exterior noise threshold for residential land uses as well. Therefore, the following analysis does not compare project impacts to the General Plan 24-hour noise standard.

For mobile noise, a significant impact would occur if implementation of the proposed project would result in a substantial increase in traffic noise levels compared with existing traffic noise levels without the project. As noted in the characteristics of noise discussion, audible increases in noise levels generally refer to a change of 3 dBA or more, as this level has been found to be barely perceptible to the human ear in outdoor environments. A change of 5 dBA is considered the minimum readily perceptible change to the human ear in outdoor environments. Therefore, for purposes of this analysis, an increase of 3 dBA or greater above ambient noise levels would be considered a substantial permanent increase in traffic noise levels.

## EXISTING NOISE CONDITIONS

An ambient noise monitoring effort was conducted to document daytime ambient noise levels on the project site. Short-term noise monitoring was conducted by FirstCarbon Solutions (FCS) on February 25, 2026, between 11:47 a.m. and 12:39 p.m. The dominant noise sources in the project vicinity include traffic from West 17th Street and Monrovia Avenue. The short-term existing noise measurement results are summarized in Table 1. The noise monitoring data sheets are included in Attachment B.

**Table 1: Existing Ambient Noise Levels on the Project Site**

| Site ID # | Location Description (Primary Noise Source)                                                                                                                                                                                                                          | dBA $L_{eq}$ | dBA $L_{max}$ |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------|
| ST-1      | Near the northern portion of the project site, within the back parking and dumpster area near the northern property boundary. (Traffic from West 17th Street. Echoed traffic noise from Monrovia Avenue. Airplane traffic from John Wayne Airport.)                  | 51.6         | 80.3          |
| ST-2      | Near the southern boundary of the project site, on the east side of the main entry driveway, adjacent to West 17th Street. (Traffic from West 17th Street and Monrovia Avenue. Airplane flying overhead and air conditioning unit from the eastern onsite building.) | 61.7         | 78.2          |
| Notes:    |                                                                                                                                                                                                                                                                      |              |               |

| Site ID #                                                                                                                                                    | Location Description (Primary Noise Source) | dBA L <sub>eq</sub> | dBA L <sub>max</sub> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------|----------------------|
| dBA = A-weighted decibel<br>L <sub>eq</sub> = equivalent sound level<br>L <sub>max</sub> = maximum noise level<br>Source: FirstCarbon Solutions (FCS). 2026. |                                             |                     |                      |

## OPERATIONAL NOISE IMPACT ANALYSIS

### Operational/Stationary Source Noise Impacts

As mentioned above, a significant impact would be identified if noise generated by project-related stationary sources were to exceed the City's exterior performance standard of 50 dBA L<sub>eq</sub> at the nearest residential receptor between 7:00 a.m. and 11:00 p.m. In addition, it should be noted that compliance with the exterior noise threshold of 50 dBA L<sub>eq</sub> would ensure compliance with the interior noise threshold for receiving residential land uses if windows remain closed. Therefore, this analysis focuses primarily on compliance with the exterior noise performance threshold.

The proposed project does not include installation of any new HVAC systems or other new mechanical equipment, but the construction of the project may relocate rooftop HVAC equipment. Since the project is not introducing any new mechanical equipment and the distance between the proposed project rooftop and nearby receptors is not changing, the reorientation of HVAC systems would not be anticipated to cause any significant changes to existing conditions. Therefore, this report does not include an analysis of the noise generated by mechanical equipment.

The project would provide additional parking through the restriping of parking areas on site. While the project would include additional parking facilities, these additional spaces would be spread throughout the site and would not be concentrated in locations close to nearby receptors. Further, parking noise is typically generated by people conversing, doors shutting, and vehicles idling. These noise sources would only occur instantaneously or for short durations of time. As a result, actual noise levels from parking activity would be low and would not contribute to noise levels when weighted over time. Therefore, this report does not include an analysis of the noise generated by the additional parking provided on site.

Accordingly, this analysis focuses on outdoor use activity associated with the proposed event center, which represents the only significant new operational stationary noise source.

### Outdoor Use Activities

The proposed outdoor event area is located adjacent to the indoor hall and functions as a flexible space for guest circulation and small-group interaction. Based on the project description, typical events would include 40 to 75 guests, while infrequent larger events (approximately twice per month) could include up to 120 guests, with a maximum occupancy of 150 guests.

To evaluate the reasonable worst-case scenario, the analysis assumes that up to 150 guests could be present within the outdoor area at one time. Outdoor activity is assumed to occur only during the project's

permitted operating hours Fridays from 4:00 p.m. to 10:00 p.m., Saturdays from 12:00 p.m. to 10:00 p.m., and Sundays from 12:00 p.m. to 8:00 p.m. with outdoor background music included as part of the project. Typical noise levels of people conversing range from approximately 60 dBA to 72 dBA  $L_{max}$  at 3 feet, for normal to loud adult voices, with background music typically playing around the level of normal conversation. As a conservative assumption, background music is modeled equivalent to the noise level for loud adult voices of 72 dBA  $L_{max}$ . This approach is conservative as background music would be played below levels that would perceptually mask conversational speech.

The nearest portion of the proposed outdoor seating area where people could congregate with outdoor music would be located approximately 250 feet from the nearest residential property. This analysis assumes a reasonable worst-case scenario that up to 150 guests could be congregated in the outdoor patio area with background music all within 250 feet of the nearest residential property, with each of them conversing in normal voices 50 percent of the time and using very loud voices 50 percent of the time. If this activity were continued for an entire hour, it would result in a reasonable worst-case combined hourly average noise level of 31 dBA  $L_{eq}$  at the nearest residential property line (903 West 17<sup>th</sup> Street), assuming no shielding reduction of any kind (i.e., no shielding reduction from existing structures of any kind). The calculation sheet is provided in Attachment B.

Due to the distance between the outdoor gathering area and the nearest residential receptor, noise from people conversing in the outdoor area and outdoor music would be substantially reduced before reaching off-site properties. As shown above, even under a conservative scenario in which elevated conversation occurs among a portion of up to 150 guests, the resulting noise levels at the nearest residential property line would attenuate to 31 dBA  $L_{eq}$  at the nearest residential property line which is well below the City's 50 dBA  $L_{eq}$  exterior noise standard. Furthermore, these reasonable worst-case operational noise levels of 30 dBA  $L_{eq}$  would not exceed the existing daytime ambient noise level conditions shown in Table 1 above as ranging from approximately 51 dBA to 61 dBA  $L_{eq}$ . Because these noise levels would remain below both the applicable 50 dBA  $L_{eq}$  threshold and below documented existing ambient conditions, operational noise from outdoor gatherings would be **less than significant**.

The combined effect of all stationary operational noise sources, including indoor use activities, is discussed under the Combined Operational/Stationary Source Noise Impacts discussion below.

## Indoor Use Activities - Live Music

As noted in the project description, the proposed event center may include indoor music or acoustic entertainment associated with private events. Unlike outdoor music, indoor performances are not restricted to just background music and could be amplified.

While no existing comparable music measurements are available for this venue, indoor acoustic music typically generates substantially lower sound levels than outdoor amplified performances because indoor building assemblies and room acoustics naturally limit sound propagation. For conservative analysis, indoor music is assumed to include loud amplified entertainment. However, indoor amplified entertainment would not be generated during every event.

As a reasonable worst-case scenario calculation, this analysis assumes amplified entertainment could generate an average noise level of approximately 93 dBA  $L_{eq}^1$  over the course of an entire hour, as measured at 1-meter from the speaker or stage where the performance occurs, at the closest possible point to residences inside the project building. The closest residential property line (903 West 17<sup>th</sup> Street) would be 215 feet from the proposed project building. A glass door and frosted window on the proposed south elevation and windows on the proposed west elevation could have direct line of sight to the existing residences across West 17th Street. Further, the proposed windows are fixed (non-operational) and would remain closed at all times. The south facing façade also has a small portion that has a direct line of sight to the existing residences across West 17<sup>th</sup> Street. However, the majority of the south elevation is a shared wall with the building directly south and the only opening on this façade is a single door through which people can access the facility, which is expected to remain closed a majority of the time.

Therefore, based on the fact that the building construction has been constructed in compliance with the 2022 California Building standards, and has an exterior cement wall finish, a conservative estimate of the interior-to-exterior noise reduction provided by the building envelope is a minimum of 20-dBA.<sup>2</sup> This would result in a reasonable worst-case hourly average noise level of 37 dBA  $L_{eq}$  at the nearest residential property line assuming no shielding from any intervening structures. The calculation sheet is provided in Attachment B.

Therefore, due to the distance between the proposed project and the nearest residential receptors, noise from indoor music would remain below City's 50 dBA  $L_{eq}$  exterior noise standard. Furthermore, these reasonable worst-case operational noise levels of 37 dBA  $L_{eq}$  would not exceed the existing daytime ambient noise level conditions shown in Table 1 above as ranging from approximately 51 dBA to 61 dBA  $L_{eq}$ . Because these noise levels would remain below both the applicable 50 dBA  $L_{eq}$  threshold and below documented existing ambient conditions, operational noise from indoor music would be **less than significant**.

## Combined Operational/Stationary Source Noise Impacts

Table 2: provides a summary of the combined stationary source operational noise levels and their comparison to the City's exterior noise performance threshold of 50 dBA  $L_{eq}$ , as measured at the nearest residential property line.

**Table 2: Stationary Operational Noise Impact Summary**

| Source                                  | Noise Level at Residential Property Line | City's Exterior Noise Performance Threshold | Exceed Threshold by 3 dBA or Greater? (Yes/No) |
|-----------------------------------------|------------------------------------------|---------------------------------------------|------------------------------------------------|
| People Conversing at Outdoor Gatherings | 31 dBA $L_{eq}$                          | 50 dBA $L_{eq}$                             | No                                             |

<sup>1</sup> Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden. 2010. Noise Navigator Sound Level Database with Over 1700 Measurement Values.

<sup>2</sup> United States Environmental Protection Agency (EPA). 1978. Protective Noise Levels. EPA 550/9-79-100. November 1978.

| Source                                                                                                                       | Noise Level at Residential Property Line | City's Exterior Noise Performance Threshold | Exceed Threshold by 3 dBA or Greater? (Yes/No) |
|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------|------------------------------------------------|
| Indoor Amplified Music                                                                                                       | 37 dBA L <sub>eq</sub>                   | 50 dBA L <sub>eq</sub>                      | No                                             |
| <b>Combined Noise Levels</b>                                                                                                 | <b>38 dBA L<sub>eq</sub></b>             | <b>50 dBA L<sub>eq</sub></b>                | <b>No</b>                                      |
| Notes:<br>dBA = A-weighted decibel<br>L <sub>eq</sub> = equivalent sound level<br>Source: FirstCarbon Solutions (FCS). 2026. |                                          |                                             |                                                |

As shown above in Table 2, the combined stationary source operational noise levels would not exceed the City's exterior noise performance threshold of 50 dBA L<sub>eq</sub> as measured at the nearest residential receptor. Furthermore, these combined reasonable worst-case operational noise levels of 38 dBA L<sub>eq</sub> would not exceed the existing daytime ambient noise level conditions shown in Table 1 above as ranging from approximately 51 dBA to 61 dBA L<sub>eq</sub>. Therefore, project-related operational stationary source noise levels would not result in a substantial permanent increase in noise levels in excess of established standards, and the impact on off-site sensitive receptors would be **less than significant**.

## Operational/Mobile Source Noise Impacts

According to the Fehr & Peers memorandum,<sup>3</sup> the maximum number of mobile trips would be 192 daily trips generated during infrequent large events (including maximum-capacity scenarios). Typically, a doubling of daily trips along a roadway would cause mobile noise to increase by 3 dBA<sup>4</sup> which would result in a significant noise impact due to mobile noise. According to the Costa Mesa Average Daily Traffic (ADT) Map, existing ADT along West 17th Street is 5,950 trips. Therefore, an additional 192 daily trips would not cause ADT to double on West 17th Street and traffic noise levels would not increase by more than 3 dBA. Thus, mobile source noise impacts would be **less than significant**.

## CONCLUSION

As demonstrated in the impact analysis above, combined operational stationary sources (including outdoor activity and background music) and mobile sources of the proposed project would not result in a substantial permanent increase in ambient noise levels in excess of established standards, and the impact on off-site sensitive receptors would be **less than significant**. Therefore, the project does not need to include any sound attenuation features or building envelope improvements to limit noise generated by the project's operation. Compliance with the 2022 California Building standards and the proposed exterior cement wall finish would provide sufficient sound reduction to maintain compliance with the CMMC's noise standards.

<sup>3</sup> Fehr & Peers. 2026. City of Costa Mesa, The Nest on 17th Event Space Trip Generation Assessment. January 22.

<sup>4</sup> California Department of Transportation. 2013. Technical Noise Supplement to the Traffic Noise Analysis Protocol. September.

Thank you for the opportunity to conduct this noise impact analysis. Please feel free to contact Phil Ault (559.930.6191 or [pault@fcs-intl.com](mailto:pault@fcs-intl.com)) should you have any questions.

Sincerely,



Philip Ault, Director of Noise and Air Quality

**FirstCarbon Solutions**

2999 Oak Road, Suite 250

Walnut Creek, CA 94597

Attachment A: Fundamentals of Noise

Attachment B: Noise Monitoring Data

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Attachment A:

## **Fundamentals of Noise**

# NOISE AND VIBRATION FUNDAMENTALS

## Characteristics of Noise and Descriptors

Sound can be described in terms of its loudness (amplitude) and frequency (pitch). Since the range of intensities that the human ear can detect is so large, the scale frequently used to measure intensity is a scale based on multiples of 10, the logarithmic scale. The standard unit of measurement for sound is the decibel, abbreviated dB. Because the human ear is not equally sensitive to sound at all frequencies, the A-weighted scale (dBA) is used to reflect the normal hearing sensitivity range of the human ear. Table 1 provides examples of A-weighted noise levels from common sources.

Although the terms “sound” and “noise” are often used synonymously, noise is commonly defined as sound that is either loud, unpleasant, unexpected, or undesired.<sup>1</sup> Because decibels are logarithmic units, they cannot be simply added or subtracted. For example, two cars each producing 60 dBA of noise would not produce a combined 120 dBA.

**Table 1: A-Weighted Decibel Scale**

| Common Noise Sources                                                                                        | Sound Level, dBA |
|-------------------------------------------------------------------------------------------------------------|------------------|
| Near Jet Engine                                                                                             | 130              |
| Rock and Roll Band                                                                                          | 110              |
| Jet Flyover at 1,000 feet                                                                                   | 100              |
| Power Motor                                                                                                 | 90               |
| Food Blender                                                                                                | 80               |
| Living Room Music                                                                                           | 70               |
| Human Voice at 3 feet                                                                                       | 60               |
| Residential Air Conditioner at 50 feet                                                                      | 50               |
| Bird Calls                                                                                                  | 40               |
| Quiet Living Room                                                                                           | 30               |
| Average Whisper                                                                                             | 20               |
| Rustling Leaves                                                                                             | 10               |
| Notes:<br>These noise levels are approximations intended for general reference and information use. They do |                  |

<sup>1</sup> California Department of Transportation (Caltrans). 2013. Technical Noise Supplement to the Traffic Noise Analysis Protocol.

| Common Noise Sources                                                                                                                                                                                                    | Sound Level, dBA |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| not meet the standard required for detailed noise analysis but are provided for the reader to gain a rudimentary concept of various noise levels.<br>Source: Cowan, James P. 1993. Handbook of Environmental Acoustics. |                  |

Table 2 briefly defines common noise measurement descriptors and other sound terminology used in this memorandum.

**Table 2: Sound Terminology**

| Term                                                         | Definition                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sound                                                        | A vibratory disturbance created by a vibrating object which, when transmitted by pressure waves through a medium such as air, can be detected by a receiving mechanism such as the human ear or a microphone.                                                            |
| Noise                                                        | Sound that is loud, unpleasant, unexpected, or otherwise undesirable.                                                                                                                                                                                                    |
| Ambient Noise                                                | The composite of noise from all sources near and far in a given environment.                                                                                                                                                                                             |
| Decibel (dB)                                                 | A unitless measure of sound on a logarithmic scale which represents the squared ratio of sound pressure amplitude to a reference sound pressure. The reference pressure is 20 micropascals, representing the threshold of human hearing (0 dB).                          |
| A-Weighted Decibel (dBA)                                     | An overall frequency-weighted sound level that approximates the frequency response of the human ear.                                                                                                                                                                     |
| Equivalent Noise Level ( $L_{eq}$ )                          | The average sound energy occurring over a specified time period. In effect, $L_{eq}$ is the steady-state sound level that in a stated period would contain the same acoustical energy as the time-varying sound that actually occurs during the same period.             |
| Maximum and Minimum Noise Levels ( $L_{max}$ and $L_{min}$ ) | The maximum or minimum instantaneous sound level measured during a measurement period.                                                                                                                                                                                   |
| Day-Night Level (DNL or $L_{dn}$ )                           | The energy average of the A-weighted sound levels occurring during a 24-hour period, with 10 dB added to the A-weighted sound levels occurring between 10:00 p.m. and 7:00 a.m. (nighttime).                                                                             |
| Community Noise Equivalent Level (CNEL)                      | The energy average of the A-weighted sound levels occurring during a 24-hour period, with 5 dB added to the A-weighted sound levels occurring between 7:00 p.m. and 10:00 p.m. and 10 dB added to the A-weighted sound levels occurring between 10:00 p.m. and 7:00 a.m. |

| Term                                                       | Definition                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statistical Descriptor (L <sub>x</sub> )                   | L <sub>x</sub> is used to represent the noise level exceeded X% of a specified time period. For example, L <sub>90</sub> represents the noise level that is exceeded 90% of a specified time period. L <sub>90</sub> is commonly used to represent ambient or background steady-state noise levels. |
| Source: Data compiled by FirstCarbon Solutions (FCS) 2024. |                                                                                                                                                                                                                                                                                                     |

## Effects of Environmental Noise

The degree to which noise can impact an environment ranges from levels that interfere with speech and sleep to levels that can cause adverse health effects. Most human response to noise is subjective.

Factors that influence individual responses may include the intensity, frequency, and pattern of noise; the amount of background or existing noise present; and the nature of work or human activity that is exposed to intruding noise.

According to the National Institute of Health (NIH), extended or repeated exposure to sounds at or above 85 dB can cause hearing loss. Sounds of 75 dBA or less, even after continuous and repeated exposure, are unlikely to cause hearing loss.<sup>2</sup> The World Health Organization (WHO) reports that adults should not be exposed to sudden “impulse” noise events of 140 dB or greater. For children, this limit is 120 dB.<sup>3</sup>

Exposure to elevated nighttime noise levels can disrupt sleep, leading to increased levels of fatigue and decreased work or school performance. For the preservation of healthy sleeping environments, the WHO recommends that continuous interior noise levels should not exceed 30 dBA L<sub>eq</sub> and that individual noise events of 45 dBA or higher be limited.<sup>4</sup>

Some epidemiological studies have shown a weak association between long-term exposure to noise levels of 65 to 70 dBA L<sub>eq</sub> or greater and cardiovascular effects, including ischemic heart disease and hypertension. However, at this time, the relationship is largely inconclusive.

It is generally accepted that people with normal hearing sensitivity can barely perceive a 3 dBA change in noise levels, though if changes occur to the character of a sound (i.e., changes to the frequency content), then changes less than 3 dBA may be more noticeable.<sup>5</sup> Changes of 5 dBA may be readily perceptible,

<sup>2</sup> National Institute of Health (NIH), National Institute on Deafness and Other Communication. [www.nidcd.nih.gov/health/noise-induced-hearing-loss](http://www.nidcd.nih.gov/health/noise-induced-hearing-loss).

<sup>3</sup> World Health Organization (WHO). 1999. Guidelines for Community Noise.

<sup>4</sup> Ibid.

<sup>5</sup> California Department of Transportation (Caltrans). 2013. Technical Noise Supplement to the Traffic Noise Analysis Protocol.

and changes of 10 dBA are perceived as a doubling in loudness.<sup>6</sup> However, few people are highly annoyed by daytime noise levels below 55 dBA.<sup>7</sup>

Loud noises, such as those from construction activities, can interfere with peoples' abilities to effectively communicate via speech, as well as other activities, resulting in annoyance or inconvenience. The EPA has found that a home interior noise level of 45 dBA  $L_{eq}$  generally protects speech and communication by providing 100 percent intelligibility of speech sounds.<sup>8</sup> Other common daily activities that may be disrupted by elevated interior noise levels include watching television, listening to music, or activities requiring concentration (such as reading). The EPA has determined that, given the preservation of an indoor noise level associated with 100 percent speech intelligibility (i.e., 45 dBA  $L_{eq}$ ), the average community reaction is not evident and "7 dBA below levels associated with significant complaints and threats of legal action." Any complaints and annoyance are dependent on "attitude and other non-level related factors."

## Noise Attenuation

Generally speaking, noise levels decrease, or "attenuate," as distances from noise sources to receivers increases. For each doubling of distance, noise from stationary or small, localized sources, commonly referred to as "point sources," may attenuate at a rate of 6 dBA for each doubling of distance. This attenuation is referred to as the inverse square law. For example, if a point source emits a noise level of 80 dBA at a reference distance of 50 feet, its noise level would be approximately 74 dBA at a distance of 100 feet, 68 dBA at a distance of 200 feet, etc. Noise emitted by "line" sources, such as highways, attenuates at the rate of 3 dBA for each doubling of distance.<sup>9</sup>

Factors such as ground absorption and atmospheric effects may also affect the propagation of noise. In particular, ground attenuation by non-reflective surfaces, such as soft dirt or grass, may contribute to increased attenuation rates of up to an additional 8-10 dBA per doubling of distance.<sup>10</sup>

Noise is most audible when traveling by direct line of sight, an unobstructed visual path between a noise source and a receiver. Barriers that break the line of sight between noise sources and receivers, such as walls and buildings, can greatly reduce source noise levels by allowing noise to reach receivers by diffraction only. Barriers can reduce source noise levels by up to 20 dBA, though it is generally infeasible for temporary barriers to reduce source noise levels by more than 15 dBA.<sup>11</sup> In cases where the noise

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<sup>6</sup> Ibid.

<sup>7</sup> World Health Organization (WHO). 1999. Guidelines for Community Noise.

<sup>8</sup> United States Environmental Protection Agency (EPA). 1974. Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety.

<sup>9</sup> California Department of Transportation (Caltrans). 2013. Technical Noise Supplement to the Traffic Noise Analysis Protocol.

<sup>10</sup> Ibid.

<sup>11</sup> Ibid.

path from source to receiver is direct but grazes the top of a barrier, noise attenuation of up to 5 dBA may still occur.<sup>12</sup>

## Recommended Noise Levels to Protect Public Welfare

In 1972, Congress enacted the Noise Control Act. This act authorized the United States Environmental Protection Agency (EPA) to publish descriptive data on the effects of noise and establish levels of sound “requisite to protect the public welfare with an adequate margin of safety.” These levels are separated into health (hearing loss levels) and welfare (annoyance levels) categories, as shown in Table 3. The EPA cautions that these identified levels are not standards because they do not take into account the cost or feasibility of the levels.

For protection against hearing loss, 96 percent of the population would be protected if sound levels are less than or equal to an  $L_{eq(24)}$  of 70 dBA. The EPA activity and interference guidelines are designed to ensure reliable speech communication at about 5 feet in the outdoor environment. For outdoor and indoor environments, interference with activity and annoyance should not occur if levels are below 55 dBA and 45 dBA, respectively.

**Table 3: Summary of EPA Recommended Noise Levels to Protect Public Welfare**

| Effect                                                                                                                                                                         | Level                   | Area                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hearing loss                                                                                                                                                                   | $L_{eq(24)} \leq 70$ dB | All areas                                                                                                                                                           |
| Outdoor activity interference and annoyance                                                                                                                                    | $L_{dn} \leq 55$ dB     | Outdoors in residential areas, farms, and other outdoor areas where people spend widely varying amounts of time and other places in which quiet is a basis for use. |
|                                                                                                                                                                                | $L_{eq(24)} \leq 55$ dB | Outdoor areas where people spend limited amounts of time, such as school yards, playgrounds, etc.                                                                   |
| Indoor activity interference and annoyance                                                                                                                                     | $L_{eq} \leq 45$ dB     | Indoor residential areas.                                                                                                                                           |
|                                                                                                                                                                                | $L_{eq(24)} \leq 45$ dB | Other indoor areas with human activities such as schools, etc.                                                                                                      |
| Note:<br>(24) signifies an $L_{eq}$ duration of 24 hours.<br>Source: United States Environmental Protection Agency. 1978. Protective Noise Levels, EPA 550/9-79-100. November. |                         |                                                                                                                                                                     |

<sup>12</sup> Ibid.

## Characteristics of Vibration and Descriptors

Groundborne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. Vibrating objects in contact with the ground radiate vibration waves through various soil and rock strata to the foundations of nearby buildings.

Although groundborne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. When assessing annoyance from groundborne vibration, vibration is typically expressed as root mean square (rms) velocity in units of decibels of 1 microinch per second. To distinguish these vibration levels referenced in decibels from noise levels referenced in decibels, the unit is written as “VdB.”

In extreme cases, excessive groundborne vibration has the potential to cause structural damage to buildings. Common sources of groundborne vibration include construction activities such as blasting, pile driving, and operating heavy earthmoving equipment. However, construction vibration impacts on building structures are generally assessed in terms of peak particle velocity (PPV). For the purposes of this analysis, project-related impacts are expressed in terms of PPV. Typical vibration source levels from construction equipment are shown in Table 4.

**Table 4: Vibration Levels of Construction Equipment**

| Construction Equipment | PPV at 25 Feet (inches/second) | rms Velocity in Decibels (VdB) at 25 Feet |
|------------------------|--------------------------------|-------------------------------------------|
| Water Trucks           | 0.001                          | 57                                        |
| Scraper                | 0.002                          | 58                                        |
| Bulldozer (Small)      | 0.003                          | 58                                        |
| Jackhammer             | 0.035                          | 79                                        |
| Concrete Mixer         | 0.046                          | 81                                        |
| Concrete Pump          | 0.046                          | 81                                        |
| Paver                  | 0.046                          | 81                                        |
| Pickup Truck           | 0.046                          | 81                                        |
| Auger Drill Rig        | 0.051                          | 82                                        |
| Backhoe                | 0.051                          | 82                                        |
| Crane (Mobile)         | 0.051                          | 82                                        |
| Excavator              | 0.051                          | 82                                        |
| Grader                 | 0.051                          | 82                                        |
| Loader                 | 0.051                          | 82                                        |

| Construction Equipment                                                                                                                                                                                                                                    | PPV at 25 Feet (inches/second) | rms Velocity in Decibels (VdB) at 25 Feet |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------|
| Loaded Trucks                                                                                                                                                                                                                                             | 0.076                          | 86                                        |
| Bulldozer (Large)                                                                                                                                                                                                                                         | 0.089                          | 87                                        |
| Caisson drilling                                                                                                                                                                                                                                          | 0.089                          | 87                                        |
| Vibratory Roller (Small)                                                                                                                                                                                                                                  | 0.101                          | 88                                        |
| Compactor                                                                                                                                                                                                                                                 | 0.138                          | 90                                        |
| Clam shovel drop                                                                                                                                                                                                                                          | 0.202                          | 94                                        |
| Vibratory Roller (Large)                                                                                                                                                                                                                                  | 0.210                          | 94                                        |
| Pile Driver (Impact: typical)                                                                                                                                                                                                                             | 0.644                          | 104                                       |
| Pile Driver (Impact: upper range)                                                                                                                                                                                                                         | 1.518                          | 112                                       |
| Notes:<br>PPV = peak particle velocity<br>VdB = velocity in decibels<br>rms = root mean square<br>Source: Compilation of scientific and academic literature, generated by Federal Transit Administration (FTA) and Federal Highway Administration (FHWA). |                                |                                           |

As vibration waves propagate from a source, the vibration energy decreases in a logarithmic nature and the vibration levels typically decrease by 6 VdB per doubling of the distance from the vibration source. As stated above, this drop-off rate can vary greatly depending on the soil type, but it has been shown to be effective enough for screening purposes, in order to identify potential vibration impacts that may need to be studied through actual field tests. The vibration level (calculated below as PPV) at a distance from a point source can generally be calculated using the vibration reference equation:

$$PPV = PPV_{ref} * (25/D)^n \text{ (in/sec)}$$

Where:

PPV<sub>ref</sub> = reference measurement at 25 feet from vibration source

D = distance from equipment to property line

n = vibration attenuation rate through ground

According to Section 7 of the FTA Transit Noise and Vibration Impact Assessment Manual, an “n” value of 1.5 is recommended to calculate vibration propagation through typical soil conditions.<sup>13</sup>

<sup>13</sup> Federal Transit Administration (FTA). 2018. Transit Noise and Vibration Impact Assessment Manual. September.

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Attachment B:

## **Noise Monitoring Data**

Project Number: 0080.0041

Sheet 1 of 2

Project Name: Costa Mesa The Nest

Test Personnel: Henry Welch

## NOISE MEASUREMENT SURVEY

Site Number: 1 Date: 2/25/2026 Time: From 12:23 to 12:39

Site Location: Near the northern portion of the project site, within the back parking and dumpster area near the northern property boundary.

Primary Noise Sources: Traffic from 17th Street mainly. Echoed traffic noise from Monrovia Avenue. Airplane traffic from likely John Wayne Airport.

### Measurement Results

|                   | dBA  |
|-------------------|------|
| L <sub>eq</sub>   | 51.6 |
| L <sub>max</sub>  | 80.3 |
| L <sub>min</sub>  | 39.4 |
| L <sub>peak</sub> |      |
| L <sub>5</sub>    | 49.7 |
| L <sub>10</sub>   | 48.3 |
| L <sub>50</sub>   | 44.4 |
| L <sub>90</sub>   | 41.1 |
| SEL               |      |

### Observed Noise Sources/Events

| Time  | Noise Source/Event                       | dBA |
|-------|------------------------------------------|-----|
| 12:34 | Garage Door opens approx 25 yards west   |     |
| 12:36 | Guy on phone call, approx 20 yards west  |     |
| 12:39 | Car drives past device on gravel to park |     |
|       |                                          |     |
|       |                                          |     |
|       |                                          |     |
|       |                                          |     |
|       |                                          |     |
|       |                                          |     |

Comments: Had to move device approx 15 feet west of initial pin location due to fence. Had to do measurement twice, after 1st measurement disrupted by backing up truck coming down alley.

Equipment: LXT 1

Measured Difference: -0.01 dBA

Settings: A-Weighted ☒ Other ☐

Slow ☒ Fast ☐

Windscreen ☒

## Atmospheric Conditions

| Maximum Wind Velocity (mph)                      | Average Wind Velocity (mph) | Temperature (F) | Relative Humidity (%) |  |
|--------------------------------------------------|-----------------------------|-----------------|-----------------------|--|
|                                                  | 4                           | 70              | 69                    |  |
|                                                  |                             |                 |                       |  |
|                                                  |                             |                 |                       |  |
|                                                  |                             |                 |                       |  |
| Comments: Light breeze, bright and sunny weather |                             |                 |                       |  |

## Photos Taken

| Photo Number | Location/Description                                                   |
|--------------|------------------------------------------------------------------------|
| 1            | Facing North. Looking towards dumpsters                                |
| 2            | Facing East. Facing Wooden Fence                                       |
| 3            | Facing South. Facing down Alleyway/driveway                            |
| 4            | Facing West. Facing parking lot, and back yard of neighboring property |

## Traffic Description

| Roadway | # Lanes | Posted Speed | Average Speed | NB/EB Counts | SB/WB Counts |
|---------|---------|--------------|---------------|--------------|--------------|
|         |         |              |               |              |              |
|         |         |              |               |              |              |
|         |         |              |               |              |              |
|         |         |              |               |              |              |

# Measurement Report

## Report Summary

|                   |                                  |                      |                                                |
|-------------------|----------------------------------|----------------------|------------------------------------------------|
| Meter's File Name | LxT_Data.045.s                   | Computer's File Name | LxT_0004228-20260225 122252-LxT_Data.045.Idbin |
| Meter             | LxT2 0004228                     | Firmware             | 2.404                                          |
| User              | Henry Welch                      | Location             | Site 1                                         |
| Job Description   | 0080.00041 Costa Mesa Nest       |                      |                                                |
| Note              | approx. 20 ft west of pin mapped |                      |                                                |

## Measurement

|                 |                     |                  |           |                       |           |
|-----------------|---------------------|------------------|-----------|-----------------------|-----------|
| Start Time      | 2026-02-25 12:22:52 | Duration         | 0:16:44.5 |                       |           |
| End Time        | 2026-02-25 12:39:37 | Run Time         | 0:16:44.5 | Pause Time            | 0:00:00.0 |
| Pre-Calibration | 2026-02-25 12:22:42 | Post-Calibration | None      | Calibration Deviation | 0.0       |

## Results

### Overall Metrics

|                     |             |                                      |         |
|---------------------|-------------|--------------------------------------|---------|
| LA <sub>eq</sub>    | 51.6 dB     |                                      |         |
| LAE                 | 81.6 dB     | SEA                                  | --- dB  |
| EA                  | 16.1 µPa²h  |                                      |         |
| EA8                 | 462.5 µPa²h |                                      |         |
| EA40                | 2.3 mPa²h   |                                      |         |
| LAS <sub>peak</sub> | 84.3 dB     | 2026-02-25 12:23:05                  |         |
| LAS <sub>max</sub>  | 80.3 dB     | 2026-02-25 12:22:52                  |         |
| LAS <sub>min</sub>  | 39.4 dB     | 2026-02-25 12:24:06                  |         |
| LA <sub>eq</sub>    | 51.6 dB     |                                      |         |
| LC <sub>eq</sub>    | 62.7 dB     | LC <sub>eq</sub> - LA <sub>eq</sub>  | 11.1 dB |
| LAI <sub>eq</sub>   | 63.1 dB     | LAI <sub>eq</sub> - LA <sub>eq</sub> | 11.5 dB |

| Exceedances      | Count | Duration  |
|------------------|-------|-----------|
| LAS > 85.0 dB    | 0     | 0:00:00.0 |
| LAS > 115.0 dB   | 0     | 0:00:00.0 |
| LASpk > 135.0 dB | 0     | 0:00:00.0 |
| LASpk > 137.0 dB | 0     | 0:00:00.0 |
| LASpk > 140.0 dB | 0     | 0:00:00.0 |

| Community Noise | LDN     | LDay    | LNight |        |
|-----------------|---------|---------|--------|--------|
|                 | 51.6 dB | 51.6 dB | --- dB |        |
|                 | LDEN    | LDay    | LEve   | LNight |
|                 | 51.6 dB | 51.6 dB | --- dB | --- dB |

| Any Data               |         |                     | A       |           | C          |  | Z      |            |
|------------------------|---------|---------------------|---------|-----------|------------|--|--------|------------|
|                        | Level   | Time Stamp          |         | Level     | Time Stamp |  | Level  | Time Stamp |
| L <sub>eq</sub>        | 45.6 dB |                     |         | --- dB    |            |  | --- dB |            |
| LS <sub>(max)</sub>    | 80.3 dB | 2026-02-25 12:22:52 |         | --- dB    | None       |  | --- dB | None       |
| LS <sub>(min)</sub>    | 39.4 dB | 2026-02-25 12:24:06 |         | --- dB    | None       |  | --- dB | None       |
| L <sub>Peak(max)</sub> | 84.3 dB | 2026-02-25 12:23:05 |         | --- dB    | None       |  | --- dB | None       |
| Overloads              |         |                     | Count   | Duration  |            |  |        |            |
|                        |         |                     | 0       | 0:00:00.0 |            |  |        |            |
| Statistics             |         |                     |         |           |            |  |        |            |
| LAS 5.0                |         |                     | 49.7 dB |           |            |  |        |            |
| LAS 10.0               |         |                     | 48.3 dB |           |            |  |        |            |
| LAS 33.3               |         |                     | 45.3 dB |           |            |  |        |            |
| LAS 50.0               |         |                     | 44.4 dB |           |            |  |        |            |
| LAS 66.6               |         |                     | 43.4 dB |           |            |  |        |            |
| LAS 90.0               |         |                     | 41.1 dB |           |            |  |        |            |

Project Number: 0080.0041

Sheet 1 of 2

Project Name: Costa Mesa The Nest

Test Personnel: Henry Welch

## NOISE MEASUREMENT SURVEY

Site Number: 2 Date: 2/25/2026 Time: From 11:47 to 12:02

Site Location: Near the southern boundary of the project site, on the east side of the main entry driveway, adjacent to West 17th Street.

Primary Noise Sources: Traffic from 17th Street mainly. Echoed traffic noise from Monrovia Avenue. Airplane traffic from likely John Wayne Airport. Air conditioning unit from Building 309 just to the north east of device

### Measurement Results

|                   | dBA  |
|-------------------|------|
| L <sub>eq</sub>   | 61.7 |
| L <sub>max</sub>  | 78.2 |
| L <sub>min</sub>  | 43.4 |
| L <sub>peak</sub> |      |
| L <sub>5</sub>    | 67.5 |
| L <sub>10</sub>   | 66   |
| L <sub>50</sub>   | 53.4 |
| L <sub>90</sub>   | 48.9 |
| SEL               |      |

### Observed Noise Sources/Events

| Time  | Noise Source/Event            | dBA |
|-------|-------------------------------|-----|
| 11:51 | Car turned around in driveway |     |
| 11:55 | Couple walked past chatting   |     |
|       |                               |     |
|       |                               |     |
|       |                               |     |
|       |                               |     |
|       |                               |     |
|       |                               |     |
|       |                               |     |

Comments:

Equipment: LXT 1

Settings: A-Weighted ☒ Other ☐

Measured Difference: -0.48 dBA

Slow ☒ Fast ☐

Windscreen ☒

## Atmospheric Conditions

| Maximum Wind Velocity (mph)                      | Average Wind Velocity (mph) | Temperature (F) | Relative Humidity (%) |  |
|--------------------------------------------------|-----------------------------|-----------------|-----------------------|--|
|                                                  | 4                           | 70              | 69                    |  |
|                                                  |                             |                 |                       |  |
|                                                  |                             |                 |                       |  |
|                                                  |                             |                 |                       |  |
| Comments: Light breeze, bright and sunny weather |                             |                 |                       |  |

## Photos Taken

| Photo Number | Location/Description                                                                      |
|--------------|-------------------------------------------------------------------------------------------|
| 1            | Facing North. Looks into driveway between buildings                                       |
| 2            | Facing East. Facing building 903 and looking down 17th street                             |
| 3            | Facing South. Facing 17th street and opposing wall that protects neighborhood and housing |
| 4            | Facing West. Looking towards western buildings and looking down 17th street.              |

## Traffic Description

| Roadway | # Lanes | Posted Speed | Average Speed | NB/EB Counts | SB/WB Counts |
|---------|---------|--------------|---------------|--------------|--------------|
|         |         |              |               |              |              |
|         |         |              |               |              |              |
|         |         |              |               |              |              |
|         |         |              |               |              |              |

# Measurement Report

## Report Summary

|                   |                           |                      |                                                |
|-------------------|---------------------------|----------------------|------------------------------------------------|
| Meter's File Name | LxT_Data.044.s            | Computer's File Name | LxT_0004228-20260225 114727-LxT_Data.044.ldbin |
| Meter             | LxT2 0004228              | Firmware             | 2.404                                          |
| User              | Henry Welch               | Location             | Site 2                                         |
| Job Description   | 0080.0041 Costa Mesa Nest |                      |                                                |
| Note              |                           |                      |                                                |

## Measurement

|                 |                     |                  |           |                       |           |
|-----------------|---------------------|------------------|-----------|-----------------------|-----------|
| Start Time      | 2026-02-25 11:47:27 | Duration         | 0:15:16.7 |                       |           |
| End Time        | 2026-02-25 12:02:44 | Run Time         | 0:15:16.7 | Pause Time            | 0:00:00.0 |
| Pre-Calibration | 2026-02-25 11:46:51 | Post-Calibration | None      | Calibration Deviation | 0.0       |

## Results

### Overall Metrics

|                     |             |                                      |        |
|---------------------|-------------|--------------------------------------|--------|
| LA <sub>eq</sub>    | 61.7 dB     |                                      |        |
| LAE                 | 91.3 dB     | SEA                                  | --- dB |
| EA                  | 150.7 µPa²h |                                      |        |
| EA8                 | 4.7 mPa²h   |                                      |        |
| EA40                | 23.7 mPa²h  |                                      |        |
| LAS <sub>peak</sub> | 91.1 dB     | 2026-02-25 11:49:11                  |        |
| LAS <sub>max</sub>  | 78.2 dB     | 2026-02-25 11:49:12                  |        |
| LAS <sub>min</sub>  | 43.4 dB     | 2026-02-25 11:48:36                  |        |
| LA <sub>eq</sub>    | 61.7 dB     |                                      |        |
| LC <sub>eq</sub>    | 69.8 dB     | LC <sub>eq</sub> - LA <sub>eq</sub>  | 8.1 dB |
| LAI <sub>eq</sub>   | 62.8 dB     | LAI <sub>eq</sub> - LA <sub>eq</sub> | 1.1 dB |

| Exceedances      | Count | Duration  |
|------------------|-------|-----------|
| LAS > 85.0 dB    | 0     | 0:00:00.0 |
| LAS > 115.0 dB   | 0     | 0:00:00.0 |
| LASpk > 135.0 dB | 0     | 0:00:00.0 |
| LASpk > 137.0 dB | 0     | 0:00:00.0 |
| LASpk > 140.0 dB | 0     | 0:00:00.0 |

| Community Noise | LDN     | LDay    | LNight |        |
|-----------------|---------|---------|--------|--------|
|                 | 61.7 dB | 61.7 dB | --- dB |        |
|                 | LDEN    | LDay    | LEve   | LNight |
|                 | 61.7 dB | 61.7 dB | --- dB | --- dB |

## Any Data

## A

## C

## Z

 $L_{eq}$ 

61.7 dB

--- dB

--- dB

 $L_{S(max)}$ 

78.2 dB

2026-02-25 11:49:12

--- dB

None

--- dB

None

 $L_{S(min)}$ 

43.4 dB

2026-02-25 11:48:36

--- dB

None

--- dB

None

 $L_{Peak(max)}$ 

91.1 dB

2026-02-25 11:49:11

--- dB

None

--- dB

None

## Overloads

## Count

## Duration

0

0:00:00.0

## Statistics

LAS 5.0

67.5 dB

LAS 10.0

66.0 dB

LAS 33.3

59.4 dB

LAS 50.0

53.4 dB

LAS 66.6

50.6 dB

LAS 90.0

48.9 dB

### People Conversing

| Receptor: | Receiving residential property line | Noise Level Calculation Prior to Implementation of Noise Attenuation Requirements |          |                 |                      |                  |                    |                  |      |             |
|-----------|-------------------------------------|-----------------------------------------------------------------------------------|----------|-----------------|----------------------|------------------|--------------------|------------------|------|-------------|
|           |                                     | Reference (dBA) 3 ft                                                              | Quantity | Usage factor[1] | Distance to Receptor | Ground Effect[2] | Shielding (dBA)[3] | Calculated (dBA) |      | Energy      |
|           |                                     | Lmax                                                                              |          |                 |                      |                  |                    | Lmax             | Leq  |             |
| No.       | Noise Source Description            |                                                                                   |          |                 |                      |                  |                    |                  |      |             |
| 1         | Adult Very Loud Voices              | 72                                                                                | 25       | 50              | 250                  | 1                | 0                  | 33.6             | 25.3 | 342.3369296 |
| 2         | Adult Very Loud Voices              | 72                                                                                | 25       | 50              | 250                  | 1                | 0                  | 33.6             | 25.3 | 342.3369296 |
| 3         | Adult Very Loud Voices              | 72                                                                                | 25       | 50              | 250                  | 1                | 0                  | 33.6             | 25.3 | 342.3369296 |
| 4         | Adult conversing                    | 60                                                                                | 25       | 50              | 250                  | 1                | 0                  | 21.6             | 13.3 | 21.6        |
| 5         | Adult conversing                    | 60                                                                                | 25       | 50              | 250                  | 1                | 0                  | 21.6             | 13.3 | 21.6        |
| 6         | Adult conversing                    | 60                                                                                | 25       | 50              | 250                  | 1                | 0                  | 21.6             | 13.3 | 21.6        |
| 7         | Outdoor Music                       | 72                                                                                | 1        | 100             | 250                  | 1                | 0                  | 33.6             | 14.4 | 27.38695437 |
| 8         |                                     |                                                                                   |          |                 |                      |                  |                    |                  |      |             |
| 9         |                                     |                                                                                   |          |                 |                      |                  |                    |                  |      |             |
| 10        |                                     |                                                                                   |          |                 |                      |                  |                    |                  |      |             |
| Notes:    |                                     |                                                                                   |          |                 |                      |                  |                    | Lmax[4]          | 34   | Leq 30.5    |

Notes:

[1] Percentage of time activity occurs each hour

[2] Soft ground terrain between project site and receptor.

[3] Shielding due to terrain or structures

[4] Calculated Lmax is the Loudest value.

| Reference Noise Level | Reference Distance | Distance from Noise | Calculated Noise Level | Interior to Exterior Noise Reduction |
|-----------------------|--------------------|---------------------|------------------------|--------------------------------------|
| 93                    | 3.28084            | 215                 | 56.7                   | 36.7                                 |

$$SPL_2 = SPL_1 - 20 \log \left( \frac{R_2}{R_1} \right),$$

where:

- $SPL_1$  – Sound pressure level at point 1;
- $SPL_2$  – Sound pressure level at point 2;
- $R_1$  – Distance from the sound source to point 1; and
- $R_2$  – Distance from the sound source to point 2.

GENERAL NOTES:

1. PLAN CHECK/PERMIT APPLICATION FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL EXPIRE BY LIMITATION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, 2022 FIRE, MECHANICAL, ELECTRICAL AND SECURITY CODES AND CITY OF ENCINITAS ORDINANCES.
3. ELECTRICAL WIRING SHALL BE COPPER, NO ALUMINUM WIRING ALLOWED UNLESS CONTINUOUS SPECIAL INSPECTION IS PROVIDED.
4. RECESSED LIGHTS AT INSULATED CEILINGS SHALL BE UL LISTED FOR DIRECT CONTACT WITH INSULATION (ITC FIXTURES).
5. PROVIDE WINDOWS THAT ARE RATED AND CERTIFIED FOR 20LBS/AF OF WIND LOAD FOR THIS CLIMATE ZONE.
6. PROVIDE MOIST-STOP FLASHING AROUND ALL WINDOWS, DOORS AND OTHER OPENINGS.
7. PROVIDE BITUTHANE AT OTHER NEEDED LOCATIONS SUCH AS INTERSECTING EXTERIOR CONSTRUCTION SURFACES, SMALL EXTERIOR SHELVES AND AT EXTERIOR PENETRATIONS.
8. EXTERIOR STUCCO SHALL COMPLY WITH CHAPTER 25 CBC. PROVIDE SEPARATE INSPECTIONS FOR EACH INSPECTION AT PHASES OF EXTERIOR PLASTER AS FOLLOWS: SCRATCH COAT, BROWN COAT, AND COLOR COAT. PROVIDE 60-MINUTE BUILDING PAPER MINIMUM FOR EXTERIOR STUCCO. PROVIDE ONLY FURRING NAILS AT ALL WIRE LATH THAT SUPPORTS STUCCO.
9. TILE MUST BE APPLIED OVER CEMENT PLASTER BACKING AT SURFACES SUBJECT TO WATER SPLASH. (SHOWERS, TUBS AND COMMERCIAL REST ROOMS, ETC..)
10. NO PLASTIC WATER PIPING ALLOWED WITHIN THE BUILDING.
11. WATER CLOSET TO BE A MAXIMUM OF 1.28 GALLONS PER FLUSH.
12. OWNER SHALL EMPLOY THE SERVICES OF A REGISTERED DEPUTY INSPECTOR, WHO MUST REPORT TO THE CITY BUILDING OFFICIAL PRIOR TO REPORTING TO THE JOB SITE.
13. MINIMUM GRADE PLYWOOD AT OVERHANGS TO BE CCX OR 1X T & G SHEETING.
14. PROVIDE A MINIMUM CLASS A ROOFING MATERIAL WITH AN ICBO OR UL LISTING. ROOFING MATERIAL SHALL BE INSTALLED TO MEET HIGH WIND EXPOSURE "C" CONSTRUCTION REQUIREMENTS. ALL ROOFING MATERIALS MUST OVERHANG THE EDGE OF THE ROOF SURFACE. PLYWOOD ROOF SHEATHING IS REQUIRED UNDER ALL ROOFS (UNLESS RE-ROOFING OVER EXISTING SHINGLES).
15. TILE ROOFING SHALL BE INSTALLED AS REQUIRED FOR HIGH WIND AREAS. ENFORCEMENT OF THE INSTALLATION SHALL BE THE RESPONSIBILITY OF THE ROOFING CONTRACTOR AND JOB GENERAL CONTRACTOR. BUILDING DEPARTMENT INSPECTOR MAY ONLY SPOT CHECK TO OBSERVE PROPER INSTALLATION. PROVIDE THE FOLLOWING:  
A) PLYWOOD ROOF SHEATHING. B) 30 POUND FELT UNDERLAYMENT. C) EAVES TILE CLIPS.
16. APPROVED ROOFER'S MASTIC FOR RIDGE, HIP, AND RAKE TILES. FIELD NAILING FOR EACH TILE. FIVE PLY SHEATHING WHEN RAFTER SPACING EXCEEDS 16" OC.
17. EACH FABRICATED TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THEREOF THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD: A) IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS. B) THE DESIGN VERTICAL AND DRAG LOADS. C) THE SPACING OF TRUSSES.
18. TRUSS PLANS SHALL BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW. SUCH PLANS SHALL BEAR TO THE ENGINEER'S STAMP AND WET SIGNATURE ALONG WITH THE DESIGN ENGINEER OF RECORD'S REVIEW STAMP AND WET SIGNATURE.
19. THE OWNER AND PROFESSIONAL DESIGNER HAVE RESEARCHED THE PARCEL'S SETBACKS AND EASEMENTS. THE PARCEL'S SETBACKS AND EASEMENTS ARE CORRECTLY SHOWN ON THIS SITE PLAN.
20. PLYWOOD SHEAR WALL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
21. PROVIDE TWO LAYERS OF GRADE "D" PAPER AT ALL EXTERIOR WALLS WITH WOOD BASE SHEATHING AND STUCCO COVERING PER SECTION 2506.4 CBC
22. PROVIDE FOR A 4" OR 2" CLEARANCE FROM WEEP SCREED TO GRADE OR PAVED SURFACE RESPECTIVELY.
23. DUCT SYSTEM OPENINGS MUST BE SEALED WITH MASTIC, TAPE, AEROSOL SEALANT OR OTHER DUCT CLOSURE SYSTEM THAT MEETS THAT APPLICABLE REQUIREMENTS OF UL 181, UL 181A OR UL 181B. THE DUCT TAPES AND MASTIC MUST BE LABELED UL 181. THE USE OF CLOTH RUBBER ADHESIVE DUCT TAPE IS NOT ALLOWED.
24. DUCTS MUST BE INSTALLED; THE USE OF BUILDING CAVITIES AS DUCTS IS NOT ALLOWED.
25. IN ALL HABITABLE ROOMS PROVIDE RECEPTACLE OUTLETS SUCH THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM AN OUTLET ANY WALL SPACE 2' OR WIDER SHALL HAVE AN OUTLET. CEC SECTION 210-52(A).
26. RECEPTACLES IN BATHROOMS TO BE ON A SEPARATE 20 AMP CIRCUIT. THERE SHALL BE A RECEPTACLE ADJACENT TO EACH BASIN. C.E.C. 210-523(D).
27. GLAZING IN HAZARDOUS LOCATIONS AS DEFINED IN CBC SECTION 2406.4 SHALL BE TEMPERED GLASS, INCLUDING:  
A) SWINGING AND SLIDING DOORS. B) SHOWER AND TUB ENCLOSURES, INCLUDING EXTERIOR WINDOW GLAZING. C) GLAZING WITHIN 24" OF DOORS AND WITHIN 60" OF WALKING SURFACE.
28. ATTIC FURNACES AND COOLING EQUIPMENT SHALL COMPLY WITH THE FOLLOWING: A) HAVE A 30"x30" MINIMUM ATTIC ACCESS OPENING WITHIN 20' OF THE EQUIPMENT. B) HAVE A CONTINUOUS 24" WIDE SOLID FLOOR ACCESS PATH THERETO. C) HAVE A 30" DEEP WORKING PLATFORM AT CONTROL SIDES. D) HAVE AN ELECTRIC OUTLET AND A LIGHT FIXTURE (CONTROLLED BY SWITCH AT THE FURNACE).
29. ALL RECEPTACLES IN ALL ROOMS SHALL BE ON ARC-FAULTED CIRCUIT INTERRUPTERS.
30. MEASURES REQUIRING FIELD VERIFICATIONS AND/OR DIAGNOSTIC TESTING: DUCT SEALING, SUPPLY DUCT LOCATION, SURFACE AREA AND R-FACTOR, REFRIGERANT CHARGE IN SPLIT SYSTEM AIR CONDITIONS AND HEAT PUMPS, INSTALLATION OF TVX, ADEQUATE AIR FLOW, AIR HANDLER FAN POWER, HIGH ENERGY EFFICIENCY RATIO (EER). MAXIMUM COOLING CAPACITY, BUILDING ENVELOPE SEALING, HIGH QUALITY INSULATION INSTALLATION.
31. LUMINARIES RECESSED IN INSULATED CEILING MUST MEET REQUIREMENTS OF S 150(K)5.
32. PIPE INSULATION IS A MANDATORY REQUIREMENT IN THE FOLLOWING CASES:  
A) STORAGE TANKS FOR A NON-RECIRCULATING SYSTEM MUST HAVE PIPE INSULATION ON BOTH HOT AND COLD WATER PIPES FOR LENGTH OF FIVE FEET. THERE IS NO EXCEPTION FOR WATER HEATER PIPING IN THE CONDITIONED SPACE.  
B) RE-CIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS MUST BE INSULATED (THE ENTIRE LENGTH OF PIPING, HEATHER BURIED OR EXPOSED).
33. INDIRECT FIRED DOMESTIC HOT WATER SYSTEM PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK. SHOW COMPLIANCE WITH THE FOLLOWING LIGHTING MEASURES: A) KITCHEN: AT LEAST HALF THE INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICIENCY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
34. LIGHTING IN LAUNDRY ROOMS: ALL LUMINARIES SHALL EITHER BE HIGH EFFICIENCY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR. C) OTHER ROOMS: ALL LUMINARIES SHALL EITHER BE HIGH EFFICIENCY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. D) CLOSETS THAT ARE LESS THAN 70 S.Q. FT. ARE EXEMPT FROM THIS REQUIREMENT.
34. OUTDOOR LIGHTING. ALL LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICIENCY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.
35. HIGH EFFICIENCY LUMINARIES MUST BE PIN BASED.
36. RADIANT BARRIER INSTALLATION SHALL COMPLY WITH THE FOLLOWING: A) BE INSTALLED ON ATTIC SURFACES AND GABLE ENDS. B) PROVIDE AND INSTALLATION METHOD DETAIL. C) F.A.U. IN ATTIC SPACE PROVIDE LIGHT FUEL GAS, AND RECEPTACLE AND 24" WIDE MIN. CATWALK.
37. SEPARATE PERMITS ARE REQUIRED FOR FENCES RETAINING WALLS, PLANTERS, POOLS. ECT...
38. CONTRACTORS AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOTE BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDENIFY AND HOLD THE OWNER AND THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
39. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT 1-800-422-4133, 48 HOURS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION, FOR EXISTING UTILITY LOCATIONS.
40. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
41. INSTALL SMOKE DETECTORS IN ALL SLEEPING AREAS.

## VICINITY



No exterior alterations are proposed.  
And signage will be reviewed on a separate permit.

"NO MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL  
ITEMS ARE TO BE ALTERED OR ADDED UNDER THIS PERMIT."

General Plan Designation – Light Industry (LI)  
Zoning– General Industrial (MG)

"SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL." PER SEC. 107.3.4.1

This building will not have the ceiling removed or adjusted within the scope of work of this permit.

Sprinkler System will be modified per ADA Restroom Plan and will be on a separate permit.

Bathroom area 348 sq.ft.  
Hallways area 160 sq.ft.  
storage area 280 sq.ft.  
wall thickness

TOTAL AREA =1095 SQ.FT.

***TENANT IMPROVEMENT  
PROPOSED INDOOR AND OUTDOOR EVENT  
CENTER***

**932 W 17th St, Costa Mesa, CA 92627**

APN : 424-371-04

## SHEET INDEX:

|       |                                              |
|-------|----------------------------------------------|
| TS    | TITLE SHEET                                  |
|       | ARCHITECTURAL                                |
| SP1   | PROP. SITE PLAN & ENLARGED ADA PRKG          |
| SP2   | EXISTING SITE PLAN                           |
| SP3   | PROPOSED SITE PLAN                           |
| SP4   | VALET PARKING SITE PLAN                      |
| A1    | EXIST. FLOOR PLAN                            |
| A2    | PROP. FLOOR PLAN                             |
| A3    | EXIST./ PROP. ELEVATIONS                     |
| A4    | EGRESS                                       |
| A5    | ALL GENDER RESTROOMS PLANS AND<br>ELEVATIONS |
|       |                                              |
|       |                                              |
|       |                                              |
|       |                                              |
|       |                                              |
|       |                                              |
|       |                                              |
|       |                                              |
| ADA 1 | ADA NOTES                                    |
| ADA 2 | ADA NOTES                                    |
| ADA 3 | ADA NOTES                                    |
| ADA 4 | ADA NOTES                                    |
| ADA 5 | ADA NOTES                                    |

GOVERNING NOTES:

APPLICANT/DEVELOPER SHALL COMPLY  
WITH APPLICABLE PROVISIONS OF:

2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA GREEN BUILDING  
2022 CALIFORNIA ENERGY CODE

W/ 2022 CITY OF COSTA MESA  
MUNICIPAL CODE

CONTACT INFO:

OWNER: MYKAL TYSON & MACKENZIE HAHN  
932 W. 17<sup>th</sup> ST.  
COSTA MESA, CA 92627  
(949) 988-1318

ENGINEER: ALL-CITIES CONSULTING ENGINEERS  
8615 FLORENCE AVE #102  
DOWNEY, CA 90240  
(562) 861-7900  
ALLCITIESCE@YAHOO.COM

MEP ENGINEER: BDP Engineering, Inc.  
16541 Gothard St., Suite 108  
Huntington Beach, CA 92647  
Phone: (909) 538-7067  
Email: [bao@bdpeng.com](mailto:bao@bdpeng.com)

## PROJECT SUMMARY:

## SCOPE OF WORK:

**TENANT IMPROVEMENT:**

- PROPOSED INDOOR AND OUTDOOR EVENT CENTER
- 2 ADDITIONAL EGRESS DOORS BEING ADDED AND ADDITION OF BATHROOM BASED ON OCCUPANCY.

# OCCUPANT LOAD

|              |                                                         |   |                    |              |
|--------------|---------------------------------------------------------|---|--------------------|--------------|
| O.L. =       | $\frac{\text{ASSEMBLY STANDING } 2,720}{\text{O.L.F.}}$ | = | $\frac{2,720}{15}$ | = 181.3      |
| KITCHEN AREA | $\frac{130}{\text{O.L.F.}}$                             | = | $\frac{130}{300}$  | = 0.43       |
| OFFICE AREA  | $\frac{254}{\text{O.L.F.}}$                             | = | $\frac{254}{100}$  | = 2.54       |
| <b>TOTAL</b> |                                                         |   |                    | <b>= 185</b> |

# PLUMBING OCCUPANT LOAD

|        |                   |                        |    |                    |          |
|--------|-------------------|------------------------|----|--------------------|----------|
| O.L. = | ASSEMBLY STANDING | $\frac{5.231}{0.L.F.}$ | =  | $\frac{5.231}{30}$ | = 174.75 |
|        | KITCHEN AREA      | $\frac{130}{0.L.F.}$   | =  | $\frac{130}{50}$   | = 2.6    |
|        | OFFICE AREA       | $\frac{254}{0.L.F.}$   | =  | $\frac{254}{100}$  | = 2.54   |
|        | <u>TOTAL</u> =    | 179.5/2                | -> | <u>TOTAL</u> =     | 89.75    |

PER OCCUPANCY CODE 422.1, TABLE 422.1, A-2 ->

1 URINAL, 2 M WATER CLOSET, 3 F WATER CLOSET,  
1 M AND 1 F LAVATORY, 1 DRINKING FOUNTAIN

Parcel # (APN): 424-371-04 • • View Assessor Map  
Owner: Available  
Mailing Address: 126 E 16TH ST COSTA MESA CA  
92627-7704  
Legal Description: A TR NEWPORT MESA TR BLK LOT 1008  
NEWPORT MESA TR LOT 1008 E 180 FT W 360 FT  
MESSA WEST BLUFF  
Use Type: INDUSTRIAL  
Tax Rate Area: 015-041  
Census Tract: Available  
Exempt Type: N  
Sale History  
Sale 1 Sale 2 Sale 3 Transfer  
Document Date: 08/14/1996 Available  
Document Number: 00416836 Available  
Document Type: Available Available  
Transfer Amount: Available  
Seller (Grantor): Available  
Lot Acres: 1.239 Spaces:  
Lot SqFt: 54,002

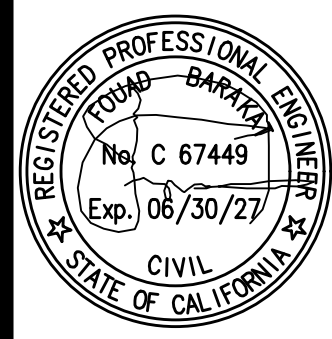
932 W 17th St, Costa Mesa, CA 92627  
CONSTRUCTION TYPE : V-B  
SPRINKLED : YES  
OCCUPANCY GROUP : A2  
OCCUPANT LOAD : 185  
NO. OF STORY : 1  
BLDG. HEIGHT : 17'-6"  
FLOOR AREA : 4,200 SQ. FT.

## REVISIONS

|   |      |
|---|------|
| 1 | DATE |
| 2 | DATE |
| 3 | DATE |

**ALL CITIES CONSULTING ENGINEERS**  
**8615 FLORENCE AVE #102**  
**DOWNEY, CA 90240**  
**TEL.: (562) 861-7900**

**TENANT IMPROVEMENT**  
932W 17th St, Costa Mesa, CA 92627



DATE  
JUNE 2025

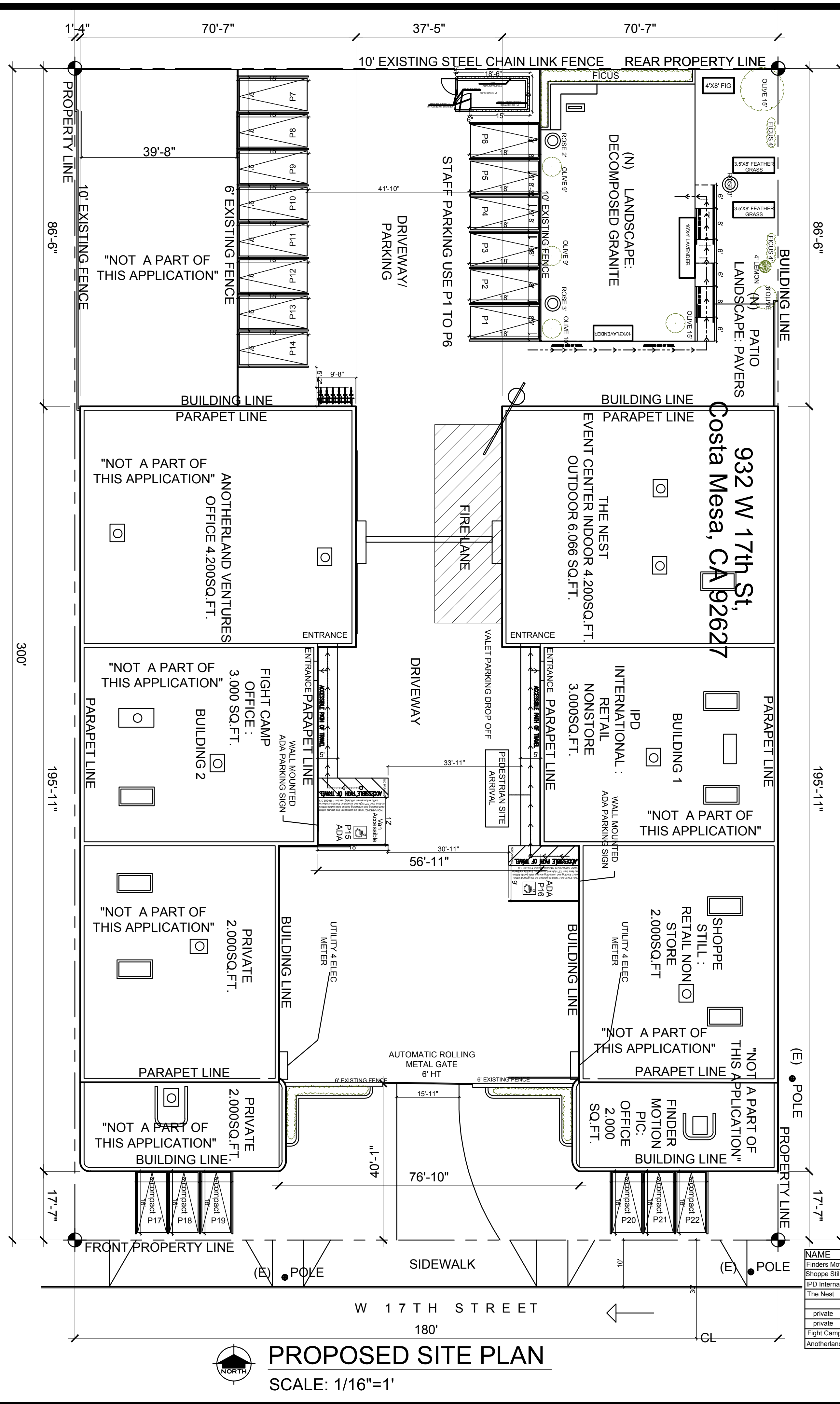
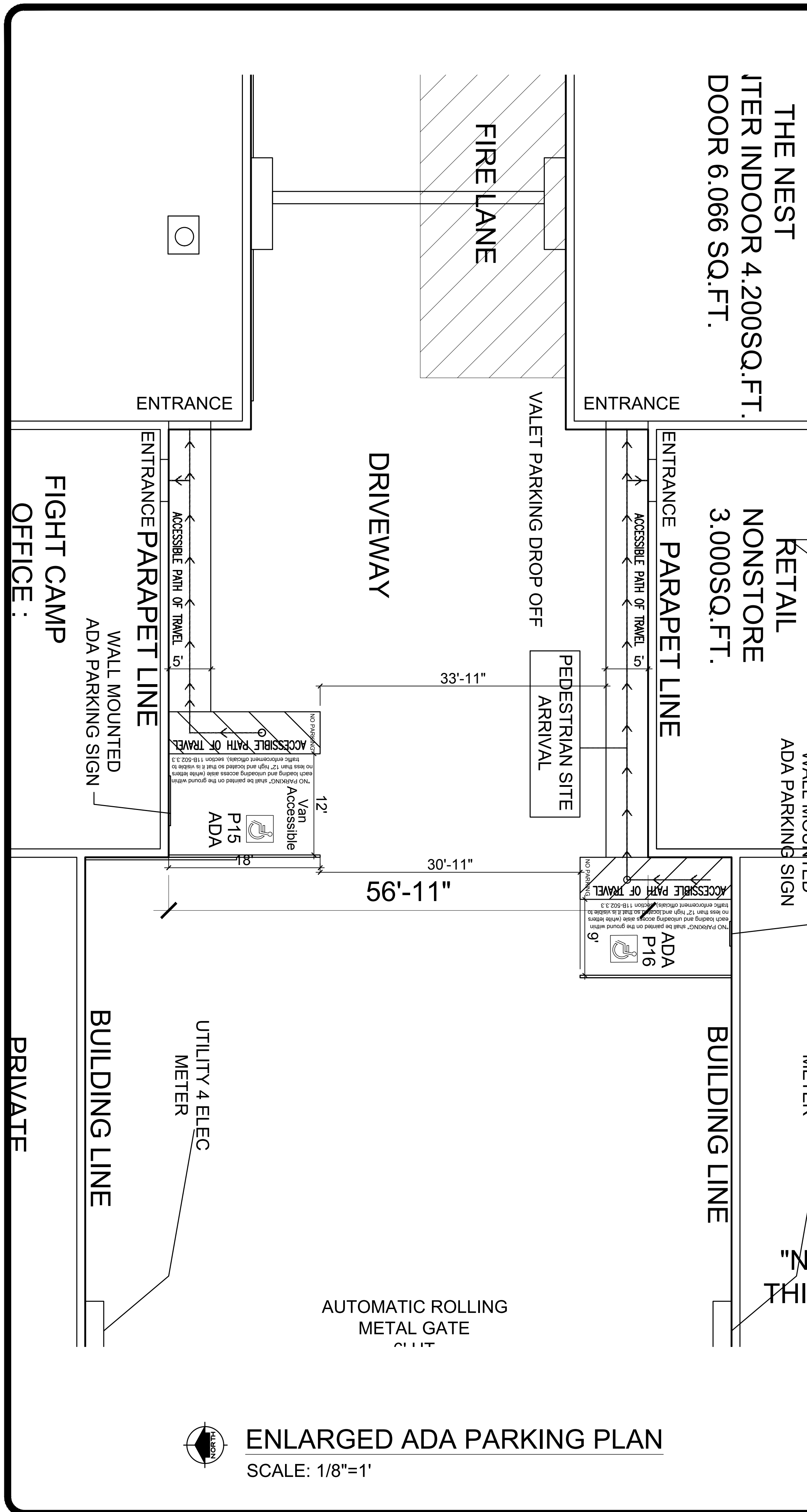
DRAWN BY  
A.C.C.E.

SCALE  
NONE

TITLE  
TITLE SHEET

SHEET

Is



| NAME                    | ADDRESS       | USE                    | SQ.FT. | PARKING RATIO                               | REQ. SPACES |
|-------------------------|---------------|------------------------|--------|---------------------------------------------|-------------|
| Finders Motion Pictures | 928 w 17th St | office                 | 2,000  | 4 spaces per 1000 sq ft. with min. 6 spaces | 8           |
| Shoppie Still           | 928 w 17th St | Retail - non store     | 2,000  | 4 spaces per 1000 sq ft. with min. 6 spaces | 8           |
| IPD International       | 930 w 17th St | Retail - non store     | 3,000  | 4 spaces per 1000 sq ft. with min. 6 spaces | 12          |
| The Nest                | 932 w 17th St | Event center (indoor)  | 4,200  | 12.33 spaces per 1000 sq ft.                | 52          |
|                         |               | Event center (outdoor) | 6,056  | 12.33 spaces per 1000 sq ft.                | 75          |
| private                 | 934 w 17th St | Industrial storage     | 2,000  | 3 spaces per 1000 sq ft.                    | 6           |
| private                 | 934 w 17th St | Industrial storage     | 2,000  | 3 spaces per 1000 sq ft.                    | 6           |
| Fight Camp              | 936 w 17th St | office                 | 3,000  | 4 spaces per 1000 sq ft. with min. 6 spaces | 12          |
| Anotherland Ventures    | 938 w 17th St | office                 | 4,200  | 4 spaces per 1000 sq ft. with min. 6 spaces | 17          |
| TOTAL REQ. SPACES       |               |                        |        |                                             | 196         |
| TOTAL PROP. SPACES      |               |                        |        |                                             | 22          |

**PUBLIC WORKS GENERAL NOTES:**

**1. PUBLIC WORKS INSPECTION IS REQUIRED PRIOR TO ISSUANCE OF BUILDING FINAL. AT THE TIME OF INSPECTION, IF ANY OF EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CURB& GUTTER AND STREET PAVEMENT WILL BE REQUIRED**

**2. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY FROM PUBLIC WORKS.**

DUE TO THE PROPERTY LOCATION WITHIN ONE HALF MILE OF A MAJOR TRANSIT STOP,  
MINIMUM PARKING REQUIREMENTS ARE WAIVED PURSUANT TO AB 2097

[illegible]

PARKING SIGN SHALL HAVE AN ISA WITH WHITE FIGURE/TEXT ON A BLUE BACKGROUND<sup>(1)</sup>

PARKING SIGN SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQ. IN.

ADDITIONAL LANGUAGE SUCH AS "PARKING ONLY" OR "ACCESSIBLE" IS NOT REQUIRED.

ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE ISA SHALL STATE "MINIMUM FINE \$250"

ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH "VAN ACCESSIBLE" AT VAN SPACES.

1. THE COLOR BLUE SHALL APPROXIMATE COLOR NO. 15090 IN FEDERAL STANDARD 595C.

## ACCESSIBLE PARKING SPACE SIGNS

| REVISIONS |      |
|-----------|------|
| 1         | DATE |
| 2         | DATE |
| 3         | DATE |

ALL CITIES CONSULTING ENGINEERS

8615 FLORENCE AVE #102  
DOWNEY, CA 90240  
TEL.: (562) 861-7900

932 W 17th St, Costa Mesa, CA 92627



DATE **JUNE 2025**

DRAWN BY **A.C.C.E.**

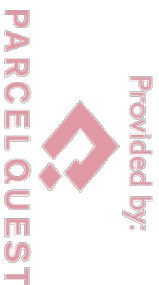
SCALE **AS NOTED**

TITLE **SITE PLAN**

SHEET **SP1**



SCALE: 1/16"=1'



THIS MAP WAS PREPARED FOR ORANGE COUNTY  
ASSESSOR DEPT. PURPOSES ONLY. THE ASSES-  
SOR MAKES NO GUARANTEE AS TO ITS ACCURAC-  
Y OR ASSUMES ANY LIABILITY FOR OTHER USES.  
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424-37

 $1'' = 100'$ 

SHEET  
SP2

| REVISIONS |      |
|-----------|------|
| 1         | DATE |
| 2         | DATE |
| 3         | DATE |

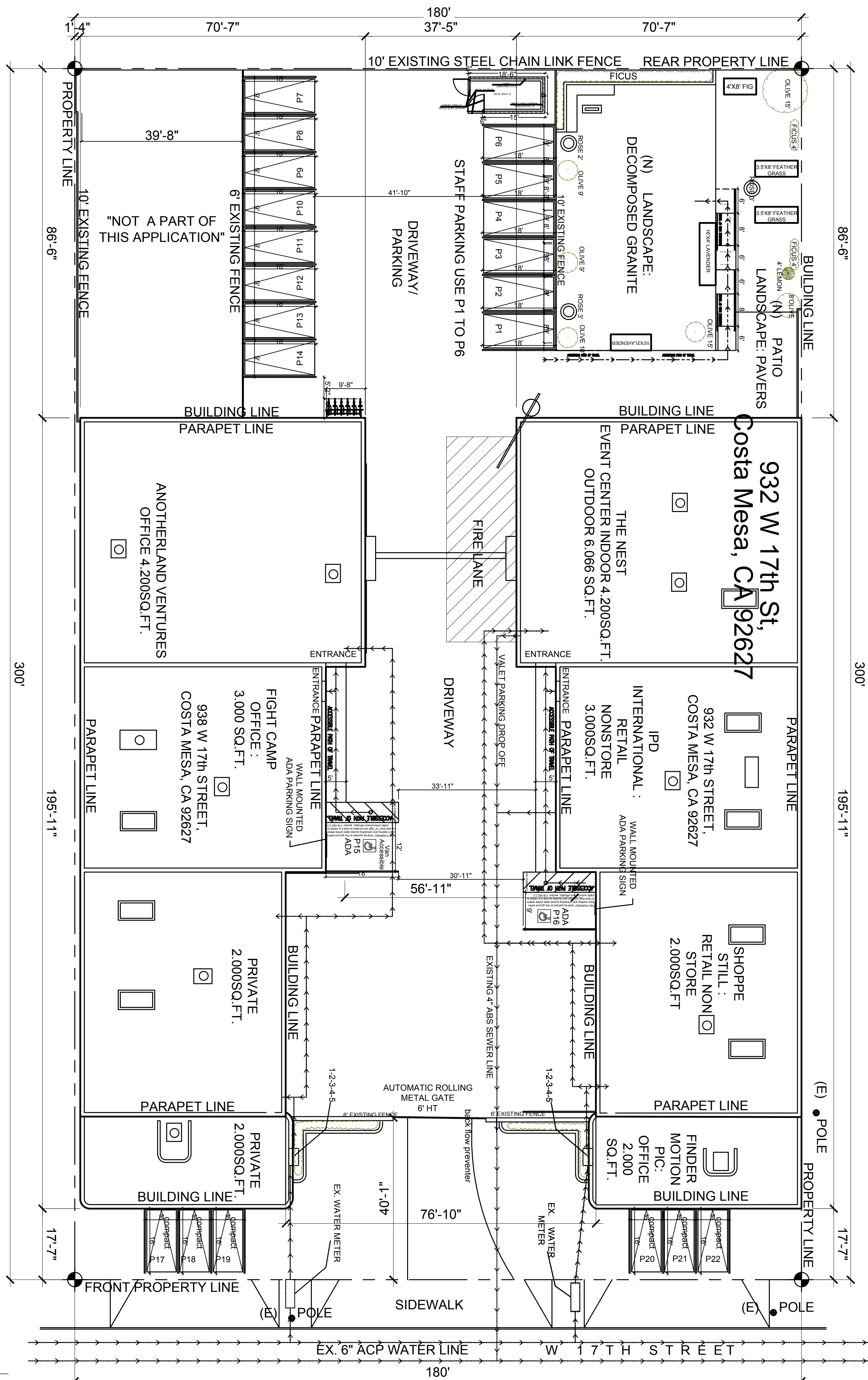
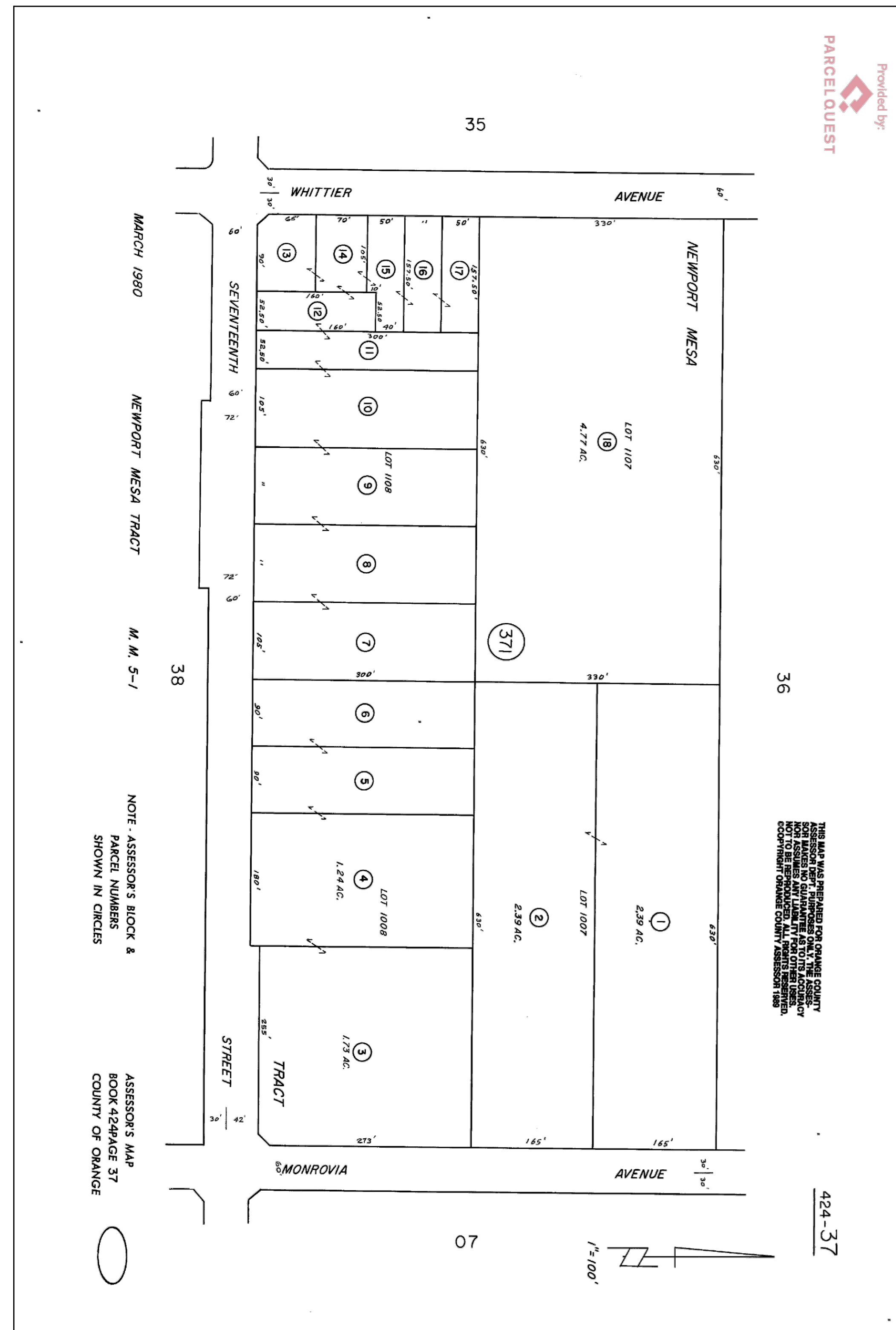
**ALL CITIES CONSULTING ENGINEERS**  
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**DOWNEY, CA 90240**  
**TEL.: (562) 861-7900**

**932 W 17th St, Costa Mesa, CA 92627**



|          |                    |
|----------|--------------------|
| DATE     | JUNE 2025          |
| DRAWN BY | A.C.C.E.           |
| SCALE    | AS NOTED           |
| TITLE    | PROPOSED SITE PLAN |

SHEET  
SP3



## PROPOSED SITE PLAN

SCALE: 1/16"=1'

| REVISIONS |      |
|-----------|------|
| 1         | DATE |
| 2         | DATE |
| 3         | DATE |

ALL CITIES CONSULTING ENGINEERS  
8615 FLORENCE AVE #102  
DOWNEY, CA 90240  
TEL.: (562) 861-7900

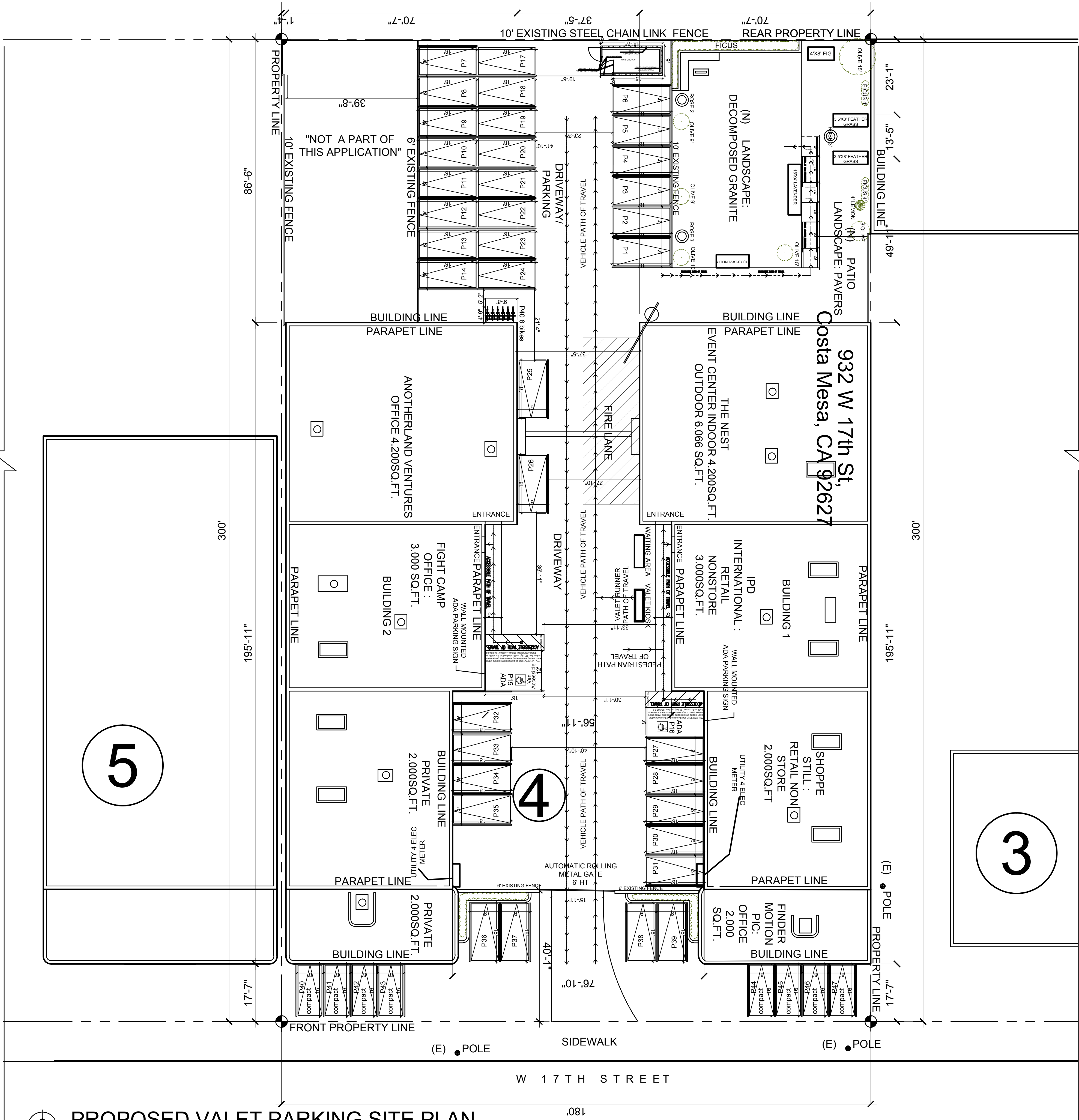
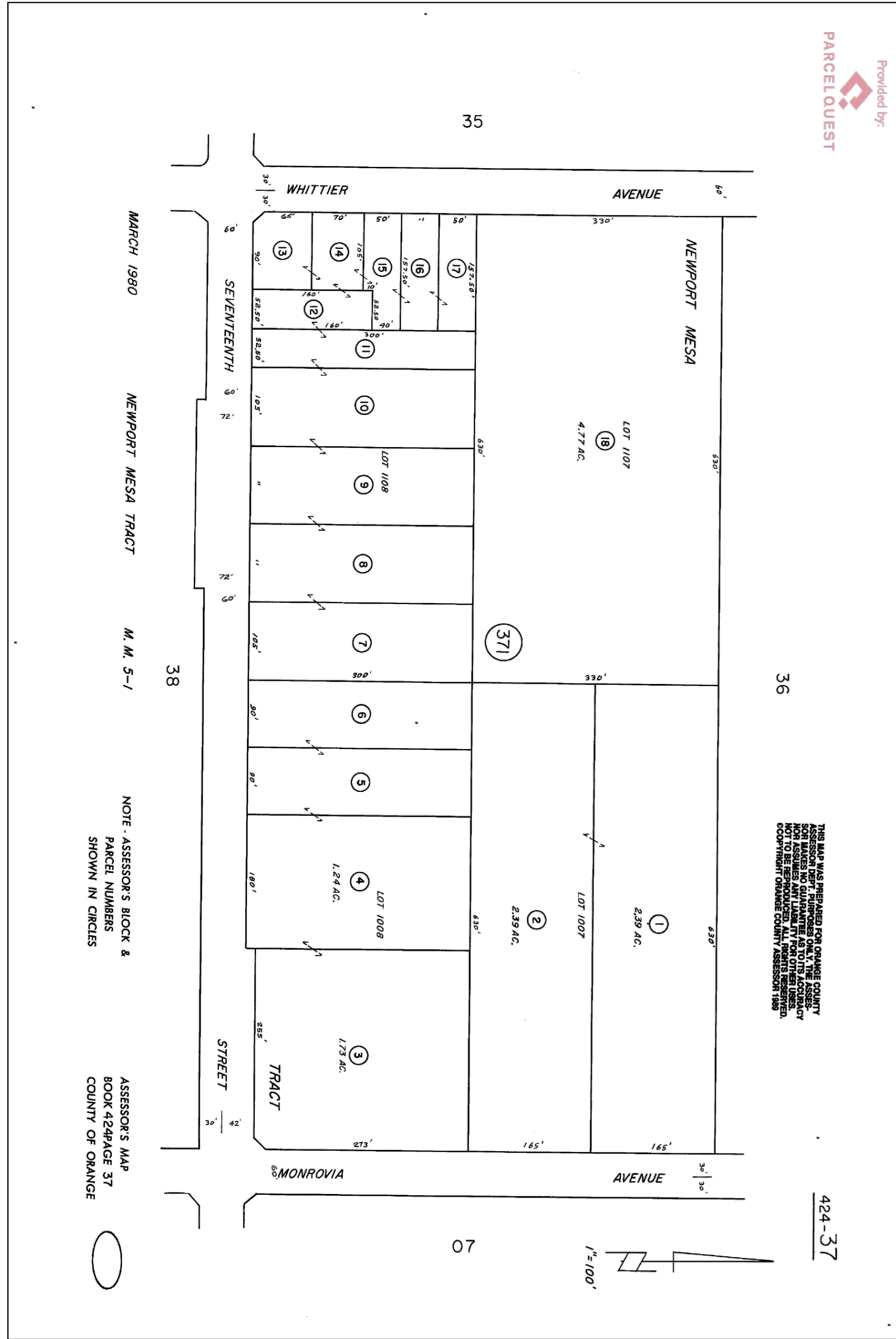
932 W 17th St, Costa Mesa, CA 92627



DATE  
JUNE 2025  
DRAWN BY  
A.C.C.E.  
SCALE  
AS NOTED  
TITLE  
VALET PLAN

SHEET  
SP4

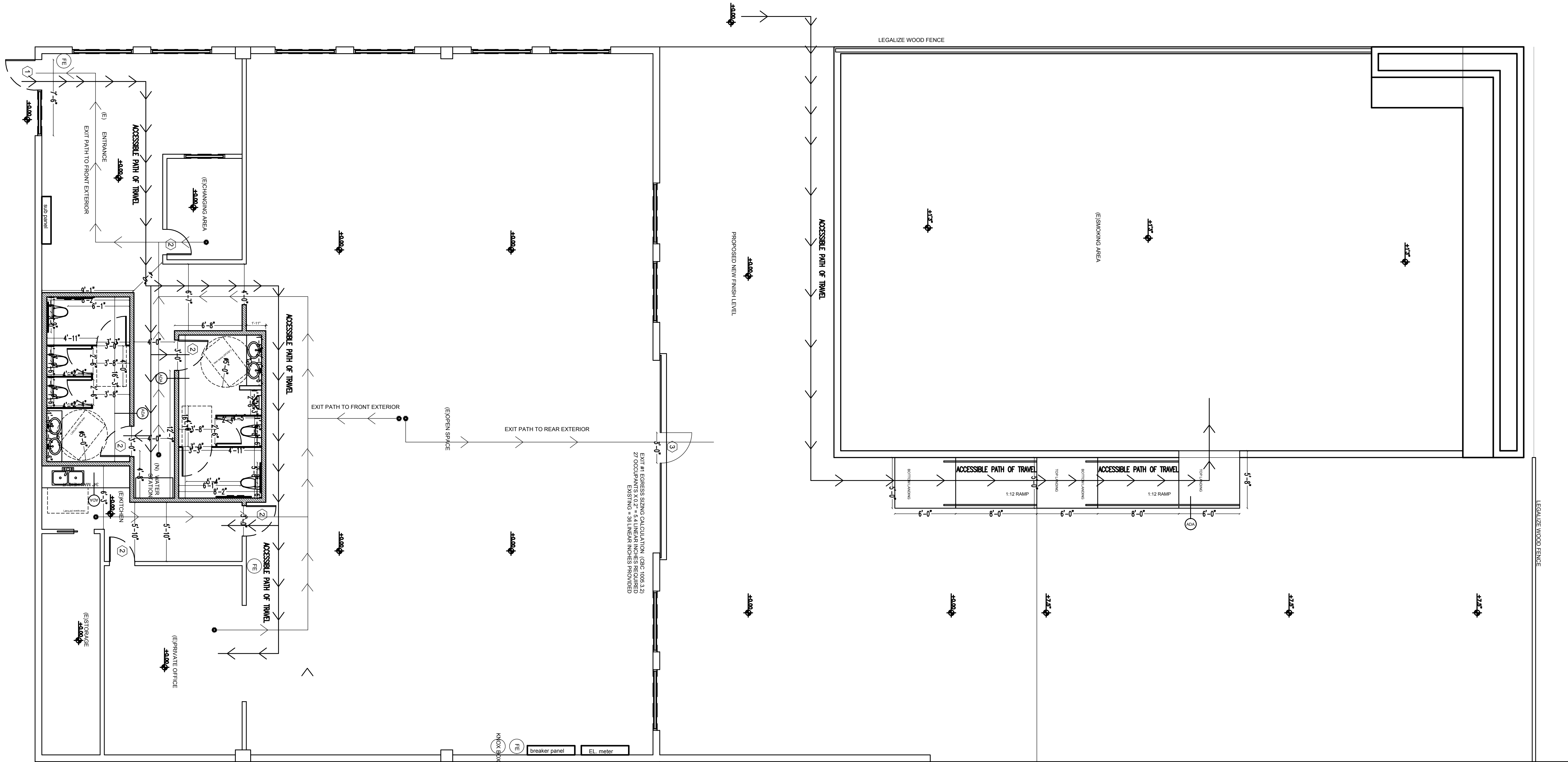
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## PROPOSED VALET PARKING SITE PLAN

SCALE: 1/16"=1'





## PROPOSED FLOOR PLAN

SCALE: 3/16"=1'

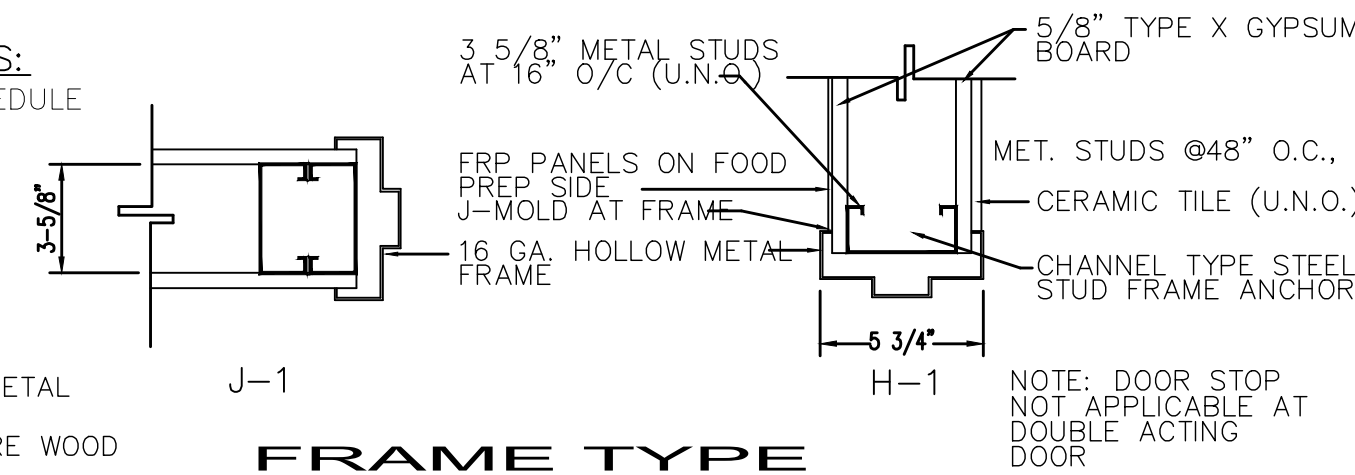
| DOOR SCHEDULE |                         |               |               |       |         |          |      |
|---------------|-------------------------|---------------|---------------|-------|---------|----------|------|
| MARK NO.      | LOCATIONS               | DOOR          |               | FRAME | GLAZING | HARDWARE |      |
|               |                         | SIZE          | TYPE          | MAT'L |         | CLOSER   | TYPE |
| 1             | RECEPTION DOOR          | 3'-0" X 7'-0" | 4'-8" X 7'-0" | A     | GLASS   | YES      | 1    |
| 2             | ALL GENDER/ADA RESTROOM | 3'-0" X 7'-0" |               | A     | W.D.    | YES      | 2    |
| 3             | OPEN SPACE ACCESS       | 3'-6" X 7'-0" |               | A     | METAL   | YES      | 1    |
|               |                         |               |               |       |         |          |      |
|               |                         |               |               |       |         |          |      |
|               |                         |               |               |       |         |          |      |
|               |                         |               |               |       |         |          |      |
|               |                         |               |               |       |         |          |      |
|               |                         |               |               |       |         |          |      |

NOTE : 1. EXIT DOOR -A SHALL HAVE LOCKING INDICATOR DEVICES, W/ 1" HIGH LETTERS ON A CONTRASTING BACKGROUND STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS."

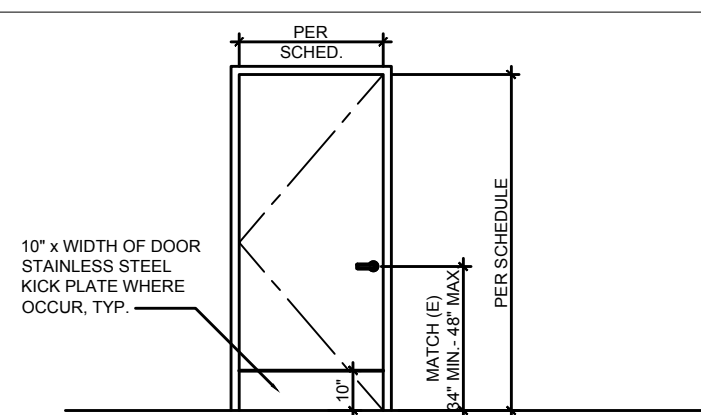
PAINT FINISHES:  
SEE DECOR SCHEDULE

### ABREV'S:

EX = EXISTING  
H.M. = HOLLOW METAL  
HR. = HOUR  
SCW = SOLID CORE WOOD



FRAME TYPE



DOOR TYPE

### DOOR HARDWARE TYPES

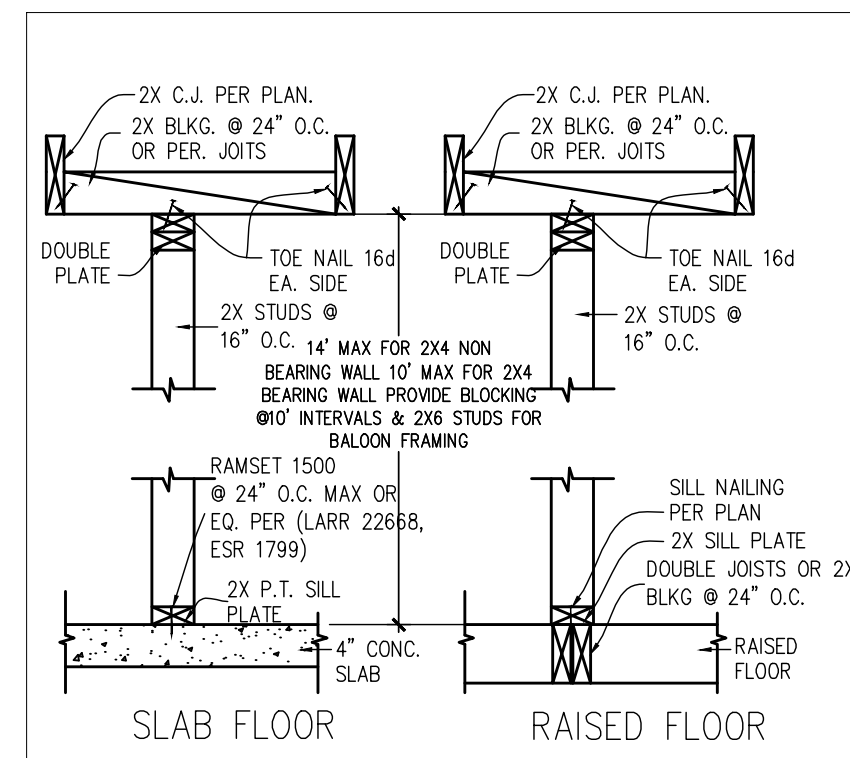
- 1 - LOCKING LATCH SET WITH LEVER SUCH THAT DOOR ALWAYS OPENS WHEN INTERIOR LEVER IS TURNED. KEY LOCK ON EXTERIOR AND CLOSER.
  - 2 - STORAGE ROOM DOOR. DOOR ALWAYS OPENS FROM INSIDE.
  - 3 - RESTROOM PRIVACY FUNCTION, WALL STOP, CLOSER
- NOTE: ALL EXTERIOR DOORS, REST ROOM AND STORAGE DOORS ARE SELF-CLOSING.
- NOTE: ALL EGRESS DOOR HARDWARE SHALL BY READILY OPENABLE FROM SIDE WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
- NOTE: ALL DOOR HARDWARE TO BE ADA COMPLIANT, LEVER ACTION

### WALL LEGEND

- NEW 2X4 WALLS
- EX. WALLS TO REMAIN
- DEMO WALLS

### WALL FINISH LEGEND

- 3 5/8" WIDE 20 GAGE METAL STUDS AT 16" O.C.
- 5/8" TYPE X GYP. BD. AT EACH SIDE OF STUDS (FULL HEIGHT AT ONE SIDE ONLY).



INTERIOR WALL PARTITION DETAIL

NOTE: All food service equipment must have an ANSI/ANAB NSF sanitation listing or equivalent.

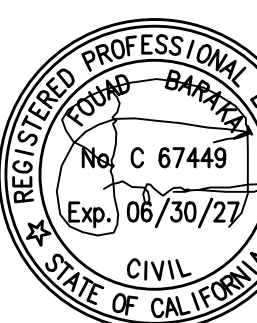
NOTE: PREVIOUSLY SPACE WAS USED FOR A BOATYARD. CONVERSION TO VENUE.

### REVISIONS

| 1 | DATE |
|---|------|
| 2 | DATE |
| 3 | DATE |

ALL CITIES CONSULTING ENGINEERS  
8615 FLORENCE AVE #102  
DOWNEY, CA 90240  
TEL.: (562) 861-7900

PROPOSED FLOOR PLAN  
932W 17th St, Costa Mesa, CA 92627



DATE  
JUNE 2025

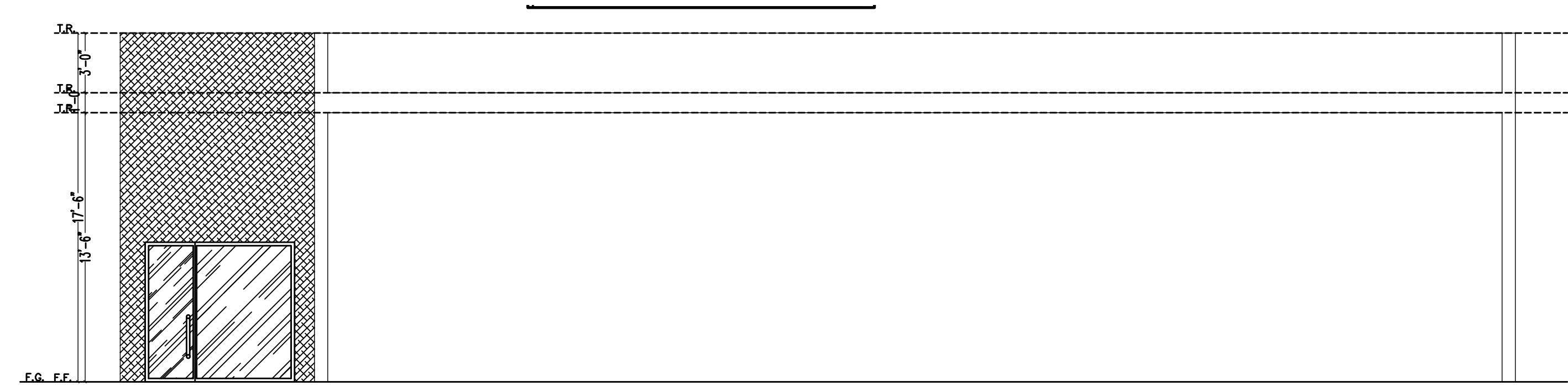
DRAWN BY  
A.C.C.E.

SCALE  
AS NOTED

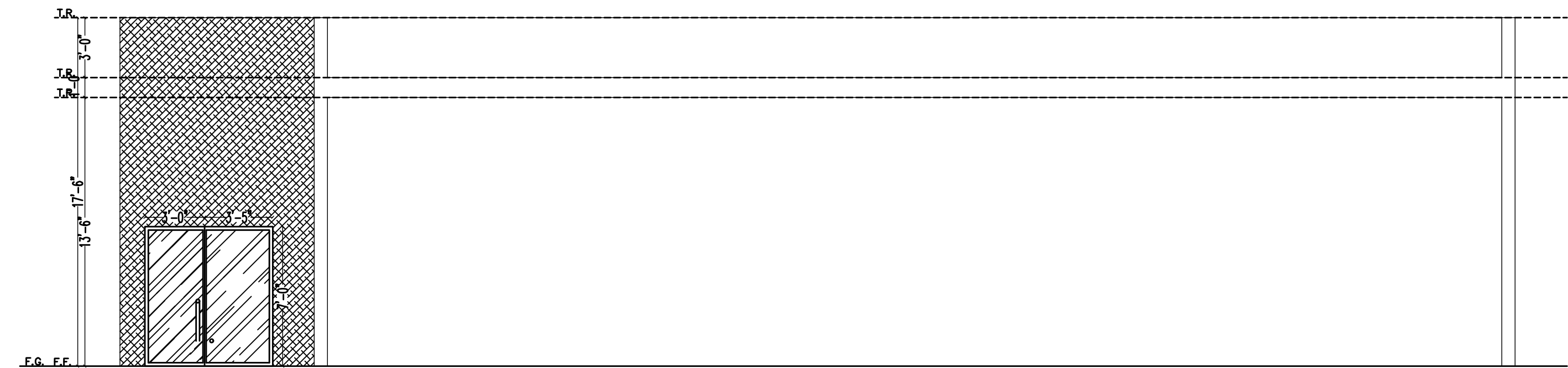
TITLE  
FLOOR PLAN

SHEET  
A2

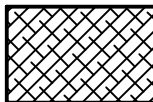
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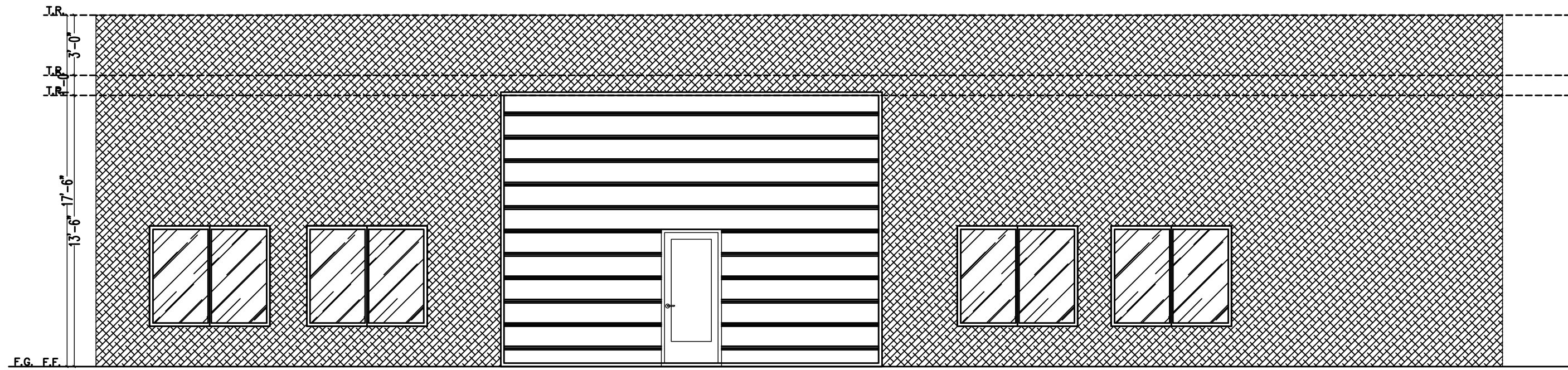


EXISTING SOUTH ELEVATION  
SCALE: 3/16"=1'

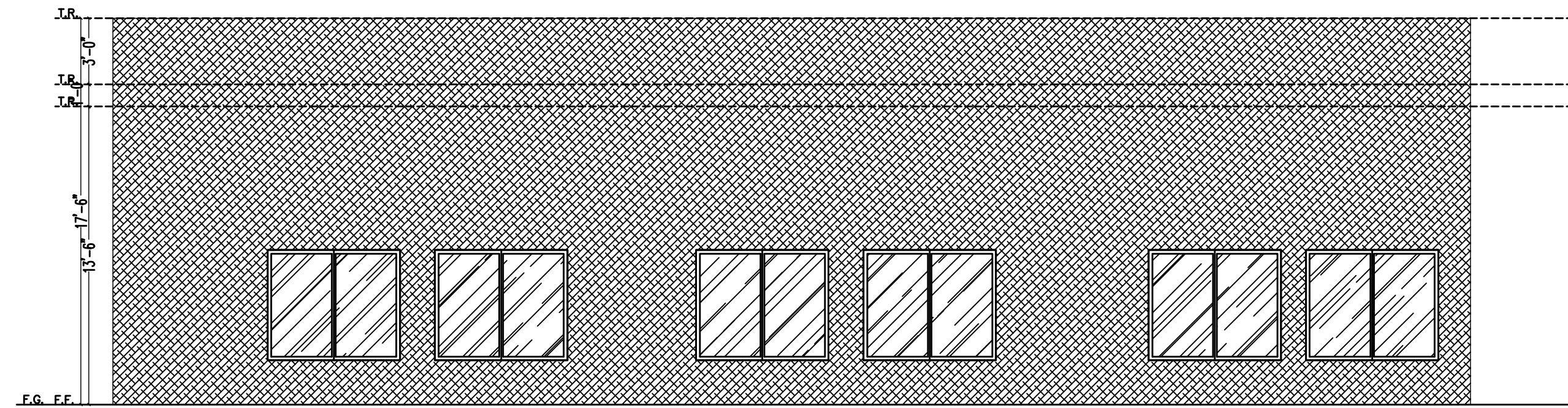


PROPOSED SOUTH ELEVATION  
SCALE: 3/16"=1'

| WALL FINISH LEGEND                                                                  |                             |
|-------------------------------------------------------------------------------------|-----------------------------|
|  | EXTERIOR WALL FINISH CEMENT |



EXISTING NORTH ELEVATION  
SCALE: 3/16"=1'



EXISTING WEST ELEVATION  
SCALE: 3/16"=1'

ALL CITIES CONSULTING ENGINEERS  
8615 FLORENCE AVE #102  
DOWNEY, CA 90240  
TEL.: (562) 861-7900

EXISTING / PROPOSED ELEVATIONS  
932W 17th St, Costa Mesa, CA 92627



DATE  
JUNE 2025  
DRAWN BY  
A.C.C.E.  
SCALE  
AS NOTED  
TITLE  
ELEVATIONS  
SHEET  
A3

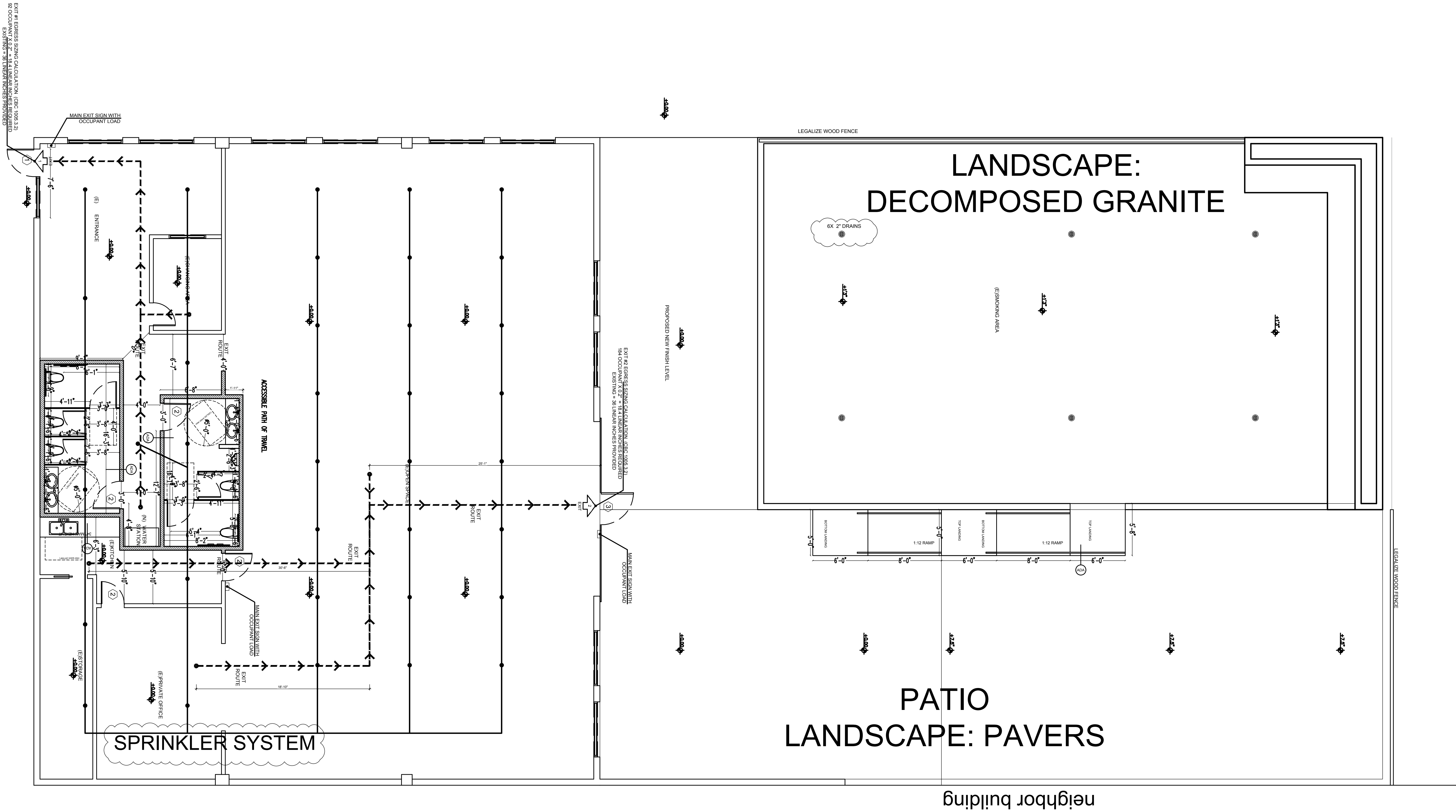
REVISIONS

|   | DATE |
|---|------|
| 1 |      |
| 2 |      |
| 3 |      |

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| WALL LEGEND |                     |
|-------------|---------------------|
| <div></div> | NEW 2X4 WALLS       |
| <div></div> | EX. WALLS TO REMAIN |
| <div></div> | DEMO WALLS          |

| OCCUPANT LOAD |                   |                    |         |
|---------------|-------------------|--------------------|---------|
| O.L. =        | ASSEMBLY STANDING | $\frac{2,720}{15}$ | = 181.3 |
|               | KITCHEN AREA      | $\frac{130}{300}$  | = 0.43  |
|               | OFFICE AREA       | $\frac{254}{100}$  | = 2.54  |
|               | TOTAL = 185       |                    |         |



ALL CITIES CONSULTING ENGINEERS  
8615 FLORENCE AVE #102  
DOWNEY, CA 90240  
TEL.: (562) 861-7900

EXISTING / PROPOSED ELEVATIONS  
932W 17th St, Costa Mesa, CA 92627

REGISTERED PROFESSIONAL ENGINEER  
No. C 67449  
Exp. 06/30/27  
CIVIL  
STATE OF CALIFORNIA

DATE  
JUNE 2025

DRAWN BY  
A.C.C.E.

SCALE  
AS NOTED

TITLE  
EGRESS

SHEET  
A4

| 1 | DATE |
|---|------|
| 2 | DATE |
| 3 | DATE |

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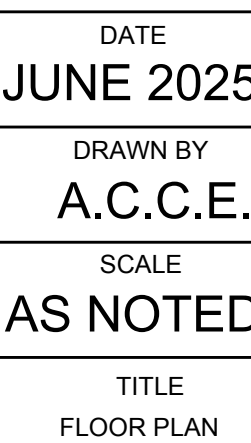


1. PROVIDE 1-1/2" CLEARANCE BETWEEN WALL AND GRAB BARS.
2. DRAIN AND HOT WATER PIPES UNDER ALL LAVATORIES TO BE INSULATED.
3. GRAB BARS SHALL BE DESIGNED TO SUPPORT A 250# LOAD AND SHALL NOT ROTATE WITH THEIR FITTINGS.
4. FLUSH VALVE CONTROL ON WATER CLOSET SHALL BE OPERABLE BY AN OSCILLATING HANDLE WITH MAXIMUM FORCE OF 5 LBS. TOP OF ALL ELECTRICAL SWITCHES AND CONVENIENCE OUTLET NOT TO EXCEED 40". TYPICAL THROUGH-OUT.
5. NO SHARP OR ABRASIVE SURFACES IN FRONT OF LAVATORIES.
6. A CLEAR SPACE OF 30" X 48" SHALL BE PROVIDED IN FRONT OF LAVATORY TO ALLOW A FORWARD APPROACH TO COMPLY WITH.
7. OPERATING PARTS OF DISPENSING AND DISPOSAL FIXTURES (TOWELS, WASTE, COIN SLOTS, ETC.) ARE TO BE AT 40" A.F.F. MAX.
8. MIRRORS - MOUNT MIRRORS AT 39" ABOVE FINISH FLOOR TO BOTTOM OF REFLECTIVE SURFACE. (MAXIMUM 40" A.F.F.)
9. THE RESTROOM DOORS MUST BE WELL FITTING AND SELF-CLOSING.
10. PROVIDE SUFFICIENT VENTILATION IN RESTROOMS BY MEANS OF A WINDOW OR MECHANICAL CEILING VENTILATION.
11. TOILET ACCESSORIES LOCATED ON OR WITHIN WALLS BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
12. FAUCET CONTROLS AND OPERATING MECHANISM (OPERABLE W/ ONE HAND) SHALL BE OF TYPE NOT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND AN OPERATING FORCE NOT EXCEEDING 5 LBS.
13. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 32" ABOVE THE FINISHED FLOOR & WITH A CLEARANCE OF AT LEAST 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MIN. OF 30" IN WIDTH & 8" MIN. DEPTH AT THE TOP. TOE CLEARANCE SHALL BE A MIN. OF 9" HIGH FROM THE FLOOR & A MIN. OF 17" DEEP FROM THE FRONT OF THE LAVATORY.
14. CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS.
15. REGARDLESS OF STALL CONFIGURATION, A 48" LONG MINIMUM CLEARANCE FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.
16. SEE FIXTURE AND STANDARD ACCESSIBILITY MOUNTING HEIGHTS DETAIL 5 / A6.1.
17. WATER CLOSET COMPARTMENTS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32" WHEN LOCATED AT THE END & 34" WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
18. THE INSIDE & OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED W/ A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL FLIP OVER STYLE, SLIDING OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST.

| MARK | QTY | ITEMS                                       | REMARKS                                                                               |
|------|-----|---------------------------------------------|---------------------------------------------------------------------------------------|
| [A]  | 1   | FLOOR MOUNTED<br>ELONGATED TOILET           | AMERICAN STANDARD CADET 1.28 GPF                                                      |
|      |     |                                             |                                                                                       |
| [B]  | 1   | WALL MOUNTED LAVATORY                       | AMERICAN STANDARD DECLYN 18-1/2" RECT                                                 |
|      | 1   | LAVATORY FAUCET                             | AMERICAN STANDARD MONTEREY<br>CENTER SET BATHROOM FAUCET                              |
|      | 1   | INSULATE DRAIN AND<br>HOT WATER PIPES       | NEW                                                                                   |
| [C]  | 1   | SURFACE MOUNTED<br>TOILET TISSUE DISPENSER  | BOBRICK MODEL #B-4288 (SATIN FINISH)                                                  |
| [D]  | 1   | PAPER TOWEL DISPENSER                       | EXISTING - AT NEW LOCATION                                                            |
| [E]  | 1   | SURFACE MOUNTED SANITARY<br>NAPKIN DISPOSAL | BOBRICK MODEL #B-270<br>CONTURA SERIES (SATIN FINISH)                                 |
| [F]  | 1   | SURFACE MOUNTED<br>SEAT-COVER DISPENSER     | BOBRICK MODEL #B-221 CLASSICS SERIES<br>(SATIN FINISH)                                |
| [G]  | 1   | SURFACE MOUNTED SOAP<br>DISPENSER           | BOBRICK MODEL #B-4112 CONTURA SERIES<br>(SATIN FINISH)                                |
| [H]  | 1   | 3'-6" GRAB BAR                              |                                                                                       |
| [J]  | 1   | 3'-0" GRAB BAR                              |                                                                                       |
| [K]  | 1   | DOUBLE ROBE HOOK                            | BOBRICK MODEL #B-6727 (SATIN FINISH)                                                  |
| [L]  | 1   | DOOR MOUNTED<br>SIGNAGE                     |  |
| [M]  | 1   | MIRROR                                      | EXISTING - AT NEW LOCATION                                                            |

**ALL CITIES CONSULTING ENGINEERS**  
**8615 FLORENCE AVE #102**  
**DOWNEY, CA 90240**  
**TEL.: (562) 861-7900**

**ALL-GENDER RESTROOM PLAN AND ELEVATIONS**  
932 W 17th St, Costa Mesa, CA 92627



SHEET  
**A5**

NOTE: Numbers in the parenthesis ( ) refer to sections of the 2023 edition of the Los Angeles County Building Code, Table (T) & Building Code Manual (BCM).

Please blueprint these General Notes on your plans.

The State of California delegates authority to the local jurisdiction to ensure compliance with Title 24, Part 2 of the California Code of Regulations. The following general notes indicate specific areas of Title 24, Part 2 which are applicable to your project. Please be aware that the owner(s) of the building and his/her consultants are responsible for compliance with the most current Federal Regulations contained in the Americans with Disabilities Act (ADA) and Fair Housing Act (FHA), where the ADA & FHA requirements exceed those contained in Title 24, Part 2. It is the responsibility of the owners and their consultants to ensure compliance with the most current ADA & FHA regulations, as the City is not authorized to review plans and accept projects for ADA & FHA compliance.

The following, applicable, general notes shall be provided on the plans.

#### A. APPLICATION AND ADMINISTRATION

1. Features, facilities and equipment required by Chapter 11B to be accessible to and useable by persons with disabilities shall be maintained in operable working condition. Isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted. §11B-105

#### B. BUILDING BLOCKS

##### FLOOR OR GROUND SURFACES

1. Floor and ground surfaces shall be stable, firm, and slip resistant. §11B-302.1  
2. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/no cut pile attitude. Pile height shall be 1/2 inch maximum. §11B-302.2, §11B-302.2  
CHANGES IN LEVEL

3. Vertical changes in level for floor or ground surfaces may be 1/4 inch high maximum and without edge treatment. Changes in level greater than 1/4 inch and not exceeding 1/2 inch in height shall be beveled with a slope not steeper than 1:2. §11B-303, Figures 11B-302.2 & 11B-303.3  
4. Changes in level greater than 1/2 inch in height shall be ramped and shall comply with the requirements of 11B-406 Ramps or 11B-404 Curb Ramps as applicable. §11B-303

5. Handrail changes in level exceeding 2 inches maximum in a vertical direction shall be identified between walks, sidewalks or other pedestrian ways and adjacent surfaces or features shall be identified by warning curbs at least 6 inches in height above the walk or sidewalk surface or by guardrails or handrails with a guide rail extended 2 inches minimum and 4 inches maximum above the surface of the walk or sidewalk. These requirements do not apply between a walk or sidewalk and an adjacent street or driveway. §11B-303.5

##### TURNING SPACE

6. Floor or ground surface of a turning space shall comply with §11B-302. Changes in level, slopes exceeding 1/48, and detectable warnings shall not be permitted. §11B-302.2, §11B-302.2, §11B-404.2.4.4  
7. Circular turning spaces shall be a space of 60 inches diameter minimum and may include knee and toe clearance complying with 11B-306 Knee and Toe Clearance. §11B-304.3.1

8. T-shaped turning spaces shall be a T-shaped opening within a 60 inch square minimum with arms and base 36 inches wide maximum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. §11B-304.3.2, Figure 11B-304.3.2  
9. For lavatories and built-in dining and work surfaces required to be accessible, toe clearance shall be provided that is 30 inches in width and 9 inches in height above the finish floor or ground for a depth of 19 inches minimum. §11B-306.2  
10. Toe clearance shall extend 19 inches maximum above lavatories for toilet and bathing facilities and 25 inches maximum under other elements. §11B-306.2.2

11. At lavatories in toilet and bathing facilities, knee clearance shall be provided that is 30 inches in width for a depth of 11 inches at 9 inches above the finish floor or ground and for a depth of 8 inches at 27 inches above the finish floor or ground increasing to 29 inches high maximum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. §11B-306.3, Figure 11B-306.3(c)

12. At dining and work surfaces required to be accessible, knee clearance shall be provided that is 30 inches in width at 27 inches above the finish floor or ground for a depth of at least 19 inches. §11B-306.3

13. Except for handrails, objects with leading edges more than 27 inches and less than 80 inches above the finish floor or ground shall protrude no more than 4 inches horizontally into the circulation path. Handrails may protrude 4 1/2 inches maximum. §11B-307.2, Figure 11B-307.2

14. Freestanding objects mounted on posts or pylons shall overhang circulation paths no more than 12 inches when located from 27 to 80 inches above the finish floor or ground. §11B-307.3, Figure 11B-307.3(a)

15. Protruding objects shall not reduce the clear width required for accessible routes. §11B-307.5  
16. Lowest edge of a sign or other obstruction, when mounted between posts or pylons separated with a clear distance greater than 12 inches, shall be less than 27 inches or more than 80 inches above the finish floor or ground. §11B-307.3, Figure 11B-307.3(b)

17. Vertical clearance shall be at least 80 inches high on circulation paths except at door closers and door stops, which may be 78 inches minimum above the finish floor or ground. §11B-307.4

18. Guardrails or other barriers with a leading edge located 27 inches maximum above the finish floor or ground shall be provided where the vertical clearance on circulation paths is less than 80 inches high. §11B-307.4, Figure 11B-307.4

19. Where a guy support is used within either the width of a circulation path or 24 inches maximum outside of a circulation path, a vertical guy brace, sidewalk guy or similar device shall be used to prevent a hazard or an overhead obstruction. §11B-307.4.1, Figure 11B-307.4.1

##### REACH RANGES

20. Electrical controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment shall be located within accessible reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. §11B-308.1.1

21. Electrical receptacle outlets on overhead sloping surfaces shall be located within accessible reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. §11B-308.1.2

22. High forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground. §11B-308.2.1, Figure 11B-308.2.1

23. High forward reach shall be 48 inches maximum where the reach depth is 20 inches or less and 44 inches maximum where the reach depth exceeds 20 inches. High forward reach shall not exceed 25 inches in depth. §11B-308.2.2, Figure 11B-308.2.2

24. High side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor where the side reach is unobstructed or the depth of any obstruction does not exceed 10 inches. §11B-308.3.1, Figure 11B-308.3.1

25. High side reach shall be 48 inches maximum above the finish floor or ground where the high side reach is over an obstruction more than 10 inches but not more than 24 inches in depth. §11B-308.3.2, Figure 11B-308.3.2

26. Obstructions for high side reach shall not exceed 34 inches in height and 24 inches in depth. §11B-308.3.2, Figure 11B-308.3.2

27. Obstructed high side reach for the top of washing machines and clothes dryers shall be permitted to be 36 inches maximum above the finish floor. §11B-308.3.2

28. Obstructed high side reach for the operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs. §11B-308.3.2

##### OPERABLE PARTS

29. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Force required to activate operable parts shall be 5 pounds maximum. §11B-309.4

##### C. ACCESSIBLE ROUTES

###### DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

1. Circulation paths contiguous to vehicular traffic shall be physically separated from vehicular traffic. Vehicular traffic includes travel through parking facilities, into and out of parking spaces, into and out of electric vehicle charging spaces, and along roadways, driveways and drive aisles. Physical separation shall be provided with circulation paths raised 4 inches minimum above the areas where vehicular traffic occurs. See exceptions §11B-250.1

1. DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE Detectable warning surfaces shall be yellow and approximate FS 3035E of SAE J11-050A. §11B-705.1.1.3.1

2. Detectable warning surfaces shall provide a 70 percent minimum visual contrast with adjacent walking surfaces. Contrast in percent shall be determined by: Contrast percent = (B1-B2)/B1 x 100. B1 = light reflectance value (LRV) of the lighter area and B2 = light reflectance value (LRV) of the darker area §11B-705.1.1.3.2 (See exception)

##### DOORS, DOORWAYS, AND GATES

3. Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5 Doors, Doorways, and Gates. §11B-206.5

4. Doors, doorways and gates that are part of an accessible route shall comply with 11B-404 Doors, Doorways, and Gates. §11B-404.1

5. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening wider than 34 inches above the finish floor or ground. Projections into the clear opening wider than 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches. §11B-404.2.3

6. Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1.

7. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 11B-404.2.4.2, §11B-404.2.4.2

8. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side an interior doorway, or within 24 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door or gate. §11B-404.2.4.3

9. Thresholds, if provided at doorways, shall be 1/2 inch high maximum. Raised thresholds and changes in level at doorways shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. §11B-404.2.5

10. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-309.4 Operation. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and useable from both sides. §11B-404.2.7

11. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: §11B-404.2.9 a. Interior hinged doors and gates: 5 pounds maximum.

b. Sliding or folding doors: 5 pounds maximum.

c. Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds.

d. Exterior hinged doors: 5 pounds maximum.

12. Swinging door and gate surfaces within 1/6 inch of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. §11B-404.2.10

##### RAMPS

13. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-405.2

14. Cross slope of ramp runs shall not be steeper than 1:48 (2.083%). §11B-405.3

15. Floor or ground surfaces of ramp runs shall comply with 11B-302 Floor or Ground Surfaces. Changes in level other than the running slope shall not be permitted on ramp runs. §11B-405.4

16. The clear width of a ramp run shall be 48 inches minimum. §11B-405.5

17. The rise for any ramp run shall be 30 inches maximum. §11B-405.6

18. Ramps shall have landings at the top and bottom of each ramp run. §11B-405.7

19. Landings shall comply with 11B-302 Floor or Ground Surfaces. Changes in level, slopes exceeding 1/48, and detectable warnings shall not be permitted. §11B-405.7.1

20. The landing clear width shall be at least as wide as the widest ramp run leading to the landing. §11B-405.7.2

21. Top landings shall be 60 inches wide minimum. §11B-405.7.2.1

22. The landing clear length shall be 60 inches long minimum. §11B-405.7.3

23. Bottom landings shall extend 72 inches minimum in the direction of ramp run. §11B-405.7.3.1

24. Ramps that change direction shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. §11B-405.7.4

25. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 11B-404.2.4 and 11B-404.3.2 shall be permitted to overlap the required areas. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches. Doors, in any open position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches. §11B-405.7.5

26. Ramp runs shall have compliant handrails per 11B-505 Handrails. §11B-405.8

27. Edge protection complying with 11B-405.8.2 Curb or Barrier shall be provided on each side of ramp runs and at each side of ramp landings. §11B-405.9 (See exceptions)

28. A curb or barrier shall be provided that prevents the passage of a 4 inch (102 mm) diameter sphere, where any portion of the sphere is within 4 inches (102 mm) of the finish floor or ground. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. §11B-405.9.2

29. Landings subject to wet conditions shall be designed to prevent the accumulation of water. §11B-405.10 HANDRAILS

30. Handrails shall be provided on both sides of stairs and ramps. §11B-505.2

31. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. §11B-505.3

32. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. §11B-505.4

33. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches minimum. Handrails may be located in a recess if the recess is 3 inches maximum deep and 18 inches minimum clear above the top of the handrail. §11B-505.5

34. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1/2 inches minimum below the bottom of the handrail gripping surfaces. §11B-505.6

35. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches maximum and 2 inches minimum. §11B-505.7

36. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2 1/4 inches maximum. §11B-505.7.2

37. Handrail gripping surfaces shall extend to the full length of the stair flight and ramp runs in accordance with Section 11B-505.10 Handrail Extensions. §11B-505.10

38. Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of the ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. §11B-505.10.1

39. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. §11B-505.10.2

40. At the bottom of a stair flight, handrails shall extend at the top of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The horizontal extension of a handrail shall be 12 inches long minimum and the sloping portion of the handrail as measured above the stair nosings. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. §11B-505.10.3

##### STAIRWAYS

41. A stair is defined as a change in elevation, consisting of one or more risers. §11B-202

42. All stairs on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches high minimum and 7 inches high maximum. Treads shall be 11 inches deep minimum. Curved stairways with winder treads are permitted at stairs which are not part of a required means of egress. (See exception) §11B-504.2

43. Open risers are not permitted. §11B-504.3 (See exceptions)

44. Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement. §11B-504.4

45. The radius of curvature at the leading edge of the tread shall be 1/2 inch maximum. Nosings that project beyond risers shall have an underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches maximum over the tread below. §11B-504.5 (See exception for existing buildings)

46. Stairs shall have handrails complying with Section 11B-505 Handrails. §11B-504.6

47. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water. §11B-504.7

48. Floor identification signs required by Chapter 10, Section 1022.9 complying with Sections 11B-703.1 Signs General, 11B-703.2 Detectable Characters, 11B-703.3 Braille and 11B-703.5 Visual Characters shall be located at the landing of each floor level, placed adjacent to the door on the latch side, in all enclosed stairways in buildings two or more stories in height to identify the floor level. At the exit discharge level, the sign shall include a raised five pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same as the height of the raised characters. §11B-504.8

##### CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS

49. Perpendicular ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.2.1

50. For perpendicular ramps, where provided, curb ramp faces shall not be steeper than 1:10. §11B-406.2, Figure 11B-406.2.2

51. Parallel curb ramps shall comply with §11B-406.3 and §11B-406.5. A parallel curb ramp may be provided with one sloping segment or two opposing sloping segments. §11B-406.3

52. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.3.1, Figure 11B-406.3.2

53. A turning space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum (2.083%). §11B-406.3.2

54. Blended transition ramps shall have a running slope not steeper than 1:20 (5%). §11B-406.4.1

55. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides. §11B-406.5.1

56. The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches minimum. §11B-406.5.2

57. Landings shall be provided at the tops of curb ramps and blended transitions (parallel curb ramps shall not be required to comply). The landing clear length shall be 48 inches minimum. The landing clear width shall be at least as wide as the ramp width, or the two blended transitions leading to the landing. The slope of the landing in all directions shall be 1:48 (2.083%) maximum. §11B-406.5.3

58. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet grade breaks shall be flush. §11B-406.5.4

59. The cross slope of curb ramps and blended transitions shall be 1:48 (2.083%) maximum. §11B-406.5.7

60. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20 (5%). The adjacent surface at transitions at curb ramps to walks, gutters, and streets shall be at the same level. §11B-406.5.8

61. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of curb ramp. Diagonal curb ramps shall provide a clear crossing shall provide the 48 inches minimum clear space within the markings. §11B-406.5.9

##### DETECTABLE WARNINGS

62. Curb ramps and blended transitions shall have detectable warnings complying with 11B-703 Detectable Warnings. §11B-406.5.12

63. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches minimum. Where curb ramps are provided, they shall comply with 11B-406 Curb Ramps, Blended Transitions and Islands. Landings complying with 11B-406.5.3 Landings and the accessible route shall be perpendicular to overlap. Islands shall have detectable warnings complying with 11B-703 Detectable Warnings and Detectable Directional Texture. §11B-406.6, Figure 11B-406.6

##### DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

1. Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces. §11B-208.1

2. Where passenger loading zones, drop-off zones, and/or bus stops are provided, accessible passenger loading zones, drop-off zones, and/or bus stops are required.

3. Where Electric vehicle charging stations (EVCS) are provided, they shall comply with Section 11B-812 as required by Section 11B-208.3. Note: Electric vehicle charging provided in newly constructed facilities are also subject to the California Green Building Standards Code.

4. EVCS complying with Section 11B-812 that serve a particular building or facility shall be located on an accessible route to an entrance complying with Section 11B-206.4. Where EVCS do not serve a particular building or facility, EVCS complying with Section 11B-812 shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility.

##### E. PLUMBING FIXTURES AND FACILITIES

###### DRINKING FOUNTAINS AND BOTTLE-FILLING STATIONS

1. Drinking fountains shall comply with Sections 11B-307 Protruding Objects and 11B-602 General Requirements. §11B-602.1

2. Units shall have a clear floor or ground space complying with Section 11B-305 Clear Floor or Ground Space positioned for a forward approach centered on the unit. Knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. §11B-602.2

3. Spout outlets shall be 36 inches maximum above the finish floor or ground. §11B-602.4

4. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. §11B-602.5

5. The spout shall provide a flow of water 4 inches high minimum and shall be located 5 inches maximum from the front of the unit. The angle of the water stream shall be measured horizontally to the front face of the unit. Where spouts are located less than 3 inches from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. §11B-602.6

6. Spout outlets of drinking fountains shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. §11B-602.7

7. Wall and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. §11B-602.8

8. All drinking fountains that are either located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within such an alcove, between wing walls, or otherwise positioned shall be 32 inches deep minimum and 18 inches deep minimum, and shall comply with Section 11B-305 Maneuvering Clearance. When used, wing walls or barriers shall protect horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface. §11B-602.9

9. Bottle-filling stations shall comply with §11B-307 and §11B-309. See exception §11B-602.10

##### TOILET AND BATHING ROOM CLEARANCES

10. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches. §11B-213.2.1

11. Mirrors located above the lavatories or countertops shall be installed within the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above the lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground. §11B-603.3

12. Coat hooks shall be located within one of the reach ranges specified in Section 11B-308. Shelves shall be located 40 inches minimum and 48 inches maximum above the finish floor. Medicine cabinets shall be located with a usable shelf no higher than 44 inches maximum above the finish floor. §11B-603.4

13. Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches maximum above the finish floor. Baby changing stations are not required to comply with Section 11B-603.5 (See exception) §11B-603.5

##### WATER CLOSETS AND TOILET COMPARTMENTS

14. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309.4 Operation except they shall be located 44 inches maximum above the floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with Section 11B-604.8.2 Ambulatory Accessible Compartments. §11B-604.6

15. Toilet paper dispensers shall comply with Section 11B-309.4 Operation and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be located 15 inches minimum above the finish floor and shall not be located behind the grab bars. Dispensers shall not be of a type that control delivery or that do not allow continuous paper flow. §11B-604.7

16. Sanitary napkin dispensers, if provided, shall comply with Section 11B-309.4 and shall be wall mounted and located on the sidewall between the rear wall of the toilet and the toilet paper dispenser, adjacent to the toilet paper dispenser. The disposal unit shall be located below the grab bar with the opening of the disposal or any portion of the sphere is within 4 inches (102 mm) of the finish floor surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. §11B-405.9.2

17. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13 1/2 inches deep minimum measured from the outer face of the urinal rim to the back of the fixture. §11B-605.2

18. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309 Operable Parts except that the flush control shall be mounted at a maximum height of 44 inches

1

## Doors, Doorways, and Gates

See "Accessible Routes, Entrances" and "Accessible Routes, Doors, Doorways, and Gates" for scoping requirements.

Doors, doorways, and gates that are part of an accessible route shall comply with "Doors, doorways, and Gates." (11B-404.1)

### EXCEPTION:

- Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with the following requirements: (11B-404.1, Exception 1)

- Hardware (11B-404.2.7)
- Closing speed (11B-404.2.8)
- Opening force (11B-404.2.9)
- Maneuvering clearance (automatic and power-assisted) (11B-404.3.2)
- Doors in series and gates in series (automatic and power-assisted) (11B-404.3.4)
- Controls (automatic and power-assisted) (11B-404.3.5)
- Break out opening (automatic and power-assisted) (11B-404.3.6)
- Revolving doors, revolving gates, and turnstiles (automatic and power-assisted) (11B-404.3.7)

A sign visible from the approach side shall be posted stating "Entry restricted and controlled by security personnel". (11B-703.5)

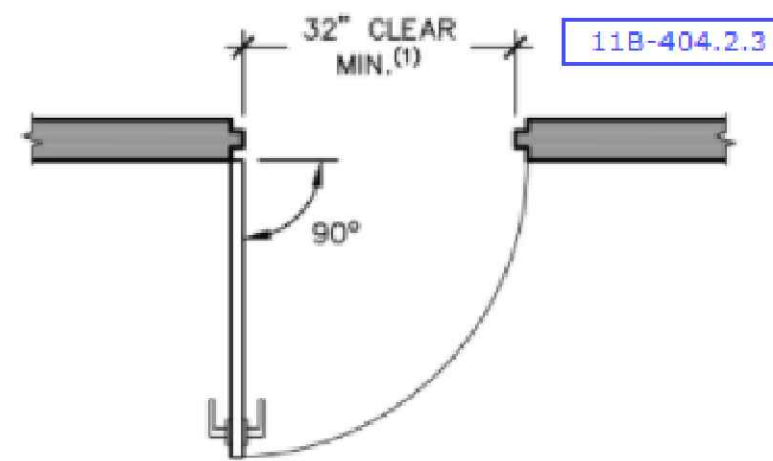
For automatic and power-assisted doors and gates, see "Doors and Gates - Automatic and Power-Assisted."

For exit door signs, see "Exit Signs."

For detention and correctional facilities, see "Detention Facilities and Correctional Facilities."

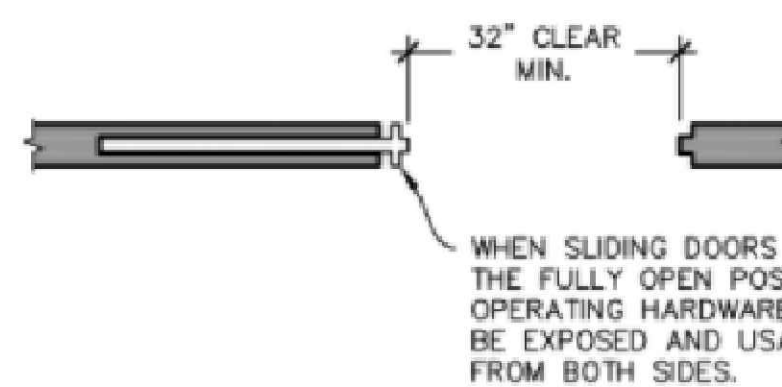
Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route. (11B-404.2.1)

### Clear Width of Doors

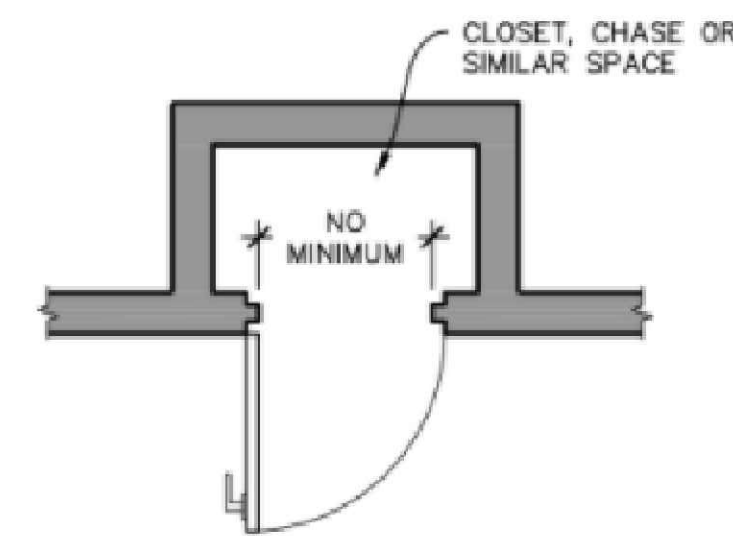


- IN ALTERATIONS, A PROJECTION OF 5/8" MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP. Reference: 11B-404.2.3, Exception 1

#### HINGED DOORS



#### SLIDING AND FOLDING DOORS



#### DOORS, DOORWAYS, AND GATES NOT PROVIDING FULL USER PASSAGE

The width of doors which do not provide full user passage is not regulated. Prior editions of the California Building Code required a minimum width of 20" for these doors. This provision was removed by DSA to allow "smaller doors where necessary to access chases or other similar uses." (DSA Statement of Reasons, 2013)

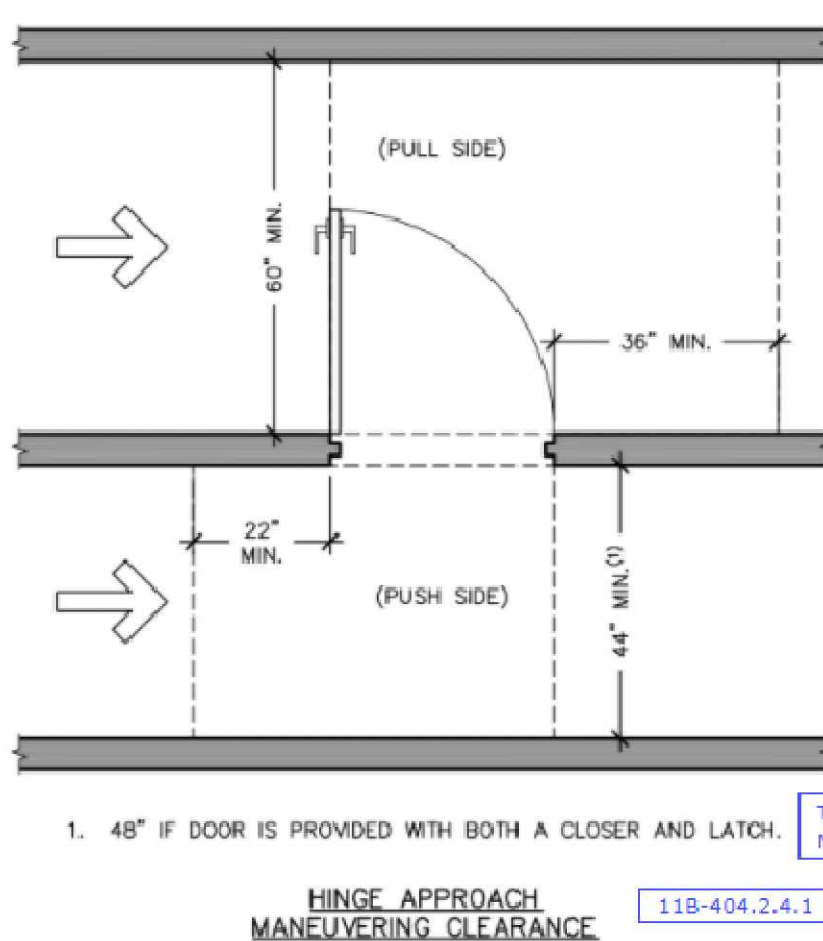
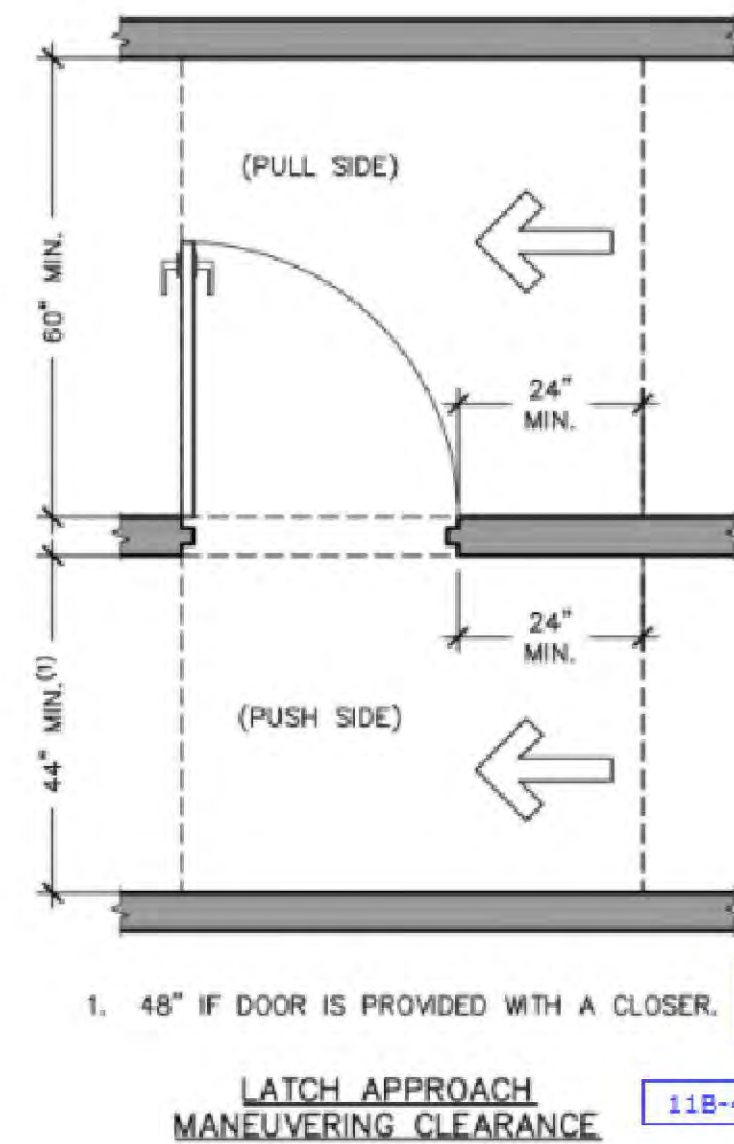
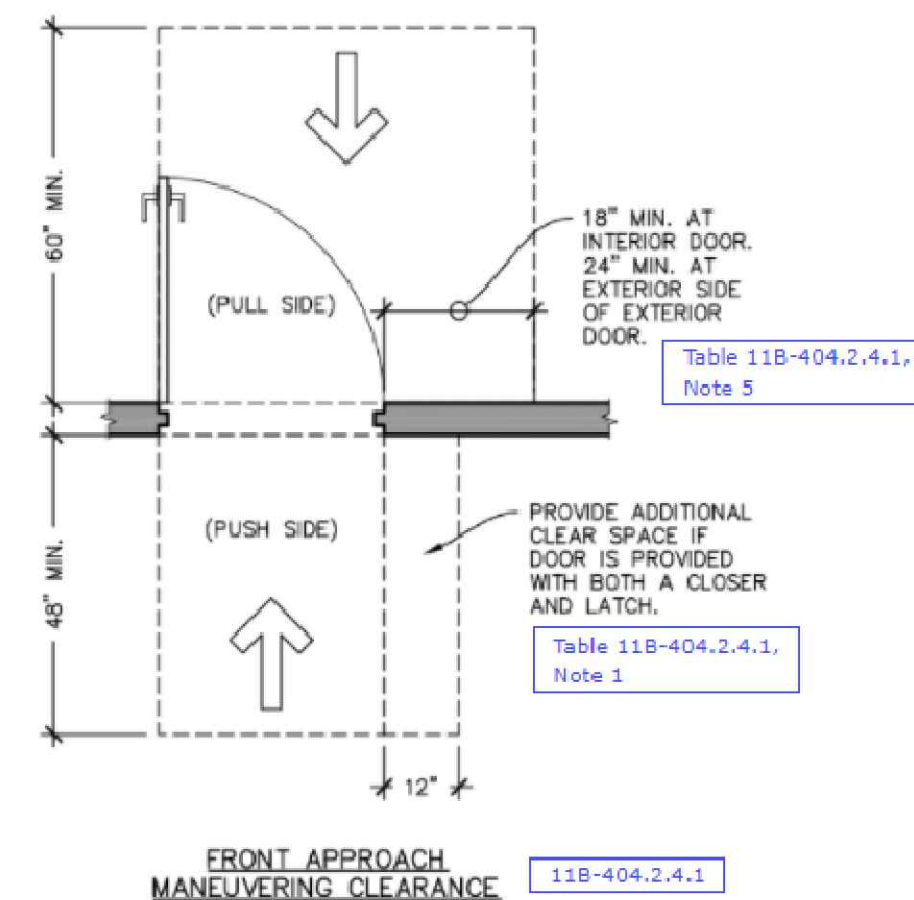
### Maneuvering Clearances at Doors

Minimum maneuvering clearances at doors and gates shall comply with the following. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. (11B-404.2.4)

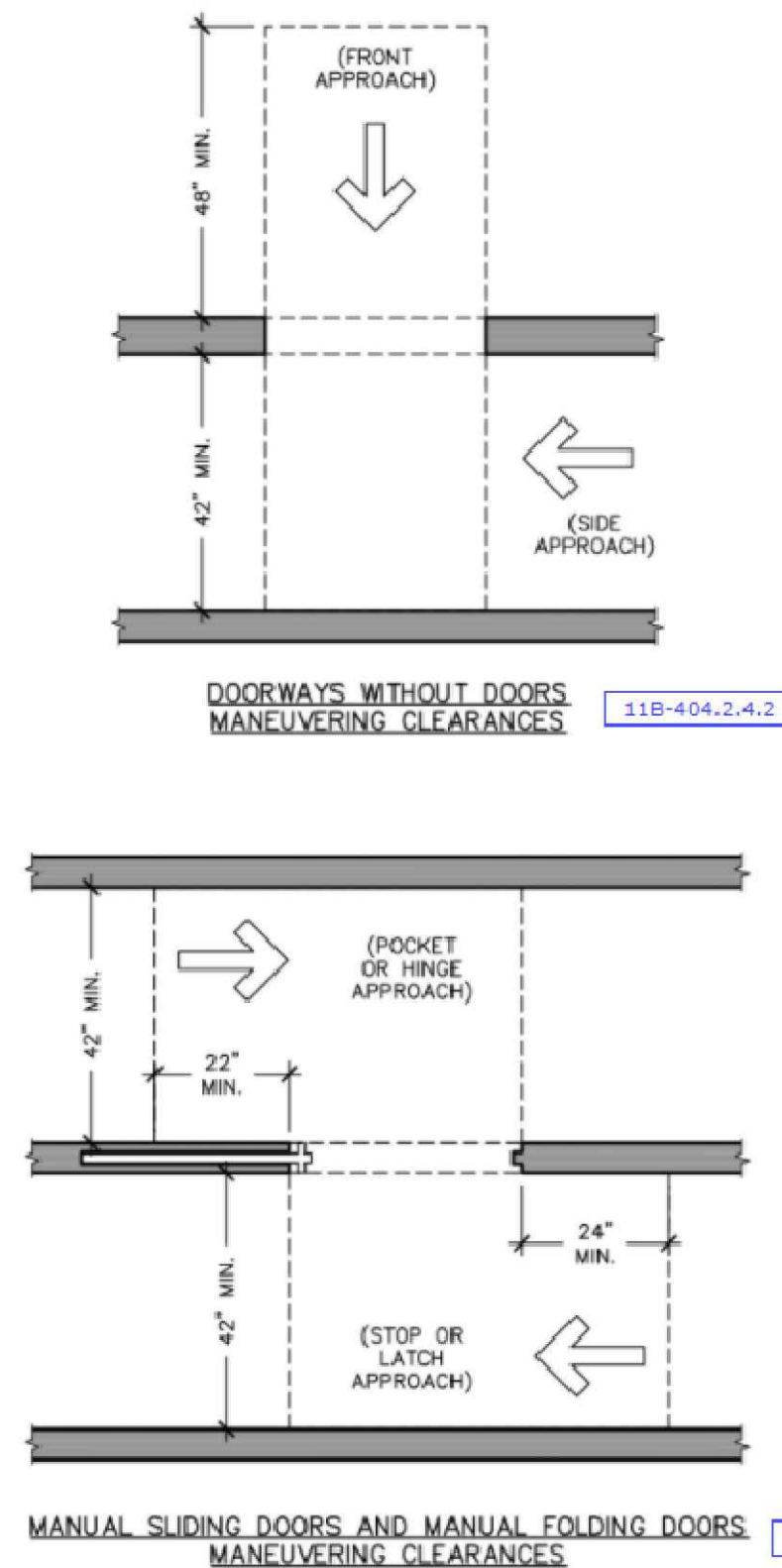
Maneuvering clearances at doors shall comply with "Floor or Ground Surfaces." (11B-404.2.4.4)

Maneuvering clearances at doors shall not have changes in level (except at thresholds), slopes exceeding 1:48 (2.08%), or detectable warnings. (11B-404.2.4.4) (11B-404.2.4.4, Exception 2)

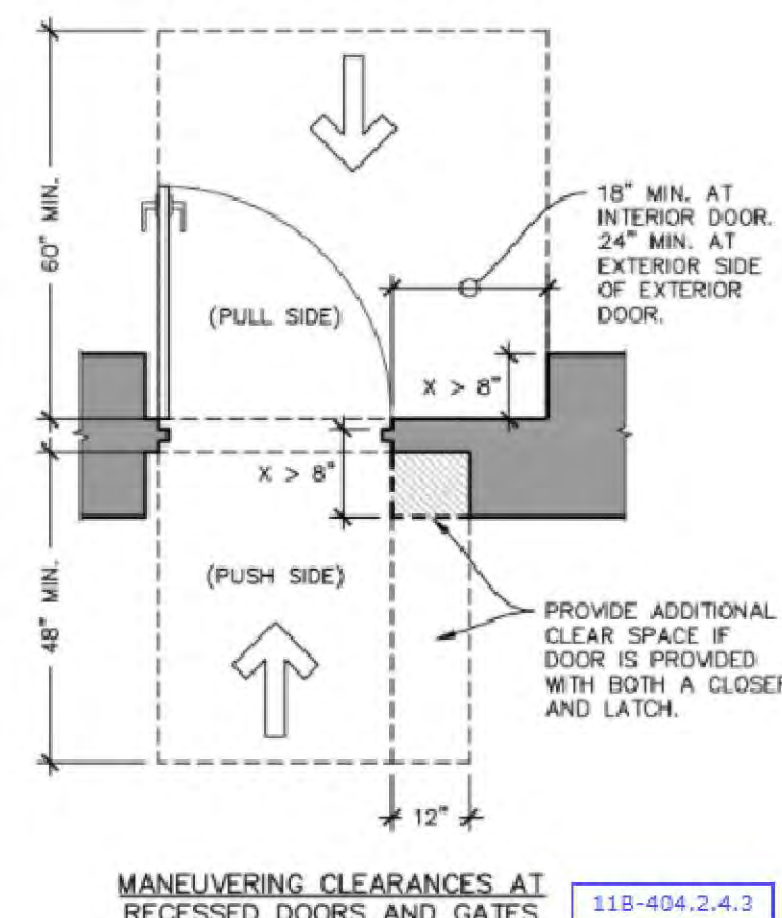
### Maneuvering Clearances at Swinging Doors and Gates



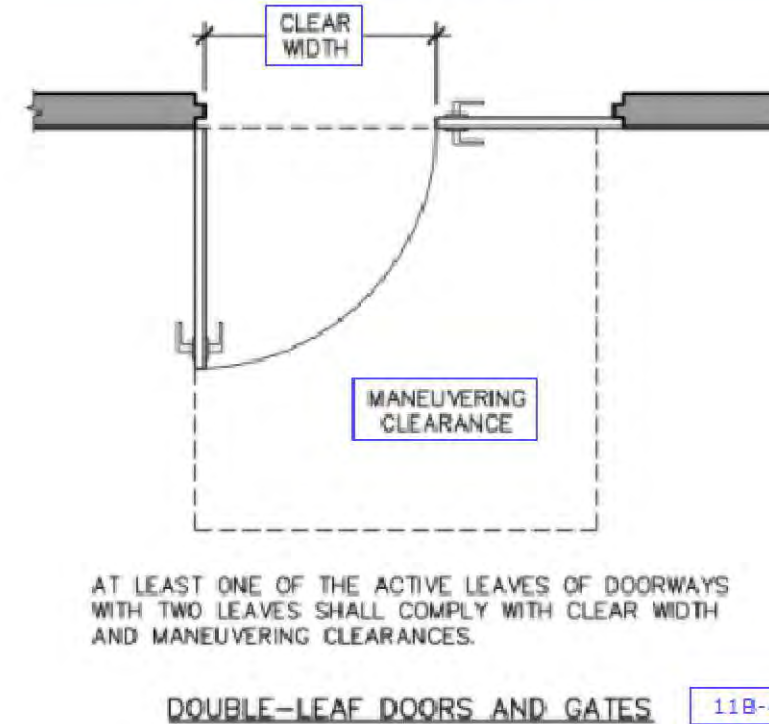
### Maneuvering Clearances at Doorways without Doors or Gates, Sliding Doors, and Folding Doors



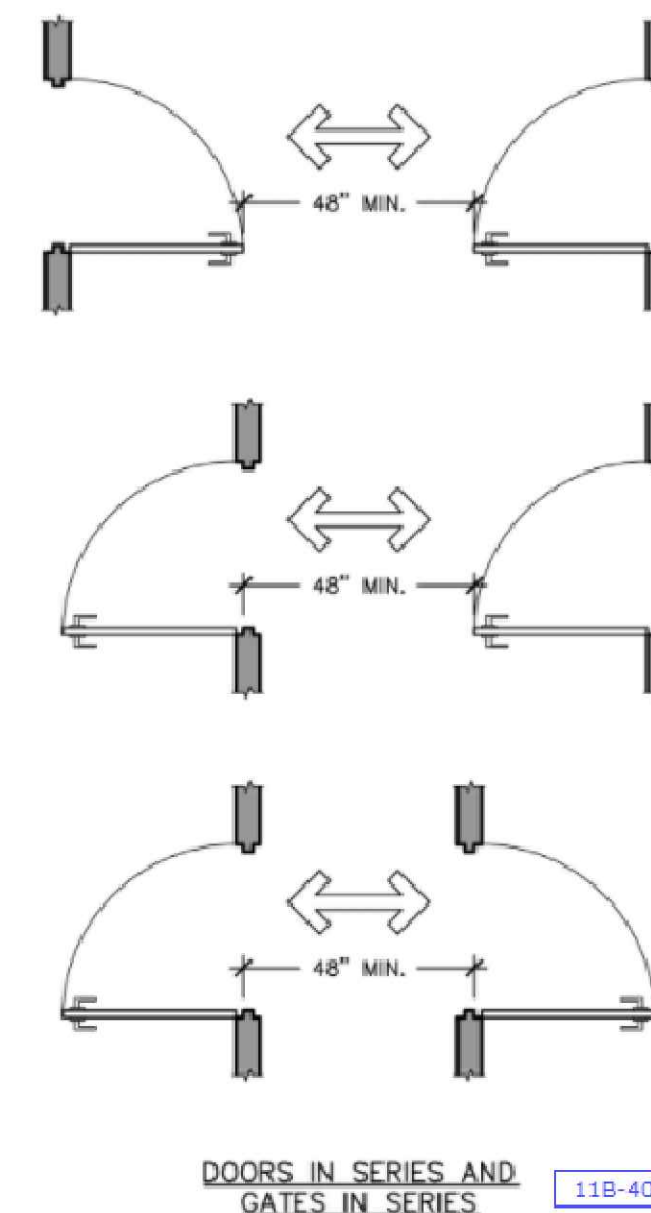
### Maneuvering Clearances at Recessed Doors and Gates



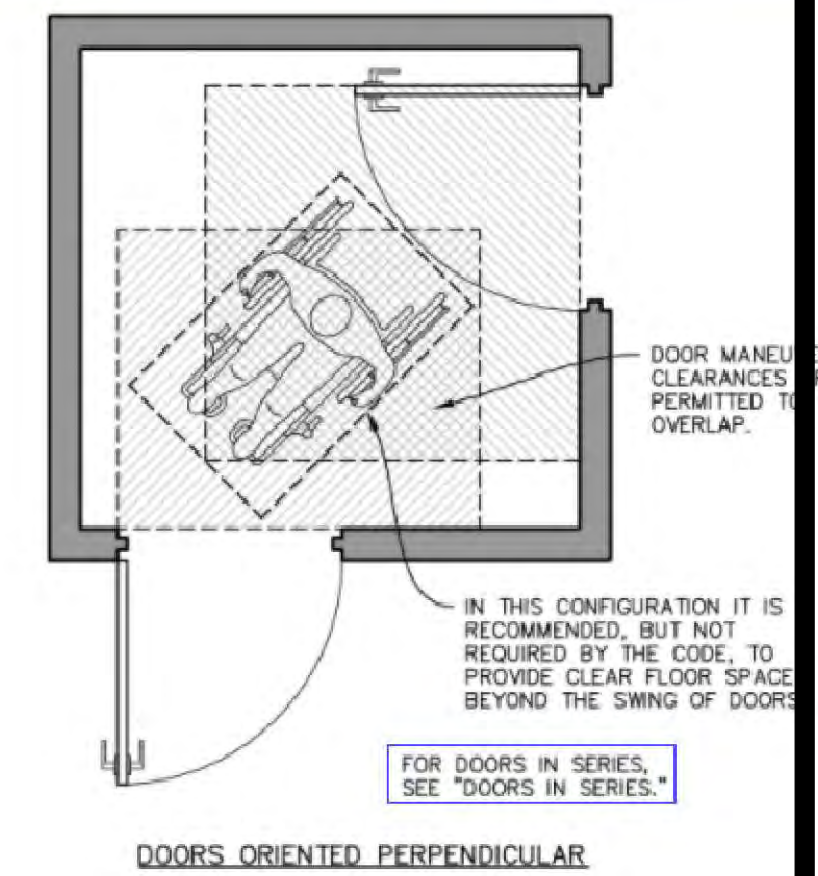
### Double-Leaf Doors and Gates



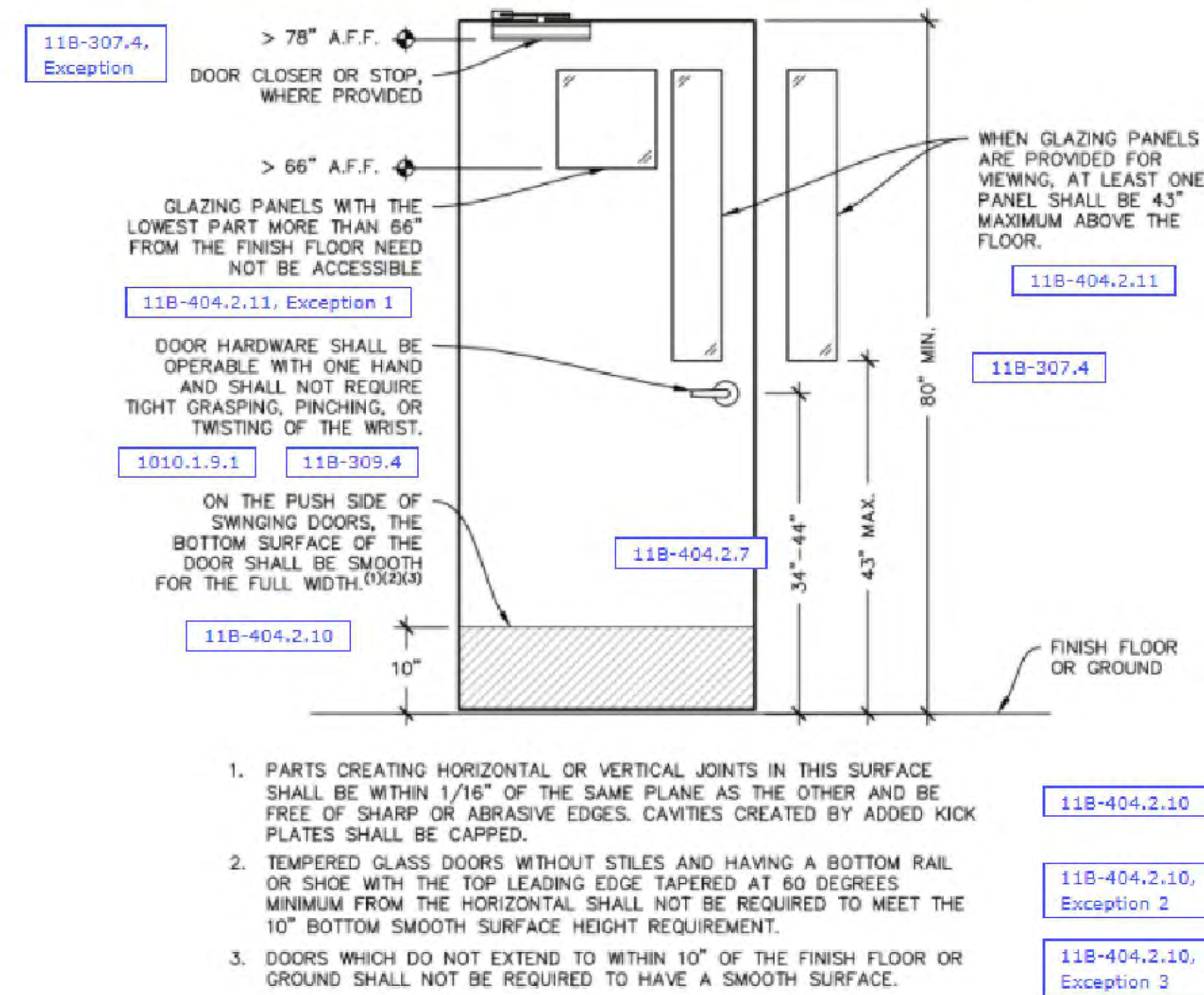
### Doors in Series and Gates in Series, Vestibules



### Doors Oriented Perpendicular



### Door Elevation - Hardware, Kick Plate, Glazing, Pool Barriers



### DOOR ELEVATION (MANUAL DOORS)

### REVISIONS

|   |      |
|---|------|
| 1 | DATE |
| 2 | DATE |

ALL CITIES CONSULTING ENGINEERS  
8615 FLORENCE AVE #102  
DOWNEY, CA 90240  
TEL.: (562) 861-7900

### ADA NOTES



DATE

DRAWN BY  
A.C.C.E.

SCALE

TITLE

SHEET

ADA.2

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Accessible Parking Space Locations

Commercial Requirements

Accessible parking spaces that serve a particular building or facility shall be located on the shortest accessible route from parking to an accessible entrance. (11B-208.3.1)

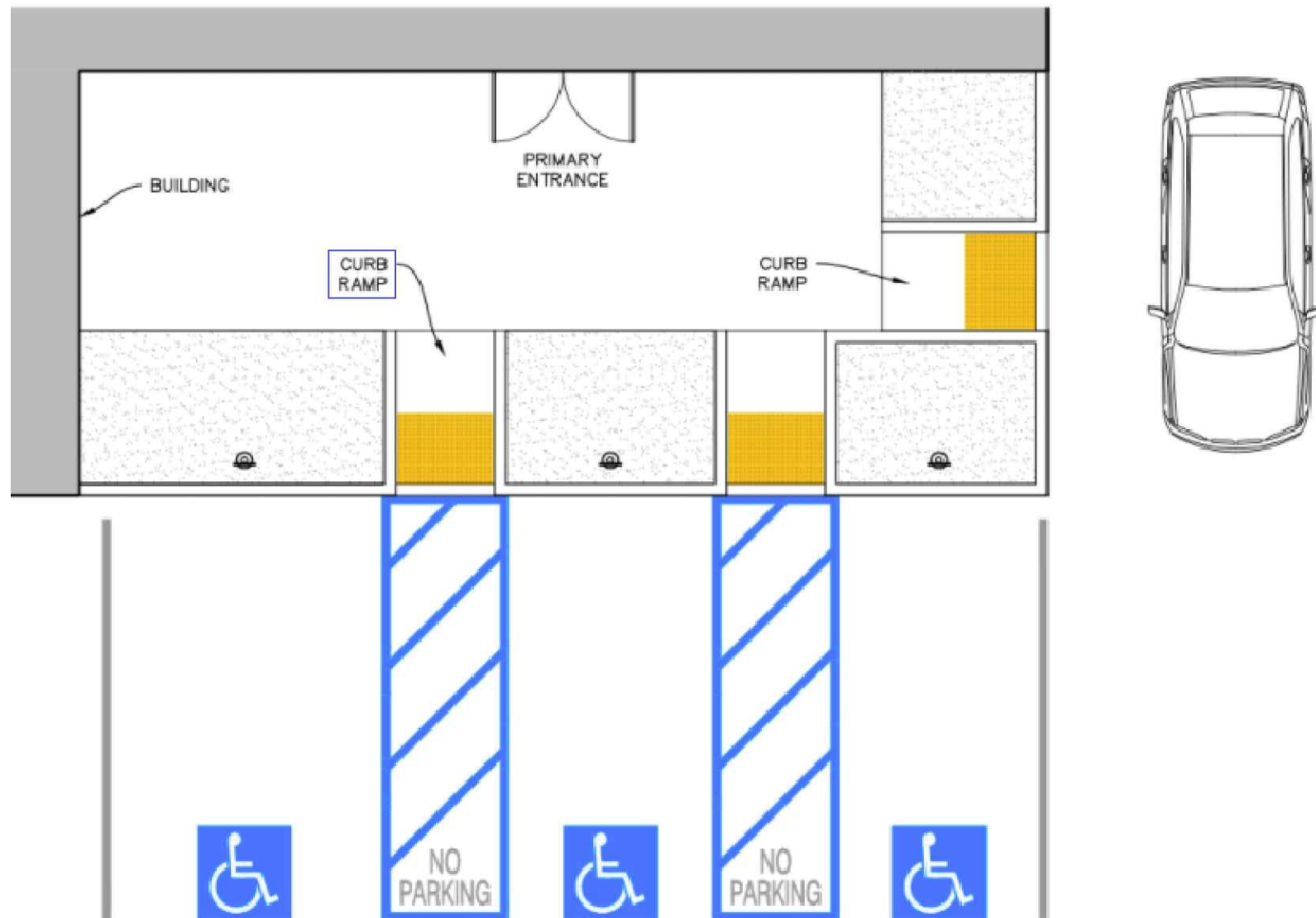
Where parking serves more than one accessible entrance, accessible parking spaces shall be dispersed and located on the shortest accessible route to the accessible entrances. (11B-208.3.1)

In parking facilities that do not serve a particular building or facility, accessible parking spaces shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility. (11B-208.3.1)

All van parking spaces shall be permitted to be grouped on one level within a multi-story parking facility. (11B-208.3.1, Exception 1)

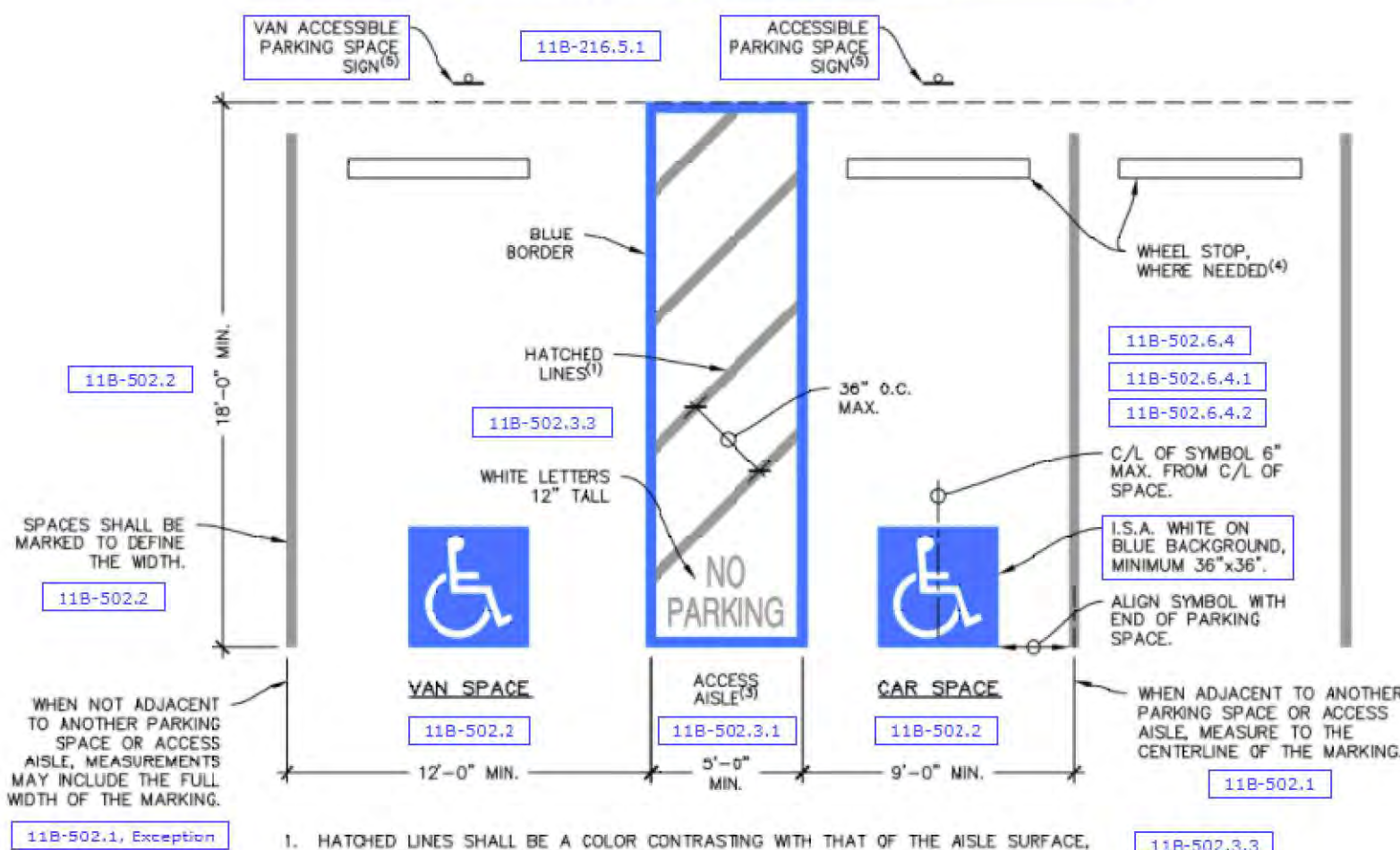
Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience. (11B-208.3.1, Exception 2)

DOJ advisory: Factors that could affect "user convenience" include, but are not limited to, protection from the weather, security, lighting, and comparative maintenance of the alternative parking site.



COMPLIANT ACCESSIBLE PARKING

Accessible Parking Space Requirements

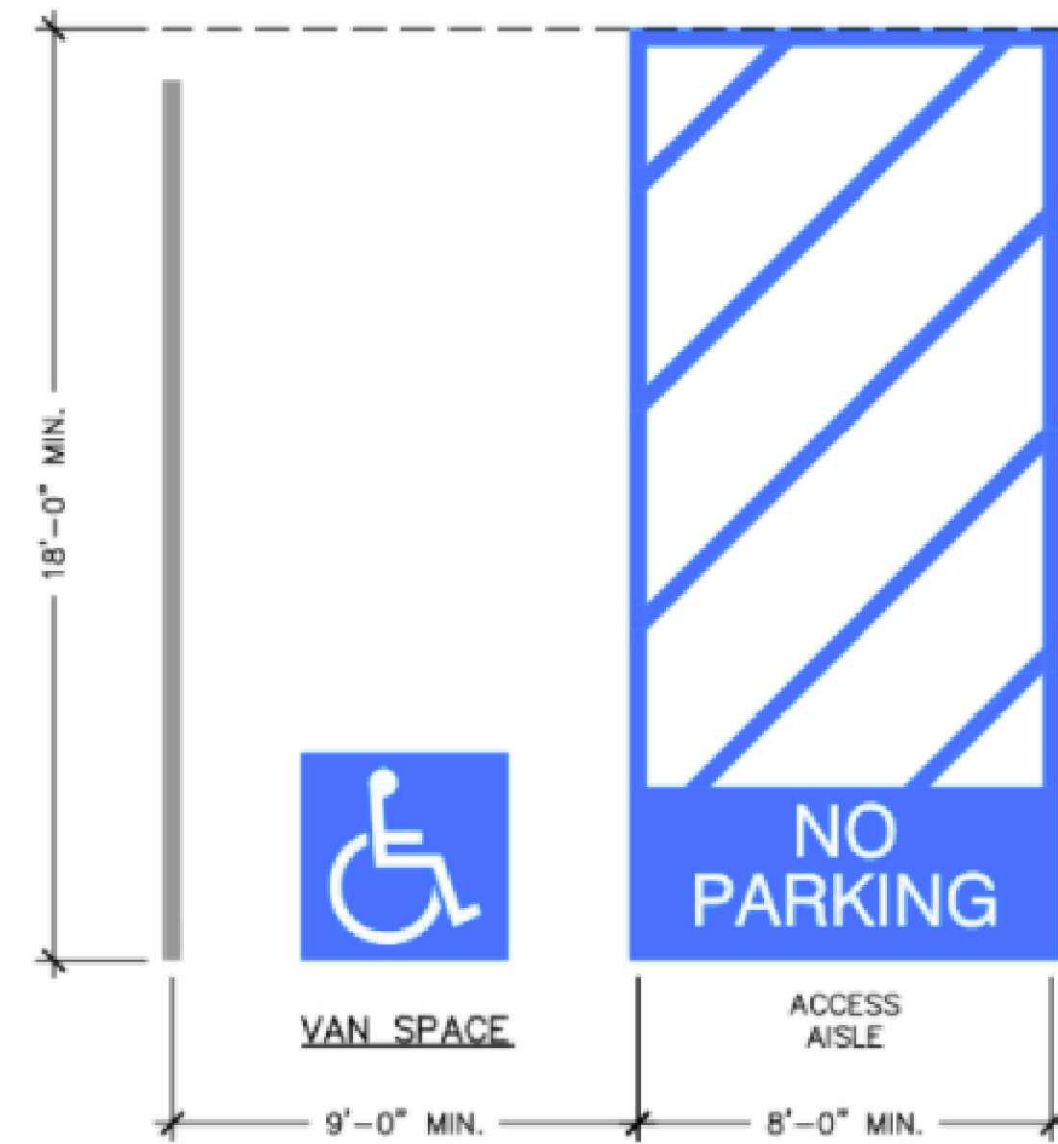


1. HATCHED LINES SHALL BE A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE.
2. THE SLOPE OF PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 (2%).
3. ACCESS AISLES SHALL BE ON THE PASSENGER SIDE OF VAN PARKING SPACES. ACCESS AISLES ARE PERMITTED ON EITHER SIDE OF CAR PARKING SPACES. ACCESS AISLES SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACES THEY SERVE. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE.
4. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.
5. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.

- 11B-502.2
- 11B-502.3
- 11B-502.4
- 11B-502.5
- 11B-502.6
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ACCESSIBLE PARKING SPACES

Alternate Van Accessible Parking Space

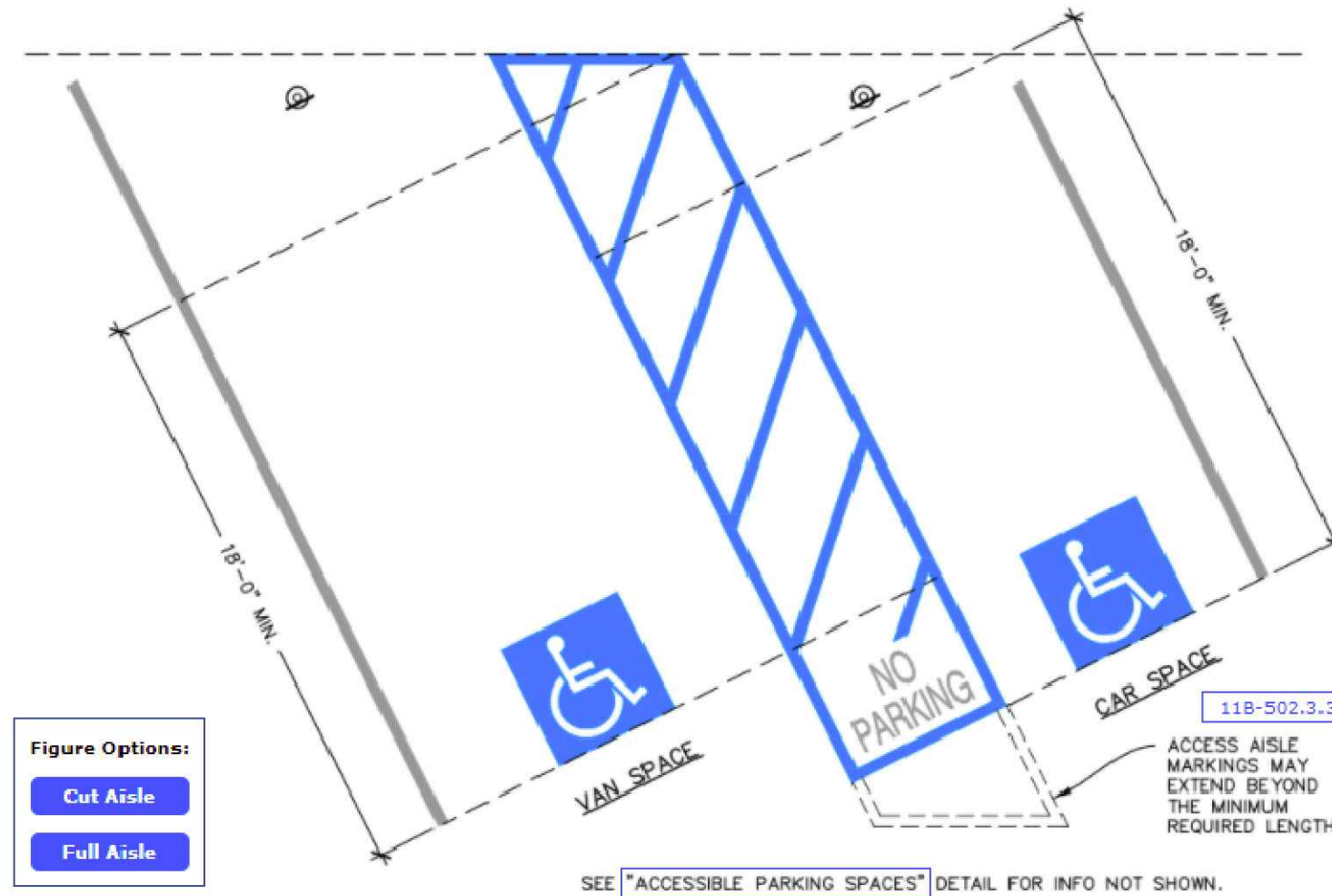


SEE ACCESSIBLE PARKING SPACES FOR ADDITIONAL INFORMATION.

11B-502.2, Exception

ALTERNATE VAN ACCESSIBLE PARKING

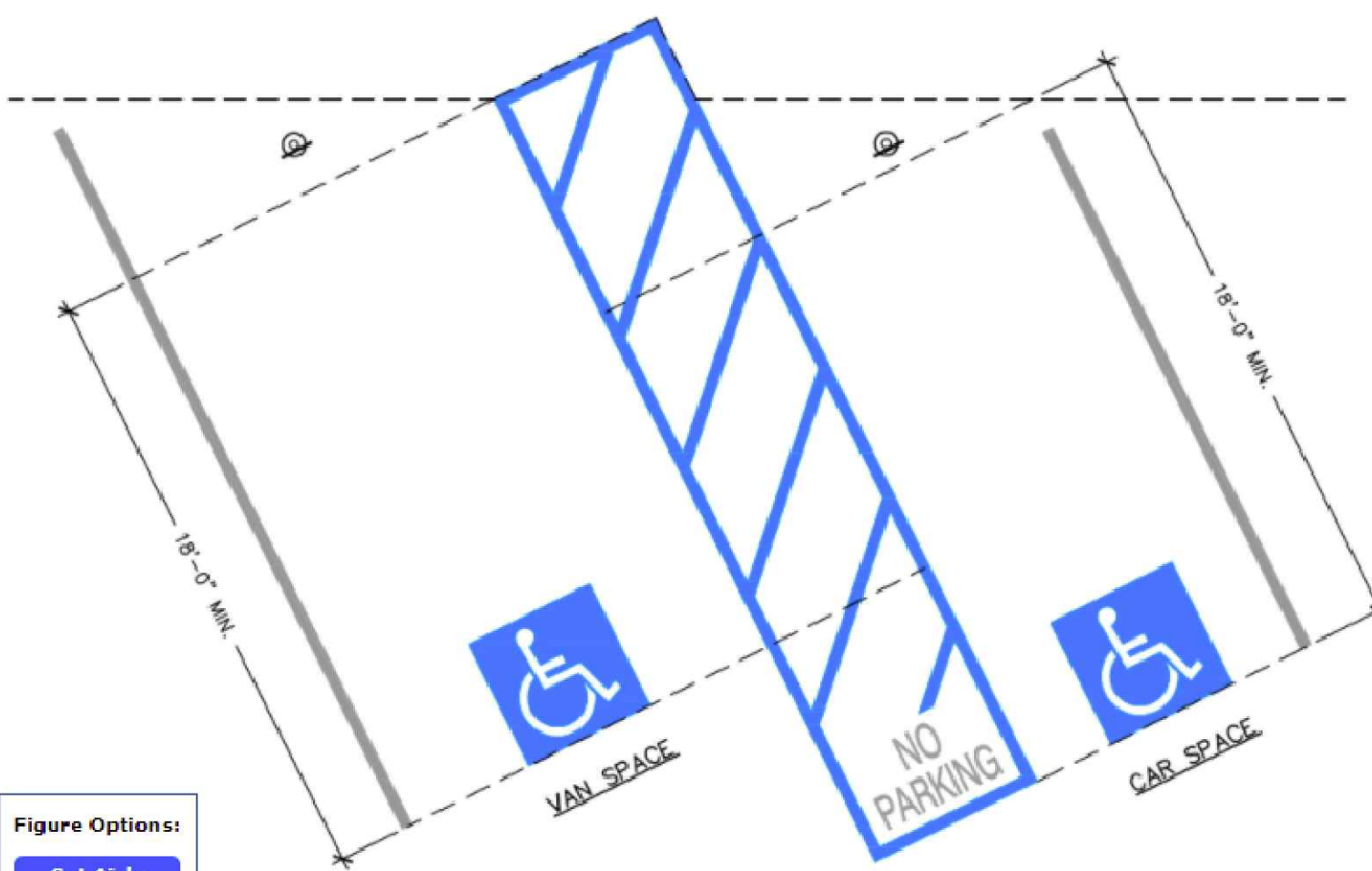
Angled Accessible Parking Spaces



SEE "ACCESSIBLE PARKING SPACES" DETAIL FOR INFO NOT SHOWN.

ACCESSIBLE ANGLED PARKING SPACES

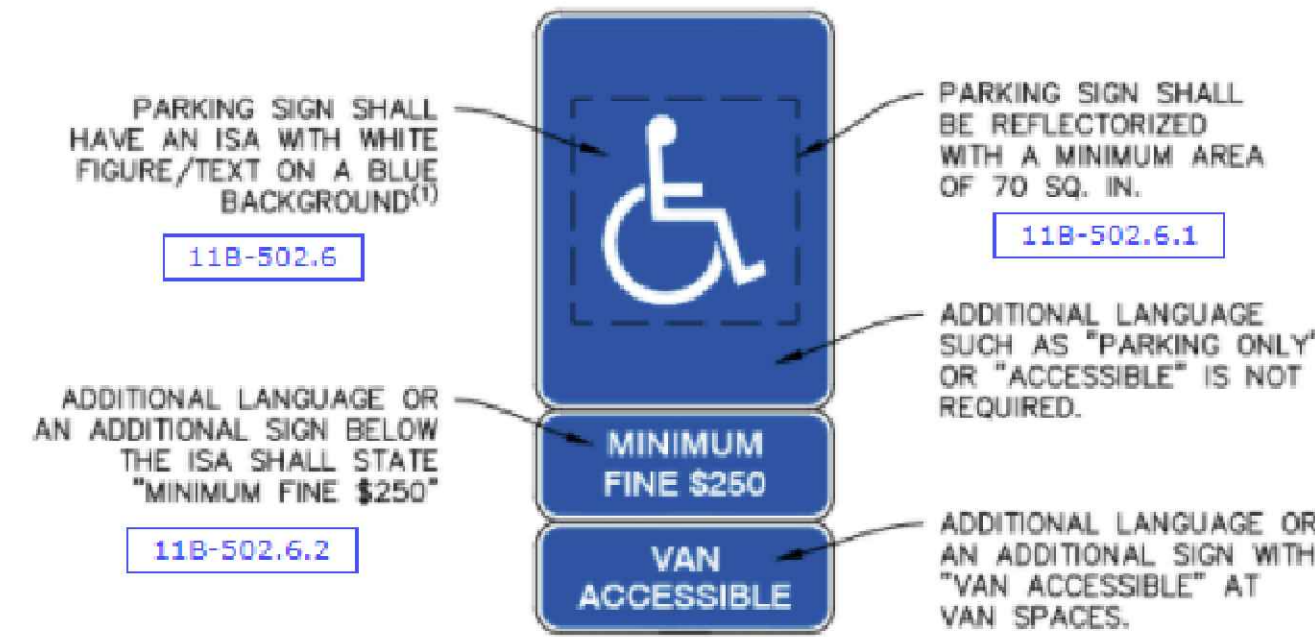
Angled Accessible Parking Spaces



SEE "ACCESSIBLE PARKING SPACES" DETAIL FOR INFO NOT SHOWN.

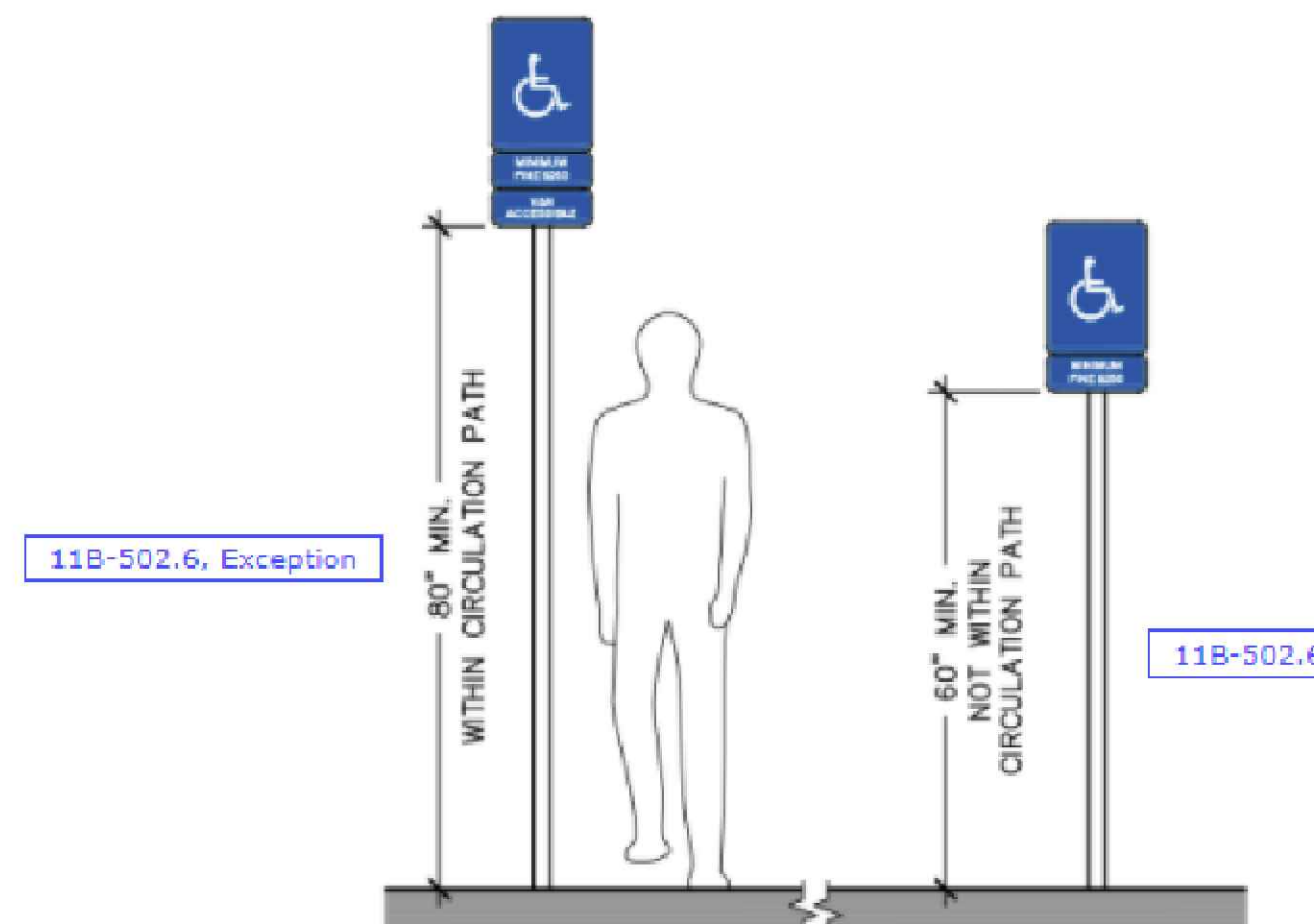
ACCESSIBLE ANGLED PARKING SPACES

Accessible Parking Space Signs



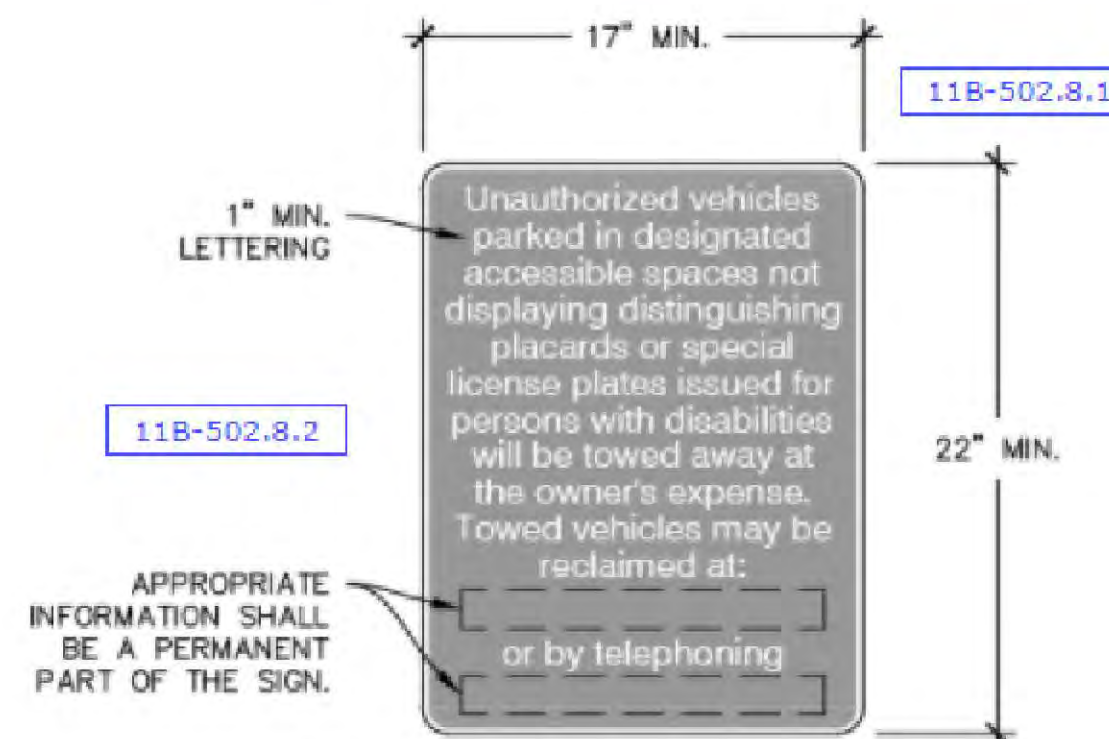
1. THE COLOR BLUE SHALL APPROXIMATE COLOR NO. 15090 IN FEDERAL STANDARD 595C.

ACCESSIBLE PARKING SPACE SIGNS



ACCESSIBLE PARKING SIGN LOCATION

Additional Signs (Unauthorized Vehicles)



THE ADDITIONAL SIGN(S) SHALL BE POSTED EITHER: IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY, OR, IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.

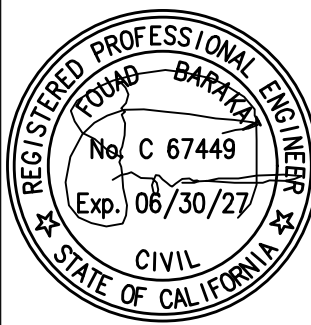
- 11B-216.5.2.2
- 11B-502.8

ADDITIONAL REQUIRED PARKING SIGNAGE

| REVISIONS |      |
|-----------|------|
| 1         | DATE |
| 2         | DATE |

ALL CITIES CONSULTING ENGINEERS  
8615 FLORENCE AVE #102  
DOWNEY, CA 90240  
TEL.: (562) 861-7900

ADA NOTES



DATE  
DRAWN BY  
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SCALE  
TITLE

SHEET  
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**Fwd: PCUP-25-0015**

---

**From** TAI, CARRIE <Carrie.Tai@costamesaca.gov>

**Date** Wed 4/22/2026 6:48 AM

**To** MENDEZ, VICTOR <VICTOR.MENDEZ@costamesaca.gov>

**Cc** CARON, MARTINA <Martina.Caron@costamesaca.gov>; COLGAN, JULIE <JULIE.COLGAN@costamesaca.gov>

 1 attachment (16 KB)

COPY OF petition Playport Mobile Home Park.docx;

Good morning,

Please see the following comments on the Best proposal. Please log as public comments.

Carrie Tai, AICP  
Economic and Development Services Director  
CITY OF COSTA MESA  
(714) 754-5270

Sent from a mobile device.

Begin forwarded message:

**From:** "REYNOLDS, ARLIS" <ARLIS.REYNOLDS@costamesaca.gov>

**Date:** April 21, 2026 at 8:49:04 PM PDT

**To:** "TAI, CARRIE" <Carrie.Tai@costamesaca.gov>

**Subject:** Fw: PCUP-25-0015

FYI - valid concerns on evening sound impacts re: the 732 W. 17<sup>th</sup> event venue proposal

Get [Outlook for iOS](#)

---

**From:** Leslie Chaney <lcappleofhiseye@gmail.com>

**Sent:** Tuesday, April 21, 2026 4:54 PM

**To:** REYNOLDS, ARLIS <ARLIS.REYNOLDS@costamesaca.gov>

**Subject:** PCUP-25-0015

Dear Council member Reynolds,

As the Secretary for the Playport mobile home park HOA and former Mobile Home Advisory committee member, I am concerned about a situation that was brought to my attention at our last meeting of the residents of Playport mobile home park. It seems many of us have received an official public notice concerning an event venue proposed to be built across the street from Playport mobile home park. Most of the residents at the meeting voiced their concern over this issue and are planning to speak at the hearing scheduled for April 27th at 6pm. I am imploring you, as an advocate and supporter of Westside mobile home parks, to endorse us in the protest of this project. I have attached a copy of the petition that our group is pursuing residents of Costa Mesa to sign to support our position. Please consider our position when considering your support for this project.

Thank you for your consideration,  
Leslie Chaney Eames, Secretary Playport Mobile Home Park HOA

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

**COPY OF: Petition to Deny the Project: Conditional Use permit located at 932 W. 17<sup>th</sup> St., Westside Costa Mesa**

The Undersigned residents of Costa Mesa respectfully submit this petition to the Costa Mesa Planning Commission City Council and other responsible governmental agencies.

**We strongly oppose the Request for approval of conditional use permit and minor conditional use permit to operate an event venue with valet parking and associated outdoor event activities located at 932 W. 17<sup>th</sup> St. Westside Costa Mesa.**

- These events will take place within a few/100 yards of a senior mobile home park, Playport Mobile Home Park. The residents of this senior community understand that these events that would accommodate up to 150 people at all hours, up till 10:00 PM, has the potential to be loud and bring drug use and alcohol use within an unsafe perimeter of the senior residents of Playport mobile home park. As seniors, it is common place to nap during the day and retire early in the evening. These events would interfere with this lifestyle and pose a wellbeing and health risk to this demographic.
- Play port mobile home parks surrounding neighborhood is not suitable for an increase in traffic and parking requirements on a daily basis for these events. Increased traffic would jeopardize the safety of the neighborhood due to the many senior residents of Playport Mobile home Park and the other 2 senior mobile home parks that are within a 4 blocks radius. There is limited parking within the perimeter of these parks and many of the residents of the senior mobile home parks park their vehicles in the street. If these parking spots were taken up by the participants of this venue, many of the seniors in these parks would have to walk long distances to get to their homes creating a tripping hazard as well as the vulnerability of seniors to crimes involving pedestrians.

**WE URGE YOU TO REJECT THIS PROPOSAL**

**Petition SIGNATURES Re: Conditional Use permit located at 932 W. 17th St. Westside Costa Mesa**

---

**SIGNATURE & DATE**

---

**NAME & ADDRESS**



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 26-263

**Meeting Date:** 4/27/2026

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**TITLE:**

**GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA'S ONE-YEAR (FY 2026-27) AND FIVE-YEAR (FY 2026-27 TO FY 2030-31) CAPITAL IMPROVEMENT PROGRAMS**

**DEPARTMENT:** PUBLIC WORKS DEPARTMENT

**PRESENTED BY:** RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR

**CONTACT INFORMATION:** SEUNG YANG, P.E., CITY ENGINEER 714-754-5335  
Seung.Yang@costamesaca.gov

**RECOMMENDATION:**

Staff recommends the Planning Commission:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378 in that the City's Capital Improvement Program is a fiscal planning and budgeting activity, which allows the City to plan for future specific capital improvement projects and does not commit the City to implement any specific project or project design; and
2. Adopt the General Plan Conformity Resolution (Attachment 1) for the City of Costa Mesa's one-year (FY 2026-27) and five-year (FY 2026-27 to FY 2030-31) Capital Improvement Programs (CIP).



# PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 27, 2026

ITEM NUMBER: NB-1

**SUBJECT: GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA'S ONE-YEAR (FY 2026-27) AND FIVE-YEAR (FY 2026-27 TO FY 2030-31) CAPITAL IMPROVEMENT PROGRAMS**

**FROM: PUBLIC WORKS DEPARTMENT**

**PRESENTATION BY: RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR**

**FOR FURTHER INFORMATION CONTACT: SEUNG YANG, P.E., CITY ENGINEER  
714-754-5335  
Seung.Yang@costamesaca.gov**

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## **RECOMMENDATION:**

Staff recommends the Planning Commission:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378 in that the City's Capital Improvement Program is a fiscal planning and budgeting activity, which allows the City to plan for future specific capital improvement projects and does not commit the City to implement any specific project or project design; and
2. Adopt the General Plan Conformity Resolution (Attachment 1) for the City of Costa Mesa's one-year (FY 2026-27) and five-year (FY 2026-27 to FY 2030-31) Capital Improvement Programs (CIP).

## **APPLICANT OR AUTHORIZED AGENT:**

The City of Costa Mesa, Public Works Department.

## **BACKGROUND:**

### ***State Law Requirements***

Government Code Section 65103(c), in part, requires the Planning Commission to review the proposed Capital Improvement Program (CIP) portion of the City's annual budget and report on its conformity with the 2015-2035 General Plan.

Government Code Section 65401 requires analysis and an annual programmatic review of major capital improvement ("Public Works") projects recommended for planning, initiation, or construction during the ensuing fiscal year. All of the new projects added for the one-year (FY 2026-27) CIP fall into this category, whereas Government Code Section 65402 contemplates a project-specific consideration of General Plan conformity of a proposed project's location, purpose and extent. The General Plan conformity analysis provided herein addresses both Government Code sections.

## **DESCRIPTION:**

Government Code Section 65103(c) requires Planning Commission review of the proposed Capital Improvement Program (CIP) portion of the City's annual budget for conformity with the General Plan. The proposed CIP includes a number of projects to implement various policies, objectives, and programs in the 2015-2035 General Plan. The CIP includes projects related to facilities, parks, streets, and transportation projects.

The Planning Commission's scope of review consists of determination of General Plan Conformance for the projects within the CIP. Considerations such as selection of projects, budget allocations, prioritization and phasing, and project details fall within the City Council's scope of review and decision.

## **GENERAL PLAN CONFORMANCE ANALYSIS:**

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015 to 2035 General Plan sets forth the vision for Costa Mesa over the next two decades, with a focus on protecting and enhancing residential neighborhoods, accommodating a range of businesses that serve local and regional needs, and providing cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over time, implementation of the General Plan ensures that development decisions and improvements to public and private infrastructure remain consistent with the goals, objectives, and policies contained in the plan.

Pursuant to Government Code Section 65401, the proposed one-year Fiscal Year 2026 to 2027 Capital Improvement Program and the five-year Fiscal Year 2026 to 2027 through Fiscal Year 2030 to 2031 Capital Improvement Program have been reviewed for

consistency with the City's General Plan. The proposed CIP includes projects in the categories of energy & sustainability (5-year only), facilities, parks, streets, and transportation. Collectively, these projects are consistent with and implement the General Plan by maintaining and improving public facilities, supporting public safety, enhancing parks and open space, strengthening neighborhood and corridor aesthetics, and improving circulation for vehicles, bicycles, and pedestrians. The analysis below does not identify every potentially applicable General Plan goal, objective, and policy; rather, it addresses those most directly related to the proposed CIP categories and projects.

### **1. Facilities Projects**

Facilities projects include public building and facility maintenance, improvements, and reconstruction, such as Civic Center improvements, Corporation Yard maintenance, minor projects at various Fire Stations, and bond financing for the reconstruction of Fire Station No. 2. These projects are consistent with Safety Element Policies S-2.10 and S-2.12 because they allow the City to continue to maintain adequate police and fire facilities sufficient to protect the community. These projects are also consistent with Land Use Element Objective LU-5A, which states, "ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area." By maintaining and improving civic and public service facilities, the proposed projects further the City's objective of preserving essential community infrastructure and supporting public services.

### **2. Parks Projects**

Parks projects include maintenance, rehabilitation, improvements, and new construction at City park facilities and within the public right of way. Representative projects include Citywide Tree Maintenance, Park Parking Lot and Playground Rehabilitation, Park Security Lighting Replacement, Fairview Park Master Plan Implementation, and Fairview Park Vernal Pools Restoration. These projects are consistent with Open Space and Recreation Element Goal OSR-1, relating to providing the community with high quality open spaces and recreational opportunities, and Policy OSR-1.11, relating to "performing regular maintenance of facilities to ensure the proper working order of all recreation facilities and equipment." In addition, habitat restoration and environmental enhancement projects are consistent with Conservation Element Goal CON-1, which seeks to "provide residents with a high-quality environment through the conservation of resources, including land, water, wildlife, and vegetation; and the protection of areas of unique natural beauty." Accordingly, the proposed parks projects implement the General Plan's policies related to recreation, maintenance of park facilities, and resource conservation.

### **3. Street Projects**

Street related projects include street maintenance and repair activities such as slurry seal, pavement rehabilitation, and repairs to medians, parkways, sidewalks, curb ramps, curb and gutter, and cross gutters. These projects are consistent with Community Design Element Goal CD-1 and Objective CD-1A, which seek to strengthen the image of the City as experienced from sidewalks and roadways and “contribute to City beautification by improving and enhancing the visual environment of Costa Mesa’s vehicular and pedestrian corridors.” Examples include Citywide Street Improvements, Harbor Boulevard Cornerstone Bike Trail, and Newport Boulevard Improvements. In addition, these projects further Circulation Element Goals C-2 and C-6 by maintaining and improving the roadway and highway system through construction and repair activities necessary to support safe and efficient circulation throughout the City. To the extent storm drain and related infrastructure improvements are included, such projects also support Safety Element policies aimed at minimizing risks to life and property and maintaining infrastructure in a manner that reduces flood hazards.

#### **4. Transportation Projects**

Transportation projects include traffic signal maintenance and improvements, bicycle and pedestrian improvements, intersection improvements, neighborhood traffic improvements, and other mobility related upgrades. Representative projects include Adams Avenue Multipurpose Trails, Center Street Pedestrian Crossing and Circulation Improvements, Clean Mobility Options Program, and Mesa Del Mar Multimodal Access. These projects are consistent with Circulation Element Goals C-1, C-2, and C-6 because they support a comprehensive transportation system that accommodates all users while maintaining the efficiency of the system and providing for the continued funding and evaluation of the City’s transportation network. These projects are also consistent with Growth Management Element Goals GM-1A and GM-2A, which encourage the City to provide and maintain a circulation system with acceptable levels of service and ensure coordination of land use and transportation planning policies. In addition, projects that improve bicycle and pedestrian facilities implement Circulation Element Goals C-7 through C-12, which relate to enhancing and funding active transportation improvements and maintaining facilities consistent with the City’s Active Transportation Plan.

Overall, the proposed one-year Fiscal Year 2026 to 2027 Capital Improvement Program (Attachment 2) and the five-year Fiscal Year 2026 to 2027 through Fiscal Year 2030 to 2031 Capital Improvement Program (Attachment 3) are consistent with and implement the goals, objectives, and policies of the 2015 to 2035 Costa Mesa General Plan. Therefore, staff recommends that the Planning Commission find that the proposed CIP is in conformance with the General Plan.

#### **ENVIRONMENTAL DETERMINATION:**

The CIP is a fiscal planning and budgeting activity, which allows the City to plan for future specific capital improvement projects. It does not commit the City to

implementing any specific project or project design. Therefore, the determination of the General Plan conformity for the CIP is not a “project” and is not subject to the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378. Notwithstanding, specific CIP projects are evaluated for CEQA compliance prior to project approval and implementation. Most are categorically exempt under CEQA Guidelines Sections 15304 (Minor Land Alterations) and 15301 (Existing Facilities) however, certain major projects may require preparation of a project-specific environmental analysis, which is undertaken at the project design phase.

### **ALTERNATIVES:**

The Planning Commission may comment on the projects identified in the one-year (FY 2026-27) and the five-year (FY 2026-27 to FY 2030-31) CIPs as to their conformance with the General Plan. Any comments will be forwarded to the City Council for consideration. Other than adopting a General Plan Conformity resolution, there are no other viable alternatives that would comply with State law.

### **LEGAL REVIEW:**

The draft Resolution and this report have been approved as to form by the City Attorney’s Office.

### **CONCLUSION:**

For the purposes of Government Code Sections 65401 and 65402, the capital improvement projects contained in the one-year (FY 2026-27) and the five-year (FY 2026-27 to FY 2030-31) CIPs are in conformance with the General Plan. Staff requests that the Planning Commission adopt the General Plan Conformity Resolution for the City of Costa Mesa’s one-year (FY 2026-27) and five-year (FY 2026-27 to FY 2030-31) Capital Improvement Programs.

### **ATTACHMENTS**

1. Draft Planning Commission Resolution
2. Proposed One-Year FY 2026-27 Capital Improvement Program
3. Proposed Five-Year FY 2026-27 to FY 2030-31 Capital Improvement Program

**RESOLUTION NO. PC-2026-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE PROPOSED ONE-YEAR (FY 2026-27) AND FIVE-YEAR (FY 2026-27 TO FY 2030-31) CAPITAL IMPROVEMENT PROGRAMS ARE IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, the City of Costa Mesa's 2015-2035 General Plan was adopted on June 21, 2016, and amended on June 5, 2018, and incorporated the City's Active Transportation Plan (ATP);

WHEREAS, Government Code Section 65401 requires analysis of major capital improvement ("Public Works") projects recommended for planning, initiation, or construction during the ensuing fiscal year;

WHEREAS, Government Code Section 65402 requires project specific consideration of general plan conformity of a proposed project's location, purpose and extent;

WHEREAS, Government Code Section 65103(c) provides, in part, that the Planning Commission must review the proposed Capital Improvement Programs (CIPs) and report upon its conformance with the City's General Plan;

WHEREAS, the proposed one-year (FY 2026-27) and five-year (FY 2026-27 to FY 2030-31) CIPs have been submitted to the Planning Commission for a General Plan conformance finding;

WHEREAS, making a General Plan conformance finding for adoption of a CIP is an activity related to fiscal planning and budgeting and is not a "project" per California Environmental Quality Act (CEQA) Guidelines Section 15378;

WHEREAS, the specific projects listed in the CIPs are typically categorically exempt under CEQA Guidelines Sections 15304 (Minor Land Alterations) and 15301 (Existing Facilities). Major projects may require preparation of a project-specific environmental analysis that will be undertaken at the project design phase; and

WHEREAS, the proposed one-year (FY 2026-27) and the five-year (FY 2026-27 to FY 2030-31) CIPs are consistent with the relevant goals, policies, and objectives of the

General Plan, especially as they relate to the Elements of the General Plan, including but not limited to the: Circulation Element, Growth Management Element, Safety Element, and Open Space Element, Land Use Element and Recreation Element,

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES that the proposed one-year (FY 2026-27) and the five-year (FY 2026-27 to FY 2030-31) Capital Improvement Programs are in conformance with the City of Costa Mesa's 2015-2035 General Plan.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are 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.

**PASSED AND ADOPTED this 27th day of APRIL, 2026.**

---

Jeffrey Harlan, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA    )  
COUNTY OF ORANGE    ) ss  
CITY OF COSTA MESA    )

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026-\_\_ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on April 27, 2026 by the following votes:

AYES:           COMMISSIONERS

NOES:           COMMISSIONERS

ABSENT:        COMMISSIONERS

ABSTAIN:       COMMISSIONERS

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Carrie Tai, Secretary  
Costa Mesa Planning Commission

Resolution No. PC-2026-\_\_

## CAPITAL IMPROVEMENT PROGRAM

Capital Improvement Projects by Funding Source  
Proposed Fiscal Year 2026-27

| No. Category/Project Title                                                                      | Gas Tax<br>(HUTA)<br>Fund | Park Dev.<br>Fees Fund | Traffic<br>Impact Fee<br>Fund | Cannabis<br>Traffic Impact<br>Fees Fund | Gas Tax<br>(RMRA)<br>Fund | Capital<br>Improve.<br>Fund | Measure M2<br>Fairshare<br>Fund | Grant Fund   | Future Bond/<br>Financing | Total         |
|-------------------------------------------------------------------------------------------------|---------------------------|------------------------|-------------------------------|-----------------------------------------|---------------------------|-----------------------------|---------------------------------|--------------|---------------------------|---------------|
|                                                                                                 | 201                       | 208                    | 214                           | 240                                     | 251                       | 401                         | 416                             | 230/231/232  |                           |               |
| <b>FACILITIES</b>                                                                               |                           |                        |                               |                                         |                           |                             |                                 |              |                           |               |
| 1 Building Modification Projects                                                                |                           |                        |                               |                                         |                           | \$ 250,000                  |                                 |              |                           | \$ 250,000    |
| 2 City Hall -Development Services Workstations                                                  |                           |                        |                               |                                         |                           | \$ 120,000                  |                                 |              |                           | \$ 120,000    |
| 3 Civic Center - Miscellaneous Repairs                                                          |                           |                        |                               |                                         |                           | \$ 150,000                  |                                 |              |                           | \$ 150,000    |
| 4 Corp Yard - Equipment Maint. - Replace Vehicle Hoists                                         |                           |                        |                               |                                         |                           | \$ 250,000                  |                                 |              |                           | \$ 250,000    |
| 5 Downtown Aquatic Center Pool Gutter Grates                                                    |                           |                        |                               |                                         |                           | \$ 100,000                  |                                 |              |                           | \$ 100,000    |
| 6 Fire Station 2 Reconstruction                                                                 |                           |                        |                               |                                         |                           |                             |                                 |              | \$ 12,000,000             | \$ 12,000,000 |
| 7 Fire Stations - Minor Projects at Various Stations                                            |                           |                        |                               |                                         |                           | \$ 150,000                  |                                 |              |                           | \$ 150,000    |
| 8 Fire Stations - Overhead, Rolling & Apparatus Door Replacement                                |                           |                        |                               |                                         |                           | \$ 150,000                  |                                 |              |                           | \$ 150,000    |
| 9 Police Department - Chillers Replacement                                                      |                           |                        |                               |                                         |                           | \$ 800,000                  |                                 |              |                           | \$ 800,000    |
| 10 Police Department - Emergency Communications Facility Improvement and Roof Replacement       |                           |                        |                               |                                         |                           | \$ 900,000                  |                                 |              |                           | \$ 900,000    |
| 11 Police Department - Facility Expansion and Reconfiguration for Real Time Crime Center (RTCC) |                           |                        |                               |                                         |                           |                             |                                 | \$ 1,039,000 |                           | \$ 1,039,000  |
| 12 Senior Center - Facility Improvements                                                        |                           |                        |                               |                                         |                           |                             |                                 | \$ 250,000   |                           | \$ 250,000    |
| <i>TOTAL FACILITIES</i>                                                                         | \$ -                      | \$ -                   | \$ -                          | \$ -                                    | \$ -                      | \$ 2,870,000                | \$ -                            | \$ 1,289,000 | \$ 12,000,000             | \$ 16,159,000 |
| <b>PARKS</b>                                                                                    |                           |                        |                               |                                         |                           |                             |                                 |              |                           |               |
| 13 Citywide Tree Maintenance (in Public Right-of-Way)                                           | \$ 200,000                |                        |                               |                                         |                           |                             |                                 |              |                           | \$ 200,000    |
| 14 Costa Mesa Skate Park Expansion                                                              |                           |                        |                               |                                         |                           | \$ 500,000                  |                                 |              |                           | \$ 500,000    |
| 15 Fairview Park - Vernal Pools Restoration                                                     |                           |                        |                               |                                         |                           | \$ 80,000                   |                                 |              |                           | \$ 80,000     |
| 16 Fairview Park Master Plan Implementation                                                     |                           | \$ 100,000             |                               |                                         |                           |                             |                                 |              |                           | \$ 100,000    |
| 17 Harper Park - Playground Replacement                                                         |                           |                        |                               |                                         |                           | \$ 400,000                  |                                 |              |                           | \$ 400,000    |
| 18 Moon Park - Playground Replacement                                                           |                           |                        |                               |                                         |                           | \$ 50,000                   |                                 |              |                           | \$ 50,000     |
| 19 Park Parking Lot and Playground Rehabilitation                                               |                           |                        |                               |                                         |                           | \$ 100,000                  |                                 |              |                           | \$ 100,000    |
| 20 Park Security Lighting Replacement                                                           |                           |                        |                               |                                         |                           | \$ 150,000                  |                                 |              |                           | \$ 150,000    |
| 21 Park Sidewalk Replacement                                                                    |                           |                        |                               |                                         |                           | \$ 50,000                   |                                 |              |                           | \$ 50,000     |
| 22 Shiffer Park - Playground and Park Improvements                                              |                           |                        |                               |                                         |                           | \$ 250,000                  |                                 |              |                           | \$ 250,000    |
| <i>TOTAL PARKS</i>                                                                              | \$ 200,000                | \$ 100,000             | \$ -                          | \$ -                                    | \$ -                      | \$ 1,580,000                | \$ -                            | \$ -         | \$ -                      | \$ 1,880,000  |
| <b>STREETS</b>                                                                                  |                           |                        |                               |                                         |                           |                             |                                 |              |                           |               |
| 23 Citywide Alley Improvements                                                                  | \$ 200,000                |                        |                               |                                         |                           |                             |                                 |              |                           | \$ 200,000    |
| 24 Citywide Street Improvements                                                                 | \$ 1,000,000              |                        |                               |                                         | \$ 350,000                | \$ 1,500,000                | \$ 3,100,000                    |              |                           | \$ 5,950,000  |
| 25 New Sidewalk/Missing Link Program                                                            | \$ 100,000                |                        |                               |                                         |                           |                             |                                 |              |                           | \$ 100,000    |
| 26 Newport Blvd. Improvement NB (22nd to Bristol) & SB (Bristol to Mesa)                        |                           |                        |                               |                                         | \$ 2,350,000              |                             |                                 |              |                           | \$ 2,350,000  |
| 27 Parkway & Medians Improvement Program                                                        | \$ 75,000                 |                        |                               |                                         |                           | \$ 75,000                   | \$ 50,000                       |              |                           | \$ 200,000    |
| 28 Priority Sidewalk Repair                                                                     | \$ 65,000                 |                        |                               |                                         |                           |                             |                                 |              |                           | \$ 65,000     |
| <i>TOTAL STREETS</i>                                                                            | \$ 1,440,000              | \$ -                   | \$ -                          | \$ -                                    | \$ -                      | \$ 2,700,000                | \$ 3,150,000                    | \$ -         | \$ -                      | \$ 8,865,000  |

## CAPITAL IMPROVEMENT PROGRAM

**Capital Improvement Projects by Funding Source**  
**Proposed Fiscal Year 2026-27**

| No. Category/Project Title                                           | Gas Tax<br>(HUTA)<br>Fund<br>201 | Park Dev.<br>Fees Fund<br>208 | Traffic<br>Impact Fee<br>Fund<br>214 | Cannabis<br>Traffic Impact<br>Fees Fund<br>240 | Gas Tax<br>(RMRA)<br>Fund<br>251 | Capital<br>Improve.<br>Fund<br>401 | Measure M2<br>Fairshare<br>Fund<br>416 | Grant Fund<br>230/231/232 | Future Bond/<br>Financing | Total                |
|----------------------------------------------------------------------|----------------------------------|-------------------------------|--------------------------------------|------------------------------------------------|----------------------------------|------------------------------------|----------------------------------------|---------------------------|---------------------------|----------------------|
| <b>TRANSPORTATION</b>                                                |                                  |                               |                                      |                                                |                                  |                                    |                                        |                           |                           |                      |
| 29 Adams Avenue Multipurpose Trails                                  |                                  |                               |                                      |                                                |                                  |                                    |                                        | \$ 2,777,000              |                           | \$ 2,777,000         |
| 30 Bicycle and Pedestrian Infrastructure Improvements                |                                  |                               | \$ 100,000                           | \$ 150,000                                     |                                  |                                    |                                        |                           |                           | \$ 250,000           |
| 31 Bristol Street Traffic Signal Synchronization Project             |                                  |                               | \$ 150,000                           |                                                |                                  |                                    | \$ 165,000                             |                           |                           | \$ 315,000           |
| 32 Center Street Pedestrian Crossing and Circulation Improvements    |                                  |                               |                                      |                                                |                                  |                                    | \$ 500,000                             |                           |                           | \$ 500,000           |
| 33 Citywide Neighborhood Traffic Improvements                        |                                  |                               |                                      |                                                |                                  | \$ 75,000                          |                                        |                           |                           | \$ 75,000            |
| 34 Citywide Traffic Signal Improvements                              |                                  |                               |                                      |                                                |                                  |                                    | \$ 200,000                             |                           |                           | \$ 200,000           |
| 35 Clean Mobility Options Program - On-Demand Transit Services       |                                  |                               |                                      |                                                |                                  |                                    |                                        | \$ 650,000                |                           | \$ 650,000           |
| 36 College Avenue Parking and Circulation Improvements               | \$ 150,000                       |                               |                                      |                                                |                                  |                                    |                                        |                           |                           | \$ 150,000           |
| 37 Fair Drive Circulation Improvements                               |                                  |                               |                                      |                                                |                                  |                                    | \$ 201,000                             | \$ 679,000                |                           | \$ 880,000           |
| 38 Harbor Blvd. Cornerstone Bike Trail                               |                                  |                               |                                      |                                                | \$ 450,000                       |                                    |                                        |                           |                           | \$ 450,000           |
| 39 Local Road Safety Plan Update                                     |                                  |                               |                                      |                                                |                                  |                                    | \$ 150,000                             |                           |                           | \$ 150,000           |
| 40 Mesa Del Mar Multimodal Access                                    |                                  |                               |                                      |                                                |                                  |                                    |                                        | \$ 349,920                |                           | \$ 349,920           |
| 41 Signal Modernization for Systemic Multi-Modal Safety Improvements |                                  |                               |                                      |                                                |                                  |                                    | \$ 300,000                             |                           |                           | \$ 300,000           |
| <i>TOTAL TRANSPORTATION</i>                                          | \$ 150,000                       | \$ -                          | \$ 250,000                           | \$ 150,000                                     | \$ 450,000                       | \$ 75,000                          | \$ 1,516,000                           | \$ 4,455,920              | \$ -                      | \$ 7,046,920         |
| <b>Total One-Year Capital Improvement Projects</b>                   | <b>\$ 1,790,000</b>              | <b>\$ 100,000</b>             | <b>\$ 250,000</b>                    | <b>\$ 150,000</b>                              | <b>\$ 3,150,000</b>              | <b>\$ 6,100,000</b>                | <b>\$ 4,666,000</b>                    | <b>\$ 5,744,920</b>       | <b>\$ 12,000,000</b>      | <b>\$ 33,950,920</b> |

## CAPITAL IMPROVEMENT PROGRAM

## Five-Year Capital Improvement Program

From Proposed Fiscal Year 2026-27 Through Fiscal Year 2030-2031

| Category/Project Title                                                          | FY 2026-27    | FY 2027-28   | FY 2028-29 | FY 2029-30   | FY 2030-31   | Future       | Total         |
|---------------------------------------------------------------------------------|---------------|--------------|------------|--------------|--------------|--------------|---------------|
| <b>ENERGY &amp; SUSTAINABILITY</b>                                              |               |              |            |              |              |              |               |
| 1 City Hall - HVAC Retrofit Project                                             | \$ -          | \$ -         | \$ -       | \$ 600,000   | \$ 600,000   | \$ 600,000   | \$ 1,800,000  |
| 2 Citywide - Costa Mesa Green Business Program                                  | \$ -          | \$ -         | \$ -       | \$ 50,000    | \$ 50,000    | \$ 200,000   | \$ 300,000    |
| 3 Citywide - Drought Resistant Landscape and Vegetation Replacement             | \$ -          | \$ -         | \$ 200,000 | \$ 200,000   | \$ 200,000   | \$ 600,000   | \$ 1,200,000  |
| 4 Citywide - Energy Efficiency Projects                                         | \$ -          | \$ -         | \$ 100,000 | \$ 100,000   | \$ 100,000   | \$ 300,000   | \$ 600,000    |
| 5 Fire Stations - EV Solar and Power Stations                                   | \$ -          | \$ -         | \$ -       | \$ 150,000   | \$ -         | \$ -         | \$ 150,000    |
| 6 Various Facilities - Electric Vehicle Charging Stations                       | \$ -          | \$ -         | \$ -       | \$ 150,000   | \$ 150,000   | \$ 150,000   | \$ 450,000    |
| <i>TOTAL ENERGY &amp; SUSTAINABILITY</i>                                        | \$ -          | \$ -         | \$ 300,000 | \$ 1,250,000 | \$ 1,100,000 | \$ 1,850,000 | \$ 4,500,000  |
| <b>FACILITIES</b>                                                               |               |              |            |              |              |              |               |
| 7 3175 Airway Roof Replacement (Bridge Shelter)                                 | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 900,000   | \$ 900,000    |
| 8 Balearic Center - ADA Upgrades                                                | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 150,000   | \$ 150,000    |
| 9 Balearic Center - Fire Protection Sprinklers                                  | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 160,000   | \$ 160,000    |
| 10 Balearic Center - Install New HVAC Unit                                      | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 350,000   | \$ 350,000    |
| 11 Bridge Shelter - HVAC Automation                                             | \$ -          | \$ -         | \$ -       | \$ -         | \$ 165,000   | \$ -         | \$ 165,000    |
| 12 Building Modification Projects                                               | \$ 250,000    | \$ 400,000   | \$ 400,000 | \$ 400,000   | \$ 400,000   | \$ 1,200,000 | \$ 3,050,000  |
| 13 City Hall - 1st Floor Restroom and ADA Improvements                          | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 750,000   | \$ 750,000    |
| 14 City Hall - Air Handler Replacement Various Floors                           | \$ -          | \$ -         | \$ 150,000 | \$ 150,000   | \$ 150,000   | \$ 300,000   | \$ 750,000    |
| 15 City Hall - All Doors Lock Replacement and Re-Key                            | \$ -          | \$ -         | \$ -       | \$ -         | \$ 100,000   | \$ -         | \$ 100,000    |
| 16 City Hall - Breezeway Roof                                                   | \$ -          | \$ 420,000   | \$ -       | \$ -         | \$ -         | \$ -         | \$ 420,000    |
| 17 City Hall - Chiller                                                          | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 400,000   | \$ 400,000    |
| 18 City Hall - Curtain and Window Improvements (1 floor per year)               | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 550,000   | \$ 550,000    |
| 19 City Hall - Dampers                                                          | \$ -          | \$ -         | \$ 350,000 | \$ -         | \$ -         | \$ -         | \$ 350,000    |
| 20 City Hall - Development Services Workstations                                | \$ 120,000    | \$ -         | \$ -       | \$ -         | \$ -         | \$ -         | \$ 120,000    |
| 21 City Hall - Fire Department Expansion of Two CRR offices into Three Offices  | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 400,000   | \$ 400,000    |
| 22 City Hall - Information Technology Server Room A/C                           | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 400,000   | \$ 400,000    |
| 23 City Hall - Office Remodel Various Floors                                    | \$ -          | \$ -         | \$ 200,000 | \$ 200,000   | \$ 200,000   | \$ 400,000   | \$ 1,000,000  |
| 24 City Hall - Public Works General Services Workstations                       | \$ -          | \$ 150,000   | \$ -       | \$ -         | \$ -         | \$ -         | \$ 150,000    |
| 25 Civic Center - Miscellaneous Repairs                                         | \$ 150,000    | \$ 150,000   | \$ 150,000 | \$ 150,000   | \$ 150,000   | \$ 150,000   | \$ 900,000    |
| 26 Corp Yard - Equipment Maint. - Replace Vehicle Hoists                        | \$ 250,000    | \$ 250,000   | \$ -       | \$ -         | \$ -         | \$ -         | \$ 500,000    |
| 27 Corp Yard - Facility Perimeter Concrete Improvements                         | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 150,000   | \$ 150,000    |
| 28 Corp Yard - Fleet Extend Bay #2 on North Side of Building for Fire Apparatus | \$ -          | \$ -         | \$ -       | \$ -         | \$ 150,000   | \$ -         | \$ 150,000    |
| 29 Corp Yard - Solar Storage Canopy                                             | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 300,000   | \$ 300,000    |
| 30 Corp Yard - Workspace Modernization                                          | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 1,000,000 | \$ 1,000,000  |
| 31 Costa Mesa Country Club Grounds Improvements                                 | \$ -          | \$ -         | \$ -       | \$ -         | \$ 300,000   | \$ 600,000   | \$ 900,000    |
| 32 Costa Mesa Country Club Modernization                                        | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 4,800,000 | \$ 4,800,000  |
| 33 Costa Mesa Housing James / 18th Street Property Improvements                 | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 500,000   | \$ 500,000    |
| 34 Donald Dungan Library HVAC Automation and Remote Access                      | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 200,000   | \$ 200,000    |
| 35 Donald Dungan Library Watt Stopper Lighting Control Replacement              | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 135,000   | \$ 135,000    |
| 36 Downtown Aquatic Center Pool Gutter Grates                                   | \$ 100,000    | \$ -         | \$ -       | \$ -         | \$ -         | \$ -         | \$ 100,000    |
| 37 Downtown Recreation Center Flat Mineral Roof Replacement                     | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 500,000   | \$ 500,000    |
| 38 Downtown Recreation Center Lighting Upgrade                                  | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 150,000   | \$ 150,000    |
| 39 Downtown Recreation Center Rooftop Heater Replacement                        | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 200,000   | \$ 200,000    |
| 40 Fire Station 2 Reconstruction                                                | \$ 12,000,000 | \$ 3,000,000 | \$ -       | \$ -         | \$ -         | \$ -         | \$ 15,000,000 |
| 41 Fire Station 3 Rooftop HVAC Replacement                                      | \$ -          | \$ -         | \$ -       | \$ -         | \$ -         | \$ 360,000   | \$ 360,000    |

## CAPITAL IMPROVEMENT PROGRAM

## Five-Year Capital Improvement Program

From Proposed Fiscal Year 2026-27 Through Fiscal Year 2030-2031

| Category/Project Title                                                                          | FY 2026-27           | FY 2027-28          | FY 2028-29          | FY 2029-30          | FY 2030-31          | Future               | Total                |
|-------------------------------------------------------------------------------------------------|----------------------|---------------------|---------------------|---------------------|---------------------|----------------------|----------------------|
| <b>FACILITIES (continued)</b>                                                                   |                      |                     |                     |                     |                     |                      |                      |
| 42 Fire Station 4 Living Quarters Reconstruction                                                | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 8,000,000         | \$ 8,000,000         |
| 43 Fire Station 4 Training Tower - Phase 2                                                      | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 2,000,000         | \$ 2,000,000         |
| 44 Fire Station 6 Repair Perimeter Walls                                                        | \$ -                 | \$ -                | \$ -                | \$ -                | \$ 400,000          | \$ 100,000           | \$ 500,000           |
| 45 Fire Stations - Minor Projects at Various Stations                                           | \$ 150,000           | \$ 150,000          | \$ 150,000          | \$ 150,000          | \$ 150,000          | \$ 150,000           | \$ 900,000           |
| 46 Fire Stations - Overhead, Rolling & Apparatus Door Replacement                               | \$ 150,000           | \$ 150,000          | \$ 150,000          | \$ 150,000          | \$ 150,000          | \$ -                 | \$ 750,000           |
| 47 Fire Stations 3,5, and 6 Modernization                                                       | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 6,000,000         | \$ 6,000,000         |
| 48 Mesa Verde Library - ADA Compliance Improvements                                             | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 550,000           | \$ 550,000           |
| 49 Mesa Verde Library - HVAC Replacement                                                        | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 250,000           | \$ 250,000           |
| 50 Mesa Verde Library - Roof Replacement                                                        | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 480,000           | \$ 480,000           |
| 51 Norma Hertzog Community Center - HVAC Automation and Remote Access                           | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 150,000           | \$ 150,000           |
| 52 Norma Hertzog Community Center - Watt Stopper Lighting Control Replacement                   | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 100,000           | \$ 100,000           |
| 53 Police Department - Chillers Replacement                                                     | \$ 800,000           | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                 | \$ 800,000           |
| 54 Police Department - Detective Bureau Remodel Project                                         | \$ -                 | \$ -                | \$ 200,000          | \$ -                | \$ -                | \$ -                 | \$ 200,000           |
| 55 Police Department - Emergency Communications Facility Improvement and Roof Replacement       | \$ 900,000           | \$ 2,000,000        | \$ -                | \$ -                | \$ -                | \$ -                 | \$ 2,900,000         |
| 56 Police Department - Emergency Operations Center Equipment Update                             | \$ -                 | \$ -                | \$ -                | \$ 300,000          | \$ -                | \$ -                 | \$ 300,000           |
| 57 Police Department - Exhaust Fans                                                             | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 185,000           | \$ 185,000           |
| 58 Police Department - Facility Expansion and Reconfiguration for Real Time Crime Center (RTCC) | \$ 1,039,000         | \$ 400,000          | \$ 2,000,000        | \$ -                | \$ -                | \$ -                 | \$ 3,439,000         |
| 59 Police Department - Locker Room Remodel/HVAC                                                 | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 400,000           | \$ 400,000           |
| 60 Police Department Exterior Repainting                                                        | \$ -                 | \$ -                | \$ -                | \$ 150,000          | \$ -                | \$ -                 | \$ 150,000           |
| 61 Senior Center - Facility Improvements                                                        | \$ 250,000           | \$ 250,000          | \$ 150,000          | \$ 150,000          | \$ 150,000          | \$ -                 | \$ 950,000           |
| 62 Senior Center - Generator                                                                    | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 400,000           | \$ 400,000           |
| 63 Senior Center - Lighting Control Replacement                                                 | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 100,000           | \$ 100,000           |
| 64 Senior Center Roof Replacement                                                               | \$ -                 | \$ 500,000          | \$ -                | \$ -                | \$ -                | \$ -                 | \$ 500,000           |
| 65 Various Facilities - HVAC Replacement Program                                                | \$ -                 | \$ -                | \$ 150,000          | \$ 150,000          | \$ 150,000          | \$ 1,000,000         | \$ 1,450,000         |
| 66 West Side Substation HVAC Replacement                                                        | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 300,000           | \$ 300,000           |
| 67 West Side Substation Renovation                                                              | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 4,000,000         | \$ 4,000,000         |
| 68 West Side Substation Roof Replacement                                                        | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 500,000           | \$ 500,000           |
| <b>TOTAL FACILITIES</b>                                                                         | <b>\$ 16,159,000</b> | <b>\$ 7,820,000</b> | <b>\$ 4,050,000</b> | <b>\$ 1,950,000</b> | <b>\$ 2,615,000</b> | <b>\$ 39,670,000</b> | <b>\$ 72,264,000</b> |
| <b>PARKS</b>                                                                                    |                      |                     |                     |                     |                     |                      |                      |
| 69 Balearic Community Center Playground Replacement                                             | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 300,000           | \$ 300,000           |
| 70 Balearic Park Playground Replacement                                                         | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 400,000           | \$ 400,000           |
| 71 Bark Park Turf Renovation                                                                    | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 530,000           | \$ 530,000           |
| 72 Butterfly Gardens                                                                            | \$ -                 | \$ -                | \$ 50,000           | \$ 50,000           | \$ 50,000           | \$ -                 | \$ 150,000           |
| 73 Canyon Park Playground Replacement                                                           | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 400,000           | \$ 400,000           |
| 74 Citywide Tree Maintenance (in Public Right-of-Way)                                           | \$ 200,000           | \$ 200,000          | \$ 200,000          | \$ 200,000          | \$ 200,000          | \$ 200,000           | \$ 1,200,000         |
| 75 Community Gardens                                                                            | \$ -                 | \$ 50,000           | \$ -                | \$ -                | \$ -                | \$ 1,000,000         | \$ 1,050,000         |
| 76 Costa Mesa Skate Park Expansion                                                              | \$ 500,000           | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                 | \$ 500,000           |
| 77 Costa Mesa Skate Park Parking Lot and Parking Spaces Expansion                               | \$ -                 | \$ 50,000           | \$ 250,000          | \$ -                | \$ -                | \$ -                 | \$ 300,000           |
| 78 Costa Mesa Tennis Center Improvements                                                        | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 1,000,000         | \$ 1,000,000         |
| 79 Del Mesa Park Playground Replacement                                                         | \$ -                 | \$ -                | \$ -                | \$ -                | \$ -                | \$ 550,000           | \$ 550,000           |
| 80 Estancia Park Covered Picnic Shelters/Pavilions                                              | \$ -                 | \$ -                | \$ -                | \$ 150,000          | \$ -                | \$ 75,000            | \$ 225,000           |
| 81 Fairview Park - Educational Hubs and Signage                                                 | \$ -                 | \$ -                | \$ 75,000           | \$ -                | \$ -                | \$ -                 | \$ 75,000            |
| 82 Fairview Park - Fencing, Signage, and Trail Restoration                                      | \$ -                 | \$ 350,000          | \$ -                | \$ 75,000           | \$ 75,000           | \$ 75,000            | \$ 575,000           |

## CAPITAL IMPROVEMENT PROGRAM

## Five-Year Capital Improvement Program

From Proposed Fiscal Year 2026-27 Through Fiscal Year 2030-2031

| Category/Project Title                                                         | FY 2026-27          | FY 2027-28          | FY 2028-29          | FY 2029-30          | FY 2030-31          | Future               | Total                |
|--------------------------------------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|----------------------|
| <b>PARKS (continued)</b>                                                       |                     |                     |                     |                     |                     |                      |                      |
| 83 Fairview Park - Mesa Restoration & Cultural Resource Preservation CA-ORA-58 | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 8,000,000         | \$ 8,000,000         |
| 84 Fairview Park - Vernal Pools Restoration                                    | \$ 80,000           | \$ 80,000           | \$ 25,000           | \$ -                | \$ 200,000          | \$ -                 | \$ 385,000           |
| 85 Fairview Park Master Plan Implementation                                    | \$ 100,000          | \$ 150,000          | \$ 250,000          | \$ 250,000          | \$ 250,000          | \$ 500,000           | \$ 1,500,000         |
| 86 Gisler Park Playground Replacement                                          | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 500,000           | \$ 500,000           |
| 87 Harper Park - Playground Replacement                                        | \$ 400,000          | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                 | \$ 400,000           |
| 88 Heller Park Playground Replacement and Restroom Improvement                 | \$ -                | \$ -                | \$ 450,000          | \$ 500,000          | \$ -                | \$ -                 | \$ 950,000           |
| 89 Lindbergh Park Playground Replacement                                       | \$ -                | \$ -                | \$ 450,000          | \$ -                | \$ -                | \$ -                 | \$ 450,000           |
| 90 Marina View Park Playground Replacement                                     | \$ -                | \$ -                | \$ -                | \$ -                | \$ 500,000          | \$ -                 | \$ 500,000           |
| 91 Mesa Verde Park Playground Replacement                                      | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 450,000           | \$ 450,000           |
| 92 Moon Park - Playground Replacement                                          | \$ 50,000           | \$ 600,000          | \$ -                | \$ -                | \$ -                | \$ -                 | \$ 650,000           |
| 93 Neth Park Sculpture Garden                                                  | \$ -                | \$ -                | \$ -                | \$ 400,000          | \$ -                | \$ -                 | \$ 400,000           |
| 94 Park Parking Lot and Playground Rehabilitation                              | \$ 100,000          | \$ 150,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 100,000           | \$ 650,000           |
| 95 Park Security Lighting Replacement                                          | \$ 150,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 500,000           | \$ 1,050,000         |
| 96 Park Sidewalk Replacement                                                   | \$ 50,000           | \$ 75,000           | \$ 75,000           | \$ 75,000           | \$ 75,000           | \$ 75,000            | \$ 425,000           |
| 97 Shalimar Park Expansion                                                     | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 4,500,000         | \$ 4,500,000         |
| 98 Shiffer Park - Playground and Park Improvements                             | \$ 250,000          | \$ -                | \$ -                | \$ -                | \$ -                | \$ 750,000           | \$ 1,000,000         |
| 99 Shiffer Park - Restroom Improvements                                        | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 150,000           | \$ 150,000           |
| 100 Smallwood Park Playground Replacement (5-12yo)                             | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 400,000           | \$ 400,000           |
| 101 TeWinkle Park - Amphitheater                                               | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 1,200,000         | \$ 1,200,000         |
| 102 TeWinkle Park - Rubberized Surfacing Replacement                           | \$ -                | \$ 150,000          | \$ -                | \$ -                | \$ -                | \$ -                 | \$ 150,000           |
| 103 TeWinkle Park Athletic Complex Drainage Improvements                       | \$ -                | \$ -                | \$ -                | \$ 200,000          | \$ -                | \$ -                 | \$ 200,000           |
| 104 Tree Planting and Small Tree Care                                          | \$ -                | \$ 150,000          | \$ 150,000          | \$ 150,000          | \$ 150,000          | \$ 150,000           | \$ 750,000           |
| 105 Various Parks - Rainbird Irrigation Controller Replacement                 | \$ -                | \$ 50,000           | \$ 50,000           | \$ 50,000           | \$ 50,000           | \$ 350,000           | \$ 550,000           |
| 106 Victoria Corridor Park Development                                         | \$ -                | \$ 200,000          | \$ 300,000          | \$ 300,000          | \$ 300,000          | \$ 300,000           | \$ 1,400,000         |
| 107 Vista Park Playground Replacement                                          | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 550,000           | \$ 550,000           |
| 108 Wakeham Park Playground Replacement                                        | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 800,000           | \$ 800,000           |
| 109 Westside Park Development                                                  | \$ -                | \$ 400,000          | \$ -                | \$ -                | \$ -                | \$ 12,000,000        | \$ 12,400,000        |
| 110 Wilson Park Playground Replacement                                         | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 600,000           | \$ 600,000           |
| 111 Wimbledon Park Playground Replacement                                      | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 560,000           | \$ 560,000           |
| <b>TOTAL PARKS</b>                                                             | <b>\$ 1,880,000</b> | <b>\$ 2,755,000</b> | <b>\$ 2,525,000</b> | <b>\$ 2,600,000</b> | <b>\$ 2,050,000</b> | <b>\$ 36,965,000</b> | <b>\$ 48,775,000</b> |
| <b>STREETS</b>                                                                 |                     |                     |                     |                     |                     |                      |                      |
| 112 Arlington Dr. at Newport Blvd. - Streetscape Improvements                  | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 180,000           | \$ 180,000           |
| 113 Brentwood Avenue - Storm Drain System                                      | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 793,040           | \$ 793,040           |
| 114 Cherry Lake Storm Drain System - Phase I, II & III                         | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 2,721,600         | \$ 2,721,600         |
| 115 Cherry Lake Storm Drain System - Phase IV & V                              | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 2,009,360         | \$ 2,009,360         |
| 116 Citywide Alley Improvements                                                | \$ 200,000          | \$ 500,000          | \$ 500,000          | \$ -                | \$ -                | \$ -                 | \$ 1,200,000         |
| 117 Citywide Storm Drain Improvements                                          | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 15,000,000        | \$ 15,000,000        |
| 118 Citywide Street Improvements                                               | \$ 5,950,000        | \$ 5,000,000        | \$ 5,000,000        | \$ 5,000,000        | \$ 5,000,000        | \$ 5,000,000         | \$ 30,950,000        |
| 119 Citywide Street Improvements - RMRA                                        | \$ -                | \$ 2,800,000        | \$ 2,800,000        | \$ 2,800,000        | \$ 2,800,000        | \$ 2,800,000         | \$ 14,000,000        |
| 120 Citywide Street Sign Replacement                                           | \$ -                | \$ 50,000           | \$ 50,000           | \$ 50,000           | \$ 50,000           | \$ -                 | \$ 200,000           |
| 121 Fair Drive Median Improvement - Vanguard Way to Newport Blvd.              | \$ -                | \$ -                | \$ -                | \$ 160,000          | \$ -                | \$ -                 | \$ 160,000           |
| 122 Gisler Avenue - Bike Trail and Parkway Landscaping                         | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 500,000           | \$ 500,000           |
| 123 New Sidewalk/Missing Link Program                                          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 100,000           | \$ 600,000           |

## CAPITAL IMPROVEMENT PROGRAM

## Five-Year Capital Improvement Program

From Proposed Fiscal Year 2026-27 Through Fiscal Year 2030-2031

| Category/Project Title                                                            | FY 2026-27   | FY 2027-28   | FY 2028-29    | FY 2029-30    | FY 2030-31    | Future        | Total         |
|-----------------------------------------------------------------------------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|
| <b>STREETS (continued)</b>                                                        |              |              |               |               |               |               |               |
| 124 Newport Blvd. Improvement NB (22nd to Bristol) & SB (Bristol to Mesa)         | \$ 2,350,000 | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ 2,350,000  |
| 125 Newport Boulevard Landscape Improvements - 19th St. to Bristol St.            | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 1,100,000  | \$ 1,100,000  |
| 126 Newport Boulevard Landscape Improvements - S/O 17th Street                    | \$ -         | \$ -         | \$ -          | \$ -          | \$ 25,000     | \$ 250,000    | \$ 275,000    |
| 127 Parkway & Medians Improvement Program                                         | \$ 200,000   | \$ 175,000   | \$ 175,000    | \$ 175,000    | \$ 175,000    | \$ 175,000    | \$ 1,075,000  |
| 128 Priority Sidewalk Repair                                                      | \$ 65,000    | \$ 65,000    | \$ 65,000     | \$ 65,000     | \$ 65,000     | \$ 65,000     | \$ 390,000    |
| 129 Water Quality Improvement Project                                             | \$ -         | \$ -         | \$ 100,000    | \$ 100,000    | \$ 100,000    | \$ 100,000    | \$ 400,000    |
| 130 Westside Restoration Project                                                  | \$ -         | \$ 250,000   | \$ 250,000    | \$ 250,000    | \$ 250,000    | \$ 250,000    | \$ 1,250,000  |
| 131 Westside Storm Drain Improvements                                             | \$ -         | \$ 800,000   | \$ 1,800,000  | \$ 1,800,000  | \$ 2,000,000  | \$ 2,000,000  | \$ 8,400,000  |
| TOTAL STREETS                                                                     | \$ 8,865,000 | \$ 9,740,000 | \$ 10,840,000 | \$ 10,500,000 | \$ 10,565,000 | \$ 33,044,000 | \$ 83,554,000 |
| <b>TRANSPORTATION</b>                                                             |              |              |               |               |               |               |               |
| 132 Adams Avenue Multipurpose Trails                                              | \$ 2,777,000 | \$ 2,545,000 | \$ -          | \$ -          | \$ -          | \$ -          | \$ 5,322,000  |
| 133 Airport Channel / Delhi Channel Multi-Use Trail                               | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 2,540,000  | \$ 2,540,000  |
| 134 Baker - Coolidge Ave Traffic Signal Modifications                             | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 300,000    | \$ 300,000    |
| 135 Bicycle and Pedestrian Infrastructure Improvements                            | \$ 250,000   | \$ 250,000   | \$ 250,000    | \$ 200,000    | \$ 200,000    | \$ 500,000    | \$ 1,650,000  |
| 136 Bristol St. / Baker St. - Intersection Improvement (Add EBT, WBT)             | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 962,500    | \$ 962,500    |
| 137 Bristol St. / I-405 NB - Ramps (Add WBR)                                      | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 90,000     | \$ 90,000     |
| 138 Bristol St. / Paularino Ave. (Add 2nd WBL)                                    | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 300,210    | \$ 300,210    |
| 139 Bristol St. / Sunflower Ave. - Intersection Improvement (Add 3rd NBL)         | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 1,130,000  | \$ 1,130,000  |
| 140 Bristol Street (Bear St. to Santa Ana Av.) - Bicycle Facility                 | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 525,000    | \$ 525,000    |
| 141 Bristol Street Traffic Signal Synchronization Project                         | \$ 315,000   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ 315,000    |
| 142 Bus Shelter Improvements                                                      | \$ -         | \$ -         | \$ 150,000    | \$ 100,000    | \$ 50,000     | \$ -          | \$ 300,000    |
| 143 Center Street Pedestrian Crossing and Circulation Improvements                | \$ 500,000   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ 500,000    |
| 144 Citywide Neighborhood Traffic Improvements                                    | \$ 75,000    | \$ 100,000   | \$ 100,000    | \$ 100,000    | \$ 100,000    | \$ 100,000    | \$ 575,000    |
| 145 Citywide Traffic Signal Improvements                                          | \$ 200,000   | \$ 200,000   | \$ 200,000    | \$ 200,000    | \$ 200,000    | \$ 200,000    | \$ 1,200,000  |
| 146 Clean Mobility Options Program - On-Demand Transit Services                   | \$ 650,000   | \$ 200,000   | \$ -          | \$ -          | \$ -          | \$ -          | \$ 850,000    |
| 147 College Avenue Parking and Circulation Improvements                           | \$ 150,000   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ 150,000    |
| 148 E. 17th St. / Irvine Ave. - Intersection Improvement (Add SBR, EBR)           | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 800,000    | \$ 800,000    |
| 149 Eastside Traffic Calming (Cabrillo St., 18th St., 22nd St.)                   | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 2,200,000  | \$ 2,200,000  |
| 150 Fair Drive Circulation Improvements                                           | \$ 880,000   | \$ -         | \$ -          | \$ -          | \$ -          | \$ 3,000,000  | \$ 3,880,000  |
| 151 Fairview Channel Trail - Placentia Ave (n/o park) to Placentia Ave (s/o park) | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 1,080,000  | \$ 1,080,000  |
| 152 Fairview Road. / Wilson St. - Improvements (Add EBT, WBT)                     | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 1,525,000  | \$ 1,525,000  |
| 153 Gisler Ave Class IV Cycle Tracks from Gibraltar Ave to Harbor Blvd            | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 200,000    | \$ 200,000    |
| 154 Gisler Ave Multi-use Trail from Gisler Ave Class II facility to Fairview Rd   | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 400,000    | \$ 400,000    |
| 155 Greenville-Banning Channel Phase 1 (Sunflower Ave to South Coast Drive)       | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 870,000    | \$ 870,000    |
| 156 Greenville-Banning Channel Phase 2 (Santa Ana River Trail to South Coast Dr.) | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 3,280,000  | \$ 3,280,000  |
| 157 Harbor Blvd. / Adams Ave. - Intersection Improvements (Add NBL, NBR)          | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 6,000,000  | \$ 6,000,000  |
| 158 Harbor Blvd. / Gisler Ave. - Intersection Improvements (Add SBR)              | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 4,895,000  | \$ 4,895,000  |
| 159 Harbor Blvd. / South Coast Dr. - Intersection Improvement (Add EBR)           | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 2,167,200  | \$ 2,167,200  |
| 160 Harbor Blvd. / Sunflower Ave. - Intersection Improvement (Add EBR, WBR)       | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 920,000    | \$ 920,000    |
| 161 Harbor Blvd. Cornerstone Bike Trail                                           | \$ 450,000   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ 450,000    |
| 162 Hyland Ave. / I-405 NB Ramp & South Coast Drive (Add 2nd WBT)                 | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ 863,000    | \$ 863,000    |
| 163 Local Road Safety Plan Update                                                 | \$ 150,000   | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          | \$ 150,000    |
| 164 Mesa Del Mar Multimodal Access                                                | \$ 349,920   | \$ 450,000   | \$ -          | \$ -          | \$ -          | \$ -          | \$ 799,920    |

## CAPITAL IMPROVEMENT PROGRAM

## Five-Year Capital Improvement Program

From Proposed Fiscal Year 2026-27 Through Fiscal Year 2030-2031

| Category/Project Title                                                                 | FY 2026-27    | FY 2027-28    | FY 2028-29    | FY 2029-30    | FY 2030-31    | Future         | Total          |
|----------------------------------------------------------------------------------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|
| <b>TRANSPORTATION (continued)</b>                                                      |               |               |               |               |               |                |                |
| 165 Mesa Drive and Santa Ana Ave Bicycle Facility Improvement                          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 1,200,000  | \$ -           | \$ 1,200,000   |
| 166 Mesa Verde Drive East/ Peterson Place Class II Bicycle Facility                    | \$ -          | \$ -          | \$ -          | \$ 400,000    | \$ -          | \$ -           | \$ 400,000     |
| 167 Newport Blvd. / 17th St. (Add NBR)                                                 | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 500,000     | \$ 500,000     |
| 168 Newport Blvd. Northbound/22nd St. (Add WBTR, convert NBT to NBTR)                  | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 250,000     | \$ 250,000     |
| 169 Newport Blvd. Southbound at Fair Dr. (Add 2nd SBR)                                 | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 800,000     | \$ 800,000     |
| 170 Orange Coast College West Bicycle Trail                                            | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 760,000     | \$ 760,000     |
| 171 Paularino Channel - Multipurpose Trail                                             | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 4,500,000   | \$ 4,500,000   |
| 172 Pedestrian Safety Festival                                                         | \$ -          | \$ 100,000    | \$ -          | \$ -          | \$ -          | \$ -           | \$ 100,000     |
| 173 Placentia Av. / 19th St. (Add SBR)                                                 | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 386,000     | \$ 386,000     |
| 174 Placentia Av. / 20th St. HAWK Signal                                               | \$ -          | \$ -          | \$ 40,000     | \$ 260,000    | \$ -          | \$ -           | \$ 300,000     |
| 175 Placentia Ave Multi-Use Path from Joann Trail to Estancia High School              | \$ -          | \$ -          | \$ 200,000    | \$ -          | \$ -          | \$ -           | \$ 200,000     |
| 176 SR-55 Frwy. N/B / Baker St. - Intersection Improvement (Add NBL, EBL)              | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 1,370,000   | \$ 1,370,000   |
| 177 SR-55 Frwy. N/B / Paularino Ave. - Intersection Improvement (Add WBR)              | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 642,750     | \$ 642,750     |
| 178 SR-55 Frwy. S/B / Baker St. - Intersection Improvement (Add SBR)                   | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 625,350     | \$ 625,350     |
| 179 SR-55 Frwy. S/B / Paularino Ave. - Intersection Improvement (Add SBR)              | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 413,730     | \$ 413,730     |
| 180 Santa Ana / Delhi Channel Multi-Use Trail from Santa Ana Ave to east City boundary | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 540,000     | \$ 540,000     |
| 181 Signal Modernization for Systemic Multi-Modal Safety Improvements                  | \$ 300,000    | \$ -          | \$ -          | \$ -          | \$ -          | \$ -           | \$ 300,000     |
| 182 Superior Av. / 17th St. (Convert WBT to WBTL, NBR)                                 | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 700,000     | \$ 700,000     |
| 183 Susan Street Multi-Use Path from I-405 to South Coast Drive                        | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 420,000     | \$ 420,000     |
| 184 West 17th St. Widening - (Newport Boulevard to Placentia Avenue)                   | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 1,200,000   | \$ 1,200,000   |
| 185 Wilson Street (Fairview Rd. to Santa Ana Av.) - Bicycle Facility                   | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 200,000     | \$ 200,000     |
| 186 Wilson Street Widening - from College Ave. to Fairview Rd.                         | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 10,000,000  | \$ 10,000,000  |
| <b>TOTAL TRANSPORTATION</b>                                                            | \$ 7,046,920  | \$ 3,845,000  | \$ 940,000    | \$ 1,260,000  | \$ 1,750,000  | \$ 58,155,740  | \$ 72,997,660  |
| <b>Total Five-Year Capital Improvement Projects</b>                                    | \$ 33,950,920 | \$ 24,160,000 | \$ 18,655,000 | \$ 17,560,000 | \$ 18,080,000 | \$ 169,684,740 | \$ 282,090,660 |