



CITY OF COSTA MESA

PLANNING COMMISSION

Agenda

Monday, May 22, 2023

6:00 PM

City Council Chambers
77 Fair Drive

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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. 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.

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PLANNING COMMISSION REGULAR MEETING**MAY 22, 2023 – 6:00 P.M.****ADAM ERETH**
Chair**RUSSELL TOLER**
Vice Chair**JOHNNY ROJAS**
Planning Commissioner**ANGELY ANDRADE VALLARTA**
Planning Commissioner**TIM TABER**
Planning Commissioner**JON ZICH**
Planning Commissioner**JENNIFER LE**
Director of Economic and
Development Services**JIMMY VIVAR**
Planning Commissioner**TARQUIN PREZIOSI**
Assistant City Attorney**CALL TO ORDER****PLEDGE OF ALLEGIANCE****ROLL CALL****ANNOUNCEMENTS AND PRESENTATIONS: NONE.****PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**

Comments are limited to three (3) minutes, or as otherwise directed.

COMMISSIONER COMMENTS AND SUGGESTIONS**CONSENT CALENDAR:**

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. The public can make this request via email at PCPublicComments@costamesaca.gov and should include the item number to be addressed. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar

1. [APRIL 25, 2022 UNOFFICIAL MEETING MINUTES](#) [23-1229](#)

RECOMMENDATION:

Planning Commission approve Minutes of a regular meeting of April 25, 2022.

Attachments: [APRIL 25, 2022 UNOFFICIAL MEETING MINUTES](#)

2. [AUGUST 8, 2022 UNOFFICIAL MEETING MINUTES](#) [23-1230](#)

RECOMMENDATION:

Planning Commission approve Minutes of a regular meeting of August 8, 2022.

Attachments: [AUGUST 8, 2022 UNOFFICIAL MEETING MINUTES](#)

3. [GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA ONE-YEAR FY 2023-2024 AND FIVE-YEAR FY 2023-2028 CAPITAL IMPROVEMENT PROGRAMS](#) [23-1228](#)

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

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. Approve the General Plan Conformity Resolution for the City of Costa Mesa one-year FY 2023-2024 and five-year FY 2023-2028 Capital Improvement Program (CIP).

Attachments: [1. Planning Commission Draft Resolution](#)

[2. FY23-24 Five-year CIP](#)

[3. FY23-24 one year CIP](#)

PUBLIC HEARINGS:

1. [PLANNING APPLICATION 22-14 AND TENTATIVE PARCEL MAP 2023-1225
2022-139 FOR A TWO-UNIT RESIDENTIAL SMALL LOT
SUBDIVISION DEVELOPMENT AT 185 ROCHESTER STREET](#)

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15) Minor Division of Land, and Section 15303 (Class 3) New Construction or Conversion of Small Structures; and
2. Approve Planning Application 22-14 and Parcel Map 20-04 (Tentative Parcel Map 2022-139), subject to conditions of approval.

Attachments: [Agenda Report](#)

- [1. Planning Commission Draft Resolution](#)
- [2. Applicant Letter](#)
- [3. Vicinity Map](#)
- [4. Zoning Map](#)
- [5. Site Photos](#)
- [6. Historic Resources Survey](#)
- [7. Project Plans](#)
- [8. Public Comments](#)

2. **PLANNING APPLICATION 22-04 FOR A CONDITIONAL USE PERMIT TO OPERATE A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY LOCATED AT 2790 HARBOR BLVD. SUITES 107, 109, AND 115 (FROM THE EARTH)**

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 22-04, subject to conditions of approval.

Attachments: [Agenda Report](#)

- [1. Draft Planning Commission Resolution](#)
- [2. Applicant Letter](#)
- [3. Vicinity Map](#)
- [4. Zoning Map](#)
- [5. Site Photos](#)
- [6. Retail Cannabis Storefront Map](#)
- [7. Project Plans](#)

OLD BUSINESS: NONE.

NEW BUSINESS: NONE.

DEPARTMENT REPORTS:

1. PUBLIC WORKS REPORT

2. DEVELOPMENT SERVICES REPORT

CITY ATTORNEY REPORTS:

1. CITY ATTORNEY

ADJOURNMENT

Next Meeting: Planning Commission regular meeting, June 12, 2023 - 6:00 p.m.



CITY OF COSTA MESA

77 Fair Drive
Costa Mesa, CA 92626

Agenda Report

File #: 23-1229

Meeting Date: 5/22/2023

TITLE:

APRIL 25, 2022 UNOFFICIAL MEETING MINUTES

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPART/PLANNING
DEPARTMENT

RECOMMENDATION:

Planning Commission approve Minutes of a regular meeting of April 25, 2022.

**MEETING MINUTES OF THE CITY OF COSTA MESA
PLANNING COMMISSION**

**April 25, 2022
Regular Meeting – 6:00 p.m.**

CALL TO ORDER:

Chair de Arakal called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

Commissioner Rojas led the Pledge of Allegiance.

ROLL CALL:

Present: Chair Byron de Arakal, Vice Chair Jon Zich, Commissioner Adam Eretz, , Commissioner Jonny Rojas, Commissioner Russell Toler, Commissioner Jimmy Vivar

Absent: Commissioner Dianne Russell

Officials Present: Director of Economic and Development Services Jennifer Le, Assistant Development Services Director Scott Drapkin, Senior Planner Nancy Huynh, Associate Planner Justin Arios, Assistant City Attorney Tarquin Preziosi, City Engineer Seung Yang, and Recording Secretary Anna Partida

RE-ORDERING OF THE AGENDA:

Chair de Arakal stated he was reordering the agenda.

Chair de Arakal asked that Public Hearing Item Number Two be read into the record.

ANNOUNCEMENTS AND PRESENTATIONS: None.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA:

No public comments.

Chair de Arakal closed public comments.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Toler wished everyone a Happy Earth day and commended staff on the Earth Day event held at City Hall. He spoke favorability on the City Walk/Ride Council Member Reynolds hosted over the weekend. He encouraged the public to join the next City Walk/ Ride held on the 4th Sunday of every month.

Commissioner Vivar stated he also attended the Earth Day event and participated in the City walk. He announced he gave a presentation on civic engagement at Costa Mesa High School. He thanked those who watch the Planning Commission meetings online or in person.

CONSENT CALENDAR:

1. GENERAL PLAN CONFORMITY RESOLUTION FOR THE ORANGE COUNTY FLOOD CONTROL DISTRICT EASEMENT AT 3190 PULLMAN STREET

Project Description: The Orange County Flood Control District (OCFCD) is in the process of acquiring an easement 0.301-acre in area from Life Storage LP located at 3190 Pullman Street (Assessor's Parcels 427-212-01 and 427-212-02). The purpose of the easement is to provide utility access to the OCFCD's Airport Storm Channel from Pullman Street.

Environmental determination: The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), in that it can be seen with certainty that there is no possibility that the proposed easement acquisition will have a significant effect on the environment.

Commissioner Vivar made motion to approve Consent Calendar item. Motion seconded by Chair de Arakal.

MOVED/SECOND: Vivar/ de Arakal

MOTION: Moved to approve Consent Calendar.

The motion carried by the following roll call vote:

Ayes: de Arakal, Zich, Eretz, Rojas, Toler, Vivar

Nays: None

Absent: Russell

Recused: None

Motion carried: 6-0

ACTION: Planning Commission adopted a Resolution to:

Finding that the proposed acquisition by the Orange County Flood Control District of an easement at 3190 Pullman Street is in conformance with the City of Costa Mesa's General Plan.

RESOLUTION NO. PC-2022-04 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE ACQUISITION OF AN ORANGE COUNTY FLOOD CONTROL DISTRICT ACCESS EASEMENT AT 3190 PULLMAN STREET IS IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN

PUBLIC HEARINGS:

1. PLANNING APPLICATION 21-12 FOR A CANNABIS MANUFACTURING, DISTRIBUTION AND NON-STOREFRONT RETAIL FACILITY (“DYRECT #4”) AT 3595 CADILLAC AVENUE, UNIT 102

Project Description: Planning Application 21-12 is a request for a Conditional Use Permit (CUP) to operate a cannabis manufacturing and distribution facility (Dyrect #4) including a non-storefront retail cannabis (delivery only) use within a 5,940-square-foot tenant space at 3595 Cadillac Avenue, Unit 102. Delivery vehicles would be parked underroof in the existing warehouse and in a gated surface parking lot.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

This item was continued from the April 25th, 2022 Planning Commission regular meeting

No public comments were received on this item.

No ex parte communications to report.

Associate Planner, Justin Arios, presented the staff report.

Commission and staff discussion included:

Commissioner Vivar asked staff what odor control regulations are implemented and the responsibility for odor enforcement. He asked whether the City would check if the applicant is using their medical grade filtration system. He inquired about waste that might be generated and how the applicant will dispose of the waste.

Chair de Arakal asked whether there are any businesses with extraction licenses that are volatile or not volatile near the applicants site. He also asked about guidelines for cannabis manufacturing relative to air quality.

Chair de Arakal opened the Public Hearing.

PUBLIC COMMENT

Applicant's team: Sean Maddocks, applicant's representative.

Chair de Arakal asked the applicants representative if they have read the conditions of approval and if they agreed with them.

Mr. Maddocks stated that they had read the staff report and agreed to the conditions of approval. He presented a slide show.

Commission, staff and Applicant discussion included:

Commissioner Vivar inquired about transportation vehicles, the storage of the vehicles, transportation fleet size and the loading and unloading of merchandise. He asked whether there would be a hood vent filtration to filter out vapors when cooking the edibles.

Vice Chair Zich asked whether there were any special protocols or FDA approvals required for the production of edibles. He asked whether the applicant would be doing extraction on site.

No public comments.

The Chair closed the public comment portion of the public hearing.

The Chair closed the public hearing.

Chair de Arakal made motion. Seconded by Commissioner Toler.

Chair de Arakal acknowledged the public comment received.

MOVED/SECOND: de Arakla/ Toler

MOTION: Move staff's recommendation.

The motion carried by the following roll call vote:

Ayes: de Arakal, Zich, Eretz, Rojas, Toler, Vivar

Nays: None

Absent: Russell

Recused: None

Motion carried: 6-0

ACTION: Planning Commission adopted a Resolution to:

1. Finding that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and

2. Approving Planning Application 21-12, subject to conditions of approval.

RESOLUTION NO. PC-2022-05 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 21-12 FOR A CANNABIS MANUFACTURING, DISTRIBUTION AND NON-STOREFRONT RETAIL FACILITY (DYRECT #4) AT 3595 CADILLAC AVENUE, UNIT 102

The Chair explained the appeal process.

OLD BUSINESS: None.

NEW BUSINESS: None.

DEPARTMENTAL REPORT(S):

1. Public Services Report - Mr. Yang announced two upcoming events, and how the public can attend the events.
2. Development Services Department - None.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney - None.

ADJOURNMENT AT 7:56 P.M.

Submitted by:

SCOTT DRAPKIN, SECRETARY
COSTA MESA PLANNING COMMISSION



CITY OF COSTA MESA

77 Fair Drive
Costa Mesa, CA 92626

Agenda Report

File #: 23-1230

Meeting Date: 5/22/2023

TITLE:

AUGUST 8, 2022 UNOFFICAL MEETING MINUTES

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING

RECOMMENDATION:

Planning Commission approve Minutes of a regular meeting of August 8, 2022.

**MEETING MINUTES OF THE CITY OF
COSTA MESA PLANNING COMMISSION****August 8, 2022****CALL TO ORDER**

The Chair called the meeting to order at 6:05 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Toler led the Pledge of Allegiance.

ROLL CALL

Present: Chair Byron de Arakal, Vice Chair Jon Zich, Commissioner Adam Eretz, Commissioner Johnny Rojas, Commissioner Dianne Russell, Commissioner Russell Toler, Commissioner Jimmy Vivar

Absent: None

Officials Present: Director of Economic and Development Services Jennifer Le, Assistant Development Services Director Scott Drapkin, Deputy City Attorney Tarquin Preziosi, Senior Planner Nancy Huynh, Contract Planner Michelle Halligan, Assistant Planner Gilbert Villalobos, Active Transportation Coordinator Brett Atencio Thomas, Senior Engineer Noel Casil, City Engineer Seung Yang, and Recording Secretary Anna Partida

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS:

None.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Vivar thanked the public for attending the Planning Commission meeting and invited the public to also attend the City Council meetings.

Chair de Arakal thanked public services for the installation of the stop signs at Sonora Road and Drake Avenue. He has noticed a reduction in speed in this area.

CONSENT CALENDAR:

None.

PUBLIC HEARINGS:**1. PLANNING APPLICATION 21-27 FOR A RETAIL CANNABIS STOREFRONT USE WITH DELIVERY LOCATED AT 1072 BRISTOL STREET, SUITE 100**

Project Description: Planning Application 21-27 is a request for a conditional use permit to operate a storefront retail cannabis business with delivery within an existing 3,286-square-foot suite and a 11,880-square-foot commercial building located at 1072 Bristol Street. The business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite and via delivery to private addresses, subject to conditions of approval.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Two ex parte communications to report:

Commissioner Eretz spoke with the applicant twice.

Commissioner Vivar spoke to members of the community near the project and the existing tenant at the property.

Contract Planner Michelle Halligan, presented the staff report.

Commission and Staff:

Commissioner Eretz asked whether other tenants of the property will have their own parking designations separate from the applicant. Staff noted that is not a requirement at this time.

Discussion ensued on the signage for the business, the parking monitor for the site and what the City's working definition of "materially detrimental" is, as noted in the staff report.

Commissioner Eretz spoke on the General Plan Land Use Element specified in the staff report for this business.

Commissioner Eretz asked whether the applicant had plans to expand at this location. Staff noted the application is only for this specific suite and any expansion plan in the future would need to be considered separately.

Commissioner Vivar noted no rules in regards to trash pick-ups in the staff report. Staff noted the trash enclosure is located in the front of the building adjacent to Bristol Street, which would not impact the residential neighborhood.

Discussion ensued regarding the school bus pickup site located at Masters Circle and possible expansion of this business into an adjacent suite.

Commissioner Toler noted LED strip lighting in the site plan and confirmed with staff that the signage would be reviewed for the City's sign standards.

Vice Chair Zich asked for clarification on what the City's code would allow in the C1 Zone. Staff explained the various commercial uses allowed in the C1 Zone.

The Chair opened public hearing.

Mr. Sean Maddox, applicant, stated he read and agreed to the conditions of approval.

Commission, Applicant and Staff:

Mr. Maddox thanked staff and provided an overview of the business.

Commissioner Eretz asked the applicant how they would mitigate customers parking in Masters Circle, which the applicant clarified by noting their use of parking attendants on the site.

Discussion ensued regarding parking concerns and mitigation.

Commissioner Vivar had questions on parking concerns, which the applicant answered.

Commissioner Vivar questioned the applicant whether the business had any expansion plans at the site.

Mr. Maddox stated the retail space has no plans for expansion, however Mr. Andy Singh (co-owner) does plan on occupying another suite for office use only and is considering purchasing the building in the future.

Vice Chair Zich asked the applicant on his availability to neighboring residents when they had concerns regarding the business. Mr. Maddox noted many of the residents have his email and phone number already and he is readily available to any concerned residents.

Discussion ensued regarding operation of the business and mitigation measures to ease concerns of the adjacent residential neighborhood.

Chair de Arakal asked the applicant to clarify the date of the initial outreach efforts to the adjacent residents, which Mr. Maddox answered as late May or early June of this year.

The Chair opened Public Comments.

PUBLIC COMMENT:

Claudia Tebbs, Costa Mesa resident, spoke in opposition to the application and her concerns regarding parking.

Speaker 2, spoke in opposition to the application and concerns regarding parking and close proximity to a residential neighborhood.

Marianne Orr, Costa Mesa resident, spoke in opposition to the application and her concerns on crime and parking.

Speaker 4, spoke in opposition to the application and spoke on her concerns of the close proximity to a residential neighborhood.

Shelly Walsh, Costa Mesa resident, spoke in opposition to the application and her concerns regarding crime increasing around a dispensary.

Scott Norville, Costa Mesa resident, spoke in favor of licensed cannabis dispensaries.

John Peterson, Costa Mesa resident, spoke in opposition to the application.

Ray Markley, adjacent business owner, spoke in opposition to the application and his concerns regarding parking.

Charles Clark, Costa Mesa resident, spoke in opposition to the application and his concerns regarding speeding and parking in his residential neighborhood.

Geraldine Favela, Costa Mesa resident, spoke in favor of the application and cannabis dispensaries.

Brenda Arnett, Costa Mesa resident, spoke in opposition to the application and her concerns on quality of life issues and quiet enjoyment of her home.

Ahmet Rahman, Costa Mesa resident, spoke in opposition to the application and his safety concerns.

Jerry Arnett, Costa Mesa resident, spoke in opposition to the application and quality of life issues.

Mike Musalee, Costa Mesa business owner, spoke in favor of the application and the co-owners of the business.

Elizabeth Moser, spoke on behalf of Tim Boss, Costa Mesa resident, who is in opposition to the application.

Chelsea Dalton, Costa Mesa resident, spoke in favor of the application and the business owners.

Susan Gabriel, Costa Mesa resident, spoke in opposition to the application.

Shelby, Costa Mesa resident/cannabis worker, spoke in favor of the application.

Speaker 19, spoke in opposition to the application.

Speaker 20, spoke in opposition to the application and his concerns of safety for the neighborhood.

David Walker, Costa Mesa resident, spoke in opposition to the application and his concerns of safety for the neighborhood.

Speaker 22, Costa Mesa resident, spoke in opposition to the application and her concerns for parking and safety in the neighborhood.

Speaker 23, Costa Mesa resident, spoke in opposition to the application and his concerns for safety in the neighborhood.

Ellen Walker, Costa Mesa resident, spoke in opposition to the application and the location of the business.

Linda Rank, Costa Mesa resident, spoke in opposition to the application and safety concerns.

Speaker 26, Costa Mesa resident, spoke in opposition to the application and safety concerns.

Cassius Rutherford, Costa Mesa resident, spoke on his observations at the location.

David Martinez, Costa Mesa resident, spoke on parking not being an issue in the area and active transportation.

The Chair closed Public Comments

The Chair invited the applicant to speak on public comments.

Andy Singh provided comments.

Discussion ensued regarding security operations at the location.

Commissioner Toler questioned Mr. Singh on the reasons for this business staying open later in the evening. Mr. Singh noted the City's ordinance allows the business stay open until 10:00 pm and noted most retail stores stay open late for business.

The Chair closed the public hearing.

Discussion ensued on whether another retailer or this applicant had submitted an application for a cannabis storefront on the second floor at this address.

Chair de Arakal made a motion, seconded by Vice Chair Zich.

Chair de Arakal spoke on his motion to deny the application.

Vice Chair Zich spoke on his second to deny the application.

Commissioner Vivar, Commissioner Rojas, Commissioner Toler and Commissioner Russell spoke in favor of the motion.

Chair de Arakal spoke on the City's code, the discretionary review by the Planning Commission and the location of this application adjacent to a residential neighborhood.

MOVED/SECOND: de Arakal/Zich

MOTION: Deny staff's recommendation.

The motion carried by the following roll call vote:

Ayes: de Arakal, Zich, Eret, Rojas, Russell, Toler, Vivar

Nays: None

Absent: None

Recused: None

Motion carried: 7-0

ACTION: The Planning Commission adopted a resolution to:

1. Find that CEQA does not apply to this project because it has been rejected and will not be carried out, pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a); and
2. Deny Planning Application 21-27.

RESOLUTION PC-2022-17 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA DENYING PLANNING APPLICATION 21-27 FOR A STOREFRONT RETAIL CANNABIS BUSINESS WITH DELIVERY (CM TRIANGLE) IN THE C1 ZONE AT 1072 BRISTOL STREET, SUITE 100.

The Chair explained the appeal process.

The Commission took a break at 8:48 p.m.

The Commission reconvened at 8:59 p.m.

2. PLANNING APPLICATION 21-17 FOR A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY LOCATED AT 2845 HARBOR BOULEVARD (MARKETPLACE)

Project Description: Planning Application 21-17 is a request for a Conditional Use Permit to operate a storefront retail cannabis business with delivery within an existing 4,073-square-foot commercial building located at 2845 Harbor Boulevard. The business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite and via delivery to private addresses, subject to conditions of approval.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Four ex parte communications to report:

Commissioner Eretz called the applicant, but did not receive a call return.

Commissioner Vivar had email communication regarding this item.

Commissioner Russell had email communication with the applicant.

Chair de Arakal received an email from applicant.

Assistant Planner Gabriel Villalobos, presented the staff report.

Commission and Staff:

Commissioner Eretz asked for clarification on alcoholic beverages sold on site. Senior Planner, Nancy Huynh, noted per State law cannabis beverages cannot be infused with alcohol.

Discussion ensued regarding the restriction of customer access to the driveway on Lemon Street, and driveway approach access on Ponderosa Street and Harbor Boulevard.

Commissioner Ereth asked whether this property fell into any of the housing opportunity sites along Harbor Boulevard. Assistant Director Scott Drapkin, confirmed the property is not an opportunity site.

Commissioner Vivar asked on the property ownership of the adjacent site, due to the shared access agreement for parking with this application. Mr. Villalobos noted the applicant is leasing both parcels from the same property owner in order to gain more parking spots and additional ingress and egress to the business.

Discussion ensued regarding vehicle ingress and egress on Ponderosa Street and traffic in the adjacent residential neighborhood.

Commissioner Vivar asked for clarification on the lease termination for the parcel, which staff answered.

Commissioner Rojas requested clarification on the distance between the Ponderosa Street entrance and the Harbor Boulevard entrance, which staff answered.

Chair de Arakal asked on trips per day to the site and how they were calculated. Senior Engineer Noel Casil explained how the trips were calculated for the site.

Chair de Arakal asked for clarification on the lease for the two parcels on site. Staff confirmed the applicant is leasing both parcels on the site.

The Chair opened Public Hearing.

Christopher Glew, applicant, stated he read and agreed to the conditions of approval.

Commission, Applicant and Staff:

Mr. Glew thanked staff and provided an overview of the business.

Commissioner Ereth had questions regarding ride sharing and technology, which the applicant noted they encourage employees to use Uber, and encourage residents to walk, ride or use bus transportation.

Discussion ensued regarding the planned security measures and job outreach efforts to local community colleges and neighborhoods.

Commissioner Vivar asked the applicant on their community outreach efforts to the residential neighborhoods and businesses near them, which Mr. Glew provided.

Discussion ensued regarding the second parcel being leased and the anticipated use for the extra parking on site.

Chair de Arakal noted the potential condition of a parking monitor for the first 90 days of the opening of the business, to monitor the traffic flow.

The Chair opened Public comments.

PUBLIC COMMENT:

Chelsea Fogelman, Costa Mesa resident and business owner, spoke in favor of the application.

The Chair closed Public comments.

The Chair closed the public hearing.

Commissioner Toler made a motion, seconded by Commissioner Russell.

Commissioner Toler spoke on his motion and approval of the application.

Chair de Arakal asked the maker of the motion and the second if they agreed to add an additional condition of approval to have two parking attendants to monitor the parking lot for first 90 days.

Commissioner Toler agreed, as did Commissioner Russell.

Commissioner Vivar spoke in favor of the motion.

Vice Chair Zich spoke in favor of the motion.

Chair de Arakal spoke in favor of the motion.

MOVED/SECOND: Toler/Russell

MOTION: Move staff's recommendation with added condition of approval.

The motion carried by the following roll call vote:

Ayes: de Arakal, Zich, Vivar, Toler, Russell, Rojas, Ereth

Nays: None

Absent: None

Recused: None

Motion carried: 7-0

ACTION: The Planning Commission adopted a resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 (Class 1), Existing Facilities and;
2. Approve Planning Application 22-17, subject to conditions of approval with added condition.

ADDED CONDITION:

Condition of Approval (Operational Conditions) No. 26 to read: In the first 90 days of business operations, there shall be at least two parking attendants to monitor the parking lot. The parking attendants shall be stationed near the driveway entrances to ensure that customers are not parking in the adjacent properties parking spaces, and to direct vehicles on-site so they do not queue on to Harbor Boulevard or Ponderosa Street. The attendants shall also ensure the parking lot is functioning efficiently without negatively impacting the existing businesses onsite and any surrounding properties. Economic and Development Services staff will periodically visit the business unannounced within the first 90 days on several occasions to verify the parking and circulation condition during normal hours of operation. After the initial 90 days, staff will determine if the parking attendants are still needed to maintain efficient parking and traffic flow.

RESOLUTION PC-2022-18 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 21-17 FOR A STOREFRONT RETAIL CANNABIS BUSINESS WITH DELIVERY (MARKETPLACE) IN THE C1 ZONE AT 2845 HARBOR BOULEVARD

The Chair explained the appeal process.

3. PLANNING APPLICATION 21-16 FOR A RETAIL CANNABIS STOREFRONT USE WITH DELIVERY LOCATED AT 1854 NEWPORT BOULEVARD

Project Description: Planning Application 21-16 is a request for a CUP to allow retail cannabis uses within an existing 1,300-square-foot building with delivery located at 1854 Newport Boulevard. The business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers' onsite and via delivery to private addresses, subject to conditions of approval.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Five ex parte communications to report:

Commissioner Eretz attempted to contact the applicant.

Commissioner Vivar had communication with Jim Fitzpatrick.

Commissioner Toler spoke with staff and the applicant.

Commissioner Russell exchanged emails with the applicant's representative.

Chair de Arakal received an email from the applicant's representative but did not respond.

Contract Planner Michelle Halligan, presented the staff report.

Commission and Staff:

Commissioner Eretz asked for clarification from staff that the signage for the building will remove any imaging of a cannabis leaf. Ms. Halligan noted the City code is very specific on not using a leaf or the word cannabis.

Commissioner Vivar requested clarification whether the site will only have two access points into the property. Active Transportation Coordinator Brett Atencio Thomas explained the access to the property (one on Broadway and one on Newport Boulevard) as recommended by staff.

Discussion ensued regarding the right turn only on Broadway, and hours of operation for the previous tenant.

The Chair opened the Public Hearing:

Christopher Glew, applicant, stated he read and agreed to the conditions of approval.

Commission, Applicant and Staff:

Mr. Glew thanked staff and provided a brief overview of the application.

Commissioner Eretz asked the applicant on their job recruitment efforts to hire local residents. Mr. Glew provided a brief outline on their recruitment efforts.

Discussion ensued regarding the one ingress/egress from Newport Boulevard and the one egress from Broadway.

Commissioner Vivar requested clarification on the vendor delivery times to the business, which Mr. Glew explained.

Vice Chair Zich commented on support of youth organizations by this business.

The Chair opened Public Comments.

PUBLIC COMMENT:

Speaker 1, expressed his support for the closing of one entrance on Newport Boulevard and pedestrian access.

The Chair closed Public Comments.

The Chair closed the Public Hearing.

Chair de Arakal made a motion, seconded by Commissioner Eretz.

Mr. Drapkin asked the Chair if he would include Transportation Services request in the motion limiting the ingress/egress to only one entrance on Newport Boulevard.

Chair de Arakal agreed, as did Commissioner Eretz.

Commissioner Toler, and Commissioner Eretz spoke in support of the motion.

Commissioner Vivar supports the motion and appreciated the applicants outreach to the community. He also agreed with Vice Chair Zich's comments on youth organizations.

MOVED/SECOND: de Arakal/Eretz

MOTION: Move staff's recommendation with added condition of approval.

The motion carried by the following roll call vote:

Ayes: de Arakal, Zich, Eretz, Rojas, Russell, Toler, Vivar

Nays: None

Absent: None

Recused: None

Motion carried: 7-0

ACTION: The Planning Commission adopted a resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 21-16, subject to conditions of approval with added condition.

ADDED CONDITION:

Condition of approval (Operational Conditions) No. 24 to read: The applicant shall submit a revised parking lot and circulation site plan to the Development Services Department that (1) removes the southerly driveway on Newport Boulevard, (2) revises the northerly driveway on Newport Boulevard to include ingress/egress and (3) the driveway on Broadway be limited to exit only for the right-hand turns only. A sign shall be posted on the private property near the exit of Broadway that indicates "Right-Hand Turns Only." The parking lot plan changes shall be subject to the approval of the Director of Public Works.

RESOLUTION PC-2022-19 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 21-16 FOR A STOREFRONT RETAIL CANNABIS BUSINESS WITH DELIVERY (DIPPITY BY MR. NICE GUY) IN THE C2 ZONE AT 1854 NEWPORT BOULEVARD

The Chair explained the appeal process.

DEPARTMENTAL REPORT(S)

1. Public Services Report – Mr. Yang reported the traffic signal at Baker Street and Randolph Avenue is now up and running.
2. Development Services Report – None.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – None.

ADJOURNMENT AT 10:28 P.M.

Submitted by:

SCOTT DRAPKIN, SECRETARY
COSTA MESA PLANNING COMMISSION



CITY OF COSTA MESA

77 Fair Drive
Costa Mesa, CA 92626

Agenda Report

File #: 23-1228

Meeting Date: 5/22/2023

TITLE:

GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA ONE-YEAR FY 2023-2024 AND FIVE-YEAR FY 2023-2028 CAPITAL IMPROVEMENT PROGRAMS

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION

PRESENTED BY: SEUNG YANG P.E., CITY ENGINEER AND SCOTT DRAPKIN,
ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES

CONTACT INFORMATION: Seung Yang, 714.754.5633; Seung.Yang@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

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. Approve the General Plan Conformity Resolution for the City of Costa Mesa one-year FY 2023-2024 and five-year FY 2023-2028 Capital Improvement Program (CIP).

RESOLUTION NO. PC-2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE PROPOSED ONE-YEAR FY 2023-2024 AND FIVE-YEAR FY 2023-2028 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;

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 2023-2024 and five-year FY 2023-2028 Capital Improvement Programs 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 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 2023-2024 and five-year 202-2028 Capital Improvement Programs 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 2023-2024 and five-year FY 2023-2028 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 22nd day of MAY, 2023.

Adam Ereth, Chair
Costa Mesa Planning Commission

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

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2023-__ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on May 22, 2023 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2022-__

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program
From Proposed Fiscal Year 2023-24 Through Fiscal Year 2027-2028

Category/Project Title	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Future	Total
ENERGY & SUSTAINABILITY							
1 City Hall - Solar Rooftop/ Canopy Project	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ 400,000
2 City Hall HVAC Retrofit Project	\$ -	\$ 600,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ 1,800,000
3 Citywide - Costa Mesa Green Business Program	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 200,000	\$ 400,000
4 Citywide - Drought Resistant Landscape and Vegetation Replacement	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 600,000	\$ 1,400,000
5 Citywide - Energy Efficiency Projects	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 300,000	\$ 700,000
6 Fire Stations - Electric Vehicle Charging Stations	\$ -	\$ 220,000	\$ 165,000	\$ -	\$ -	\$ -	\$ 385,000
7 Various Facilities - Electric Vehicle Charging Stations	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000
TOTAL ENERGY & SUSTAINABILITY	\$ -	\$ 1,520,000	\$ 1,465,000	\$ 1,100,000	\$ 500,000	\$ 1,250,000	\$ 5,835,000
FACILITIES							
8 Balearic Center - ADA Upgrades (Exterior Restrooms)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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	\$ 282,800	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,282,800
13 City Hall - 1st Floor ADA Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
14 City Hall - 1st Floor Finance Security & Efficiency Reconfiguration	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
15 City Hall - 3rd Floor Reception Area Renovation	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
16 City Hall - All Doors Lock Replacement and Re-Key	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
17 City Hall - Curtain and Window Improvements (1 floor per year)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ 550,000
18 City Hall - Generator Replacement	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
19 City Hall - Remodel Outdoor Patio Landing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000
20 City Hall - Training Room	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
21 City Hall Breezway Roof	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
22 Civic Center - Painting, Carpet Replacement, and Miscellaneous Improvements	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 650,000
23 Corp Yard - Construction of Breakroom and Additional Office Spaces	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000
24 Corp Yard - Fleet Extent Bay #2 on North Side of Building for Fire Apparatus	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 250,000	\$ 275,000
25 Corp Yard - Old Facility Perimeter Concrete Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000
26 Corp Yard- Installation of HVAC Rooftop Unit	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000
27 Costa Mesa Country Club Grounds Improvements	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 900,000
28 Costa Mesa Country Club Modernization	\$ 400,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000
29 Downtown Aquatic Center Pool Gutter Grates	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ 55,000
30 Fire Department Community Risk Reduction Office Expansion	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
31 Fire Station 2 Reconstruction	\$ 1,000,000	\$ 6,000,000	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program From Proposed Fiscal Year 2023-24 Through Fiscal Year 2027-2028

Category/Project Title	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Future	Total
FACILITIES (continued)							
32 Fire Station 3 Apparatus Door Replacement	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
33 Fire Station 3 Replacement Fuel Tank	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,000
34 Fire Station 4 Living Quarters Reconstruction	\$ -	\$ -	\$ -	\$ 6,000,000	\$ -	\$ -	\$ 6,000,000
35 Fire Station 6 Repair Perimeter Walls	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
36 Fire Stations - Minor Projects at Various Fire Stations	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 550,000
37 Fleet Shop Doors	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
38 Fleet Shop Hoists	\$ -	\$ -	\$ 375,000	\$ -	\$ -	\$ -	\$ 375,000
39 Fleet Shop Work Station	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
40 Mesa Verde Library - ADA Compliance Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ 550,000
41 Mesa Verde Library - Roof Replacement	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
42 Norma Hertzog Community Center AV System Repair & Upgrades	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ 55,000
43 Norma Hertzog Community Center Roof Replacement	\$ -	\$ 215,000	\$ -	\$ -	\$ -	\$ -	\$ 215,000
44 Police Department - Carpet Replacement & Interior and Exterior Repaint	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
45 Police Department - Communications Generator Replacement	\$ -	\$ 330,000	\$ -	\$ -	\$ -	\$ -	\$ 330,000
46 Police Department - Emergency Communications Facility Remodel	\$ -	\$ 100,000	\$ 750,000	\$ -	\$ -	\$ -	\$ 850,000
47 Police Department - Emergency Operations Center Equipment Update	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
48 Police Department - Locker Rooms HVAC Improvements	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ 220,000
49 Police Department - Property & Evidence Warehouse Remodel	\$ -	\$ 150,000	\$ 600,000	\$ -	\$ -	\$ -	\$ 750,000
50 Police Department - Shop Expansion for Mobile Command Vehicle	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
51 Senior Center - HVAC Control	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
52 Senior Center - Painting and Power Wash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
53 Senior Center - Roof Drain Piping Replacement	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
54 Various Facilities - HVAC Replacement Program	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 1,000,000	\$ 1,600,000
55 Westside Police Sub-Station Improvement Design	\$ 400,000	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,400,000
TOTAL FACILITIES	\$ 3,832,800	\$ 10,940,000	\$ 6,915,000	\$ 6,575,000	\$ 650,000	\$ 4,210,000	\$ 33,122,800
PARKS							
56 Balearic Community Center Asphalt Surfacing	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
57 Bark Park Renovation	\$ -	\$ -	\$ -	\$ 470,000	\$ -	\$ -	\$ 470,000
58 Brentwood Park Improvements	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
59 Butterfly Gardens	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 200,000
60 Davis School Field & Lighting - Design & Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,500,000
61 Del Mesa Park - Replace Existing Playground Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
62 Del Mesa Park - Replace Walkway Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ 45,000

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program From Proposed Fiscal Year 2023-24 Through Fiscal Year 2027-28

Category/Project Title	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Future	Total
PARKS (continued)							
63 Fairview Developmental Center Sports Complex	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 6,000,000
64 Fairview Park - Educational Hubs and Signage	\$ 90,000	\$ 88,000	\$ -	\$ -	\$ -	\$ -	\$ 178,000
65 Fairview Park - Fencing, Signage, and Trail Restoration	\$ 150,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 525,000
66 Fairview Park - Master Plan Implementation	\$ -	\$ 200,000	\$ 800,000	\$ -	\$ -	\$ -	\$ 1,000,000
67 Fairview Park - Mesa Restoration & Cultural Resource Preservation CA-ORA-58	\$ 2,000,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ 5,000,000	\$ 10,000,000
68 Fairview Park - Pump Station and Wetlands Recirculation System	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
69 Fairview Park - West Bluff Stabilization and Restoration	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
70 Gisler Park - Light Poles Replacement	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ 90,000
71 Golf Course Pocket Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,000	\$ 135,000
72 Harper Park Playground Replacement	\$ -	\$ 190,000	\$ -	\$ -	\$ -	\$ -	\$ 190,000
73 Heller Park - Replace Existing Restroom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000
74 Jack Hammett Sports Complex LED Retrofit	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,000
75 Shalimar Park Improvements	\$ 1,000,000	\$ -	\$ 350,000	\$ 3,500,000	\$ -	\$ -	\$ 4,850,000
76 Tennis Center Improvements	\$ 320,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320,000
77 TeWinkle Athletic Complex Improvements	\$ 1,150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,150,000
78 TeWinkle Bark Park LED Retrofit	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000
79 TeWinkle Park Lake Repairs	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
80 Kaiser Lighting and Turf	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,600,000	\$ 8,600,000
81 Ketchum-Libolt Park Expansion	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000
82 Lions Park - Open Space Improvements	\$ -	\$ 50,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ 650,000
83 Lions Park Café	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000
84 TeWinkle Skate Park Expansion	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
85 Marina View Park Playground Replacement	\$ -	\$ 190,000	\$ -	\$ -	\$ -	\$ -	\$ 190,000
86 Moon Park - Replace Existing Playground Equipment (2 areas)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ 175,000
87 Park Security Lighting Replacement Program	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 900,000
88 Park Sidewalk / Accessibility Program	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
89 Parsons - Lighting and Turf	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500,000	\$ 5,500,000
90 Shiffer Park - Replace Existing Playground Equipment (2 Areas)	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ 175,000
91 Shiffer Park - Restroom Improvements	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ 75,000
92 Smallwood Park - Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000
93 TeWinkle Athletic Complex - Batting Cage Structure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,000	\$ 102,000
94 TeWinkle Park - Amphitheater	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
95 TeWinkle Park - Drainage Swale - North Boundary	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000
96 TeWinkle Park - Landscape Buffer North Boundary	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program From Proposed Fiscal Year 2023-24 Through Fiscal Year 2027-2028

Category/Project Title	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Future	Total
PARKS (continued)							
97 TeWinkle Park - Landscape Median Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 275,000
98 TeWinkle Park - Security Lighting Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 275,000
99 Various Parks - Parking Lot Rehabilitation	\$ -	\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 450,000
100 Various Parks - Playground Repairs and Replacement	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
101 Victoria Avenue Corridor Development	\$ -	\$ 650,000	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 1,750,000
102 Vista Park - Picnic Shelter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ 165,000
103 Wakeham Park - Playground and Planter Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,000	\$ 190,000
104 Westside Park Development	\$ -	\$ 3,000,000	\$ 3,350,000	\$ 2,350,000	\$ 2,000,000	\$ 2,000,000	\$ 12,700,000
105 Westside Skate Park	\$ -	\$ -	\$ -	\$ 100,000	\$ 500,000	\$ -	\$ 600,000
106 Wilson Park - Replace Existing Restroom w/Pre-Fabricated	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
107 Wimbledon Park Exercise Equipment Replacement	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ 110,000
TOTAL PARKS	\$ 15,290,000	\$ 4,943,000	\$ 9,775,000	\$ 7,145,000	\$ 2,925,000	\$ 36,887,000	\$ 76,965,000
PARKWAY & MEDIAN							
108 Arlington Dr. at Newport Blvd. - Streetscape Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000	\$ 180,000
109 Arlington Drive - Bark Park Parking Lot Landscape Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
110 Citywide Neighborhood Entry Improvements	\$ -	\$ 300,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,100,000
111 Fairview Road - Median Landscape Rehabilitation	\$ -	\$ 10,000	\$ 100,000	\$ -	\$ -	\$ -	\$ 110,000
112 Gisler Ave Landscape Improvements	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 350,000
113 Gisler Avenue - Bike Trail Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ 165,000
114 Newport Boulevard Landscape Improvements - 19th St. to Bristol St.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000	\$ 1,100,000
115 Newport Boulevard Landscape Improvements - S/O 17th Street	\$ -	\$ 25,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 275,000
116 Parkway & Medians Improvement Program	\$ 175,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 2,425,000
117 Tree Planting Program	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
118 Victoria Street - Parkway Landscape Rehabilitation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000
119 Westside Restoration Project	\$ 200,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,450,000
TOTAL PARKWAY & MEDIAN	\$ 375,000	\$ 1,085,000	\$ 1,650,000	\$ 950,000	\$ 950,000	\$ 3,145,000	\$ 8,155,000
STREETS							
120 Brentwood Ave. - Storm Drain System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 793,040	\$ 793,040
121 Cherry Lake Storm Drain System - Phase I, II & III	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,721,600	\$ 2,721,600
122 Cherry Lake Storm Drain System - Phase IV & V	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,009,360	\$ 2,009,360
123 Citywide Alley Improvements	\$ 100,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 1,100,000

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program From Proposed Fiscal Year 2023-24 Through Fiscal Year 2027-2028

Category/Project Title	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Future	Total
STREETS (continued)							
124 Citywide Catch Basin and Water Quality Improvement Project	\$ 200,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 120,000	\$ 440,000
125 Citywide Storm Drain Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000,000	\$ 15,000,000
126 Citywide Street Improvements	\$ 2,900,000	\$ 5,500,000	\$ 6,000,000	\$ 6,500,000	\$ 6,500,000	\$ 7,500,000	\$ 34,900,000
127 Fairview Road Rehabilitation Project (RMRA)	\$ 2,780,829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,780,829
128 Westside Storm Drain Improvements	\$ -	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 7,750,000
TOTAL STREETS	\$ 5,980,829	\$ 7,580,000	\$ 8,080,000	\$ 8,080,000	\$ 8,080,000	\$ 29,694,000	\$ 67,494,829
TRANSPORTATION							
129 Adams Avenue Active Transportation (ATP) Improvements (Royal Palm to Santa Ana River	\$ -	\$ -	\$ 5,000,000	\$ -	\$ -	\$ -	\$ 5,000,000
130 Adams Avenue at Pinecreek Drive Improvements	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000
131 Adams Avenue Bicycle Facility Project from Fairview to Harbor	\$ 500,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
132 Adams Avenue Undergrounding Project	\$ 1,250,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
133 Airport Channel/Delhi Channel Multi-Use Trail	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,540,000	\$ 2,540,000
132 Baker - Coolidge Ave Traffic Signal Modifications	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
135 Baker Street at Babb Street Signal Modifications	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000
136 Bicycle and Pedestrian Infrastructure Improvements	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
137 Bristol St. / Baker St. - Intersection Improvement (Add EBT, WBT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 962,500	\$ 962,500
138 Bristol St. / I-405 NB - Ramps (Add WBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ 90,000
139 Bristol St. / Paularino Ave. (Add 2nd WBL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,210	\$ 300,210
140 Bristol St. / Sunflower Ave. - Intersection Improvement (Add 3rd NBL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,130,000	\$ 1,130,000
141 Bristol Street (Bear St. to Santa Ana Av.) - Bicycle Facility	\$ -	\$ -	\$ 75,000	\$ 450,000	\$ -	\$ -	\$ 525,000
142 Citywide Bicycle Rack Improvements	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 25,000	\$ 25,000	\$ 200,000
143 Citywide Bicycle Trail Wayfinding Signage	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
144 Citywide Class II, III and IV Bicycle Projects	\$ 200,000	\$ 200,000	\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,000,000
145 Citywide Neighborhood Traffic Improvements	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 450,000
146 Citywide Traffic Signal Improvements	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000
147 Costa Mesa ITS Improvements (Communications, Central Sys. CCTV)	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000
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 Fairview Channel Trail - Placentia Ave (n/o park) to Placentia Ave (s/o park)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,080,000	\$ 1,080,000
151 Fairview Road at Belfast Avenue New Traffic Signal	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000
152 Fairview Road Improvement Project from Fair to Newport	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program From Proposed Fiscal Year 2023-24 Through Fiscal Year 2027-2028

Category/Project Title	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Future	Total
TRANSPORTATION (continued)							
153 Fairview Road./ Wilson St. - Improvements (Add EBT, WBT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,525,000	\$ 1,525,000
154 Gisler Ave Class IV Cycle Tracks from Gibraltar Ave to Harbor Blvd	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
155 Gisler Ave Multi-use Trail from Gisler Ave Class II facility to Fairview Rd	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000
156 Greenville-Banning Channel Phase 1 (Sunflower Ave to South Coast Drive)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 870,000	\$ 870,000
157 Greenville-Banning Channel Phase 2 (Santa Ana River Trail to South Coast Dr.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,280,000	\$ 3,280,000
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./ Adams Ave. - Intersection Improvements (Add NBL, NBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 6,000,000
162 Harbor Blvd./ MacArthur - Bus Turnout	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 396,000	\$ 396,000
163 Hyland Ave. / I-405 NB Ramp & South Coast Drive (Add 2nd WBT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 863,000	\$ 863,000
164 Mesa Del Mar Multi-Modal Access and Circulation Improvements	\$ -	\$ 500,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 750,000
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	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
167 New Sidewalk/Missing Link Program	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
168 Newport Blvd. Northbound at Del Mar (Add WBTR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,000	\$ 132,000
169 Newport Blvd. Northbound/22nd St. (Add WBTR, convert NBT to NBTR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
170 Newport Blvd. Southbound at Fair Dr. (Add 2nd SBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800,000	\$ 800,000
171 Newport Blvd./17th St. (Add NBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
172 Orange Coast College West Bicycle Trail	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 760,000	\$ 760,000
173 Paularino Channel - Multipurpose Trail	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,500,000
174 Placentia Av./19th St. (Add SBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 386,000	\$ 386,000
175 Placentia Av./20th St. HAWK Signal	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ 175,000
176 Placentia Ave Multi-Use Path from Joann Trail to Estancia High School	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
177 Priority Sidewalk Repair	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
178 Safe Routes to School Action Plan	\$ 788,090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788,090
179 Santa Ana/Delhi Channel Multi-Use Trail from Santa Ana Ave to east City boundary	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000
180 Signal Modernization for Multi-Modal Systemic Safety Improvements	\$ -	\$ 4,340,100	\$ -	\$ -	\$ -	\$ -	\$ 4,340,100
181 Signal System Upgrade - Paularino, Fair, Wilson, Anton	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ 900,000
182 SR-55 Frwy. N/B / Baker St. - Intersection Improvement (Add NBL, EBL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,370,000	\$ 1,370,000
183 SR-55 Frwy. N/B / Paularino Ave. - Intersection Improvement (Add WBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 642,750	\$ 642,750
184 SR-55 Frwy. S/B / Baker St. - Intersection Improvement (Add SBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625,350	\$ 625,350

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program

From Proposed Fiscal Year 2023-24 Through Fiscal Year 2027-2028

Category/Project Title	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Future	Total
TRANSPORTATION (continued)							
185 SR-55 Frwy. S/B / Paularino Ave. - Intersection Improvement (Add SBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 413,730	\$ 413,730
186 Superior Av./17th St. (Convert WBT to WBTL, NBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 700,000
187 Susan Street Multi-Use Path from I-405 to South Coast Drive	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,000	\$ 420,000
188 Vanguard Way/Santa Isabel Ave. (Fair Dr. to Irvine Av.) - Bicycle Facility	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000
189 West 17th St. Widening - (Newport Boulevard to Placentia Avenue)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 1,200,000
190 Wilson Street (Fairview Rd. to Santa Ana Av.) - Bicycle Facility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
191 Wilson Street Widening - from College Ave. to Fairview Rd.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000,000	\$ 20,000,000
TOTAL TRANSPORTATION	\$ 5,603,090	\$ 8,340,100	\$ 8,525,000	\$ 1,775,000	\$ 1,200,000	\$ 64,523,740	\$ 89,966,930
Total Five-Year Capital Improvement Projects	\$ 31,081,719	\$ 34,408,100	\$ 36,410,000	\$ 25,625,000	\$ 14,305,000	\$ 139,709,740	\$ 281,539,559

CAPITAL IMPROVEMENT PROGRAM

Capital Improvement Projects by Funding Source
Proposed Fiscal Year 2023-24

No. Category/Project Title	Gas Tax (HUTA) Fund	Park Dev. Fees Fund	Drainage Fund	Traffic Impact Fee Fund	Gas Tax (RMRA) Fund	Capital Improve. Fund	Measure M2 Regional Fund	Measure M2 Fairshare Fund	Golf Course Improv. Fund	Grant Fund	Total
	201	208	209	214	251	401	415	416	413	230/231/232	
FACILITIES											
1 Building Modification Projects						\$ 282,800					\$ 282,800
2 City Hall - 1st Floor Finance Security & Efficiency Reconfiguration						\$ 250,000					\$ 250,000
3 Civic Center - Painting, Carpet Replacement, and Miscellaneous Improvements						\$ 150,000					\$ 150,000
4 Corp Yard- Installation of HVAC Rooftop Unit						\$ 125,000					\$ 125,000
5 Costa Mesa Country Club Grounds Improvements								\$ 300,000			\$ 300,000
6 Costa Mesa Country Club Modernization						\$ 400,000					\$ 400,000
7 Fire Station 2 Reconstruction						\$ 1,000,000					\$ 1,000,000
8 Fire Station 3 Replacement Fuel Tank						\$ 275,000					\$ 275,000
9 Fire Stations - Minor Projects at Various Fire Stations						\$ 150,000					\$ 150,000
10 Police Department - Carpet Replacement & Interior and Exterior Repaint						\$ 500,000					\$ 500,000
11 Westside Police Sub-Station Improvement Design						\$ 400,000					\$ 400,000
TOTAL FACILITIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,532,800	\$ -	\$ -	\$ 300,000	\$ -	\$ 3,832,800
PARKS											
12 Balearic Community Center Asphalt Surfacing						\$ 150,000					\$ 150,000
13 Brentwood Park Improvements					\$ 400,000						\$ 400,000
14 Fairview Park - Educational Hubs and Signage					\$ 90,000						\$ 90,000
15 Fairview Park - Fencing, Signage, and Trail Restoration					\$ 150,000						\$ 150,000
16 Fairview Park - Mesa Restoration & Cultural Resource Preservation CA-ORA-58									\$ 2,000,000	\$ 2,000,000	
17 Fairview Park - Pump Station and Wetlands Recirculation System									\$ 500,000	\$ 500,000	
18 Fairview Park - West Bluff Stabilization and Restoration									\$ 2,000,000	\$ 2,000,000	
19 Jack Hammett Sports Complex LED Retrofit									\$ 900,000	\$ 900,000	
20 Shalimar Park Improvements									\$ 1,000,000	\$ 1,000,000	
21 Tennis Center Improvements									\$ 320,000	\$ 320,000	
22 TeWinkle Athletic Complex Improvements									\$ 1,150,000	\$ 1,150,000	
23 TeWinkle Bark Park LED Retrofit									\$ 130,000	\$ 130,000	
24 TeWinkle Park Lake Repairs									\$ 2,000,000	\$ 2,000,000	
25 Ketchum-Libolt Park Expansion									\$ 1,200,000	\$ 1,200,000	
26 Lions Park Café									\$ 1,200,000	\$ 1,200,000	
27 TeWinkle Skate Park Expansion									\$ 2,000,000	\$ 2,000,000	
28 Park Sidewalk / Accessibility Program						\$ 50,000					\$ 50,000
29 Various Parks - Playground Repairs and Replacement						\$ 50,000					\$ 50,000
TOTAL PARKS	\$ -	\$ 640,000	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 14,400,000	\$ 15,290,000	

CAPITAL IMPROVEMENT PROGRAM

Capital Improvement Projects by Funding Source Proposed Fiscal Year 2023-24

No. Category/Project Title	Gas Tax (HUTA) Fund	Park Dev. Fees Fund	Drainage Fund	Traffic Impact Fee Fund	Gas Tax (RMRA) Fund	Capital Improve. Fund	Measure M2 Regional Fund	Measure M2 Fairshare Fund	Golf Course Improv. Fund	Grant Fund	Total
	201	208	209	214	251	401	415	416	413	230/231/232	
PARKWAY & MEDIANS											
30 Parkway & Medians Improvement Program											\$ 175,000
31 Westside Restoration Project											\$ 200,000
TOTAL PARKWAY & MEDIANS	\$ - \$ - \$	- \$ - \$ - \$	- \$ - \$	- \$ - \$	- \$ 200,000	\$ 200,000	\$ - \$ 175,000	\$ - \$	\$ - \$	- \$ - \$	\$ 375,000
STREETS											
32 Citywide Alley Improvements											\$ 100,000
33 Citywide Catch Basin and Water Quality Improvement Project											\$ 200,000
34 Citywide Street Improvements											\$ 2,900,000
35 Fairview Road Rehabilitation Project (RMRA)											\$ 2,780,829
TOTAL STREETS	\$ - \$ - \$	- \$ 40,000	\$ - \$	- \$ 2,780,829	\$ 900,000	\$ 160,000	\$ 2,100,000	\$ - \$	\$ - \$	- \$ - \$	\$ 5,980,829
TRANSPORTATION											
36 Adams Avenue at Pinecreek Drive Improvements											\$ 1,200,000
37 Adams Avenue Bicycle Facility Project from Fairview to Harbor											\$ 500,000
38 Adams Avenue Undergrounding Project											\$ 1,250,000
39 Baker Street at Babb Street Signal Modifications											\$ 240,000
40 Bicycle and Pedestrian Infrastructure Improvements											\$ 50,000
41 Citywide Bicycle Trail Wayfinding Signage											\$ 50,000
42 Citywide Class II, III and IV Bicycle Projects											\$ 200,000
43 Citywide Neighborhood Traffic Improvements											\$ 75,000
44 Fairview Road at Belfast Avenue New Traffic Signal											\$ 600,000
45 Fairview Road Improvement Project from Fair to Newport											\$ 650,000
46 Safe Routes to School Action Plan											\$ 630,472
TOTAL TRANSPORTATION	\$ 400,000	\$ - \$ - \$	- \$ 2,000,000	\$ - \$ 1,532,618	\$ 157,618	\$ - \$ 1,040,000	\$ - \$ 630,472	\$ - \$	\$ - \$	- \$ - \$	\$ 5,603,090
Total One-Year Capital Improvement Projects	\$ 400,000	\$ 640,000	\$ 40,000	\$ 2,000,000	\$ 2,780,829	\$ 6,415,418	\$ 160,000	\$ 3,315,000	\$ 300,000	\$ 15,030,472	\$ 31,081,719



CITY OF COSTA MESA

77 Fair Drive
Costa Mesa, CA 92626

Agenda Report

File #: 23-1225

Meeting Date: 5/22/2023

TITLE:

PLANNING APPLICATION 22-14 AND TENTATIVE PARCEL MAP 2022-139 FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 185 ROCHESTER STREET

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION

PRESENTED BY: JEFFREY RIMANDO, ASSISTANT PLANNER

CONTACT INFORMATION: JEFFREY RIMANDO, 714-754-5012;
Jeffrey.Rimando@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15) Minor Division of Land, and Section 15303 (Class 3) New Construction or Conversion of Small Structures; and
2. Approve Planning Application 22-14 and Parcel Map 20-04 (Tentative Parcel Map 2022-139), subject to conditions of approval.



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: May 22, 2023

ITEM NUMBER: PH-1

SUBJECT: PLANNING APPLICATION 22-14 AND TENTATIVE PARCEL MAP 2022-139 FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 185 ROCHESTER STREET

FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

PRESENTATION BY: JEFFREY RIMANDO, ASSISTANT PLANNER

FOR FURTHER INFORMATION **JEFFREY RIMANDO**
CONTACT: **714-754-5012**
Jeffrey.Rimando@costamesaca.gov

RECOMMENDATION

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15) Minor Division of Land, and Section 15303 (Class 3) New Construction or Conversion of Small Structures; and
2. Approve Planning Application 22-14 and Parcel Map 20-04 (Tentative Parcel Map 2022-139), subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT

The authorized agent and property owner is William Yang of 185 Rochester Street Costa Mesa LLC.

PLANNING APPLICATION SUMMARY

Location:	185 Rochester Street	Application Numbers:	PA-22-14, PM 20-04 (TPM 2022-139)
Request:	Design Review and Tentative Parcel Map for a residential small lot subdivision project consisting of two, two-story, detached single family dwelling units with attached two-car garages.		

SUBJECT PROPERTY:
SURROUNDING PROPERTY:

Zone:	R2-HD (Multiple-Family Residential, High Density)	North:	R2-HD
General Plan:	High Density Residential	South:	R3 (Multiple-Family Residential),
Lot Dimensions:	45 FT x 140 FT	East:	AP (Administrative and Professional)
Lot Area:	6,343 SF	West:	R2-HD
Existing Development:	Existing single-family dwelling (to be demolished).		

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Small Lot Standards	Proposed/Provided
Lot Size		
Lot Width	N/A	Approx. 45 feet
Lot Area	N/A	Parcel 1 (Gross): 3,334 square feet Parcel 1 (Net): 3,199 square feet ¹ Parcel 2: 3,009 square feet
¹ Square footage of parcel after the dedication of a 3-foot sidewalk easement.		
Density/Intensity		
DUs / AC (Residential)	1 DU / 3,000 SF of Lot Area, 2 units maximum allowed	1 unit on each lot; 2 units total
Building Height		
	2 stories / 27 FT	Unit 1: 2 stories / 25 FT 4 IN Unit 2: 2 stories / 24 FT 8 IN
Building Coverage		
Building Footprint	N/A	2,088 SF (33.6%)
Driveways and Parking	N/A	1,921 SF (31%)
Overall Open Space	35% of development area	2,199.5 SF (35.4%)
Private Open Space	200 SF / Min. 10 FT	Unit 1: 207 SF / Min. 10 FT Unit 2: 281 SF / Min. 10 FT
Residential Design Guidelines		
2 nd floor to 1 st floor ratio	Maximum 100%	98% Unit 1 99% Unit 2
Development Lot Building Setbacks		
Front	20 FT	20 FT
Side (left / right)	5 FT	5 FT / 5 FT
Rear	15 FT	15 FT
Distance Between Main Buildings	6 FT	13 FT 6 IN
Parking		
Garage	2-car garage/unit	2-car garage/unit (4 spaces)
Open	2 spaces/unit	2 spaces/unit (4 spaces)
TOTAL:	8 spaces	8 spaces
CEQA Status	Exempt per CEQA Guidelines Section 15315 (Minor Division of Land) and Section 15303 (New Construction or Conversion of Small Structures)	
Final Action	Planning Commission	

BACKGROUND

The subject site is a 6,343-square-foot lot that is located on the southwest side of Rochester Street, between Newport Boulevard and Orange Avenue. The property is zoned Multi-Family Residential District, High Density (R2-HD) and has a General Plan land use designation of High Density Residential. The project site is currently developed with a single-family dwelling unit originally built in 1924.

The surrounding neighborhood contains a mixture of single-family and multi-family residential units to the north, west and south. The property to the east of the subject property (1755 Orange Avenue) is developed with a one-story multi-tenant commercial building.

DESCRIPTION

The project includes a request for approval of a Design Review Planning Application (PA 22-14) and a Tentative Parcel Map 2022-139 (Application Number PM 20-04). Approval of the applications would result in the subdivision of one lot to create two lots and the construction of two new single-family dwelling units (one unit on each lot). If approved, the existing residential unit will be demolished and site improvements, including new hardscape and landscaping, would occur.

Section 13-42.2 of the Costa Mesa Municipal Code (CMMC) requires that residential small lot subdivisions be processed through a “Design Review” application in addition to a tentative parcel map. The final review authority for the project is the Planning Commission.

ANALYSIS

Residential Small Lot Subdivision

Pursuant to CMMC Section 13-42.1, a residential small lot subdivision is allowed in multi-family residential districts, and is intended to provide flexible development standards to promote a wider range of homeownership opportunities in the City. Pursuant to CMMC Section 13-42.2, small lot subdivision standards are being applied. Further, small lot subdivisions shall be processed according to the City’s “Design Review” and State “Parcel Map” procedures.

The maximum density of a small lot subdivision is the same as the underlying zoning district (R2-HD Multiple-Family Residential, High Density District) and required development standards are specified pursuant to CMMC Section 13-42.3(b)(1-6). The R2-HD Multiple-Family Residential District, High Density is intended to promote the development of multi-family rental as well as ownership dwelling units. The maximum density allowed is three thousand (3,000) square feet per dwelling unit, which equals 14.52 dwelling units per gross acre. Pursuant to CMMC Section 13-42.1, Residential Small Lot Subdivisions are intended to provide flexible development standards and to

promote a wider range of homeownership of individual lots in multiple-family residential districts. In general, the Residential Small Lot Subdivision provisions promote smaller lot sizes that in-turn encourages affordability and individual home ownership.

A comparison of the Small Lot Subdivision standards and the proposed project is provided above in the “Development Standards Comparison” table. As indicated in this table, the project is designed in compliance with the City’s Residential Small Lot Subdivision development standards.

The proposed project consists of two, two-story single-family dwelling units with attached garages. The property is proposed to be subdivided to allow for individual ownership of the units. Each unit is separated by a minimum of 13'-3", which exceeds the minimum standard of six feet. Table 1 below provides a summary description of each proposed unit.

Table 1: Unit Characteristics

	1 st Floor Area (including Garage)	2 nd Floor Area (including balconies)	2 nd Floor: 1 st Floor Ratio	Bedroom Count	Bathrooms (Full/Half)	Parking Spaces (Garage/Open)	Lot Area (Net)
Front Home	1,052 SF	1,029 SF	0.98	3	2 Full 1 Half	2/2	3,199 SF
Rear Home	1,036 SF	1,033 SF	0.99	3	3 Full 1 Half	2/2	3,000 SF

All open parking spaces are located directly adjacent to the proposed garages and are surrounded by landscaped areas. The CMMC requires that each unit be provided a minimum of 200 square feet of open space with no dimension being smaller than 10 feet. The units are proposed to be constructed to comply with the CMMC required private open space. Each unit is proposed to provide adequate space for trash containers in the side and rear yards, and the trash areas are screened from the other units and the public rights-of-way by a proposed 6-foot block wall along the rear and side property lines.

Additionally, the City’s Residential Small Lot Subdivision Ordinance, pursuant to CMMC Section 13-42.3(c) also requires the following, which Staff has conditioned as Conditions of Approval Nos. 17, 18 and 19:

- 1. Common Space Care and Maintenance.** The developer of the project shall submit certain documents, such as a plan or manner of permanent care and maintenance of any project open spaces, recreational areas and commonly used areas/facilities, for review by the Planning Division and the City Attorney’s Office as applicable;
- 2. Buyer Disclosure.** The developer shall disclose general and specific information to buyers of issues regarding the property and its surroundings; and

3. **CC&Rs.** The developer shall provide a declaration of covenants that includes a homeowners association (HOA) or other maintenance association that requires membership of each new and successive property owner(s), provisions to manage parking, and that garages be kept available (clear) for resident parking.

Lastly, the State's Housing Accountability Act (Government Code Section 65589.5) applies to this project and generally requires that cities approve housing projects that are consistent with the General Plan and zoning, unless the City can make specific State mandated findings for denial (further discussed in the Alternatives section of this report). In this case, staff is recommending approval of the subject application.

Parking and Circulation

The project includes garage and open parking spaces as required by the Costa Mesa Municipal Code, as detailed in Table 2 below. Each unit is proposed to include an attached two-car garage and two open parking spaces which is required by CMMC Table 13-42 (Small Lot Subdivision Standards). A total of four (4) open parking spaces are provided with the proposed development with two open parking spaces adjacent to each unit, which complies with the minimum CMMC requirement (see the below Table 2).

Table 2: Parking Requirements

	Requirement	Proposed
Garage Parking Spaces	4 spaces (2 per unit)	4 spaces
Open Parking	2 spaces (2 per unit for three or more bedroom units)	4 spaces

In compliance with the CMMC, the project provides a minimum distance of 25 feet behind each site's parking spaces to allow for adequate vehicle back-up space. The CMMC requires that all parking and driveways shall consist of decorative concrete, pavers, or other material subject to review by the Development Services Director. Condition of Approval (COA) No. 16 is included to ensure driveway material compliance, to be approved prior to issuance of a building permit.

Residential Design Guidelines

The proposed small lot residential project has been designed with modern farmhouse design features. The immediately surrounding neighborhood features a diverse collection of architectural styles including other residences with modern and eclectic influences, and residences with craftsman features, Spanish eclectic styles, coastal bungalows, and minimal traditional styles. The proposed design meets the intent of the City's Residential Design Guidelines as follows:

- **Second-Story Design and Building Mass:** Each of the houses have been designed with articulation and off sets on the various elevations to avoid boxy

appearances. The east elevation of the front house (facing Rochester) includes a second story Juliette balcony, eave overhangs and architectural features above the entry porch providing for a varied elevation. The elevations for the proposed homes include multiple building planes and varied roof forms including multi-faced gables. The elevations also include varied facades and articulations with a stone veneer, stucco plaster, and siding.

- **Second Story Setbacks:** According to the Residential Design Guidelines, the project is exempt from the required 10-foot average side yard setback because the units being constructed are less than 2,700 square feet of living space. The proposed units range from 1,621 square feet to 1,633 square feet and the proposed second story setbacks along the right (west) and left (east) side property line is a minimum of five feet. Therefore, the project complies with the second-story setback requirements.
- **Elevation Treatments:** All units feature a variety of projections and feature articulation on each wall plan, varying roof types and materials. Building materials include stone veneer, stucco plaster, and vertical siding.
- **Window Placement:** Consideration for design and privacy has been provided in locating the windows on the property. The provided sight diagram demonstrates that first story windows are located to eliminate any direct views into neighboring units. In addition, a six-foot block wall is proposed to be constructed on the property line between the neighboring properties, which would further eliminate any privacy impacts for the existing neighboring properties. Second-story windows facing west and east are located without direct views into the neighboring existing properties.
- **Consistency in Architectural Design:** The proposed design includes modern farmhouse features with materials and finishes that remain durable and require minimal maintenance. In addition, each façade features a variety of overhangs, materials, and roof forms, which provides visual interest and façade articulation.

Fences and Walls

Pursuant to CMMC Section 13-75, the project includes a six-foot high block wall around the perimeter of the proposed development lot between the existing developments to the east, west and south. Within the required front setback area, the block wall will be reduced to a maximum of three feet in the southern portion of the lot and two feet 6 inches in the northern portion of the lot. The final design of the fences and walls will be reviewed as part of the building permit submittal. Any future modifications to fencing will be subject to review and approval of the Planning Division and may require building permits to be issued prior to installation. The heights and locations of walls and fences shall comply with the CMMC requirements as well as applicable visibility standards for traffic safety.

Landscaping

CMMC Section 13-106 requires that all landscape areas consist of drought tolerant plant material and shall meet the minimum number of plants types based on the total landscape square footage. The project proposes a total of 1,781 square feet of landscaping with a mixture of usable and decorative landscaping. The number of plants proposed is provided in Table 2 below.

Table 2: Landscaping Requirements

	Requirement	Proposed
Tree Count	8 (one 15-gallon tree or larger per 200 square feet of landscape area)	22
Shrub Count	71 (one shrub for every 25 square feet of landscape area)	72
Groundcover coverage	70% with the remaining area to incorporate uncontaminated compost/mulch	72%

As part of the building permit plan check review, landscape plans shall be prepared and certified by a California licensed landscape architect confirming that they comply with the CMMC and water efficiency landscape guidelines. Lighting is also required to be provided in all parking areas, vehicular access areas, and on major walkways. The applicant will be required to submit lighting plans with the building permit plan set.

Utilities

The CMMC requires that new construction provide undergrounding of all utilities on site, including existing utility poles. As required, all new utilities will be installed underground and that if any existing utilities are on site, they will also need to be undergrounded. Currently, utility poles are located across the street; however, COA No. 13 requires that any new backflow preventers or related equipment be installed outside of the front landscape setback and be screened from view from any location on- or off-site. As required by the CMMC, all utility meters shall be screened from view from the public right of way and neighboring properties. COA No. 28, specifies that prior to building permit approval, the applicant shall submit for approval of a comprehensive utilities plan to ensure that the water and sewer mains are adequate, and utility upgrades will be required if the infrastructure is not adequate. The plan will be reviewed by both the City's Building Division and Public Works Department.

Tentative Parcel Map 2022-139

The proposed tentative parcel map would subdivide a 6,343-square-foot parcel into two parcels of 3,210 square feet and 3,000 square feet respectively, which complies with the R2-HD Multiple-Family Residential, High Density District maximum density of one unit per 3,000 square feet of lot area. The tentative parcel map also includes a three-foot wide

sidewalk easement at the north side of the property along Rochester Street to allow for the future increase in existing sidewalk width to eight feet. Furthermore, a 13-foot wide private access easement is proposed on the northern portion of Parcel 1 to allow driveway access to Parcel 2.

As indicated in the Justifications for Approval below, the project complies with all required findings to approve the Tentative Parcel Map pursuant to CMMC 13-29(g)(13) (Tentative parcel or tract map findings). In addition, pursuant to Section 66474 of the California Subdivision Map Act, a parcel map must be denied if one or more findings are made:

1. *“That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451;*
2. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;*
3. *That the site is not physically suitable for the type of development;*
4. *That the site is not physically suitable for the proposed density of development;*
5. *That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*
6. *That the design of the subdivision or type of improvements is likely to cause serious public health problems; and*
7. *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.”*

After careful consideration of the proposed development, staff believes that none of the above findings for denial can be made , as indicated further in the “Findings” section of this report. Therefore, staff supports the subdivision.

GENERAL PLAN CONFORMANCE

The proposed small lot residential development of two detached single-family dwelling units is consistent with the maximum allowable density of one dwelling unit per 3,000 square feet for the R2-HD zone and is within the maximum density allowed for the High

Density Residential General Plan land use designation, which is 20 dwelling units per acre. The following analysis further evaluates the proposed project's consistency with specific policies and objectives of the 2015-2035 General Plan.

1. **Objective LU-1A:** *Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.*

Consistency: The project is an infill residential project within the allowable density for the High Density Residential General Plan land use designation. Adequate infrastructure exists to serve the proposed project including water, electricity, gas, and sewer services. Therefore, the project is consistent with the General Plan objective. In addition, the project complies with the City's Residential Design Guidelines, and CMMC Design Review/Residential Small Lot Subdivision standards.

2. **Policy LU-1.3:** *Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing ownership opportunities.*

Consistency: The project consists of demolishing one single-family residential ownership unit and constructing two detached, single-family residential ownership units on individually-owned lots. Because the project consists of a parcel map and two detached units, the project complies with the policy. Ultimately, the project provides an additional residential ownership unit and therefore complies with Policy LU-1.3.

3. **Objective LU-2A:** *Promote land use patterns and development that contribute to community and neighborhood identity.*

Consistency: The project would allow for the redevelopment of a residential property that contains one unit built in 1924. The proposed project would construct two units with high quality designs and landscaping. The front unit is oriented toward the street and features a Juliette balcony and entry porch area facing the public right of way to improve the streetscape and overall neighborhood pedestrian scale. As a result, the project complies with the Objective.

4. **Policy HOU-3.4:** *Consider the potential impact of new housing opportunities and their impacts on existing residential neighborhoods when reviewing development applications affecting residential properties.*

Consistency: The project would be located in an established residential neighborhood, would increase the total number of housing units by one and increase the total opportunities for individual housing ownership in the

City. The project would not negatively affect surrounding residential properties as privacy impacts have been considered in the development of the project and the proposed development will improve streetscape aesthetics.

FINDINGS

Pursuant to Title 13, Section 13-29(g)(13) and (14), Findings for Tentative Parcel Maps and Design Review, 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 findings:

Tentative Parcel Map Findings – CMMC Section 13-29(g)(13)

- *The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zoning Code.*

The proposed parcel map is consistent with General Plan Land Use Objectives LU-1A, LU-2A, and Policy LU-1.3, in that adequate infrastructure exists to serve the proposed project; the subdivision allows for a project that would promote homeownership opportunities and improve the balance between rental and ownership housing in the City; the parcel map would allow for redevelopment of an existing parcel; and improve and maintain quality of environment and the neighborhood by improved architecture, aesthetics, and landscaping. The parcel map would allow for a new residential project that would not exceed the maximum allowable density of 20 units per acre and, therefore, would be consistent with the General Plan land use designation of High Density Residential and the R2-HD zone that allows for one unit per 3,000 square feet of lot area. The project design would also comply with all other development standards for a residential small lot subdivision. Lastly, the project would provide an additional housing unit consistent with satisfying the City's required Regional Housing Needs Assessment (RHNA).

- *The proposed use of the subdivision is compatible with the General Plan.*

The subject property has a General Plan land use designation of High Density Residential, which allows multi-family residential uses at a maximum of 20 dwelling units per acre. The Tentative Parcel Map proposes a residential use that does not exceed the maximum density allowed per the General Plan and therefore, the proposed use is compatible with the General Plan.

- *The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and General Plan, and consideration of appropriate environmental information.*

The existing property is already developed for residential purposes. The property is flat, located within an established residential neighborhood and suitable to accommodate two residential units. The size of the lot is also suitable since the proposed development meets all applicable development standards including, setbacks, parking, and open space. The parcel map proposes a maximum of one unit per 3,000 square feet of lot area, which is consistent with the maximum density allowed in the R2-HD zone. Adequate infrastructure exists to serve the proposed project and the project will not result in the loss of any habitat, result in a negative impact on the environment as a whole, or require extensive infrastructure improvements to provide service to the site.

- *The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.*

The parcel map would meet the applicable small lot development standards including minimum open space to take advantage of shade and prevailing breezes. The project provides 35.4 percent open space for the overall development and each unit will have over 207 square feet of private open space area. The open space will accommodate landscaping that can be provided throughout the site with adequate setbacks for airflow. The project is proposed to include operable windows and will be fully insulated as required by the building code.

- *The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.*

The project has been reviewed by the Public Works Department and there are no conflicts with the City's or other utility agencies' rights-of-way or easements. The project will improve pedestrian accessibility with the inclusion of a new three-foot sidewalk easement to allow for an increase in the width of the existing non-conforming sidewalk.

- *The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).*

The lot has been previously graded and contains connections to the public sewer system for the existing onsite residential unit. The parcel map would allow for a residential project that would not include physical changes to the lot that would result in discharge into the public sewer system in violation of State requirements. Furthermore, the applicant will be required to comply with the regulations set forth by the Costa Mesa Sanitation District and Mesa Water District. Compliance with the Costa Mesa Sanitation District and Mesa Water District involves the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction-related activities, which will specify the Best Management Practices

(BMPs) that the project will be required to implement during construction activities to ensure that all potential pollutants of concern (including sediment) are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property.

Design Review Findings – CMMC Section 13-29(g)(14)

- *The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the residential design guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.*

The project proposes a maximum density of one dwelling unit per 3,000 square feet of lot area, which is consistent with the maximum allowable density for the R2-HD zone and the High Density Residential General Plan land use designation. The project complies with all other applicable Zoning Code standards including setbacks, parking, and open space. The project design incorporates elevations with varied roof forms, articulation of roof forms, and projections including balconies, eaves, and overhangs in order to provide visual interest from the street. The exterior materials include a combination of stucco, stone veneer and siding which provides interest. The front unit is oriented toward the street, and includes a second-story Juliette balcony and an entry porch area. The landscaping throughout the project provides larger trees and more trees than are required by the Municipal Code. To avoid a boxy two-story appearance, articulation is provided by varying roof forms, wall planes, and exterior materials. The project will not result in privacy impacts to the surrounding residences based on the proposed window fenestration patterns and the proposed setbacks from the neighboring properties.

- *The visual prominence associated with the construction of a two-story house or addition in a predominantly single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls.*

The neighborhood includes a mixture of one-to-two-story residential properties. In addition, the second story design proposes a second-to-first floor ratio in compliance with the design guidelines with articulation on both roof forms and wall planes. The second floor is further enhanced with a balcony, modern fascia, and elevation treatments of varying materials on the first and second floor.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions, and Section 15303 (Class 3), New Construction or Conversion of Small Structure

Under Class 15, the division of property in urbanized areas is exempt from the provisions of CEQA if the subdivision: is zoned for residential use, is being subdivided into four or fewer parcels, conforms with the General Plan and Zoning Code, is serviceable by utilities and is accessible, was not involved in a division of a larger parcel within the previous two years, and has an average slope less than 20 percent. The proposed project meets the following conditions as described under CEQA Section 15315 in that:

- The project is entirely within the City of Costa Mesa and is consistent with the R2-HD Zoning Designation and the High Density Residential General Plan Designation because it proposes a minimum lot area and dimensions which comply with zoning requirements and proposes a number of residential units at the allowed zoning density (1 unit per 3,000 square feet of lot area) and below the allowed General Plan Land Use Density (20 units per acre). In addition, the residential use is compatible with the CMMC and the General Plan;
- The project site is serviceable by all utilities and is accessible to the public right of way;
- The parcel has not been involved in a previous subdivision in the previous two years; and
- The parcel has been previously graded and is flat and therefore contains an average slope less than 20 percent.

Under Class 3, a project is exempt from the provisions of CEQA if it includes the construction or conversion of less than three new single-family residences in an urbanized area. The proposed project meets this requirement in that it includes the replacement of an existing single-family residence with two new single-family residences in an urban area.

Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources. According to the City-Wide Historic Resources Survey for the City of Costa Mesa (Attachment 6), the property was acknowledged as ineligible for listing in the National Register.

ALTERNATIVES

Planning Commission alternatives include the following:

1. Approve the project. The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. 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 hearing 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.
3. 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.

Pursuant to the Housing Accountability Act (Government Code Section 65589.5), if the Planning Commission denies or reduces the proposed density of the proposed housing project, and the development is determined to be consistent with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, the Planning Commission must also make the following written findings for denial:

- The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density; and
- There is no feasible method to satisfactorily mitigate or avoid the adverse impact, other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density. Feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

LEGAL REVIEW

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

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d) of the Costa Mesa Municipal Code, 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. 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.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

As of the date this report was circulated, no written public comments have been received. Any public comments received prior to the May 22, 2023 Planning Commission meeting will be provided separately.

CONCLUSION

Approval of the project would allow the subdivision of one lot into two lots and the development of two detached single-family dwellings, one on each lot, on an R2-HD zoned property. The project is consistent with the General Plan and Zoning Code in regard to density, setbacks and development standards. The project would enhance the mix of housing types within the neighborhood, increase home ownership opportunities in the City, and is a neighborhood compatible development proposed in a mixture of existing single and multifamily homes that are one to two stories in height. Therefore, staff recommends approval of the project.

RESOLUTION NO. PC-2023-**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-14 AND TENTATIVE PARCEL MAP 2022-139 FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 185 ROCHESTER STREET**

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

WHEREAS, Planning Application 22-14 was filed by property owner William Yang, requesting approval of the following: Design Review and Tentative Parcel Map for a proposed residential small lot subdivision project. The project proposes to demolish the existing single-family residential unit, and to construct two new detached units with attached two-car garages. In addition, the project proposes a variety of site improvements including new hardscape and landscaping. The subject property is proposed to be subdivided under Tentative Parcel Map 2022-139.

WHEREAS, a duly noticed public hearing held by the Planning Commission on May 22, 2023 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 13315 (Class 15), for Minor Land Divisions and Section 15303 (Class 3), for New Construction or Conversion of Small Structures.

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 and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application 22-14 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 22-14 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, 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 22nd day of May, 2023.

Adam Ereth, Chair
Costa Mesa Planning Commission

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

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2023-__ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on May 22, 2023 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2023-__

EXHIBIT A

FINDINGS

A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(13), Findings for Tentative Parcel Maps because:

Finding: The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zoning Code.

Facts in Support of Finding: The proposed parcel map is consistent with General Plan Land Use Objectives LU-1A, LU-2A, and Policy LU-1.3, in that adequate infrastructure exists to serve the proposed project; the subdivision allows for a project that would promote homeownership opportunities and improve the balance between rental and ownership housing in the City; the parcel map would allow for redevelopment of an existing parcel; and improve and maintain quality of environment and the neighborhood by improved architecture, aesthetics, and landscaping. The parcel map would allow for a new residential project that would not exceed the maximum allowable density of 20 units per acre and, therefore, would be consistent with the General Plan land use designation of High Density Residential and the R2-HD zone that allows for one unit per 3,000 square feet of lot area. The project design would also comply with all other development standards for a residential small lot subdivision. Lastly, the project would provide an additional housing unit consistent with satisfying the City's required Regional Housing Needs Assessment (RHNA).

Finding: The proposed use of the subdivision is compatible with the General Plan.

Facts in Support of Finding: The subject property has a General Plan land use designation of High Density Residential, which allows multi-family residential uses at a maximum of 20 dwelling units per acre. The Tentative Parcel Map proposes a residential use that does not exceed the maximum density allowed per the General Plan and therefore, the proposed use is compatible with the General Plan.

Finding: The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and General Plan, and consideration of appropriate environmental information.

Facts in Support of Finding: The subject property is already developed for residential purposes. The property is flat, located within an established residential neighborhood and suitable to accommodate two residential units. The size of the lot is also suitable since the proposed development meets all applicable development standards including, setbacks, parking, and open space. The parcel map proposes a maximum of one unit per 3,000 square feet of lot area, which is consistent with the maximum density allowed in the R2-HD zone. Adequate

infrastructure exists to serve the proposed project and the project will not result in the loss of any habitat, result in a negative impact on the environment as a whole, or require extensive infrastructure improvements to provide service to the site.

Finding: The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.

Facts in Support of Findings: The parcel map would meet the applicable small lot development standards including minimum open space to take advantage of shade and prevailing breezes. The project provides 35.4 percent open space for the overall development and each unit will have over 207 square feet of private open space area. The open space will accommodate landscaping that can be provided throughout the site with adequate setbacks for airflow. The project is proposed to include operable windows and will be fully insulated as required by the building code.

Finding: The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

Facts in Support of Finding: The project has been reviewed by the Public Works Department and there are no conflicts with the City's or other utility agencies' rights-of-way or easements. The project will improve pedestrian accessibility with the inclusion of a new three-foot sidewalk easement to allow for an increase in the width of the existing non-conforming sidewalk.

Finding: The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).

Facts in Support of Finding: The lot has been previously graded and contains connections to the public sewer system for the existing onsite residential unit. The parcel map would allow for a residential project that would not include physical changes to the lot that would result in discharge into the public sewer system in violation of State requirements. Furthermore, the applicant will be required to comply with the regulations set forth by the Costa Mesa Sanitation District and Mesa Water District. Compliance with the Costa Mesa Sanitation District and Mesa Water District involves the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction-related activities, which will specify the Best Management Practices (BMP's) that the project will be required to implement during construction activities to ensure that all potential pollutants of concern (including sediment) are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property.

B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(14), Findings for Design Review because:

Finding: The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the residential design guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

Facts in Support of Finding: The project proposes a maximum density of one dwelling unit per 3,000 square feet of lot area, which is consistent with the maximum allowable density for the R2-HD zone and the High Density Residential General Plan land use designation. The project complies with all other applicable Zoning Code standards including setbacks, parking, and open space. The project design incorporates elevations with varied roof forms, articulation of roof forms, and projections including balconies, eaves, and overhangs in order to provide visual interest from the street. The exterior materials include a combination of stucco, stone veneer and siding which provides interest. The front unit is oriented toward the street, and includes a second-story Juliette balcony and an entry porch area. The landscaping throughout the project provides larger trees and more trees than are required by the Municipal Code. To avoid a boxy two-story appearance, articulation is provided by varying roof forms, wall planes, and exterior materials. The project will not result in privacy impacts to the surrounding residences based on the proposed window fenestration patterns and the proposed setbacks from the neighboring properties.

Finding: The visual prominence associated with the construction of a two-story house or addition in a predominantly single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls.

Facts in Support of Finding: The neighborhood includes a mixture of one-to-two-story residential properties. In addition, the second story design proposes a second-to-first floor ratio in compliance with the design guidelines with articulation on both roof forms and wall planes. The second floor is further enhanced with a balcony, modern fascia, and elevation treatments of varying materials on the first and second floor.

C. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions, and Section 15303 (Class 3), New Construction or Conversion of Small Structure

Under Class 15, the division of property in urbanized areas is exempt from the provisions of CEQA if the subdivision: is zoned for residential, is being subdivided

into four or fewer parcels, is conformant with the General Plan and Zoning Code, is serviceable by utilities and is accessible, was not involved in a division of a larger parcel within the previous two years, and has an average slope less than 20 percent. The proposed project meets the following conditions as described under CEQA Section 15315 in that:

- The project is entirely within the City of Costa Mesa and is consistent with the R2-HD Zoning Designation and the High Density Residential General Plan Designation because it proposes a minimum lot area and dimensions which comply with zoning requirements and proposes a number of residential units at the allowed zoning density (1 unit per 3,000 square feet of lot area) and below the allowed General Plan Land Use Density (20 units per acre). In addition, the residential use is compatible with the CMMC and the General Plan;
- The project site is serviceable by all utilities and is accessible to the public right of way.
- The parcel has not been involved in a previous subdivision in the previous two years.
- The parcel has been previously graded and is flat and therefore contains an average slope less than 20 percent.

Under Class 3, a project is exempt from the provisions of CEQA if it includes the construction or conversion of less than three new single-family residences in an urbanized area. The proposed project meets this requirement in that it includes the replacement of an existing single-family residence with two new single-family residences in an urban area.

Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources. According to the City-Wide Historic Resources Survey for the City of Costa Mesa (Attachment 6), the property was acknowledged as ineligible for listing in the National Register with no potential for any listing.

D. 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**

Plng. 1. Approval of Planning Application 22-14 and Tentative Parcel Map No. 2022-139 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 conditions of approval for PA-22-14 and Tentative Parcel Map No. 2022-139 shall be blueprinted on the face of the site plan as part of the plan check submittal package. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.

3. Second floor windows shall be designed and placed to minimize direct lines-of-sight into windows on adjacent neighboring properties, and to minimize visibility into abutting residential side and rear yards. Every effort shall be made to maintain the privacy of abutting property owners. Prior to issuance of a building permit, applicant shall provide a window placement study demonstrating compliance with this condition.

4. The final subdivision map shall be recorded with the County prior to the issuance of grading permits or building permits for the proposed development.

5. Prior to building permit final, the applicant shall install a 6-foot high decorative block wall along the side and rear setback lines. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screen by trees and landscaping. Any future modifications to the fencing on the interior property lines after project completion shall be first reviewed and approved by the Development Services Director and any required permits obtained prior to installation. The location and height of walls and fences shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress.

6. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Elevations shall not be modified unless otherwise approved by Development Services Director as consistent with the architectural design and features of the proposed development. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the

modification through a discretionary review process, or in the requirement to modify the construction to reflect the approved plans.

7. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
8. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.
9. Prior to issuance of building permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.
10. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.
11. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall show undisrupted access to other properties on the Alley and shall ensure that trash facilities are accessible at the south end of the Alley. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.
12. The ground floor exterior decks/patios shall not be built higher than six inches above natural grade.
13. Backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
14. The applicant, the property owner and the operator (collectively referred to as "indemnitors") shall each jointly and severally 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 City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the indemnitors' joint and several 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.

15. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (i.e. Water Efficient Landscape Guidelines). A landscape plan shall be submitted with the plan check submittal.
16. All driveways and parking areas shall be finished with decorative stamped concrete or pervious pavers. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
17. Prior to the issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Planning Division for review by the Development Services Director and City Attorney's Office. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's Office.
 - a. The CC&Rs shall contain restrictions requiring residents to park vehicles in garage spaces provided for each unit. Storage of other items may occur only to the extent that vehicles may still be parked within the required garage at the number of which the garage was originally designed and to allow for inspections by the association to verify compliance with this condition.
 - b. Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's Office and the Development Services Director before they become effective.
 - c. The CC&Rs shall contain restrictions prohibiting the outside storage of any boats, trailers, Recreational Vehicles, and similar vehicles.
18. Prior to issuance of a certificate of occupancy, the applicant shall file and record a declaration of covenants, conditions, and restrictions (CC&Rs) on the property. The establishment of a maintenance association is required. Prior to issuance of a building permit, a draft of the CC&Rs shall be remitted to the Development Services Director and City Attorney's Office for review and approval. The CC&Rs shall include ground rules for architectural control over future building modifications or additions, architectural design and guidelines for the property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts. The Development Services Director has the discretion to request any other provisions in the CC&Rs to promote self-governance between the two property owners.
19. The CC&Rs shall contain provisions requiring that the maintenance association effectively manage shared common improvements such as, but not limited to open parking, sidewalk, landscaping, lighting and drainage facilities. CC&Rs shall also contain provisions for a contract with a towing service to enforce the parking regulations.
20. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
21. The Maintenance Association, as applicable, shall submit a signed affidavit to the City of Costa Mesa on an annual basis to certify the following:
 - a. The two-car garages in the residential community are being used for vehicle parking by the resident(s).
 - b. The vehicle parking areas within the garage are not obstructed by storage items, including but not limited to, toys, clothing, tools, boxes, equipment, etc.

c. The resident(s) have consented to voluntary inspections of the garage to verify the parking availability, as needed.

The form and content of the affidavit shall be provided by the City Attorney's Office. Failure to file the annual affidavit is considered a violation of this condition.

22. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

23. Prior to issuance of Certificate of Occupancy (C of O) the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.

24. All utilities servicing irrigation, project lighting and other commonly serving improvements, shall be provided by (a) common meter(s) that is the shared responsibility for all property owners in the development project. The CC&Rs or other organizational documents shall include verbiage requiring the common meters for the life of the development project.

25. The precise grading plan shall clearly show the lowest and highest point of the development. The lowest point of the finished surface elevation of either the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five (5) feet from the building, between the building and a line five (5) feet from the building.

26. On-site lighting shall be provided in all parking areas, vehicular access ways, and along major walkways. The lighting shall be directed onto driveways and walkways within the project and away from dwelling units and adjacent properties to minimize light and glare impacts, and shall be of a type approved by the Development Services Director.

27. Prior to the issuance of Building Permits, 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.

28. Prior to building permit issuance, the applicant shall submit a comprehensive utilities plan that shows utility design, undergrounding and required dedications/easements. The plan will be reviewed by both the City's Building Division and Public Works Department

TRANS 29. The applicant shall submit a Traffic Impact Fee to the Transportation Division prior to issuance of building permits. The fee is required in an amount determined by the Transportation Division pursuant to the prevailing schedule of charges adopted by the City Council. The fee is calculated with consideration of standardized trip generation ratios for proposed uses and includes credits for existing uses. NOTE: The estimated Traffic Impact Fee for this application is \$2,009.25. The fee will be calculated at the time of issuance of building permits and based upon the prevailing schedule of charges 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.

Plng.

1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. The location and height of walls, fences, and landscaping shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress.
3. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
4. Development shall comply with all requirements of Section 13-32 and Article 2.5, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
5. Prior to the issuance of building permits, the applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
6. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suits, building, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
7. All on-site utility services shall be installed underground.
8. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
9. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
10. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
11. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
12. A minimum 20-foot by 20-foot clear inside dimension shall be provided for the two-car garages, with minimum garage door width of 16 feet and automatic garage door openers. The proposed garages shall be used for parking as required by code as it is not habitable space; further excess storage which prevents parking the required number of vehicles is prohibited.

Bldg.

13. Comply with the requirements of the following adopted codes: 2019 California Residential Code, 2019 California Building Code, 2019 California Electrical Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Green Building Standards Code and 2019 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing

Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.

14. Prior to issuing the Building permit the conditions of approval shall be on the approved Architectural plans.
15. Prior to the Building Div. (AQMD) issuing a demolition permit contact South Coast Air Quality Management District located at: 21865 Copley Dr. Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
Or
Visit their web site
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>
The Building Div. will not issue a demolition permit until an Identification no. is provided By AQMD
16. Submit a precise grading plans, an erosion control plan and a hydrology study. If it is determined that a grading plan is not required a drainage plan shall be provided.
17. Prior to issuing the Building permit, the rough grading certificate shall be submitted to the Building Division.
18. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
Or
Prior to pouring of concrete on foundation(s) a geologist or a Soil's Engineer shall be required to conduct soil testing and provide a written report to the city inspector. The report shall indicate if any critical expansive soil is present and what preventive solutions he/she recommends.
19. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2013 California Residential Code CRC 403.1.7.3
20. Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first 10 feet. CRC R401.3
21. Submit a soil's report for the project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
22. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
- Eng. 23. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements, sidewalk and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
24. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.

- 25. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
- 26. Obtain an encroachment permit from the Engineering Division for any work in the City public right-of-way. Pay required permit fee & cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
- 27. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for new driveway approaches.
- 28. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct residential sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
- 29. Show all existing and proposed easements.
- 30. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of approval of Plans.
- 31. Obtain permit from the City of Costa Mesa, Engineering Division to remove existing driveway and/or curb depression that will not be used per the approved offsite improvement plans.
- 32. In order to comply with the 2003 Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.
 - a) A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
 - b) Location of BMPs shall not be within the public right-of-way.
- 33. Submit Subdivision Application and comply with conditions of approval and code requirements.
- 34. Dedicate 3-foot public sidewalk easement behind the right-of-way line on Rochester Street.
- 35. Prior to building permit issuance, the Applicant shall submit for approval of a comprehensive utilities plan to ensure that the water and sewer mains are adequate, and upgrades will be required if the infrastructure is not adequate. The plan will be reviewed by both the City's Building Division and Public Works Department.
- Fire 36. Comply with the California Fire Code as adopted and amended by the City of Costa Mesa.
- 37. Residential fire sprinklers shall be provided for the new units.

Dear Costa Mesa Planning Department,

My name is William Yang, and I am the proud owner of the house located at 185 Rochester St, Costa Mesa. I have been living at this property for the past year and hope to stay in the City of Costa Mesa for the long-term in one of the new proposed homes.

The existing house is a 800 sq ft cottage on an oversized lot of 6,345 sq ft. We humbly request permission from the City of Costa Mesa to demolish the existing house and build 2 new homes under the Small Lot Subdivision Ordinance.

Unit 1 has 1,631 livable sq ft with 3 bedrooms, 3 bathrooms, and a 2-car garage with 2 open space parking spots, on a 3,210 SF parcel.

Unit 2 has 1,642 livable sq ft with 3 bedrooms, 4 bathrooms, and a 2-car garage with 2 open space parking spots, on a 3,000SF parcel.

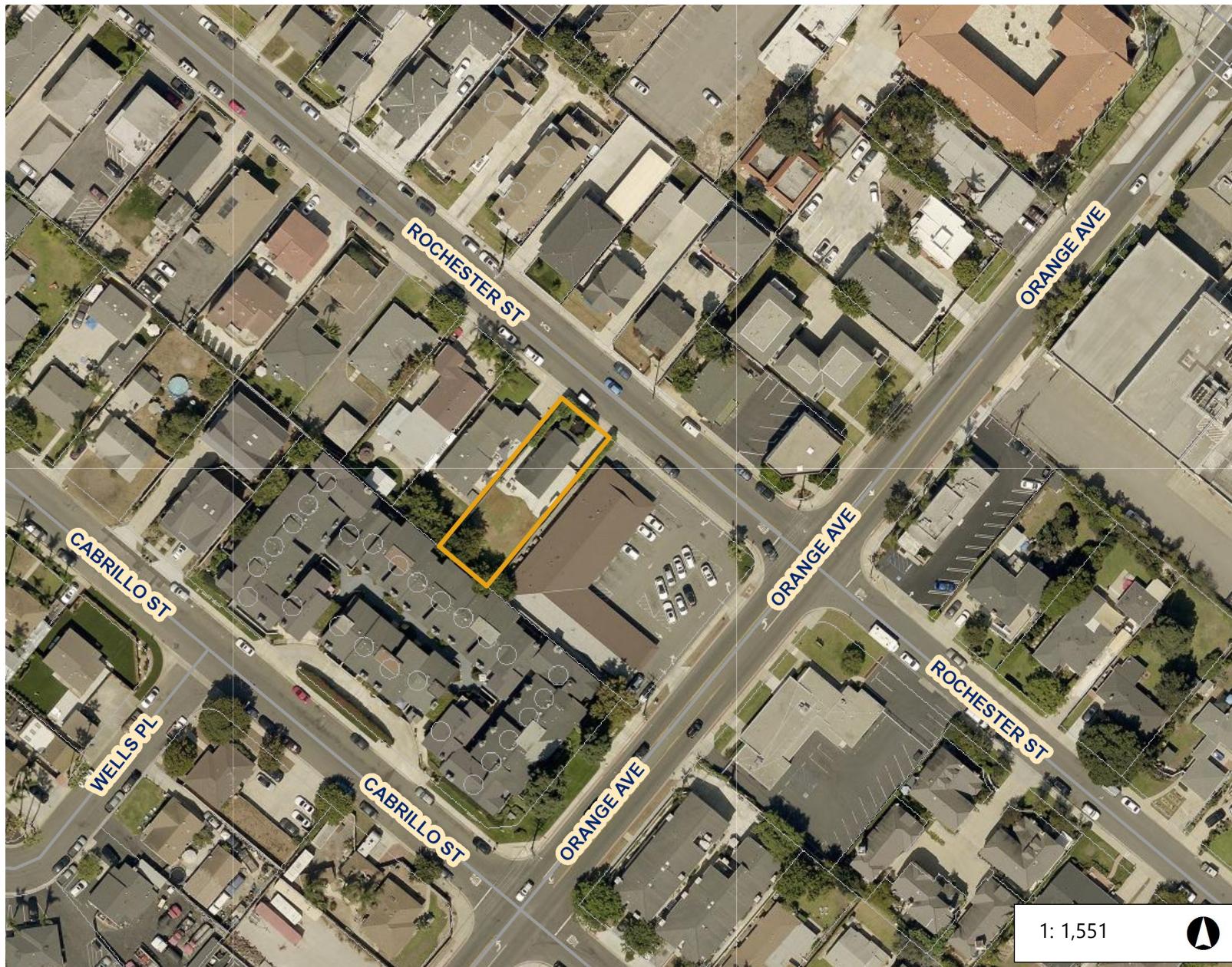
I look forward to working with the planning staff and the community as well. I am happy to answer any questions that you may have regarding the proposed 2 homes. Please feel free to call my cell directly at 949-395-5055.

Best regards,

William Yang, Owner/Resident
185 Rochester, Costa Mesa, CA
wiliam@alfa-made.com
959-395-5055



PA-22-14 & PM-20-04 (185 Rochester St) - Vicinity Map



1: 1,551



0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Costa Mesa

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.



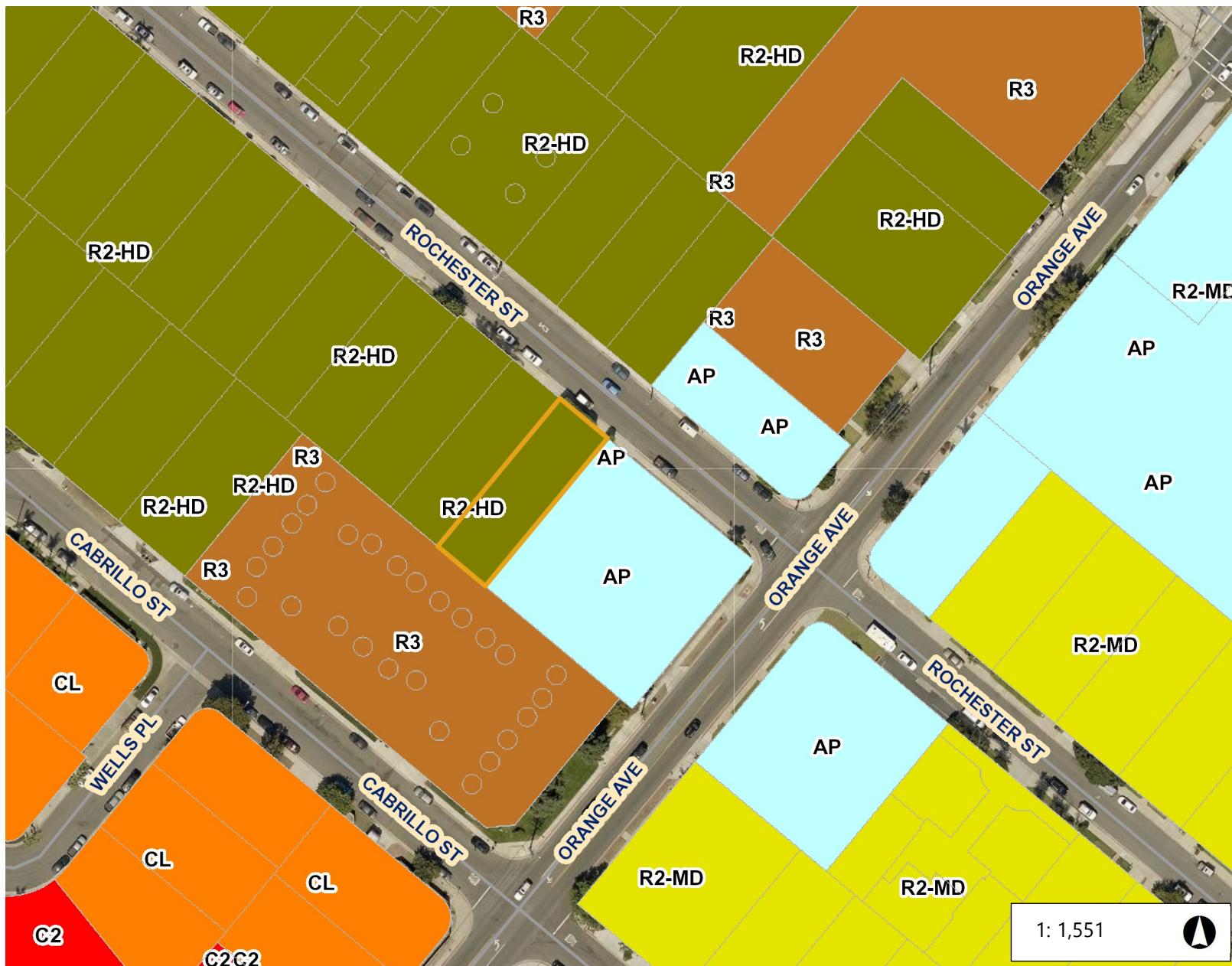
Legend

□ Costa Mesa

Notes



PA-22-14 & PM-20-04 (185 Rochester St) - Zoning Map



1: 1,551

0.0 0 0.02 0.0 Miles

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Legend

- Costa Mesa Zoning
 - AP - Administrative Professional
 - IR-MLT - Institutional Recreational I
 - R1 - Single-Family Residential
 - R2-MD - Multiple-Family Residential
 - R2-HD - Multiple-Family Residential
 - R3 - Multiple Family Residential
 - MG - General Industrial
 - MP - Industrial Park
 - PDI - Planned Development Indust
 - C1 - Local Business
 - C2 - General Business
 - C1-S - Shopping Center
 - TC - Town Center
 - PDR-NCM - Planned Development Mesa
 - I&R - Institutional Recreational
 - I&R-S - Institutional Recreational - S
 - P - Parking
 - CL - Commercial Limited
 - PDC - Planned Development Comm
 - PDR-LD - Planned Development R
 - PDR-MD - Planned Development R Density
 - PDR-HD - Planned Development R

Notes







DRAFT
City-Wide Historic Resources Survey
City of Costa Mesa

Prepared for
City of Costa Mesa

Prepared by
PCR Services Corporation

July 1999

35

IV. RESULTS OF SURVEY

A. OVERVIEW

The research conducted and analysis performed resulted in the identification of buildings that have been evaluated and classified according to the California Office of Historic Preservation categories 1 through 7 previously discussed. The following evaluation codes were found to apply to one or more surveyed properties and appear on the DPR 523 forms:

- 2S2 Determined eligible for separate listing in the National Register through a consensus determination by a federal agency and the State Historic Preservation Officer.
- 3S Appears eligible for separate listing in the National Register.
- 5S1 Not eligible for the National Register but of local interest because the property is eligible for separate designation under an existing local ordinance.
- 5D1 Not eligible for the National Register but of local interest because the property is a contributor to a fully documented district that is eligible for designation as a local historic district under an existing local ordinance.
- 5S3 Not eligible for the National Register but of local interest because the property is not eligible for separate designation under an existing local ordinance, but is eligible for special consideration in the local planning process.
- 6Z1 Found ineligible for listing in the National Register with no potential for any listing.

B. RESOURCES LISTED IN OR ELIGIBLE FOR THE NATIONAL REGISTER

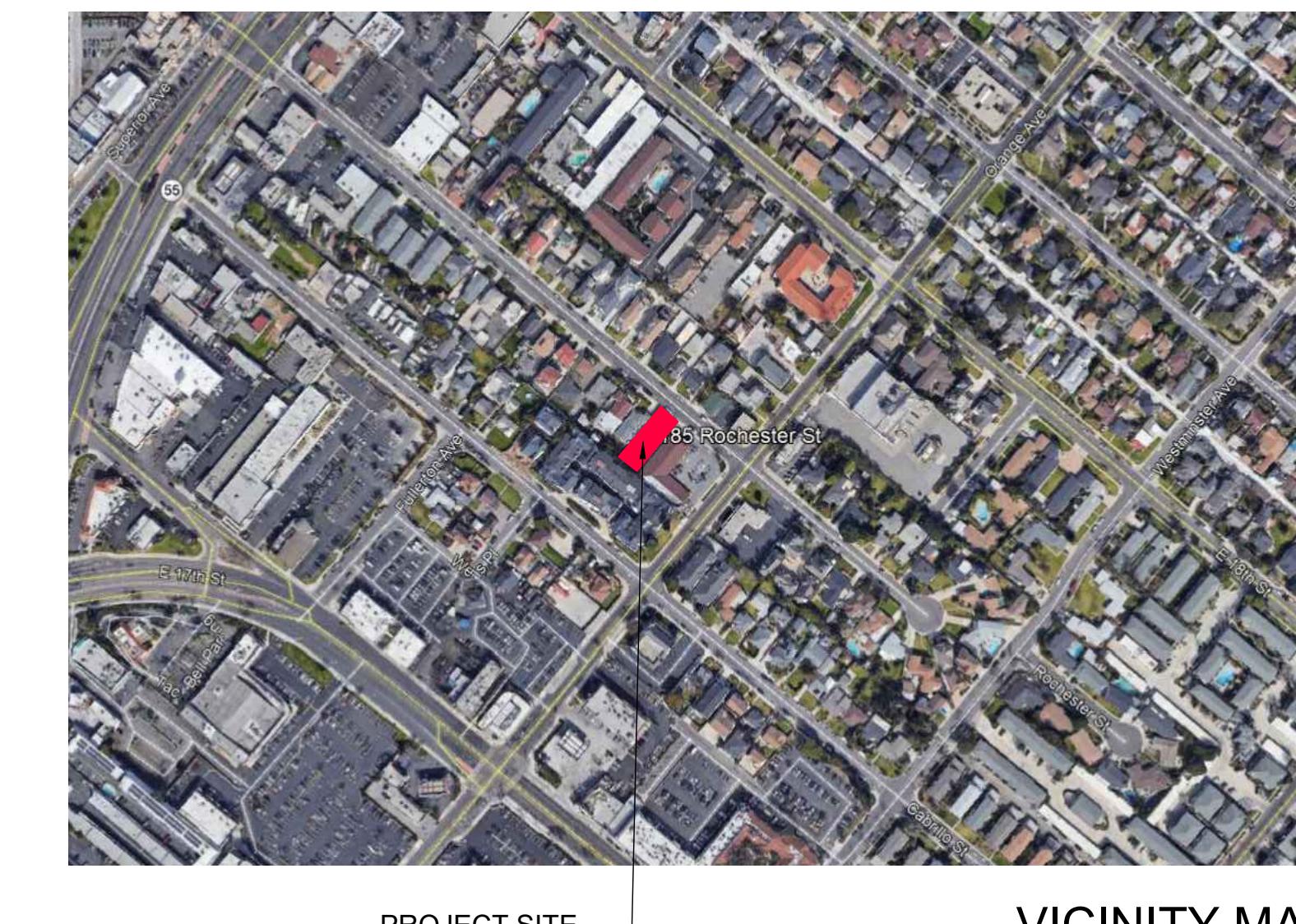
One property in the survey area is currently listed as eligible for the National Register. This property is the Station Master's House located at 1900 Adams Avenue.

CITY OF COSTA MESA
CITY-WIDE HISTORIC RESOURCES SURVEY (PRELIMINARY) RESULTS I
 (All Pre-1954 Properties)

NUMBER	EXTENSION	STREET NAME	CLASS	DIRECTION	APN	YEAR BUILT	PROPERTY TYPE	CHP#	RATING
1592		RIVERSIDE	PLACE		425-311-55	48	SFR	6Z1	
1593		RIVERSIDE	PLACE		425-311-62	48	SFR	6Z1	
317		ROBIN HOOD	LANE		426-221-14	49	SFR	6Z1	
128		ROCHESTER	STREET		425-443-07	49	COMMERCIAL	6Z1	
135		ROCHESTER	STREET		425-442-08	44	COMMERCIAL	6Z1	
135		ROCHESTER	STREET		425-442-09	49	COMMERCIAL	6Z1	
136		ROCHESTER	STREET		425-443-08	54	COMMERCIAL	6Z1	
143	A	ROCHESTER	STREET		425-442-06	51	SFR	6Z1	
144		ROCHESTER	STREET		425-443-09	31	SFR	6Z1	
146		ROCHESTER	STREET		425-443-10	31	SFR	6Z1	
150		ROCHESTER	STREET		425-415-01	31	SFR	6Z1	
156		ROCHESTER	STREET		425-415-02	47	SFR	6Z1	
159		ROCHESTER	STREET		425-414-19	20	SFR	6Z1	
160		ROCHESTER	STREET		425-415-03	29	SFR	6Z1	
162		ROCHESTER	STREET		425-415-04	36	SFR	6Z1	
166		ROCHESTER	STREET		425-415-05	37	SFR	6Z1	
179		ROCHESTER	STREET		425-414-14	53	MFR	6Z1	
183		ROCHESTER	STREET		425-414-13	53	SFR	6Z1	
185		ROCHESTER	STREET		425-414-12	24	SFR	6Z1	
186	-1/2	ROCHESTER	STREET		425-415-08	28	SFR	6Z1	
208		ROCHESTER	STREET		425-392-35	46	SFR	6Z1	
212		ROCHESTER	STREET		425-392-34	46	SFR	6Z1	
216		ROCHESTER	STREET		425-392-33	51	SFR	6Z1	
222		ROCHESTER	STREET		425-392-32	49	SFR	6Z1	
223		ROCHESTER	STREET		425-392-14	47	SFR	6Z1	
226		ROCHESTER	STREET		425-392-31	54	SFR	6Z1	
227		ROCHESTER	STREET		425-392-15	47	SFR	6Z1	
230		ROCHESTER	STREET		425-392-30	48	SFR	6Z1	
231		ROCHESTER	STREET		425-392-16	48	SFR	6Z1	
237		ROCHESTER	STREET		425-392-17	54	SFR	6Z1	
239		ROCHESTER	STREET		425-392-18	48	MFR	6Z1	
246		ROCHESTER	STREET		425-392-20	53	SFR	6Z1	
271		ROCHESTER	STREET		425-462-14	53	SFR	6Z1	
277		ROCHESTER	STREET		425-462-15	53	SFR	6Z1	
313		ROCHESTER	STREET		425-013-20	49	SFR	6Z1	
317		ROCHESTER	STREET		425-013-19	48	SFR	6Z1	
321		ROCHESTER	STREET		425-013-18	48	SFR	6Z1	
322		ROCHESTER	STREET		425-014-06	29	SFR	5S3	
343		ROCHESTER	STREET		425-013-14	46	SFR	6Z1	
355		ROCHESTER	STREET		425-021-08	53	SFR	6Z1	
356		ROCHESTER	STREET		425-022-01	47	SFR	6Z1	
360		ROCHESTER	STREET		425-022-02	54	SFR	6Z1	
369		ROCHESTER	STREET		425-021-12	47	SFR	6Z1	
372		ROCHESTER	STREET		425-022-06	45	SFR	6Z1	
375		ROCHESTER	STREET		425-021-13	54	MFR	6Z1	
379		ROCHESTER	STREET		425-021-14	45	SFR	6Z1	



VIEW FROM STREET



VICINITY MAP

PROJECT ADDRESS:

185 ROCHESTER STREET, COSTA MESA, CA

APN:

425-414-12

PROPERTY OWNER:

185 ROCHESTER COSTA MESA LLC
WILLIAM YANG
16800 ASTON STREET, SUITE 275
IRVINE, CA 92606

ARCHITECT:

TAG DESIGN WORKS
411 E. HUNTINGTON DRIVE, SUITE 308
ARCADIA, CA 91006PROJECT SUMMARY
DESCRIPTION:PROPOSE 2 SINGLE FAMILY DWELLINGS
(WITH SMALL LOT DIVISION ORD.)

6,207 SF

(6,343 SF BEFORE STREET DEDICATION)

PARCEL 1(GROSS): 3,334 SF

PARCEL 1(NET): 3,198 SF

PARCEL 2: 3,009 SF

R2-HD HIGH DENSITY RESIDENTIAL

2 (2 ALLOWED)

24'-6" (27'-0" ALLOWED)

13'-6" (6'-0" ALLOWED)

20'-0" (20'-0" REQUIRED)

5'-0" (5'-0" REQUIRED)

15'-0" (15'-0" REQUIRED)

2,088 SF (33.6%)

2,198 SF (35.4%) > 35% (MIN. REQUIRE)

1,921 SF (31%)

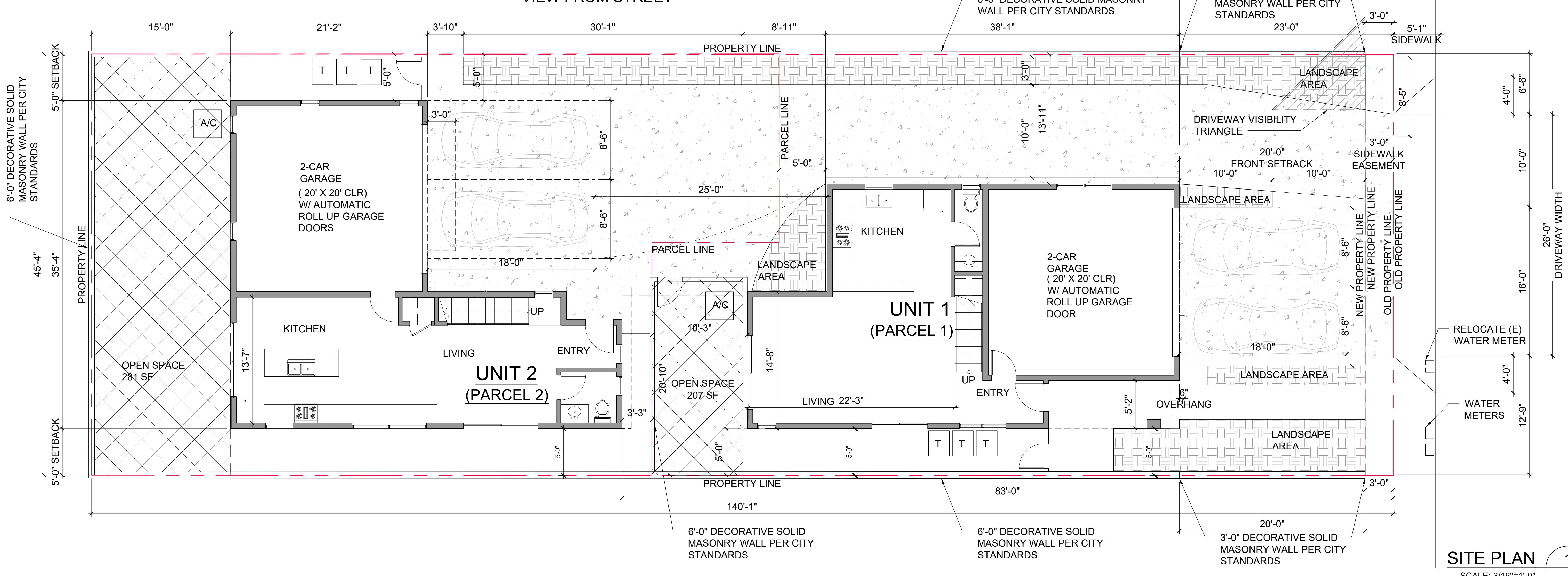
PROPOSED BUILDING COVERAGE:

PROPOSED OPEN SPACE:

PAVING & DRIVEWAY:

PROPOSED PARKING:

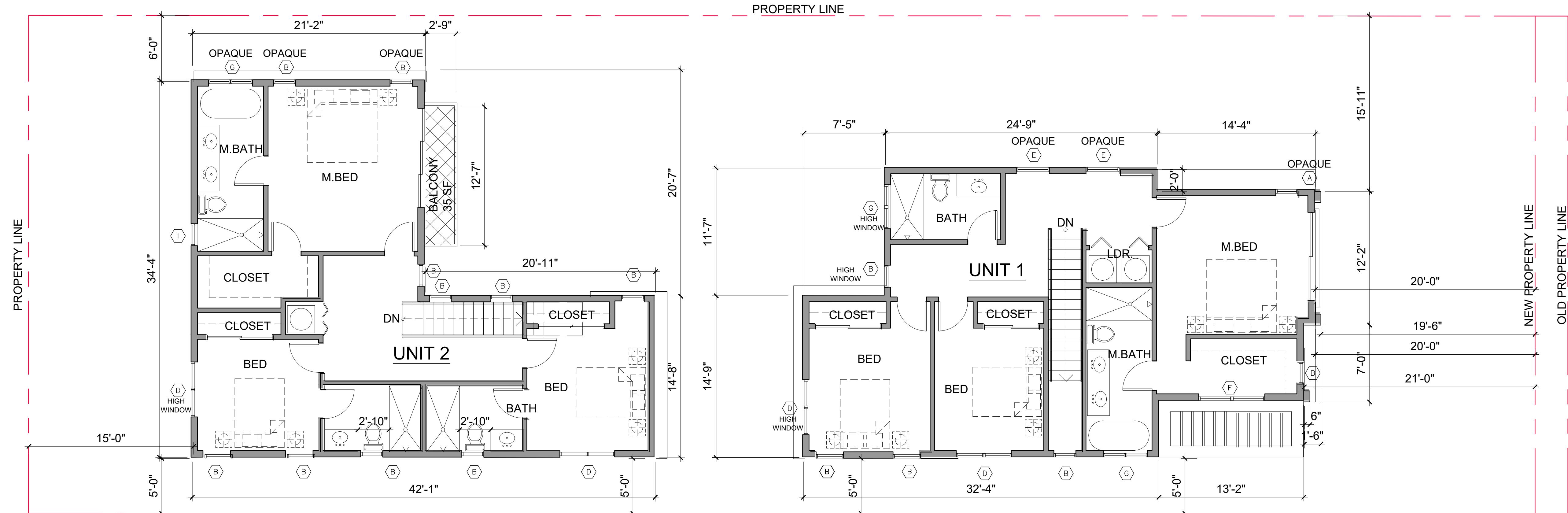
8



TAG
DESIGN WORKS
411 E. HUNTINGTON DR.
SUITE 308
ARCADIA, CA 91006
PHN: (626) 446-5300

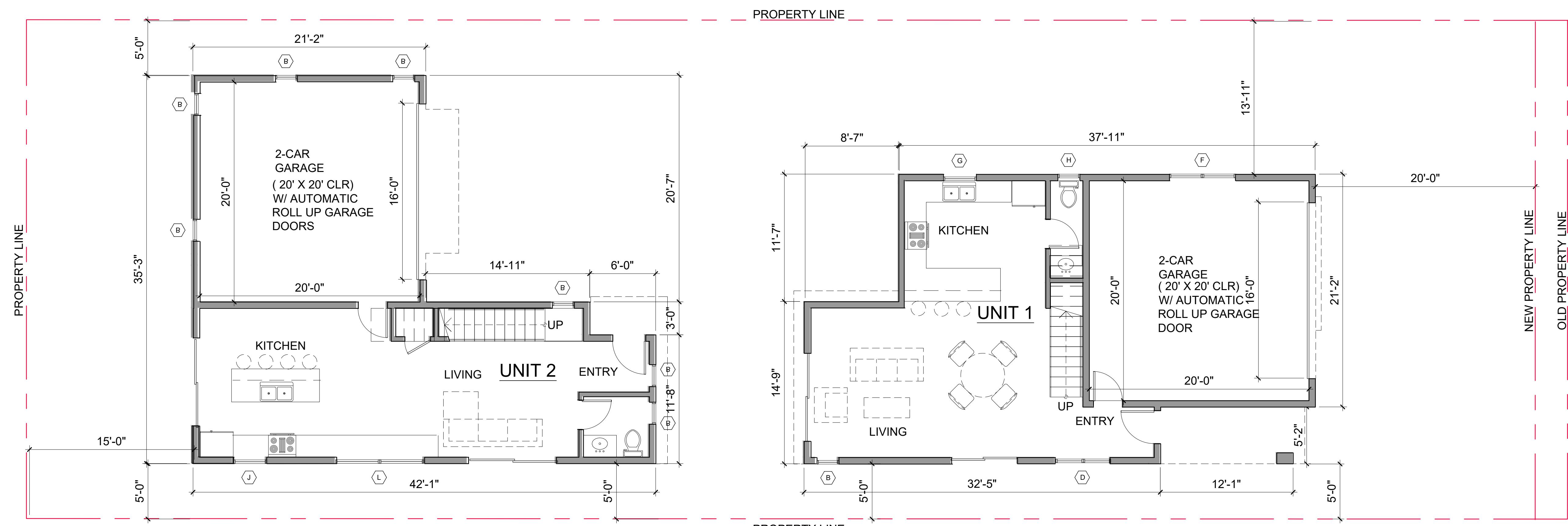
ROCHESTER HOUSES

COSTA MESA



SECOND FLOOR

SCALE: 3/16" = 1



FIRST FLOOR

SCALE: 3/16" = 1

<u>UNIT SIZE: UNIT 1</u>	
PARCEL SIZE:	3,198 S.F.
FIRST FLOOR:	1,052 S.F.
(GARAGE:	448 S.F.)
SECOND FLOOR:	1,029 S.F.
<hr/>	
TOTAL LIVABLE:	1,633 S.F.
TOTAL BUILDING:	2,081 S.F.
 2ND FLOOR 1,029 S.F. : 1ST FLOOR 1,052 S.F. - 0.98 : 1 < 1:1 ALLOWED	

UNIT SIZE: UNIT 2

PARCEL SIZE: 3,009 S.F.

FIRST FLOOR: 1,036 S.F.

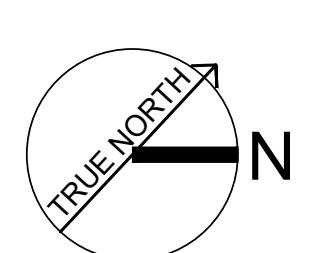
(GARAGE: 448 S.F.)

SECOND FLOOR: 1,033 S.F.

(BALCONY : 35 S.F.)

TOTAL LIVABLE: 1,621 S.F.

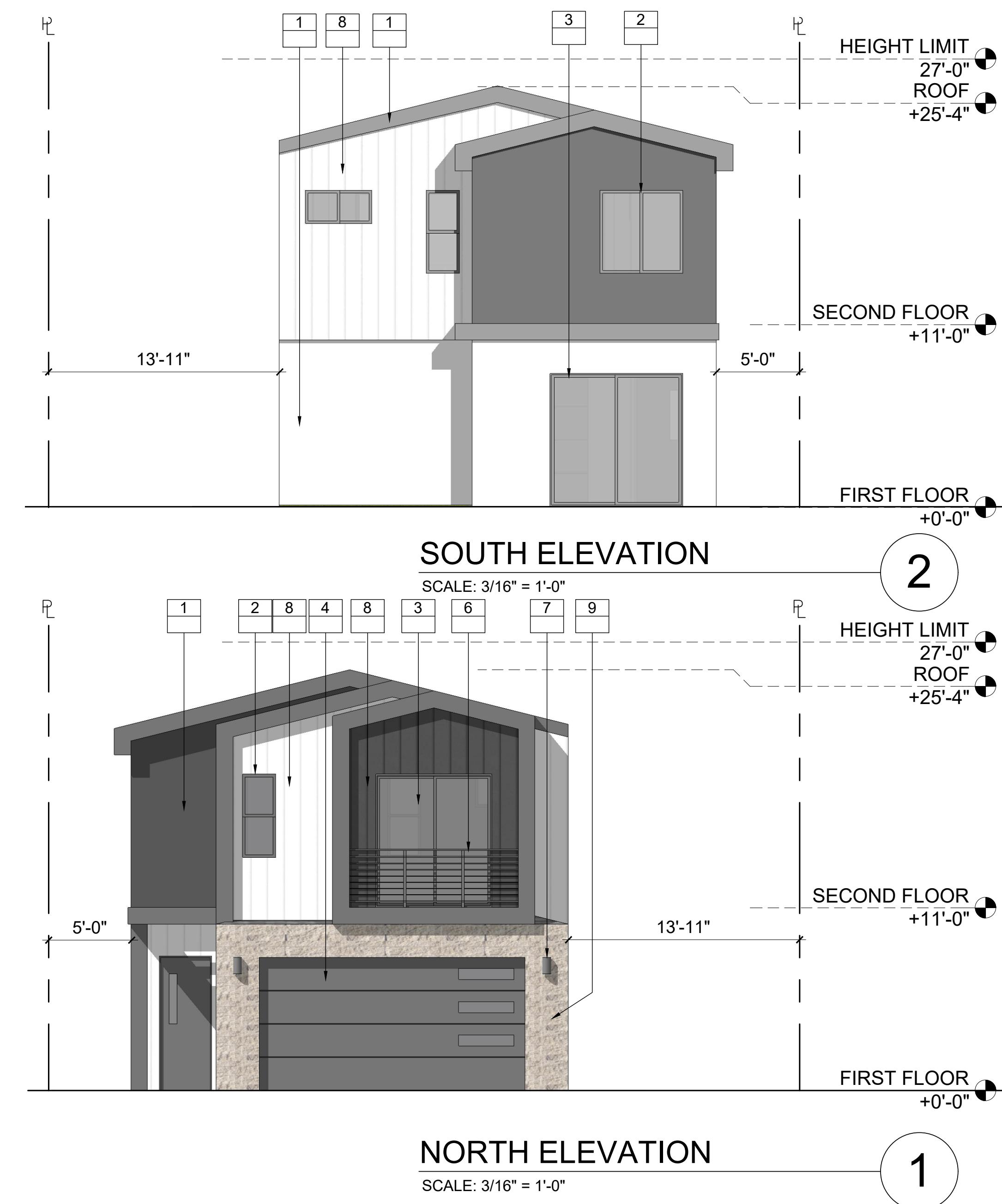
TOTAL BUILDING: 2,069 S.F.



411 E. HUNTINGTON DR.
SUITE 308
ARCADIA, CA 91006
PHN: (626) 446-5300

ROCHESTER HOUSES

COSTA MESA



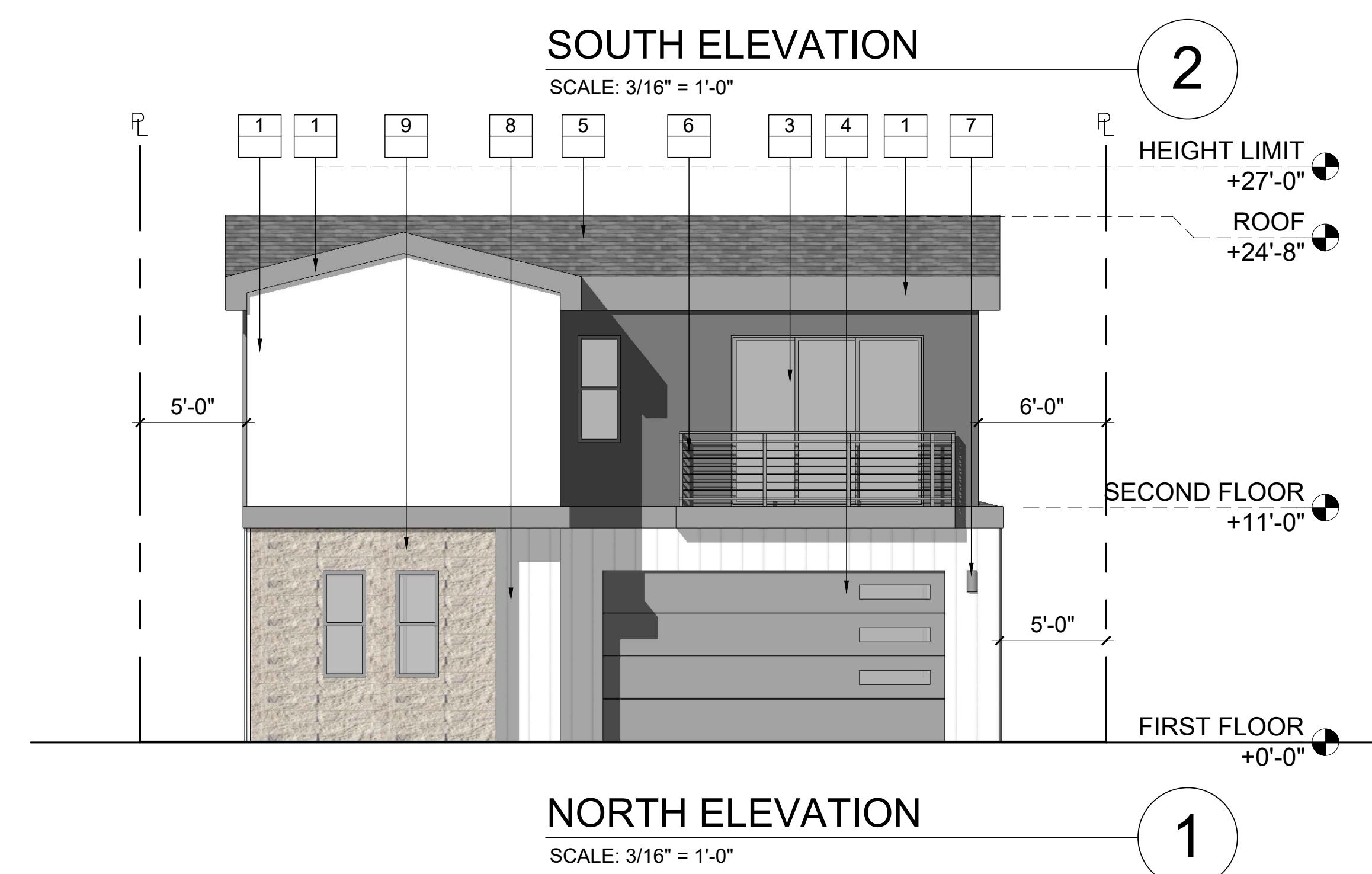
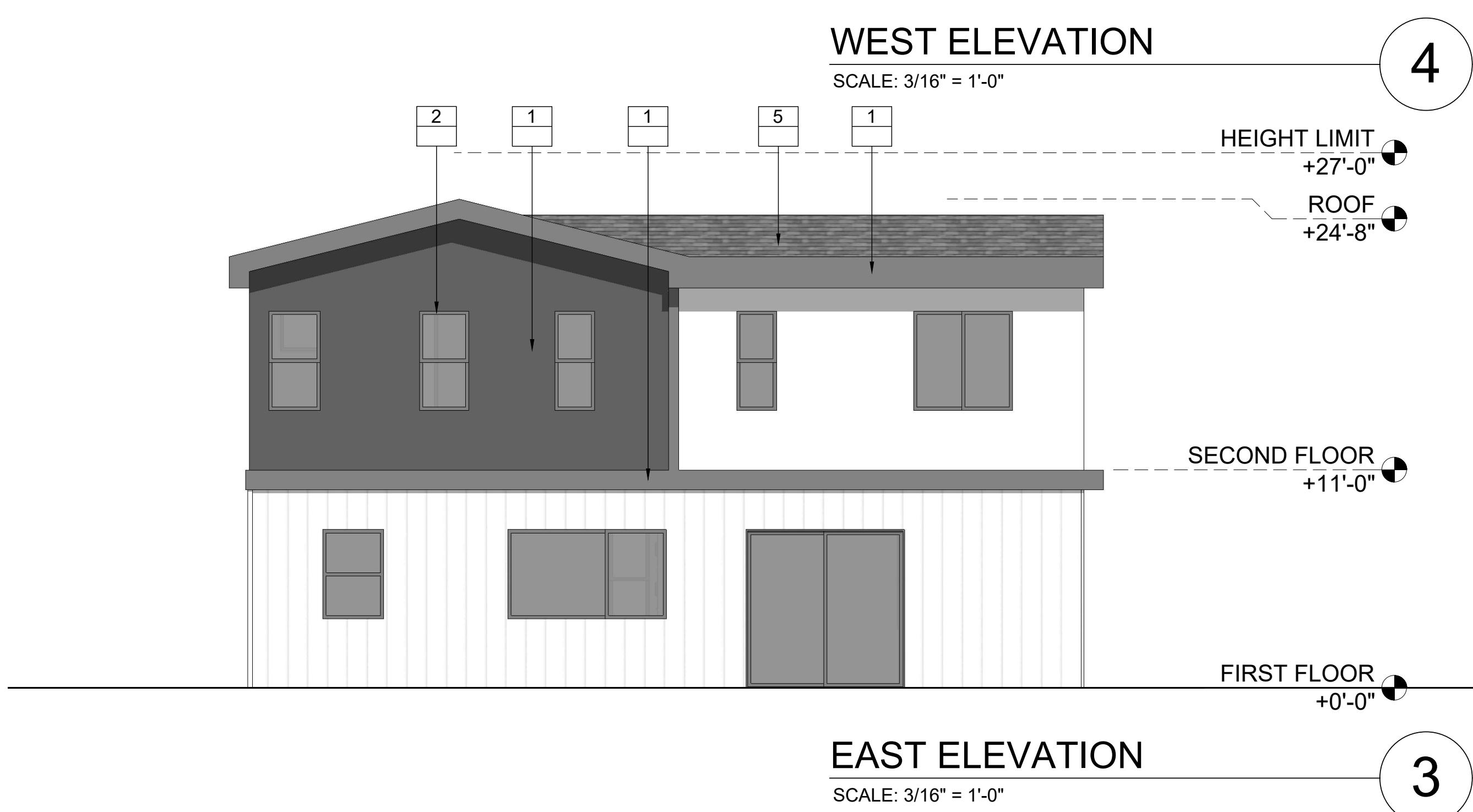
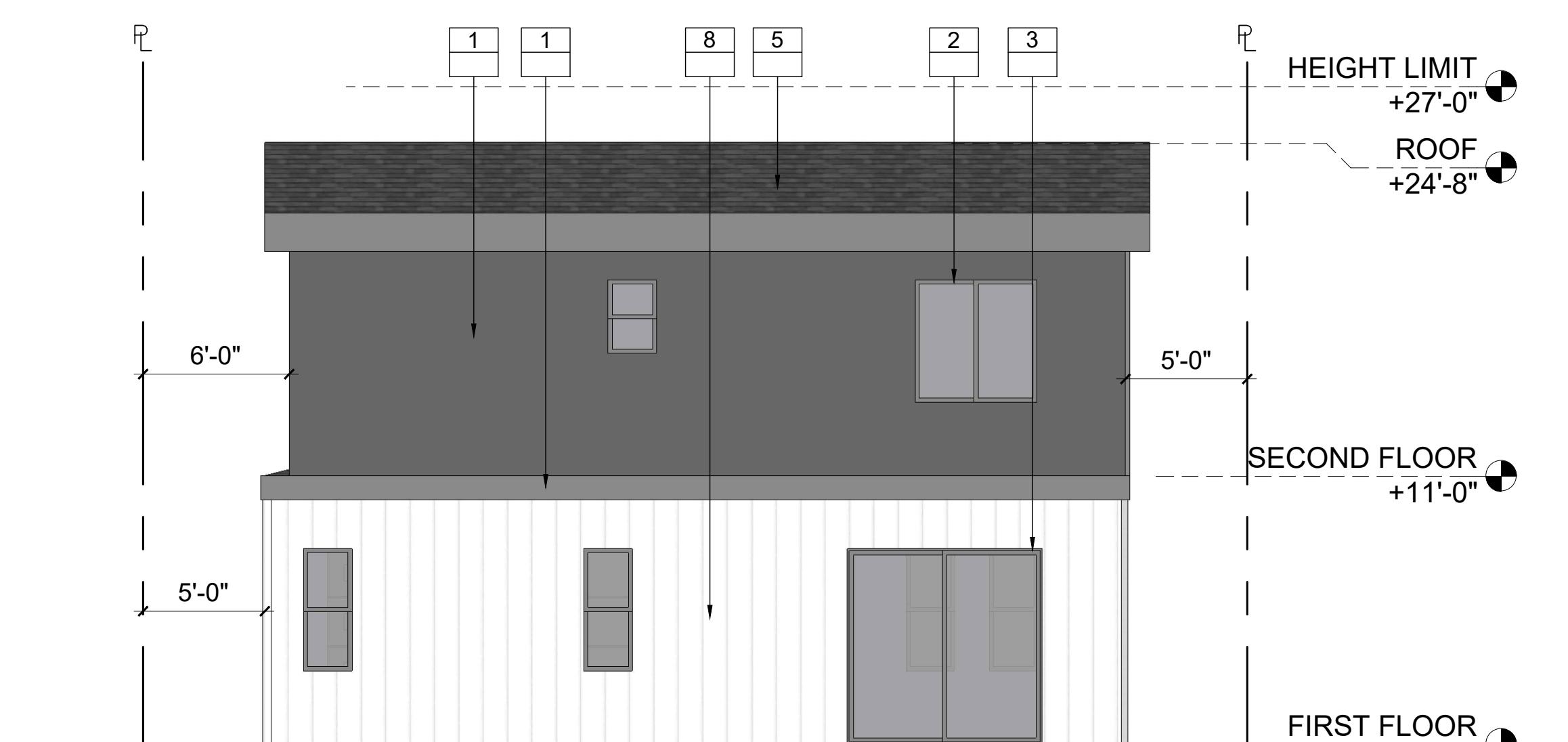
MATERIALS:

- 1. LIGHT SAND FINISH STUCCO
- 2. VINYL WINDOW
- 3. VINYL DOOR
- 4. METAL GARAGE DOOR
- 5. ASPHALT SHINGLE ROOF
- 6. METAL RAILING
- 7. EXTERIOR LIGHT
- 8. VERTICAL SIDING
- 9. STONE VENEER

411 E. HUNTINGTON DR.
SUITE 308
ARCADIA, CA 91006
PHN: (626) 446-5300

ROCHESTER HOUSES

COSTA MESA



DOOR SCHEDULE					
NUMBER	TYPE	SIZE			
		WIDTH	HEIGHT	THICKNESS	
1	1	3'-2"	8'-0"	1-3/4"	
2	2	8'-0"	8'-0"	1-3/4"	
3	3	9'-0"	8'-0"	1-3/4"	
4	4	16'-0"	8'-0"	1-3/4"	
5	4	6'-0"	8'-0"	1-3/4"	

WINDOW SCHEDULE				
SYMBOL NUMBER	TYPE	SIZE		HEAD HEIGHT
		WIDTH	HEIGHT	
J	J	8'-0"	4'-6"	8'-0"
L	L	3'-0"	4'-6"	8'-0"

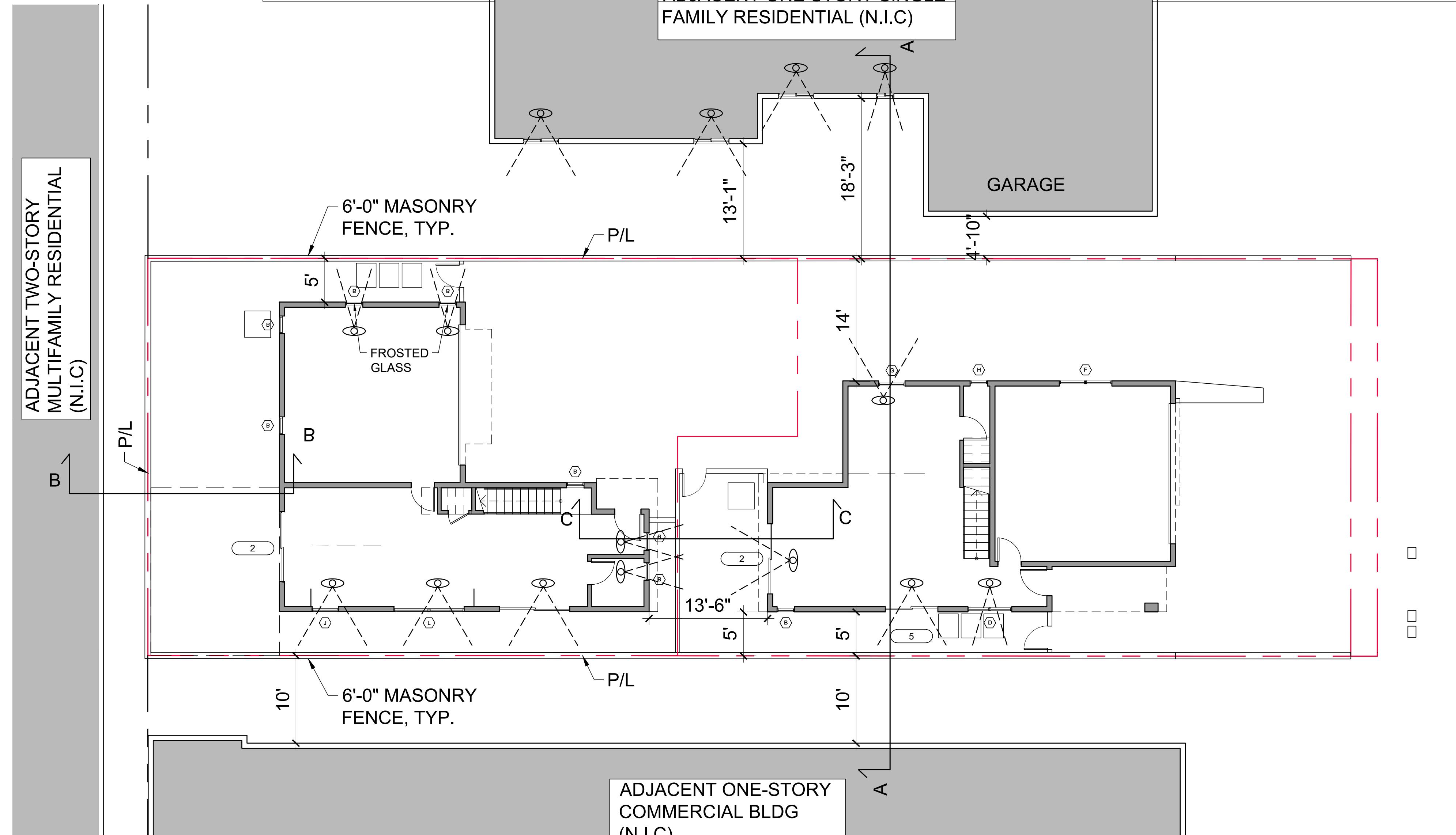
WINDOW SCHEDULE				
SYMBOL NUMBER 	SIZE			
	TYPE	WIDTH	HEIGHT	HEAD HEIGHT
A	A	2'-0"	6'-0"	8'-0"
B	B	2'-0"	5'-0"	8'-0"
C	C	6'-0"	6'-0"	8'-0"
D	D	5'-0"	5'-0"	8'-0"
E	E	3'-0"	5'-0"	8'-0"
F	F	6'-0"	2'-0"	8'-0"
G	G	4'-0"	2'-0"	8'-0"
H	H	2'-0"	4'-0"	8'-0"
I	I	2'-0"	3'-0"	8'-0"

DOOR SCHEDULE

SCALE: N

WINDOW SCHEDULE

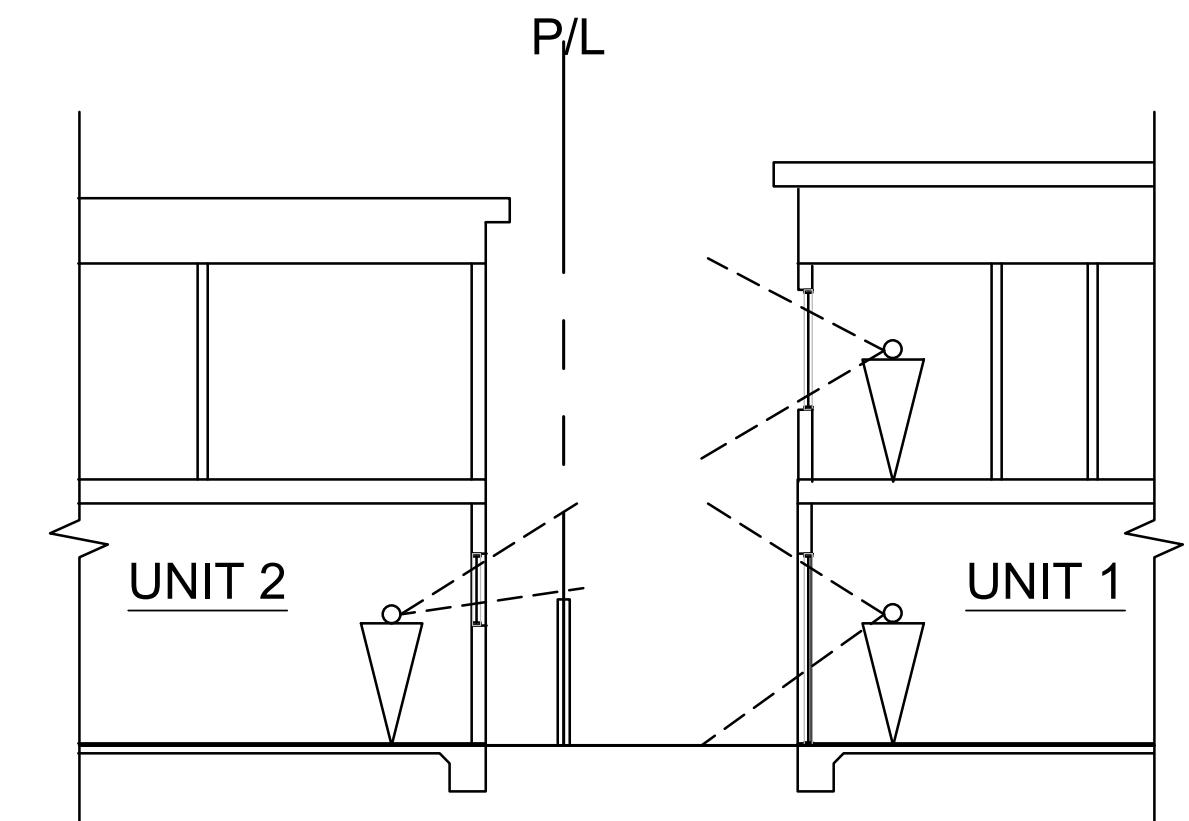
SCALE: NTS



SIGHT DIAGRAM: FLOOR PLAN

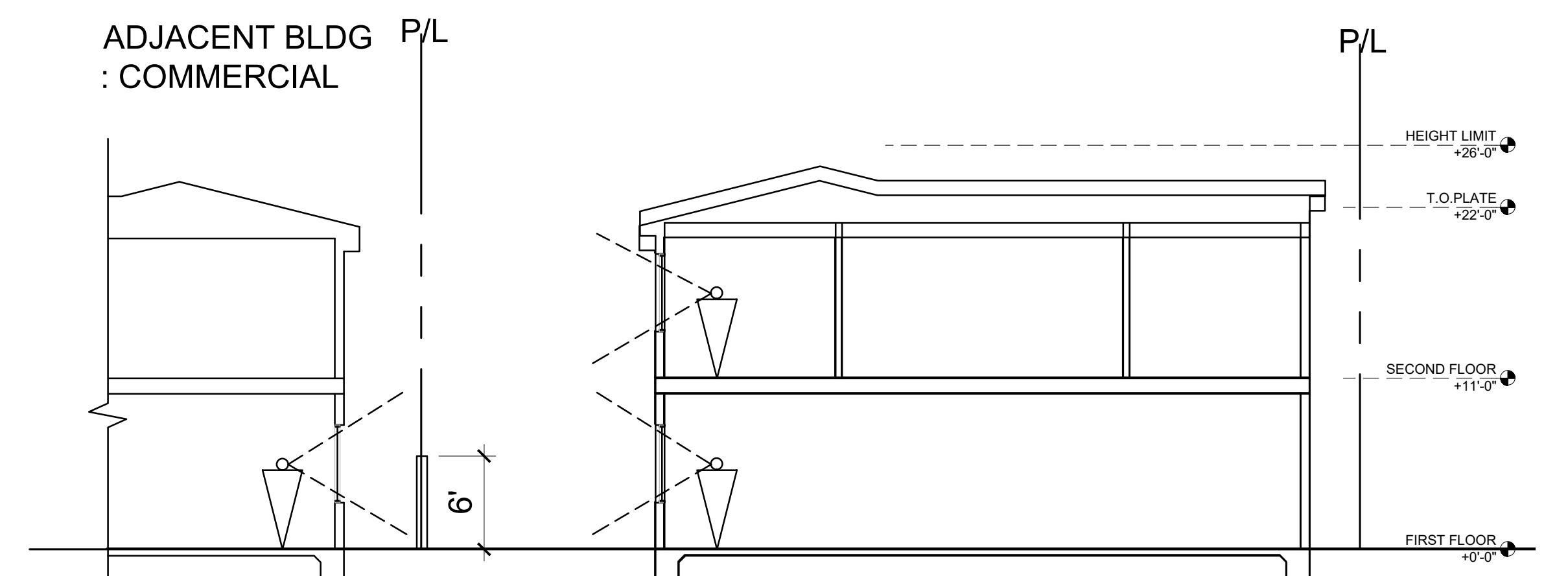
SCALE: 1/8" = 1'-0"

4



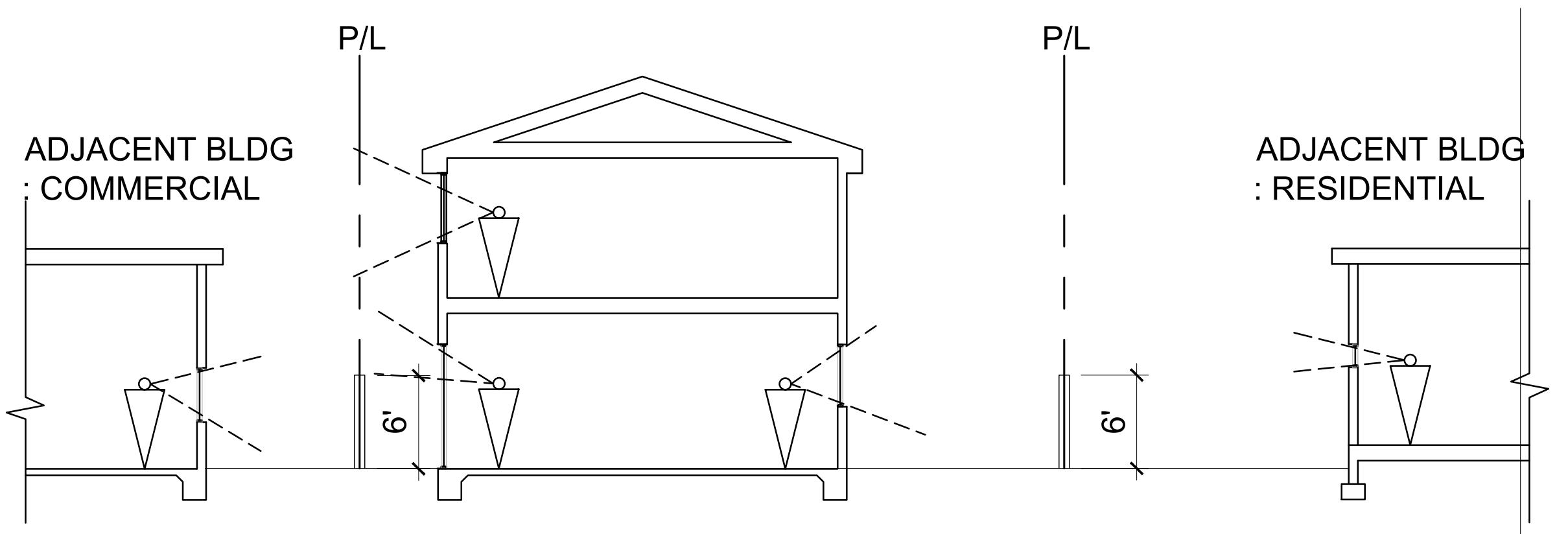
SIGHT DIAGRAM: SECTION C

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



SIGHT DIAGRAM: SECTION B

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



SIGHT DIAGRAM: SECTION A-A

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

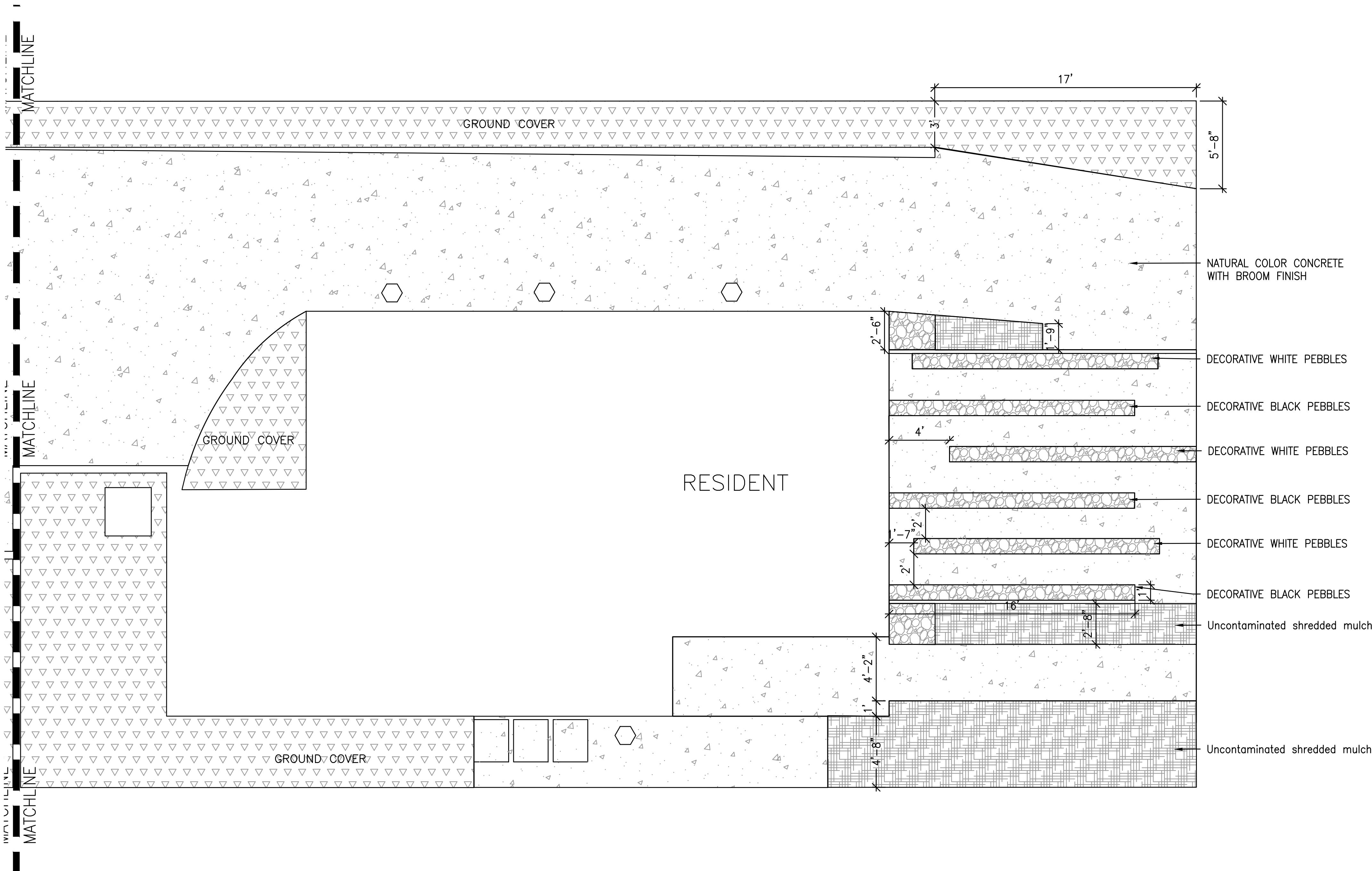


L.I.U. Landscape Inc.
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License # LA1043216
www.liulandscape.com
626-888-9915

Project:

Alfa Made LLC
185 Rochester St.
Costa Mesa CA 92627

SITE PLAN FRONT



ABBREVIATION LEGEND	
ARCH	ARCHITECT
CL	CENTER LINE
CLR	CLEAR
D	DOOR
DS	DOWNSPOUT
DWG	DRAWINGS
EQ	EQUAL
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
GC	GROUNDCOVER
HB	HOSE BIB
INVERT	
HP	HIGH POINT
LP	LOW POINT
MFG	MANUFACTURER
OC	ON CENTER
PA	PLANTING AREA
QTY	QUANTITY
SJ	SCORE JOINT
SYM	SYMBOL
TYP	TYPICAL
W	WINDOW

SYMBOL LEGEND	
●	EXISTING DOWNSPOUT
■	EXISTING ELECTRICAL OUTLET
◎	EXISTING HOSE BIB
EX	EXISTING SLOPE
SLOPE	EXISTING SPOT ELEVATION
+41.17	
×	EXISTING TREE TO BE REMOVED
⊕	EXISTING IRRIGATION VALVE
DS	PROPOSED DOWNSPOUT
■	PROPOSED ELECTRICAL OUTLET
HB	PROPOSED HOSE BIB
PD	PROPOSED PLANTER DRAIN
-2%	PROPOSED SLOPE
PU	3" POP UP DRAIN AT SWALE
※	NEW SOD
⊕	PLANTING AREA
DN	STEP DOWN ARROW
UP	STEP UP ARROW
—	ABOVE-GROUND CONVEYANCE
—	BELLO-GROUND CONVEYANCE

BOULDER & STONE LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
LRG	LARGE BOULDER (24"-36")	X
MED	MEDIUM BOULDER (18"-24")	X
SM	SMALL BOULDER (12"-18")	X
●	DECORATIVE GRAVEL	SF

NOTES:

- 1) BOULDERS TO BE MALIBU BOULDERS OR AS CLOSE A MATCH AS POSSIBLE (ROUNDED, WARM COLOR BOULDERS AS OPPOSED TO SHARP EDGES & GRAY)
- 2) DECORATIVE GRAVEL: USE 3/8" AND 1/2" MIXED DEL RIO, UNLESS OTHERWISE SPECIFIED

Revisions:

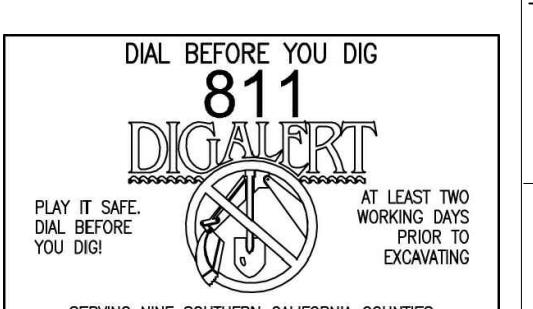
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Submittal Date:

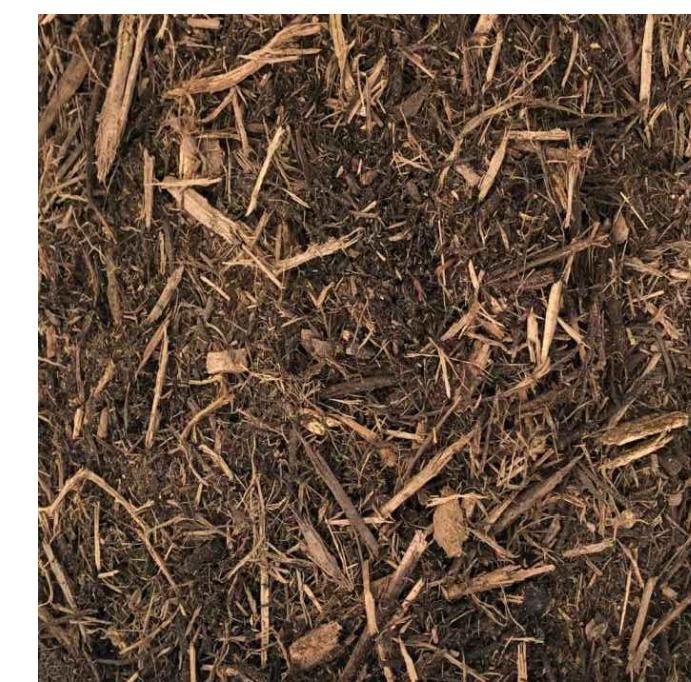
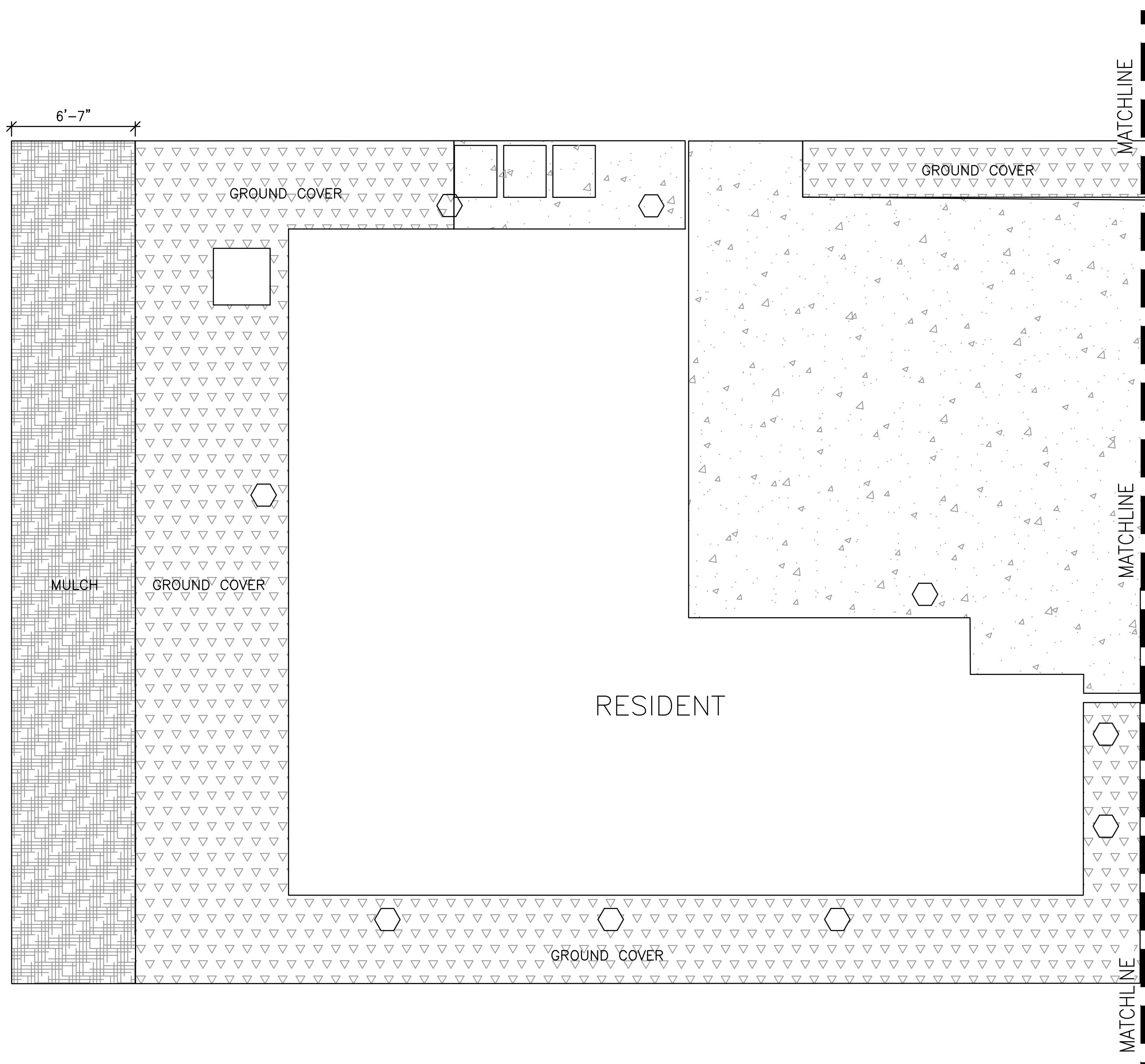
February 4, 2022

Sheet Number:

1.1



0 4' 8' 16'
SCALE: 1/4" = 1'-0"



UNCONTAMINATED SHREDDED MULCH



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Project:

Alfa Made LLC
185 Rochester St.
Costa Mesa CA 92627

SITE PLAN BACK

Revisions:

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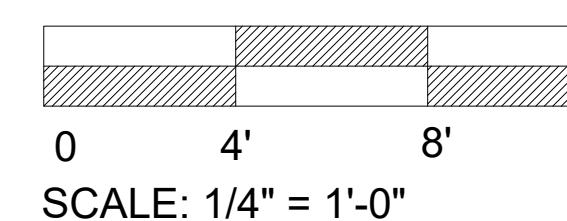
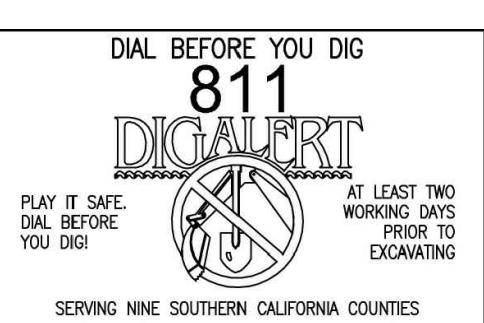
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Submittal Date:

February 4, 2022

Sheet Number:

L 1.2





U. Landscape Inc.
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Temple City, CA 91780
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Project:

Alfa Made LLC
185 Rochester St.
Costa Mesa CA 92627

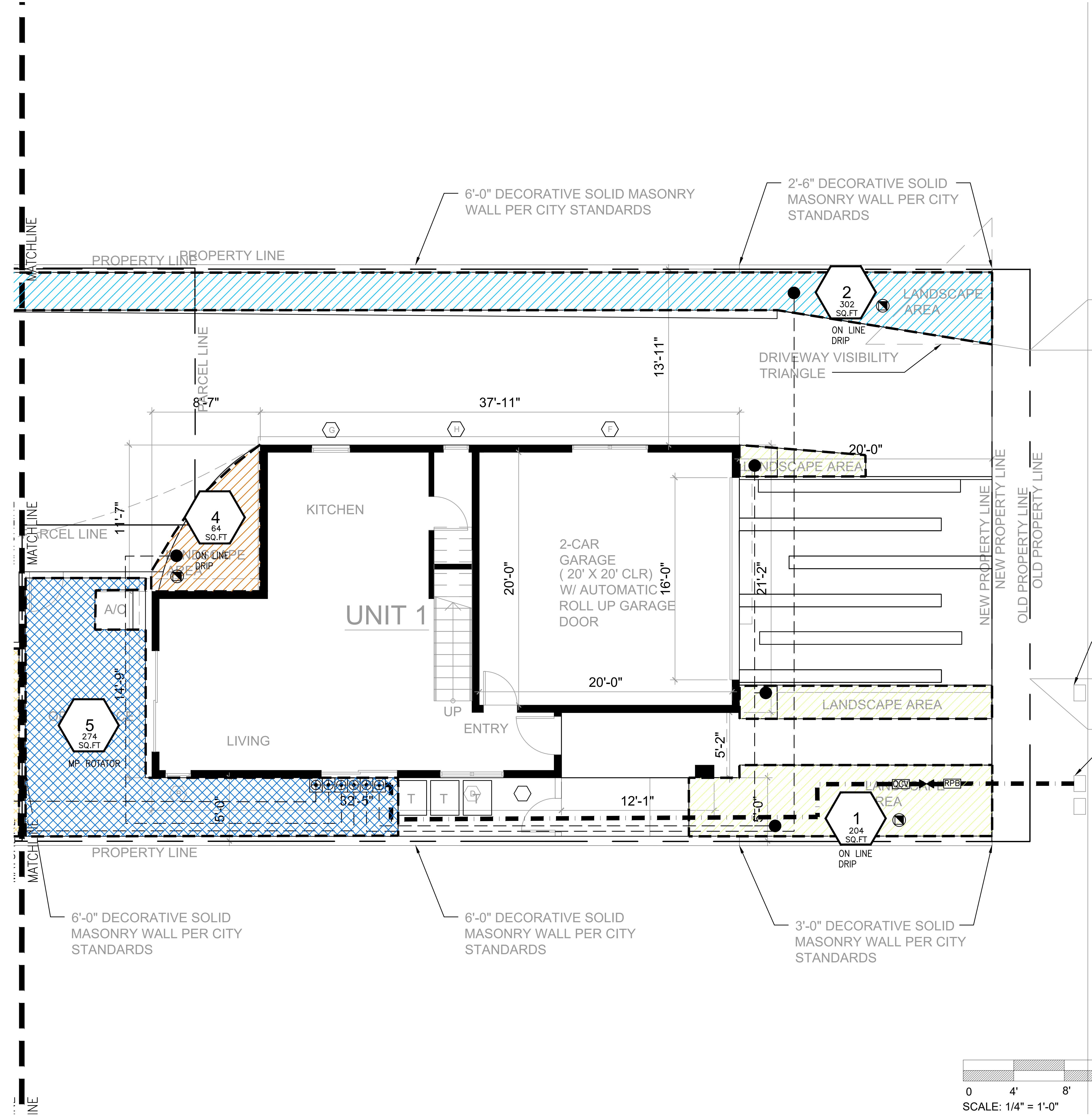
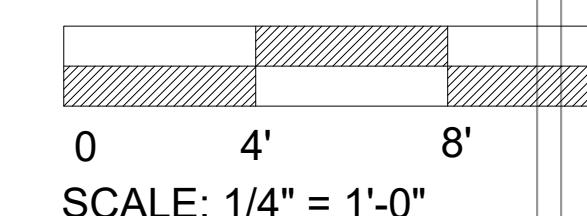
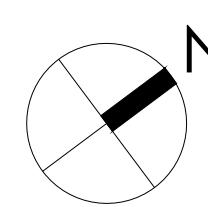
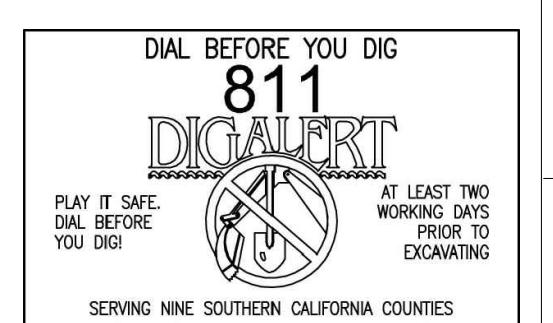
IRRIGATION HYDROZONE PLAN FRONT

Revisions:

Submittal Date:

February 4, 2022

Sheet Number:





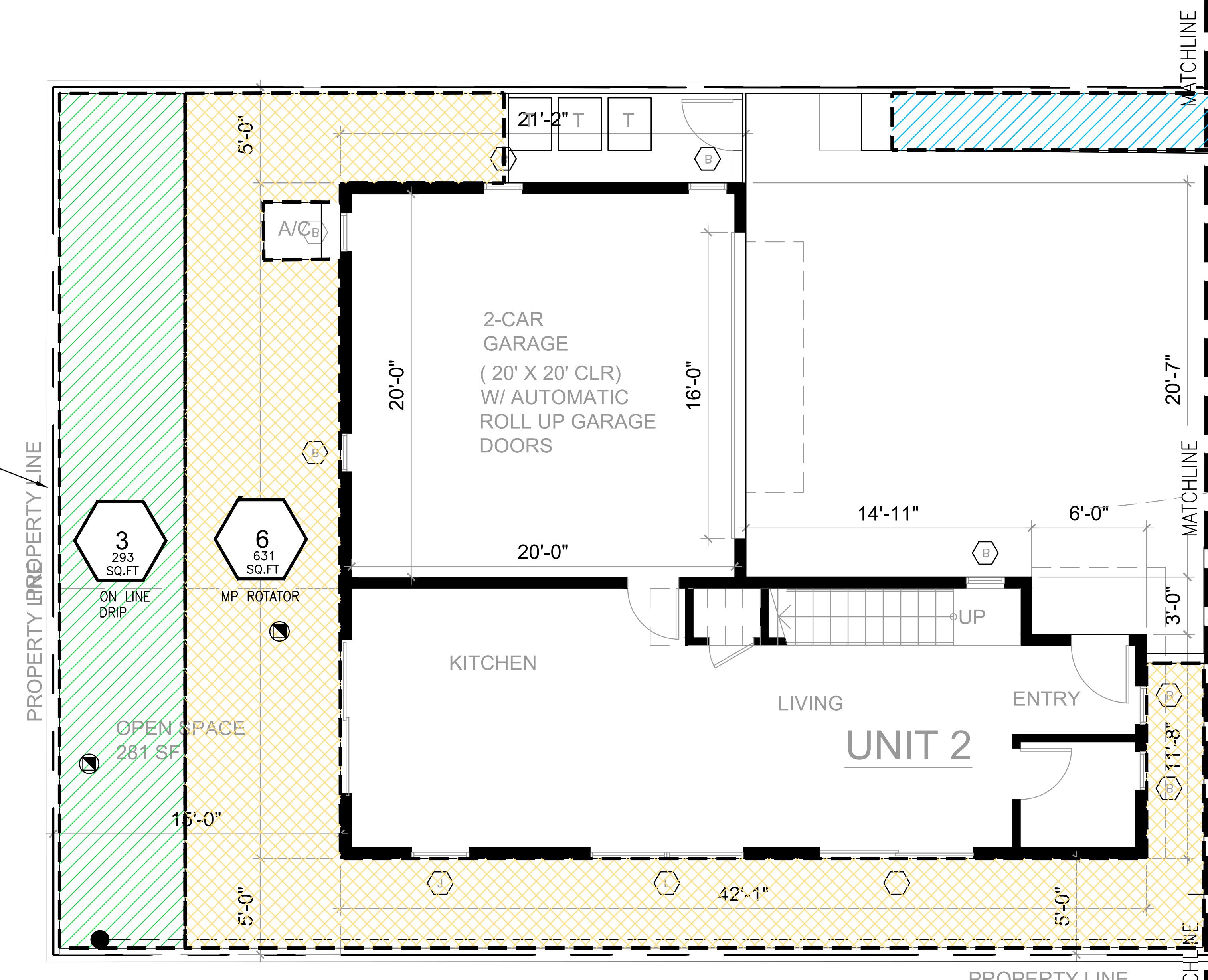
L. Landscape Inc.
East Las Tunas Drive
Temple City, CA 91780
License # LA1043216
www.liulandscape.com
626-888-9915

Project:

Alfa Made LLC
185 Rochester St.
Costa Mesa CA 92627

IRRIGATION HYDROZONE PLAN BACK

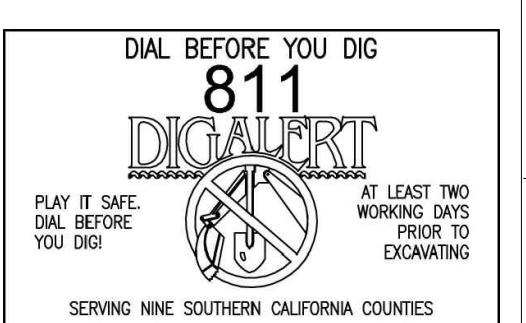
6'-0" DECORATIVE SOLID MASONRY WALL PER CITY STANDARDS



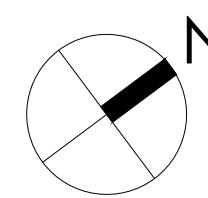
Revisions:

Submittal Date:

Shoot Number:



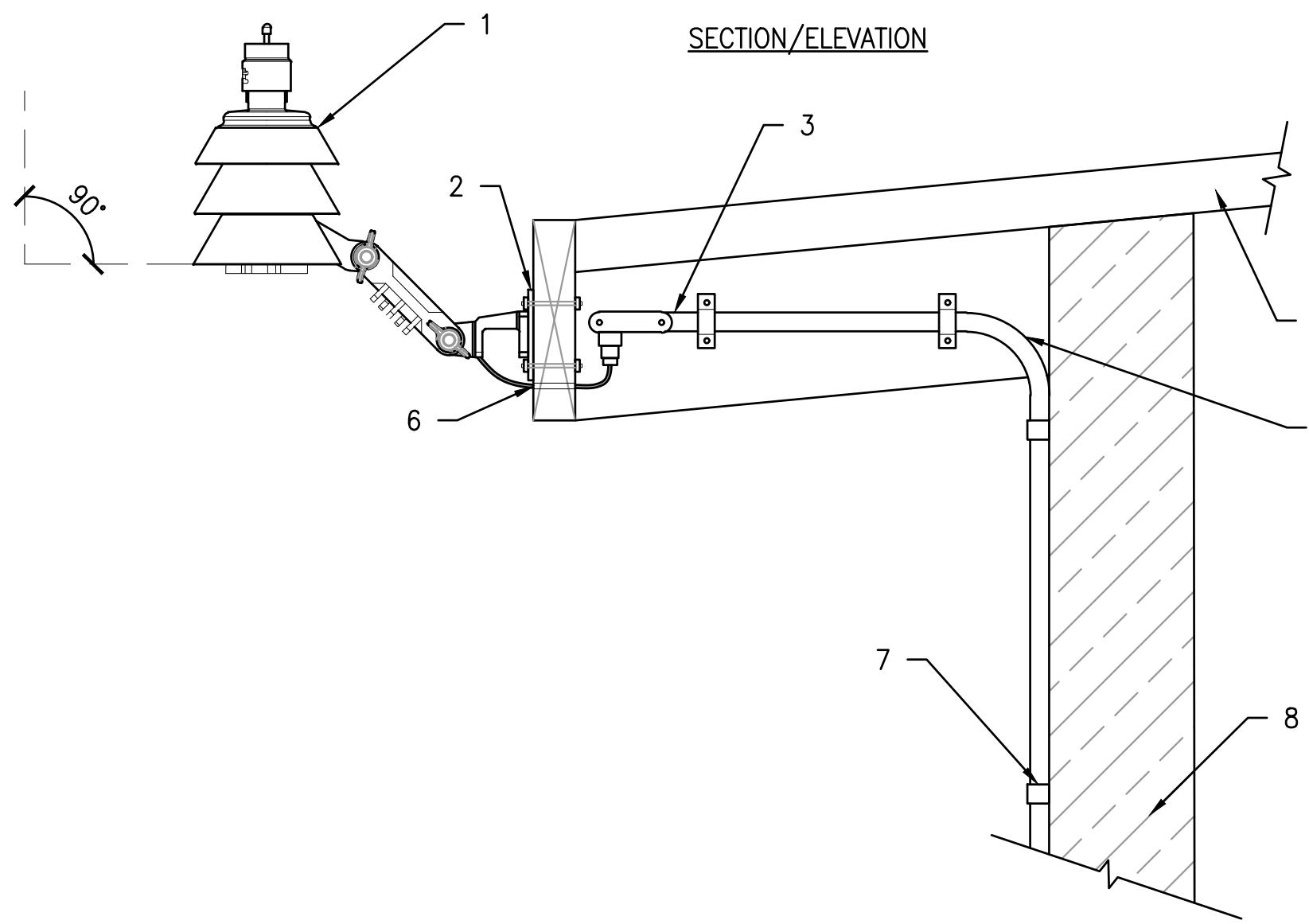
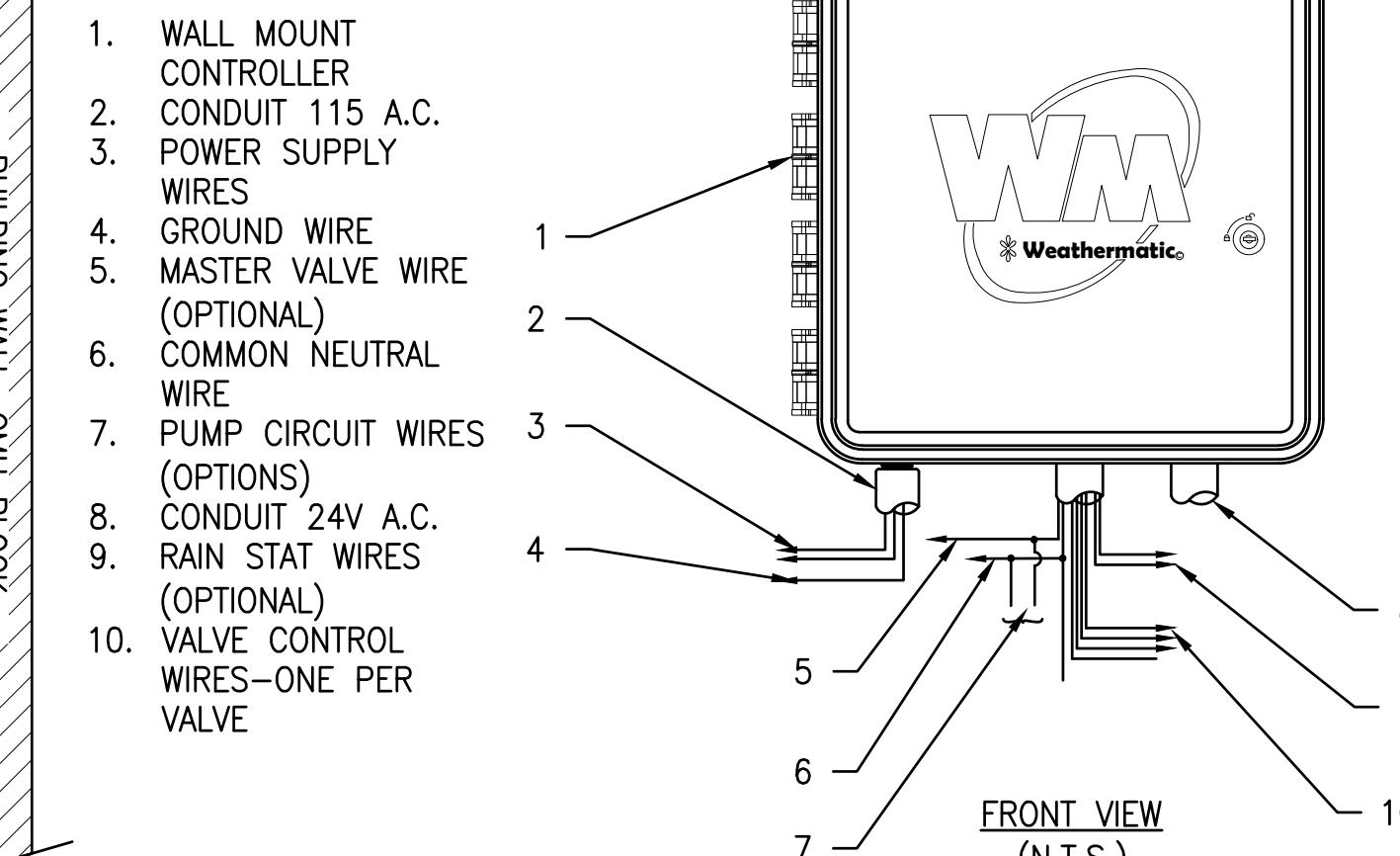
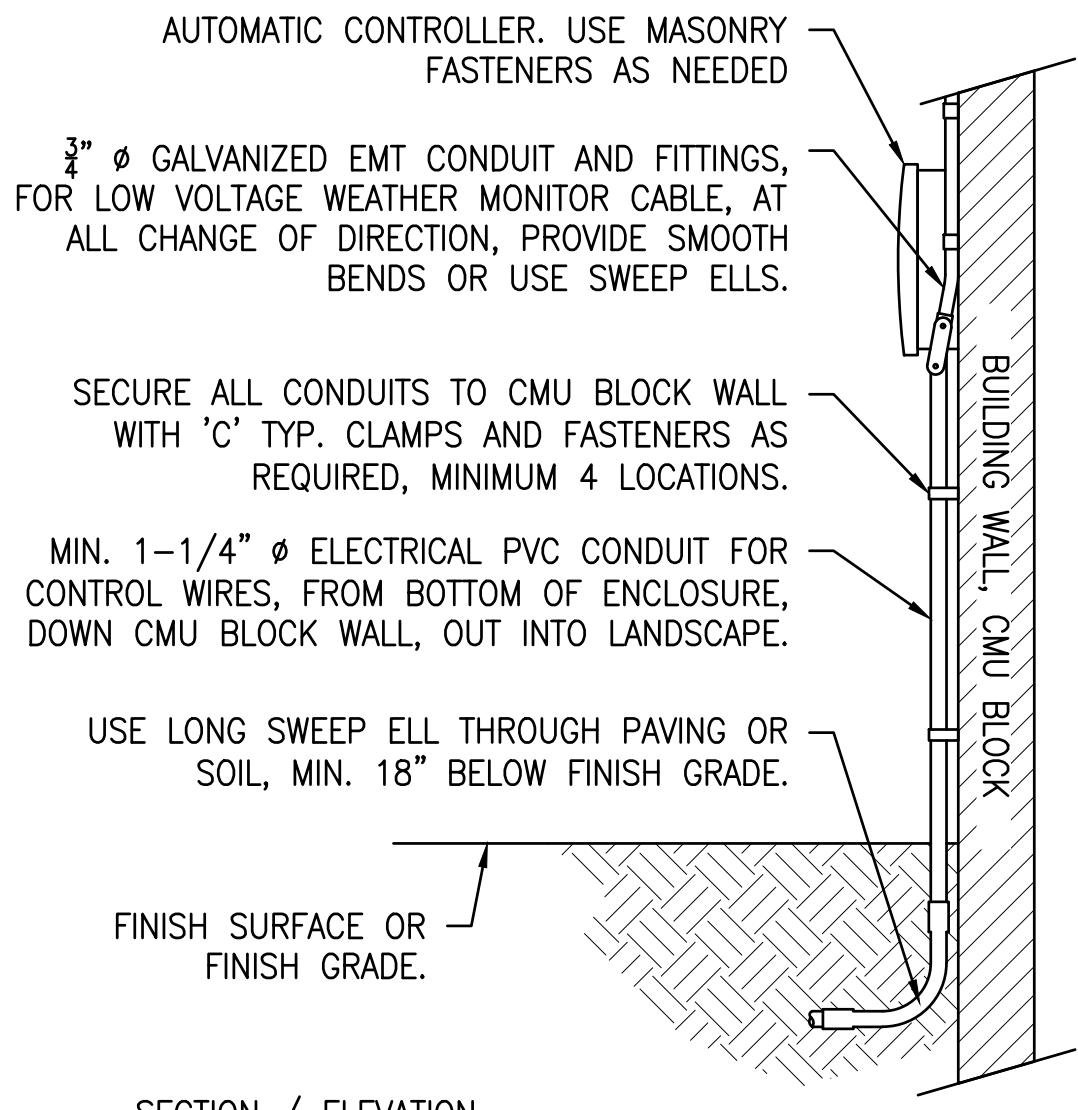
SCALE: 1/4" = 1'-0"





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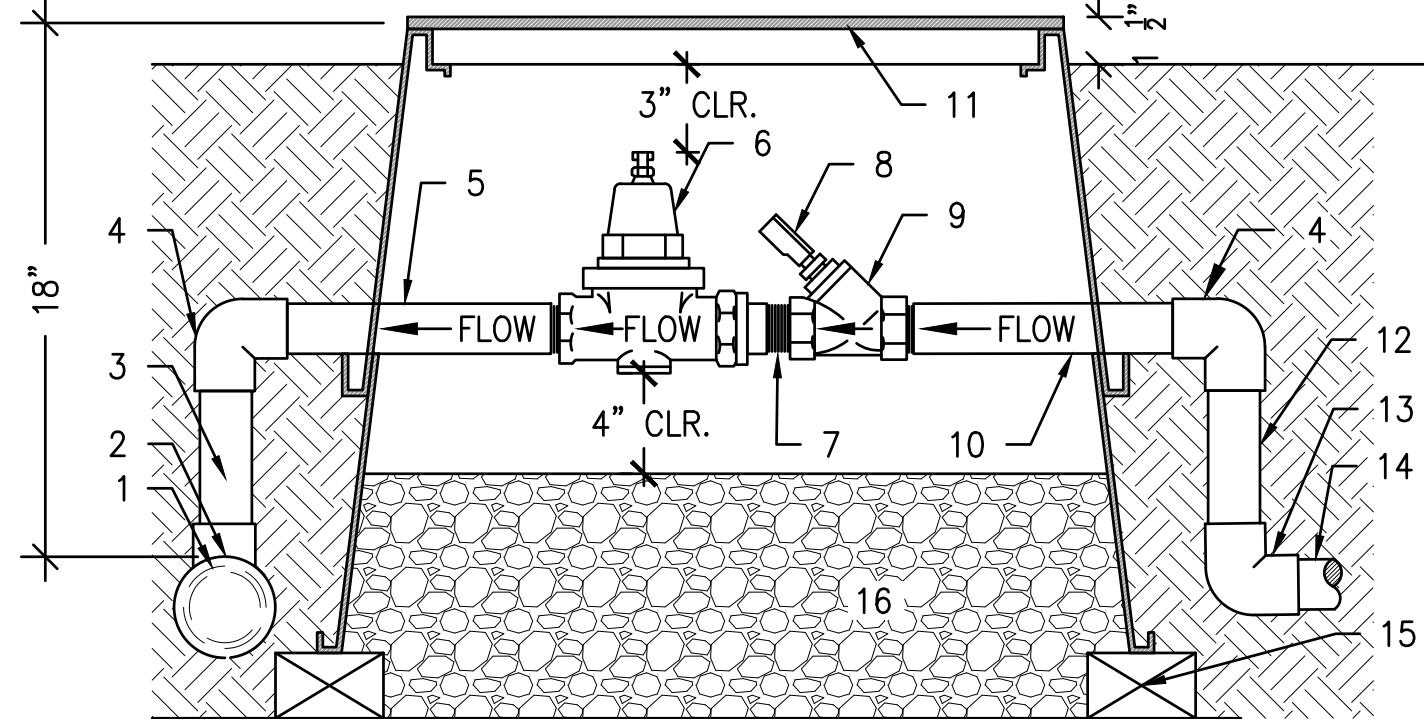
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185 Rochester St.
Costa Mesa CA 92627



1. NEW WEATHER MONITOR, SEE IRRIGATION LEGENDS AND NOTES FOR MODEL AND MFG.
2. MOUNT WEATHER MONITOR ON BUILDING EAVE AS SHOWN, WITH BRACKET PROVIDED BY MFG. PER DETAILS, NOTES AND MFG. DIRECTIONS. SET MONITOR PLUMB AND LEVEL.
3. 'L' TYPE CONDUIT OUTLET BODY WITH WEATHER TIGHT RUBBER COMPRESSION FITTING AT END OF $\frac{3}{4}$ " GALVANIZED EMT CONDUIT WITH FITTINGS REQUIRED.
4. BUILDING ROOF.
5. AT ALL CHANGE OF DIRECTIONS IN CONDUIT, PROVIDE SMOOTH BEND OR USE SWEEP ELLS, SIZE TO MATCH.
6. DRILL CLEARANCE HOLE THROUGH WOOD EAVE TO EASILY FEED CABLE FROM WEATHER MONITOR TO NEW CONDUIT.
7. SECURE ALL CONDUITS TO SIDE OF WOOD ROOF RAFTER AND CMU BUILDING WALL WITH 'C' TYPE, CLAMPS AND FASTENERS AS REQUIRED, CLAMPS, MIN. 4 LOCATIONS.
8. BUILDING WALL, CMU BLOCK.

1 IRRIGATION SYSTEM CONTROLLER

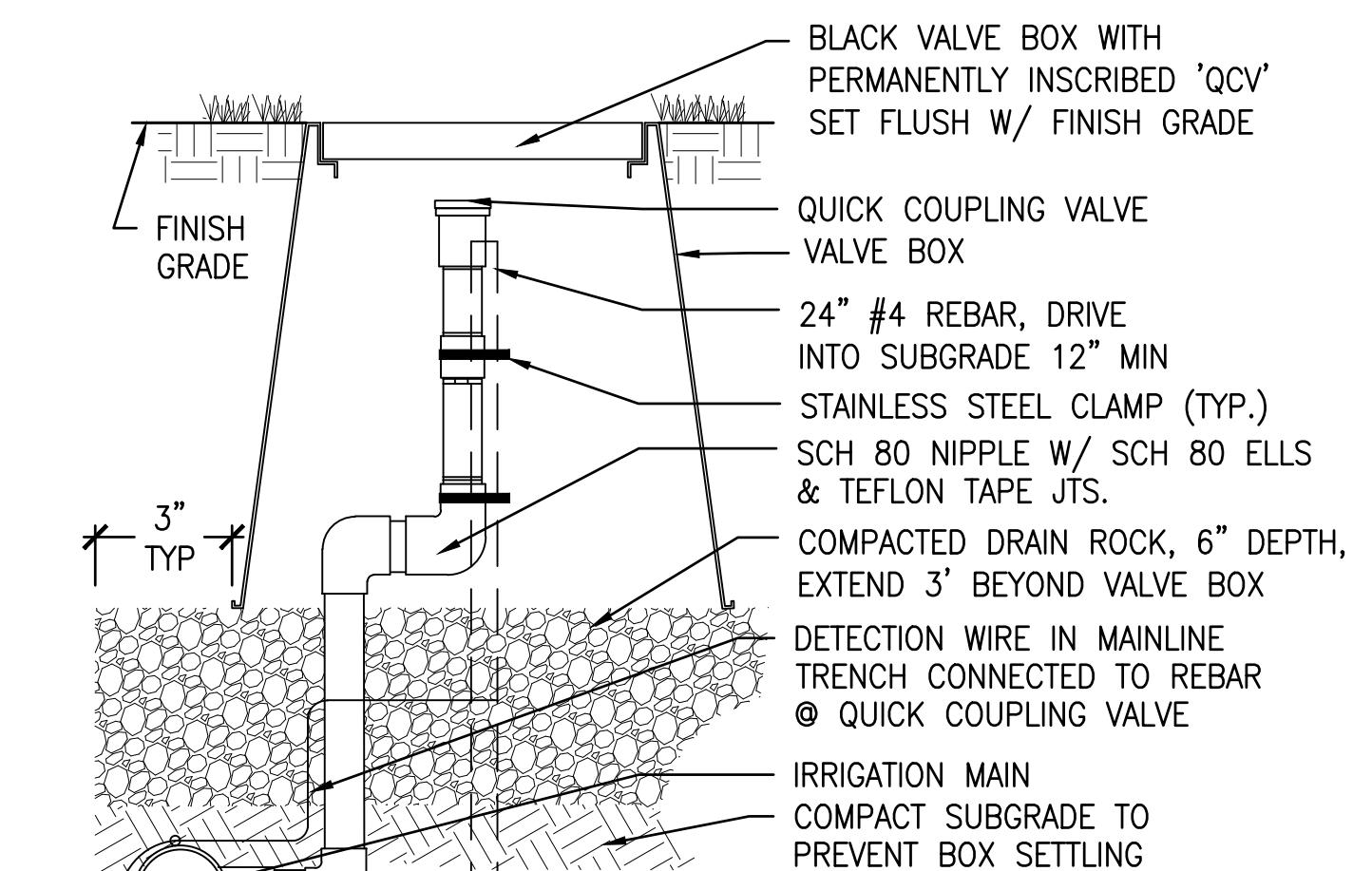
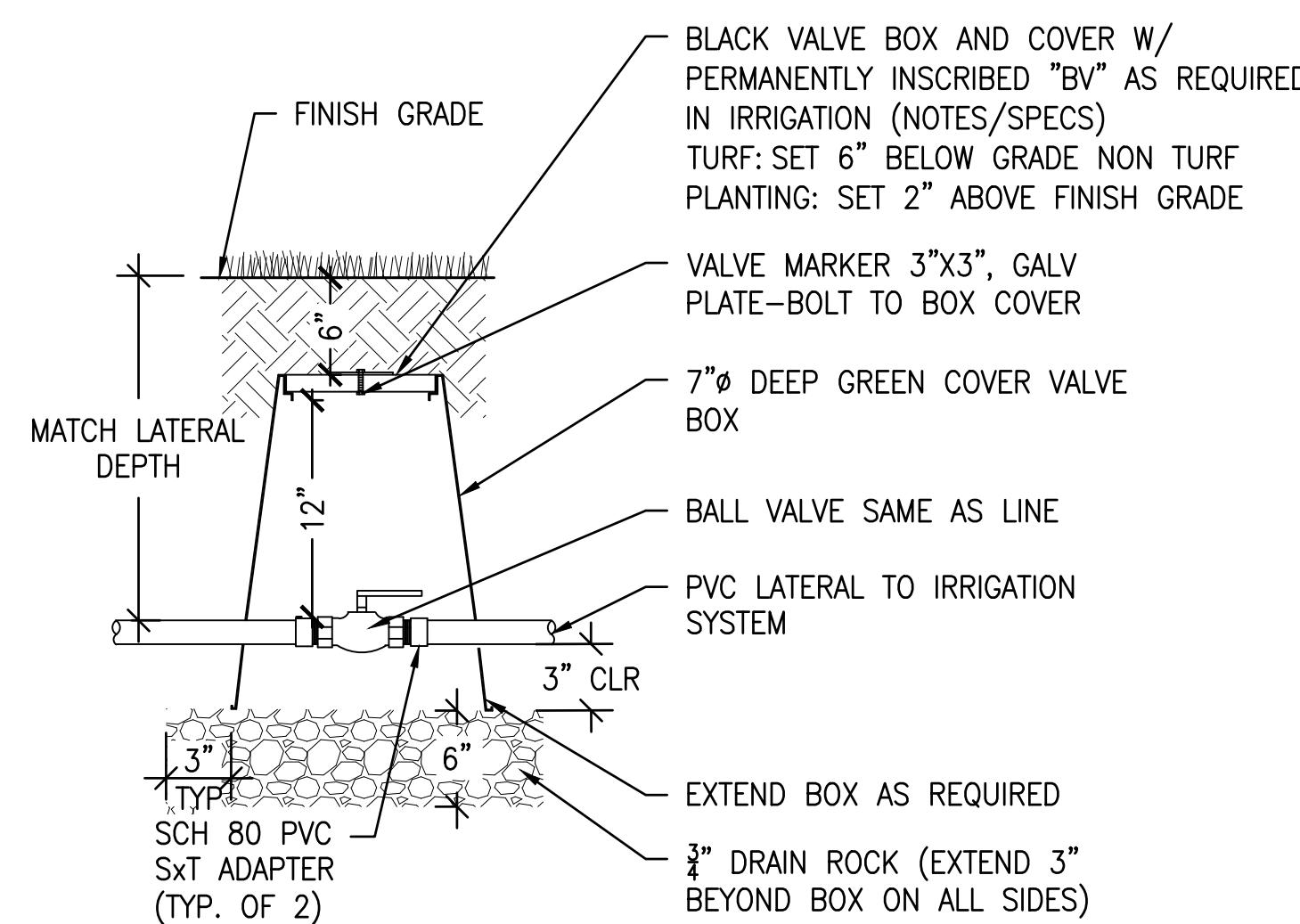
SCALE: 1/2" = 1'



1. SCH 40 PVC LATERAL LINE, SIZE PER PLAN.
2. SCH 80 PVC SLIP X SLIP TEE OR ELL, (WITH REDUCER IF NEEDED), SIZE PER PLAN.
3. SCH 80 PVC SLIP X SLIP NIPPLE, SIZE AND LENGTH AS NEEDED (2 REQUIRED).
4. SCH 80 PVC SLIP X SLIP ELL, SIZE PER PLAN (2 REQUIRED).
5. SCH 80 PVC SLIP X THREAD NIPPLE, SIZE AND LENGTH AS NEEDED (2 REQUIRED).
6. PRESSURE REGULATOR-MFG. AND SIZE PER IRRIG. LEGEND.
7. THREADED BASS NIPPLE, SIZE AND LENGTH AS REQUIRED.
8. PRESSURE GAUGE, MFG. AND MODEL, SEE IRRIG. LEGEND, SET DIAL FACING UP.
9. BRASS WYE STRAINER, MFG., SIZE AND SCREEN IRRIG. LEGEND.
10. SCH 80 PVC SLIP X THREAD NIPPLE, SIZE AND LENGTH REQUIRED.
11. RECTANGULAR PLASTIC VALVE BOX, SIZE AND COLOR PER IRR. LEGEND, HEAT "PR" ON LID IN 2" HIGH BLOCK LETTERS.
12. SCH 80 PVC SLIP X SLIP NIPPLE, SIZE, LENGTH AS REQUIRED.
13. SCH 80 PVC SLIP X SLIP ELL, SIZE PER PLAN.
14. SUPPLY LINE OR FROM EX. P.O.C. - SEE NOTES ON PLAN.
15. BRICK SUPPORTS (1 OF 4).
16. 4" THICK BASE OF $\frac{3}{4}$ " WASHED GRAVEL.

2 WEATHER MONITOR ON BUILDING EVE

SCALE: 1" = 1'

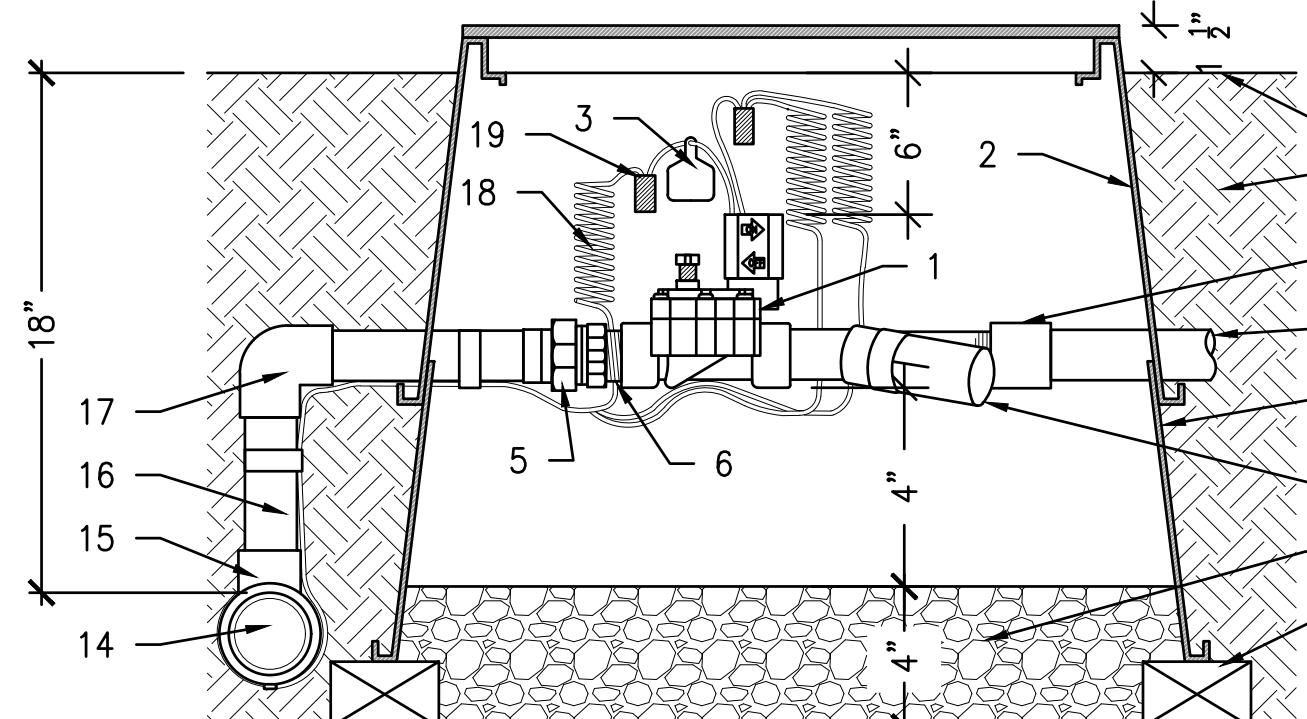


NOTES:

1. INSTALL TO PREVENT SETTLING.
2. CENTER QCV IN BOX.
3. POSITION QCV TO ALLOW CONVENIENT, ACCESSIBLE ACCESS TO QCV KEY & HOSE SWIVEL.

3 PRESSURE REGULATOR WYE STRAINER ASSEMBLY

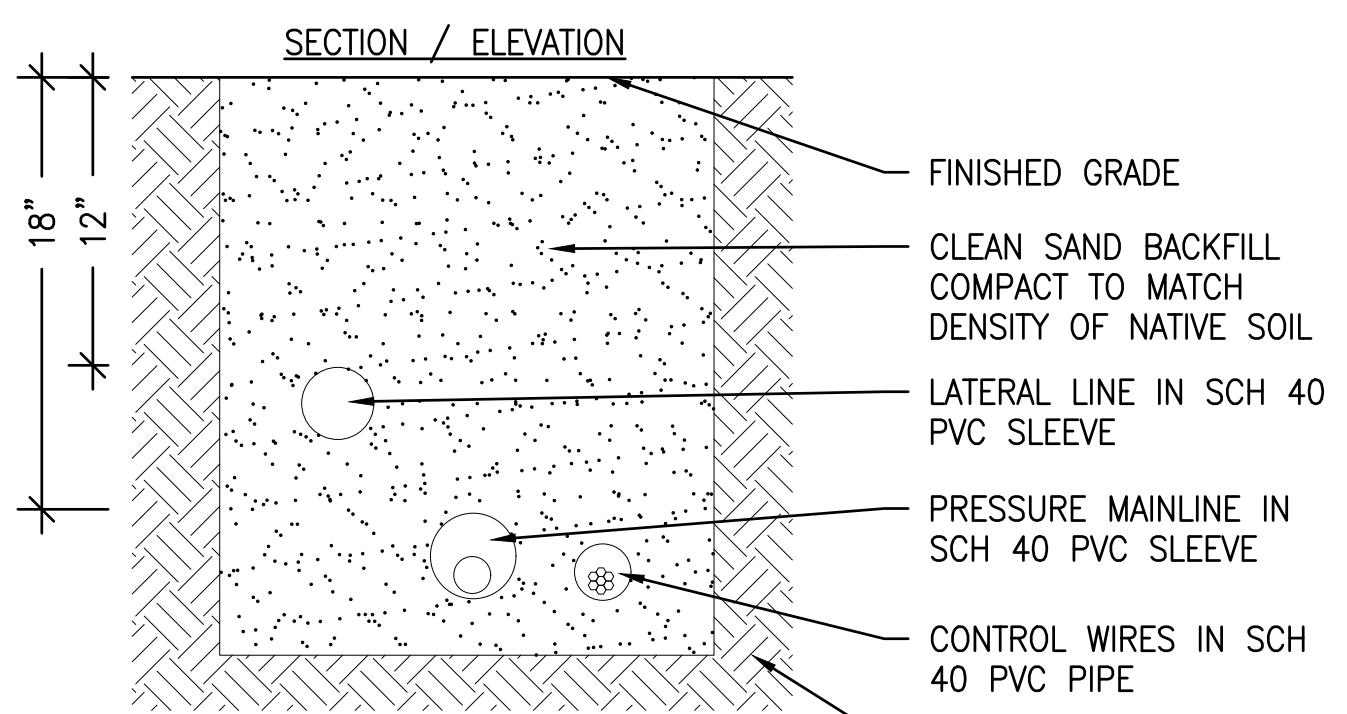
SCALE: 1 1/2" = 1'



1. REMOTE CONTROL VALVE PER LEGEND.
2. RECTANGULAR PLASTIC VALVE BOX SIZE AND COLOR PER IRRIG. LEGEND, HEAT BRAND. STATION NUMBER AND "DZ" ON LID IN 2" HIGH BLOCK LETTERS.
3. (2) I.D. TAGS REQUIRED, 1) PURPLE 'RECYCLED/RECLAIMED WATER TAG AND SECOND TAG, WITH PRINTED STATION NUMBER, SEE SPECIFICATIONS.
4. SCH 40 PVC MALE ADAPTER.
5. SCH 80 PVC UNION (LINE SIZE).
6. SCH 80 PVC CLOSE NIPPLE.
7. FINISH GRADE.
8. NATIVE SOIL.
9. PVC PIPING TO SYSTEM (CONNECT AND ADAPT AS NECESSARY).
10. RECTANGULAR PLASTIC VALVE BOX USED AS EXTENSION (NDS #318B OR APPROVED EQUAL).
11. COMBINED PRESSURE REGULATOR AND Y-FILTER PER LEGEND.
12. FILL BASE OF BOX WITH PEA GRAVEL.
13. COMMON BRICK SUPPORTS (4 REQUIRED).
14. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE). 14.1.SCH 40 PVC MAINLINE FITTING (OUTLET TO BE VALVE SIZE).
15. SCH 80 PVC ELL (VALVE SIZE).
16. SCH 80 PVC PIPING (VALVE SIZE) LENGTH AS REQUIRED.
17. SCH 80 PVC ELL (VALVE SIZE).
18. #14 UF CONTROL WIRE WITH 30" LENGTH COILED, TAPE TO PIPES PER DET. 'H', RUN TO CONTROLLER (COLOR CODED).
19. WATERPROOF WIRE CONNECTOR (2 REQUIRED).

4 BALL VALVE

SCALE: 1 1/2" = 1'

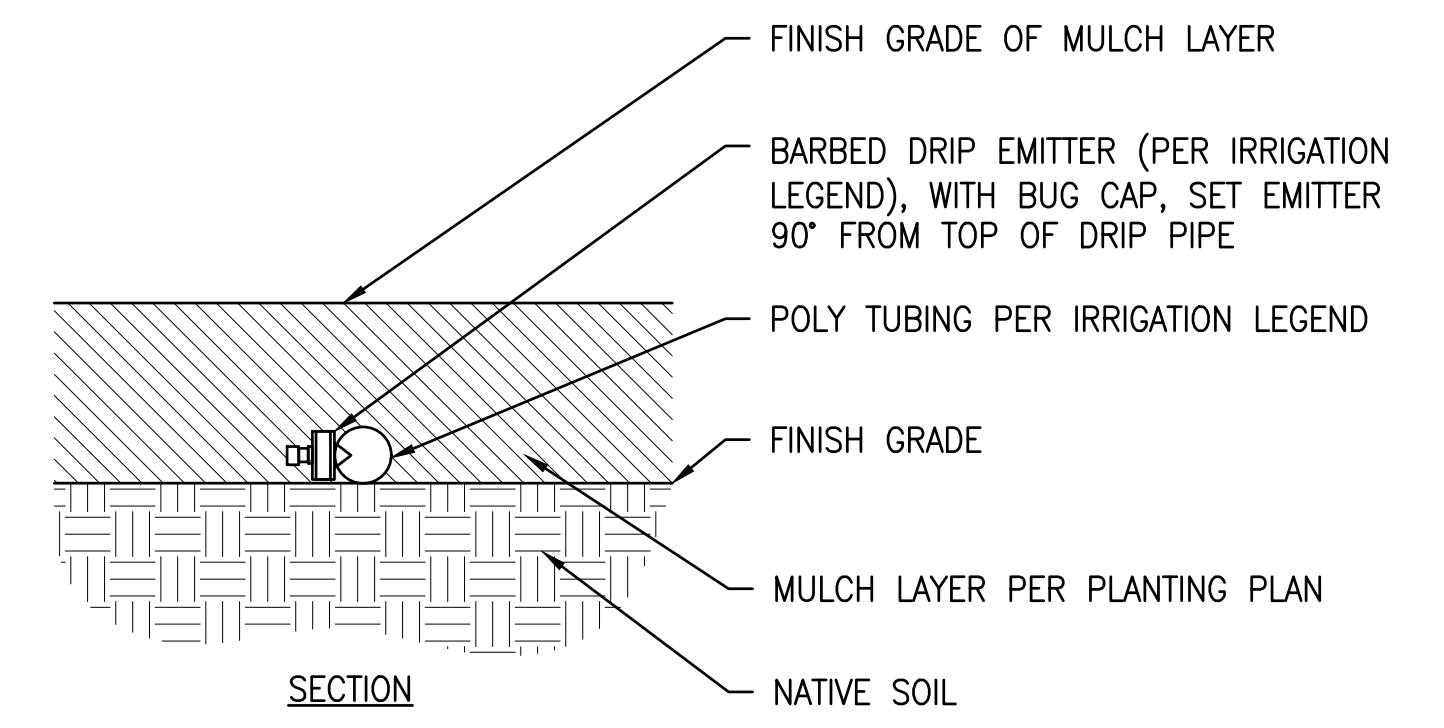


NOTES:

1. SIZE ALL SLEEVES PER THE IRRIGATION PLANS. EXTENDED SLEEVES 6" MINIMUM BEYOND EDGE OF HARDSCAPE (AT EACH END) INTO THE PLANTING AREA.
2. *SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE.

5 QUICK COUPLER VALVE

SCALE: 3" = 1'



NOTES:

1. ON-LINE POINT SOURCE DRIPPER, SEE IRRIGATION PLAN

IRRIGATION DETAILS

Revisions:

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Submittal Date:

February 4, 2022

Sheet Number:

L7.0

6 Drip Zone Control Valve

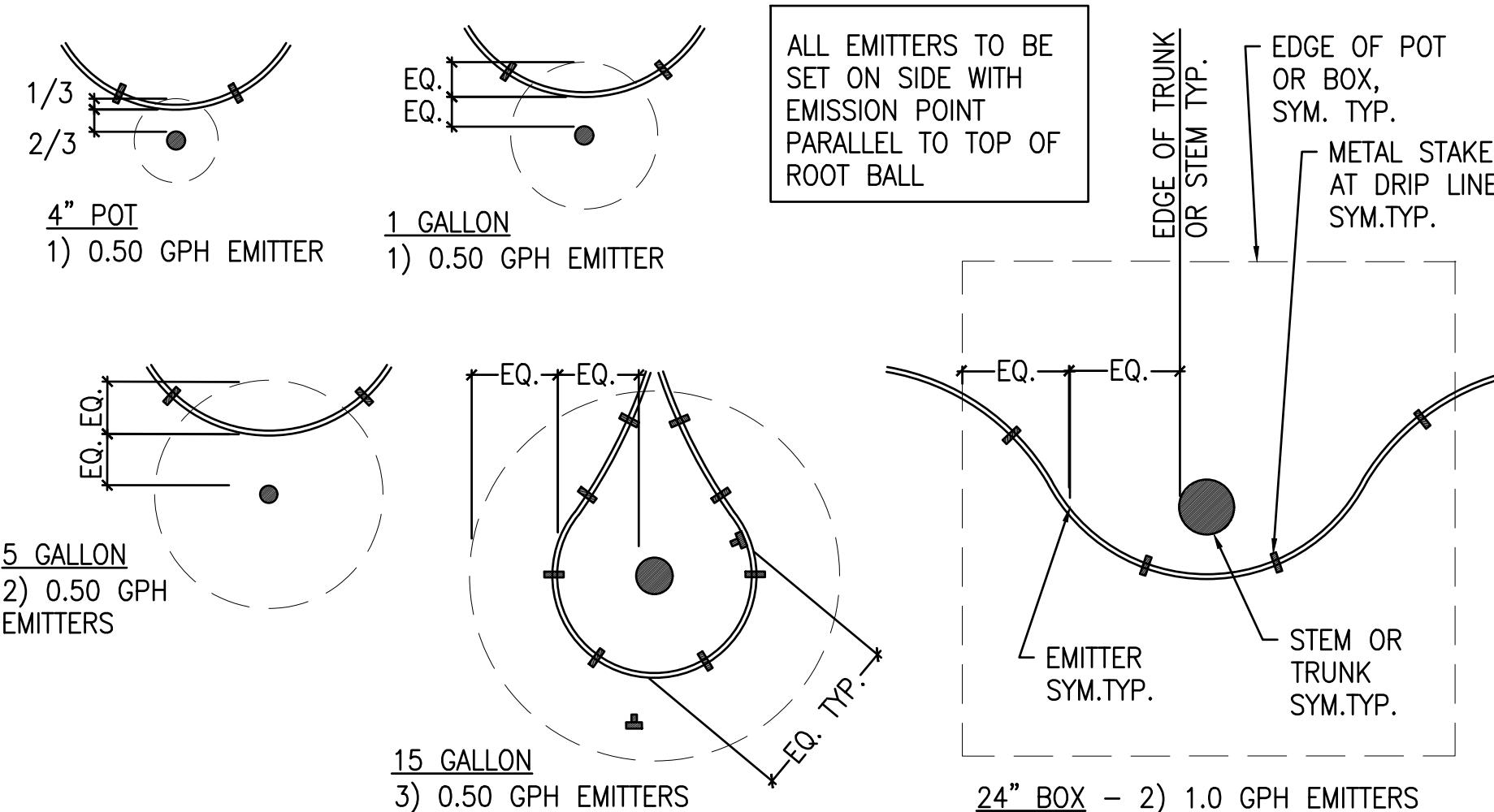
SCALE: 1 1/2" = 1'

7 UNDERGROUND SLEEVING

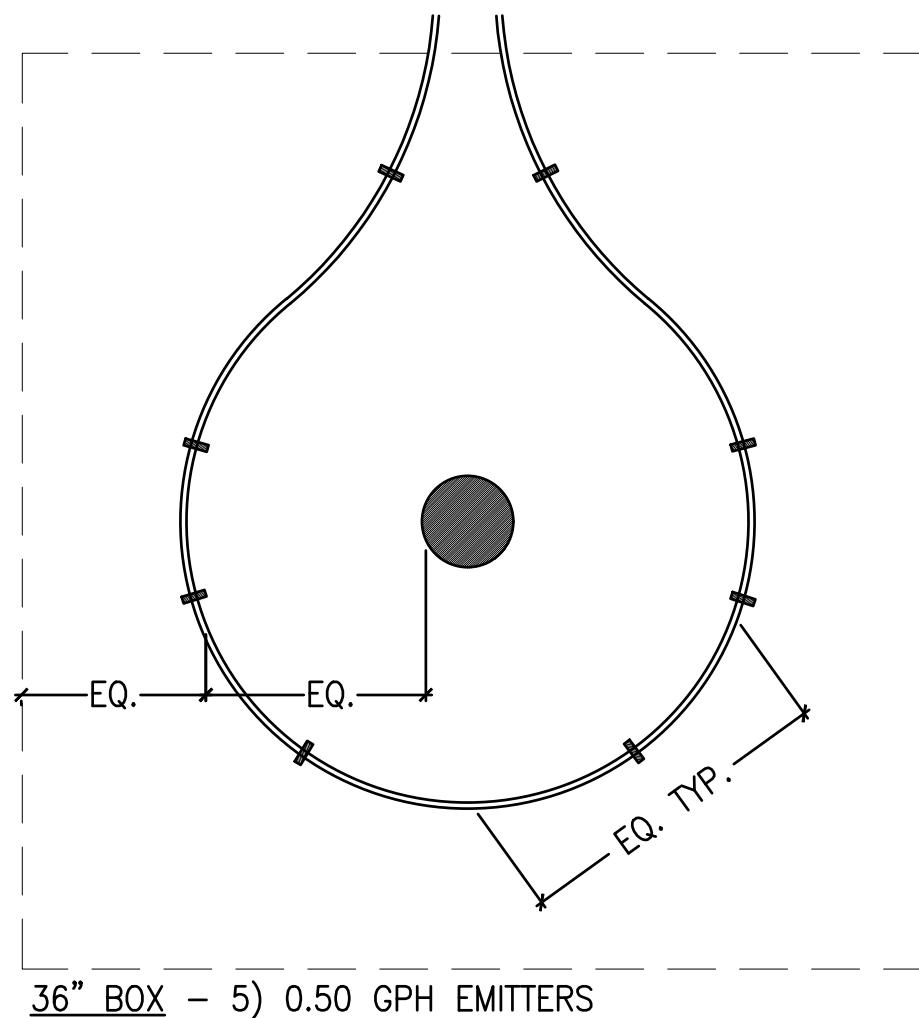
SCALE: 1 1/2" = 1'

8 Drip Emitter on Poly Tubing

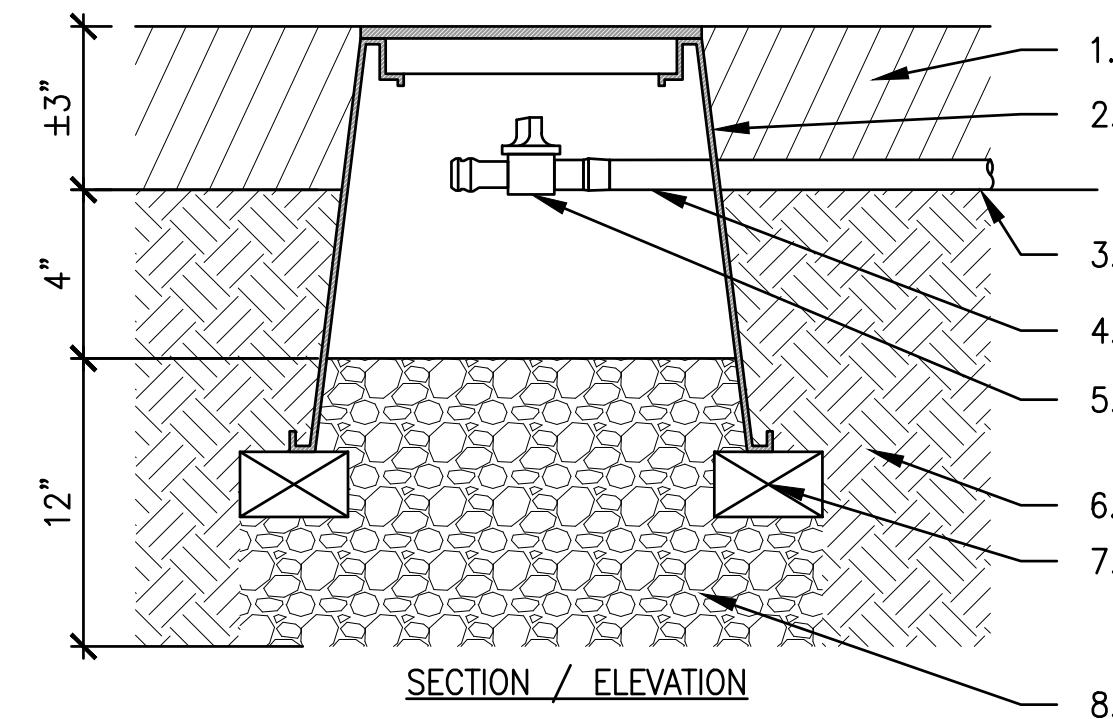
SCALE: 3/4" = 1'



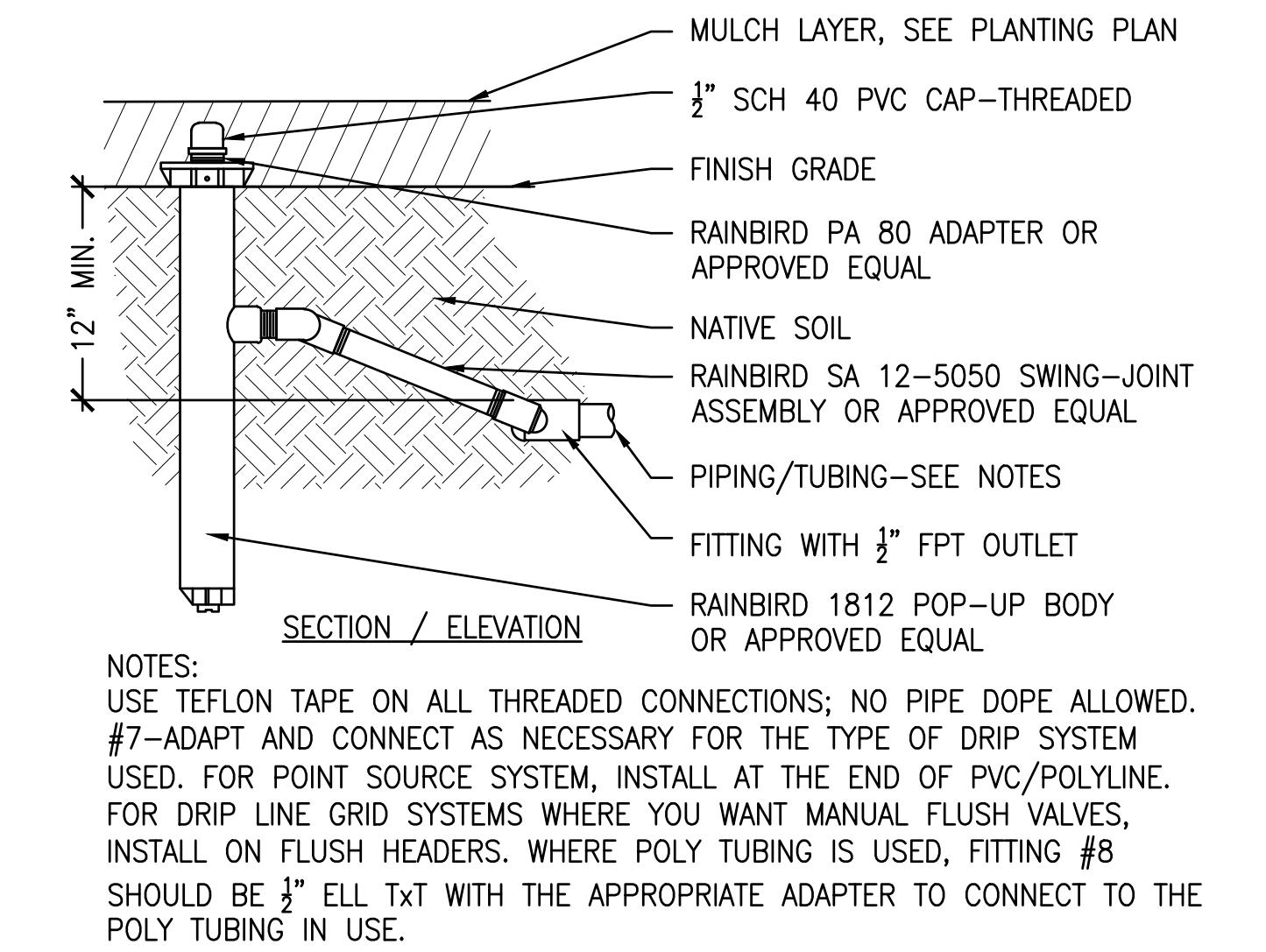
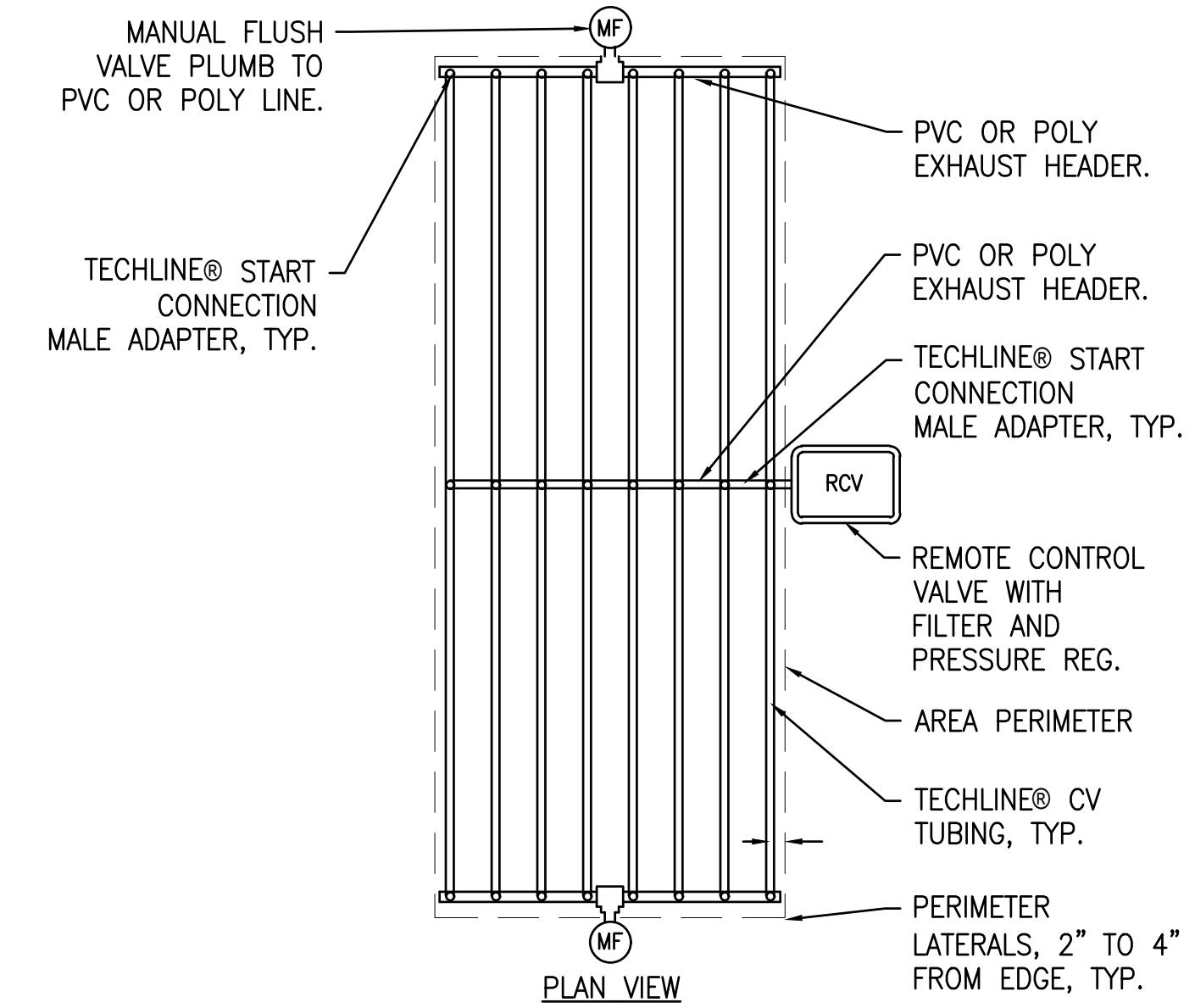
1 ONLINE DRIP Emitter LAYOUT
SCALE: $3/4"$ = 1'



2 INLINE DRIP CENTER FEED
SCALE: $3/4"$ = 1'



3 POP-UP TATTLETALE ASSEMBLY
SCALE: $1"$ = 1'



4 RAINBIRD 1812 POP-UP BODY
SCALE: $1"$ = 1'



L.I.U. Landscape Inc.
9422 East Las Tunas Drive
Temple City, CA 91780
License # LA1043216
www.liulandscape.com
626-888-9915

Project:
Alfa Made LLC
185 Rochester St.
Costa Mesa CA 92627

IRRIGATION DETAILS

Revisions:

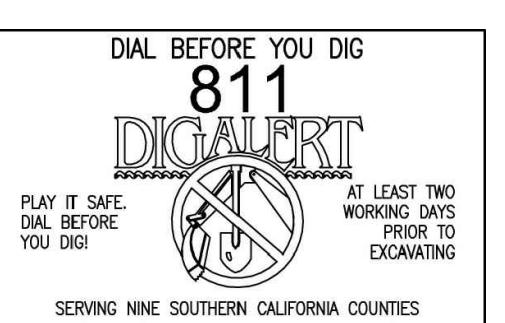
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Submittal Date:

February 4, 2022

Sheet Number:

L7.1



CITY OF COSTA MESA PRECISE GRADING PLAN FOR PROPOSED RESIDENCE

GRADING NOTES

1. All work shall be in accordance with the Grading Code of the County of Orange and any amendments by the City of Costa Mesa or any special requirements of the permit. A copy of the City Code and City Manual shall be retained on the job site while work is in progress. When referenced on the grading plans, a copy of the OC Public Works Standard Plans shall also be retained on the site.

2. Grading shall not be started without first notifying the assigned City Inspector. A pregrading meeting on the site is required before start of grading with the following people present: Owner, Grading Contractor, Design Civil Engineer, Soil Engineer, Engineering Geologist, OC Grading Inspector, and when required, the Archaeologist, Paleontologist, and Surveyor. The required inspections for grading will be explained at the meeting.

3. Issuance of a grading permit does not eliminate the need for permits from other agencies with regulatory responsibilities for construction activities associated with the work authorized on this plan.

4. The Grading Permit and an approved copy of the approved Grading Plan shall be on the permitted site while grading work is in progress.

5. Preliminary soil and geology reports, and all subsequent reports as approved by the Building Division are considered a part of the approved grading plan.

6. The Soil Engineer and Engineering Geologist shall perform sufficient inspections and be available during grading and construction to verify compliance with the plans, specifications and the Code within their purview.

7. The Civil Engineer shall be available during grading to verify compliance with the plans, specifications, City Code, and any special conditions of the permit within their purview.

8. The Soil Engineer and Engineering Geologist shall, after clearing and prior to placement of fill in canyons, inspect each canyon for areas of adverse stability, and to determine the presence or absence of subsurface water or spring flow. If needed, subdrains will be designed and constructed prior to the placement of fill in each respective canyon.

9. Subdrain outlets shall be completed at the beginning of the subdrain construction.

10. The exact location of the subdrains shall be surveyed in the field for line/grade and shown on as graded or revised plans.

11. Areas to receive fill shall be properly prepared and approved in writing by the Soil Engineer and the Building Official prior to placing fill.

12. Fills shall be benched into competent material per OC Public Works Standard Plan No 1322.

13. All existing fills shall be approved by the Building Official or removed prior to placing additional fills.

14. Fills shall be compacted throughout to a minimum of 90% relative compaction. Aggregate base for asphaltic areas shall be compacted to a minimum of 95% relative compaction. Maximum density shall be determined by ASTM D1557 or approved equivalent and fill density by ASTM D1556 (Sand-Cone) and ASTM D6938 (Nuclear Gauge Method) or an approved equivalent.

15. Cut and fill slopes shall be no steeper than 2-foot horizontal to 1-foot vertical (2:1) except where specifically approved by the Building Official.

16. All cut slopes shall be investigated both during and after grading by the Engineering Geologist to determine if any slope stability problems exist. Should excavation disclose any geological hazards or potential geological hazards, the Engineering Geologist shall submit recommended treatment to the Building Official for approval.

17. Where support or buttressing of cut and natural slopes is determined necessary by the Engineering Geologist and Soil Engineer, the Soil Engineer shall submit design, locations and calculations to the Building Official prior to construction. The Engineering Geologist and Soil Engineer shall inspect and control the construction of the buttressing and certify to the stability of the slope and adjacent structures upon completion.

18. When cut pads are brought to near grade, the Engineering Geologist shall determine if the bedrock is extensively fractured or faulted, and will readily transmit water. If considered necessary by the Engineering Geologist and Soil Engineer, a compacted fill blanket will be placed.

19. All trench backfill shall be tested and approved by the Soil Engineer per the City Code.

20. Any existing irrigation lines and cisterns shall be removed or crushed in place and approved by the Building Official and the Soil Engineer.

21. Any existing water wells shall be abandoned in compliance with the specifications approved by Orange County Health Care Agency and Division of Environmental Health.

22. Any existing cesspools and septic tanks shall be abandoned in compliance with the California Plumbing Code to the approval of Building Official.

EARTHWORK QUANTITIES

RAW CUT	0	CUBIC YARDS
RAW FILL	340	CUBIC YARDS
OVER-EX	280	CUBIC YARDS
SHRINKAGE ($\pm 5\%$)	15	CUBIC YARDS
NET	355	CUBIC YARDS (IMPORT)

SOILS ENGINEER

REFER TO GEOTECHNICAL INVESTIGATION FOR ADDITIONAL INFORMATION:

EGA CONSULTANTS, INC.
DAVID A. WOTHINGTON, C.E.G.
375-C MONTE VISTA AVENUE
COSTA MESA, CA 92627
949.642.9309



GRADING NOTES (CONTINUED)

23. The stockpiling of excess material shall be approved by the Building Official prior to excavation.

24. Export soil must be transported to a legal dump or to a permitted site approved by the Building Division.

25. The permittee is responsible for dust control measures.

26. The permittee shall give reasonable notice to the owner of adjoining lands and building prior to beginning excavations which may affect the lateral and subjacent support of the adjoining property. The notice shall state the intended depth of the excavation and when the excavation will commence. The adjoining owner shall be allowed at least 30 days and reasonable access on the permitted property to protect his structure, if he so desires, unless otherwise protected by law.

27. All concrete structures that are exposed to the on-site soils shall be constructed with Type V cement, unless deemed unnecessary by soluble sulfate-content tests conducted by the Soil Engineer.

28. Slopes exceeding 5 feet in height shall be planted with an approved plant material. In addition, slopes exceeding 15 feet in height shall be provided with an approved irrigation system, unless otherwise approved by the Building Official.

29. All existing drainage courses through this site shall remain open until facilities to handle storm water are approved and functional; however, in any case, the permittee shall be held liable for any damage due to obstructing natural drainage patterns.

30. Sanitary facilities shall be maintained on site.

31. The location and protection of all utilities is the responsibility of the permittee.

32. Approved protective measures and temporary drainage provisions shall be used to protect adjoining properties during grading.

33. Grading operations including maintenance of equipment within one-mile of a human occupancy shall be conducted between the hours of 7:00 a.m. and 7:00 p.m. Monday thru Friday. Saturdays 9:00 a.m. thru 6:00 p.m. Prohibited all hours Sundays and the following Federal holidays: Christmas Day, New Year Day, Memorial Day, Independence Day, Labor Day, and Thanksgiving Day. CMMC sec 13-279

34. All construction vehicles or equipment, fixed or mobile, operated within 1000 feet of a dwelling shall be equipped with properly operational and maintained mufflers.

b) Stockpiling and/or vehicle staging areas shall be located as far as practical from dwellings and within the limits of the grading permit.

34. Grading and excavation shall be halted during periods of high winds. According to AQMD Rule 403, high wind conditions means instantaneous wind speeds exceed 25 MPH. This level occurs only under extreme conditions such as Santa Ana Wind conditions.

35. Asphalt sections must be per City Code: Parking stall – 3" A/C over 6" A/B, Drives 3" A/C over 10" (Commercial), and 12" (Industrial). Or: Prior to rough grade release for Building Permits by the City Inspector; the Soil Engineer shall submit for approval pavement section recommendations, based on "R" value analysis of the sub-grade soils, and expected traffic indices.

36. Roof gutters shall be installed to prevent roof drainage from falling on manufactured slopes, with appropriate down spouts and outlets.

37. The Civil Engineer, as a condition of rough grade approval, shall provide a blue top with accompanying witness stake, set at the center of each pad reflecting the pad elevation for precise permits, and a blue top with witness stake set at the drainage swale high-point reflecting the high point elevation for Preliminary Permits.

38. Prior to final approval, the Civil Engineer shall certify to the Building Official the amount of earth moved during the grading operation.

39. The Engineering Geologist shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.

40. The Grading Contractor shall submit a statement of compliance to the assigned Grading Inspector that the grading is in accordance with the approved Grading Plan prior to final approval.

41. The compaction report and approval from the Soil Engineer shall indicate the type of field testing performed. The method of obtaining the in-place density shall be identified whether sand cone, drive ring or nuclear, and shall be noted for each test. Sufficient maximum density determinations shall be performed to verify accuracy of the maximum density curves used by the Field Technician.

42. In the event that soil contamination is discovered during excavation and removal of an existing tank, work shall be stopped until a site assessment and mitigation plan has been prepared, submitted and approved by the OC Health Care Agency/Environmental Health and the Building Division.

43. In the case of emergency (24-Hour/Day), call Will Ralph at Work Telephone 949.464.8115.

44. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.

45. Erosion, sediment and chemical control devices shall not be moved or modified without the approval of the Building Official.

46. All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.

47. After a rainstorm, all silt and debris shall be removed from streets, check berms and basins.

48. Graded areas of the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed towards desilting facilities.

49. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.

50. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plan.

ENVIRONMENTAL NOTES

51. The permittee shall notify all general contractors, subcontractors, material suppliers, lessees and property owners that dumping of chemicals into the storm drain system or the watershed is prohibited.

52. Permittee shall maintain construction site in a condition that an anticipated storm does not carry wastes or pollutants off the site. Potential pollutants include but are not limited to: solid or liquid chemical spills, wastes from paint, stains, sealants, glues, limes, pesticides/herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and super chlorinated potable water line flushing. During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential storm water runoff, with ultimate disposal in accordance with local, state and federal requirements.

53. Permittee may discharge material other than storm water only when necessary for performance and completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination or nuisance, or contain a hazardous substance in a quantity reportable under Federal Regulation 40 CFR, parts 117 and 302.

54. Dewatering of contaminated groundwater or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Elimination System Permit from the respective State Regional Water Quality Control Board.

55. SPECIAL NOTE: "Survey monuments shall be preserved and referenced before construction and replaced after construction pursuant to Section 8771 of the Business and Professional Code."

SPECIAL NOTE

ALL GRADING SHALL COMPLY PER SOILS REPORT'S RECOMMENDATIONS.

SCOPE OF WORK

THE PROJECT PROPOSES DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH YARD IMPROVEMENTS.

SURVEY NOTE

SURVEYOR OR ENGINEER (LICENSE BELOW 33966) SHALL MONUMENT PROPERTY CORNERS BEFORE STARTING GRADING.

PERMITS REQUIRED

SEPARATE PLAN CHECKS AND PERMITS SHALL BE REQUIRED FOR RETAINING WALLS AND BLOCK WALLS.

AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY FROM THE PUBLIC SERVICES DEPARTMENT.

SHEET INDEX

C1	TITLE SHEET
C2	GRADING & DRAINAGE PLAN
C3	EROSION CONTROL PLAN
C4	GEOTECHNICAL NOTES

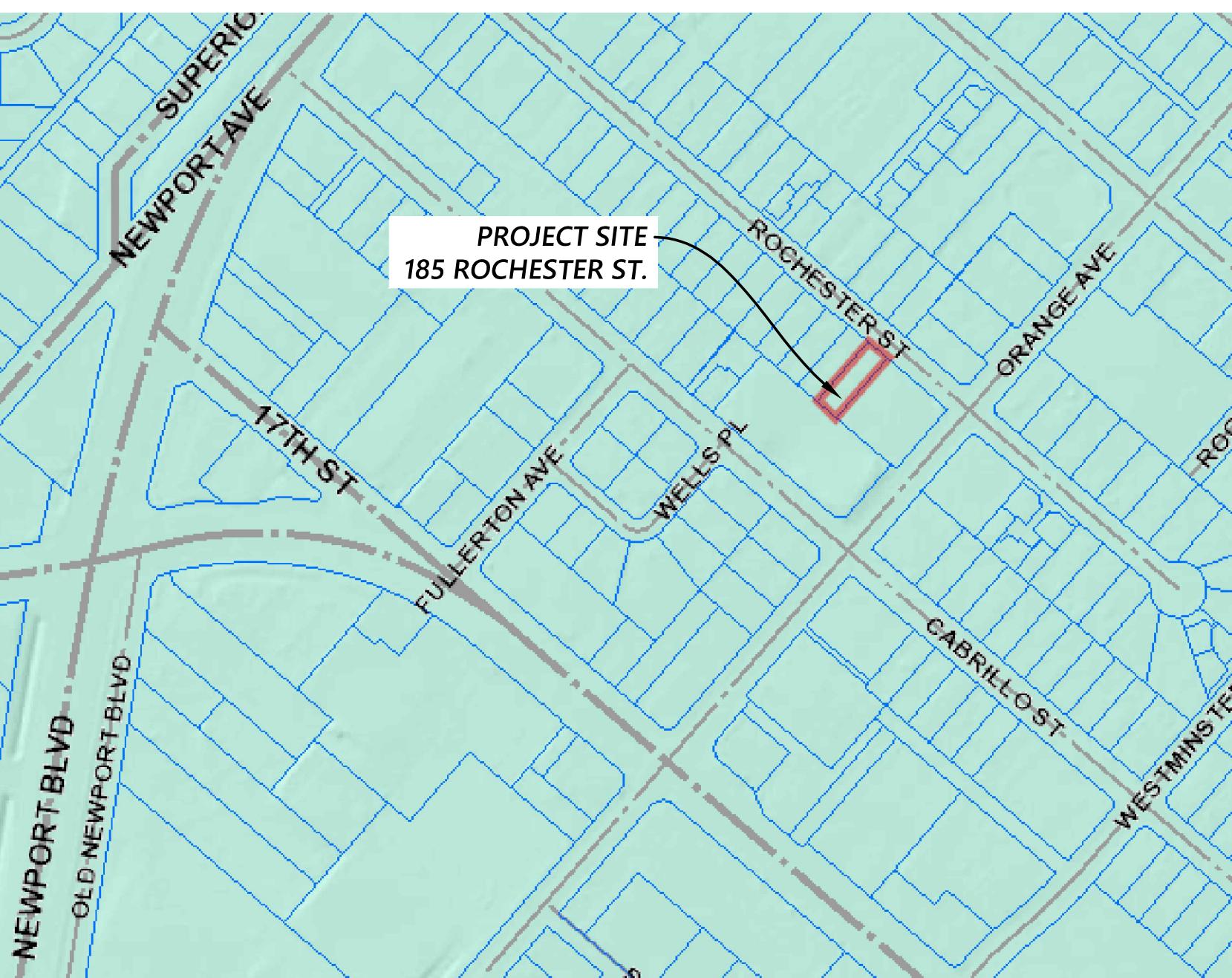
LEGAL DESCRIPTION

LOT 3 OF TRACT NO. 442, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 43 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 425-414-12

LEGEND

TS	TOP OF STEM WALL
TOP	TOP OF SLOPE
TRW	TOP OF RETAINING WALL
FF	FINISHED FLOOR ELEVATION
TG	TOP OF GRATE
TC	TOP OF COPING OR TOP OF CURB
PA	PLANTER AREA
TW	TOP OF WALL
LS	LANDSCAPE
FS	FINISHED SURFACE
FL	FLOW LINE
FG	FINISHED GRADE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
GFF	GARAGE FINISHED FLOOR
EG	EXISTING GRADE
()	EXISTING SPOT ELEVATION
—	PROPERTY LINE AND LIMIT-OF-WORK
PROPOSED WALL	
(102.6)	EXISTING ELEVATION: CONTRACTOR SHALL FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO CIVILSCAPES ENGINEERING
OR	
102.6	
—	FLOWLINE
R	RIDGE LINE
—	STORM DRAIN PIPE

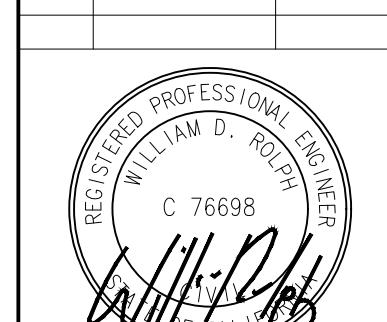


VICINITY MAP

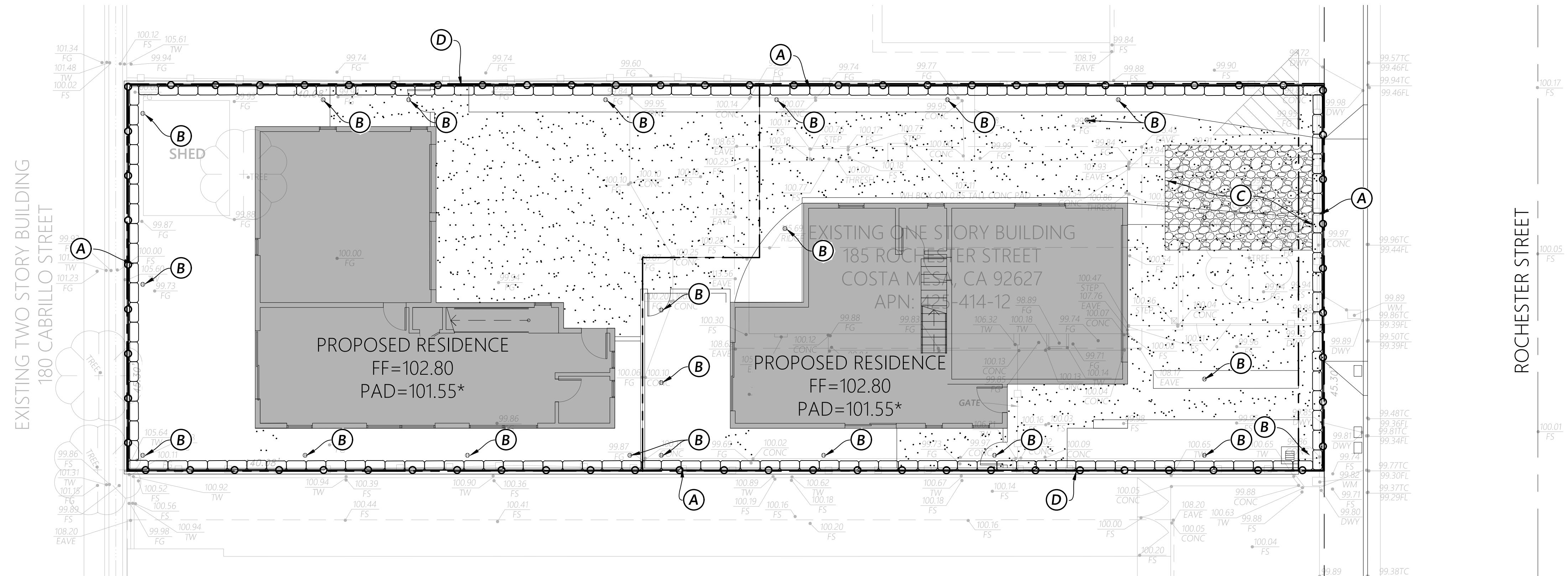
NO SCALE

CIVILSCAPES
28052 CAMINO CAPISTRANO, STE 213
LAGUNA NIGUEL, CA 92677
949.464.8115 info@civilscapes.com

**PRECISE GRADING PLAN
FOR PROPOSED RESIDENCE
TITLE SHEET**
185 ROCHESTER STREET
COSTA MESA, CA 92627



JOB NO. 20059
DATE 5/25/2022
SHEET NO. C1
SHEET NO. 1 OF 4
Project#20059-185 Rochester, CNDY/2020/2022

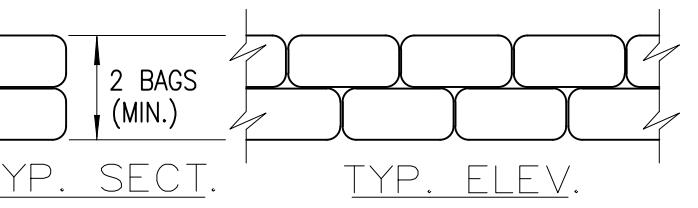


EROSION CONTROL CONSTRUCTION NOTES

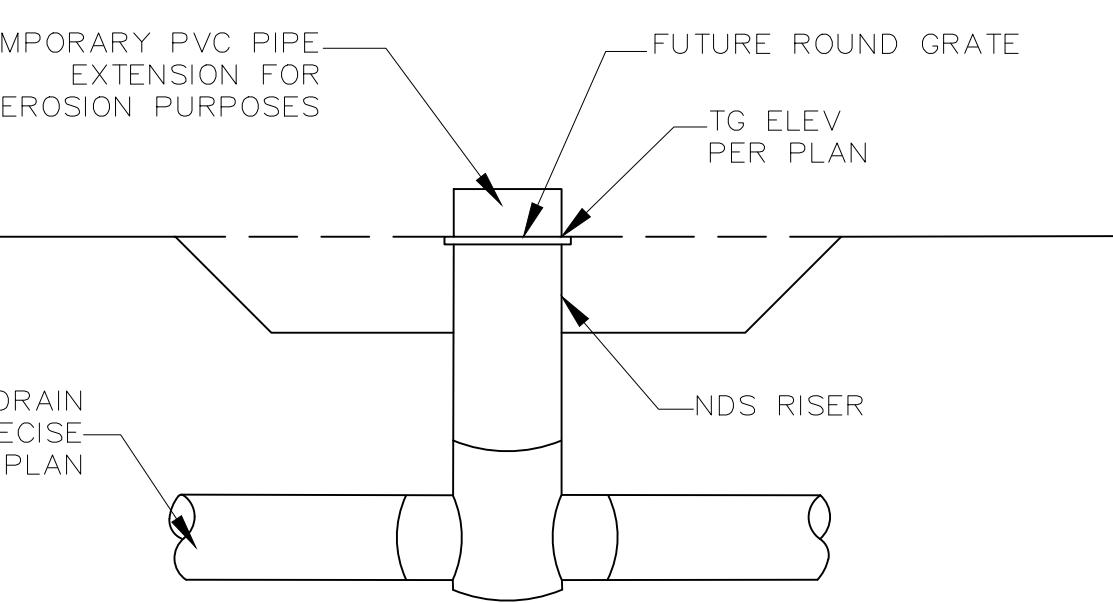
- (A) INSTALL GRAVEL BAG BARRIER PER CASQA SE-8 AND SE-6
- (B) INLET PROTECTION PER DETAIL HEREON
- (C) STABILIZED CONSTRUCTION ENTRANCE USING CRUSHED ROCK PER CASQA TC-1
- (D) 6' TALL CHAIN-LINK FENCE WITH DUST CONTROL COVER AROUND PERIMETER OF PROPERTY.

NOTES:

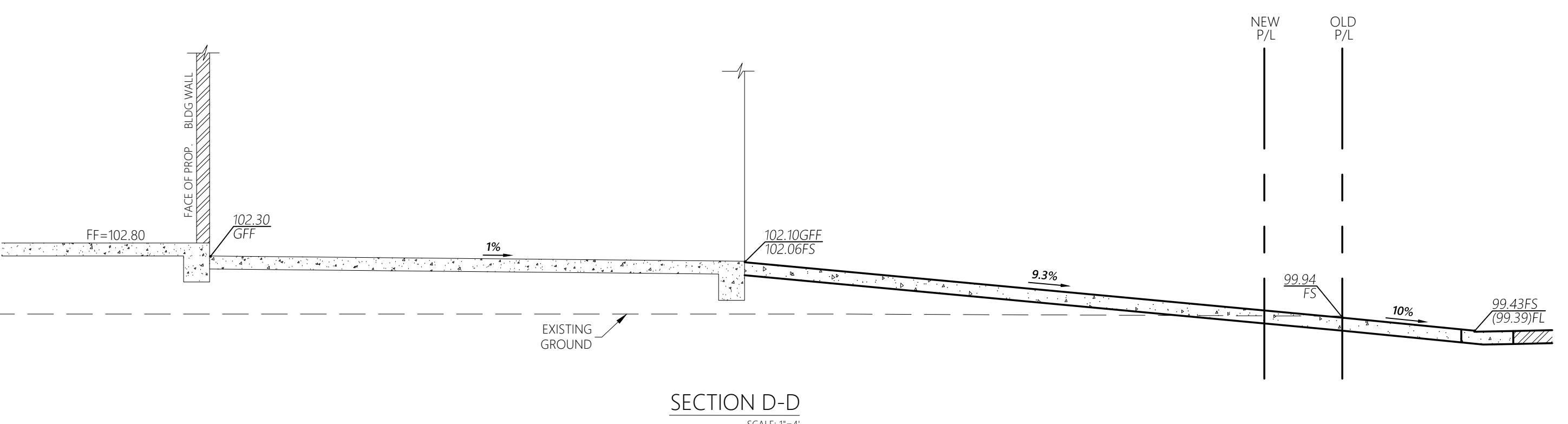
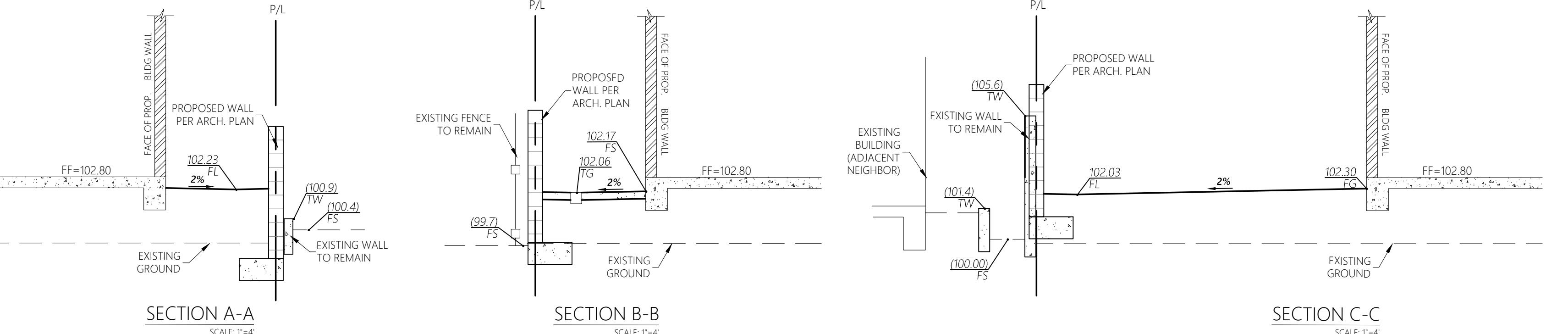
1. CONTRACTOR SHALL PROVIDE ON SITE CONCRETE WASHOUT FACILITY AND COMPLY WITH CASQA BMP WM-8.
2. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
3. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OF ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
3. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.



(A) GRAVEL BAG DETAIL
NO SCALE



(B) AREA DRAIN INLET PROJECTION
NO SCALE



PRECISE GRADING PLAN FOR PROPOSED RESIDENCE EROSION CONTROL PLAN

185 ROCHESTER STREET
COSTA MESA, CA 92627

REVISIONS	NO.	REVISION	DATE

JOB NO. 20059

DATE 5/25/2022

SHEET NO. C3

SHEET NO. 3 OF 4

GiProjects 2059 185 Rochester, CA 5/25/2022 GRADING map





Based on the laboratory results, the project soil maximum density shall be 124.0 pcf with an optimum moisture content of 9.5%. The material is determined to possess a low potential for expansion ($EI = 0$).

Native - Terrace Deposits (Qop)

Underlying the fill materials are Quaternary-age old paralic deposits as encountered in each of the test borings (B-1 through B-3) to the maximum depths explored (15 ft b.g.). The native soils consist generally of medium reddish brown, moist, medium dense to dense (firm to stiff), fine silty sand and sandy silt.

SOIL EXPANSIVITY

Based on the laboratory results and field logging, the expansion potential of the soils in the upper three feet was analyzed to be very low when exposed to an increase in moisture content ($EI = 0$). Beyond the specifications stated in this report, additional mitigative measures for highly expansive clays or plasticity are *not* warranted.

CONCLUSIONS

Based on our geotechnical study of the site, our review of available reports and literature and our experience, it is our opinion that the proposed improvements at the site are feasible from a geotechnical standpoint. There appear to be no significant geotechnical constraints on-site that cannot be mitigated by proper planning, design, and utilization of sound construction practices. The engineering properties of the soil and native materials, and the surface drainage offer favorable conditions for site re-development.

RECOMMENDATIONS

The following sections discuss the principle geotechnical concerns which should be considered for proper site re-development.

Earthwork

Grading and earthwork should be performed in accordance with the following recommendations and the General Earthwork and Grading Guidelines included in Appendix C. It is our understanding that the majority of grading will be limited to the re-grading of the building pad for the proposed construction. In general, it is anticipated that the removal of the upper 3 feet within the building footprint (slab-on-grade portion) will require removal and recompaction to prepare the site for construction. We recommend a 5 ft envelope be excavated for the building pad, where feasible. The removals should be accomplished so that all fill and backfill existing as part of the previous site use and demolition operations are removed.

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Project No. JL301-1
April 16, 2021

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Care should be taken to protect the adjacent property improvements. A minimum one foot thick fill blanket should be placed throughout the exterior improvements (approaches, parking and planter areas). The fill blanket will be achieved by reworking (scarring) the upper 12 inches of the existing grade.

Site Preparation

Prior to earthwork or construction operations, the site should be cleared of surface structures and subsurface obstructions and stripped of any vegetation in the areas proposed for development. Removed vegetation and debris should then be disposed of off-site. A minimum of 3 feet of the soils below existing grade will require removal and recompaction in the areas to receive building pad fill. Following removal, the excavated surface should be inspected by the soils engineer or his designated representative prior to the placement of any fill in footing trenches. Holes or pockets of undocumented fill resulting from removal of buried obstructions discovered during this inspection should be filled with suitable compacted fill.

Fills

The on-site soils are suitable for reuse as compacted fill, provided they are free of organic materials, debris, and materials larger than six (6) inches in diameter. After removal of any loose, compressible soils, all areas to receive fill and/or other surface improvements should be scarified to a minimum depth of 12 inches, brought to at least 2 percent over optimum moisture conditions and compacted to at least 90 percent relative compaction (based on ASTM: D 1557). If necessary, import soils for near-surface fill should be predominately granular, possess a low or very low expansion potential, and be approved by the geotechnical engineer.

Lift thicknesses will be dependent on the size and type of equipment used. In general, fill should be placed in uniform lifts not exceeding 8 inches. Placement and compaction of fill should be in accordance with local grading ordinances under the observation and testing of the geotechnical consultant. We recommend that fill soils be placed at moisture contents at least 2 percent over optimum (based on ASTM: D 1557).

We recommend that oversize materials (materials over 6 inches) should be encountered, be stockpiled and removed from the site.

Trench Excavations and Backfill

Shallow excavations to 10 feet at the project site can be excavated with a moderate effort using conventional construction equipment in good operating condition. Based upon the weathered nature of the subsurface soils and to satisfy

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and constructed foundations.

Lateral Load Resistance

Footings founded in fill materials may be designed for a passive lateral bearing pressure of 250 pounds per square foot per foot of depth. A coefficient of friction against sliding between concrete and soil of 0.30 may be assumed.

Cement Type for Concrete in Contact with On-Site Earth Materials

Concrete mix design should be based on sulfate testing with Section 1904.2 of the 2019 CBC. Preliminary laboratory testing indicates the site soils possess negligible sulfate exposure (10 ppm by volume). Test Results are presented in Appendix B.

ACI 318-14 BUILDING CODE (Table 19.3.1.1)

REQUIREMENTS FOR CONCRETE EXPOSED TO SULFATE-CONTAINING SOLUTIONS					
Sulfate Exposure	Water soluble sulfate (SO_4) in soil percent by weight	Sulfate (SO_4) in water, ppm	Cement Type	Maximum water-cementitious material ratio, by weight, normal weight concrete	Minimum f_c , normal-weight and light weight concrete, psi
Negligible [S0]	0.00 < SO_4 < 0.10	0 < SO_4 < 150	---	---	---
Moderate [S1]	0.10 < SO_4 < 0.20	150 < SO_4 < 1500	II, IP(MS), IS(MS), P(MS), I(PM)(MS), IS(M)(MS)	0.50	4000
Severe [S2]	0.20 < SO_4 < 2.00	1500 < SO_4 < 10,000	V	0.45	4500
Very Severe [S3]	SO_4 > 2.00	SO_4 > 10,000	V plus pozzolan	0.45	4500

As a conservative approach, cement with a maximum water/cement ratio of 0.50 and a concrete strength f_c of 3,000 psi should be used for concrete in contact with on-site earth materials.

Exterior Slabs-on-grade (Hardscape)

Concrete slabs cast against properly compacted fill materials shall be a minimum of 4 inches thick (actual) and reinforced with No. 3 rebar at 18 inches on center in both directions. The reinforcement shall be supported on chairs to insure positioning of the reinforcement at mid-center in the slab.

Control joints should be provided at a maximum spacing of 8 feet on center in two directions for slabs and at 6 feet on center for sidewalks. Control joints are intended to direct cracking.

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OSHA requirements for workmen's safety, it will be necessary to shore excavations deeper than 5 feet, or slope back the sides of the excavation at an inclination of 1:1 (horizontal to vertical) if workers are to enter such excavations. The geotechnical consultant should be present during the excavation phase of the project to observe the soil conditions and make additional recommendations if necessary.

The on-site soils may be used as trench backfill provided they are screened of rock sizes over 6 inches in dimension and organic matter. Trench backfill should be compacted in uniform lifts (not exceeding 8 inches in compacted thickness) by mechanical means to at least 90 percent relative compaction (ASTM: D 1557).

Geotechnical Parameters

The following Geotechnical parameters may be used in the design of the proposed structure:

Foundation Design

Structures on properly compacted fill may be supported by conventional, continuous or isolated spread footings. Footings should be a minimum of 24 inches deep by 15 inches wide. At this depth footings founded in fill materials may be designed for an allowable bearing value of 2,000 and 2,500 psf (for dead-plus-live load) for continuous wall and isolated spread footings, respectively. These values may be increased by one-third for loads of short duration, including wind or seismic forces. Continuous perimeter and interior footings should have a minimum width of 15 inches and be reinforced with No. 5 rebar (two at the top and two at the bottom). Reinforcement requirements may be increased if recommended by the project structural engineer. In no case should they be decreased from the previous recommendations.

Slabs-on-grade

Concrete slabs cast against properly compacted fill materials shall be a minimum of 5 inches thick (actual) and reinforced with No. 4 rebar at 18 inches on center in both directions. The slabs shall be dowelled into the footings using No. 4 bars at 24 inches on center. The reinforcement shall be supported on chairs to insure positioning of the reinforcement at mid-center in the slab. Interior slabs shall be underlain by 2 inches of clean sand over a min. 10 mil visqueen moisture barrier, with all laps sealed, over 4 inches of low or non-expansive materials (site soils are considered low-expansive). If gravel is used for the 4-inch layer, then we recommend a min. 15 mil, puncture-resistant plastic sheeting (e.g. "Stego Wrap").

Some slab cracking due to shrinkage should be anticipated. The potential for the

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slab cracking may be reduced by careful control of water/cement ratios. The contractor should take appropriate curing precautions during the pouring of concrete in hot weather to minimize cracking of slabs. We recommend that a slipsheet (or equivalent) be utilized if crack-sensitive flooring is planned directly on concrete slabs. All slabs should be designed in accordance with structural considerations.

Option: Mat Slab Foundation

For the buildings, a mat slab foundation system is considered an alternative option. Mat slabs founded in fill materials may be designed for an allowable bearing value of 1,000 psf (for dead-plus-live load). These values may be increased by one-third for loads of short duration, including wind or seismic forces. The actual design of the foundation and slabs should be completed by the structural engineer.

Min. Design Item

Mat Foundations	Recommendations
Allowable Bearing Pressure:	1,000 psf
Passive Lateral Resistance:	250 psf per foot
Mat Slab Thickness:	min. 12 inches with thickened edges (+ 6 inches)
Steel Reinforcement:	No. 5 bars @ 12" o.c. each way, top and bottom
Coefficient of Friction:	0.30
Modulus of Subgrade Reaction:	$k_s = 100$ lbs/in ²

Reinforcement requirements may be increased if recommended by the project structural engineer. In no case should they be decreased from the previous recommendations.

New Garage Grade Beams

The grade beams, reinforced continuously with the garage footings, should be constructed across the garage entrance, tying together the ends of the garage footings. The grade beams should be embedded at the same depth as the adjacent perimeter footings. A thickened slab should be provided at the entrance above the grade beam. Minimum dimensions should be six inches wide by six inches thick and need not be specifically reinforced. The garage slabs should have positive separations from the stem walls.

Settlement

Utilizing the design recommendations presented herein, we anticipate that the majority of any post-grading settlement will occur during construction activities. We estimate that the total settlement for the proposed structure will be on the order of 1 inch. Differential settlement is not expected to exceed 1/8 inch in 20 feet. These settlement values are expected to be within tolerable limits for properly designed

Proposed Residential Duplex
185 Rochester Street, Costa Mesa, CA - Soils Report
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April 16, 2021

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Proposed Residential Duplex
185 Rochester Street, Costa Mesa, CA - Soils Report
Project No. JL301-1
April 16, 2021

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- During ANY grading operations, including excavation, removal, filling, compaction, and backfilling, etc.
- After excavations for footings and/or grade beams verify the adequacy of underlying materials.
- After pre-soaking of new slab sub-grade earth materials and placement of capillary break, plastic membrane, prior to pouring concrete.
- During backfill of drainage and utility line trenches, to verify proper compaction.
- When/If any unusual geotechnical conditions are encountered.
- Prior to slab pours to ensure proper subgrade compaction and moisture barriers.

Please schedule an inspection with the geotechnical consultant prior to the pouring of ALL interior and exterior slabs.

LIMITATIONS

The geotechnical services described herein have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the geotechnical engineering profession practicing contemporaneously under similar conditions in the subject locality. Under no circumstance is any warranty, expressed or implied, made in connection with the providing of services described herein. Data, interpretations, and recommendations presented herein are based solely on information available to this office at the time work was performed. EGA Consultants will not be responsible for other parties' interpretations or use of the information developed in this report.

The interpolated subsurface conditions should be checked in the field during construction by a representative of EGA Consultants. We recommend that all foundation excavations and grading operations be observed by a representative of this firm to ensure that construction is performed in accordance with the specifications outlined in this report.

We do not direct the contractor's operations, and we cannot be responsible for the safety of others. The contractor should notify the owner if he considers any of the recommended actions presented herein to be unsafe.

DIG A ALERT

DIAL BEFORE YOU DIG
TOLL FREE CALL 811
A PUBLIC SERVICE BY
UNDERGROUND SERVICE ALERT

Proposed Residential Duplex
185 Rochester Street, Costa Mesa, CA - Soils Report
Project No. JL301-1
April 16, 2021

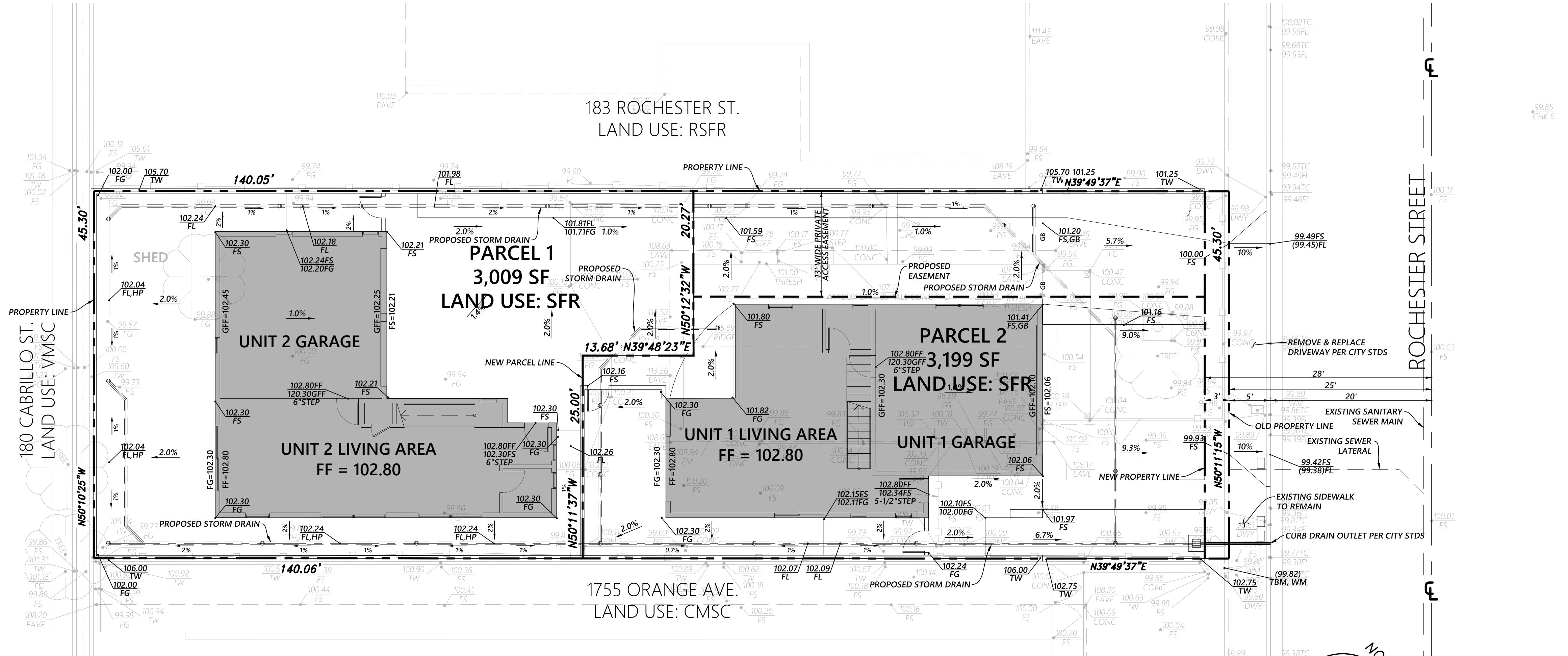
14

TENTATIVE PARCEL MAP 2022-139

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SURVEY OF LOT 3, TRACT 442 AS PER MAP FILED IN BOOK 16, PAGE 43, OF MISCELLANEOUS MAPS IN
THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

CIVILSCAPES ENGINEERING, INC. WILLIAM D. ROLPH, PLS 938



TITLE REPORT

CHICAGO TITLE COMPANY
5 CORPORATE PARK, #100
NEWPORT BEACH, CA 92660
TITLE OFFICER: JOHN F. ALLEN
ChicagoAllen@ctt.com
949-263-0872
TITLE NO. 58602013110-JFA

BASIS OF BEARINGS

THE CENTERLINE OF ORCHID AVI
BEING N40°33'42"E PER PMB
378/39-40

OWNER/ SUBDIVIDER

185 ROCHESTER COSTA MESA
16800 ASTON STREET, SUITE 275
IRVINE, CA 92606

SITE ADDRESS:

185 ROCHESTER STREET
COSTA MESA
APN: 425-414-12

UTILITIES NOTE

NO EXISTING OR PROPOSED
UNDERGROUND UTILITIES ARE
LOCATED WITHIN THE PROJECT SITE

TENTATIVE BENCHMARK

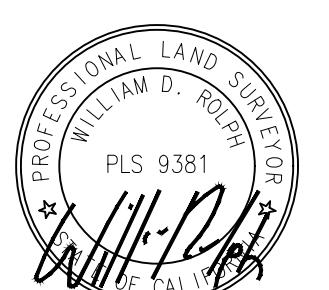
WATER METER SOUTHEAST OF SITE LABELED 'WM,TBM' HEREON
TBM ELEVATION = 99.82

SURVEYOR

CIVILSCAPES ENGINEERING, INC.
28052 CAMINO CAPISTRANO, STE 210
LAGUNA NIGUEL, CA 92677
949.464.8115

ACERAGE

3 PARCEL 1: 0.069 AC GROSS 0.069 AC NET
PARCEL 2: 0.073 AC GROSS 0.055 AC NET
TOTAL: 0.142 AC GROSS 0.124 AC NET



CIVILSCAPES

ENGINEERING

RIMANDO, JEFFREY

Subject: RE: Application PA-22-14 & PM 20-04 - 185 Rochester St

From: Cindy Murphy <cindymurphy35@sbcglobal.net>

Sent: May 17, 2023 10:28 AM

To: PC Public Comments <PCPublicComments@costamesaca.gov>

Subject: Application PA-22-14 & PM 20-04 - 185 Rochester St

Hi There,

I received your notice regarding a permit to tear the existing home down and replace it with 2 homes.

My concern is that the division of the property makes for 2 very small properties, which adds more individuals to an already dense street. The parking on Rochester is terrible and this along with I am sure others that will apply for the same permission in the future, will impact the street more.

How do you plan to address parking issues and continuous blocked driveways if you approve this application and future applications on Rochester?

I own 186 across the street and we continually have to call for tow service for cars blocking our one car driveway entrance.

Are you willing to paint the curbs red in front of all one car driveways on Rochester, to help with this issue?

Cindy Murphy

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.



CITY OF COSTA MESA

77 Fair Drive
Costa Mesa, CA 92626

Agenda Report

File #: 23-1227

Meeting Date: 5/22/2023

TITLE:

PLANNING APPLICATION 22-04 FOR A CONDITIONAL USE PERMIT TO OPERATE A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY LOCATED AT 2790 HARBOR BLVD. SUITES 107, 109, AND 115 (FROM THE EARTH)

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION

PRESENTED BY: CHRISTOPHER ALDANA, ASSISTANT PLANNER

CONTACT INFORMATION: CHRISTOPHER ALDANA, 714.754.4868;
Christopher.Aldana@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 22-04, subject to conditions of approval.



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: May 22, 2023

ITEM NUMBER:PH-2

SUBJECT: PLANNING APPLICATION 22-04 FOR A CONDITIONAL USE PERMIT TO OPERATE A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY LOCATED AT 2790 HARBOR BLVD. SUITES 107, 109, AND 115 (FROM THE EARTH)

FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

PRESENTATION BY: CHRISTOPHER ALDANA, ASSISTANT PLANNER

FOR FURTHER INFORMATION CONTACT: CHRISTOPHER ALDANA
714.754.4868
Christopher.Aldana@costamesaca.gov

RECOMMENDATION

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 22-04, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT

The applicant/authorized agent is Dan Zaharoni, on behalf of the property owner, Tri-Harmony Properties, LLC.

PLANNING APPLICATION SUMMARY

Location:	2790 Harbor Blvd. Ste. 107, 109, and 115	Application Number(s):	PA-22-04
Request:	Planning Application 22-04 is for a Conditional Use Permit to operate a retail cannabis storefront business with delivery.		

SUBJECT PROPERTY:
SURROUNDING PROPERTY:

Zone:	C1 (Local Business District)	North:	C1 (Local Business District)
General Plan:	General Commercial	South:	C1 (Local Business District)
Lot Dimensions:	142 x 249 SF	East:	R3 (Multiple-Family Residential District)
Lot Area:	39,204 SF	West:	C2 (General Business District)
Existing Development:	The property is developed with an existing 24,603-square-foot, three-story multi-tenant commercial building.		

DEVELOPMENT STANDARDS COMPARISON

Development Standard		Required/Allowed C1 Zone Dev. Standard	Proposed/Provided
Minimum Lot Size		12,000 SF	39,204 SF
Minimum Lot Width		60 ft.	142 ft.
Building Height		2 Stories / 30 ft.	3 story / 52 ft. ²
Setbacks:			
Front		20 ft.	13 ft. ²
Side		0ft. /15 ft.	7.5 ft. / 18ft.
Rear (abutting a public street)		15 ft.	120 ft.
Parking		98 spaces	49 onsite spaces 247 spaces total ^{1, 2}
1. The subject property includes 49 parking spaces plus one proposed bike rack for a total of 50 recognized parking spaces and has a shared parking agreement with four adjacent properties for a total of 247 existing spaces. 2. Existing conditions are legal nonconforming and further described below in the "Nonconforming Development" section of the report.			
CEQA Status	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)		
Final Action	Planning Commission		

BACKGROUND

The applicant is requesting Planning Commission approval of a new cannabis retail store, with delivery, to be located at 2790 Harbor Boulevard. The proposed cannabis storefront, "From the Earth", would occupy three contiguous first floor suites totaling 2,157 square feet (Suites 107, 109, and 115). The combined suites have window frontage on both Harbor Boulevard and Adams Avenue. Two of the three suites are currently vacant (previously occupied by a men's clothing store) and suite 115 is currently occupied by a hair salon. The property is bounded by Harbor Boulevard to the west, Adams Avenue to the north, and Peterson Place to the east. The site is zoned C1 (Local Business District) and is surrounded by other commercially-zoned properties (C1 and C2, General Business District) as well as a residentially-zoned property across Peterson Place (R3– Multi-Family Residential High Density and R3 – Multiple Family Residential District). The site has a General Plan Land Use Designation of General Commercial.

The property was originally developed in the mid-1960s. Existing development on the subject property consists of a 24,603-square-foot, three-story multi-tenant commercial building. Surface parking lots are shared among the commercially zoned properties at 2706, 2710, 2730, 2750, and 2790 (subject site) Harbor Boulevard (explained further below). Vehicular access is provided to these properties by multiple driveways, including two along Harbor Boulevard, one along Adams Avenue, and three along Peterson Place. The property is located on two of the City's primary commercial corridors and the surrounding uses predominantly include multi-tenant commercial centers. Existing businesses in these commercial centers consist of a variety of restaurants, retail, commercial services, medical offices, and general offices. The property also abuts (across Peterson Place) an existing R3 (Multiple-Family Residential District) apartment development, Harbor at Mesa Verde, which has over 300 housing units.

There are no open Code Enforcement cases on this property; however, staff is aware of several unpermitted advertisements/banners at this location and is now working with the applicant and the property owner to resolve the unpermitted sign conditions.

Nonconforming Development

The existing development is legal nonconforming in terms of front setback, building height, landscaping, and parking, and therefore is subject to the nonconforming provisions of the Costa Mesa Municipal Code (CMMC) Section 13-204. Pursuant to this code section, a conforming use may be located on a nonconforming property so long as any new site modifications do not result in greater site nonconformities, and such improvements bring the site into greater conformance with Code requirements.

No additional square footage is proposed. Improvements would be made to bring the subject suites into compliance with current building and safety codes; however, and as

specifically allowed by the CMMC, the existing site nonconformities can remain pursuant to the City's legal nonconforming provisions.

City of Costa Mesa Medical Marijuana Measure (Measure X) and Costa Mesa Retail Cannabis Tax and Regulation Measure (Measure Q)

In November 2016, Costa Mesa voters approved Measure X, allowing medical cannabis manufacturing, packaging, distribution, research and development laboratories, and testing laboratories in "Industrial Park" (MP) and "Planned Development Industrial" (PDI) zoned properties north of South Coast Drive and west of Harbor Boulevard ("The Green Zone," excluding the South Coast Collection property located at 3303 Hyland Avenue). Measure X is codified in Titles 9 and 13 of the CMMC.

In 2018, non-medical adult use cannabis became legal in California under the State's Medicinal and Adult-Use Cannabis Regulation and Safety Act (Proposition 64). On April 3, 2018, the City Council adopted Ordinance No. 18-04 to allow non-medical use cannabis facilities in the same manner and within the same geographic area as were previously allowed pursuant to Measure X.

On November 3, 2020, Costa Mesa voters approved Measure Q, the Costa Mesa Retail Cannabis Tax and Regulation Measure. This measure allowed the City to adopt regulations permitting cannabis storefront retail (dispensaries) and non-storefront retail (delivery) within the City subject to certain requirements. On June 15, 2021, the City Council adopted Ordinances No. 21-08 and No. 21-09 to amend Titles 9 and 13 of the CMMC to establish regulations for legal cannabis storefront and non-storefront uses. A "non-storefront" retailer sells packaged cannabis goods to customers through direct delivery.

Cannabis Business Permit (CBP) Application Process

The process to establish a retail cannabis business is subject to an extensive submittal and application review procedure. Retail cannabis applicants must obtain the following City approvals and obtain State approval before conducting business in Costa Mesa:

- Pre-Application Determination;
- CBP Notice to Proceed;
- Conditional Use Permit (CUP);
- Building Permit(s);
- Final City Inspections;
- CBP Issuance; and
- City Business License.

The "Pre-Application Determination" includes staff review of a detailed applicant letter that describes the proposed business, an existing site plan, statement attesting that there is/has been no unpermitted cannabis activity at the site within one year, and a detailed map demonstrating the proposed storefront's distance from sensitive uses. Staff also visits the site at this time. Planning staff has completed the aforementioned

pre-application review, visited the site, and issued a letter indicating that the application complies with the City's required separation distances from sensitive uses and may proceed to submittal of a CBP.

Following completion of the pre-application review, the applicant submitted a CBP application for the initial phase of the CBP process. Staff's initial CBP review includes:

- A background check of the business owner(s)/operator(s);
- An evaluation of the proposed business plan (including a capitalization analysis); and
- An evaluation of the proposed security plan by the City's cannabis security consultant, HdL Companies (HdL).

The applicant successfully passed these evaluations and staff issued a "CBP Notice to Proceed," which allows the applicant to submit a CUP application.

The CUP application and required supportive materials were submitted by the applicant and reviewed for conformance with City standards and regulations by the Planning Division, Building Division, Public Works Department (including Transportation and Engineering Divisions), Fire Department, and Police Department.

If the Planning Commission approves the CUP, the applicant may then begin the remaining steps of the CBP process, which include:

- Obtaining building permits;
- Completing tenant improvements; and
- Demonstrating through various City reviews/inspections that all conditions of approval have been satisfied, and that all other requirements of the CMMC have been met.

After passing the final City and HdL inspections, the CBP would be issued. CBP approval is valid for a two-year period and must be renewed (every two-years) prior to expiration. During the two-year CBP period, the Community Improvement Division (CID), along with other City staff, will conduct site inspections to verify that the business is operating in compliance with CUP and CBP requirements. Violations identified during site inspections may be grounds for revocation of issued permits or non-renewal of a CBP.

After obtaining the CBP, the applicant would apply for and obtain a City Business License through the Finance Department. Lastly, the applicant must obtain the appropriate license from the State Department of Cannabis Control (DCC) prior to operating.

Cannabis retail businesses are subject to a City-established seven-percent gross receipts tax, which must be paid to the City of Costa Mesa's Finance Department. Records and revenues are audited annually by the Finance Department and HdL Companies.

DESCRIPTION

Planning Application 22-04 is a request for a CUP to allow a retail cannabis use with delivery within a 2,157-square-foot lease area within a multi-tenant commercial building located at 2790 Harbor Boulevard. The affiliated State license is a Type 10 “storefront retailer” which also allows retail delivery. Upon approval of a CUP, CBP, City Business License, and State licenses, the business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite, and via delivery to private addresses, subject to conditions of approval and other City and State requirements.

ANALYSIS

Conditional Use Permit Required

Pursuant to CMMC Sections 13-28(B) and 13-200.93(c)(1), subject to the approval of the Planning Commission, a CUP is required for the establishment of cannabis retail storefronts and non-storefronts (delivery) in a commercial zone. To obtain a CUP, an applicant must show that the proposed use is compatible with the City’s applicable zoning and General Plan provisions/policies, and will not be detrimental to public health, safety, and welfare.

The subject site is located within a commercial zone (C1 – Local Business District) where commercial development is specifically allowed to include cannabis retail storefronts subject to a conditional use permit. As defined in the CMMC, “this district is intended to meet the local business needs of the community by providing a wide range of goods and services in a variety of locations throughout the City.” Pursuant to the CMMC, cannabis retail storefronts and non-storefronts are subject to extensive regulation (as specifically described in this report) which are adopted to prevent land use inconsistencies with adjacent properties. Pursuant to the CMMC, the approval of a CUP requires that the Planning Commission make specific findings related to neighborhood compatibility, health and safety, and land use compatibility. The analysis regarding CUP findings is provided below in this report.

Separation Requirements

CMMC Section 13-200.93(e) stipulates that no cannabis retail storefront use shall be located within 1,000 feet from a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet from a youth center as defined in CMMC Title 9, Chapter VI, Section 9-485, that is in operation at the time of submission of a completed cannabis business permit application. All separation distances are measured in a straight line (“as the crow flies”) from the “premises” where the cannabis retail use is to be located, to the closest property line of the sensitive use(s) (with the exception of playgrounds). (For playgrounds, the property line is defined as a 30-foot radius from the exterior physical boundaries of the playground equipment area.) Premises is as defined in the State’s Business and Professions Code Section 26001 as *the designated structure or structures and land specified in the application that is owned, leased, or otherwise held*

under the control of the applicant or licensee where the commercial cannabis activity will be or is conducted. The premises shall be a contiguous area and shall only be occupied by one licensee. Therefore, the premises only include the retail cannabis activity areas (including sales, storage, back-of-house and/or other ancillary areas) and excludes the parking lot and other areas that are not part of the area licensed by the State for commercial cannabis activity. The subject site complies with the required separation from sensitive uses.

Exterior Tenant Improvements

The applicant proposes to update the building façade with new windows and doors. Other proposed exterior improvements include:

- Restriping the surface parking lot to comply with the City's Parking Design Standards;
- Adding a bicycle rack to encourage multi-modal transportation;
- Updating the trash enclosure;
- Installation of new surveillance cameras and shielded security lighting. A lighting/photometric plan will be reviewed during the building plan check process, as conditioned.
- New business signs. Proposed business signs would be reviewed and permitted separately per the City's sign code requirements. Pursuant to Condition of Approval No. 7 (Prior to Issuance of Building Permits), business signage shall not include references to cannabis, whether in words or symbols.

Interior Tenant Improvements

The proposed interior improvements involve demolishing walls that previously separated two of the suites and construction of new demising walls to create rooms specifically for "back-of-house" areas including a kitchenette (employee break room), storage, and office. The proposed retail sales area is an open floor plan including a check-in/lobby area located towards the entrance along Harbor Boulevard. The service area is where in-store sales take place. Below is a floor area summary of the 2,157-square-foot tenant space.

Table 1 – Floor Plan Summary

Operational Area	Square Feet
Reception and Retail Sales Area	1,170
Service Area	278
Kitchenette	154
Storage	302
Office	253
Total	2,157

Customer and Employee Access

Customer access is limited to the reception and retail sales area. Customer circulation into the proposed establishment includes entering the licensed premise through an entrance located on the Harbor Boulevard frontage. A greeter employee would verify the customer's identity and age before allowing the customer to enter the retail sales area. After a customer's identity and age is verified and their transaction is completed, they must leave the premise through a separate exit door on the Harbor Boulevard frontage. As further conditioned, a security guard would monitor the area at all times to ensure that customers are following regulations.

All other areas of the premises would be accessible only to employees with the proper security credentials. Employees would enter and exit through the employee-only access-controlled door that connects to the interior corridor.

Delivery Operations and Vendor Access

During business hours, delivery and vendor vehicles would use a designated employee/vendor parking space proposed toward the rear of the building. The distance from this parking space to the access-controlled door is approximately 80 feet. An existing pedestrian path connects the parking space to a common interior corridor that provides interior access to several of the ground floor suites and elevator/stair access to the upper floors of the building. When loading/unloading vehicles, delivery employees would enter the building through the corridor double doors closest to the parking space and then enter the licensed premise through the access-controlled door. Vendors can only use the limited access door and be present in the limited access areas while accompanied by an employee with the property security credential. As conditioned, the access-controlled doors, path of travel, and loading/unloading areas would be under camera surveillance at all times, and cannabis products must be transported in secured containers between the licensed premise and delivery/distribution vehicles.

Storefront/Delivery Operations

The proposed business is required to comply with retail storefront and operational conditions/requirements as follows:

- Display State license, CBP, and City business license in a conspicuous building location;
- Hours of onsite and delivery operations are limited to 9:00 AM to 9:00 PM daily (applicant proposed);
- Shipments of cannabis goods may only be accepted between the hours of 7:00 AM to 10:00 PM;
- Cannabis inventory shall be secured using a lockable storage system during non-business hours;
- At least one licensed security guard shall be on premises 24-hours a day;

- The premises and the vicinity must be monitored by security and/or other staff to ensure that patrons immediately leave and do not consume cannabis onsite or within close proximity. The CMMC prohibits the consumption of cannabis or cannabis products in public areas; cannabis consumption is limited to non-public areas, such as within a private residence. State law further prohibits cannabis consumption and open container possession within 1,000 feet of sensitive uses and while riding in or driving a vehicle;
- There must be continuous video monitoring and recording of the interior and exterior of the premises;
- Adequate security lighting shall be provided and shall be designed to prevent offsite light spill;
- Onsite sales of alcohol or tobacco products and on-site consumption of alcohol, cannabis, and tobacco products is prohibited;
- No one under the age of 21 is allowed to enter the premises. If the business holds a retail medical cannabis license (M-license) issued by the State, persons over the age of 18 may be allowed with the proper medical approvals i.e. physician's recommendation or medical card pursuant to CMMC Section 9-495(h)(6);
- Prior to employment, all prospective employees must successfully pass a background check conducted by the City, and the employee must obtain a City issued identification badge;
- Customers are only granted access to the retail area after their age and identity has been confirmed by an employee;
- Each transaction involving the exchange of cannabis goods between the business and consumer shall include the following information:
 - Date and time of transaction;
 - Name and employee number/identification of the employee who processed the sale;
 - List of all cannabis goods purchased including quantity; and
 - Total transaction amount paid.
- There must be video surveillance of the point-of-sale area and where cannabis goods are displayed and/or stored;
- Cannabis products shall not be visible from the exterior of the building;
- Free samples of cannabis goods are prohibited;
- When receiving new inventory from licensed distributors, employees will verify the distributor's identity and license prior to allowing them to enter the facility through an access-controlled door. After distributor's credentials have been confirmed, an employee will escort the distributor to the shipping and receiving area and remain with them throughout the process.
- Cannabis goods to be sold at this establishment (either storefront or delivery) must be obtained by a licensed cannabis distributor and have passed laboratory testing;
- Cannabis product packaging must be labeled with required test results and batch number;
- Packaging containing cannabis goods shall be tamper and child-resistant; if packaging contains multiple servings, the package must also be re-sealable;

- When processing orders for cannabis delivery, employees will collect the pre-packaged materials, load products into a secured container and transport the containers to delivery vehicles outside the building. Video surveillance cameras will be installed with direct views of the path of travel and loading and unloading area. All load and unloading of delivery vehicles will be monitored by the required security guard;
- Cannabis deliveries must be made in-person by an employee of the licensed retailer. An independent contractor, third-party courier service, or an individual employed through a staffing agency would not be considered employed by the licensed retailer;
- The applicant shall maintain proof of vehicle insurance for any and all vehicles being used to deliver cannabis goods;
- During delivery, the employee shall maintain a physical or electronic copy of the delivery request and shall make it available upon request by the licensing authority and law enforcement officers;
- A delivery employee shall not leave the State of California while possessing cannabis products and while performing their duties for the cannabis retailer;
- The business shall maintain a list of all deliveries, including the address delivered to, the amount and type of product delivered, and any other information required by the State;
- Any delivery method shall be made in compliance with State law, as amended, including use of a vehicle that has a dedicated global positioning system (GPS) device for identifying the location of the vehicle (cell phones and tablets are insufficient);
- Signs, decals or any other form of advertisement on the delivery vehicles are prohibited;
- Deliveries must be made to a physical address that is not on publicly owned land and cannot be a school, a day care, homeless shelter, or a youth center; and
- A cannabis delivery employee shall not carry cannabis goods valued in excess of \$5,000 at any time, with no more than \$3,000 of cannabis goods that are not already part of a customer order that was processed prior to leaving the premises.

Business Plan

The applicant has submitted a detailed business plan that was evaluated by the City's cannabis consultant (HdL). The business plan described the owners' experience, proof of capitalization, start-up budget, a three-year pro forma, target customers, key software, and daily operations. The business plan contains proprietary details and is therefore not included as an attachment to this staff report. The City's cannabis consultant determined that the applicant's business plan was appropriate for the proposed retail operations.

Security Plan

The applicant has submitted a professionally prepared security plan for the proposed retail cannabis establishment. The City's cannabis consultant reviewed the security plan and determined that appropriate security measures were included to address the City's security requirements pursuant to CMMC Title 9, Chapter VI, and State law. Since the security plan contains sensitive operational details that require limited public exposure to remain effective, the plan is not included as an attachment. However, the following is a list of general security measures that are required for the proposed cannabis retail establishment:

- At least one security guard will be on-site 24-hours a day;
- All employees, including drivers, must pass a "Live Scan" background check;
- City-issued identification badges are required for employees;
- An inventory control system shall be maintained;
- Exterior and interior surveillance cameras shall be monitored and professionally installed;
- An alarm system shall be professionally installed, maintained, and monitored;
- Surveillance footage must be maintained for a minimum of 90 days;
- Cash, cannabis, and cannabis products shall be kept in secured storage areas;
- Sensors shall be installed that detect entry and exit from all secured areas;
- Security lighting (interior and exterior) shall be installed;
- Emergency power supply shall be installed;
- Employees shall be trained for use with any/all emergency equipment;
- Delivery drivers shall be trained on delivery safety protocols;
- Employees and vendors will be trained regarding cash and product transportation protocol;
- Visitor/customer specific security measures shall be required;
- All facility entry and exit points and locations where cash or cannabis products are handled or stored shall be under camera surveillance;
- The applicant shall submit a list of all vehicles to be used for retail delivery purposes to the Costa Mesa Police Department. The list shall identify the make, model, color, license plate number, and registered owner of each vehicle. The applicant shall submit an updated vehicle list each quarter with the required quarterly update to the employee roster pursuant to the CBP.
- Delivery vehicle drivers shall be at least age 21, have a current driver's license, successfully complete a live scan, and have a City-issued badge; and
- The business operator shall ensure that all delivery vehicles are properly maintained, all delivery drivers have a good driving record, and each driver conducts a visual inspection of the vehicle at the beginning of a shift.

Parking and Circulation

The subject property is developed with 49 parking spaces located in a surface parking lot. The operator proposes to add a bicycle rack along the Harbor Boulevard building frontage, for a credit of one parking stall, and to encourage multimodal transportation. With the bike rack credit, a total of 50 parking spaces would be provided on site. In addition, the subject property shares a common parking lot with several adjacent properties (2706, 2710, 2730 and 2750 Harbor Boulevard). With the parking provided on the subject property (including the credit for the proposed bike rack) and including the adjacent properties' parking spaces, a total of 248 vehicle parking spaces are available to the proposed use through a shared parking agreement (see the below Image 1). A recorded ingress/egress and parking agreement has been in place since 1968. As previously indicated in the "Background" section of this report, access to the site is provided by multiple existing shared driveways along Adams Avenue, Harbor Boulevard, and Peterson Place. Pedestrian and cyclist access to the site is provided by existing public sidewalk along Harbor Boulevard, Adams Avenue, and Peterson Place. The common parking area, as indicated below in Image 1, is available to all employees and customers for the properties identified in the red rectangle.

Image 1 – Aerial View of Shared Parking



Retail cannabis uses are subject to the same parking ratio requirement as other retail establishments in the City (four spaces per 1,000 square feet of gross floor area). However, pursuant to the Costa Mesa Municipal Code (CMMC) Section 13-6, when there are mixed-uses within a single development that share the same parking facilities, the total requirement for parking is determined by the Costa Mesa shared parking analysis procedures which is adopted by City Council Resolution. The analysis considers parking demand by use type, floor area, and by time period (peak hourly demand). The proposed site and the adjacent sites that share a common parking facility include a variety of different land uses and is therefore considered a "mixed-use development."

Utilizing the City's shared parking method to analyze the parking demand based on all uses (including the uses located in the adjacent properties that share the common

parking facility), during all hours of the weekdays and weekends, the peak weekday parking demand is 300 parking spaces occurring between the hours of noon and 4 PM, which exceeds the available parking on site by 53 parking spaces. The parking demand for all other hours of the weekday (6 AM to 11AM and 5 PM to midnight) as well as the weekend do not exceed the existing 247 parking spaces onsite. However, the CMMC Title 13, Chapter X, Table 13-304, allows legal non-conforming parking to continue so long as the development will not be made more nonconforming. The proposed cannabis retail store will replace existing retail floor area (a men's clothing store and a beauty salon) without intensification or additional floor area; therefore, the proposed project satisfies the CMMC parking requirements.

To further investigate the combined properties parking demand, staff has visited the site on numerous occasions for the last several months and viewed the actual parking demand, including during the weekday period between the hours of noon and 4 PM. During the aforementioned staff visits, staff has continuously witnessed a surplus of available parking ranging from 25 to 45 percent of parking spaces available. Furthermore, staff visited the site after the recent grand opening of "Stiiizy" (a new cannabis retail store located at 2710 Harbor Boulevard that also shares the subject common parking facility) during the weekday hours of noon and 4 PM, and the parking spaces throughout the shared parking lot were more than 25 percent available.

As with many new uses and based on many factors that are difficult to quantify, it is difficult to anticipate exact demand for a new use; however, if parking shortages or other parking-related problems occur, the business owner or operator will be required to monitor the parking lot and institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services (see "Operational Conditions" of Approval No. 7 in the attached Resolution). Examples of parking demand management techniques include, but are not limited to, offsite parking for employees, reducing operating hours of the business, hiring an employee to monitor parking lot use and assist with customer parking lot circulation, encouraging delivery services to reduce in person store visits, and incentivizing employee carpooling/cycling/walking.

Traffic

The CMMC Section 13-275(e) indicates that any increase in traffic generation by a change of use that is required to obtain a discretionary permit, shall be subject to review by the appropriate reviewing authority, which may impose fees to address increased trip generation. If required, the fee collected is used to fund the City's comprehensive transportation system improvement program. The purpose of the program is to ensure that the City's transportation system has the capacity to accommodate additional trips. The Citywide Traffic Impact Fee related to new and expanding developments is determined using estimated Average Daily Trips (ADT), which is the combined total number of vehicular trips both in and out of a development generated throughout an average weekday. The Transportation Services Division determined that the appropriate ADT for a cannabis retail establishment is approximately 108 trips per

1,000 square feet based on the Institute of Transportation Engineers (ITE) 11th Edition Trip Generation Manual for a pharmacy/drug store with drive-through. The City's traffic engineering review focuses on net trip increase for both the ADT and peak hour trips. Therefore, the trip generation is estimated for the previous/existing use(s) and is credited (subtracted) from the proposed use to estimate potential changes in trip generation for ADT and peak hour trips. The proposed use would be subject to a traffic impact fee based on net ADT. The estimated traffic impact fee is approximately \$26,343. The fee calculation would be finalized during the building permit plan check process and must be paid prior to building permit issuance.

CMMC Section 13-275(a), specifies that "a traffic impact study shall be required for all development projects estimated by the Public Works Department to generate one hundred (100) or more vehicle trip ends during a peak hour." The highest peak hour trips in either the AM or PM peak is used to estimate the number of vehicular trips generated both in and out of a new or expanded development known as vehicle trip ends during a peak hour. Staff reviewed and determined that the proposed use does not meet the threshold of 100 peak hour trips requiring a traffic study based on the net peak hour trips.

Odor Attenuation

Cannabis products would arrive in State compliant packaging that is sealed and odor-resistant, and remain unopened while on the premises. However, a minimal amount of cannabis product would be removed from packaging for display purposes and would be placed in display containers. The proposed commercial HVAC system would utilize filtration systems to completely filter the air within the suites. As conditioned, the operator must replace the air filters at regular intervals, as directed in the manufacturer specifications. Further, as conditioned, if cannabis odor is detected outside of the suites, building or off-site, the business owner/operator will be required to institute further operational measures necessary to eliminate off-site odors in a manner deemed appropriate by the Director of Economic and Development Services. Lastly, cannabis products are not allowed to be disposed of in the exterior trash area.

Proximity to Residential

The subject property is located across Peterson Place from an existing residentially zoned property. The proposed licensed premise is approximately 270 feet from the nearest residential building. The applicant has conducted outreach to the surrounding properties including the residential community. To ensure neighborhood compatibility, proposed project conditions and requirements include the following:

- Business hours are proposed by the applicant from 9 AM to 9 PM;
- Security lighting would be shielded. As conditioned, a photometric study would be required to be submitted during plan check to demonstrate that light levels at the property lines are minimal;

- Post signs within the parking lot to remind customers and vendors to keep noise levels to a minimum (the security guard shall also be responsible for noise enforcement);
- Limit the hours that the business can dispose of waste at the trash enclosure to the time between 8 AM and 8 PM; and
- A staff person or the required 24-hour security guard will monitor the site's parking areas to ensure that customers are quiet, turn off vehicle engines promptly, do not play loud music, and generally do not create excessive neighbor disturbances. The parking lot monitoring will be especially diligent to prevent noise and other neighbor disturbance during morning and evening business hours.

GENERAL PLAN CONFORMANCE

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 2015-2035 General Plan sets forth the vision for Costa Mesa for the next two decades. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods, accommodating an array of businesses that both serve local needs and attract regional and international spending, and providing cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan.

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 use would provide a new entrepreneurial business in Costa Mesa located within a commercial area as allowed under Measure Q, and provides new goods and services and new employment opportunities in the community.

Objective LU-6B: *Encourage and facilitate activities that expand the City's revenue base.*

Consistency: Retail cannabis uses are expected to generate increased tax revenues in that cannabis sales are subject to a seven-percent local tax on gross receipts. Approval of the proposed cannabis retail storefront with delivery would allow business operations that would expand the City's revenue base. This revenue can then be used for community services and infrastructure improvements that serve the community.

Policy LU-6.15: *Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries.*

Consistency: The proposed use is part of the specialized and growing cannabis industry that is limited in the surrounding region. Approval of this CUP would facilitate a new local business opportunity in a specialized and expanding industry.

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

Consistency: Like other properties along this block of Harbor Boulevard, the subject property is located near existing residential development (across Peterson Place). As conditioned, the proposed use would be required to control odor, noise, limit trash enclosure access, have limited hours of operation, and have a security guard on site at all times to ensure compatibility between uses.

Policy N-2.9: *Limit hours and/or attenuation of commercial/entertainment operations adjacent to resident and other noise sensitive uses in order to minimize excessive noise to these receptors.*

Consistency: The nearest residential building is approximately 270 feet from the proposed storefront. Conditions of approval requiring 24-hour onsite security, parking lot monitoring, signage regarding noise, limiting the hours of operation from 9:00 AM to 9:00 PM, and limiting the hours the exterior trash enclosure can be used to 8:00 AM and 8:00 PM are intended to ensure compatibility between the proposed use and residential uses.

REQUIRED FINDINGS

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets specified findings as follows:

- *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.*

The subject site is located within a commercial zone (C1 - Local Business District) where commercial development is specifically allowed to include retail. In addition, the property is located on two of the City's primary commercial corridors which are predominantly intended for commercial uses. Pursuant to the CMMC, cannabis retail storefronts are conditionally permitted uses in the City's commercial zones and are subject to extensive regulation (as specifically

described in this report). These regulations are adopted to prevent land use inconsistencies with adjacent properties. Additionally, the proposed cannabis retail storefront use is not located within 1,000 feet of a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet of a youth center. All retail sales would take place underroof, no outdoor storage or sales are proposed nor would be allowed, and operations would be conditioned to be compliant with applicable local and State laws as well as to minimize potential impacts. Staff does not anticipate that the proposed retail cannabis use would be materially detrimental to the adjacent uses that include a variety of businesses such as restaurants, pharmacy, massage and beauty salons, medical and general offices, yoga/dance studio, and automotive rental.

Residential development is located approximately 270 feet to the east of the proposed licensed premise, across Peterson Place. To ensure neighborhood compatibility, especially with residential uses, proposed project conditions and requirements have been included such as posting signs to remind customers to keep noise levels to a minimum, shielding security lighting, limiting exterior trash enclosure use to the hours between 8:00 AM and 8:00 PM, requiring staff to periodically monitor the parking lot in addition to the security guard, and limiting storefront and delivery operations to the hours between 9:00 AM and 9:00 PM. As proposed and conditioned, the retail cannabis use would be compatible with other properties within the area, and in compliance with local and State requirements.

- *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.*

The proposed cannabis retail storefront use with delivery would follow safety measures detailed in a professionally-prepared security plan. The security plan was evaluated for compliance by the City's cannabis consultant, HdL. Measures designed to maintain safety at the site include, but are not limited to, at least one security guard would be onsite at all times and security devices shall be installed before operation. Examples of security devices include window and door alarms, motion-detectors, limited access areas, and a monitored video surveillance system covering storefront entrances, exits, interior limited access spaces, and interior and exterior product paths of travel. In addition, the business employees, including delivery drivers and part-time staff, must pass a live scan background check and obtain an identification badge from the City. The conditions of approval include, but are not limited to, the aforementioned security measures to ensure that the use would not be materially detrimental to the health, safety and general welfare of the public or be otherwise injurious to property or improvements within the immediate neighborhood.

- *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.*

The proposed retail use is located within an existing multi-tenant commercial building on a property that has a General Plan land use classification of “General Commercial.” No additional square footage is proposed and the proposed retail project would replace existing retail floor area; therefore, approving the CUP would not increase site intensity. As stated in the General Plan Land Use Element, the City’s commercial designations “accommodate a full range of commercial activity present and desired in Costa Mesa.” The use is consistent with General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; expanding the City’s tax base; and promoting the incubation of unique and specialized businesses.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities (Class 1). This project site contains an existing commercial building that has been used for commercial activities and the application does not propose an increase in floor area. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations. Thus, the proposed use does not intensify the area in terms of Floor Area Ratio (FAR) or generate increased traffic that was not already anticipated for this area pursuant to the General Plan. The project also complies with all applicable business operational standards of Title 9 and 13 of the CMMC. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

ALTERNATIVES

The Planning Commission can consider the following decision alternatives:

1. Approve the project. The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. 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 hearing 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.
3. 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 Title 13, Section 13-29(d) of the Costa Mesa Municipal Code, 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. 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.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

As of the date this report was circulated, no written public comments have been received. Any public comments received prior to the May 22, 2023 Planning Commission meeting will be provided separately.

CONCLUSION

The proposed project is a retail cannabis storefront business with delivery at an existing developed commercial property that is located on two of the City's primary commercial corridors and meets separation requirements established in CMMC 13-200.93(e). Staff and the City's cannabis consultant completed the Pre-application Determination, Business Plan and Security Plan evaluations, owner background checks, and thoroughly reviewed the CUP materials. If approved, the operation would be required to comply with all conditions of approval and extensive City and State regulations.

If the Planning Commission approves the project, the applicant would next obtain building permits, complete tenant improvements, and pass City inspections prior to obtaining a CBP and City Business License. The CBP is valid for two years and must be continuously renewed, including inspections, prior to expiration. During each two-year CBP period, the Community Improvement Division, along with other City staff, will conduct site inspections to verify that the operation complies with CUP and CBP requirements.

As proposed and conditioned, the use would be consistent with other commercial uses in the C1 zone, the Zoning Code, and the City's General Plan. The required findings for

the CUP can be made, as described above, and therefore, staff recommends approval of Planning Application 22-04 subject to conditions of approval.

RESOLUTION NO. PC-2023-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-04 FOR A STOREFRONT RETAIL CANNABIS BUSINESS WITH DELIVERY (FROM THE EARTH) IN THE C1 ZONE AT 2790 HARBOR BOULEVARD, SUITES 107, 109, AND 115

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

WHEREAS, in November 2020, the Costa Mesa voters approved Measure Q; which allows for storefront and non-storefront retail cannabis uses in commercially zoned properties meeting specific location requirements, and non-storefront retail cannabis uses in Industrial Park (MP) and Planned Development Industrial (PDI) zoned properties;

WHEREAS, on June 15, 2021, the City Council adopted Ordinance Nos. 21-08 and No. 21-09 to amend Titles 9 and 13 of the Costa Mesa Municipal Code (CMMC) to establish regulations for cannabis storefront and non-storefront uses;

WHEREAS, Planning Application 22-04 was filed by Dan Zaharoni representing DBO Investments CM, LLC, the authorized agent for the property owner, Tri-Harmony Properties, LLC, requesting approval of the following:

A Conditional Use Permit to operate a storefront retail and cannabis delivery business within an existing 2,157-square-foot first floor commercial space within a multiple-tenant commercial building located at 2790 Harbor Boulevard (Suites 107, 109 and 115). The business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite and through delivery, subject to conditions of approval and other City and State requirements;

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

WHEREAS pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of CEQA per Section 15301 (Class 1), for Existing Facilities, as described specifically in the staff report;

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 and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application 22-04 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 22-04 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 22nd day of May, 2023.

Adam Ereth, Chair
Costa Mesa Planning Commission

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

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2023-__ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on May 22, 2023 by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2023-__

FINDINGS

EXHIBIT A

A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(2) because:

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 subject site is located within a commercial zone (C1 - Local Business District) where commercial development is specifically allowed to include retail. In addition, the property is located on two of the City's primary commercial corridors which are predominantly intended for commercial uses. Pursuant to the CMMC, cannabis retail storefronts are conditionally permitted uses in the City's commercial zones and are subject to extensive regulation (as specifically described in this report). These regulations are adopted to prevent land use inconsistencies with adjacent properties. Additionally, the proposed cannabis retail storefront use is not located within 1,000 feet of a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet of a youth center. All retail sales would take place underroof, no outdoor storage or sales are proposed nor would be allowed, and operations would be conditioned to be compliant with applicable local and State laws as well as to minimize potential impacts. Staff does not anticipate that the proposed retail cannabis use would be materially detrimental to the adjacent uses that include a variety of businesses such as restaurants, pharmacy, massage and beauty parlors, medical and general offices, yoga/dance studio, and automotive rental. Residential development is located approximately 270 feet to the east of the proposed licensed premise, across Peterson Place. To ensure neighborhood compatibility, especially with residential uses, proposed project conditions and requirements have been included such as posting signs to remind customers to keep noise levels to a minimum, shielding security lighting, limiting exterior trash enclosure use to the hours between 8 AM and 8 PM, requiring staff to periodically monitor the parking lot in addition to the security guard, and limiting storefront and delivery operations to the hours between 9 AM and 9 PM. As proposed and conditioned, the retail cannabis use would be compatible with other properties within the area, and in compliance with local and State requirements.

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: The proposed cannabis retail storefront use with delivery would follow safety measures detailed in a professionally-prepared security plan. The security plan was evaluated for compliance by the City's cannabis consultant, HdL. Measures designed to maintain safety at the site include, but are not limited to, at least one security guard would be onsite at all times and security devices shall be installed before operation. Examples of security devices include window and door alarms, motion-detectors, limited access areas, and a monitored video surveillance system covering storefront entrances, exits, interior limited access spaces, and interior and exterior product paths of travel. In addition, the business employees, including delivery drivers and part-time staff, must pass a live scan background check and obtain an identification badge from the City. The conditions of approval include, but are not limited to, the aforementioned security measures to ensure that the use would not be materially detrimental to the health, safety and general welfare of the public or be otherwise injurious to property or improvements within the immediate neighborhood.

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 proposed retail use is located within an existing multi-tenant commercial building on a property that has a General Plan land use classification of "General Commercial." No additional square footage is proposed and the proposed retail project would replace existing retail floor area; therefore, approving the CUP would not increase site intensity. As stated in the General Plan Land Use Element, the City's commercial designations "accommodate a full range of commercial activity present and desired in Costa Mesa." The use is consistent with General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; expanding the City's tax base; and promoting the incubation of unique and specialized businesses.

B. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, for the permitting and/or minor alteration of Existing Facilities, involving negligible or no expansion of the existing or prior use. This project site contains an existing commercial building that has been used continuously for commercial activities. The application does not propose an increase in commercial floor area or otherwise expand the prior commercial use. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would

not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

- 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

General

Plng. 1. The use of this property as a cannabis storefront business shall comply with the approved plans and terms described in the resolution, these conditions of approval, and applicable sections of the Costa Mesa Municipal Code (CMMC). The Planning Commission may modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].

2. Approval of the planning/zoning application is valid for two years from the effective date of this approval and will expire at the end of that period unless the applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the Building Official, 2) a certificate of occupancy has been issued, or 3) the use is established and a business license has been issued. A time extension can be requested no less than 30 days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.

3. No person may engage in any cannabis business or in any cannabis activity within the City including delivery or sale of cannabis or a cannabis product unless the person:

- a. Has a valid Cannabis Business Permit from the City;
- b. Has paid all Cannabis Business Permit and all application fees and deposits established by resolution of the City Council, including annual Community Improvement Division inspection deposits;
- c. Has obtained all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such cannabis business intends to operate;
- d. Has obtained a City business license pursuant to Chapter I of the Municipal Code;
- e. Is in compliance with all requirements of the Community Improvement Division regarding the property;
- f. Has obtained any and all licenses required by State law and/or regulations; and
- g. Has satisfied all CUP conditions of approval.

4. 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, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
5. No cultivation of cannabis is allowed anywhere on the premises.
6. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
7. Except for operations allowed by this Conditional Use Permit and under an active Cannabis Business Permit and State Type 10 license, no permit holder or any of its employees shall sell, distribute, furnish, and/or otherwise provide any cannabis or cannabis product to any person, firm, corporation, group or any other entity, unless that person or entity is a lawful, bona fide customer, or it possesses all currently valid permits and/or licenses required by both the State of California and applicable local governmental entity to lawfully receive such cannabis and to engage in a "cannabis activity" as defined by Costa Mesa Municipal Code sec. 9-485. The permit holder shall verify that the recipient, regardless of where it is located, of any cannabis or cannabis product sold, distributed, furnished, and/or otherwise provided by or on behalf of the permit holder, possesses all required permits and/or licenses therefor.
8. The applicant, the property owner and the operator (collectively referred to as "indemnitors") shall each jointly and severally 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 City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the indemnitors' joint and several obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
9. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
10. The use shall operate in accordance with the approved Security Plan. Any changes to the Security Plan must be submitted to the Planning Division with

a written explanation of the changes. If the Director determines that changes are substantial, a modification to the Cannabis Business Permit and/or amendment to the CUP may be required.

- 11. A parking and security management plan, including techniques described in Operational Condition of Approval No. 7, must be approved by the Director of Economic and Development Services or designee prior to any grand opening or other high volume event on the subject property.
- Bldg. 12. Development shall comply with the requirements of the following adopted codes: 2022 California Residential Code, 2022 California Building Code, 2022 California Electrical Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Green Building Standards Code and 2022 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2022 California Building Code.
- CBP 13. The operator shall maintain a valid Cannabis Business Permit and a valid Business License at all times. The Cannabis Business Permit application number associated with this address is MQ-21-40 Upon issuance, the Cannabis Business Permit will be valid for a two-year period and must be renewed with the City prior to its expiration date, including the payment of permit renewal fees. No more than one Cannabis Business Permit may be issued to this property.
- 14. The use shall operate in accordance with the approved Business Plan. Any changes to the Business Plan must be submitted to the Planning Division with a written explanation of the changes. If the Director determines that changes are substantial, a modification to the Cannabis Business Permit and/or amendment to the CUP may be required.
- 15. A Cannabis Business Permit may be revoked upon a hearing by the Director of Economic and Development Services or designee pursuant to Section 9-120 of the CMMC for failing to comply with the terms of the permit, the applicable provisions of the CMMC, State law or regulation and/or any condition of any other permit issued pursuant to this code. Revocation of the Cannabis Business Permit shall trigger the City's proceedings to revoke the Conditional Use Permit and its amendments. The Conditional Use Permit granted herein shall not be construed to allow any subsequent owner/operator to continue operating under PA-22-04# until a valid new Cannabis Business Permit is received from the City of Costa Mesa.
- 16. A change in ownership affecting an interest of 51 or more percent, or an incremental change in ownership that will result in a change of 51 or more percent over a three year period, shall require submittal and approval of a

new Cannabis Business Permit. A change in ownership that affects an interest of less than 51 percent shall require approval of a minor modification to the Cannabis Business Permit.

State

- 17. The business must obtain any and all licenses required by State law and/or regulation prior to engaging in any cannabis activity at the property.
- 18. The applicant shall obtain State License Type 10 prior to operating. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
- 19. Suspension of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a cannabis business to operate within the City, until the State of California, or its respective department or division, reinstates or reissues the State license. Should the State of California, or any of its departments or divisions, revoke or terminate the license of a cannabis business, such revocation or termination shall also revoke or terminate the ability of a cannabis business to operate within the City. This Conditional Use Permit will expire and be of no further force and effect if any State issued license remains suspended for a period exceeding six (6) months. Documentation of three violations during routine inspections or investigations of complaints shall result in the Community Improvement Division scheduling a hearing before the Director of Development Services to consider revocation of the Cannabis Business Permit.
- 20. Third parties are prohibited from providing delivery services for non-storefront retail.
- 21. Persons under the age of twenty-one (21) years shall not be allowed on the premises of this business, except as otherwise specifically provided for by state law and CMMC Section 9-495(h)(6). It shall be unlawful and a violation of this CUP for the owner/operator to employ any person who is not at least twenty-one (21) years of age.

PD

- 22. Every manager, supervisor, employee or volunteer of the cannabis business must submit fingerprints and other information specified on the Cannabis Business Permit for a background check by the Costa Mesa Police Department to verify that person's criminal history. No employee or volunteer may commence paid or unpaid work for the business until the background checks have been approved. No cannabis business or owner thereof may employ any person who has been convicted of a felony within the past 7 years, unless that felony has been dismissed, withdrawn, expunged or set aside pursuant to Penal Code sections 1203.4, 1000 or 1385, or who is currently on probation or parole for the sale, distribution, possession or manufacture of a controlled substance.

CID

- 23. Should any employee, volunteer or other person who possesses an identification badge be terminated or cease their employment with the

business, the applicant shall return such identification badge to the City of Costa Mesa Community Improvement Division within 24 hours, not including weekends and holidays.

24. The property owner and applicant shall use "Crime Prevention Through Environmental Design" techniques to reduce opportunities for crime, loitering and encampments on the property as deemed appropriate by the Community Improvement Manager and Director of Economic and Development Services.

Finance 25. This business operator shall pay all sales, use, business and other applicable taxes, and all license, registration, and other fees and permits required under State and local law. This business operator shall cooperate with the City with respect to any reasonable request to audit the cannabis business' books and records for the purpose of verifying compliance with the CMMC and this CUP, including but not limited to a verification of the amount of taxes required to be paid during any period.

26. The following records and recordkeeping shall be maintained/conducted:

- a. The owner/operator of this cannabis business shall maintain accurate books and records, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis, or at any time upon reasonable request of the City, the owner/operator shall file a sworn statement detailing the number of sales by the cannabis business during the previous twelve month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes paid or due to be paid.
- b. The owner/operator shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this condition shall be provided to the City Manager upon a reasonable request.
- c. The owner/operator shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for all stages of the retail sale process. Subject to any restrictions under the Health Insurance Portability and Accountability Act (HIPPA), the owner/operator shall allow City officials to have access to the business's books, records, accounts, together with any other data or documents relevant to its permitted cannabis activities, for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than twenty-four (24) hours after receipt of the City's request, unless otherwise stipulated by the City.
- d. The owner/operator shall have in place a point-of-sale tracking system to track and report on all aspects of the cannabis business including,

but not limited to, such matters as cannabis tracking, inventory data, and gross sales (by weight and by sale). The owner/operator shall ensure that such information is compatible with the City's record-keeping systems. The system must have the capability to produce historical transactional data for review by the City Manager or designees.

Insp.

- 27. The City Manager or designees may enter this business at any time during the hours of operation without notice, and inspect the location of this business as well as any recordings and records required to be maintained pursuant to Title 9, Chapter VI or under applicable provisions of State law. If the any areas are deemed by the City Manager or designee to be not accessible during an inspection, not providing such access is cause for the City to begin a cannabis business permit (CBP) and/or conditional use permit (CUP) and/or business license revocation process as prescribed by the applicable Municipal Code revocation procedures.
- 28. The applicant will pay for the inspections according to the adopted Fee Schedule.
- 29. Quarterly Fire & Life Safety Inspections will be conducted by the Community Risk Reduction Division to verify compliance with the approved operation. The applicant will pay for the inspection according to the Additional Required Inspections as adopted in the Fee Schedule.
- 30. Annual Fire & Life Safety Inspections will be conducted by the Fire Station Crew for emergency response pre-planning and site access familiarization. The applicant will pay for the inspection according to the adopted Fee Schedule.
- 31. Pursuant to Title 9, Chapter VI, it is unlawful for any person having responsibility for the operation of a cannabis business, to impede, obstruct, interfere with, or otherwise not to allow, the City to conduct an inspection, review or copy records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsify any records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law.

Prior to Issuance of Building Permits

- 1. Plans shall be prepared, stamped and signed by a California licensed Architect or Engineer.
- 2. The conditions of approval and ordinance or code provisions of Planning Application 22-04 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
- 3. Prior to the Building Division issuing a demolition permit, the applicant shall contact the South Coast Air Quality Management District (AQMD) located at:

21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000

Or visit its website:
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>. The Building Division will not issue a demolition permit until an Identification Number is provided by AQMD.

4. Odor control devices and techniques shall be incorporated to ensure that odors from cannabis are not detected outside the subject suites, outside the building, nor anywhere on adjacent property or public rights-of-way. Building and mechanical permits must be obtained from the Building Division prior to work commencing on any part of the odor control system.
5. Plan check submittal shall include air quality/odor control device specification sheets, improving the trash enclosure, adding bike racks, and parking space design and striping in conformance with CMMC and Transportation Division requirements.
6. No signage shall be installed until the owner/operator or its designated contractor has obtained permits required from the City. Business identification signage shall be limited to that needed for identification only. Business identification signage shall not include any references to cannabis, whether in words or symbols. All signs shall comply with the CMMC.
7. The plans and business operator shall comply with the requirements of the applicable California Fire Code, including any referenced standards as amended by the City of Costa Mesa.
8. The Traffic Impact Fee as calculated by the Transportation Services Division shall be paid in full.
9. Construction documents shall include a temporary security lighting exhibit to ensure the site is secured during construction and to discourage crime, vandalism, and illegal encampments.
10. The applicant shall submit a lighting plan to the Planning Division for review and approval. The lighting plan shall show locations of all security lighting. As determined by the Director of Economic and Development Services or their designee, a photometric study may be required to demonstrate compliance with the following: (a) lighting levels on the property including the parking lot shall be adequate for safety and security purposes (generally, at least 1.0 foot candle), (b) lighting design and layout shall minimize light spill at the adjacent residential property line and at other light-sensitive uses (generally, no more than 0.5-footcandle at the property line), and (c) glare shields may be required to prevent light spill.

Prior to Issuance of a Certificate of Use/Occupancy

1. The operator, contractors, and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final occupancy and utility releases will not be granted until all such licenses have been obtained.

Prior to Issuance of Cannabis Business Permit

1. The applicant shall contact the Planning Division for a facility inspection and provide a matrix of conditions of approval explaining how each was met prior to issuance of a Cannabis Business Permit.
2. The applicant shall pay the Planning Commission public notice fee (\$1 per notice post card) and the newspaper ad publishing cost.
3. The final Security Plan shall be consistent with the approved building plans.
4. Each entrance to the business shall be visibly posted with a clear and legible notice stating the following:
 - a. That smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the cannabis business is prohibited;
 - b. That no person under the age of twenty-one (21) years of age is permitted to enter upon the premises of the cannabis business unless the business holds a retail medical cannabis license (M-license) issued by the state;
 - c. That loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises is prohibited; and
 - d. The premise is a licensed cannabis operation approved by the City of Costa Mesa. The City may also issue a window/door sticker, which shall be visibly posted.
5. The owner/operator shall obtain and maintain at all times during the term of the permit comprehensive general liability insurance and comprehensive automotive liability insurance protecting the permittee in an amount of not less than two million dollars (\$2,000,000.00) per occurrence, combined single limit, including bodily injury and property damage and not less than two million dollars (\$2,000,000.00) aggregate for each personal injury liability, products-completed operations and each accident, issued by an insurance provider admitted and authorized to do business in California and shall be rated at least A-:viii in A.M. Best & Company's Insurance Guide. Such policies of insurance shall be endorsed to name the City of Costa Mesa as an additional insured. Proof of said insurance must be provided to the Planning Division before the business commences operations. Any changes to the insurance policy must be submitted to the Planning Division within 10 days of the date the change is effective.
6. The applicant shall submit an executed Retail Cannabis Business Permit Defense and Indemnity Agreement on a form to be provided by the City.
7. The applicant shall post signs directing the use of consideration such as no loud voices, loud music, revving car engines, etc. The location and language of the parking lot signs shall be reviewed and approved by the Planning Division prior to installation.

Operational Conditions

1. No product/vendor deliveries to the facility shall occur after 10:00 PM and before 7:00 AM.
2. Onsite sales and delivery to customers is limited to the hours between 9:00 AM and 9:00 PM.
3. The applicant shall submit an updated delivery vehicle list each quarter with the quarterly update to the employee roster which is required pursuant to the CBP. The number of delivery vehicles parked onsite shall not exceed the number of available onsite parking spaces. Delivery vehicles shall not be parked on City streets.
4. At least one security guard shall be onsite at all times.
5. The operator shall maintain free of litter all areas of the property under which applicant has control.
6. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The operator shall institute appropriate security and operational measures as necessary to comply with this requirement.
7. If parking shortages or other parking-related problems develop, the business owner or operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services or designee. Temporary or permanent parking management strategies include, but are not limited to, reducing operating hours of the business, hiring an additional employee trained in traffic control to monitor parking lot use and assist with customer parking lot circulation, and incentivizing online and phone orders.
8. While working, employees shall not park on residential streets unless doing so temporarily to make a cannabis delivery.
9. All employees must wear an identification badge while on the premises of the business, in a format prescribed by the City Manager or designee. When on the premises, badges must be clearly visible and worn on outermost clothing and above the waist in a visible location.
10. The operator shall ensure that all vehicles are properly maintained, all delivery drivers have a good driving record, and each driver conducts a visual inspection of the vehicle at the beginning of each shift.
11. The operator shall ensure that deliveries are grouped to minimize total vehicle trips.
12. During each delivery stop, the delivery vehicle shall be parked in a safe manner (i.e., not impeding traffic circulation), the engine shall be turned off and the vehicle shall be locked.
13. Delivery/vendor vehicle loading and unloading shall only take place within direct unobstructed view of surveillance cameras, located in close proximity to the vendor entry door, as shown on an exhibit approved by the Director of Economic and Development Services or designee. No loading and unloading of cannabis products into or from the vehicles shall take place outside of camera view. The security guard shall monitor all on-site loading and unloading of vehicles. Video surveillance cameras shall be installed on the

exterior of the building with direct views of the vendor entry door and the entire parking lot. Any modifications or additional vehicle loading and unloading areas shall be submitted to the Director of Economic and Development Services or designee for approval. Cannabis products must be transported in secured containers between the licensed premise and delivery/distribution vehicles.

14. Delivery/vendor vehicle standing, loading and unloading shall be conducted so as not to interfere with normal use of streets, sidewalks, driveways and on-site parking.
15. The sale, dispensing, or consumption of alcoholic beverages on or about the premises is prohibited.
16. No outdoor storage or display of cannabis or cannabis products is permitted at any time.
17. Cannabis shall not be consumed on the property at any time, in any form.
18. The owner/operator shall prohibit loitering on and within fifty (50) feet of the property.
19. No cannabis or cannabis products, or graphics depicting cannabis or cannabis products, shall be visible from the exterior of the property, or on any of the vehicles owned or used as part of the cannabis business.
20. The owner or operator shall maintain air quality/odor control devices by replacing filters on a regular basis, as specified in the manufacturer specifications.
21. If cannabis odor is detected outside the building or suite, the business owner or operator shall institute corrective measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services.
22. Cannabis liquid or solid waste must be made unusable and unrecognizable prior to leaving a secured storage area and shall be disposed of at facility approved to receive such waste.
23. No cannabis products shall be disposed in the onsite trash enclosure. If any damaged or expired cannabis products must be disposed, the owner or operator shall return the damaged or expired cannabis products to the original licensed distributor or vendor and follow all applicable State and City regulations.
24. Each transaction involving the exchange of cannabis goods between the business and consumer shall include the following information: (1) Date and time of transaction; (2) Name and employee number/identification of the employee who processed the sale; (3) List of all cannabis goods purchased including quantity; and (4) Total transaction amount paid.
25. Waste disposal to the exterior trash enclosure shall be limited between the hours of 8 AM and 8 PM to prevent noise impacts to the abutting residential zoned property.
26. A staff person shall be required to periodically monitor the exterior including the parking lot especially during the evening to ensure customers and vendors are using consideration (i.e. abiding by the parking lot signs as conditioned in

Cannabis Business Permit Condition No. 7) when entering or leaving the business.

FROM THE EARTH



May 8, 2023

City of Costa Mesa
 Development Services Dept
 Cannabis Business Permitting
 77 Fair Dr.
 Costa Mesa, CA 92626

Re: From The Earth

Dear City of Costa Mesa Leadership and Staff,

From The Earth, a cannabis-related organization that, in December, 2015, opened one of the first dispensaries in Orange County, and, in July, 2018, the first recreational cannabis storefront in Ventura County, is honored to be one of the applicants for a coveted cannabis business license in Costa Mesa, California. We are looking forward to expanding our luxury brand into the city as both a Storefront Retailer and Delivery service. After having developed successful stores in locations as far-flung as Michigan and Missouri, and with a prime location at the intersection of two major thoroughfares in Costa Mesa, we believe we can make a truly positive impact on the city's commercial and cannabis environment.

With this letter and accompanying materials, we hope that Costa Mesa leadership is impressed with our operational plans and our commitment to the health and welfare of the local community, which has been a mainstay of our corporate philosophy, as evidenced by the founding of our non-profit organization, the From The Earth Foundation.

If granted, Costa Mesa would be the tenth dispensary we have developed in our seven years of operation, in addition to complementary businesses in cultivation, distribution and manufacturing, and, as such, we believe we have the experience, infrastructure and operational know-how to be a successful long-time member of the Costa Mesa community. We look forward to discussing our plans and providing additional insight into our company and its treasured staff at any future hearings. Thank you for providing us the opportunity to present our Application.

Sincerely,
 DBO Investments CM, LLC
 d/b/a FROM THE EARTH

Dan Zaharoni

Dan Zaharoni
 CEO

AGENDA

1. PROJECT OVERVIEW
2. COMPANY MANAGEMENT
3. OPERATIONAL PLAN
 - a. STOREFRONT
 - b. HOURS OF OPERATION
 - c. CUSTOMERS
 - d. DELIVERY
 - e. SECURITY
 - f. RETAIL ACCESS
 - g. INVENTORY CONTROLS
 - h. STORAGE AND WASTE
 - i. ODOR CONTROL
 - j. LIGHTING
 - k. PARKING/TRAFFIC MANAGEMENT
 - l. ONLINE PRESENCE
4. COMMUNITY BENEFITS
 - a. LABOR AND EMPLOYMENT
 - b. CUSTOMER EDUCATION
 - c. COMMUNITY OUTREACH

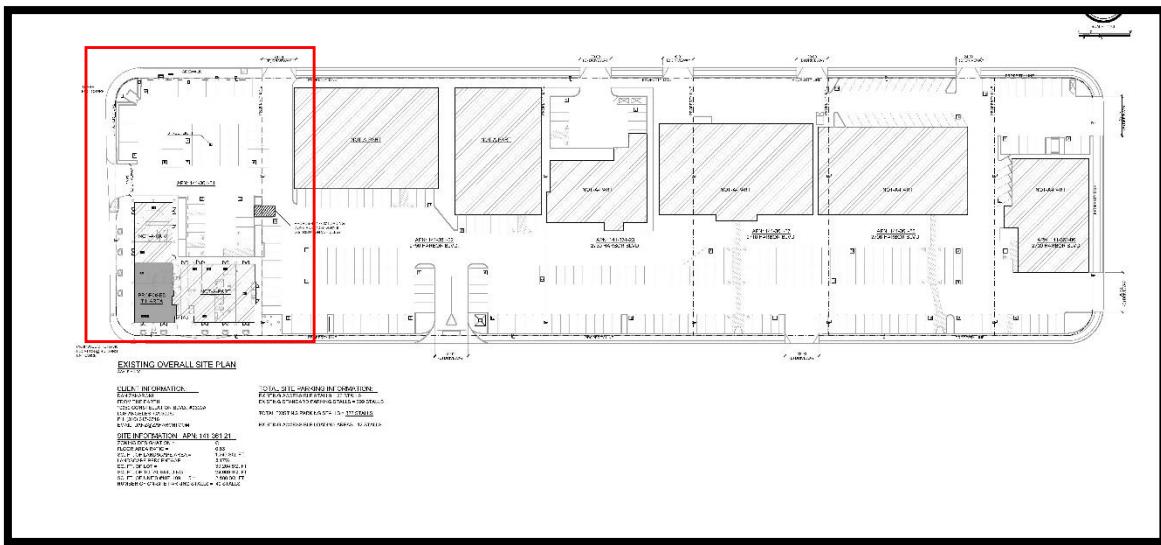
PROJECT OVERVIEW

Our FROM THE EARTH (“FTE”) Storefront Retail and Delivery location will be located at 2790 Harbor Blvd., at the intersection of Harbor and Adams. The building sits at the northwest corner of a heavily-trafficked retail mall that includes local favorite stores such as Pizza Hut, Crown Cleaners and La Farola restaurant. The currently-vacant 2,370SF retail space will be reimagined into a luxury cannabis store, along with our delivery center, warehouse and staff area.

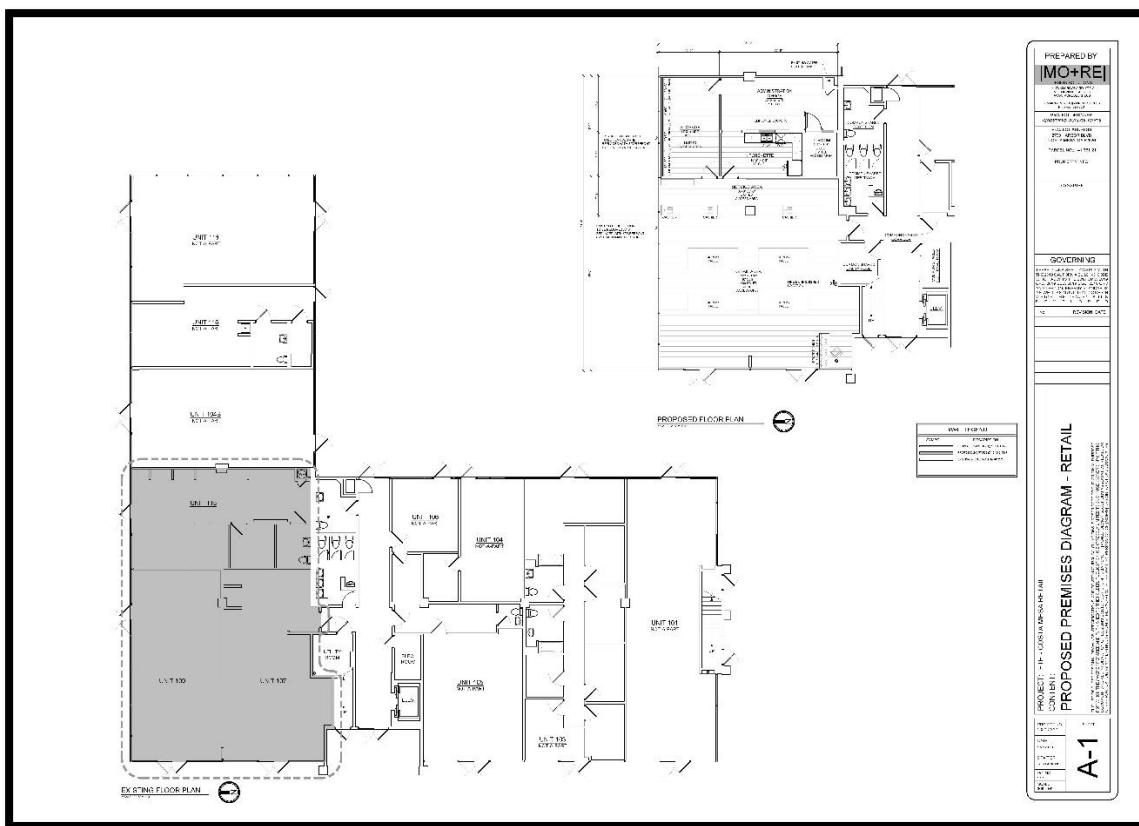
The building is served by 54 secure and shared parking spaces, of which four are ADA, that provide more than sufficient space for FTE to maximize foot traffic and customer safety.



SITE PLAN



FLOOR PLAN



COMPANY MANAGEMENT

FTE is currently owned and/or operated by Kintu Patel, Jayson Quinones, and Dan Zaharoni. Mr. Zaharoni is the Managing Member and CEO of the Company.

Messrs. Patel, Quinones, and Zaharoni have tremendous experience in entrepreneurial cannabis ventures throughout Southern California, Missouri and Michigan.

Dan Zaharoni

Prior to his interest in the cannabis industry, Mr. Zaharoni, a graduate of UC Berkeley and Loyola Law School, has been an attorney for 31 years – formerly as the Managing Partner of his own firm, Orange County-based Warden, Urtnowski & Zaharoni - and also holds a Real Estate Broker and General Contractor's license in the State of California.

Mr. Zaharoni was a longtime member of Big Brothers, which runs community-based mentoring programs, offers scholarships, and operates innovative impactful programs to assist youth in achieving their full potential. In addition, Mr. Zaharoni is an active member and a donor of Harold Robinson Foundation, which has sent more than 10,000 underprivileged children to camp in the Angeles National Forest.

Kintu Patel

Kintu Patel is the President and Chief Operating Officer (“COO”) of the Company. Mr. Patel began working in the cannabis industry in 2010 when he obtained employment at an Orange County-based dispensary in California. He began working as a product specialist and continued working his way up through the ranks until he was awarded a coveted retail license for medical marijuana by the City of Santa Ana in 2015.

Mr. Patel is also a co-founder of the Santa Ana Cannabis Association. With this group, he has been able to advise on the establishment of ordinances for cannabis facilities, in addition to advising cities on closing illegal marijuana dispensaries. Mr. Patel also sponsored and assisted in drafting the ordinance placed on the ballot in Costa Mesa, California in 2016, seeking to regulate the sale and cultivation of cannabis in that jurisdiction.

Mr. Patel has his Bachelor's degree in Economics with a minor in Managerial Economics from the University of California, Davis.

Jayson Quinones

Jayson Quinones has substantial experience working in cannabis industry as a founding member and the Chief Marketing Officer (“CMO”) of the Company. With his team, he built one of the most highly rated and reviewed dispensaries in Southern California.

Mr. Quinones began his professional career in the commercial lighting and real estate industries. With just a small nest egg, Mr. Quinones developed a portfolio of businesses which ultimately led to FTE, the highly regarded medical cannabis dispensary that he founded with partner, Kintu Patel.

Mr. Quinones managed the construction, buildout, design and operations of the Company's initial location in Santa Ana and served as President of the Santa Ana Cannabis Association.

Commendations

Throughout the past seven years, FTE and its principals have successfully worked with numerous City Staff and Elected Officials, which resulted in the following written commendations:

Port Hueneme City Councilman Jim Hensley, “I would give both (Kintu Patel and Dan Zaharoni) my highest recommendations and I believe that they will be valued members of whichever city they choose to locate their next venture....”

Santa Ana Mayor Pro Tem Michele Martinez, “(T)hrough advocacy, education and innovation FTE has been focused on working to raise awareness and increase education of the market and its benefits. They have consistently been striving to being a part of the solution for issues facing Satna Ana and Orange County.”

Pools of Hope Executive Director Patricia Dixon, “FTE has used their platform to partner with multiple different local charities and organizations which has positively impacted those in need.”

Cannabis Projects

The three owners have owned, developed and/or operated the following current and past cannabis-related projects among them:

- **Santa Ana** – Dispensary/delivery operations opened in December, 2015;
- **Port Hueneme** – Dispensary/delivery operation opened in July, 2018. Purchased and redeveloped 9,200sf office building;
- **Long Beach** – Dispensary/distribution/delivery operation opened in August, 2020. Purchased land and built custom dispensary/distribution location;
- **Moreno Valley** – Dispensary/delivery approval for pending location;
- **Desert Hot Springs** – Cannabis Manufacturing operation opened in January, 2020;
- **FTE Entertainment** – Patel, Quinones, and Zaharoni were the co-owners of FTE Entertainment, which held a Cannabis Event Organizer license in the State of California;
- **Missouri** – The FTE name and intellectual property were utilized to construct 5 dispensaries in Missouri;
- **Jackson Township, Michigan** – Dispensary/delivery operation opened in 2017.

OPERATIONAL PLAN

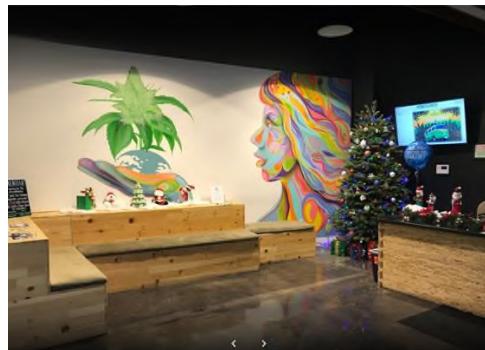
Storefront

FTE's storefront and delivery operation will be housed at the intersection of Harbor and Adams at the northwest corner of a heavily-trafficked retail mall. The store will have luxurious appointments and, like FTE's existing establishments, offer a safe and welcoming environment to local consumers.

Santa Ana Sales Floor



Santa Ana Reception Area



Hours of Operation

In compliance with city regulations, the Costa Mesa dispensary will operate from 9am to 9pm, PT. Delivery service will be offered concurrently with delivery vehicles leaving the facility beginning at 9am and delivering to local customers no later than 8:30pm so that they can return during normal business hours.

Deliveries to the store will be staged by appointment, contained within the dedicated parking spaces at the building and limited to operating business hours.

Customers

FTE's dispensary model ensures that medical patients and adult-use consumers have safe and secure access to a wide variety of medical and/or recreational cannabis products. At FTE's existing Santa Ana location, customer demographics skew towards the higher income with the majority of our shoppers having incomes above \$75,000. FTE's customer reviews rank among the highest in the industry, with the following reasons often cited for repeat customer visits:

- **One-to-one model** – each FTE Product Specialist helps just one patient/customer at a time, thereby enhancing the relationship between company and customer as well as offering personalized instruction and tips on specific products;
- **Employee knowledge** – FTE has one of the most rigorous employee education programs in the industry and, as a result, FTE employees exhibit vast knowledge of the products being sold, their effects and value to individual customers;

- **Commitment to Compliance** – FTE’s company policy demands compliance at all levels of its operation, thus ensuring its customers that they are receiving high quality, safe and effective products with clear and available back-up information to verify origin and distribution chain of all inventory items.

FTE’s stores generally see between 200 and 400 customers per day, depending on seasonality, store promotions and a variety of other factors. FTE anticipates a similar range in its Costa Mesa location.

Delivery

FTE also seeks to conduct deliveries in order to provide safe and secure access of cannabis to our local customers who are unable to physically visit our stores. Located within the retail space and managed by a separate delivery-focused management team, our delivery operation utilizes online ordering and GPS technology to receive orders and map out delivery routes through our proprietary online ordering platform.

Currently, FTE performs cannabis deliveries from its existing locations and makes more than 200 deliveries per day while employing more than 20 drivers. Drivers do not carry cannabis goods worth more than \$3,000 at any one time.

Cannabis deliveries are packaged and labeled in an opaque package prior to being placed in the vehicle. All cannabis products are clearly identified by origin and stored separately in a secured, smell-proof HerbGuard container. The container’s interior lining consists of active carbon to absorb odor. Containers are black in color to conceal identification to the public and will be secured with two combination locks.

All drivers inspect their vehicles prior to making any deliveries on a given day. A daily vehicle inspection report will be signed by the driver and given to their Manager. Reports are kept in a secured office cabinet.

Our delivery platform is integrated with a service app called OnFleet. It uses GPS tracking for the customer as well as Managers at our store. Managers can track drivers at all times through the software. Additionally, all vehicles shall be equipped with an active vehicle alarm system. Delivery vehicles will have Honeywell total connect, TCTV2, plugged directly into the vehicle’s OBD port. TCTV2 shows their immediate location via GPS. TCTV2 detects the vehicle’s speed and sends a notification if the vehicle goes outside of boundaries placed into the system (geo-fencing).

Drivers shall not deviate from delivery path except for fuel, vehicle repair, hazardous road conditions or road construction with detours. Drivers shall only travel from the business premises to the delivery address and/or from one delivery address to another, then back to business premises.

Security

Our Security Plan was prepared by Dan Perez, of GI Security, (CA State Alarm license #AC07733). Our number one priority is the safety of the public and our employees. We realize we have a compelling interest in ensuring that cannabis is not sold or distributed in an illicit manner, protecting the public health, safety and welfare of local residents and businesses, preserving the community in which we hope to operate, and providing safe access to cannabis to residents. Our efforts to fulfill these responsibilities begin with our security policies and protocols, safe dispensing, inventory access and control, strict record keeping, incident response, comprehensive employee training and skilled security partners.

Serving the community means operating a secure facility. FTE has comprehensive security policies and procedures pertaining to all aspects of operations, which address measures to deter and prevent unauthorized entrance into areas containing cannabis goods, as well as diversion, theft, or loss of cannabis goods. Our security strategies and diversion prevention measures have been perfected and refined throughout our years of experience owning and operating dispensaries in many highly regulated cannabis markets.

- **Security Cameras/Alarms** - The entire building and site will be monitored and surrounded by state-of-the-art security cameras and alarm systems, and will be constantly monitored by employees, as well as uniformed security guards from a private patrol operator, who will be tasked with monitoring site activity, control loitering and site access and to serve as a visual deterrent to unlawful activities. Cameras and professionally monitored alarms will be installed in every room and every access point of the facility.

Each point of sale station and areas where cannabis goods are displayed for sale will be recorded on our video surveillance system so that the facial features of any person purchasing or selling cannabis goods is recorded with sufficient clarity to determine identity

- **Personnel** – FTE shall be secured and patrolled by GI Security, a State-licensed private patrol operator / security guard company. The guard company will maintain certificates of insurance and a City business license.

During non-operating hours, the entire premises will be monitored by Virtual Guard, a remote monitoring system which has human employees reviewing live-streamed footage from all security cameras and has the capabilities of allowing said employees to speak directly to any person on the premises through mounted speaker systems.

Onsite Security Guards will constantly monitor the parking areas, driveways and walkways, the retail area, the reception area, loading and unloading of transportation and delivery vehicles, and the immediate vicinity.

There will be at least one armed security guard on site during all operating hours. During peak times, a second armed security guard may be present on site;

- **Banking** – FTE is one of the few cannabis companies in the United States that banks with an FDIC-insured institution, East West Bank. As such, FTE has access to industry-standard armored cars that pick up its cash on a regular basis, thus reducing the risk associated with keeping large sums of currency onsite;
- **Premises Protocol** – FTE prohibits anyone from remaining on the Premises and within fifty feet (50') of the Premises if they will not be engaging in authorized activity expressly related to our cannabis operations. Our protocols also require illumination of the exterior of the building in the evening with shielded, downward-facing exterior lighting and perimeter security and lighting systems for after-hours security;
- **Exterior Monitoring** – FTE employs exterior camera systems capable of recording any activity on the Premises, including entry points to the property, entrances, exits, perimeter windows, all areas where customers and employees may have access and the perimeter of the Premises and surrounding areas.

Retail Access

FTE is committed to the safety and security of its patrons and, thus, maintains multiple policies related to retail access. Entrances into the facility will be locked at all times with entry strictly controlled by a designated responsible party that is either an employee or a security guard. The location will utilize one (1) door for patron access in the retail portion to simplify check-in and monitoring of consumer entry and exit. All other doors will be equipped with an automatic locking device and will be kept closed at all times when not in use by FTE personnel. Incoming shipments, delivery drivers and vendors will enter through a separate dedicated entrance.

In the immediate vicinity, such as parking lot, sidewalks and common areas, FTE will take reasonable measures to control patron conduct, where applicable, in order to prevent disturbances, vandalism, or crowd control problems inside or outside the Premises, traffic control problems, or obstruction of the operation of another business.

Inventory Controls

In accordance with all State and local laws, FTE has instituted practices to ensure that we follow all regulations related to cannabis sales. FTE employs a state of the art, enterprise-level Point of Sale (“POS”) system called *Treez* which tracks all inventory, sales and customer information, as well as supplying file storage for a period of seven years. To ensure all inventory is compliant, the Inventory department audits all incoming new products before any PO is accepted and moved to the sales floor. All cannabis goods sold by FTE will be contained in tamperproof, child-resistant packaging.

FTE procedures will ensure strict control over FTE's cannabis goods inventory from receipt by a licensed distributor to sale or delivery to a consumer, or disposal as cannabis waste. Inventory management procedures will also include measures to prevent contamination and maintain the safety of the product.

If there is any discrepancy between its physical inventory and the track and trace system database, FTE will conduct an inventory audit and notify the Bureau and the City of any reportable activity, including theft, loss, criminal activity, or a significant inventory discrepancy, in accordance with Bureau notification requirements.

Safeguards exist in the *Treez* system to limit the amount of medicine a medical patient or an adult-use consumer can purchase on a daily basis. If an adult-use customer seeks to purchase more than the legally allowed limits, *Treez* will automatically flag an order and disallow any more products to be added to the cart. When the receptionists sign in a customer to the POS, they must manually sign up every medical patient, which is how the POS automatically identifies which customers are subject to which purchase limits.

Storage and Waste

FTE maintains and observes detailed security procedures for the secure storage of all cannabis goods, including use of a locked storage room, accessible only through limited access areas, in a manner designed exclusively to prevent diversion, theft, and loss.

The Company is aware of the community's concern with regards to cannabis waste products as well. It is critical to ensure that cannabis falling out of the chain of commerce not become a nuisance to the local public.

A secured indoor storage area will be utilized to store the destroyed product until such time as it can be taken to a waste disposal facility as required under state law. FTE will not sell cannabis waste and will not dispose of cannabis goods or cannabis waste in an unsecured waste receptacle. A record of each destruction and disposal activity, including the date, strain, weight or count of cannabis or cannabis products, as well as any other information required under state law, will be maintained in the *Treez* system.

FTE currently employs Gaiaca, California's leading cannabis waste disposal company, to handle all cannabis waste from its existing dispensaries.

Odor Control

FTE is committed to ensuring that its dispensaries do not emit significant sources of odor. In furtherance thereof, FTE will employ state-of-the-art HVAC technologies to scrub all odor from the air inside the dispensary and will not permit any odorous air to escape the premises through returns, ducting or A/C piping.

Cannabis products will only exist on the sales floor and in designated storage areas, where the Company will ensure that doors and openings are sealed and all odor mitigation measures are followed on a consistent basis. To combat any odors, each room in the facility will be sealed and will contain carbon filters, the cannabis industry's leading standard for odor mitigation.

FTE will install state-of-the-art 10-ton commercial HVAC units normally used in hospital environments which "scrubs" the air before expelling it from the system leaving virtually no trace of odor, contaminants or pollutants. With the use of infrared technology in the facility's ventilation ducts, FTE will be able to eliminate 99.99% of the pollen and mold molecules that cause allergy and odor. These units cost twice as much as regular HVAC systems and have proven effective at all other FTE locations for remitting cannabis odor.

Regular filter cleaning, maintenance, and replacement will occur to decrease the accumulation of any odor-causing build up. Employees are encouraged to observe and report any strong odor coming from the facility to their supervisors. Though FTE does not anticipate we will receive complaints regarding the facility's odor as all cannabis goods are pre-packaged, FTE has created protocols to address any odor complaints. All employees will be trained and expected to escalate odor complaints to their supervisors immediately. The General Manager will coordinate with FTE's community relations representative, as appropriate, to respond to odor concerns and communicate with the complainant.

Lighting

The proposed project is an existing retail building that is in a heavily retail area, with no history of disturbing local residents. The property has existing interior and exterior lights which will require only slight modification to the interior for renovation into a dispensary. Lights existing on the exterior will be left unchanged. Accordingly, there should be no issues related to light as there is minimal change and what little change occurs will only affect Adams and Harbor Blvd, which are well-traveled commercial corridors. Interior lighting will improve the existing interior with our natural aesthetics, ethereal lighting fixtures, and earth tones.

Parking/Traffic Management

In regards to traffic flow, the dispensary will be open to adults who are 21 years of age or older and 18 years or older if they have medical prescriptions. Parking will be provided in the immediately adjacent parking lot, which has 54 spaces. To minimize traffic, there are various shifts scheduled throughout the day and it is FTE's company practice to provide discounts or other inducements to customers incentivizing them to patronize the store during less busy hours.

For example, in Port Hueneme, the Company instituted a "Happy Hour" from 9am-11am, 7 days a week, during which customers received significant discounts in the hopes that they would patronize the store during slower hours and pull them away from more typically busy times.

The Costa Mesa building lies in a retail zone. As there is no material difference between the proposed use of the property and the current use of the surrounding area (retail sales), it is likely

that both Harbor and Adams can easily handle the volume of traffic which will be generated from the commercial dispensary use.

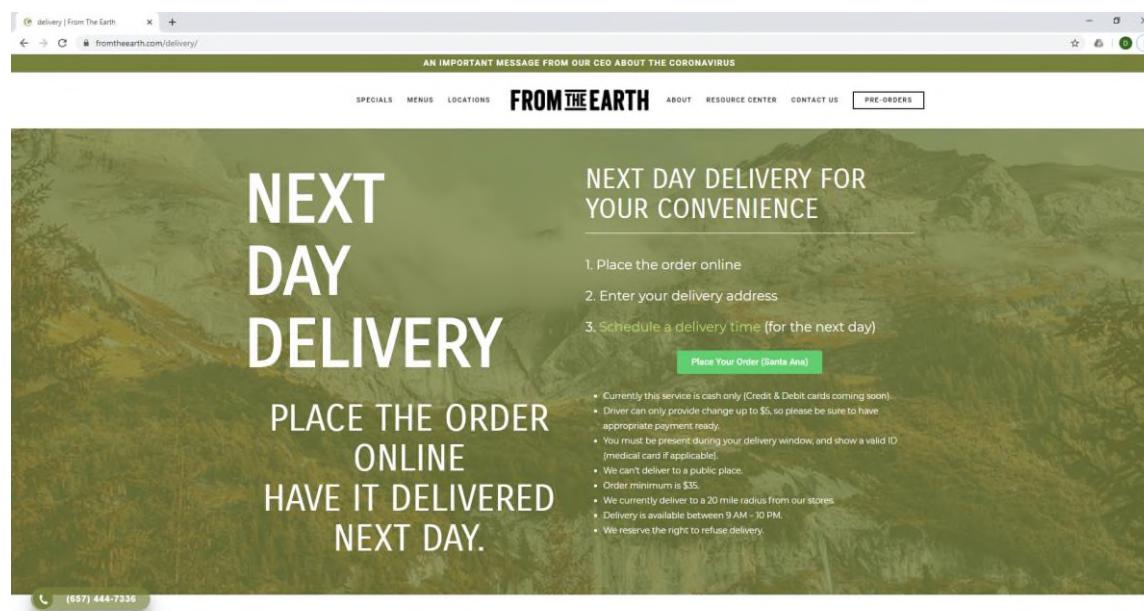
Total staff on hand at any one time should not exceed 8. Based upon FTE's experience in both Santa Ana and Port Hueneme, there are rarely more than 10 customers on site. Thus, the total cars requiring parking at the facility should be no more than 18, which is well within the currently existing parking loads onsite.

Online Presence

FTE augments its brick and mortar sales with a substantial online presence, which is enhanced by the Company's proprietary online ordering system. In addition to the website at www.fromtheearth.com, it also maintains social media pages at Instagram, Twitter and Snapchat.

The Company's website allows it to communicate pricing, inventory, menu, operating hours, company policies and a host of other information directly to its customers. Also, customers can order online and pick up their orders at the store. FTE hopes that, in the near future, it can start taking credit card orders over the web but current cannabis restrictions on merchant accounts have eliminated that possibility.

FTE has seen significant business from online ordering, especially noted during the Covid-19 crisis when the Company instituted curbside pick-up with the approval of City governments and the BCC. The website sees traffic in the hundreds of thousands of users per month and, due to the large number of viewers, FTE has been able to market to them directly by way of discounts, company announcements and other offers that directly affect walk-in business.



COMMUNITY BENEFITS

Labor

FTE is committed to providing the highest quality of service to our customers and cultivating a safe and fair work environment for each of our employees. We have set procedures and policies in place that have been communicated thoroughly to our employees to ensure continued best practices both to serve our customers and ensure that we have a highly motivated and loyal workforce.

- **Equal Opportunity Employer** - In a dedicated effort to provide a safe space for our customers, employees and vendors alike, FTE is dedicated to the principles of equal employment opportunity. We prohibit unlawful discrimination against applicants or employees on the basis of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, mental and physical disability, medical condition, age, genetic information, military and veteran status, or any other status protected by applicable state or local law.
- **Workplace Environment** - In an effort to keep our operations as safe as possible, FTE does not tolerate sexual harassment and inappropriate sexual conduct. All employees are always expected to conduct themselves in a professional and businesslike manner.
- **Local Management** - FTE's proposed Costa Mesa location will be almost entirely managed by local residents. FTE owners employ a very hands-off management style towards their individual dispensaries, allowing on-site General Managers to implement virtually all store policies and procedures. Dispensary employees are entirely drawn from the surrounding community. At FTE's Santa Ana location, there are virtually no employees who live more than 10 miles away from the location. FTE will commit to **setting a goal of hiring a minimum of 80% of its employees at its Costa Mesa location directly from the City of Costa Mesa**, though it is likely this percentage will be higher.

Customer Education

FTE is committed to providing education regarding all of our products to both our customers and the local community. Accordingly, FTE employees are put through a 5-day intensive training program, along with 30 days of on-the-job training wherein they are taught a university course worth of information related to the cannabis plant, its effects, medical benefits and how each interact with the human body.

Thereafter, FTE employees are encouraged to spend time with each customer to discuss the reasons they are seeking to purchase cannabis products, which products might be most appropriate for them and providing additional information which might affect their decision. Through training and education, as well as its one-on-one sales model, FTE has been educating thousands of customers over the years and intends to continue this practice in Costa Mesa.

Community Outreach

FTE has been operating since December, 2015, and has a near-perfect record of coexistence with its surrounding communities in all the jurisdictions in which it operates. In furtherance of FTE's ongoing attempts to be a good neighbor, the Company will employ a community relations officer, David Moss, who will be tasked with communicating directly to local community members. Community members can receive information about FTE and our company's mission and values through our social media outlets as well.

The Company will perform outreach to the local community and hold town hall meetings as well as hold an open house for a community tour of the facility prior to open and operating. Upon commencing operations, FTE will continue its community outreach by participating in Neighborhood Councils, reaching out to local municipal, educational, religious and civic organizations on an ongoing basis to provide service and financial assistance, and holding regular meetings with the local community to discuss issues that arise out of FTE'S operations and potential solutions for the same.

FTE has a seven-year history of working in concert with its community by providing significant value through monetary donations and hundreds of hours of individual commitment to philanthropic organizations. Santa Ana City Councilmember Jose Solorio, who has had significant contact with the FTE location in Santa Ana, wrote of Kintu Patel:

“Kintu has always gone above and beyond what the City has asked for and has benefitted Santa Ana in many ways. I have been impressed by his generosity, thoughtfulness and compassion for others who are less fortunate.”

The Company contributes 1% of its gross sales in both Santa Ana and Port Hueneme to local charitable causes and it will commit to the same level of contribution to the City of Costa Mesa. These contributions have had a substantially positive effect on FTE's local communities in the past.

Further, FTE will seek to enter into partnerships with organizations already serving the Costa Mesa community, including, but not limited to:

- (1) **CHP11-99 Foundation**, which provides financial support to families of fallen Highway Patrol officers;
- (2) **Goodwill Industries of Orange County**, which helps people facing barriers to get and keep jobs;
- (3) **Costa Mesa United**, dedicated to improving the athletic experiences of Costa Mesa youth through better facilities, fields and equipment.



May 12, 2023

City of Costa Mesa
Development Services Dept
Cannabis Business Permitting
77 Fair Dr.
Costa Mesa, CA 92626

Re: From The Earth

Dear City of Costa Mesa Leadership and Staff,

We write this letter on behalf of From The Earth, an applicant for a cannabis business license in the City of Costa Mesa from their premises at 2790 Harbor Blvd.

Before we were approached by From the Earth for a potential cannabis retail use, my late husband and I had frequented their store in Santa Ana a number of times when he needed medicinal marijuana for his chronic pain. As a holistic physician and medical doctor who operated from Costa Mesa for many years from this property (Dr. Tong's Pain Center), he preferred cannabis and other natural methods for treating pain over conventional drug therapies. We were pleasantly surprised when my son, who had been managing the property at the time, informed us that From the Earth had been referred to us as a potential cannabis operator around the time that Measure Q was passed.

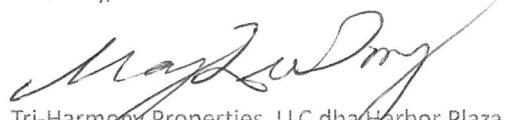
From the Earth was referred by a real estate firm that specialized in vetting legal cannabis businesses, and we wanted to ensure we were bringing a legitimate tenant in that would not create problems for our property or the local community. Despite the positive reference, our son, Jacin Tong, also performed his own due diligence and visited their prior location in Long Beach to ensure observe how they ran their operations. He was impressed by the cleanliness, security, and professionalism he observed at the establishment.

He learned that From The Earth has a long history of responsible stewardship in the cannabis community, beginning in Orange County in December, 2015, when From The Earth was one of the first legal cannabis operations in the State of California. We are aware of From The Earth's reputation as a generous contributor to local philanthropic and charitable organizations, a successful entrepreneurial organization and a company with an unblemished safety and compliance record.

Just as communities in Michigan, Missouri and California have over the past seven years, we would welcome From The Earth as our neighbor in Costa Mesa and believe they would be a positive influence in our local commercial environment. We wholeheartedly support their application and request that the City Staff and Leadership vote in favor of approving From The Earth's request for a cannabis business license.

We believe that, from our collective first-hand experience with the company's personnel and business locations, From The Earth will further that reputation if and when they become a local Costa Mesa operation.

Sincerely,



Tri-Harmony Properties, LLC dba Harbor Plaza
May Lee Tong, Jacin Tong, and Yee Wing Tong
Managing Member

May 5, 2023

City of Costa Mesa
Development Services Dept
Cannabis Business Permitting
77 Fair DR.
Costa Mesa, CA 92626

Re: From The Earth

Dear City of Costa Mesa Leadership and Staff,

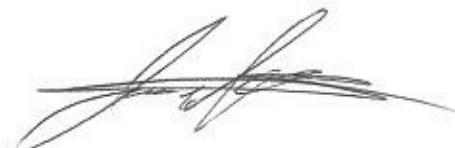
We write this letter on behalf of From The Earth, an applicant for cannabis business license in the City of Costa Mesa from their premises at 2790 Harbor Blvd. From The Earth has a long history of responsible stewardship in the cannabis community, beginning in Orange Country in December 2015, when From The Earth was one of the first legal cannabis operations in the State of California. We are aware of From The Earth's reputation as a generous contributor to local philanthropic and charitable organizations, a successful entrepreneurial organization and a company with an unblemished safety and compliance record. We believe that, from our first-hand experience with the company's personnel and business locations, From The Earth will further that reputation if and when they become a local Costa Mesa operation.

Just as communities in Michigan, Missouri and California have over the past seven years, we would welcome From The Earth as our neighbor in Costa Mesa and believe they would be a positive influence in our local commercial environment. We wholeheartedly support their application and request that the City Staff and Leadership vote in favor of approving From The Earth's request for a cannabis business license.

Sincerely,

Crown Cleaners Harbor

Jason Martinez



May 15, 2023

City of Costa Mesa
Development Services Dept
Cannabis Business Permitting
77 Fair Dr.
Costa Mesa, CA 92626

Re: From The Earth

Dear City of Costa Mesa Leadership and Staff,

We write this letter on behalf of From The Earth, an applicant for a cannabis business license in the City of Costa Mesa from their premises at 2790 Harbor Blvd. From The Earth has a long history of responsible stewardship in the cannabis community, beginning in Orange County in December, 2015, when From The Earth was one of the first legal cannabis operations in the State of California. We are aware of From The Earth's reputation as a generous contributor to local philanthropic and charitable organizations, a successful entrepreneurial organization and a company with an unblemished safety and compliance record. We believe that, from our first-hand experience with the company's personnel and business locations, From The Earth will further that reputation if and when they become a local Costa Mesa operation.

Just as communities in Michigan, Missouri and California have over the past seven years, we would welcome From The Earth as our neighbor in Costa Mesa and believe they would be a positive influence in our local commercial environment. We wholeheartedly support their application and request that the City Staff and Leadership vote in favor of approving From The Earth's request for a cannabis business license.

Sincerely,

GOTCHA FRESH TEA

Hayton Le

Hayton Le



Vicinity Map - 2790 Harbor Blvd.



0.1 0 0.03 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Costa Mesa

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

1: 2,204



Legend

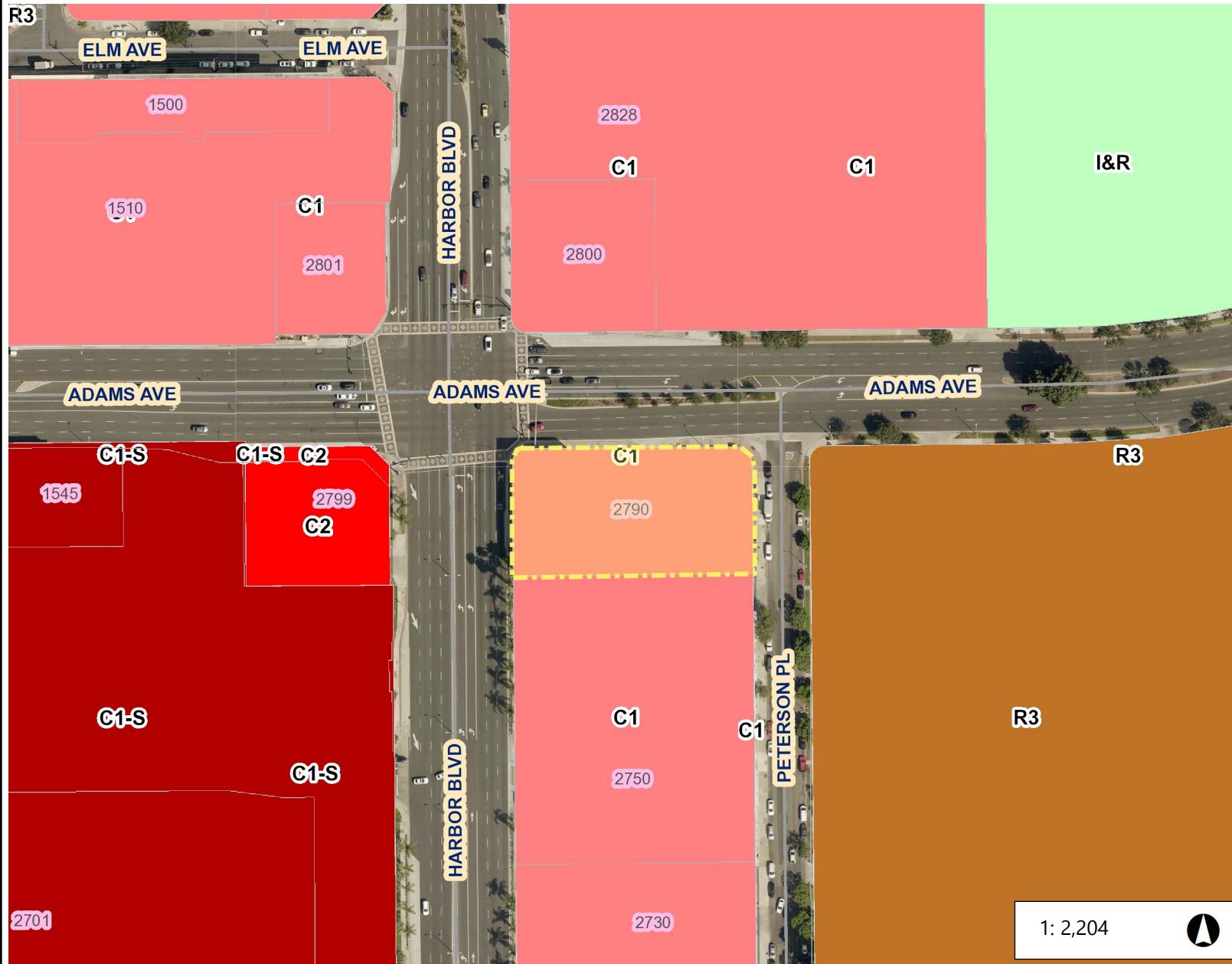
□ Costa Mesa

Notes

PA-22-04



Zoning Map - 2790 Harbor Blvd.



0.1 0 0.03 0.1 Miles
WGS_1984/Web/Mercator/Auxiliary_Sphere
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Legend

- Costa Mesa Zoning
 - AP - Administrative Professional
 - IR-MLT - Institutional Recreational I
 - R1 - Single-Family Residential
 - R2-MD - Multiple-Family Residential
 - R2-HD - Multiple-Family Residential
 - R3 - Multiple Family Residential
 - MG - General Industrial
 - MP - Industrial Park
 - PDI - Planned Development Indust
 - C1 - Local Business
 - C2 - General Business
 - C1-S - Shopping Center
 - TC - Town Center
 - PDR-NCM - Planned Development Mesa
 - I&R - Institutional Recreational
 - I&R-S - Institutional Recreational - S
 - P - Parking
 - CL - Commercial Limited
 - PDC - Planned Development Comm
 - PDR-LD - Planned Development R
 - PDR-MD - Planned Development R Density
 - PDR-HD - Planned Development R

Notes

PA-22-04

EXISTING SITE PHOTOS 2790 HARBOR BOULEVARD



Proposed Cannabis Storefront from Adams Avenue



View of the proposed storefront (lower left) and building from Harbor Boulevard

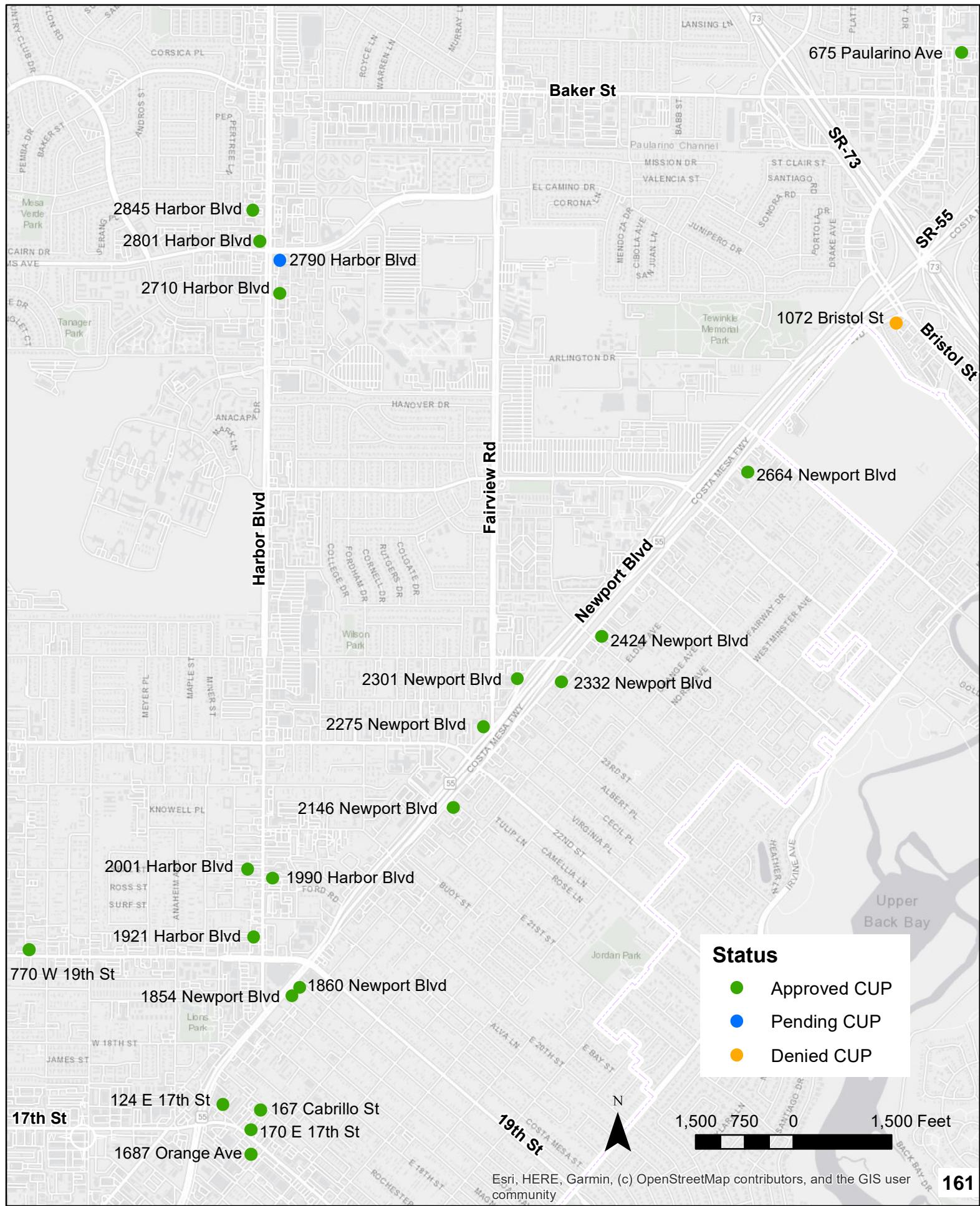
ATTACHMENT 5



The rear (west-facing) side of the building viewed from the onsite parking lot

Retail Cannabis Storefront

ATTACHMENT 6



PREPARED BY

MO+REI

DESIGN SOLUTIONS

14176 AMARGOSA RD, STE C
VICTORVILLE, CA 92392
WWW.MOREDESIGN.US
EMAIL: CONTACT@MOREDESIGN.US
PH: (760) 595-7664

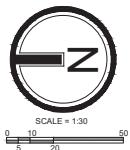
PROJECT DESIGNER:
RIGOBERTO AVALOS REYES

PROJECT ADDRESS:
2790 HARBOR BLVD
COSTA MESA, CA 92626

PARCEL NO.: 141-361-21

PROPERTY INFO:

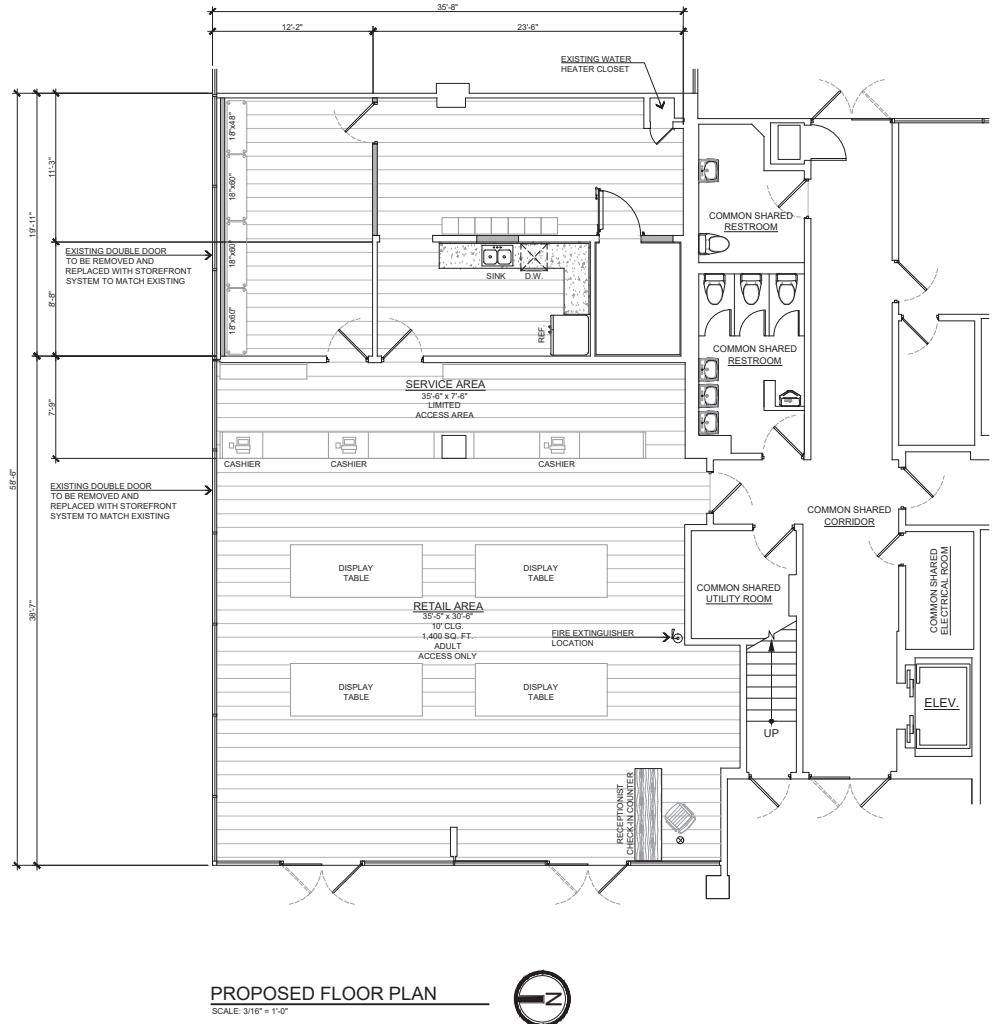
SIGNATURE:



GOVERNING

THESE PLANS SHALL COMPLY WITH
THE 2019 CALIFORNIA BUILDING CODE
WHICH ADOPTS THE 2019 CMC, 2019
CPC, 2019 CEC, 2019 CGC, 2019 CRC
AND THE 2019 ENERGY STANDARDS
AS WELL AS MUNICIPAL CODE ON
WHICH THE PROJECT IS BASED

No. REVISION DATE

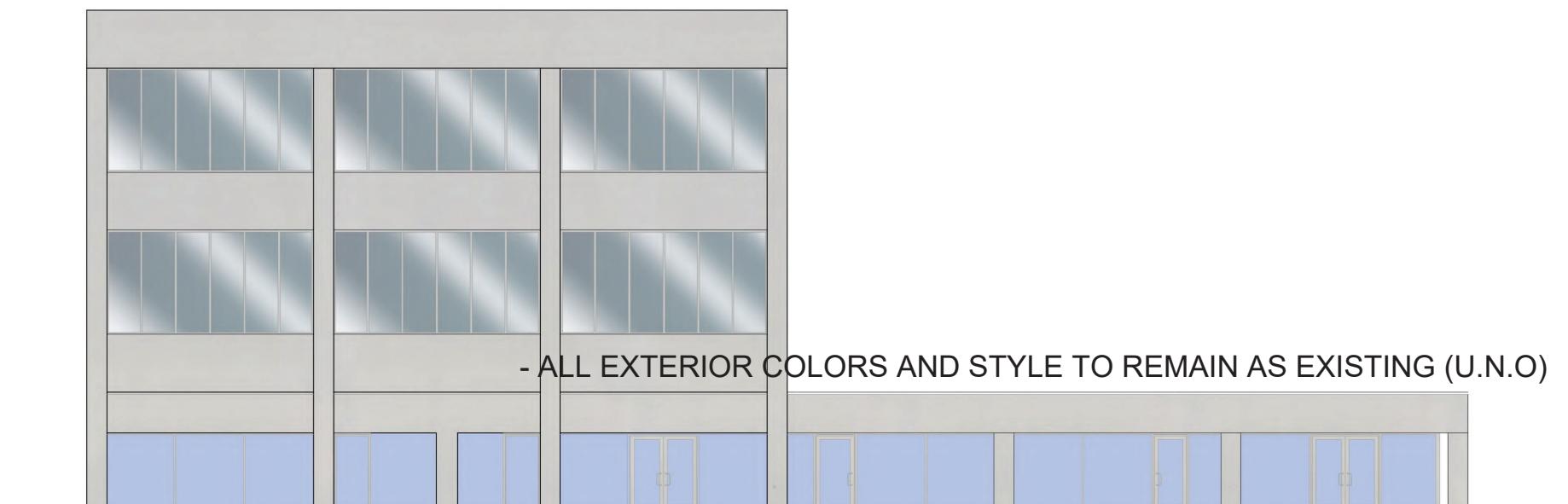


PROJECT: FTE - COSTA MESA RETAIL
CONTENT:
PROPOSED PREMISES DIAGRAM - RETAIL

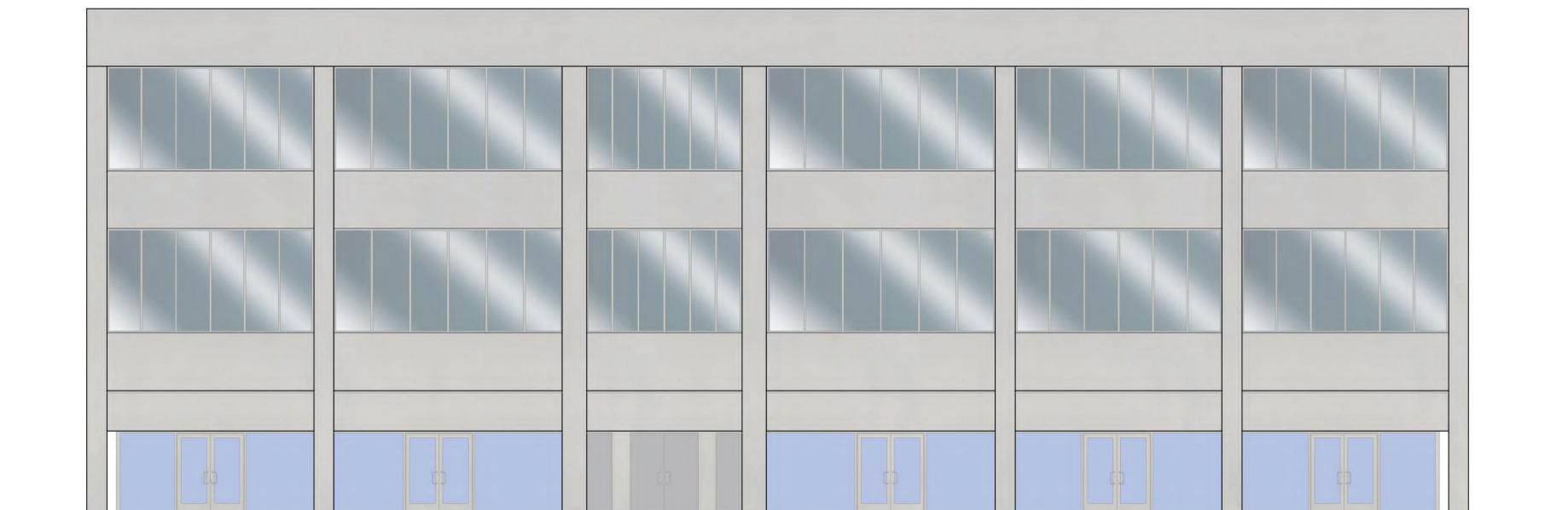
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PROJECT NO: 202X-CXXX
DATE:
DRAFTER: DANIELA RENE MONTANEZ
PG. NO. 2/2
SCALE: 3/16" = 1'-0"
SHEET:
A-1

PREPARED BY
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PH: (760) 595-7664
PROJECT DESIGNER:
RIGOBERTO AVALOS REYES
PROJECT ADDRESS:
2790 HARBOR BLVD
COSTA MESA, CA 92626
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AS WELL AS MUNICIPAL CODE ON
WHICH THE PROJECT IS BASED
D E V E L O P E D
No. REVISION DATE



RIGHT ELEVATION - SOUTH



FRONT ELEVATION - WEST

-4-

ALL EXTERIOR ELEMENTS TO REMAIN AS EXISTING (U.N.O)

CONTENTS

COLORED ELEVATIONS

ITEM NO: 2X-CXXX	SHEET: A-3
DATE: 12 - 2023	
RAFTER: NIEL RENE ANTANEZ	
NO. NO: SF _____	
FADE: = 1" x 4"	





