

CONDITIONAL USE PERMIT APPLICATION APPLICANT LETTER

Submittal Date: April 27, 2022

Project Information:

Property Address: 1901 Newport Blvd, Suite 180, Costa Mesa, CA 92627

APN: 419-205-20

Zoning: Planned Development Commercial (PDC)

Property Area: 34,251 square feet

Building Area: Total Gross Building - 134,387 square feet
 Tenant Gross Area - 12,069 square feet
 Tenant Project Improvement Area - 9,421 square feet

Property Owner: 1901 Newport LLC

Owner Contact: Jamison Services, Inc.
 June Hwang, Property Manager
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Tenant/Operator: La Palma Adult Day Health Care Center, Inc.
 Hyun Lee, Chief Operating Officer
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Applicant/
 Authorized Agent: goUrban Development
 Luis Gomez, Principal
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Project Request:

The Tenant is requesting a Conditional Use Permit (CUP) to operate an Adult Day Health Care Center (Adult Day Care) located at 1901 Newport Blvd, STE 180 Costa Mesa, CA 92627. This report provides the supplemental documentation requested of the City of Costa Mesa CUP application.

Project Background:

The Tenant proposes to occupy 12,069 gross square feet (9,421 net square feet) of commercial office space located at 1901 Newport Boulevard, Costa Mesa, CA 92627. The proposed space consists of multiple ground level suites (Suites 156, 176, 179, 180, and 190) as identified in Exhibit A. The Tenant shall complete interior improvements to accommodate the Adult Day Care facility (see Exhibit A). No exterior façade improvements are proposed. The Tenant intends to complete the interior improvements as soon as possible and be open for business by July 2022.

Zoning and Surrounding Uses:

The Newport Plaza property is zoned Planned Development Commercial (PDC). In accordance with the City of Costa Mesa Municipal Code, Title 13 Planning, Zoning and Development, Chapter IV. Citywide Land Use Matrix, a day care facility is a conditionally approved use in a PDC designated zone.

Neighboring properties include the following uses:

Location	General Plan Designation	Zoning Designation	Existing Land Use
Project Site	Commercial Center	PDC	Newport Plaza commercial center
North	Commercial Center / Medium Density Residential	PDC / R2-MD	Multifamily residential
East	General Commercial	C2	Retail
South	Commercial Center	PDC	The Triangle retail center
West	Commercial Center	C2	Church / apartments

Existing Use:

The 1901 Newport Plaza is a 134,387 square foot, three-story commercial office property located at the northwest corner of Newport Boulevard and 19th Street. This location offers great visibility and is easily accessible. The building's mission-style architecture varies in height, ranging from one to three stories. Architectural elements include arches, Terracotta roof tiles, white painted stucco walls, and courtyards and plazas. Newport Plaza is home to various office and medical uses, as well as Saddleback Valley Community Church.

A complete list of current Newport Plaza tenants is provided as Exhibit B.

Newport Plaza is broken into two main wings, the West Wing and East. Primary access to the Newport Plaza is through the main entry nearest the parking structure depicted in Photo 8 of Exhibit B. A secondary entrance to Newport Plaza is located on the southeast corner of the property. Additionally, several ground floor suites, including the proposed Adult Day Care facility, are accessible directly from

the surface parking areas. A property site plan is provided in Exhibit A and property photos are provided in Exhibit C.

Proposed Use and Services:

The Tenant shall occupy Suites 156, 176, 179, 180, and 190 as one Adult Day Care facility, totaling 12,069 gross square feet (9,421 net square feet) as shown on Exhibit A: Floor Plan. The Adult Day Care will offer daily services to the elderly and adults with chronic medical, cognitive, or mental health conditions and/or disabilities that are at risk of needing institutional care.

Tenant Services shall include:

- Personal Care (nurse monitoring and interventions)
- Social services (case management, counseling and care coordination by social workers, caregiver support)
- Transportation to and from the home (with vans owned by the Operator)
- Meals (which will be provided and delivered daily by a separate outside catering company)
- Therapeutic activities (including recreational activities by activity coordinator; physical therapy and occupational therapy with exercise by licensed physical/occupational therapists and program aides)

For clarification purposes, the Tenant shall not provide licensed medical treatment or procedures on site nor will the Tenant provide substance abuse services.

Target Market and Operations:

Although the proposed Adult Day Care will offer services to adults of all ages, the center's target market is senior citizens in need of supplemental care while their primary caretakers are busy during the day. Standard program hours of operation are 8:00 AM to 2:00 PM, 7 days a week. All services will be limited to shuttle transport and drop-offs by primary caretakers. Staff will generally arrive at the facility as early as 6:00 AM and may remain onsite as late as 6:00 PM. Participants arrive on an appointment-only basis, as walk-in service is prohibited outside of site visits for potential future clientele.

A typical visit for a patron (Participant) would begin at 8:00 AM after drop-off by their primary caretaker or by a Tenant-owned shuttle van. Upon arrival, participants will be greeted by a staff member from the parking lot, and escorted safely into the building. After an initial health check by a nurse, the Participant would be served breakfast followed by a variety of activities such as games, cognitive activities, therapeutic exercises, and other therapies (physical therapy and occupational therapy). There would also be group activities such as social worker-led support groups or interest groups (chess, cards, arts & crafts, etc.). Lunch would be served at noon. At the conclusion of the program day (1:30 PM - 2:00 PM), Participants would be picked up by their primary caretaker or transported home by the Adult Day Care shuttle vans. The Tenant plans on requesting for a license capacity of 270 participants, for both weekdays and weekends.

The Adult Day Care will employ approximately 30-40 full-time/part-time staff members whose hours range between 6:00 AM and 6:00 PM. Parking demand is only anticipated from employees and the 5-10 shuttle vans that will be stationed onsite. Participants generally will not drive to the Adult Day Care facility.

Shuttle Service:

Two designated shuttle drop-off and pick-up areas are proposed at the eastern edge of the Newport Plaza surface parking lot fronting the Adult Day Care entrance (see Exhibit A). Each morning, Adult Day Care staff shall greet Participants arriving by shuttle at the shuttle loading zones. From the loading zones, staff shall escort Participants along an accessible path of travel to the main entrance. At the end of each service day, staff shall escort Participants from the main entrance to the shuttle loading zones.

Tenant Improvements:

The Tenant proposes 9,421 net square feet of interior improvements that include the following:

- 4,308 square feet community hall with a stage, community seating, and tables
- Men and Women Restrooms
- Kitchen and Dining Area
- Various office and special use areas, including a quiet / counseling room, and nurse room
- Occupational Therapy / Physical Therapy room with treadmills and other health equipment.

No exterior improvements are proposed by the Project.

The Adult Day Care floor plan (see Exhibit A) provides a two-dimensional layout of the Office Building and proposed Adult Day Care facility floor plan.

Parking Analysis:

In accordance with Table 13-89, Non-Residential Parking Standards of the Costa Mesa Municipal Code, the following parking standard applies to the proposed Adult Day Care use.

Use	Parking Ratio per Gross Floor Area
Office Buildings exceeding two stories in height and 100,000 square feet in area	3 spaces per 1,000 square feet

Based on the above specific City of Costa Mesa parking standard, the proposed Adult Day Care will require a total of 39 parking spaces (12,069 gross square feet at 3 spaces per 1,000 square feet). Tenant parking demand will be primarily driven by its staff needs given that most participants will utilize the shuttle services.

Newport Plaza offers 454 parking stalls to its guests and tenants. This equates to an overall parking ratio of 3.39 stalls per 1,000 square feet for the entire property (134,387 square feet). The parking ratio for currently occupied space is 4.43 per 1,000 square feet (102,628 square feet). As illustrated in the site plan, parking is provided via an above ground five-story parking structure located immediately north of the building and two surface parking areas that front the building. The parking structure provides 488 stalls, of which 391 stalls (floors 2-5) are dedicated to the Newport Plaza and the surface parking lots provide 63 stalls. Of the 63 surface spaces, 16 of them are located on the eastern end of the property. The tenant proposes to dedicate two of these spaces as shuttle loading zones.

Attachments:

EXHIBIT A: SITE PLAN & FLOOR PLANS

EXHIBIT B: BUILDING TENANT LIST

EXHIBIT C: PROPERTY PHOTOS