



CITY OF COSTA MESA

PLANNING COMMISSION

Agenda

Monday, August 26, 2024

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

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

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PLANNING COMMISSION REGULAR MEETING

AUGUST 26, 2024 – 6:00 P.M.

**ADAM ERETH
CHAIR**

**RUSSELL TOLER
VICE CHAIR**

**JOHNNY ROJAS
PLANNING COMMISSIONER**

**ANGELY ANDRADE
PLANNING COMMISSIONER**

**KAREN KLEPACK
PLANNING COMMISSIONER**

**JON ZICH
PLANNING COMMISSIONER**

**DAVID MARTINEZ
PLANNING COMMISSIONER**

**TARQUIN PREZIOSI
ASSISTANT CITY ATTORNEY**

**SCOTT DRAPKIN
ASSISTANT DIRECTOR**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ANNOUNCEMENTS AND PRESENTATIONS

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

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

CONSENT CALENDAR:

1. [**AUGUST 12, 2024 UNOFFICIAL MEETING MINUTES**](#) [**24-335**](#)

RECOMMENDATION:

Planning Commission approve the Regular Meeting Minutes of August 12, 2024.

Attachments: [August 12, 2024 Unofficial Meeting Minutes](#)

PUBLIC HEARINGS:

1. [CONDITIONAL USE PERMIT PCUP-24-0003 TO OPERATE AN 24-333 EMERGENCY VETERINARY CLINIC \("VETERINARY EMERGENCY GROUP"\) AT 2800 HARBOR BOULEVARD](#)

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 Conditional Use Permit PCUP-24-0003 based on findings of fact and 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. Project Plans](#)

OLD BUSINESS: NONE.

NEW BUSINESS: NONE.

DEPARTMENTAL REPORTS:

1. PUBLIC WORKS REPORT
2. DEVELOPMENT SERVICES REPORT

CITY ATTORNEY REPORTS:

CITY ATTORNEY REPORT

ADJOURNMENT

PLANNING COMMISSION MEETING:

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

APPEAL PROCEDURE:

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

CONTACT CITY STAFF:

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



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 24-335

Meeting Date: 8/26/2024

TITLE:

AUGUST 12, 2024 UNOFFICIAL MEETING MINUTES

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

RECOMMENDATION:

Planning Commission approve the Regular Meeting Minutes of August 12, 2024.

UNOFFICIAL UNTIL APPROVED

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

August 12, 2024

CALL TO ORDER

The Chair called the meeting to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG

Chair Ereth led the Pledge of Allegiance.

ROLL CALL

Present: Chair Adam Ereth, Vice Chair Russell Toler, Commissioner Angely Andrade, Commissioner Karen Klepack, Commissioner David Martinez, Commissioner Jonny Rojas, Commissioner Jon Zich

Absent: None

Officials Present: Assistant Director of Development Services Scott Drapkin, Planning and Sustainable Development Manager Bill Rodrigues, Assistant City Attorney Tarquin Preziosi, Assistant Planner Gabriel Villalobos, City Engineer Seung Yang, Police Chief Ron Lawrence, Professional Standards Bureau Lt. Carlos Diaz, and Recording Secretary Anna Partida

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA:

None.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Marinez informed the public of the upcoming Fair Housing Foundation workshop on August 16, 2024. He reminded the community of the Fair View Developmental Center survey ending soon and encouraged the community to participate in the survey.

Commissioner Zich welcomed Police Chief Lawrence to the meeting.

Commissioner Andrade thanked the City on their work organizing all the summer activities and looked forward to continuing our partnership with the Newport Mesa School District.

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Vice Chair Toler thanked the Public Works Department for their work adding a bike lane to Santa Ana Avenue.

CONSENT CALENDAR:

No member of the public nor Commissioner requested to pull a Consent Calendar item.

1. APPROVAL OF MEETING MINUTES: JULY 22, 2024

MOVED/SECOND: Toler/Martinez

MOTION: Approve recommended action for Consent Calendar Item No. 1.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade, Klepack, Rojas, Martinez, Zich

Nays: None

Absent: None

Abstained: None

Motion carried: 7-0

ACTION: Planning Commission approved the minutes of the regular meeting of July 22, 2024.

PUBLIC HEARINGS:

1. MINOR CONDITIONAL USE PERMIT (ZA-22-35) TO CONSIDER MODIFICATION OF CONDITIONS FOR “ARENA OC” AND TO MAKE A FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR A NEW TYPE 90 “MUSIC VENUE” ABC LICENSE AT 2968 RANDOLPH AVENUE

Project Description: Minor Conditional Use Permit to consider modifying entitlements for Arena OC (formerly “Commissary Lounge”) including removing the prohibition on dancing for a business that has live entertainment and allows for the sale and on-site consumption of alcoholic beverages after 11:00 p.m., to consider modifying the business’s hours of operation, and to consider a Finding of Public Convenience or Necessity pursuant to City Council Policy 500-8 for the conversion of an existing Type 48 “On-Sale General – Public Premises” Alcoholic Beverage Control (“ABC”) license to a Type 90 “Music Venue” ABC license.

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

One ex-parte communication reported:

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Chair Ereth spoke to staff, the applicant's representative and reached out to one of the public commenters.

Gabriel Villalobos, Assistant Planner, presented the staff report.

The Commission asked questions of staff including discussion of security protocols, marketing and advertising strategies, whether food will be served onsite, demolition of the unpermitted storage structure on the site, compliance with F.A.R. (Floor Area Ratio) requirements, the removal of the picnic benches on the adjacent site, identifying the specific conditions of approval that address concerns expressed by the Police Department in their comment letter, issuing wristbands for those under 21, and adhering to SoBeca Plan land uses. Comparison with other city applications operating under a Type 90 license if any, operation of Pacific Point Church in site area, bus transit operational hours near the site, reasons for applying AB2097 to this application, parking onsite and parking availability, promotion of ridesharing, if the parking area is properly illuminated, smoking restrictions on site, noise levels, particularly low base noise levels, potential noise complaints, and adherence to the city's Noise Ordinance, reasons for the 18-and-over requirement if the Type 90 license does not have an age requirement, reasons staff is recommending Thursday-Sunday, if A.B.C. license could be made available for sale with requirement for Planning Commission Review, whether the applicant could sell the Type 90 license, number of required parking spaces, Police Department's approval of the security manual, procedures if narcotics are found on-site, license types for other similar 18+ establishments, concerns mentioned in the Police Department's memo regarding physical altercations after closing, Types of police service calls and whether any were related to noise coming from the establishment, the number of calls for service at other 18 and over establishment in the city, possibility of limiting 18 and over nights to one night a week and prohibiting 18 and over entry on certain holidays, possibility of a 6-month and 12-month review of the establishment's operations, key concerns for the Police Department after closing hours and how the applicant can enhance security to reduce disturbances to neighbors, conditions carried over from the previous approvals, reasons why this establishment was not previously allowed to operate on Sundays or holidays, and the parking lot usage capacity and demand.

The Chair called for a break at 7:07 p.m.

The Chair Called the meeting back to order at 7:17 p.m.

The Chair opened the Public Hearing.

Mike Ayaz, applicant's representative, stated he had read and agreed to the conditions of approval.

The Commission asked questions of the applicant including discussion of the original condition prohibiting dancing during live music, the locations of different

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security guards onsite, the applicants reasons for seeking a Type 90 license, including changing hours, allowing dancing, and admitting 18 and over into the venue, hours alcohol will be served, drink options for patrons aged 18 to 20, Whether prior service call logs for this event venue indicated noise complaints, Possibility of transferring or selling the Type 90 license, measures the applicant's security will take to clear the site area after hours to minimize disturbances, the applicant's willingness to work with neighbors to hire a security service for controlling parking in the area, consideration for adding a mural, reason for including arm wrestling as unacceptable behavior in the security memo. The applicant asked for the removal of Condition of Approval 12, removal of the last sentence of Condition of Approval 13, specifying that events held on July 4th, New Year's Eve, and Halloween will be limited only to persons age 21 and older, the applicant stated they were willing to limit 18-and-over events to Thursdays only, with the option to apply for a special event permit for other dates if a special event does not fall on a Thursday. Staff clarified that 6-month and 12-month reviews of the establishment's operations will be scheduled on the Planning Commission's agenda.

The Chair opened public comments.

Flo Martin spoke in opposition of the item.

Janean Hops spoke in opposition of the item.

Anny Bishop spoke in support of the item.

The Chair closed public comments.

Chair Ereth asked the applicant about the sound insulation of the building.

Commissioner Martinez asked that in the follow-up review if the Planning Commission would be able to revise conditions.

Vice Chair Toler asked for clarification on if minors will be allowed on the holiday events.

The Chair closed the Public Hearing.

The Commission agreed that dancing can be allowed onsite, the venue can be opened at 8:00 p.m., the business will admit only 21 and older patrons only on July 4th, New Year's Eve, and Halloween. The Commission agreed to a 6th month and 12th month review and allowing the venue to be open on Sundays. The majority of the Commission agreed to allowing 18 – 20-year-olds admission to the establishment one day a week on a Thursday.

Chair Ereth re-opened the public hearing.

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The Commission agreed to the following: dancing will be permitted onsite, the venue can open at 8:00 p.m., the venue will admit only 21-year old and older patrons on July 4th, New Year's Eve, and Halloween, the venue will also be allowed to open on Sundays, and the use will return to the Planning Commission for a review at 6 and 12 months following the approval's effective date. Additionally, the majority of the Commission agreed to permit 18 to 20-year-olds to enter the venue one day a week, specifically on Thursdays.

Closed the public hearing.

The Commission agreed to remove the requirement for parking to remain on-site from Condition of Approval number 12 and to delete the final sentence of Condition of Approval number 13.

Chair Ereth made a motion to approve the project with several modifications and additions to recommended conditions of approval. Seconded by Commissioner Rojas.

Conditions of Approval to be modified:

COA 1: "No dancing" removed.

COA 12: "...shall occur onsite and..." removed.

COA 13: Remove the last sentence in this condition starting at "The required parking spaces..."

COA 20: Modify business hours of operation to open at 8:00 p.m. and to also be open on Sundays.

COA 28: Require Planning Commission review of the use at 6 month and 12 month intervals from the effective date of the project's approval.

COA 37: Planning Commission added a condition allowing 18 years of age and over patrons into the venue only on Thursdays except if a Special Event is held pursuant to a lawfully issued Special Event Permit from the City of Costa Mesa on a Thursday in which case an alternate business day that week can be selected; and certain holidays excluding Halloween, New Year's Eve, and Fourth of July.

Chair Ereth spoke in favor of the motion. Commissioner Rojas also spoke in support.

Commissioner Martinez asked a clarifying question and then stated his support for the motion.

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Vice Chair Toler and Commissioner Zich stated they were not in support of the motion and voiced their concerns on allowing those not of drinking age into the proposed venue.

Commissioner Klepack expressed her support for the motion.

Commissioner Andrade stated her support for the motion.

Chair Ereth made a statement in response to commentary by colleagues on the Commission.

MOVED/SECOND: Ereth/Rojas

MOTION: Approve staff's recommendation with modifications noted above.

The motion carried by the following roll call vote:

Ayes: Ereth, Andrade, Rojas, Klepack, Martinez

Nays: Toler, Zich

Absent: None

Recused: None

Motion carried: 5-2

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) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities;
2. Approve Minor Conditional Use Permit (ZA-22-35) based on findings of fact and subject to conditions of approval as modified; and
3. Make a determination in support of a Finding of Public Convenience or Necessity for a New Type 90 "Music Venue" ABC License.

RESOLUTION PC-2024-19 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING ZONING APPLICATION ZA-22-35 FOR A MINOR CONDITIONAL USE PERMIT TO AMEND EXISTING CONDITIONS OF APPROVAL AND REPLACE AN EXISTING TYPE 48 ABC LICENSE WITH A TYPE 90 "MUSIC VENUE" LICENSE IN THE MG ZONE FOR THE PROPERTY LOCATED AT 2968 RANDOLPH AVENUE

The Chair explained the appeal process.

OLD BUSINESS:

None.

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NEW BUSINESS:

None.

DEPARTMENTAL REPORTS:

1. Public Works Report – None.
2. Development Services Report –None.

CITY ATTORNEY’S OFFICE REPORT:

1. City Attorney – None.

ADJOURNMENT AT 8:40 PM

Submitted by:

SCOTT DRAPKIN, SECRETARY
COSTA MESA PLANNING COMMISSION



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 24-333

Meeting Date: 8/26/2024

TITLE:

CONDITIONAL USE PERMIT PCUP-24-0003 TO OPERATE AN EMERGENCY VETERINARY CLINIC ("VETERINARY EMERGENCY GROUP") AT 2800 HARBOR BOULEVARD

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 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PCUP-24-0003 based on findings of fact and subject to conditions of approval.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: August 26, 2024

ITEM NUMBER:PH-1

SUBJECT: CONDITIONAL USE PERMIT PCUP-24-0003 TO OPERATE AN EMERGENCY VETERINARY CLINIC ("VETERINARY EMERGENCY GROUP") AT 2800 HARBOR BOULEVARD

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

PRESENTATION BY: JEFFREY RIMANDO, ASSISTANT PLANNER

**FOR FURTHER INFORMATION CONTACT: 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 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PCUP-24-0003 based on findings of fact and subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT

The authorized agent is Amarveer Brar, representing the property owner, Harbor Lites LLC.

PLANNING APPLICATION SUMMARY

Location:	2800 Harbor Boulevard	Application Number:	PCUP-24-0003
Request:	To operate a 24-hour emergency veterinary clinic from an existing 4,821 square foot commercial building.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	C1 (Local Business District)	North:	C1 (Auto dealership w/ vehicle repair)
General Plan:	General Commercial	South:	C1 (Multi-tenant commercial development)
Lot Dimensions:	145 FT x 148 FT	East:	C1 (Auto dealership w/ vehicle repair)
Lot Area:	21,305 SF	West:	C1 (Multi-tenant commercial development)
Existing Development:	Existing one-story 4,821-square-foot three-suite, multi-tenant commercial building with surface parking.		

DEVELOPMENT STANDARDS COMPARISON

Development Standard		Required	Existing
Building Height		Two-stories / 30 feet Max	One-story / 25 FT 11 IN (no change)
Setbacks:			
Front (Harbor Blvd)		20 FT	86 FT (no change)
Street Side (Adams Ave)		20 FT	20 FT (no change)
Side (left/right)		15 feet on north/south side 0 feet on north/south side	51 FT 11 IN north/south 20 FT north/south
Rear		0 FT	0 FT
Parking		29	30
Floor Area Ratio (FAR)		0.30	0.23
CEQA Status	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)		
Final Action	Planning Commission		

EXECUTIVE SUMMARY

Veterinary Emergency Group (“VEG”) is requesting Planning Commission approval to operate a 24-hour emergency veterinary clinic from an existing, but currently vacant, 4,821-square-foot commercial building.

Staff supports the request in that the proposed use is consistent with applicable goals, objectives, and policies of the General Plan, complies with applicable provisions of the Zoning Ordinance and respective findings, and is not proposed to operate in a way that would be incompatible with nearby uses.

Therefore, staff recommends that the Planning Commission find that the project is exempt from the California Environmental Quality Act (CEQA), and approve the application based on findings of fact and subject to conditions of approval.

SETTING

The subject 21,305-square-foot property is located at 2800 Harbor Boulevard on the northeast corner of Harbor Boulevard and Adams Avenue (see the below Image 1).

Image 1 – Current Site Street View



The site is designated General Commercial by the City’s Land Use Element of the General Plan, and is zoned C1 (Local Business District). The General Commercial designation is intended for a wide range of commercial uses that serve both local and regional needs such as retail stores, theaters, restaurants and service establishments. The C1 zone allows for a wide range of goods and services with a focus on reducing impacts on surrounding properties especially in those areas where residential uses are in the vicinity. The subject property is surrounded by other C1-zoned properties.

The property is located on one of the City’s primary commercial corridors (Harbor Boulevard) and the surrounding uses predominantly include multi-tenant commercial centers. Existing businesses in these commercial centers consist of a variety of uses such as restaurants/bars, grocery stores, pharmacy, massage and beauty parlors, medical and general offices, gyms and automotive dealerships. Immediately adjacent to the north and east of the property is an existing auto dealership (Connell Chevrolet) that includes vehicle

sales and repair. To the west (across Harbor Boulevard) is the “Harbor Heights”, which includes uses such as Poke Tiki, Seiko, and Off The Charts. Located on the southwest corner of Harbor Boulevard and Adams Avenue is “The Shops at Mesa Verde” that includes a grocery store, numerous restaurants, banks, a CVS Pharmacy and several other retail uses. Across Adams Avenue, to the south, is a multi-story, multi-tenant office building with ground-level retail. “The Harbor at Mesa Verde” residential apartment community is located approximately 200 feet to the southeast.

HISTORY

On April 12, 1965, the Building Division issued Permit No. 23878 to construct a 2,953-square-foot one-story service station. On May 23, 1994, the Planning Division granted approval of a Development Review application to redevelop the site and construct a 6,205-square-foot, one-story, three-unit commercial building. Through the building permit plan check review process, the applicant proposed and the City approved a reduction in the size of the building. On February 28, 1995, the Building Division issued Permit No. B071319 for an approximate 4,800-square-foot, one-story, three-unit commercial building. Other site improvements included an on-site surface parking lot, landscaping, site lighting, a trash enclosure at the back corner of the property, and removal of an existing driveway approach along Harbor Boulevard. Business license records show that retail and food establishment uses previously occupied these suites. However, the building has been vacant since approximately 2022.

BACKGROUND

“VEG” is a 24-hour emergency animal clinic that operates in 21 other states including California. According to the applicant, the mission of VEG is *“helping people and their pets when they need it most”*. Similar to the current proposal, many of VEG’s locations are located within shopping districts and centers near or adjacent to restaurants, groceries and other commercial uses. “VEG” believes that the subject property generally fits their business model in that it is located near other shopping centers and districts along Harbor Boulevard, and is centrally located in the City. VEG also noted that while there are other existing veterinary clinics in the City, none offer 24-hour emergency services.

REQUEST

The applicant has filed for Conditional Use Permit (CUP) approval pursuant to Costa Mesa Municipal Code (CMMC) Section 13-30 to operate a veterinary clinic in the C1 (Local Business District).

STANDARD OF REVIEW

Conditional Use Permit (CUP)

Pursuant to the City’s Zoning Ordinance Chapter IV (Citywide Land Use Matrix), an animal hospital or veterinary services in the C1 Zone requires Planning Commission approval of a conditional use permit. Pursuant to the CMMC, to approve the CUP application, the Planning Commission must make findings that the use:

- *Is compatible with developments in the nearby area;*
- *Would not be detrimental to other nearby properties;*
- *Will not be detrimental to the public health, safety and general welfare;*
- *Will not injure nearby property or improvements; or*
- *Will not allow a use, density or intensity not in accord with the General Plan.*

As necessary, proposed conditional uses may have conditions of approval applied to the development or their operations to ensure that the required findings can be met. An assessment of the project's relationship to the findings and General Plan is provided later in this report.

Review Criteria

In addition to the CUP findings, the CMMC, requires that all planning applications comply with the following planning application Review Criteria:

- *Neighborhood compatibility;*
- *Safety and compatibility of design;*
- *Compliance with performance standards;*
- *Consistency with the general plan and any applicable specific plan; and*
- *Application is for a project-specific case.*

DESCRIPTION

Use and Operations

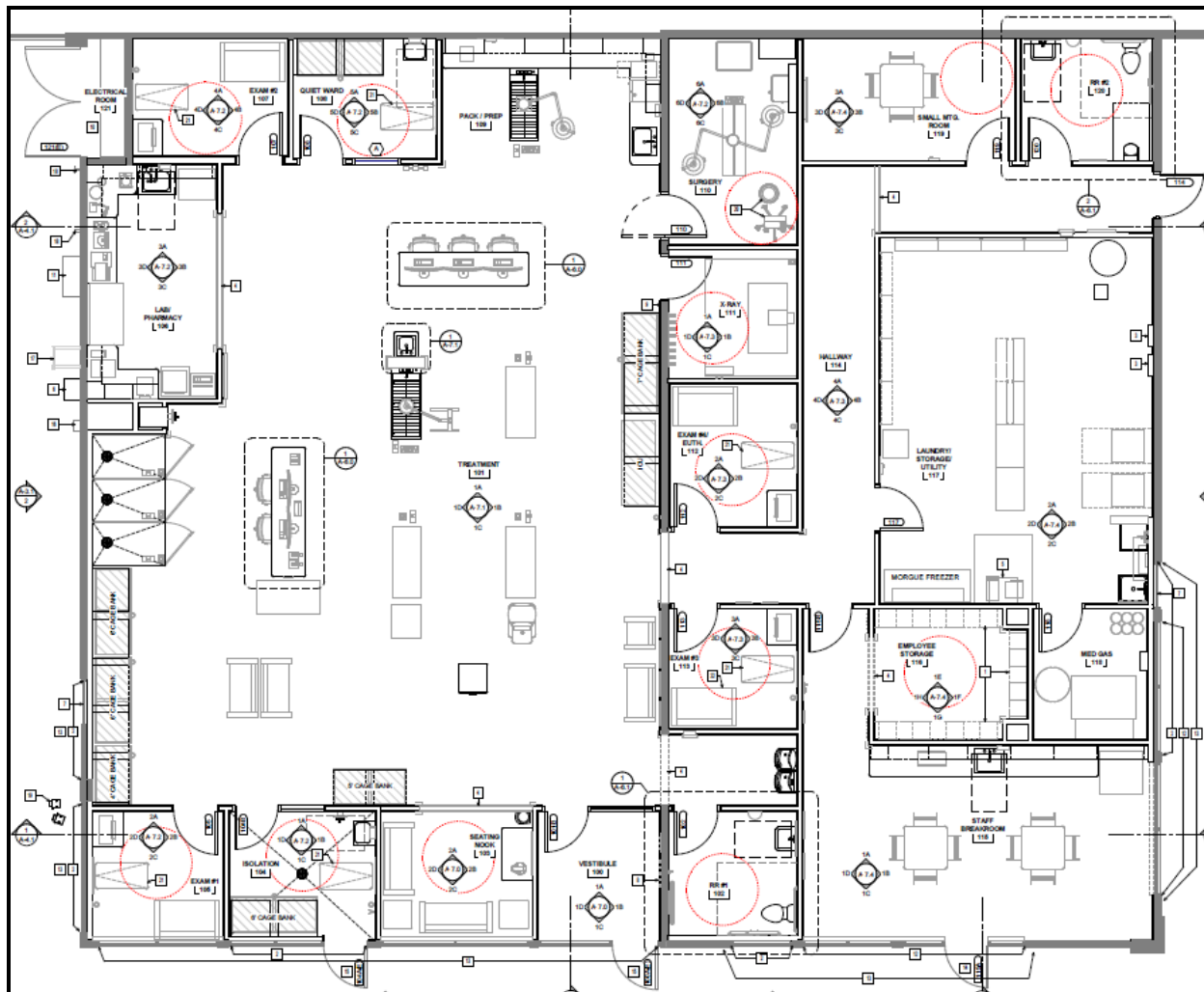
VEG provides 24-hour emergency veterinary services to domesticated non-farm animals. Other than animals needing overnight care and/or observation directly related to their clinic visit, the business will not offer kenneling services or overnight boarding. As proposed, operations will consist of three, eight-hour shifts and each shift will consist of 8 - 10 on-site employees.

Floor Plan

The proposed veterinary clinic (see Exhibit 1 below) includes a vestibule as the main point of entry for customers before leading into the open-concept treatment area. This vestibule is located on the buildings west-facing elevation and is visible to Harbor Boulevard. The vestibule is designed with one door from the exterior and a second off-

set door leading to the exam area. This two-door customer entry system minimizes the possibility of a pet inadvertently escaping from the facility.

Exhibit 1 – Floor Plan



The proposed clinic includes four private exam rooms, a quiet ward, an isolation room, an x-ray room, a surgery room, ancillary veterinary space, storage space, a staff breakroom, a small meeting room, a laundry/storage/utility room and two restrooms. The laundry/storage/utility room also contains a freezer that will hold waste from surgeries and deceased animals. VEG has a contract with Gateway Services, Inc. to collect and dispose of animal organics once per week.

Site Plan

The project site is a corner lot with two-way driveway access from both Harbor Boulevard and Adams Avenue. The project site is divided from the adjacent Connell Chevrolet property by a combination block wall with tubular fence. A trash enclosure is located at the northeast corner of the site and will be used to dispose only of typical office related refuse.

A substantial amount of landscaping is located behind the sidewalk and buffers views of the existing 30-space parking lot. Eight of these parking spaces accommodate compact cars and two spaces are dedicated to accessible parking. All other spaces are designed for standard vehicles. Pursuant to CMMC commercial parking provisions, six spaces are required per 1,000 square feet for medical use, which results in a parking demand of 29 spaces for this use.

Within the Harbor Boulevard adjacent landscaping area there is an existing freestanding sign. While this application does not approve any signage, the applicant has expressed an interest in utilizing this structure. Project signage will be reviewed separately from this conditional use permit.

Elevations

The entry of the building is oriented towards Harbor Boulevard. This is the traditional face of the building and primarily consists of a glass storefront system having two single doors flanking one double door. Two of the existing three exterior doors are proposed to remain and the double door is proposed to be replaced with a single door. No substantial alterations will be made to the exterior of the building other than the removal of an exterior door that faces Adams Avenue, and installation of a privacy film (tinting) on the inside of a portion of the storefront windows. Staff also notes that there are existing lighting fixtures affixed to the building that will remain and that these provide adequate illumination levels for safety and security without creating glare. Additionally, a new heating ventilation and air conditioning (HVAC) system will be installed on the roof. The HVAC system will be screened from off-site views by the existing roof parapet. The applicant also intends to add a wall sign on the fascia of both the west and south building elevations facing Harbor Boulevard and Adams Avenue, respectively. These signs are not approved by this application but will be reviewed under a separate application.

Exhibit 2 – 2800 Harbor Boulevard Elevation View



ANALYSIS

Staff supports the proposed emergency veterinary clinic use in that the use would be located at the intersection of two major arterials in the City (i.e., Harbor Boulevard and Adams Avenue) and is immediately surrounded by other commercial uses. The proposed clinic's location at Harbor Boulevard and Adams Avenue is situated near the center of the

City making it a convenient location to access for residents needing 24-hour veterinarian services. Several businesses in the City operate 24-hours-a-day, including diner restaurants such as “Norms” and “Denny’s” and other businesses such as 24-Hour Fitness. Generally, these businesses are located along commercial corridors and have not been known to be incompatible with their surroundings. Though proposed to operate 24 - hours, the veterinary use would operate from inside an existing structure to mitigate excessive noise levels. As proposed by the applicant, the existing building will be retrofitted to include new insulation and soundproofing. In all other respects, the use would function in a manner compatible with other commercial uses in the area. Providing 30 spaces where 29 are required pursuant to the CMMC, the site is anticipated to operate with adequate on-site parking.

GENERAL PLAN CONFORMANCE

The following evaluates the proposed use’s consistency with specific goals, objectives, or policies of Costa Mesa’s 2015-2035 General Plan:

1. **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: Approval of the proposed veterinary clinic use would provide a new business in Costa Mesa that would meet the health care needs of pets 24-hours per day, seven days a week. This veterinary clinic use would provide new employment opportunities within the City in a professional based field. The City currently has several veterinary care clinics or animal hospitals; however none operate 24-hours. The addition of a veterinarian clinic to offer 24-hour emergency services would benefit the community and add to the City’s animal care facility options.

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

Consistency: Costa Mesa has a diverse mix of land uses and, more specifically, uses of a retail and service oriented commercial nature. With approximately 14 veterinary clinics operating in the City, of which none offer 24-hour care, this proposed facility will contribute to not only providing options for our residents but further diversifying our land use mix in an area that is appropriate for such activity.

3. **Policy LU-6.2:** *Continue to promote and support the vitality of commercial uses to meet the needs of local residents and that support regional-serving commercial centers.*

Consistency: The proposed use will provide a specialty commercial tenant in a vacant commercial building. The veterinary clinic will also serve both local residents and a regional serving customer base, and therefore

will add to the vitality of the City's fiscal health. The existing three-unit commercial building has remained vacant since circa 2022. The establishment of a veterinary clinic to occupy the entire building will help the growth of the Harbor Boulevard commercial corridor by activating the underutilized corner property.

FINDINGS

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

- *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 property is located at the intersection of one of the City's primary corridors and is surrounded by multi-tenant commercial centers, with an existing auto dealership and service immediately adjacent to the property. The existing commercial building was previously occupied by retail and food establishment tenants and as proposed will be converted into a veterinary clinic use. Although the veterinary clinic will operate 24-hours, the proposal would not generate adverse noise, traffic or parking impacts that are unusual for commercially-zoned properties. Potential noise from the operations will be mitigated through the use of insulation and soundproofing. Furthermore, the existing surface parking lot would provide sufficient parking spaces for the proposed standalone use for the site with a surplus of one additional parking stall so as to not cause a spillover of parking to the nearby multi-tenant commercial centers.

- *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.*

Granting the approval of the veterinary clinic use would not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood as all business activities would be conducted within the building. Potential noise from the operations will be mitigated through use of insulation and soundproofing. Further, the applicant will adhere to standard veterinary cleaning practices, including mopping floors and cleaning, disinfecting and sterilizing all used equipment and apparatuses on a frequent basis. The proposed veterinarian clinic is regulated by the California Department of Consumer Affairs Veterinary Medical Board (Board). Pursuant to Business and Professions Code Section 4809.7; and 4854, the Board is mandated to establish a regular hospital inspection program, and, to ensure that all premises where veterinary medicine is being conducted are sanitary and conform to the minimum standards of practice, which encompass sanitation, practice management, practice techniques and record keeping. Lastly, prior to operations, the proposed tenant

improvements will be reviewed by the City's Building and Fire Departments to ensure safety, suitable occupancy and the necessary occupant ingress and egress.

- 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 use would be compatible with the existing uses in the commercial complex and meets the intent of the Local Business District in that the district encourages “a wide range of goods and services in a variety of locations throughout the City.” Allowed uses include retail, restaurants, automobile sales and service, and neighborhood-serving uses. Based on this, the proposed use is consistent with the General Plan's General Commercial land use designation intended land uses and complies with the applicable development standards of the Zoning Code as the proposal is a commercial use that serves both neighborhood and regional needs and will bring a new community amenity to the area. The proposed veterinary use will not increase the size of the existing commercial building and would not increase traffic volume to the site beyond that typical for a commercial use. Furthermore, the proposed project is consistent with General Plan Land Use Policies LU-1.1, LU-6.1 and LU-6.2 as indicated above.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Permitting and/or Minor Alteration of Existing Facilities. The site is located in an urbanized area that is fully developed and does not contain any sensitive species or habitat including nearby water bodies. This project site contains an existing building, and the application does not include any new construction that would adversely affect native plants or species. The project would result in limited interior improvements to adequately address operation and safety concerns. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with 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 environmental 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

As an alternative to the recommended action, the Planning Commission may consider one of the following:

1. Approve the project with modifications. In consideration of any required findings or project use operations, the Planning Commission may suggest specific project changes. If any of the additional requested changes are substantial, the hearing

could be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.

2. **Deny the project.** If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six months.

LEGAL REVIEW

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

PUBLIC NOTICE

Pursuant to 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 on Tuesday, August 13, 2024. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site on Wednesday, August 14, 2024.
3. **Newspaper publication.** A public notice was published once at least 10 days before the Planning Commission meeting in the Daily Pilot newspaper on Thursday, August 15, 2024.

As of the date that the Planning Commission agenda for the August 26, 2024, meeting was published, staff has not received any written public comments in support or opposition to the application. Any public comments received after the Planning Commission agenda is published but before the August 26, 2024, Planning Commission meeting will be provided to the Commission at the meeting.

CONCLUSION

Approval of the project would allow for the use of an emergency veterinary clinic within an existing building. The proposed use is in conformance with the General Plan, Zoning Code, Planning Application Review Criteria, and the CUP findings can be made. The 24-hour operation of the emergency veterinary clinic, as conditioned, will be compatible with the surrounding commercial and industrial businesses and would not be materially detrimental to other properties within the area. Existing site improvements are adequate to address the business's parking demand, and comply with City codes relative to landscaping and site lighting levels. Therefore, staff recommends approval of the proposed project, subject to the conditions of approval contained in the attached resolution.

RESOLUTION NO. PC-2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION PCUP-24-0003 FOR A CONDITIONAL USE PERMIT FOR A NEW EMERGENCY VETERINARY CLINIC ("VETERINARY EMERGENCY GROUP") AT 2800 HARBOR BOULEVARD

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

WHEREAS, Planning Application PCUP-24-0003 was filed by Amarveer Brar, authorized agent for the property owner, Harbor Lites LLC, requesting approval of a Conditional Use Permit for new emergency veterinary clinic to operate at 2800 Harbor Boulevard. The project proposes to merge the existing three-suite commercial building that has a combined area of 4,821 square feet into a 24-hour emergency veterinary clinic.

WHEREAS, a duly-noticed public hearing was held by the Planning Commission on August 26, 2024 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 15301 (Class 1), for Existing Facilities.

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 PCUP-24-0003 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PCUP-24-0003 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 26th day of August, 2024.

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-2024- was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on August 26, 2024, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2024-

EXHIBIT A

FINDINGS

- 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 Finding: The subject property is located at the intersection of one of the City's primary corridors and is surrounded by multi-tenant commercial centers across each corner of the intersection with an existing auto dealership and service immediately adjacent to the property. The existing commercial building was previously occupied by retail and food establishment tenants and will be converted into a veterinary clinic use. Although the veterinary clinic will operate 24 hours, the proposal would not generate adverse noise, traffic or parking impacts that are unusual for commercially-zoned properties. Potential noise from the operations will be mitigated through the use of insulation and soundproofing. The veterinary clinic would garner lower traffic volume in nature than previous retail and food establishment uses. Furthermore, the existing surface parking lot would provide sufficient parking spaces for the proposed standalone use for the site with a surplus of one additional parking stall so as to not cause a spillover of parking to the nearby multi-tenant commercial centers.

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

Facts in Support of Finding: Granting the approval of the veterinary clinic use would not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood as all business activities would be conducted within the building. Potential noise from the operations will be mitigated through use of insulation and soundproofing. Further, the applicant will adhere to standard veterinary cleaning practices, including mopping floors and cleaning, disinfecting and sterilizing all used equipment and apparatuses on a frequent basis. The proposed veterinarian clinic is regulated by the California department of Consumer Affairs Veterinary Medical Board (Board). Pursuant to Business and Professions Code Section 4809.7; and 4854, the Board is mandated to establish a regular hospital inspection program, and, to ensure that all premises where veterinary medicine is being conducted are sanitary and conform to the minimum standards of practice, which encompass sanitation, practice management, practice techniques and record keeping. Lastly, prior to operations, the proposed tenant improvements will be reviewed by the City's Building and Fire Departments to

ensure safety, suitable occupancy and the necessary occupant ingress and egress.

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 use would be compatible with the existing uses in the commercial complex and meets the intent of the Local Business District in that the district encourages “a wide range of goods and services in a variety of locations throughout the City.” Allowed uses include retail, restaurants, automobile sales and service, and neighborhood-serving uses. Based on this, the proposed use is consistent with the General Plan’s General Commercial land use designation intended land uses and complies with the applicable development standards of the Zoning Code as the proposal is a commercial use that serves both neighborhood and regional needs and will bring a new community amenity to the area. The proposed veterinary use will not increase the size of the existing commercial building and would not increase traffic volume to the site beyond that typical for a commercial use. Furthermore, the proposed project is consistent with General Plan Land Use Policies LU-1.1, LU-6.1 and LU-6.2 as indicated above.

- B. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Permitting and/or Minor Alteration of Existing Facilities. The site is located in an urbanized area that is fully developed and does not contain any sensitive species or habitat including nearby water bodies. This project site contains an existing building, and the application does not include any new construction that would adversely affect native plants or species. The project would result in limited interior improvements to adequately address operation and safety concerns. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with 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 environmental 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 not 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 PCUP-24-0003 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 PCUP-24-0003 shall be blueprinted on the face of the site plan as part of the plan check submittal package. 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. Animal care services shall be limited to domesticated non-farm animals only.
 4. All uses shall be conducted underroof. All waste will be immediately and properly disposed of, and the area shall be maintained to prevent nuisance odors and negative impacts to adjacent properties and pedestrians.
 5. Waste generated by the veterinary clinic, not including post-operative organic waste or deceased animals, shall be disposed of in the on-site trash enclosure.
 6. The facility shall maintain an active contract with a qualified collection service company to collect deceased animals and post-operative organic waste with a frequency of no less than once per week.
 7. Freezers storing deceased animals and post-operative organic waste shall at all times be maintained in a fully functioning and operational manner. In the event that a freezer fails, the business manager shall make arrangements to have any matter stored in that freezer removed and hauled off-site within two-hours.
 8. The operator shall maintain free of litter all areas of the premises under which the applicant has control.
 9. 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 whatever security and operational measures are necessary to comply with this requirement.

10. 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 the final review authority determined by the Economic and Development Services Director.
11. The project shall be limited to the type of operation/building as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require an amendment to the Conditional Use Permit.
12. A copy of the conditions of approval for the conditional use permit shall be kept on the premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
13. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures in the sole and absolute discretion of the Economic and Development Services Director or his/her designee necessary to minimize or eliminate the shortage and/or problem, including, but not limited to, limiting the hours of operation, limiting customer visits to scheduled appointments only, or establishing an employee carpool program.
14. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approval granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
15. 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.
16. Prior to operation, the City's Building and Fire Departments shall review the proposed tenant improvement floor plans to determine compliance with all building and safety and fire codes, and to ensure safety, suitable occupancy and the necessary occupant ingress and egress.
17. No signage shall be installed until a sign permit is issued by the City's Development Services Department.

18. No overnight boarding or kenneling of pets will be permitted other than for those animals that must be observed or cared for on a limited basis immediately following their care at the facility under the direction of a licensed veterinarian.
19. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.
20. Landscape areas shall not be used for customer pet waste facilities. The applicant shall monitor, keep clean and sanitary the exterior of the site parking lot, including landscaping areas and adjacent public sidewalk to remove any animal waste resulting from customer pets. Any proposed on-site animal waste area shall be approved by the Economic and Development Services Director, or his/her designee.

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. | <ol style="list-style-type: none"> 1. Once the use is legally established, the planning application herein approved shall be valid until revoked. The Development Services Director or his/her designee may refer the planning application to the Planning Commission for modification or revocation at any time if, in his/her opinion, any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances or 3) one or more of the findings upon which the approval was based are no longer applicable. 2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. 3. Outside security lighting shall be provided under the direction and upon the recommendation of the development services department and/or the police department. |
| Bldg. | <ol style="list-style-type: none"> 4. Comply with the requirements of the adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, California Energy Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa at the time of plan submittal or permit issuance. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the California Building Code. A change of occupancy shall require compliance with the Disabled access requirements of chapter 11B of the California Building Code. |

5. Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or Engineer.
6. Medical gas shall comply to California Building Code Section 427.
7. Veterinary medical office shall comply with the requirements of the California Building Code Section 1251.
8. Provide a plan to the County of Orange Health Dept. for review and approval.
9. Maximum area of exterior wall openings shall be determined in accordance with the applicable provisions of California Building Code 705.8.
- Fire 10. Comply with the requirements of the 2022 California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire & Rescue.
- Bus. 11. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- Lic. 12. Business license shall be obtained prior to the initiation of the business.

SPECIAL DISTRICT REQUIREMENTS

- AQMD 1. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909-396-2000
OR
Visit their web site:
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>
The Building Division will not issue a demolition permit until an identification number is provided by AQMD.
- Health 2. Provide a plan to the County of Orange Health Dept. for review and approval.
Dept.

*Veterinary Emergency Group
2800 Harbor Boulevard, Costa Mesa, California 92626*

ATTACHMENT A DESCRIPTION OF PROPOSED PROJECT

Veterinary Emergency Group (“**VEG**” or “**Applicant**”) is requesting a Conditional Use Permit to allow a 24-hour, emergency animal hospital (the “**Project**”) to operate at 2800 Harbor Boulevard in Costa Mesa (the “**City**”), California 92626 (the “**Property**”), an existing building.

1. PROPERTY OVERVIEW

The Property is located at the northeast corner of Adams Avenue and Harbor Boulevard, with entrances located along both (Assessor Parcel Number: 141-362-07). It is situated within an existing stand-alone commercial structure near various retail, dining, and commercial uses along Harbor Boulevard, a primary commercial corridor in the City.

The building has a net floor area of approximately 4,821 square feet (“**sf**”), and is surrounded by surface parking. The Property was most recently used as an AT&T retail center, Jimmy John’s fast casual restaurant, and 7 Leaves Cafe. Surrounding the Property are a range of commercial, residential, and institutional uses. North and east of the Property is the Connell Chevrolet dealership and associated vehicle servicing. A different dealership, Nissan of Costa Mesa, is immediately to its north. Across Harbor Boulevard to the west and across Adams Avenue to the south are various commercial uses, including a cannabis dispensary, a liquor store, several casual dining restaurants, a T-Mobile store, dentists’ offices, and other uses. Southeast of the Property is a multifamily residential complex, Harbor at Mesa Verde. Beyond the Property’s immediate vicinity are various other uses in the surrounding block, including Coast Community College District, Hertz and Enterprise car rental locations, dentist offices, a Citi Bank location, and more. Generally, Harbor Boulevard is among the City’s busiest commercial corridors.

The Property is designated under the City’s General Plan Land Use Element as General Commercial, which is “intended to permit a wide range of commercial uses that serve both local and regional needs.” (LU-34.) It is zoned as C1 Local Business District (“**C1**”), which 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.” (Costa Mesa Municipal Code (“**CMMC**”) § 13.20.) Animal hospitals and veterinary services are permitted in the C1 zone with approval of a Conditional Use Permit (“**CUP**”). (CMMC § 13-30, Table 13-30.)

2. PROJECT DESCRIPTION

The Project would bring a much-needed service to the City: a 24-hour emergency veterinary clinic, proposed for a central commercial space along the City’s primary commercial corridor.

The Applicant requests approval of a CUP to allow the 24-hour emergency animal clinic with the Property’s existing building. The footprint, height, and scale of the existing structure on the Property will not change. The scope of the Project entails interior remodeling of 4,821 sf of floor area and minor cosmetic upgrades to the building’s exterior. Interior renovations involve converting the existing multitenant layout to a single tenant space appropriate for emergency veterinary services.

The revised interior will include pet treatment and staff areas across one floor. Most of the interior is dedicated to a general open-concept treatment area where pet owners can be with their pets during examinations. It also includes four private exam rooms, a quiet ward, an isolation room, an x-ray room, a surgery room, ancillary veterinary space, storage space, a staff breakroom, a small meeting room, a laundry/storage/utility room, and two restrooms. The proposed Project will not involve kennels or overnight boarding and will only serve domesticated pet animals.

Potential noise from operations will be mitigated through use of insulation and soundproofing. The Applicant will install ceiling panels with a high Noise Reducing Coefficient (“NRC”) rating of 0.70, which means the ceiling panels will absorb 70% of the sound that hits them. In addition, the Applicant will place sound batt insulation above all ceiling tiles, which gives an overall effective NRC closer to 0.9 or 0.95, meaning 90% to 95% of sound that hits the ceiling is absorbed. Based on VEG’s experience in other markets, most sick and injured pets do not make significant, if any, noise when arriving or being treated at the veterinary hospital due to the level of illness/injury common in emergency situations.

The Applicant will use an HVAC system to provide a positive/negative pressure and ventilation system to exhaust potential odors. Positive pressure systems will be used to push air from one space to another (e.g., supplying more air in a space than is taken away, such as in surgery rooms where sterility must be maintained). Negative pressure systems will be used to pull air out and away from a space (e.g., using exhaust fans to pull air away from bathrooms). The systems together will result in particulates, including odors, to be exhausted to the exterior of the building. All floor and wall finish materials will be washable and impervious, comprised of porcelain and ceramic tile with industrial-grade grout. Further, the Applicant will adhere to standard veterinary cleaning practices, including mopping floors and cleaning, disinfecting, and sterilizing all used equipment and apparatuses on a frequent basis.

The building’s exterior will remain largely intact, with revised signage identifying the emergency veterinary services business. VEG would operate 24 hours a day, seven days a week to treat pet emergencies in the community. It anticipates approximately 8-10 employees on the premises per shift. Its employees and customers will park in the existing parking lot, with 30 spaces for VEG use. No specific parking ratio is provided for animal hospital uses. (CMMC § 13-89, Table 13-89.) However, medical or dental office uses require six spaces per 1,000 sf with a minimum of six spaces, or approximately 29 spaces total ($4,821 \text{ sf} \div 1,000 = 28.93$). Alternatively, retail or office uses require four spaces per 1,000 sf with a minimum of six spaces, or approximately 20 spaces total ($4,821 \text{ sf} \div 1,000 = 29.28$). Under either ratio, the Property’s 30 parking spaces are sufficient.

VEG operates best-in-class emergency veterinary care facilities nationwide, and now plans to bring its high level of care to Costa Mesa. Its clinics provide a high-quality service where pet owners can reach the doctor over the phone or meet with the doctor upon entering the clinic. Pet owners can also stay with their pet during the entire treatment. VEG has a single mission: *helping people and their pets when they need it most.*

VEG operates 24-hour veterinary clinics currently in 21 states and districts and in 67 locations. Many of these locations are within upscale shopping districts and centers near or adjacent to

restaurants, groceries, and other uses. VEG locations include facilities in Boulder, Colorado; Greenwich, Connecticut; Georgetown, D.C.; Cambridge, Mass.; and the Chelsea, Williamsburg, and Upper East Side neighborhoods of New York City. In California, VEG operates in Encinitas, San Ramon, and, most recently, Santa Monica.

The Project fills an important service gap for the City. The City has existing veterinary care clinics, but none apparently offer 24-hour services. The nearest option is the VCA West Coast Specialty and Emergency Animal Hospital located in Fountain Valley, approximately three miles to the northwest and in a different jurisdiction. The next option is the Pacific CARE Pet Emergency & Specialty located in Irvine, approximately six miles to the east of the Property and also in a different jurisdiction.

VEG is looking to address this service gap within the City. The Project fits within the surrounding area. Not only is the Property is generally surrounded by compatible commercial uses, but its location near residential uses means it is well-situated near the families that will need VEG's services.

ATTACHMENT B
ACTION(S) REQUESTED

ACTION #1: CONDITIONAL USE PERMIT

- Authorizing Code Section: CMMC §§ 13-29.
- Action Requested, Narrative: A Conditional Use Permit to allow animal hospital and veterinary service uses.

ACTION #2: CLASS 3 CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

- Authorizing Code Section: 14 CCR § 15303
- Action Requested: A request for an exemption from CEQA as a Class 3 Categorical Exemption, which applies to the installation of small new equipment and facilities in small structures and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

ATTACHMENT C FINDINGS

The defined terms in the Property Overview and Project Description apply to the below findings.

1. **CONDITIONAL USE PERMIT**

The relevant findings for this proposed project under CMMC Section 13-29(g)(2) are below.

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

The proposed animal hospital use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area. The Project is located within the C1 zone in an existing commercial building on a prominent commercial stretch in the City, Harbor Boulevard. Surrounding the Property are a range of commercial and other high intensity uses. North and east of the Property is the Connell Chevrolet dealership and associated vehicle servicing. A different dealership, Nissan of Costa Mesa, is immediately to its north. Across Harbor Boulevard to the west and across Adams Avenue to the south are various commercial uses, including a cannabis dispensary, a liquor store, several casual dining restaurants, a T-Mobile store, dentists' offices, and other uses. Southeast of the Property is a multifamily residential complex, Harbor at Mesa Verde. Beyond the Property's immediate vicinity are various other uses in the surrounding block, including Coast Community College District, Hertz and Enterprise car rental locations, dentist offices, a Citi Bank location, and more. Generally, Harbor Boulevard is among the City's busiest commercial corridors. As such, the proposed use is well-located given its location in an existing commercial building and the wide range of existing uses of varying intensities in the same general area. For these reasons, the proposed animal hospital use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

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

Granting the CUP 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 use will not disturb any surrounding uses. No animal boarding is proposed for the Project, and all hospital uses will occur indoors. Potential noise from operations will be mitigated through use of insulation and soundproofing. The Applicant will install ceiling panels with a high NRC rating of 0.70 and sound batt insulation above all ceiling tiles, which gives an overall effective NRC closer to 0.9 or 0.95. Based on VEG's experience in other markets, most sick and injured pets do not make significant, if any, noise when arriving or being treated at the veterinary hospital due to the level of illness/injury common in emergency situations.

The Applicant will also use an HVAC system to provide a positive/negative pressure and ventilation system to exhaust potential odors. Positive pressure systems will be used to push air from one space to another. Negative pressure systems will be used to pull air out and away from a space. The systems together will result in particulates, including odors, to be exhausted to the exterior of the building. All floor and wall finish materials will be washable and impervious, comprised of porcelain and ceramic tile with industrial-grade grout. Further, the Applicant will adhere to standard veterinary cleaning practices which will prevent dust and flies, including mopping floors and cleaning, disinfecting, and sterilizing all used equipment and apparatuses on a frequent basis.

Combined, these design features will ensure that surrounding uses, including the nearby residential uses, will not be subject to any adverse impacts from this use. In fact, the location of a much-needed service not available elsewhere in the community within a busy commercial center and near residential units—which undoubtedly contain many occupants with pets—is a marked improvement on the current vacant unit. Further, the Project does not anticipate heavy vehicular traffic and will minimize any potential adverse impacts.

Finally, the Project fills an important service gap for the City that will bring a new community amenity to the area and will support a diverse local economy. The City currently has several veterinary care clinics, but none apparently offer 24-hour emergency services. Therefore, the proposed use at the proposed location provides a net benefit to public health and welfare.

For these reasons, granting the CUP 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.

C. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Granting the CUP will not allow a use, density or intensity which is not in accordance with the general plan designation. No specific plan applies to the Property.

The proposed conditional use, an animal hospital, complies with the goals, objectives, and policies of the City’s General Plan. Further, as the Project would not involve new development, it would not increase the density.

The Property is designated under the City’s General Plan Land Use Element as General Commercial, which “is intended to permit a wide range of commercial uses that serve both local and regional needs.” (General Plan, LU-34.) Allowed uses include retail, restaurants, automobile sales and service, and neighborhood-serving uses. The proposed use fits this designation as a commercial use that serves both neighborhood and regional needs. Additionally, the proposed use complies with the goals, objectives, and policies of the City’s Land Use Element, including:

- **Objective LU-6A:** Ensure the long-term productivity and viability of the community’s economic base.

- Policy LU-6.2: Continue to promote and support the vitality of commercial uses to meet the needs of local residents and that support regional-serving commercial centers.
- Policy LU-6.7: Encourage new and retain existing businesses that provide local shopping and services.

The project fills an important service gap for the City that will support the viability of the community's economic base, meets the needs of local residents, and will bring a new business to the City that will provide local services. The City currently has several veterinary care clinics, but none are located in this stretch of Harbor Boulevard, and none apparently offer 24-hour emergency services. VEG is looking to address this service gap within the City. The Project fits within the surrounding area. Not only is the Property generally surrounded by compatible commercial uses, but its location near residential uses means it is well-situated near the families that will need VEG's services. Further, the intensity of use is in line with the area, given the wide range of uses including car sales and rentals, dining, cannabis sales, and more. It will comply with all applicable development standards and requirements under the City's municipal code. Ultimately, it will be a new and essential business in the City that supports the community and its economic vitality.

For these reasons, granting the CUP will not allow a use, density or intensity which is not in accordance with the general plan designation.

2. CATEGORICAL EXEMPTION (CLASS 3)

The Applicant requests that the City determine that the Project qualifies for a Class 3 categorical exemption, which applies to the installation of small new equipment and facilities in small structures and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

As analyzed below, the Project qualifies for a Class 3 exemption as it complies with the exemption requirements, and because no exception applies to overcome the Project's eligibility.

A. The Proposed Project Qualifies for a Class 3 Categorical Exemption

The Applicant requests that the City determine that the Project qualifies for a Class 3 exemption, which applies to the installation of small new equipment and facilities in small structures and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. An example of the exemption includes, in urbanized areas, a "store, motel, office, restaurant or similar structure" not exceeding 10,000 sf in floor area on "sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and where the surrounding area is not environmentally sensitive."

Here, the Project qualifies for a Class 3 Categorical Exemption. It would be located within an existing structure, with a floor area of approximately 4,821 sf—less than 10,000 sf—and only proposes installing small new equipment and converting an existing small structure from one use to another with minor modifications to the exterior.

The Property is designated under the City's General Plan Land Use Element as General Commercial, which "is intended to permit a wide range of commercial uses that serve both local and regional needs." (General Plan, LU-34.) Allowed uses include retail, restaurants, automobile sales and service, and neighborhood-serving uses. The proposed use fits this designation as a commercial use that serves both local and regional needs. Additionally, the proposed animal hospital is permitted at the Project's proposed location in the C1 zone, subject to approval of the requested CUP. The proposed use will not require the use of significant amounts of hazardous substances, and the Project will be fully served by existing public services and facilities. Finally, the surrounding area is largely comprised of urban development, which is not environmentally sensitive. As such, a Class 3 Categorical Exemption is appropriate for the Project.

B. No Exception Applies to Overcome the Project's Eligibility for the Class 3 Categorical Exemption

CEQA Guidelines Section 15300.2 lists exceptions which render a project ineligible for a categorical exemption that would otherwise apply. None of these exceptions apply to the Project for the reasons below.

(i) Location

A categorical exemption for Classes 3, 4, 5, 6, and 11 if the project would ordinarily be insignificant in its impact on the environment, but is located in a particularly sensitive

environment, rendering it significant. As such, an exemption exists where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

Here, the Project is within an existing commercial building in a long-developed urban area, which is not a particularly sensitive environment. The Property is not included on any known federal, state, or local maps of environmental resource. As such, this exception does not apply.

(ii) Cumulative Impact

A categorical exemption shall not be used if the cumulative impact of successive projects of the same type in the same place, over time, is significant. There is no evidence that the Project would create a cumulative impact. There are no known projects proposing similar uses in the immediate Project vicinity. Moreover, any successive Project would be required to conduct its own project-level CEQA compliance. Therefore, it is not anticipated that any successive projects of the same type in the immediate vicinity would create cumulative impacts.

(iii) Significant Effect/Unusual Circumstances

A categorical exemption shall not be used if there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. An unusual circumstance may result if a project “has some feature that distinguishes it from others in the exempt class.” No unusual circumstances exist in this case. The Project is proposing a new use to be located within an existing commercial structure. Further, it will incorporate tested design features to minimize odor, noise, and other potential concerns. Therefore, no fair argument or substantial evidence exists to suggest the Project would create a significant impact, nor can it be readily perceived that the Project would create a significant impact.

(iv) Scenic Highways

A categorical exemption shall not be used for a project which may result in damage to scenic resources within a highway officially designated as a state scenic highway. There is no evidence that the Project may result in damage to scenic resources within a highway officially designated as a State scenic highway. The Property is not designated as being on a scenic highway. The nearest scenic highway is Highway 1, located approximately five miles away. Therefore, the Project does not create a significant impact on scenic highways.

(v) Hazardous Waste Sites

A categorical exemption shall not be used for a project located on a site which is included on a designated list of hazardous waste sites. According to Envirostor, the State of California's database of hazardous waste sites, neither the Property, nor any site in the vicinity, is identified as a hazardous waste site. Therefore, the Project does not create a significant impact due to the location of hazardous waste sites.



(vi) Historic Resources

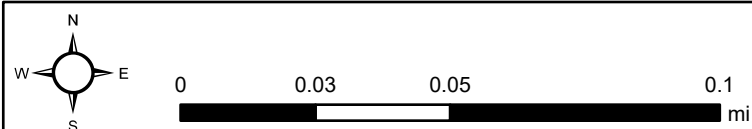
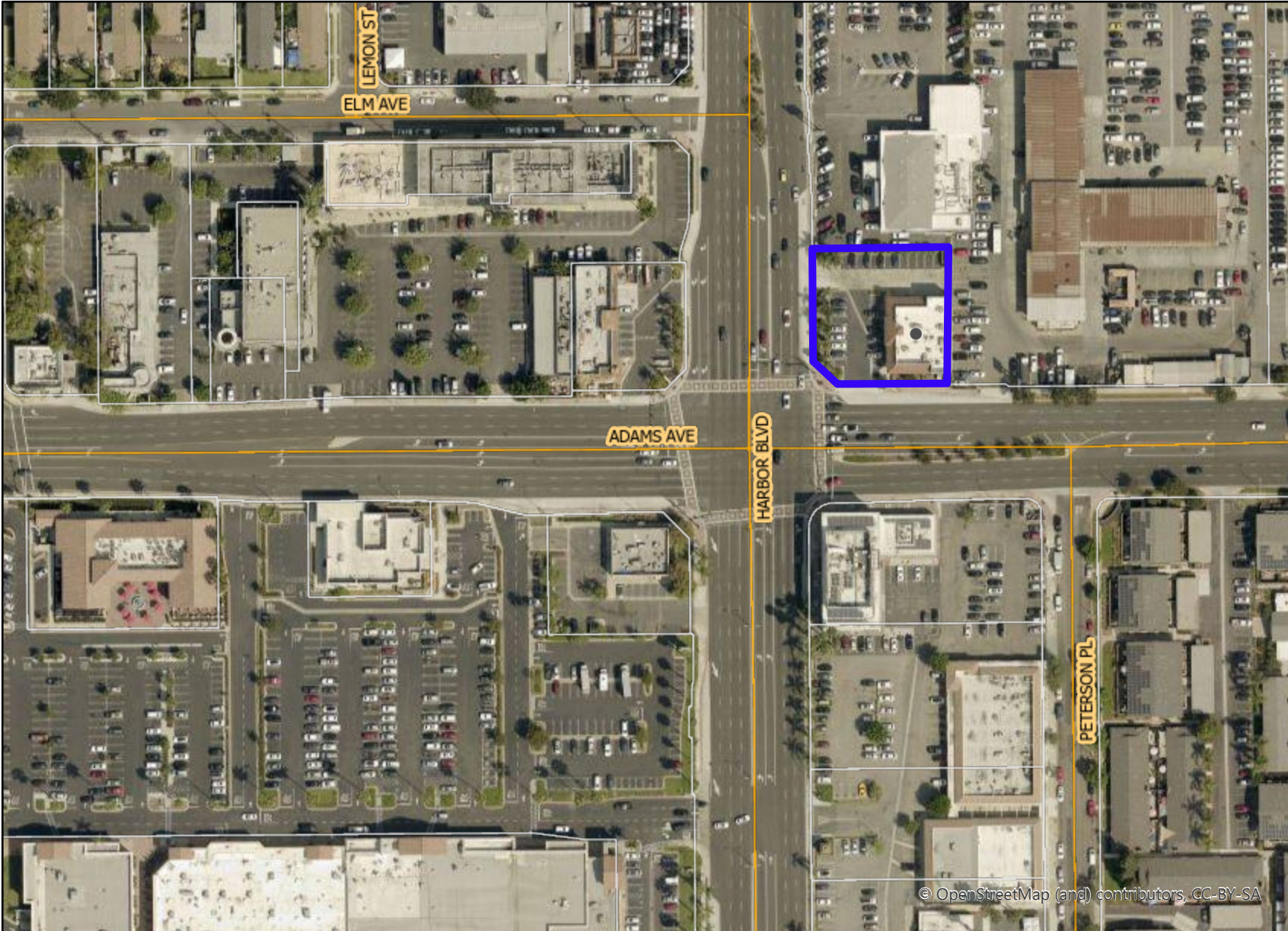
A categorical exemption may not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The Property has not been identified as a historic resource by local or state agencies, nor has the Property been determined to be eligible for listing in the National Register of Historic Places or California Register of Historical Resources. As such, the Project would not adversely affect historic resources on the Project Site or in the vicinity.

Therefore, the Project qualifies for a Class 3 exemption as it complies with its requirements, and because no exception applies to overcome the Project's eligibility.

2800 Harbor Blvd - Vicinity Map

Legend

-  City Limit
-  Streets
-  Silver
























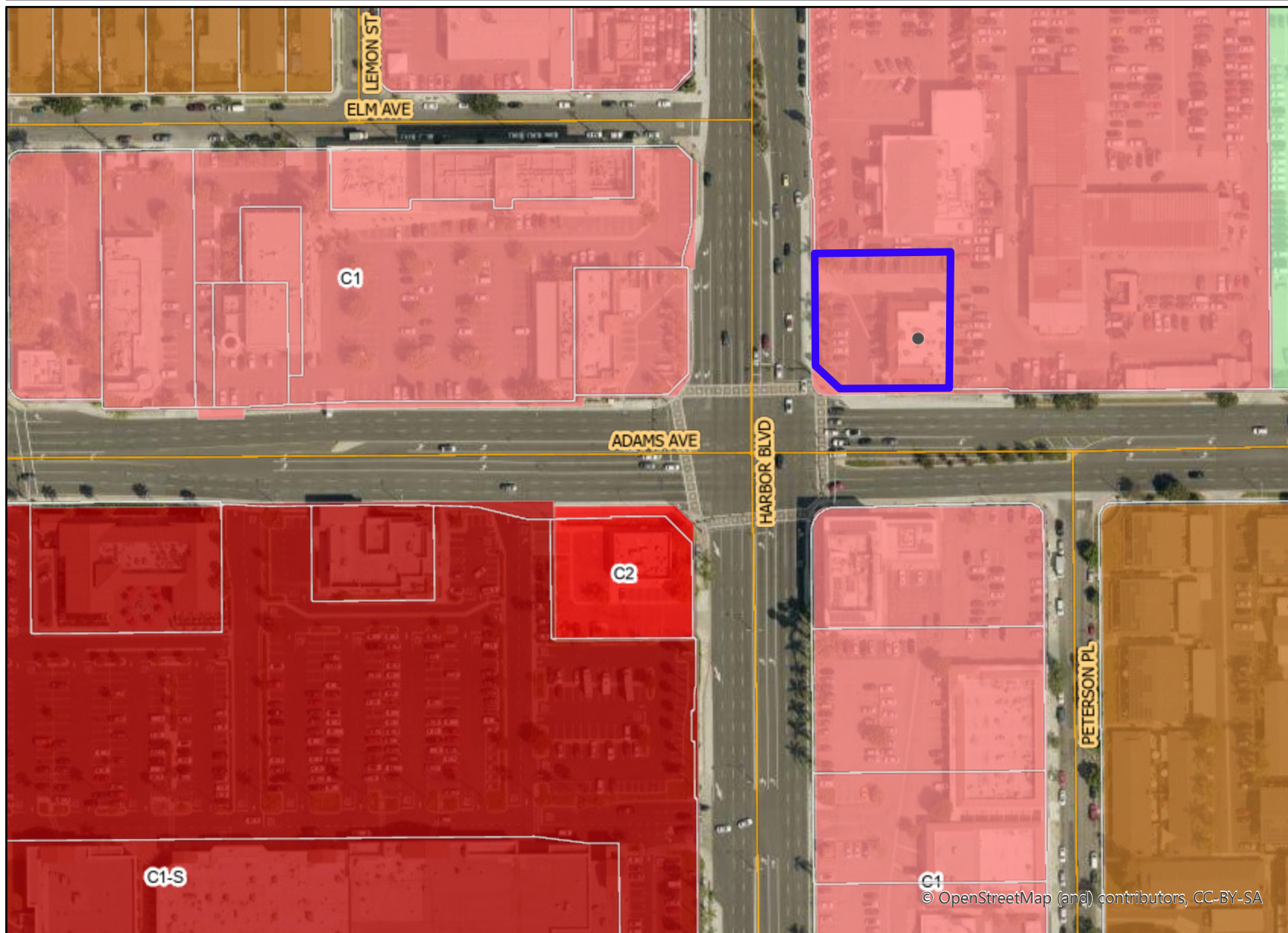
The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

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2800 Harbor Blvd - Zoning Map

Legend

-  City Limit
-  Streets
-  Silver
- Zoning**
-  AP - Administrative Professional
-  IR-MLT - Institutional Recreational Multi-Use
-  R1 - Single-Family Residential
-  R2-MD - Multiple-Family Residential, Medium Density
-  R2-HD - Multiple-Family Residential, High Density
-  R3 - Multiple Family Residential
-  MG - General Industrial
-  MP - Industrial Park
-  PDI - Planned Development Industrial
-  C1 - Local Business
-  C2 - General Business
-  C1-S - Shopping Center
-  TC - Town Center
-  PDR-NCM - Planned Development Residential - North Costa Mesa
-  I&R - Institutional Recreational
-  I&R-S - Institutional Recreational - School
-  P - Parking
-  CL - Commercial Limited



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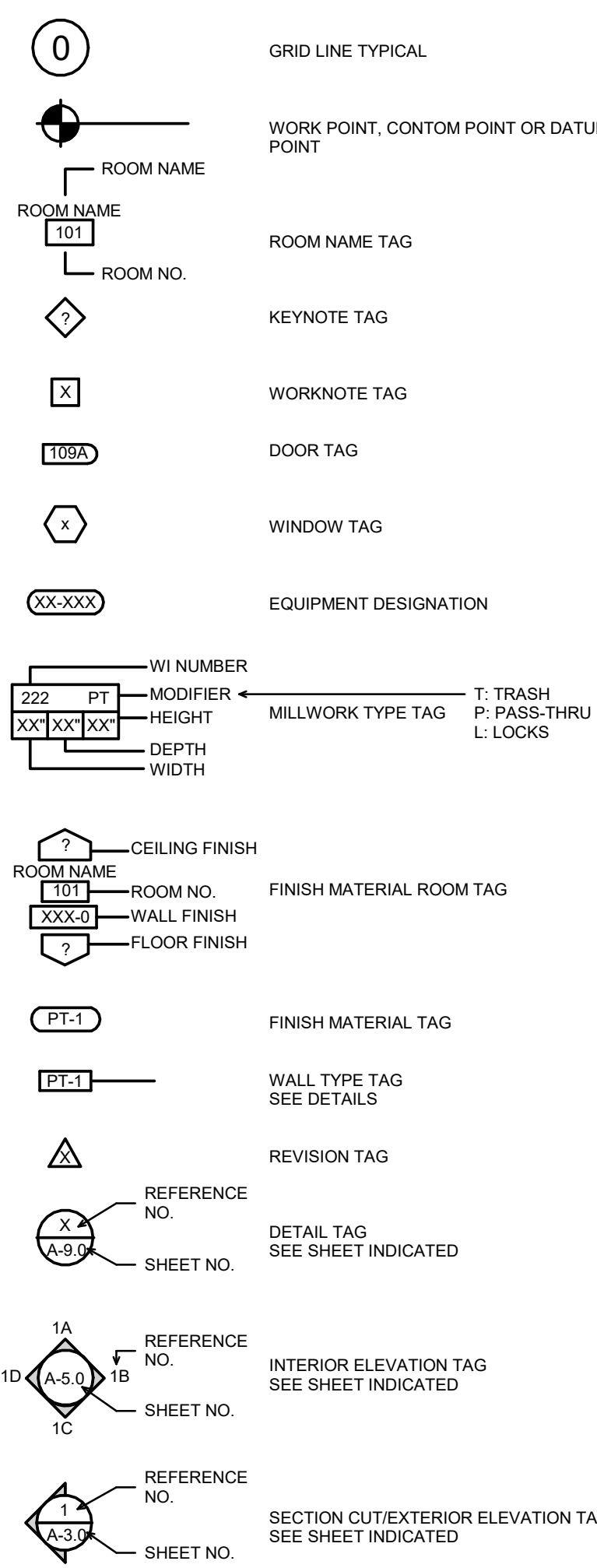
VETERINARY EMERGENCY GROUP - COSTA MESA

2800 HARBOR BLVD COSTA MESA, CA 92626

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- UNLESS NOTED OTHERWISE, ELEVATIONS SHOWN IN THESE PLANS ARE IN RELATION TO FINISH FLOOR SET AT 100'-0".
- PROVIDE FIRE RATED SOLID WOOD BLOCKING FOR ALL WALL MOUNTED ACCESSORIES, TOILET PARTITIONS, COUNTERTOPS, GRAB BARS, BASE CABINETS, WALL CABINETS, AND CEILING HUNG EQUIPMENT.
- WORK TO BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT.
- PENETRATIONS IN SOUND WALLS OR SOUND CEILING SHALL BE EFFECTIVELY SEALED TO PREVENT SOUND LEAKAGE.
- MANUFACTURED MATERIALS, EQUIPMENT, ETC. TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, UNLESS NOTED OTHERWISE.
- VERIFY EXISTING DIMENSIONS IN FIELD.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, AND NATIONAL CODES, OR THE CONSTRUCTION DOCUMENTS, WHICH EVER IS MORE RESTRICTIVE.
- GENERAL CONTRACTOR MUST VERIFY DIMENSIONS PRIOR TO THE COMMENCEMENT OF WORK. CONSULT WITH ARCHITECT REGARDING ERRORS, OMISSIONS, OR CHANGES IN THE WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE ARCHITECT IS NOT CONSULTED, THE OWNER AND CONTRACTOR AGREE TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ANY CLAIMS ARISING FROM SUCH CHANGES.
- THE OWNER AND CONTRACTOR WILL UTILIZE CONSTRUCTION TECHNIQUES AND PRACTICES STANDARD AND ACCEPTABLE TO THE CONSTRUCTION INDUSTRY THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY OR LIABILITY FOR METHODS OF CONSTRUCTION, OR CONSTRUCTION DETAILS.
- OWNER AND GENERAL CONTRACTOR TO COORDINATE ITEMS NOT IN CONTRACT, SUCH AS COMPUTER WIRING, PHONE SYSTEMS, MUSIC SYSTEM, ETC.
- DRAWINGS SHOWING EXISTING CONDITIONS MAY NOT REPRESENT ALL CONDITIONS THAT MAY BE DISCOVERED IN FIELD OR DURING CONSTRUCTION. COORDINATE WITH OWNER AND ARCHITECT IF DIFFERENT OR UNEXPECTED CONDITIONS ARE DISCOVERED.
- "OR EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.
- DIMENSIONS ARE TO FACE OF STUD.
- ROOF IS BONDED BY WEST ROOFING (872-869-2655) AND THE CONTRACTOR MUST USE THIS ROOFING COMPANY FOR ALL ROOF FLASHING WORK

DRAWING SYMBOLS



DEFERRED SUBMITTALS

- FINAL FIRE ALARM AND DETECTION SYSTEMS
- EXTERIOR SIGNAGE
- COMPRESSED GAS PERMIT

ABBREVIATIONS

# & (E) @	POUND/NUMBER	DET. DIA.	DETAIL DIMENSION	H.G. DIM.	HARDWARE GROUP	H.G. DIM.	HARDWARE GROUP
(N)	EXISTING NEW	DISP.	DISPENSER	HDWD.	HOLLOW METAL	Q.T.	QUARRY TILE
<	ANGLE	DN	DOWN	HORIZ.	HARDWARE	R	RISER/RADIUS
CL	CENTERLINE	DR	DOOR	HR	HORIZONTAL	R.O.	ROUGH OPENING
P/L	PLATE/PROPERTY LINE	DS.	DOWNSPOUT	HSS.	HOLLOW STEEL SECTION	R.W.L.	RAIN WATER LEADER
@/DIA.	DIA.	DWG.	DRAWING	HT.	HEIGHT	R.D.	ROOF DRAIN
		DWR.	DRAWER			REF.	REFRIGERATOR
A.B.	AGGREGATE BASE	E.	EACH	I.D.	INSIDE DIAMETER/DIMENSION	REG.	REGISTER
A.C.	ASPHALT CONCRETE	E.J.	EXPANSION JOINT	I.D.F.	INTERMEDIATE DISTRIBUTION	REINF.	REINFORCED
A.D.	AREA DRAIN	E.P.	ELECTRICAL PANELBOARD	INSUL.	INSULATION	RESIL.	RESILIENT
A.F.F.	ABOVE FINISHED FLOOR	E.W.C.	ELECTRIC WATER COOLER	INT.	INTERIOR	RM.	ROOM
ACOUS.	ACOUSTICAL	EA.	EACH	JAN.	JANITOR	RWD.	REDWOOD
ADDL.	ADDITIONAL	EL.	ELEVATION	JT.	JOINT	S.	SOUTH
ADJ.	ADJUSTABLE	ELEC.	ELECTRICAL	LAB.	LABORATORY	S.C.	SOLID CORE
AHU.	AIR HANDLING UNIT	EMER.	EMERGENCY	LAM.	LAMINATE	S.S.	STAINLESS STEEL
ALUM.	ALUMINUM	ENCL.	ENCLOSURE	LAV.	LAVATORY	S.V.	SHEET VINYL
APPROX.	APPROXIMATE	EQ.	EQUAL	LCKR.	LOCKER	SCHED.	SCHEDULE
ARCH.	ARCHITECTURAL	EQUIP.	EQUIPMENT	L.T.	LIGHT	SECT.	SECTION
ASB.	ASBESTOS	EXIST.	EXISTING	MDF.	MEDIUM DENSITY FIBERBOARD	SH.	SHelf
AUTO.	AUTOMATIC	EXP.	EXPANSION	MCH.	MECHANICAL	SH.	SHOWER
		EXT.	EXTERIOR	MIR.	MIRROR	SHR.	SHOWER
B.D.F.	BUILDING DISTRIBUTION FACILITY	F.A.	FIRE ALARM	M.O.	MASONRY OPENING	SIM.	SIMILAR
B.F.P.	BACK FLOW PREVENTER	F.B.	FLOOR DRAIN	MAX.	MAXIMUM	SMH.	SEWER MANHOLE
BD.	BOARD	F.D.C.	FIRE DEPARTMENT CONNECTION	MDF.	MEDIUM DENSITY FIBERBOARD	SMS.	SHEET METAL SCREW
BIT.	BITUMINOUS	F.E.	FIRE EXTINGUISHER	MCH.	MECHANICAL	SPEC.	SPECIFICATION
BLDG.	BUILDING	F.E.C.	FIRE EXTINGUISHER CABINET	MEMB.	MEMBRANE	SO.	SQUARE
BLK.	BLOCK	F.F.	FINISH FLOOR	MFR.	MANUFACTURER	STA.	STATION
BLKG.	BLOCKING	F.F.H.	FINISH FLOOR ELEVATION	MIN.	MINIMUM	STD.	STANDARD
BM.	BEAM	F.H.	FIRE HYDRANT	MIR.	MIRROR	STL.	STEEL
BTM.	BOTTOM	F.H.V.C.	FIRE HOSE VALVE CABINET	MISC.	MISCELLANEOUS	STRUC.	STRUCTURAL
BW.	BACK OF WALK	F.O.	FACE OF	MTD.	MOUNTED	SUSP.	SUSPENDED
		F.O.C.	FACE OF CONCRETE/CURB	MTL.	METAL	SYM.	SYMMETRICAL
C.B.	CATCH BASIN	F.O.F.	FACE OF FINISH	MUL.	MULLION	T.	TREAD
C.G.	CORNER GUARD	F.O.S.	FACE OF STUDS	N.	NORTH	T.B.	TOP AND BOTTOM
C.I.	CAST IRON	F.R.T.	FIRE RETARDANT TREATED	N.I.C.	NOT IN CONTRACT	T.C.	TOP OF CURB
C.I.D.	CLEAR INSIDE DIMENSION	F.S.	FULL SIZE	N.T.S.	NOT TO SCALE	T.O.	TOP OF FRAMING
C.J.	CONTROL JOINT	F.F.	FLASHING	NO.	NUMBER	T.O.S.	TOP OF STEEL
C.L.	CENTERLINE	FL.	FLOOR LINE	NOM.	NOMINAL	T.S.	TUBE STEEL
C.M.U.	CONCRETE MASONRY UNIT	FLR.	FLOOR	O.A.	OVERALL	T.V.	TELEVISION
C.O.	BASED OPENING/CLEAN OUT	FLUOR.	FLUORESCENT	O.C.	ON CENTER	T.W.	TOP OF WALL
CAB.	CABINET	FRF.	FIREPROOF	O.D.	OUTSIDE DIAMETER/DIMENSION	TEL.	TELEPHONE
CEM.	CEMENT	FT.	FOOT/FEET	O.H.	OVERHEAD	TER.	TERRAZZO
CER.	CERAMIC	FTG.	FOOTING	O.	OVER	THK.	THICK
CLG.	CEILING	FUR.	FURRING	OFF.	OFFICE	TYP.	TYPICAL
CLKG.	CAULKING	FUT.	FUTURE	OPNG.	OPENING	U.N.O.	UNLESS NOTED OTHERWISE
CLO.	CLOSET	G.B.	GRAB BAR/GRADE BREAK	OPP.	OPPOSITE	UR.	URINAL
CLR.	CLEAR	G.F.R.G.	GLASS FIBER REINFORCED	P.C.	PRECAST	VCT.	VINYL COMPOSITION TILE
CNTR.	COUNTER	G.I.	GALVANIZED IRON	P.I.V.	POST INDICATOR VALVE	VERT.	VERTICAL
COL.	COLUMN	GA.	GAUGE	P.M.	PRESSED METAL	VEST.	VESTIBULE
CONC.	CONCRETE	GLV.	GALVANIZED	P.O.C.	POINT OF CONNECTION	V.I.F.	VERIFY IN FIELD
CONSTR.	CONSTRUCTION	GL.	GLASS	P.T.	PLATE	W.	WEST
CONT.	CONTINUOUS	GR.	GRADE	PL.	PLASTER/PLASTIC	W.C.	WATER CLOSET
COORD.	COORDINATE	GYP.	GYP-SUM	PLAS.	PLYWOOD	W/	WITH
CORR.	CORRIDOR	H.B.	HOLLOW CORE/ACCESSIBLE	PLYWD.	PLYWOOD	W/O	WITHOUT
CPT.	CARPET	H.C.	CURB RAMP	PT.	POINT	WD.	WOOD
CTS.	COUNTERSINK			PTN.	PARTITION	WDW.	WINDOW
D.F.	DRINKING FOUNTAIN					WP.	WATERPROOF/WORK POINT
D.O.	DOOR OPENING					WSC.	WAINSCOT
D.S.P.	DRY STANDPIPE					WT.	WEIGHT
DBL.	DOUBLE					XMFR.	TRANSFORMER
DEPT.	DEPARTMENT						

SCOPE OF WORK - PROJECT DESCRIPTION

- PROJECT ENTAILS INITIAL BUILD OUT OF A TENANT SPACE (THREE SUITES CONVERTED TO ONE) LOCATED IN AN EXISTING BUILDING AT 2800 HARBOR BLVD, COSTA MESA, CA 92626. THIS PROJECT DOES NOT ENTAIL REMODEL OF EXISTING FACADE OR EXTERIOR AT THIS LOCATION. THE SPACE IS TO BE A VETERINARY EMERGENCY FACILITY FRAMED WITH LIGHT GAUGE STEEL.

LEGAL DESCRIPTION

- THE SOUTH 150.00 FEET OF THE WEST 150.00 FEET MEASURED FROM THE TANGENT PORTIONS OF THE SOUTH AND WEST LINES OF THOSE PORTIONS OF BLOCKS A, B, G, H, K AND L OF FAIRVIEW, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGES 77 AND 78 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA TOGETHER WITH THOSE PORTIONS OF CYPRESS AVENUE, ELM AVENUE, MYRTLE AVENUE AND CHERRY STREET SHOWN ON SAID MAP AND VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID ORANGE COUNTY, JUNE 16, 1942, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 26, 1942 IN BOOK 1135, PAGE 566 OF OFFICIAL RECORDS, AND THAT PORTION OF FAIRVIEW AVENUE, NOW KNOWN AS HARBOR BOULEVARD AS SHOWN ON SAID MAP.

VICINITY PLAN



DIRECTORY

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ARCHITECT TERWISSCHA CONSTRUCTION, INC. ARCHITECT/CONTACT: TIM PARSONS 1550 WILLMAR AVENUE S.E. WILLMAR, MN 56201 PH: 320.235.1664 FX: 320.235.3137 E-MAIL: tparsons@twinc.com	ELECTRICAL WILLMAR ELECTRIC SERVICE ENGINEER OF RECORD: TBD CONTACT: COREY BARBER 2405 TROTT AVE SW P.O. BOX 934 WILLMAR, MN 56201 PH: 320.235.2637 FX: 320.235.0322 E-MAIL: jbcchapin@willmar-electric.com
STRUCTURAL LARSON ENGINEERING ENGINEER OF RECORD: TBD CONTACT: CATHERINE KRAY 3524 LABORE RD WHITE BEAR LAKE, MN 55110 PH: 651.481.9120 E-MAIL: CKRAY@LARSONENGR.COM	CONTRACTOR CONTACT: TBD ADDRESS: TBD PH: TBD FX: TBD E-MAIL: TBD

GOVERNING CODES

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA GREEN BUILDING CODE

SITE DATA

EXISTING SITE AREA:	21,305 SF
EXISTING BUILDING AREA:	4,821 SF

DESIGN DATA

EXISTING OCCUPANCY GROUP:	B2/A3
PROPOSED OCCUPANCY GROUP:	B
USE ZONE:	C1 - LOCAL BUSINESS
SEISMIC ZONE:	FOUR
CLIMATE ZONE:	EIGHT
DESIGNATION OF USE:	ANIMAL HOSPITAL
SPRINKLERS:	NO
EXISTING STORIES:	ONE
EXISTING HEIGHT:	26'-0" +/-

DRAWING INDEX

SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
GENERAL			
CS-0.0	COVER SHEET	2	06/17/24
CS-0.1	CODE ANALYSIS & STANDARD MOUNTING HEIGHTS		
CS-0.2	RESPONSIBILITY MATRIX		
CS-0.3	RESPONSIBILITY MATRIX		
TITLE 24			
T24-0.1	T24 ENVELOPE COMPLIANCE		
T24-0.2	T24 ENVELOPE COMPLIANCE		
DEMOLITION			
D-1.0	DEMOLITION PLAN		
ARCHITECTURAL			
A-1.0	SITE PLAN	2	06/17/24
A-2.0	FLOOR PLAN	1	05/10/24
A-2.1	DIMENSION PLAN		
A-2.1a	PARTITION SCHEDULE		
A-2.1b	PARTITION SCHEDULE		
A-2.2	SLAB PLAN		
A-2.3a	EQUIPMENT PLAN		
A-2.3b	EQUIPMENT SCHEDULE		
A-2.4	FINISH PLAN		
A-2.5	REFLECTED CEILING PLAN		
A-2.6	ROOF PLAN		
A-3.0	EXTERIOR ELEVATIONS	3	07/02/24
A-3.1	EXTERIOR ELEVATIONS	3	07/02/24
A-4.0	BUILDING SECTIONS	3	07/02/24
A-4.1	BUILDING SECTIONS	3	07/02/24
A-5.0	FINISH, DOOR, & WINDOW DETAILS		
A-5.1	INTERIOR WALL DETAILS		
A-5.2	CEILING DETAILS		
A-5.3	EQUIPMENT DETAILS		
A-5.4	EQUIPMENT DETAILS		
A-5.5	MILLWORK DETAILS		
A-5.6	MILLWORK DETAILS		
A-5.7	MILLWORK DETAILS		
A-5.8	SLAB DETAILS		
A-6.0	ENLARGED PLANS		
A-6.1	ENLARGED PLANS		
A-7.0	INTERIOR ELEVATIONS		
A-7.1	INTERIOR ELEVATIONS		
A-7.2	INTERIOR ELEVATIONS		
A-7.3	INTERIOR ELEVATIONS		
A-7.4	INTERIOR ELEVATIONS		
A-8.0	DOOR AND WINDOW SCHEDULE		
CALGREEN			
CG-1.0	CALGREEN CHECKLIST		
CG-1.1	CALGREEN CHECKLIST		
STRUCTURAL			
S-1.0	STRUCTURAL NOTES AND ABBREVIATIONS		
S-1.1	IBC FASTENING SCHEDULE		
S-1.2	FLOOR PLAN		
S-1.3	ROOF PLAN		
S-1.4	DETAILS		
MECHANICAL			
M-0.1	MECHANICAL GENERAL INFORMATION		
M-0.2	MECHANICAL SPECIFICATIONS		
M-0.3	MECHANICAL SPECIFICATIONS		
M-1.0	MECHANICAL DEMOLITION PLAN		
M-1.1	MECHANICAL ROOF DEMOLITION PLAN		
M-2.0	MECHANICAL ZONING PLAN		
M-2.1	MECHANICAL PLAN		
M-2.2	MECHANICAL ROOF PLAN		
M-3.1	MECHANICAL SCHEDULES AND DETAILS		
M-3.2	MECHANICAL SCHEDULES AND DETAILS		
M-3.3	MECHANICAL SCHEDULES AND DETAILS		
M-3.4	MECHANICAL SCHEDULES AND DETAILS		
M-4.0	MECHANICAL BUILDING ENERGY ANALYSIS REPORT		
M-4.1	MECHANICAL BUILDING ENERGY ANALYSIS REPORT		
M-4.2	MECHANICAL BUILDING ENERGY ANALYSIS REPORT		
M-4.3	MECHANICAL BUILDING ENERGY ANALYSIS REPORT		
PLUMBING			
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P-0.2	PLUMBING SPECIFICATIONS		
P-1.0	PLUMBING DEMOLITION PLAN		
P-2.1	SANITARY AND VENT PLAN		
P-2.2	DOMESTIC WATER PLAN		
P-2.3	MEDICAL GAS PLAN		
P-3.1	PLUMBING SCHEDULES AND DETAILS		
P-3.2	PLUMBING SCHEDULES AND DETAILS		
P-3.3	SANITARY ISOMETRIC		
P-3.4	DOMESTIC WATER ISOMETRIC		
ELECTRICAL			
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E-1.1	ELECTRICAL POWER PLAN		
E-2.0	ELECTRICAL LIGHTING PLAN		
E-6.0	ELECTRICAL ONE-LINE DIAGRAM		
E-7.0	ELECTRICAL SCHEDULES & DETAILS		
E-7.1	PANEL SCHEDULES		
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E-8.1	LIGHTING CONTROL SCHEDULES		
E-9.0	ENERGY COMPLIANCE		
E-9.1	ENERGY COMPLIANCE		
FIRE ALARM			
FA-0.0	FIRE ALARM COVER SHEET		
FA-1.0	FIRE ALARM PLAN		
TECHNOLOGY			
T-0.0	TECHNOLOGY COVER SHEET		
T-1.0	TECHNOLOGY PLANS		
T-2.0	TECHNOLOGY DETAILS		



VETERINARY EMERGENCY GROUP - COSTA MESA

2800 HARBOR BLVD
COSTA MESA, CA 92626

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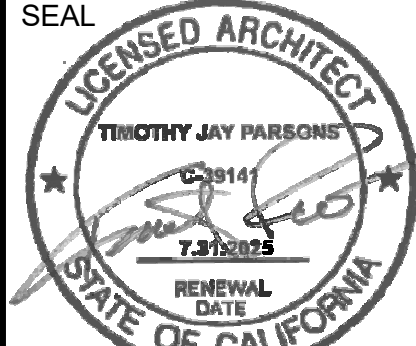
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REVISION SCHEDULE

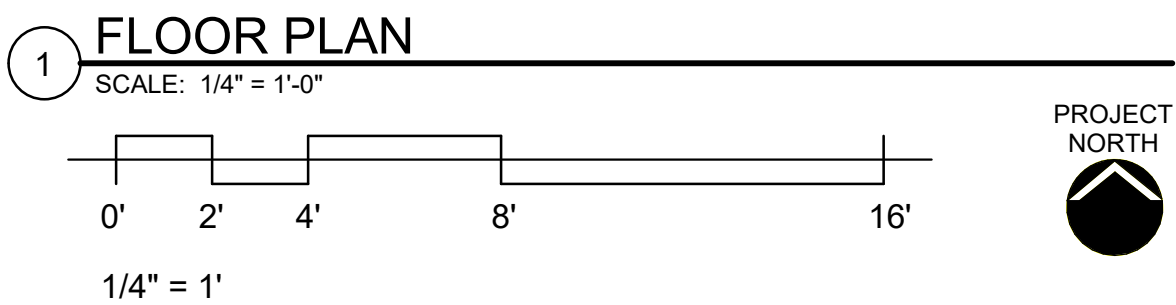
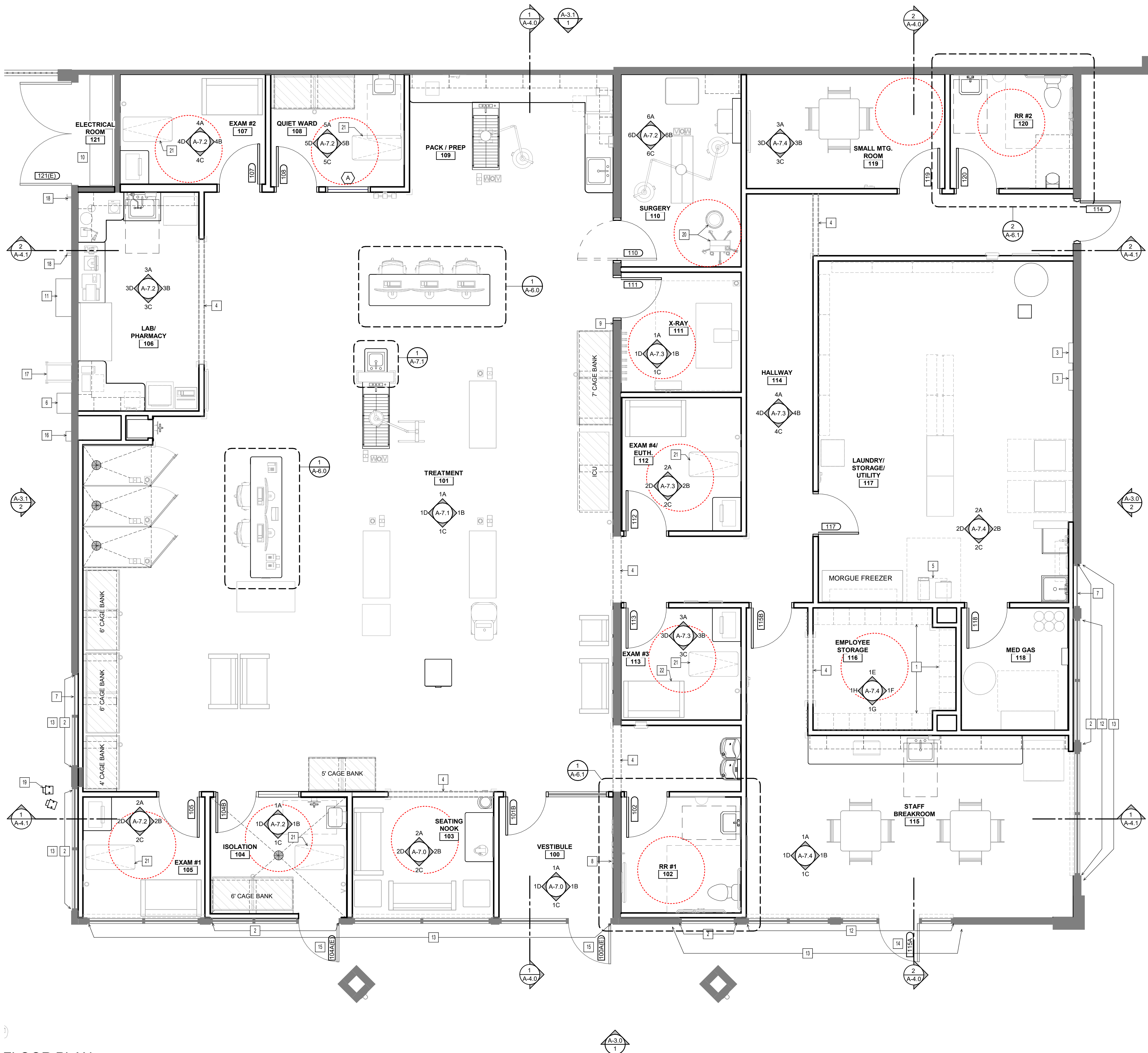
NO. DESCRIPTION DATE
1 CUP COMMENTS 05/10/24
2 CUP COMMENTS 06/17/24



COVER SHEET

CS-0.0





GENERAL NOTES

- RE: DOOR & WINDOW SCHEDULE A-8.0 FOR SIZES AND TYPES.
- RE: CS-0.1 FOR CODE, OCCUPANCY AND TYPICAL MOUNTING HEIGHT INFO.
- RE: A-5.4, A-5.5, & A-5.6 FOR MILLWORK DETAILS.
- ALL EXISTING COLUMNS TO REMAIN.

LEGEND

SYMBOL	DESCRIPTION
	INDICATES EXISTING WALL
	INDICATES CAGE LOCATIONS
	ADA CIRCULAR TURNING SPACE: 60 INCH DIAMETER MIN.

FLOOR PLAN - WORKING NOTES

SYMBOL	DESCRIPTION
1	CUSTOM BUILT MILLWORK FOR EMPLOYEE STORAGE. REFER TO SHEET A-5.6.
2	PROVIDE FULL HEIGHT REFLECTIVE FILM TO WINDOW PER SPEC.
3	ELECTRIC PANELS; RE: ELECT. DWGS.
4	BULKHEAD ABOVE; RE: ROP
5	I.T. RACK MOUNTING LOCATION
6	MANUAL TRANSFER SWITCH; RE: ELECT. DWGS.
7	EXISTING DOOR HARDWARE TO BE REMOVED/ BOLTED SHUT. PATCH AND REPAIR TO MATCH EXISTING AS NEEDED.
8	SIGNAGE PROVIDED BY OTHERS
9	PROVIDE ACTIVATION BUTTON FOR XRAY RIGHT OUTSIDE DOOR; RE: ELECTRICAL DRAWINGS FOR MORE INFO
10	EXISTING ROOM TO REMAIN AS IS
11	EXISTING METER; RE: ELECT. DWGS. G.C. TO VERIFY LOCATION IN FIELD AND IF DIFFERENT CONDITION IS FOUND NOTIFY ARCHITECT.
12	REMOVE EXISTING WOOD SLATS ON LOWER PORTION OF WINDOW. G.C. TO ADD ALTERNATE FOR ADDITION/REPLACEMENT OF GLASS AS REQUIRED - VERIFY WITH OWNER FOR APPROVAL
13	PREP AND REPAINT ALL EXISTING STOREFRONT FRAMES (INSIDE AND OUTSIDE), VERIFY COLOR WITH OWNER
14	EXISTING DOUBLE DOORS TO BE REPLACED WITH A SINGLE DOOR CENTERED AT SF. FRAME COLOR TO MATCH EXISTING ADJACENT
15	G.C. TO ADD ALTERNATE FOR REPLACEMENT OF SF DOOR - CONFIRM EXISTING CONDITIONS WITH OWNER TO DETERMINE REPLACEMENT APPROVAL
16	GENERATOR TAP BOX; RE: ELECTRICAL DRAWINGS
17	EXISTING ROOF ACCESS TO REMAIN
18	EXISTING EQUIPMENT PANEL REMAIN
19	EXISTING GAS METER; RE: PLUMBING DWGS
20	MOVABLE EQUIPMENT; RE: EQUIPMENT PLAN & SCHEDULE
21	EXAM TABLE TO BE FOLDED UP WHEN NOT IN USE; RE: EQUIPMENT PLAN & SCHEDULE
22	MOVABLE FURNITURE; RE: EQUIPMENT PLAN & SCHEDULE

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2800 HARBOR BLVD
COSTA MESA, CA 92626

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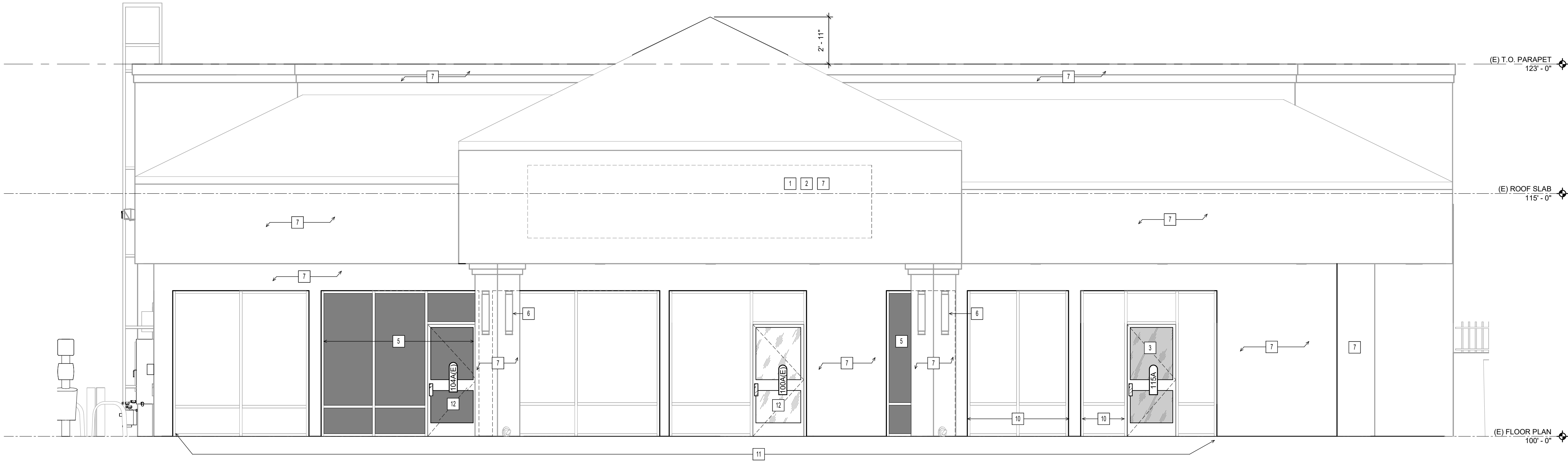
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1 CUP COMMENTS 05/10/24

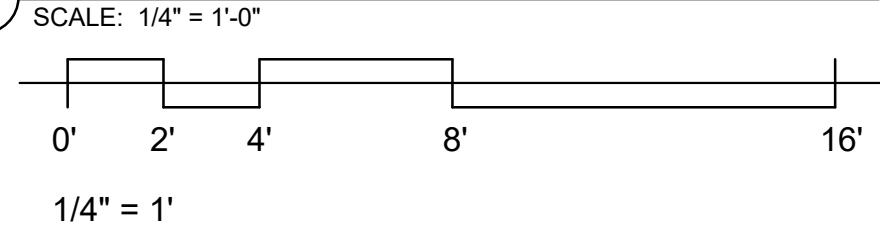


FLOOR PLAN

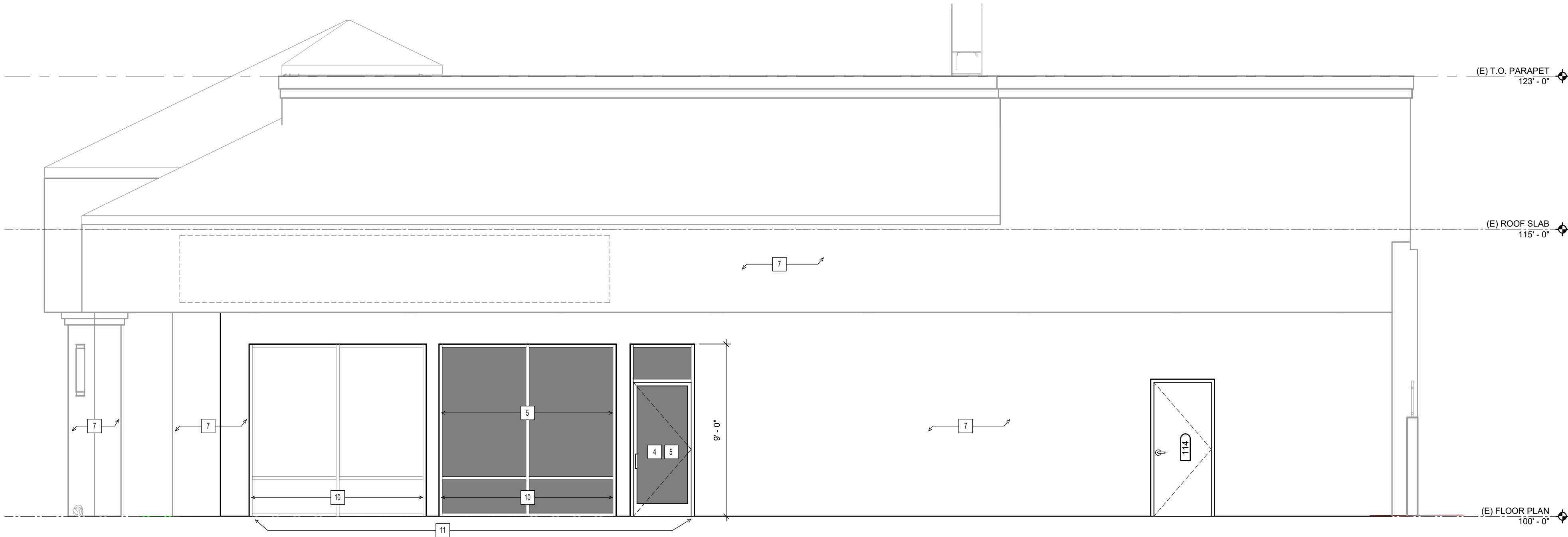
A-2.0



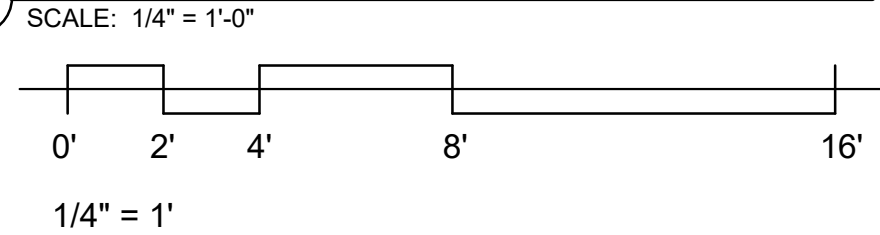
1 EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - WEST: PHOTOS



2 EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - SOUTH: PHOTO

GENERAL NOTES

1. NEWLY INSTALLED FINISH MATERIAL SHALL COMPLY WITH SECTIONS 5.504.4.1 THROUGH 5.504.4.8.1 FROM CHAPTER 5 OF THE 2022 CALIFORNIA GREEN BUILDING CODE.

LEGEND

WINDOW FILM SPECIFICATIONS

SYMBOL	FINISH DESCRIPTION
	REFLECTIVE WINDOW FILM MFR: 3M SUN CONTROL WINDOW FILM PRODUCT: AFFINITY 15

EXTERIOR ELEV. - WORKING NOTES

SYMBOL	DESCRIPTION
1	ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION AND J-BOX AS REQUIRED FOR SIGNAGE
2	G.C. TO COORDINATE LOCATION WITH SIGN VENDOR AND OWNER. SIGN VENDOR TO MAKE FINAL CONNECTIONS AND TEST PRIOR TO TURN OVER
3	EXISTING DOUBLE DOORS TO BE REPLACED WITH A SINGLE DOOR CENTERED AT SF, FRAME COLOR TO MATCH EXISTING ADJACENT
4	EXISTING DOOR HARDWARE TO BE REMOVED/ BOLTED SHUT. PATCH AND REPAIR TO MATCH EXISTING AS NEEDED.
5	PROVIDE NEW REFLECTIVE FILM ON INTERIOR SIDE OF WINDOW TO FULL HEIGHT; RE: SPECS
6	TYPICAL EXISTING LIGHTING TO REMAIN
7	REPAINT ALL EXISTING EXTERIOR STUCCO FINISHES WITH SHERWIN WILLIAMS SW7647 "CRUSHED ICE"
8	EXISTING METER; RE: ELECT. DWGS. G.C. TO VERIFY LOCATION IN FIELD AND IF DIFFERENT CONDITION IS FOUND NOTIFY ARCHITECT
9	GENERATOR TAP BOX; RE: ELECTRICAL DRAWINGS
10	REMOVE EXISTING WOOD SLATS ON LOWER PORTION OF WINDOW. G.C. TO ADD ALTERNATE FOR ADDITIONAL REPLACEMENT OF GLASS AS REQUIRED - VERIFY WITH OWNER FOR APPROVAL
11	CLEAN AND REPAINT STOREFRONT (INSIDE AND OUT) AS NECESSARY DUE TO EXISTING WEAR AND TEAR
12	G.C. TO CARRY AN ADD ALTERNATE FOR REPLACEMENT OF DOORS AS NECESSARY. EXISTING CONDITION TO BE VERIFIED BY G.C.
13	EXISTING EQUIPMENT PANEL. REMAIN
14	EXISTING ROOF ACCESS TO REMAIN.



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VETERINARY EMERGENCY

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COSTA MESA, CA 92626

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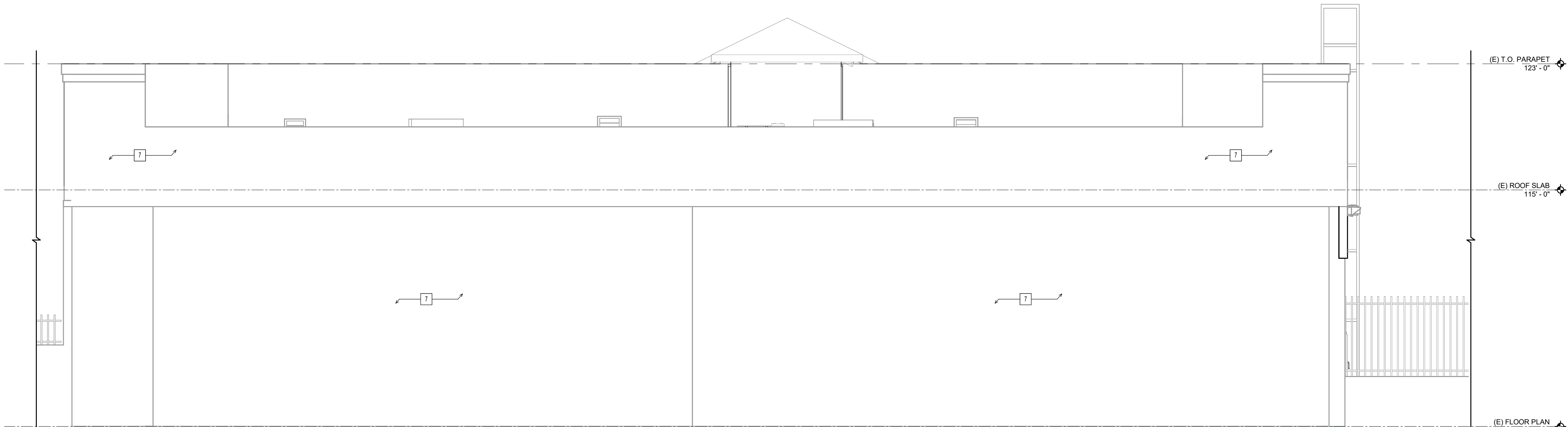
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3 CUP COMMENT 3 07/02/24

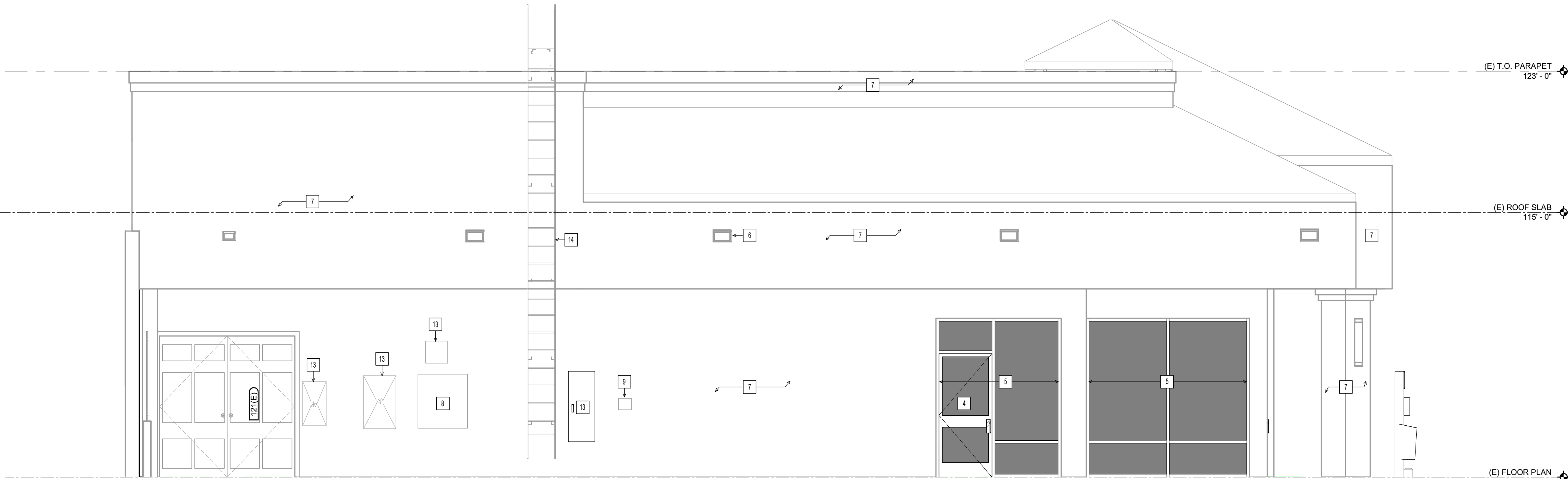


EXTERIOR ELEVATIONS

A-3.0



1 EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'
1/4" = 1'



2 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'
1/4" = 1'

GENERAL NOTES

1. NEWLY INSTALLED FINISH MATERIAL SHALL COMPLY WITH SECTIONS 5.504.4.1 THROUGH 5.504.4.8.1 FROM CHAPTER 5 OF THE 2022 CALIFORNIA GREEN BUILDING CODE.

LEGEND

WINDOW FILM SPECIFICATIONS

SYMBOL	FINISH DESCRIPTION
	REFLECTIVE WINDOW FILM MFR: 3M SUN CONTROL WINDOW FILM PRODUCT: AFFINITY 15

EXTERIOR ELEV. - WORKING NOTES

SYMBOL	DESCRIPTION
1	ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION AND J-BOX AS REQUIRED FOR SIGNAGE
2	G.C. TO COORDINATE LOCATION WITH SIGN VENDOR AND OWNER. SIGN VENDOR TO MAKE FINAL CONNECTIONS AND TEST PRIOR TO TURN OVER
3	EXISTING DOUBLE DOORS TO BE REPLACED WITH A SINGLE DOOR CENTERED AT SF. FRAME COLOR TO MATCH EXISTING ADJACENT
4	EXISTING DOOR HARDWARE TO BE REMOVED/ BOLTED SHUT. PATCH AND REPAIR TO MATCH EXISTING AS NEEDED.
5	PROVIDE NEW RELECTIVE FILM ON INTERIOR SIDE OF WINDOW TO FULL HEIGHT; RE: SPECS
6	TYPICAL EXISTING LIGHTING TO REMAIN
7	REPAINT ALL EXISTING EXTERIOR STUCCO FINISHES WITH SHERWIN WILLIAMS SW7647 "CRUSHED ICE"
8	EXISTING METER; RE: ELECT. DWGS. G.C. TO VERIFY LOCATION IN FIELD AND IF DIFFERENT CONDITION IS FOUND NOTIFY ARCHITECT.
9	GENERATOR TAP BOX; RE: ELECTRICAL DRAWINGS
10	REMOVE EXISTING WOOD SLATS ON LOWER PORTION OF WINDOW. G.C. TO ADD ALTERNATE FOR ADDITION/REPLACEMENT OF GLASS AS REQUIRED - VERIFY WITH OWNER FOR APPROVAL
11	CLEAN AND REPAINT STOREFRONT (INSIDE AND OUT) AS NECESSARY DUE TO EXISTING WEAR AND TEAR
12	G.C. TO CARRY AN ADD ALTERNATE FOR REPLACEMENT OF DOORS AS NECESSARY. EXISTING CONDITION TO BE VERIFIED BY G.C.
13	EXISTING EQUIPMENT PANEL REMAIN
14	EXISTING ROOF ACCESS TO REMAIN



EXTERIOR ELEVATION - EAST: PHOTO



EXTERIOR ELEVATION - NORTH: PHOTO



**VETERINARY EMERGENCY
GROUP - COSTA MESA**
2800 HARBOR BLVD
COSTA MESA, CA 92626

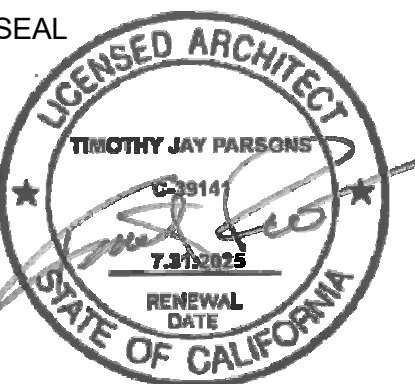
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3 CUP COMMENT 3 07/02/24



EXTERIOR ELEVATIONS

A-3.1

BUILDING SECTIONS - WORKING NOTES	
SYMBOL	DESCRIPTION
1	PROVIDE LOOSE LAID BATT INSULATION ABOVE CEILINGS WHERE SOUND INSULATION IN SURROUNDING WALLS OCCUR. RE: DIM PLAN A-2.1 AND RCP A-2.5
2	WALL WITH SOUND INSULATION. RE: WALL TYPES
3	INSTALL NEW ROOFTOP UNITS ON EXISTING ROOF CURB AND PROVIDE CURB ADAPTER. RE: MECHANICAL DWG
4	INSTALL NEW EXHAUST FANS ON EXISTING ROOF CURB AND PROVIDE CURB ADAPTER. RE: MECHANICAL DWG

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2800 HARBOR BLVD
COSTA MESA, CA 92626

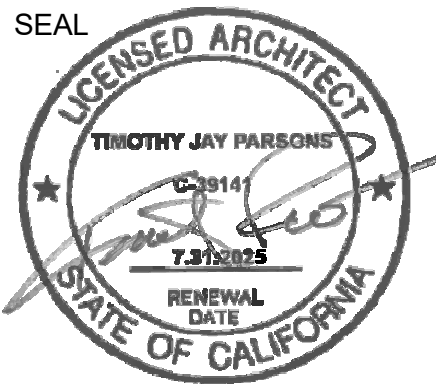
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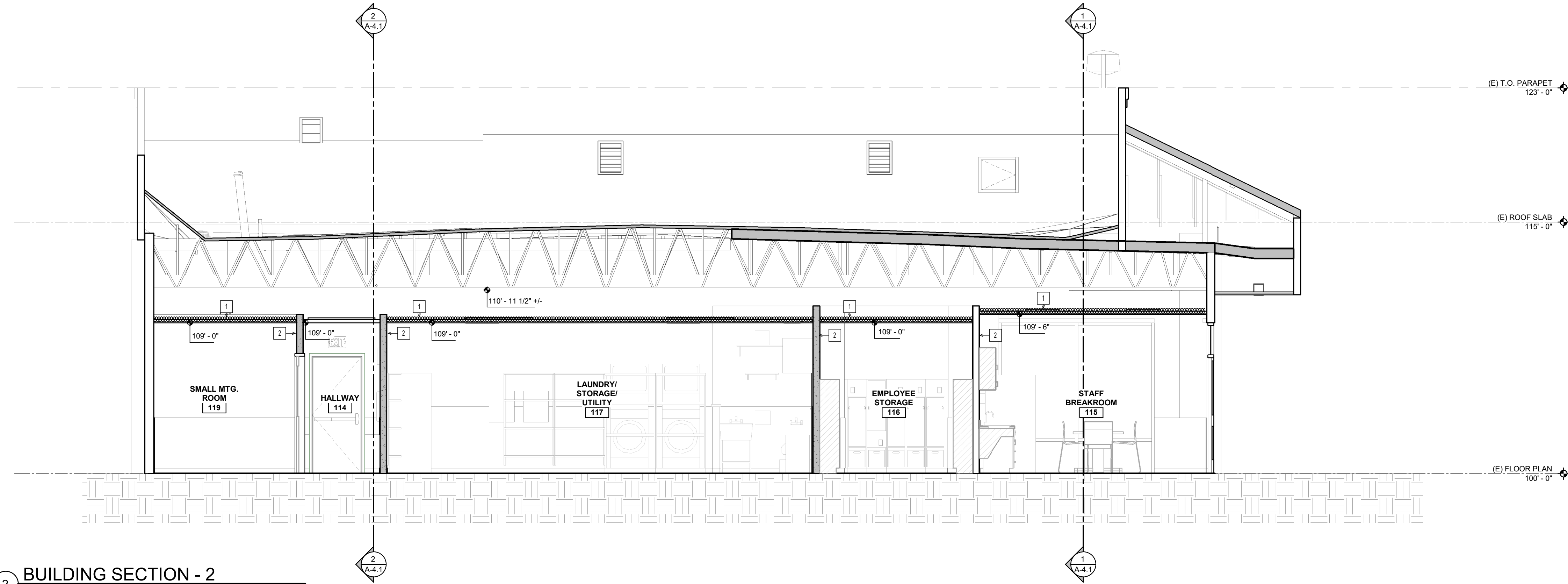
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NO.	DESCRIPTION	DATE
1	FOR CONSTRUCTION	06/26/24

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
3	CUP COMMENT 3	07/02/24

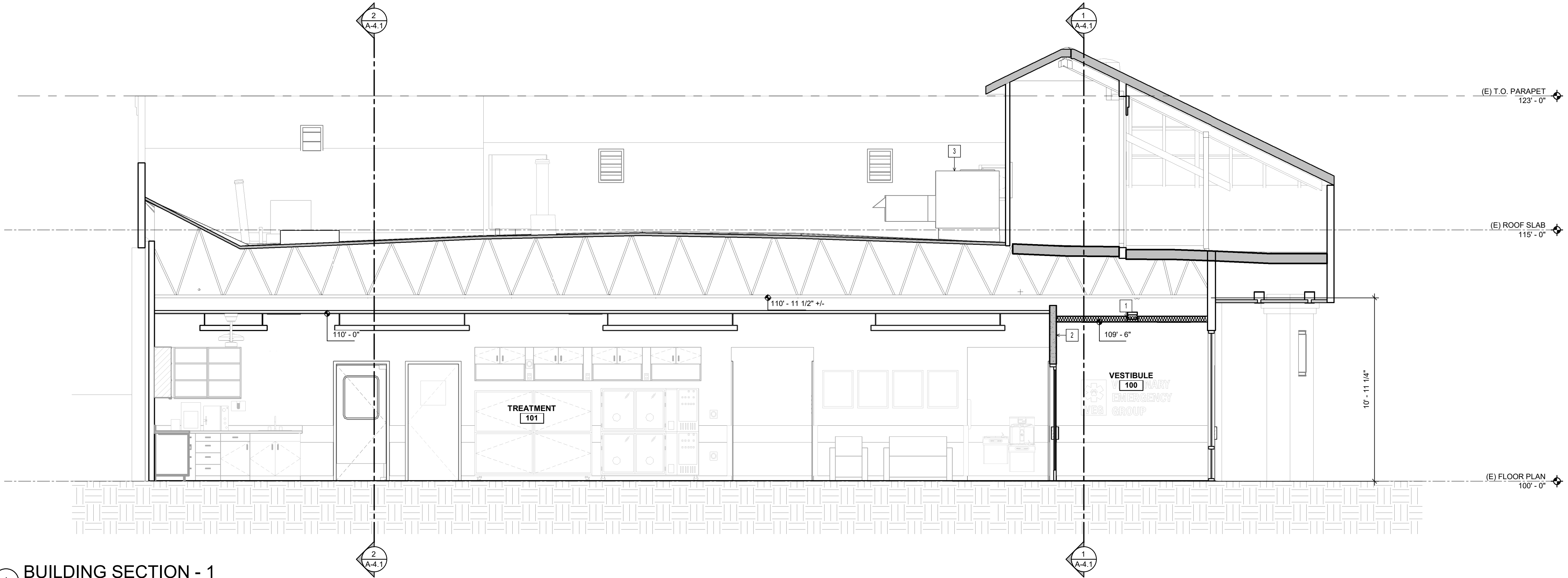


BUILDING SECTIONS

A-4.0



BUILDING SECTION - 2
SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'
1/4" = 1'



BUILDING SECTION - 1
SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'
1/4" = 1'

BUILDING SECTIONS - WORKING NOTES

SYMBOL	DESCRIPTION
1	PROVIDE LOOSE LAID BATT INSULATION ABOVE CEILINGS WHERE SOUND INSULATION IN SURROUNDING WALLS OCCUR. RE: DIM PLAN A-2.1 AND RCP A-2.5
2	WALL WITH SOUND INSULATION. RE: WALL TYPES
3	INSTALL NEW ROOFTOP UNITS ON EXISTING ROOF CURB AND PROVIDE CURB ADAPTER. RE: MECHANICAL DWG
4	INSTALL NEW EXHAUST FANS ON EXISTING ROOF CURB AND PROVIDE CURB ADAPTER. RE: MECHANICAL DWG

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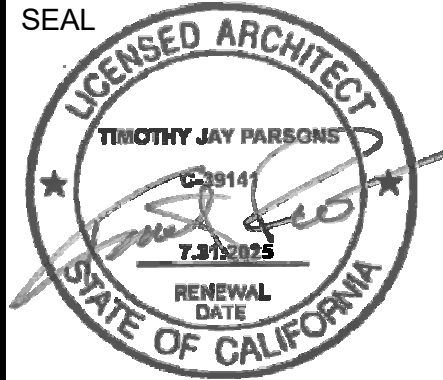
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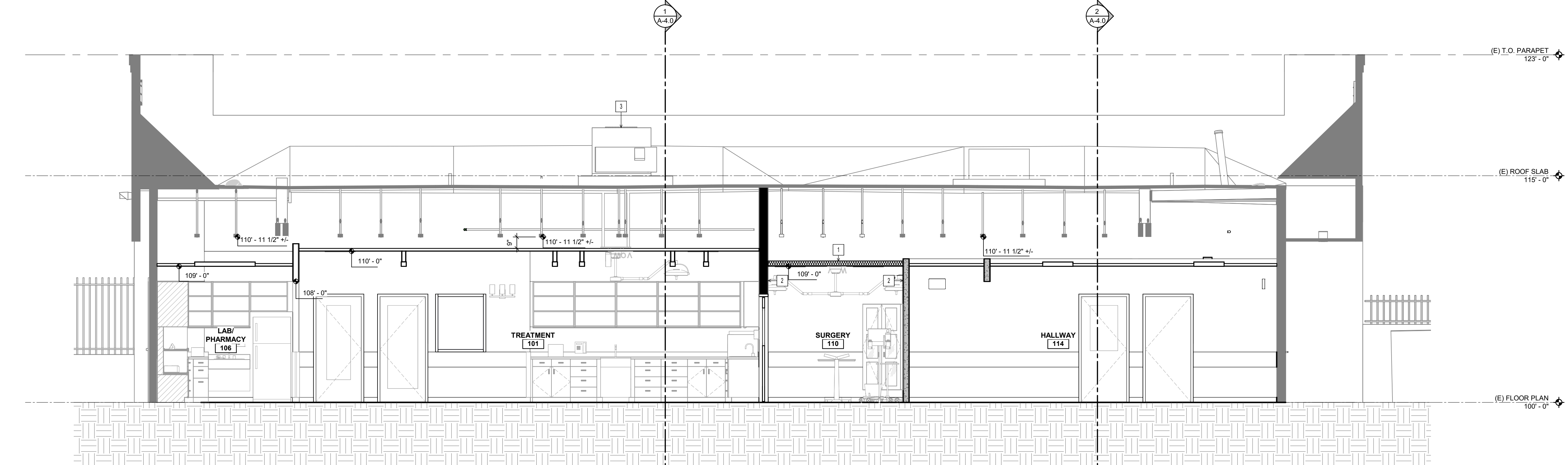
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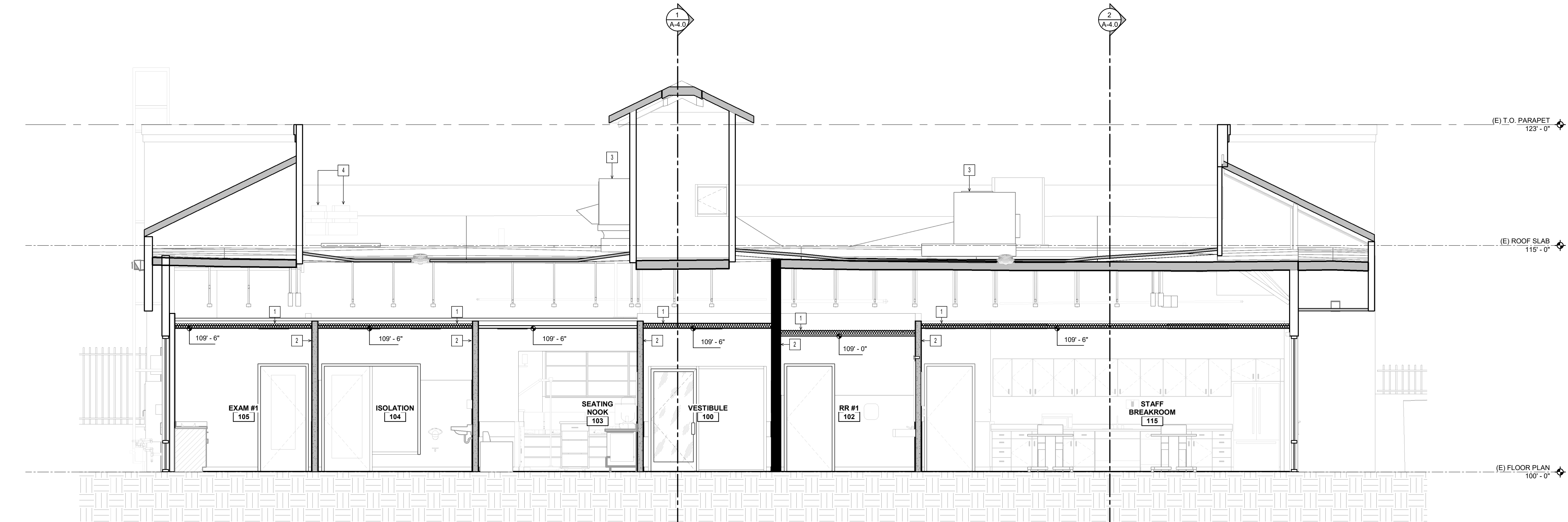


BUILDING SECTIONS

A-4.1



2 BUILDING SECTION - 4
SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'
1/4" = 1'



1 BUILDING SECTION - 3
SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 16'
1/4" = 1'