



# AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

## AGENDA ITEM 1

August 15, 2019

**TO:** Commissioners/Alternates

**FROM:** Lea U. Choum, Executive Officer

**SUBJECT:** City of Costa Mesa Request for Consideration of 3175 Airway Ave.  
Permanent Bridge Shelter Project

### Background

The City of Costa Mesa is proposing the Permanent Bridge Shelter Project to be located at 3175 Airway Avenue (see Attachment 1 to view the Local Vicinity Map). The proposed project site contains an existing 29,816 square-foot building. The proposed project would repurpose half of the existing building (approximately 15,000 square feet) for a Permanent Bridge Shelter for individuals experiencing homelessness. The City is proposing to provide 50 beds (planned capacity) although the space has sufficient area to accommodate up to a maximum of 100 beds (potential build-out capacity). The City plans to lease the other half of the industrial building to tenants for industrial warehouse uses consistent with the existing purpose, zoning, and land use designation and compatible with the Bridge Shelter in terms of any potential night-time noise.

The shelter would be operated by City staff and shelter operator Mercy House, 24 hours a day, seven days a week for 365 days a year. The shelter will also provide services such as client case management, support group programs, job skill training, medical services, Veteran services, County resource programs, etc. to individuals that are accommodated at the facility. During the daytime operation of the shelter, it is expected that approximately 10 City and Mercy House staff and up to half of the potential shelter guests would be present onsite. The shelter guests will be shuttled to the facility for night-time sleeping during the hours of 7 am to 10 pm. See Attachment 2 to view Table 7: The Proposed Daily Schedule for the Permanent Bridge Shelter Facility.

The shelter would be accessed through a reservation-based transportation system. Scheduled shuttle transportation to and from the shelter would be the means of transportation for ingress and egress of shelter guests. Up to three shuttle bus stop locations would be utilized throughout the City. If a shelter guest leaves the shelter without transportation, they would risk losing their ability to stay at the shelter.

There is no set maximum length of stay for clients. However, a client will be reviewed every 30 days to ensure that each client is supporting their progress toward housing stabilization. The program is designed to provide this support until a housing option becomes available. Consistent with national best practices and trends, the goal for the length of stay will be 30 days or less. One hundred-eighty

days is the City's desired maximum length of stay for any client, but if a client is actively working on their housing plan, they may be granted an extension.

The existing industrial building was constructed in 1973. The interior of the 29,816 square-foot building consists of two separate office areas totaling 5,510 square feet (one is a 2-story office with a lobby), reception areas, private offices, storage areas, a break room, and restrooms; and a 24-foot-high 24,306 square-foot warehouse area with two ground-level loading doors and three dock-high loading doors. See Attachment 3 to view photos of the existing building and project site and Attachment 4 to view the proposed site layout plan.

The proposed project is being referred to your Commission because of the project's location within the Airport Planning Area for JWA and because the project requires a Zoning Code Amendment to expand the area where an emergency shelter could potentially operate. Emergency shelters are currently only permitted in City's Planned Development Industrial Zone (PDI), one of its two industrial zones, to allow emergency shelters by right. The Code Amendment would allow emergency shelters to locate in the Industrial Park (MP) zone, in addition to the PDI zone. Attachment 4 shows the City of Costa Mesa Proposed Emergency Shelter Zones.

Within the City's submittal package to the ALUC, the City explained the need and its requirement to establish a new homeless shelter. In January 2018, the City was named in a lawsuit initiated by OC Catholic Worker and eight plaintiffs who had been encamped at the Santa Ana riverbed. Orange County, the City of Anaheim, the City of Costa Mesa and the City of Orange, were named in the lawsuit challenging enforcement of unlawful camping ordinances. The lawsuit was filed in connection with Orange County's actions in clearing the riverbed of more than 400 homeless individuals who had established encampments. To enter into a settlement agreement Costa Mesa had to commit to the construction and operation of a new homeless shelter within the City's jurisdiction that accounted for 60% of its 2017 Point in Time Homeless Count, which accounts for the need of a minimum of 62 beds.

Per the requirements of SB-2, Costa Mesa (along with all California cities) designated a zone where emergency shelters were permitted by right. In Costa Mesa, emergency shelters are permitted by right on properties zoned PDI, generally located north of the I-405 Freeway and west of Susan Street, and in the airport area, north of the SR-73 Freeway. At the time the City was responding to the federal lawsuit, there were a limited number of available properties within this zone. The City negotiated with several properties with no success. On March 7, 2019, with a unanimous vote, the Costa Mesa City Council agreed to allocate \$6.925 million for the purchase of the industrial warehouse located at 3175 Airway Avenue to be converted to serve as a permanent bridge shelter.

The City of Costa Mesa has scheduled public hearings on the proposed project as follows:

August 12, 2019	Planning Commission
September 3, 2019	City Council

### **AELUP Issues**

The project has been evaluated for conflicts with respect to aircraft noise, building heights, safety zones, and the development of heliports.

### Regarding Aircraft Noise Impacts

The proposed project is located within the 65 dB CNEL noise contour (Noise Impact Zone 1) for JWA (see Attachment 6).

The proposed Permanent Bridge Shelter Project would serve as a shelter for individuals experiencing homelessness and is defined in the Costa Mesa Municipal Code (CMMC) as an institutional use; not a residential use. Section 3.2.3 of the *JWA AELUP* states that noise-sensitive institutional uses such as schools, churches, hospitals, libraries, and other noise-sensitive uses may be inconsistent in this zone and may require the dedication of an avigation easement for noise to the airport proprietor. All noise-sensitive uses are inconsistent in this area unless it can be shown conclusively that such units are sufficiently sound attenuated for present and projected noise exposures, which shall be the energy sum of all noise impacting the project, so as not to exceed an interior standard of 45 dB CNEL. Since the proposed project will provide temporary shelter for their clients and operate 24 hours a day 365 days a year, the project would be considered a noise-sensitive use within the 65 dB CNEL noise contour. Daily operations at the shelter would begin with a wake-up call at 5:00 a.m. with lights out in sleeping areas from 10:00 p.m. to 6:00 a.m.

The City of Costa Mesa reported that based on the EPA Protective Noise Levels, the existing building envelope for the proposed project that includes the concrete tilt-up walls, insulation and commercial grade windows would provide 25 dBA in exterior-to-interior noise reduction, which would meet the state's interior noise standard of 45 dBA CNEL for indoor sleeping areas.

### Regarding Height Restrictions

The proposed project is located within the AELUP Notification Area for JWA as shown in Attachment 7. Because the proposed project is utilizing an existing building with no proposed exterior building modifications or increase of building height, filing Federal Aviation Administration (FAA) Form 7460-1 Notice of Proposed Construction was not applicable. The building height will remain at 27 feet above ground level (AGL).

Attachment 8 shows that the proposed project is located within Federal Aviation Regulation (FAR) Part 77 Obstruction Imaginary Surfaces for JWA. The project is located within the transitional surface for JWA, which limits heights to 200' AMSL at the proposed project location. With the proposed/existing building height of 27 feet AGL and a ground elevation of 40 feet, the proposed project is 67 feet AMSL. Because the project does not penetrate the transitional surface, the project will not impact areas reserved for air navigation.

### Regarding Safety Zones

Attachment 9 contains the JWA Airport Safety Zone Reference Map showing the proposed project site within Safety Zone 6 Traffic Pattern Zone for JWA.

The California Airport Land Use Planning Handbook (issued by the State of California Department of Transportation/Division of Aeronautics, October 2011) defines safety zones and describes what uses are allowed, limited and prohibited within these zones. See Attachment 9 to view the handbook guidelines related to Safety Zone 6.

The uses that are limited within Safety Zone 6 include children's schools, large daycare centers, hospitals, and nursing homes. Uses that should be avoided are outdoor stadiums and similar uses with very high intensities. There are no uses that are prohibited within this zone.

The proposed project is a transient lodging land use development that will provide temporary shelter for clients for a length of stay ranging from 30 days to 180 days or even longer if an extension is granted for clients who are actively working on their housing plan. Guidelines for Safety Zone 6 recommend that noise and overflight be considered when developing within this zone. Attachment 11 shows the flight tracks over the proposed project site. The flight tracks show JWA arrivals and departures for Wednesday, June 19, 2019 and Wednesday, June 26, 2019. Overhead traffic with respect to the proposed project location include helicopters and general aviation single engines.

### **Heliports**

Heliports are not proposed as part of the project. The City of Costa Mesa General Plan includes language that states proposals to develop new heliports must be submitted through the City to the ALUC for review and action pursuant to Public Utilities Code Section 21661.5 and includes the requirement that proposed heliport projects must comply fully with the State permit procedure provided by law and with all conditions of approval imposed or recommended by FAA, by the ALUC for Orange County and by Caltrans/Division of Aeronautics.

The proposed project will utilize an existing building with no proposed changes to building height and therefore will not impact the approach and departure paths for existing heliports. In addition, the project is not tall enough to provide an obstruction to helicopter operations in the area. Federal Aviation Regulation 77.23 sets standards for determining obstructions. An object or a structure with a height of 500 feet above ground level could be an obstruction per the FAR. See Attachment 12 to view the OC Heliports Location Map.

### **Environmental Compliance**

A Mitigated Negative Declaration was prepared as the CEQA documentation to analyze the potential impacts of the project. ALUC staff provided comments on the initial study on August 5, 2019 related to the project being located within the airport planning area, being within the 65 dB CNEL noise contour and the project's location within Safety Zone 6. See Attachment 13 to view the comment letter.

### **Conclusion**

Attachment 14 to this report contains the project submittal package received from the City of Costa Mesa for your reference. ALUC staff has reviewed this project with respect to compliance with the *AELUPs for JWA and Heliports*, including review of noise, height restrictions, imaginary surfaces, safety zones and environmental compliance. Because the proposed project will utilize an existing building and does not propose helicopter operations or any change to the building height, and would not interfere with existing helicopter patterns, a recommendation for consistency with the *AELUP for Heliports* is proposed.

The proposed project is an institutional use that will be providing shelter for clients experiencing homelessness. The shelter will be operating 24 hours a day/365 day a year and provide 50 beds initially but have sufficient room to provide 100 beds if needed. Staff and clients will be present in the facility 24 hours a day, with some clients residing in the facility from days to months. Given that

the project is a transient lodging land use development, the proposed project would be introducing a noise-sensitive institutional use within the 65 dB CNEL noise contour for JWA. Section 3.2.3 of the *JWA AELUP* states that noise-sensitive institutional uses such as schools, churches, hospitals, libraries, and other noise-sensitive uses may be inconsistent in this zone. In addition, the proposed project is located within the Safety Zone 6 Traffic Pattern Zone for JWA, which exposes the project site to aircraft overflight and noise impacts.

**Recommendation:**

1. That the Commission finds the proposed Permanent Bridge Shelter Project Inconsistent with the *AELUP for JWA*.
2. That the Commission finds the proposed Permanent Bridge Shelter Project Consistent with the *AELUP for Heliports*.

Respectfully submitted,



Lea U. Choum  
Executive Officer

Attachments:

1. Local Vicinity Map
2. Proposed Daily Schedule for the Permanent Bridge Shelter Facility
3. Existing Building and Project Site Photos
4. Proposed Site Layout Plan
5. City of Costa Mesa Proposed Emergency Shelter Zones
6. JWA CNEL Contours
7. FAR Part 77 AELUP Notification Area for JWA
8. FAR Part 77 JWA Obstruction Imaginary Surfaces
9. JWA Safety Zone Reference Map.
10. Caltrans handbook guidelines for Safety Zone 6
11. Flight Tracks over 3175 Airway Ave.
12. OC Heliports Location Map
13. ALUC Comment Letter on MND for Permanent Bridge Shelter Project
14. City of Costa Mesa Submittal Package for the Permanent Bridge Shelter Project



Source: ESRI Aerial Imagery.

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Local Vicinity Map  
Aerial Base

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CITY OF COSTA MESA  
PERMANENT BRIDGE SHELTER FACILITY  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

# ATTACHMENT 1

to prioritize referrals from local police and for emergency or special situations on a first come, first served basis. Bed reservations will give preference to Costa Mesa homeless individuals.

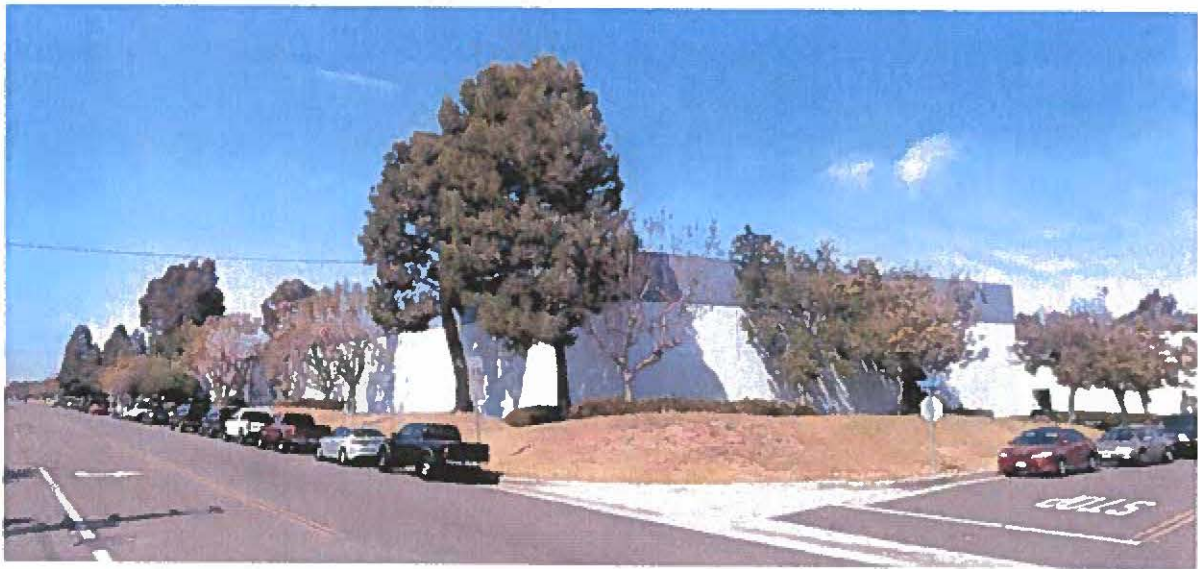
Table 7, below, shows the proposed daily schedule for the shelter.

**Table 7: Proposed Daily Schedule for the Permanent Bridge Shelter Facility**

Time	Category
5:00 a.m.	Early wakeup call
5:30 a.m.–8:00 a.m.	Breakfast served
6:00 a.m.	First bus/shuttle for morning drop-offs
6:00 a.m.	Commons area open
6:00 a.m.–10:00 p.m.	Pet kennel area open
7:00 a.m.	Second wakeup call
9:00 a.m.	Second (final) bus/shuttle for morning drop-offs
10:00 a.m.–10:00 p.m.	Computer/Technology Lab open (by appointment only)
11:30 a.m.–1:30 p.m.	Lunch served
12:00 p.m.	Mid-day shuttle for drop-offs and pick-ups
12:00 p.m.–4:00 p.m.	Sleeping area closed for cleaning
3:00 p.m.–4:00 p.m.	Snack served
4:00 p.m.	First bus/shuttle for evening pick-ups
6:00 p.m.	Sleeping area open
6:00 p.m.–8:00 p.m.	Dinner served
7:00/7:30 p.m.	Second bus/shuttle for evening pick-ups
10:00 p.m.–6:00 a.m.	Lights out in sleeping area

There is no set maximum length of stay for clients. However, a client will be reviewed every 30 days to ensure each client is supporting their progress toward housing stabilization. The program is designed to provide this support until a housing option becomes available. However, at any time, a client may be exited from the shelter for safety or continual shelter violations as outlined in the “Exit and Readmission Policies” (see Appendix A). Consistent with national best practices and trends, the goal for length of stay will be 30 days or less. If a client exceeds 30 days, intensified housing location and exit plan strategies will be implemented. The Operator will be required to maintain reports that account for clients with lengths of stay exceeding 30 days and the reasons why, with accountability to Management personnel. One hundred-eighty days is the City’s desired maximum length of stay for any client, but if a client is actively working on their housing plan, they may be granted an extension to complete their housing plan and enter housing.

**3175 Airway Avenue**  
**Existing Conditions**





# Proposed Site Layout Plan

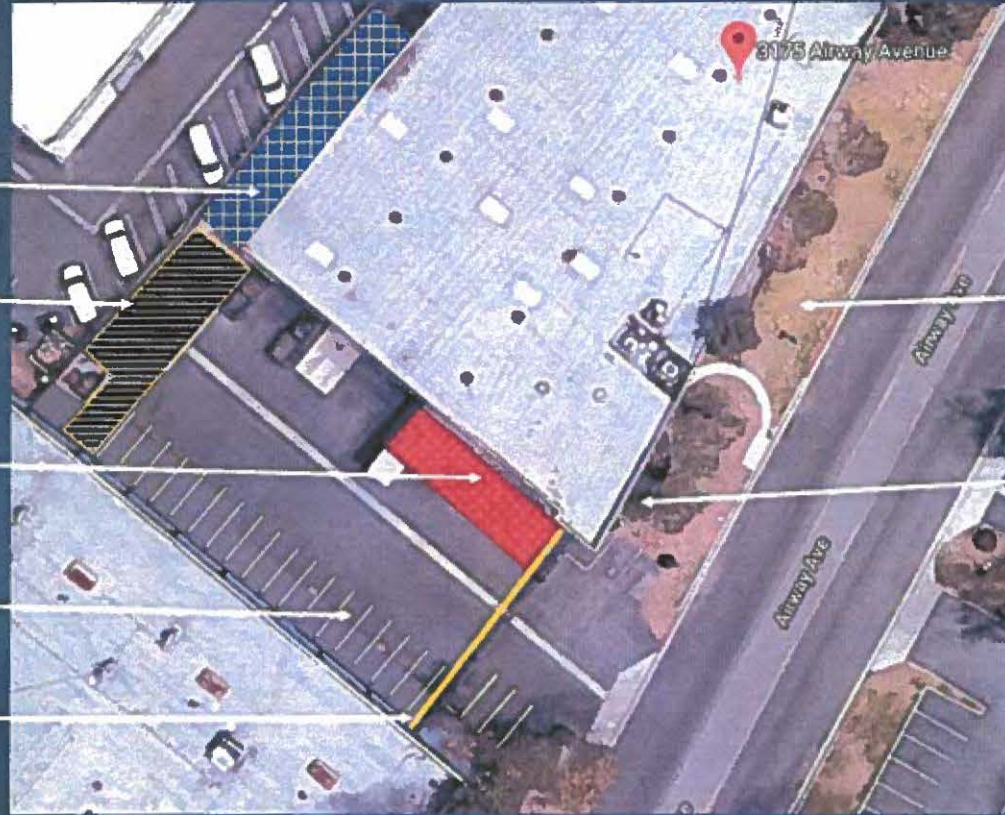
Break Area

Shuttle/Trash  
turn around

Pick up / Drop  
off & Main  
Entrance

17 new parking  
spaces

6 foot  
screened  
Vehicular Gate



Landscaping  
Upgrade along  
Airway Ave

Visitor Entrance

Source:

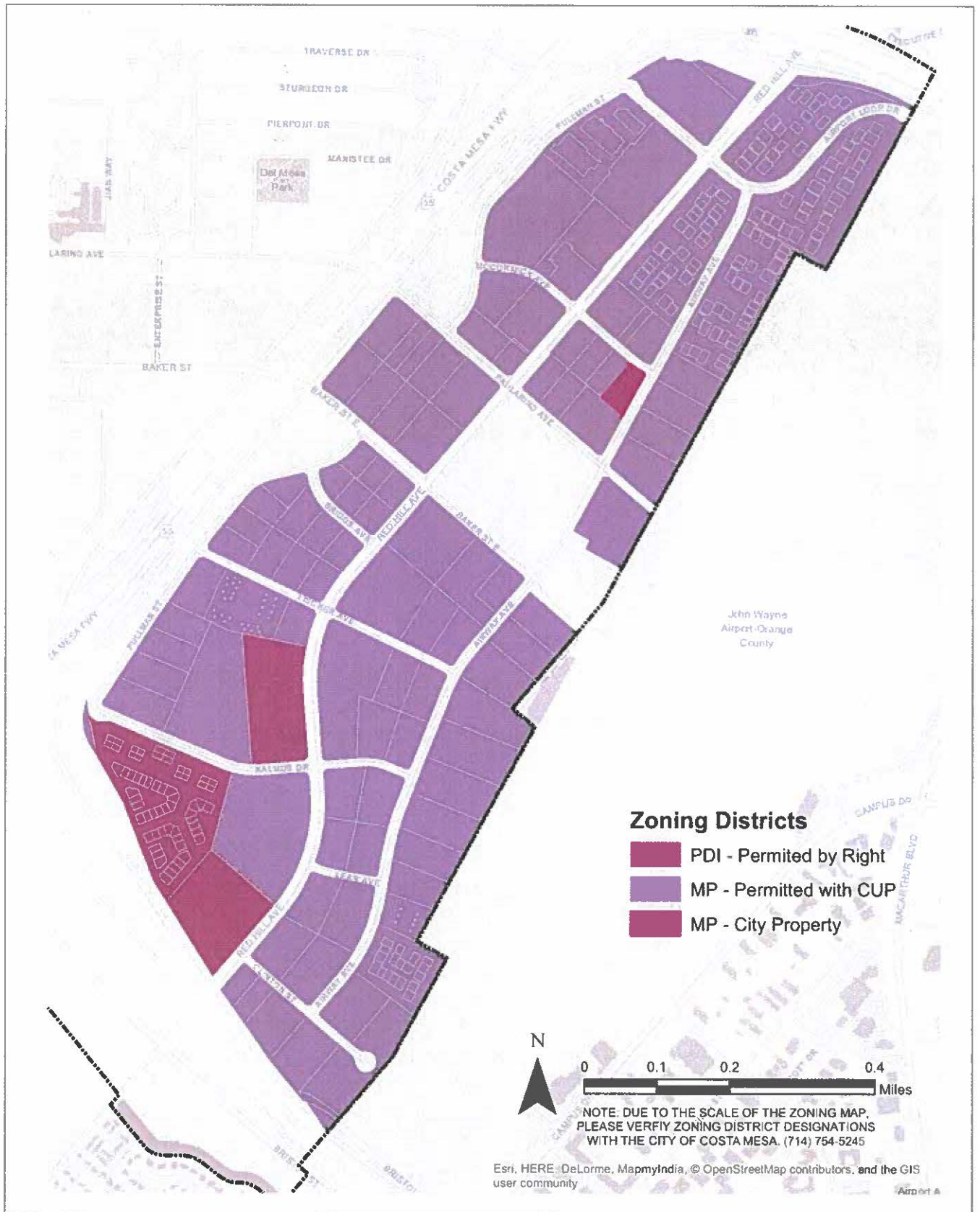
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Site Plan

CITY OF COSTA MESA  
PERMANENT BRIDGE SHELTER FACILITY  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

**ATTACHMENT 4**



Source: City of Costa Mesa.

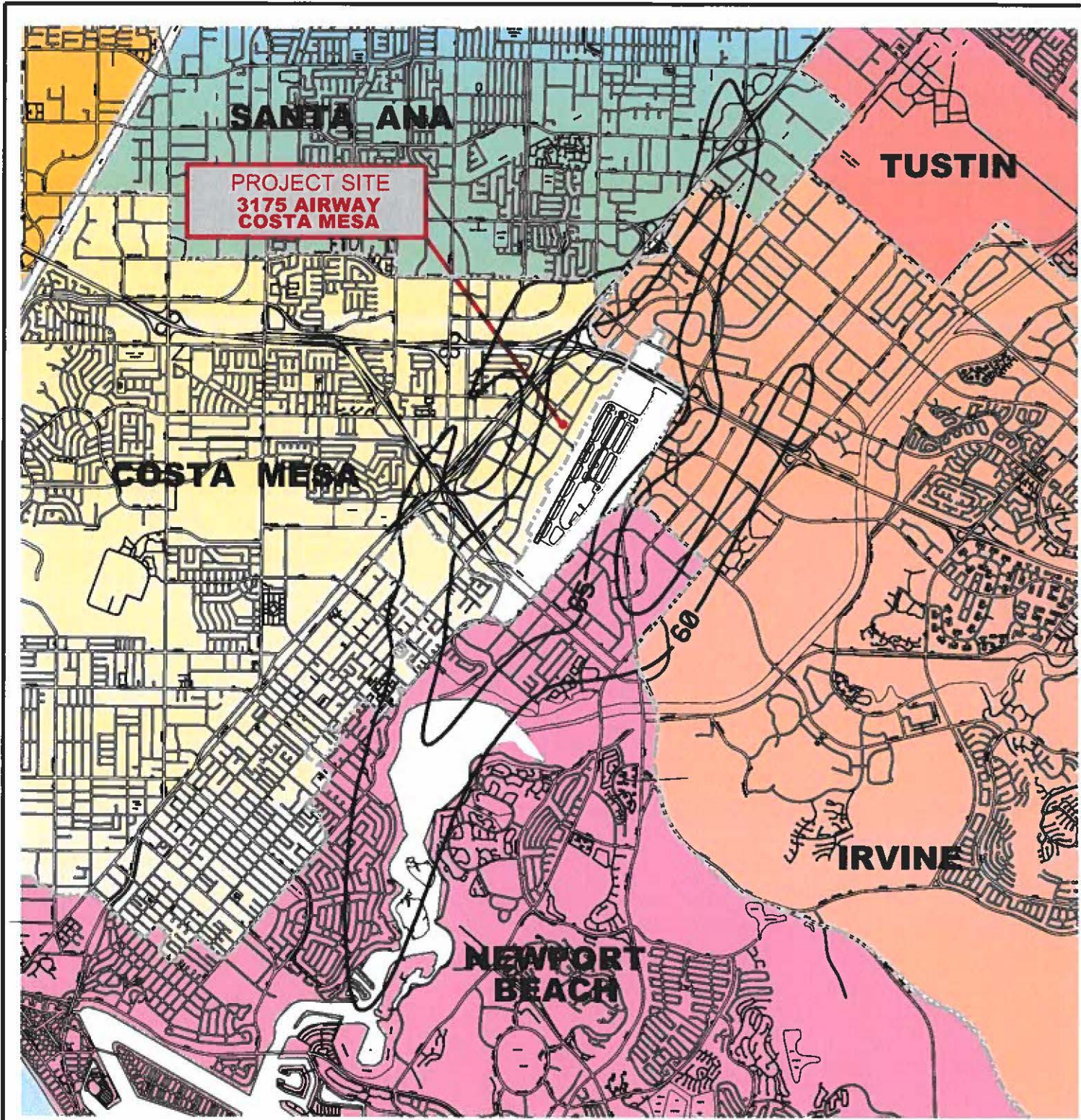
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**Exhibit 5**  
**City of Costa Mesa Proposed**  
**Emergency Shelter Zones**

CITY OF COSTA MESA  
PERMANENT BRIDGE SHELTER FACILITY  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION  
**ATTACHMENT 5**



Note: County Unincorporated areas are shown in white.

## John Wayne Airport Impact Zones

### LEGEND

- 65— CNEL CONTOUR
- - - - RUNWAY PROTECTION ZONE
- ..... CITY BOUNDARIES
- AIRPORT BOUNDARIES



Composite contour from  
John Wayne Airport Project  
Case-1990 and 2005  
(see section 2.2.1)

### CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

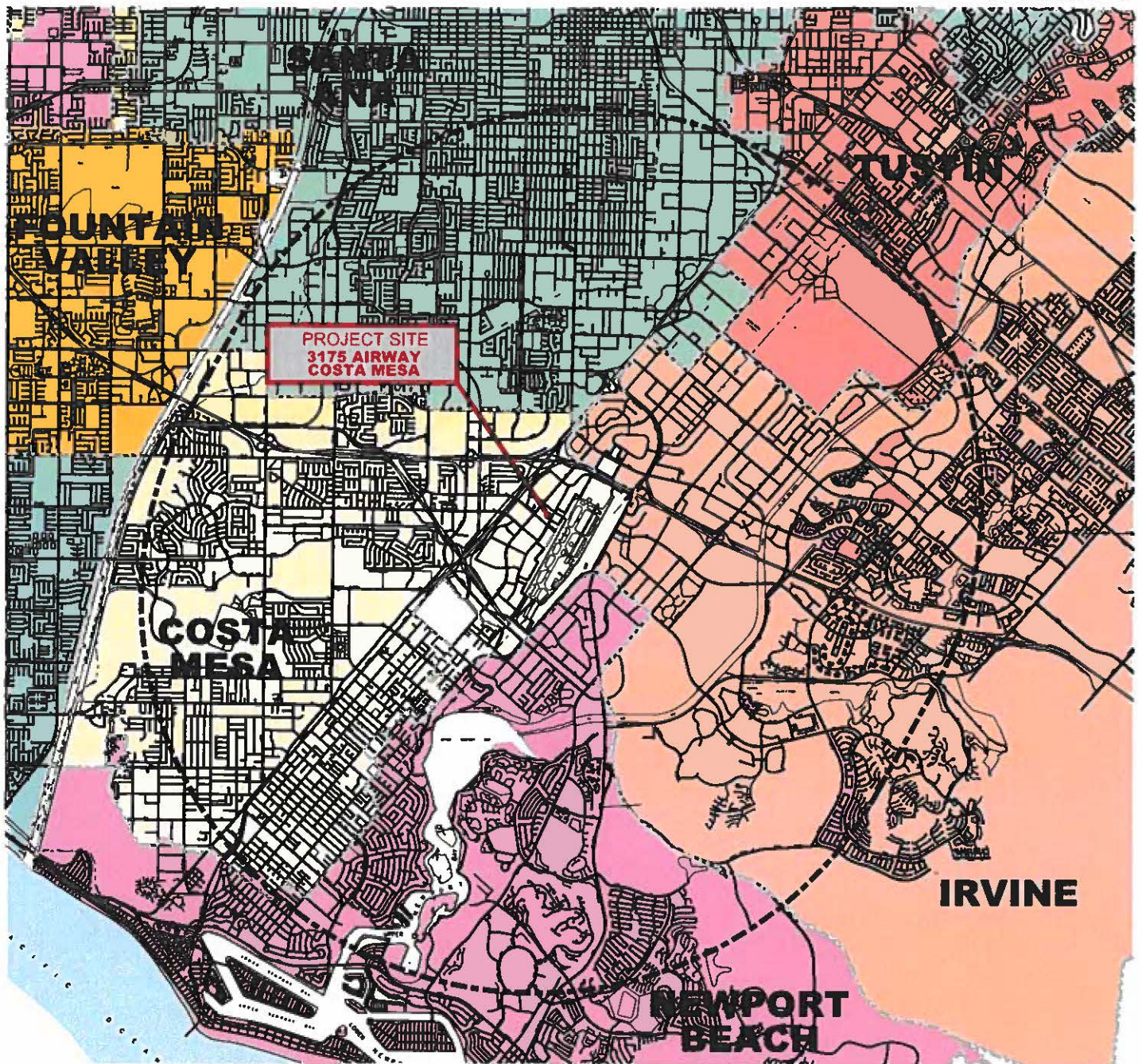
## ATTACHMENT 6

Kari A. Rigoni, Executive Officer

Date

# AELUP Notification Area for JWA

ATTACHMENT 3



Note: County Unincorporated areas are shown in white.

## FAR PART 77

Notification Area for John Wayne Airport: 20,000' Radius at 100:1 Slope

### LEGEND

- 20,000 Radius
- ..... CITY BOUNDARIES
- AIRPORT BOUNDARIES



0 500 1000 2000 4000 8000  
Scale in Feet

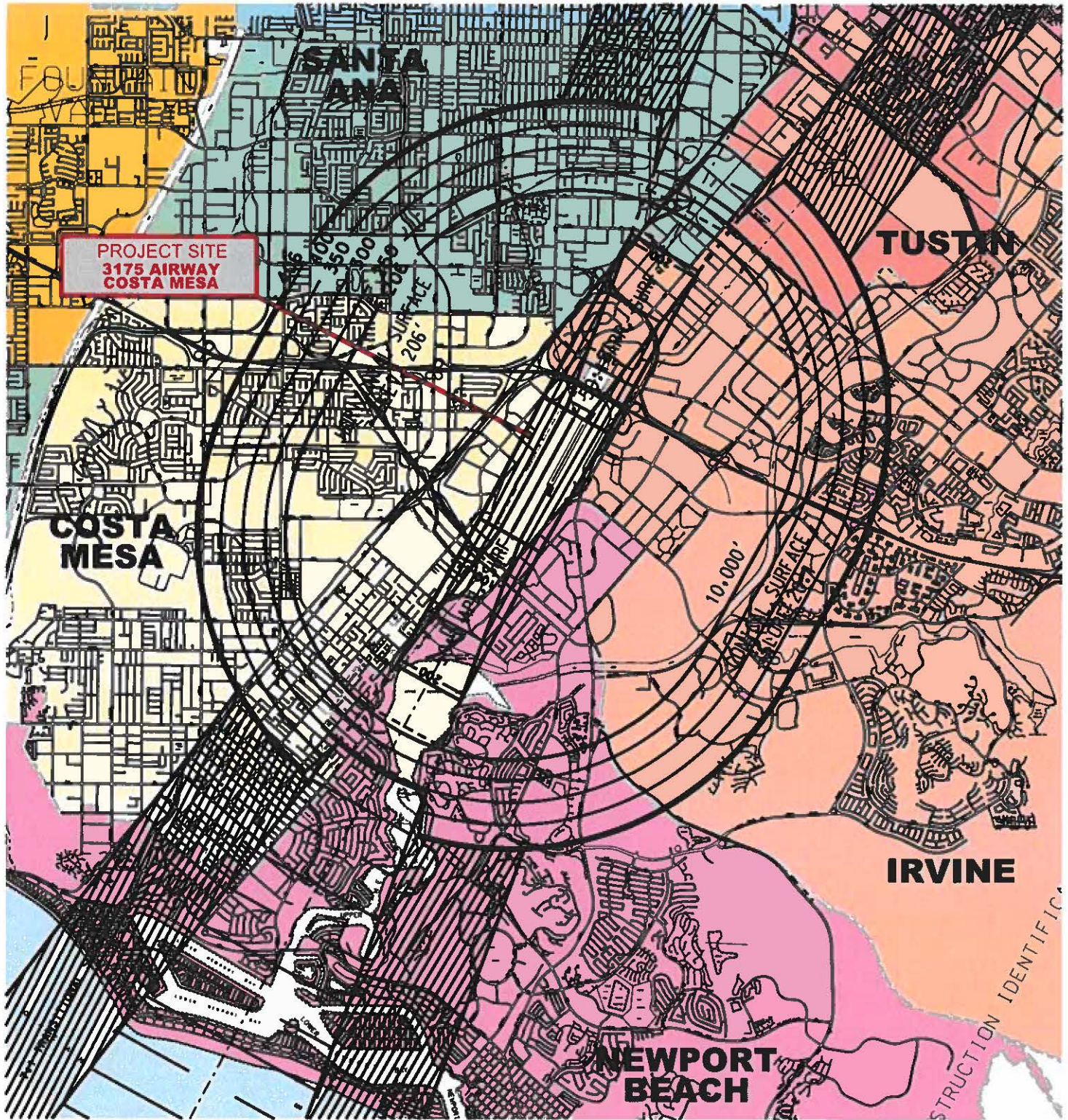
### CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

## ATTACHMENT 7

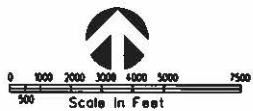
Kari A. Rigoni, Executive Officer

Date



Note: County Unincorporated areas are shown in white.

## FAR PART 77 John Wayne Airport Obstruction Imaginary Surfaces



**LEGEND**

- CITY BOUNDARIES
- AIRPORT BOUNDARIES

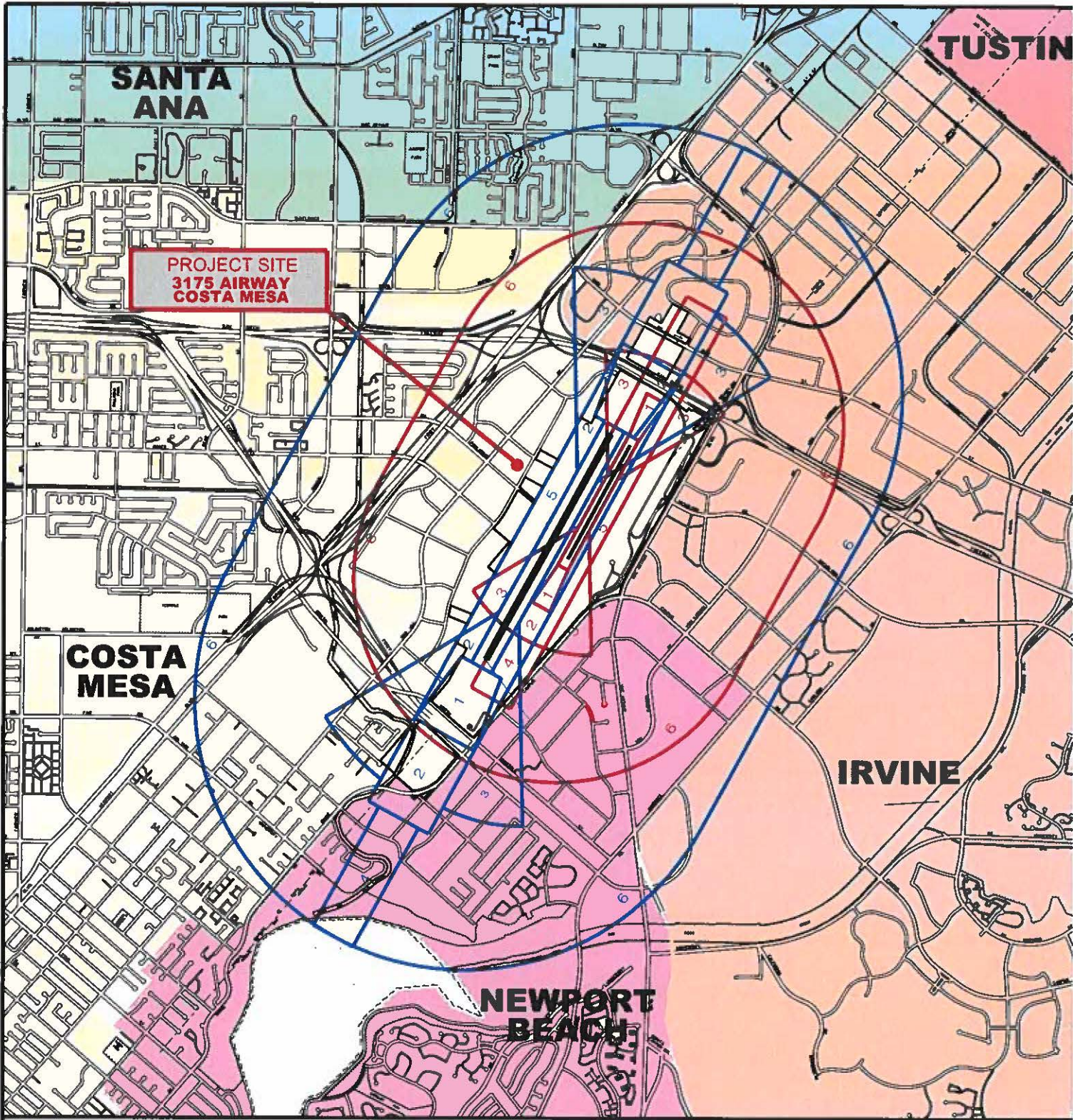
**CERTIFICATION**

Adopted by the Airport Land Use Commission for Orange County

### ATTACHMENT 8

Kari A. Rigoni, Executive Officer

Date



## John Wayne Airport Safety Zone Reference Map

### LEGEND

1. RUNWAY PROTECTION ZONE
2. INNER APPROACH / DEPARTURE ZONE
3. INNER TURNING ZONE
4. OUTER APPROACH / DEPARTURE ZONE
5. SIDELINE ZONE
6. TRAFFIC PATTERN ZONE



SAFETY COMPATIBILITY ZONES FOR RUNWAY 2L & 20R (A MEDIUM GENERAL AVIATION RUNWAY AS DESCRIBED IN THE CALIFORNIA AIRPORT LAND USE PLANNING HANDBOOK, JANUARY 2002 EDITION)



SAFETY COMPATIBILITY ZONES FOR RUNWAY 2R & 20L (A SHORT GENERAL AVIATION RUNWAY AS DESCRIBED IN THE CALIFORNIA AIRPORT LAND USE PLANNING HANDBOOK, JANUARY 2002 EDITION)



Scale in Feet  
0 100 200 300

### CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

## ATTACHMENT 9

Kari A. Rigoni, Executive Officer

Date

**Nature of Risk**

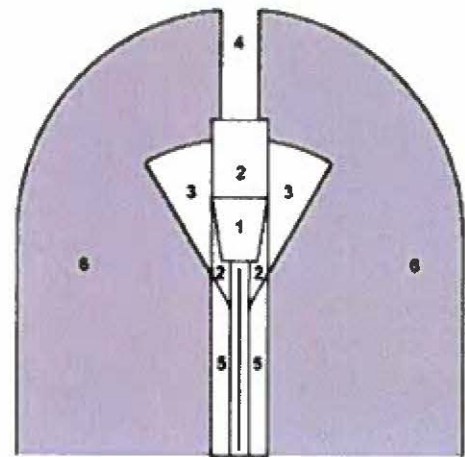
- Normal Maneuvers
  - Aircraft within a regular traffic pattern and pattern entry routes
- Altitude
  - Ranging from 1,000 to 1,500 feet above runway
- Common Accident Types
  - Arrival: Pattern accidents in proximity of airport
  - Departure: Emergency landings
- Risk Level
  - Low
  - Percentage of near-runway accidents in this zone: 18% - 29% (percentage is high because of large area encompassed)



IN TRAFFIC PATTERN

**Basic Compatibility Policies**

- Normally Allow
  - Residential uses (however, noise and overflight impacts should be considered where ambient noise levels are low)
- Limit
  - Children's schools, large day care centers, hospitals, and nursing homes
  - Processing and storage of bulk quantities of highly hazardous materials
- Avoid
  - Outdoor stadiums and similar uses with very high intensities
- Prohibit
  - None



Refer to Chapter 3 for dimensions.

	Maximum Residential Densities	Maximum Nonresidential Intensities	Maximum Single Acre
	Average number of dwelling units per gross acre	Average number of people per gross acre	4x the Average number of people per gross acre
Rural	No Limit – See Note A	150 – 200	600 – 800
Suburban	No Limit – See Note A	200 – 300	800 – 1,200
Urban	No Limit – See Note A	No Limit – See Note B	No Limit – See Note B
Dense Urban	No Limit – See Note A	No Limit – See Note B	No Limit – See Note B

Note A: Noise and overflight should be considered.

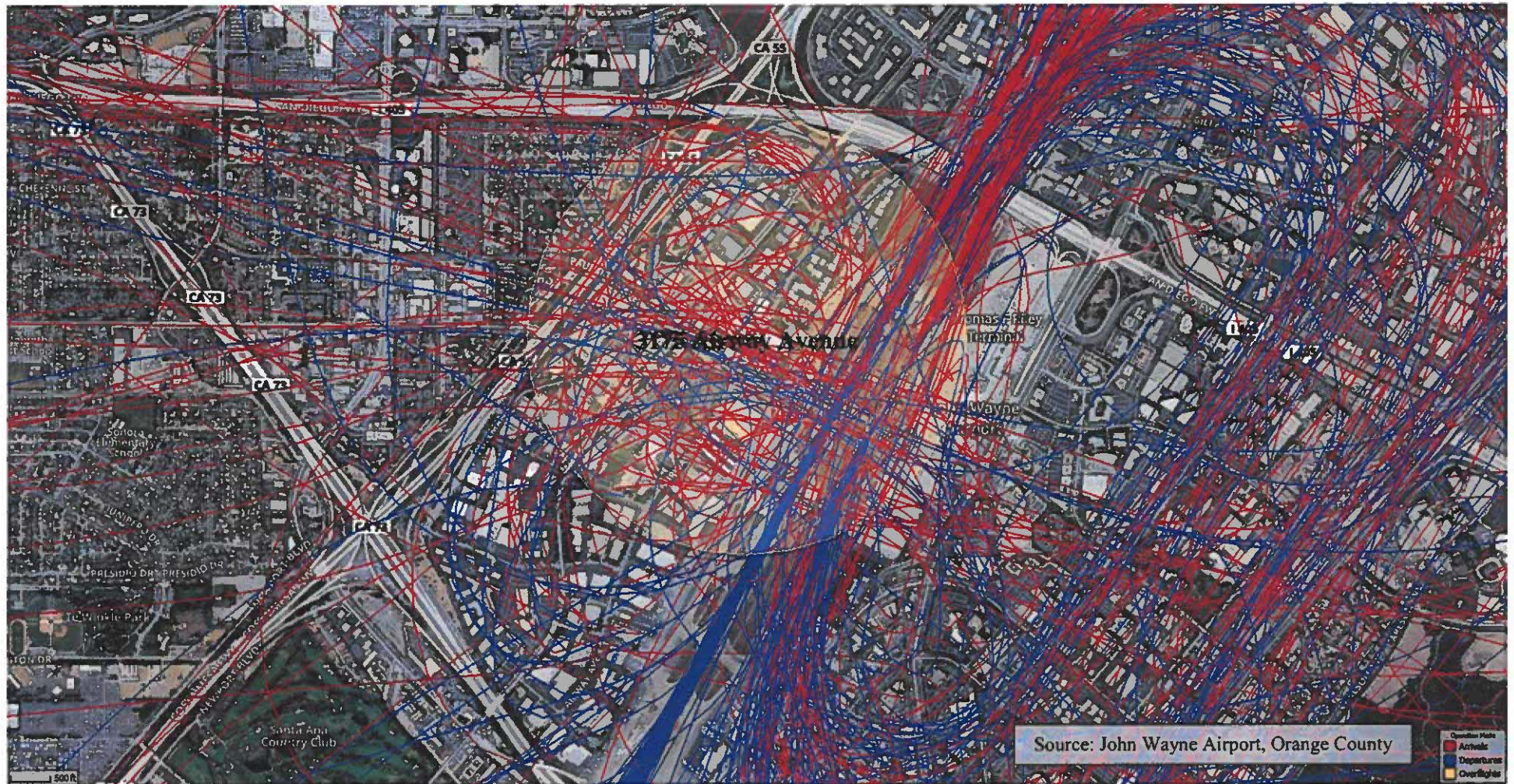
Note B: Large stadiums and similar uses should be avoided.

FIGURE 4G

**Safety Zone 6 – Traffic Pattern Zone**



JWA Arrivals and Departures  
Wednesday, June 19, 2019

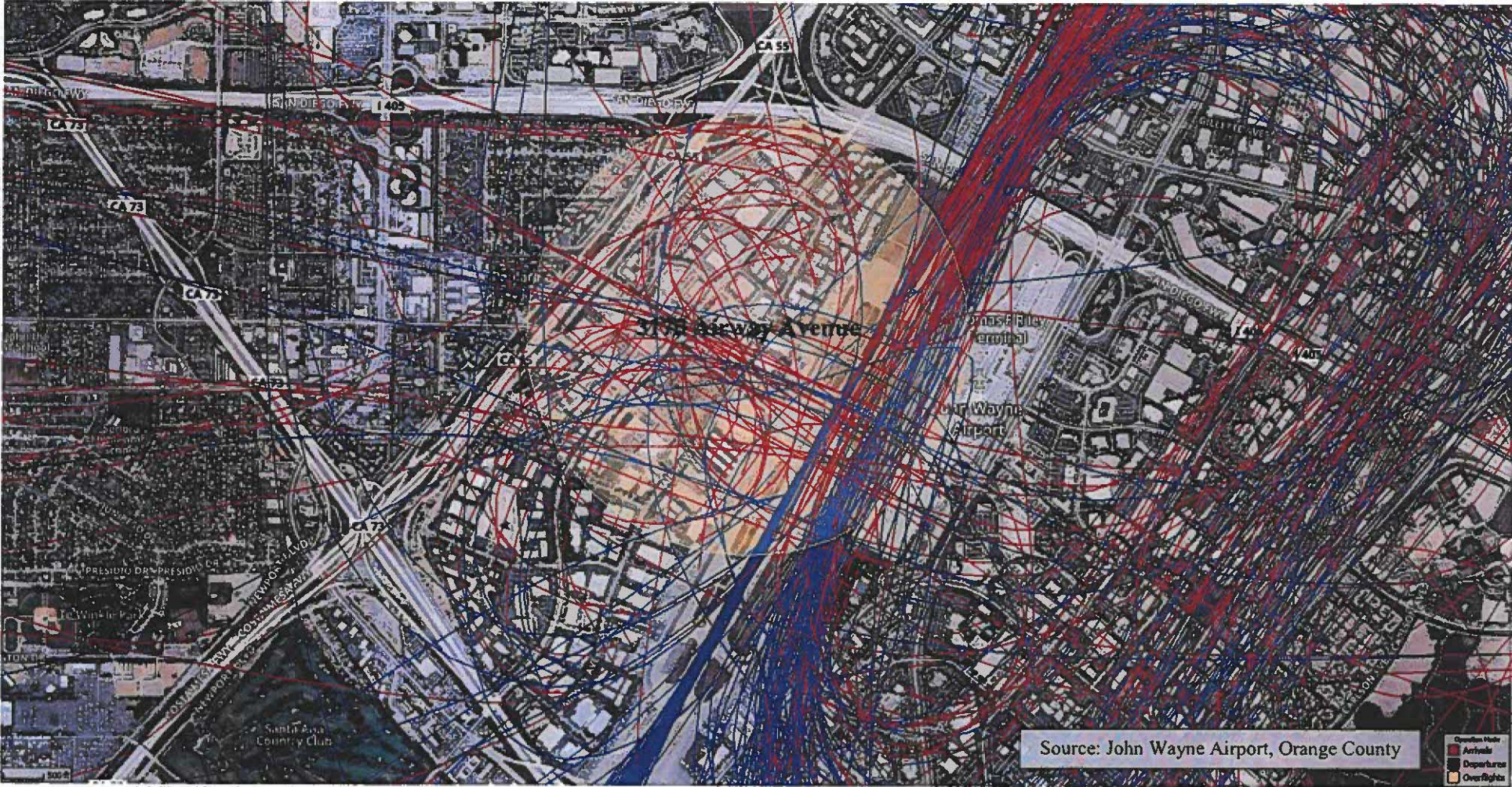


3175 Airway Ave.  
Costa Mesa, CA 92626

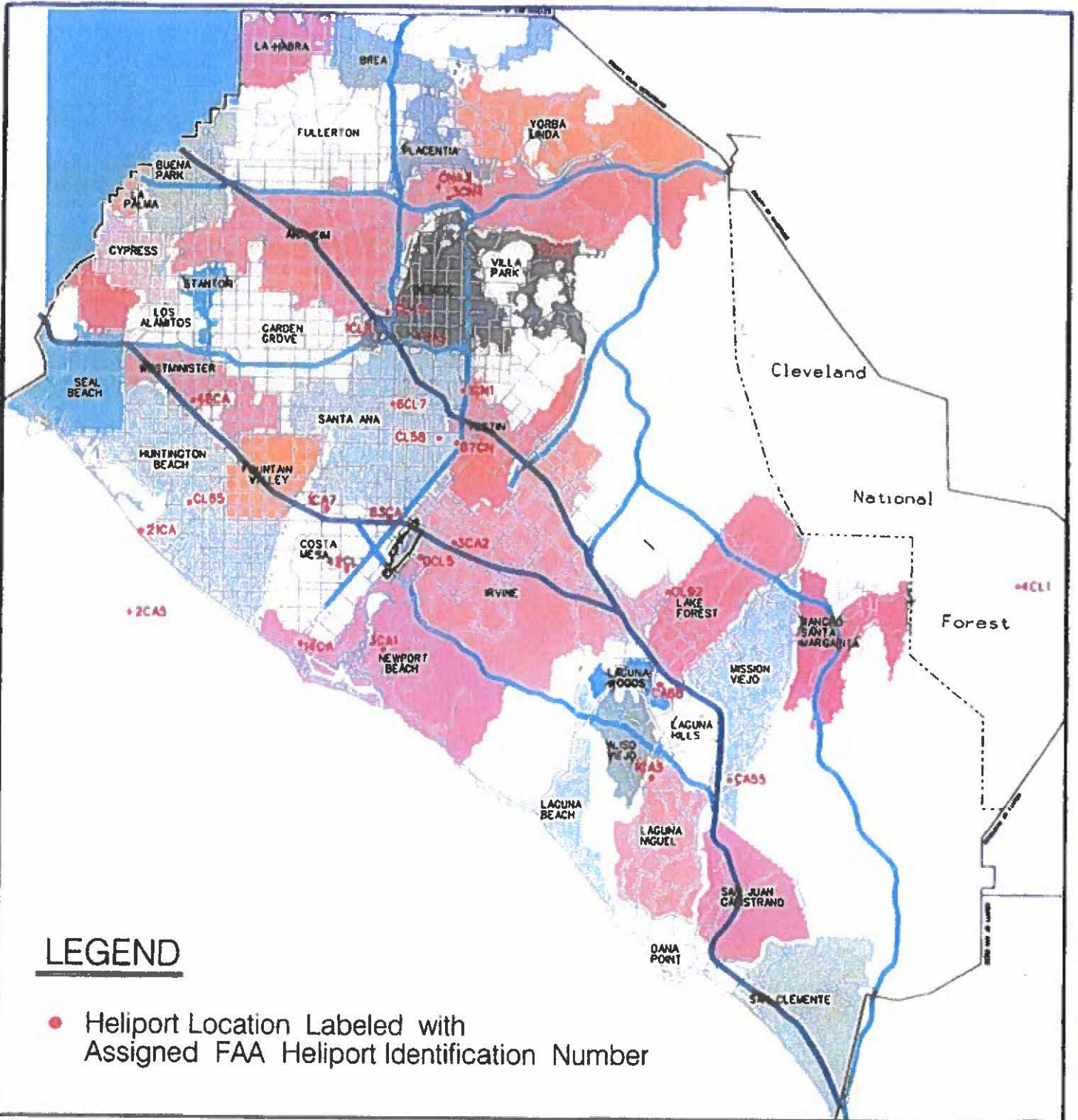




JWA Arrivals and Departures  
Wednesday, June 26, 2019



3175 Airway Ave.  
Costa Mesa, CA 92626



**LEGEND**

- Heliport Location Labeled with Assigned FAA Heliport Identification Number

# OC Heliports Location Map

Note: The list of Heliport locations is derived from the California DOT, Division of Aeronautics.  
 Visit: <http://www.dot.co.gov/hq/planning/aeronaut/htmlfile/heliport-list.html>

<b>CERTIFICATION</b> Adopted by the Airport Land Use Commission for Orange County <b>ATTACHMENT 12</b>	
Kari A. Rigoni, Executive Officer	Date

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**County of Orange HELIPORT/HELISTOP LIST**

HELIPORT - OFFICIAL NAME	ASSOCIATED CITY	FAA Identifie	Use Category	LAT Degrees		LONG Degrees		Elevati on
				Minutes	Seconds	Minutes	Seconds	
OXY USA INC HELIPORT	Huntington	21CA	Corporate	33 41	01.8N	118 01	54.4W	40
PLATFORM "EMMY" HELISTOP		2CA5	Oil Platform	33 39	44.369N	118 02	40.221W	342
FULLERTON MUNICIPAL HELIPORT #1 & #2	Fullerton		Corporate	33 52	17N	117 58	38W	222
LAGUNA NIGUEL HELIPORT	Laguna Niguel	1CA3	Federal	33 33	41.05N	117 42	55.21W	188
ANAHEIM CANYON TOWER HELIPORT	Anaheim	35CA	Corporate	33 51	35.73N	117 51	00.78W	454
COSTA MESA POLICE HELIPORT	Costa Mesa	42CL	Police	33 39	46.39N	117 54	14.19W	60
MISSION HOSPITAL HELIPORT	Mission Viejo	CA55	Hospital	33 33	38.88N	117 39	58.15W	460
LYON HELIPORT	Trabuco Canyon	4CL1	Private	33 36	45.6N	117 35	28.85W	898
HOAG MEMORIAL HOSPITAL HELIPORT	Newport Beach	14CA	Hospital	33 37	30.6N	117 55	50.8W	94
LOMA RIDGE COMMUNICATIONS CENTER	Silverado	57CA	Sheriff	33 45	55.92N	117 44	38.85W	1286
NORTH NET FIRE TRAINING CENTER HP	Anaheim	CL45	Police	33 47	42.16N	117 52	51.64W	145
SCE - HUNTINGTON BEACH HELIPORT	Westminster	48CA	Corporate	33 44	43.41N	118 00	00.77W	29
ORANGE COUNTY GLOBAL MEDICAL CENTER	Santa Ana	1CN1	Hospital	33 45	17.7N	117 49	57.9W	178
HUNTINGTON BEACH POLICE DEPARTMENT	Huntington Beach	CL65	Police	33 41	42.82N	118 00	05.83W	56
ROGERSON HELIPORT	Irvine		Corporate	33 41	36N	117 50	15.82W	79
SCE - SERRANO SUBSTATION HELIPORT	Orange	CL55	Corporate	33 49	42.5N	117 47	26.10W	697
SCE - SOUTHEASTERN DIVISION HELIPORT	Santa Ana	CL58	Corporate	33 43	50.61N	117 50	50.48W	97
UCI MEDICAL CENTER HELIPORT	Orange	1CL4	Hospital	33 47	18.85N	117 53	25.58W	140
SCE - SADDLEBACK SERVICE CENTER	Irvine	CL92	Corporate	33 39	18.95N	117 42	21.07W	391
THE ATRIUM HELIPORT	Irvine	0CL5	Corporate	33 40	13.54N	117 51	27.84W	46
L.A. TIMES-COSTA MESA HELIPORT	Costa Mesa	1CA7	Corporate	33 41	34.6N	117 55	00.85W	35
CHILDREN'S HOSPITAL OF ORANGE COUNTY	Orange	4CA5	Hospital	33 46	53.24N	117 51	55.30W	275
THE MET HELIPORT	Costa mesa	83CA	Corporate	33 41	18.57N	117 52	40.63W	204
ORANGE COUNTY SHERIFF'S DEPARTMENT	Santa Ana	6CL7	Sheriff	33 44	51.55N	117 52	38.57W	223
OAKLEY HELIPORT	Foothill Ranch		Corporate	33 40	12.34N	117 38	47.81W	
HONDA OF SANTA ANA HELIPORT	Santa Ana	87CN	Corporate	33 43	40.59N	117 50	08.85W	113
SADDLEBACK MEMORIAL CENTER HELIPORT	Laguna Hills	CA68	Hospital	33 36	30.67N	117 42	33.15W	398
KAISER PERMANENTE ANAHEIM MEDICAL	Anaheim	3CN4	Hospital	33 51	07.0N	117 50	43.14W	341
CHILDREN'S HOSPITAL OF ORANGE COUNTY	Orange	4CA5	Hospital	33 46	50.80N	117 51	54.13W	275
NEWPORT BEACH POLICE HELIPORT	Newport Beach	3CA1	Police	33 37	23.33N	117 52	48.82W	156
JAMBOREE CENTER HELIPORT	Irvine	3CA2	Corporate	33 40	40.43N	117 50	12.32W	77
CIVIC CENTER HELIPORT	Huntington Beach	75CA	Police	33 40	41.07N	118 00	01.41W	157
CENTERPORT HELIPORT	Costa Mesa	10CL	Corporate	33 40	18.09N	117 52	29.14W	83

MANCLARK AIRWAY HP	Costa Mesa	CA30	Corporate	33 40 30.1N	117 52 23.4W	77
ANAHEIM CONVENTION CENTER	Anaheim		Temporary	33 48 00.75N	117 55 24.31W	
BETA PLATFORM ELLEN HP		02CA	Oil Platform	33 34 57.7N	118 07 44.4W	122
BETA PLATFORM EUREKA HP		CL38	Oil Platform	33 35 00.18N	118 07 43.55W	123
UNION EVA HP		9CL8	Oil Platform	33 39 42.07N	118 03 43.2W	79

Source: <http://www.dot.ca.gov/hq/planning/aeronaut/htmlfile/heliport-list.html>  
**California DOT, Division of Aeronautics**

**Date: October, 2018**



# AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

August 5, 2019

Barry Curtis, Director  
Economic and Development Services  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92628-1200

**Subject: Mitigated Negative Declaration (MND) for Permanent Bridge Shelter Facility**

Dear Mr. Curtis:

Thank you for the opportunity to review the MND for the proposed Permanent Bridge Shelter Facility located at 3175 Airway Avenue, Costa Mesa, in the context of the Airport Land Use Commission's *Airport Environs Land Use Plan for John Wayne Airport (JWA AELUP)*. The proposed project would involve repurposing approximately half of the existing industrial building at 3175 Airway Avenue to be used as a shelter for individuals experiencing homelessness. The City is proposing 50 beds in the shelter, although the space has sufficient area to accommodate up to a maximum 100-bed shelter. The proposed project requires a zoning code amendment to allow emergency shelters to locate in the Industrial Park (MP) zone and the Planned Development Industrial (PDI) zone.

Please be aware that the proposed shelter facility is located within the 65 dBA CNEL noise contour for JWA. Noise-sensitive institutional uses such as schools, churches, hospitals, libraries, and other noise-sensitive uses may be inconsistent in this contour. All noise-sensitive uses are inconsistent in this area unless it can be shown conclusively that such units are sufficiently sound attenuated for present and projected noise exposures so as not to exceed an interior standard of 45 dB CNEL. Per the City of Costa Mesa Municipal Code, the proposed project is defined as an institutional use. Due to the close proximity of the proposed project to JWA, we recommend that the MND address safety and noise exposure concerns for the users and staff of the proposed shelter facility.

In addition, the proposed project location is located within Safety Zone 6 for JWA, which is the Traffic Pattern Zone. Uses that are limited within this safety zone include Children's schools, large daycare centers, hospitals, and nursing homes. Uses that should be avoided are outdoor stadiums and similar uses with very high intensities. There are no uses that are prohibited within this zone. The California Airport Land Use Planning Handbook (issued by the State of California Department of Transportation/ Division of

**ATTACHMENT 13**

Aeronautics, October 2011) defines these safety zones and describes what uses are allowed, prohibited and limited within these zones. Noise and overflight issues should be considered when developing within Safety Zone 6.

The proposed project is also located within the AELUP Notification Area for JWA and the FAR Part 77 Imaginary Surfaces for JWA. Because the proposed project is utilizing an existing building with no proposed exterior modification or increase of building height, filing FAA Form 7460-1 Notice of Proposed Construction or Alteration will not be required. In addition, the existing building height does not penetrate the FAR Part 77 Imaginary Surfaces for JWA. The obstruction imaginary surface would be penetrated at 200' Above Mean Sea Level (AMSL). The proposed project will maintain the existing building height of 65' AMSL.

A referral by the City to the ALUC may be required for this project due to the location of the proposal within a JWA AELUP Planning Area and due to the nature of the required City approvals (i.e., Zone Change) under PUC Section 21676(b). In this regard, please note that the Commission suggests such referrals be submitted to the ALUC for a determination, between the Local Agency's expected Planning Commission and City Council hearings. Since the ALUC meets on the third Thursday afternoon of each month, submittals must be received in the ALUC office by the first of the month to ensure sufficient time for review, analysis, and agendaing.

Thank you for the opportunity to comment on this initial study. Please contact me at (949) 252-5123 or via email at [lchoum@ocair.com](mailto:lchoum@ocair.com) if you need any additional details or information regarding the future referral of your project.

Sincerely,



Lea U. Choum  
Executive Officer



**CITY OF COSTA MESA**

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

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August 7, 2019

**RECEIVED**

**AUG 07 REC'D**

**AIRPORT LAND USE COMMISSION**

Ms. Lea Choum  
Executive Officer  
AIRPORT LAND USE COMMISSION FOR ORANGE COUNTY  
3160 Airway Avenue  
Costa Mesa, CA 92626

Email: Lea Choum, lchoum@ocair.com

**Re: Amendment to Permanent Bridge Shelter Project Application, Costa Mesa**

Dear Ms. Choum,

Thank you for the meeting with us on August 1, 2019. As discussed, the application package has been revised to provide the following additional information:

- Background history on the City's requirement to provide a shelter by the court mandated deadline
- Site selection process for the Bridge Shelter Project
- List of potential services provided at the shelter facility
- Exhibits showing the existing condition of the site and the proposed exterior changes
- Information on the daily operation of the shelter and number of people (staff and others) that would be using the facility during the day and evening
- Exhibits showing the surrounding buildings and their heights
- A detailed description of the proposed code amendment to conditionally allow shelters in MP zones

**1 Project Background**

Beginning in 2010, Costa Mesa City leadership introduced a course of action to address the needs and impacts of individuals experiencing homelessness in Costa Mesa. Since then, the City has established a Homeless Task Force, adopted a 9-Point Plan to address homelessness, and formed the Neighborhood Improvement Task Force (NITF), known today as the Network for Homeless Solutions (NHS). Despite the strong and collaborative efforts of the NHS, City staff and strategic community partners, people experiencing homelessness still remain in Costa Mesa and more needs to be done to address this issue. Additionally, in January 2018, the City was named in a lawsuit initiated by OC Catholic Worker and eight plaintiffs who had been encamped at

**ATTACHMENT 14**

the Santa Ana riverbed. Orange County, the City of Anaheim, the City of Costa Mesa and the City of Orange were named in the lawsuit challenging enforcement of unlawful camping ordinances. The lawsuit was filed in connection with Orange County's actions in clearing the riverbed of more than 400 homeless individuals who had established encampments. To enter into a settlement agreement Costa Mesa had to commit to the construction and operation of a new homeless shelter within the City's jurisdiction that accounted for 60% of its 2017 Point in Time Homeless Count which accounts for the need of a minimum of 62 beds.

Per the requirements of SB-2, Costa Mesa (along with all California cities) designated a zone where emergency shelters are permitted by right. In Costa Mesa, emergency shelters are permitted by right on properties zoned Planned Development Industrial (PDI), generally located north of the I-405 Freeway and west of Susan Street, and in the airport area, north of the SR-73 Freeway. At the time the City was responding to the federal lawsuit, there were a limited number of available properties within this zone. The City negotiated with several properties, including 3115 Red Hill Avenue, with no success.

On March 7, 2019, with a unanimous vote, the Costa Mesa City Council agreed to allocate \$6.925 million for the purchase of an industrial warehouse located at 3175 Airway Avenue to be converted to serve as a permanent bridge shelter for individuals experiencing homelessness in Costa Mesa.

To begin to shelter the City's homeless population in an expeditious manner, and to abide by the settlement agreement, the City of Costa Mesa officially opened a 50-bed temporary bridge shelter on a portion of the property located at 1885 Anaheim Avenue on April 5, 2019. The temporary bridge shelter expanded upon what was an already existing inclement weather shelter, but into a reservation-based, high-security temporary solution to offer shelter beds to those in need.

In order to allow establishment of the Bridge Shelter at 3175 Airway Avenue, the City is processing a Zoning Code Amendment to allow emergency shelters within the MG zone subject to approval of a conditional use permit (unless it is a City project). The Code Amendment will be considered with the project application and would be subject to adoption of an ordinance by the City Council. Currently, emergency shelters are permitted in Planned Development Industrial (PDI) zoned properties. A zoning map of the area is attached as Exhibit F.

## **2 Project Description**

The proposed project would repurpose, through interior tenant improvements, approximately 15,000 square feet of an existing industrial building located at 3175 Airway Avenue (approximately half of the building) for a Permanent Bridge



Shelter for individuals experiencing homelessness. The City is only required to provide 50 beds in the shelter (planned capacity) although the space has sufficient area to accommodate up to a maximum of 100 beds (potential build-out capacity). The shelter would be operated by City staff and expert shelter operator Mercy House, 24 hours a day and 365 days a year and provide wrap-around services including: client case management, support group programs, job skill training, medical services, Veteran services, County resource programs, etc. to individuals that are accommodated at the facility. Mercy House, a well-respected and qualified professional Shelter Operator would work in conjunction with existing City community outreach staff to operate the facility. During the daytime operation of the shelter, it is expected that approximately 10 City and Mercy House staff and up to half of the potential shelter guests would be present on site. The shelter guests will be shuttled to the facility for night time sleeping (boarding) which is mostly outside the airport's jet operating hours of 7 AM to 10 PM.

The shelter would be accessed through a reservation-based transportation system. Scheduled shuttle transportation to and from the shelter would be the means of transportation for ingress and egress of shelter guests. Up to three shuttle bus stop locations would be utilized throughout the City after consulting with City staff and the Shelter Operator. In the rare incidence that an individual leaves without transportation, they would risk losing their ability to stay at the shelter. Additionally, the proposed project would have year-round, on-site security at all times as well as daily, roaming patrol to deter illegal loitering, unwanted activity or trespassing within a half-mile radius of the property

The other half of the industrial building (approximately 15,000 square feet) could be leased to a tenant(s) by the City for industrial warehouse uses consistent with the existing purpose, zoning, and land use designation and compatible with the Bridge Shelter in terms of any potential nighttime noise.

The John Wayne Airport is located approximately 0.17 miles southeast of the project site. Because of the orientation of the airport runways, the project site is located outside of the 70 dBA CNEL airport noise contours (experiencing noise levels from 65 dBA up to 70 dBA CNEL in the project vicinity). These noise levels are within the City of Costa Mesa's conditionally acceptable land use compatibility threshold of 70 dBA CNEL for transient lodging land use developments. Based on the EPA Protective Noise Levels, the existing building envelope that includes concrete tilt-up walls and insulation and commercial grade windows would provide 25 dBA in exterior-to-interior noise reduction, which would meet the State's interior noise standard of 45 dBA CNEL for indoor sleeping areas (i.e., 70 dBA-25 dBA = 45 dBA). Therefore, implementation of

the project would not expose persons visiting or working in the project vicinity to excessive noise levels from airport activity, and no impact would occur.

### **3 Entitlements**

Zoning Code Amendment:

The City of Costa Mesa is proposing to undertake a Code Amendment to expand the area where an emergency shelter could potentially operate to include the City's second industrially-zoned area, the Industrial Park (MP) zone. To accomplish this, the City would undertake the following actions:

- a) Modify the Citywide Land Use Matrix in Chapter IV of the Costa Mesa Municipal Code (CMMC) to allow emergency shelters to be located in the MP zone of the City. The MP zone is "intended for large, concentrated industrial areas where the aim of development is to create a spacious environment in a park-like setting." A CUP will be required prior to operation of an emergency shelter in the MP zone. Emergency shelters located on land owned, controlled, and/or operated by the City will be a Permitted (P) use in the MP zone and the provisions of Section 13-200.79, subsections (1), (2), (4), (8) and (10) of the CMMC will not be applicable to a shelter on land owned, controlled, and/or operated by the City in the MP and PDI zones.
- b) Revise Zoning Code, Chapter IX, Special Land Use Regulations, Article 18. Emergency Shelters, Section 13-200.79 to:
  - a. Make minor revisions to four existing standards to clarify intent, and
  - b. Bifurcate existing standard (9) and thus, create a new standard (10) which requires that a one-half-mile radius area around a shelter shall be patrolled by the shelter operator to ensure that shelter clients and any individuals denied access at the shelter are not congregating in the area around the shelter site.

### **4 Location of the Project (See Area Map and Site Plan)**

The 1.3-acre or 58,327-square-foot project site is located at 3175 Airway Avenue in Costa Mesa. The project site consists of an existing 29,816-square-foot office/industrial building and associated parking lot. The project site comprises a single parcel, Assessor's Parcel Number (APN) 427-091-12. No new buildings or changes to the building envelope are proposed.

### **5 Existing and Proposed General Plan and Zoning Designations**

The project site is zoned MP (Industrial Park); no change in the zoning is proposed. The General Plan designation is Industrial Park. Industrial parks are characterized by large parcels and landscaped setbacks that create a campus-like environment. Development within this land use designation consists of 1- and 2-story buildings. Additional height may be permitted when proposed uses would be compatible with adjacent development and provided uses are

consistent with other constraints, such as height limits and use restrictions within the John Wayne Airport influence area. Combinations of residential, institutional, and commercial uses may be allowed through the Planned Development process.

Per the requirements of SB 2 (2007), the City of Costa Mesa designated the PDI – Planned Development Industrial zone, one of its two industrial zones, to allow emergency shelters by right. Land zoned PDI is located along Red Hill Avenue in close proximity to the project site amongst properties zoned MP. However, during the City’s search to identify a site for a shelter under the terms of the Catholic Worker federal lawsuit, no sites were available in the PDI zone. Accordingly, through this project the City is proposing to expand the area where an emergency shelter could be located on a limited basis and subject to a conditional use permit. The expanded area is the City’s other industrial zone, the MP zone, which is located amongst the PDI zone. A comprehensive list of the sites that were considered is included as Exhibit G.

It should be noted that a shelter is defined in the CMMC as an institutional use; not a residential use.

## **6 Existing and Proposed Uses**

The existing industrial building was constructed in 1973. The interior of the 29,816-square-foot building consists of two separate office areas totaling 5,510 square feet (one is a 2-story office with a lobby), reception areas, private offices, storage areas, a break room, and restrooms; and a 24-foot-high, 24,306-square-foot warehouse area with two ground-level loading doors and three dock-high loading doors.

The proposed project would repurpose approximately half of the existing industrial building for a Permanent Bridge Shelter Facility serving individuals experiencing homelessness. The other half of the industrial building could be leased to a tenant(s) by the City for industrial warehouse use consistent with the existing purpose, zoning, and land use designation. Proposed uses will be a shelter operating 24 hours a day, seven days a week, and 365 days per year. The shelter will accommodate indoor, overnight sleeping for up to 50 homeless individuals per evening with the potential to expand should future conditions warrant this.

## **7 Review Schedule (planned)**

- Planning Commission - August 12, 2019
- City Council - September 3, 2019

## **8 CNEL Contour**

John Wayne Airport is located approximately 0.17 mile southeast of the project.

Because of the orientation of the airport runways, the project site is located outside of the 70 A-weighted decibel (dBA) Community Noise Equivalent Level (CNEL) airport noise contours (experiencing noise levels from 65 dBA up to 70 dBA CNEL in the project vicinity). These noise levels are within the City of Costa Mesa's conditionally acceptable land use compatibility threshold of 70 dBA CNEL for transient lodging land use developments. Based on EPA Protective Noise Levels, the existing building would provide 25 dBA in exterior-to-interior noise reduction, which would meet the State's interior noise standard of 45 dBA CNEL for indoor sleeping areas (e.g., 70 dBA-25 dBA = 45 dBA).

## **9 Runway Protection Zone (RPZ)**

The proposed project would repurpose approximately half of the existing industrial building at 3175 Airway Avenue (approximately 14,816 square feet) for a Permanent Bridge Shelter for individuals experiencing homelessness. The site is located in Zone 6 (Traffic Pattern Zone) of the John Wayne Airport Safety Reference Map with low likelihood of accident occurrence that allows residential uses and nonresidential uses with the exception of outdoor stadiums and similar uses with very high intensities. The proposed use would operate similar to a higher density transient occupancy use and the maximum number of beds would be 100 at maximum occupancy, which is allowed in Zone 6 (Exhibit H).

## **10 Height Restriction Zone**

The proposed use requires repurposing an existing tilt-up concrete building with no exterior modification or increase of the building height. Therefore, a 7460-1 Determination from the FAA is not applicable.

## **11 Applicable Sections of the CEQA documentation**

IS/MND Mitigation Monitoring Program; Measures BIO-1, CUL-1, GEO-1, and HAZ-1.

## **12 Additional Documentation Required**

Coordinates: Longitude 33°40'47.5"N; Latitude: 117°52'15.5"W

Existing Height of Structures: 27 FT

Elevation of Project Site Horizontal Datum: Site Elevation 40 FT; Structure Height (AGL) 27 FT; 67 FT above mean sea level (AMSL)

Local Agency Maximum Building Height for project area: 30 FT AGL

Structural Heights within 1000 feet: Structures in this vicinity in the City of Costa Mesa meet the maximum height requirement of 70 feet (AMSL); taller structures that are 73 and 74 feet (AMSL) are located within the airport area. Refer to

Exhibit E for height measurements of adjacent buildings.

**13 Exhibits**

- A Site Layout Plan
- B Site Photos
- C Area Map
- D John Wayne Airport Safety Zone 6 Map
- E Surrounding Building Heights
- F Area Zoning Map
- G Site Study - List and Location of Potential Sites
- H IS/MND Mitigation Monitoring Program: BIO-1, CUL-1, GEO-1, and HAZ-1. (IS/MND under separate cover)

If you have any comments or questions, please contact Minoo Ashabi at (714) 754-5610.

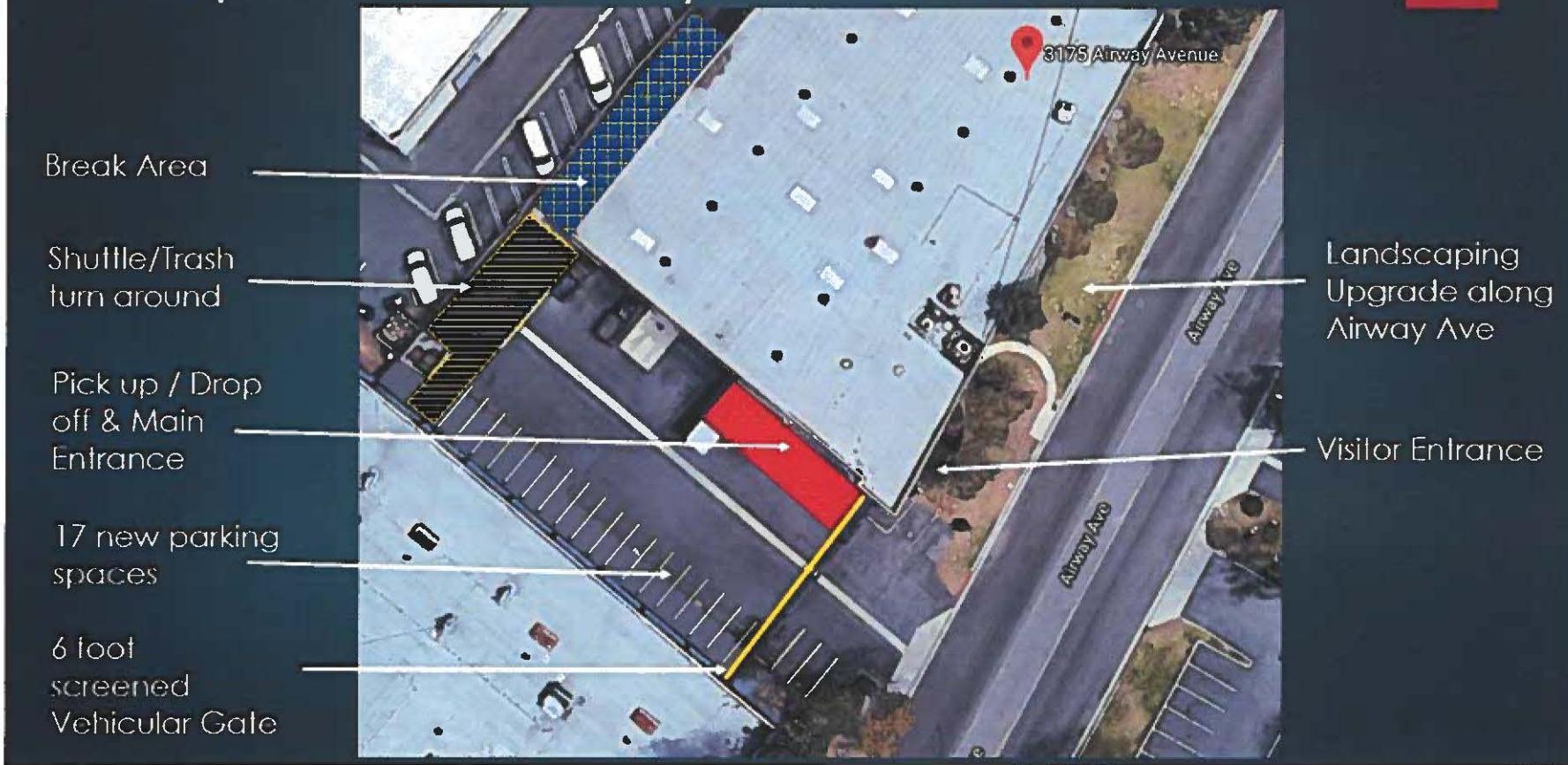
Sincerely,



BARRY CURTIS, AICP

Director of Economic and Development Services

# Proposed Site Layout Plan



Source:

**FIRSTCARBON**  
SOLUTIONS™

00800031 • 04/2019 | 6\_site\_plan.cdr

Site Plan

CITY OF COSTA MESA  
PERMANENT BRIDGE SHELTER FACILITY  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

**3175 Airway Avenue**

**Existing Conditions**





Source: ESRI Aerial Imagery.

FIRSTCARBON SOLUTIONS™



Local Vicinity Map  
Aerial Base



**Nature of Risk**

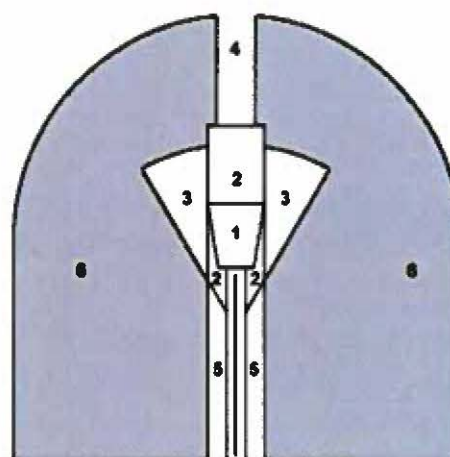
- Normal Maneuvers
  - Aircraft within a regular traffic pattern and pattern entry routes
- Altitude
  - Ranging from 1,000 to 1,500 feet above runway
- Common Accident Types
  - Arrival: Pattern accidents in proximity of airport
  - Departure: Emergency landings
- Risk Level
  - Low
  - Percentage of near-runway accidents in this zone: 18% - 29% (percentage is high because of large area encompassed)



IN TRAFFIC PATTERN

**Basic Compatibility Policies**

- Normally Allow
  - Residential uses (however, noise and overflight impacts should be considered where ambient noise levels are low)
- Limit
  - Children's schools, large day care centers, hospitals, and nursing homes
  - Processing and storage of bulk quantities of highly hazardous materials
- Avoid
  - Outdoor stadiums and similar uses with very high intensities
- Prohibit
  - None



Refer to Chapter 3 for dimensions.

	Maximum Residential Densities	Maximum Nonresidential Intensities	Maximum Single Acre
	Average number of dwelling units per gross acre	Average number of people per gross acre	4x the Average number of people per gross acre
Rural	No Limit – See Note A	150 – 200	600 – 800
Suburban	No Limit – See Note A	200 – 300	800 – 1,200
Urban	No Limit – See Note A	No Limit – See Note B	No Limit – See Note B
Dense Urban	No Limit – See Note A	No Limit – See Note B	No Limit – See Note B

Note A: Noise and overflight should be considered.

Note B: Large stadiums and similar uses should be avoided.

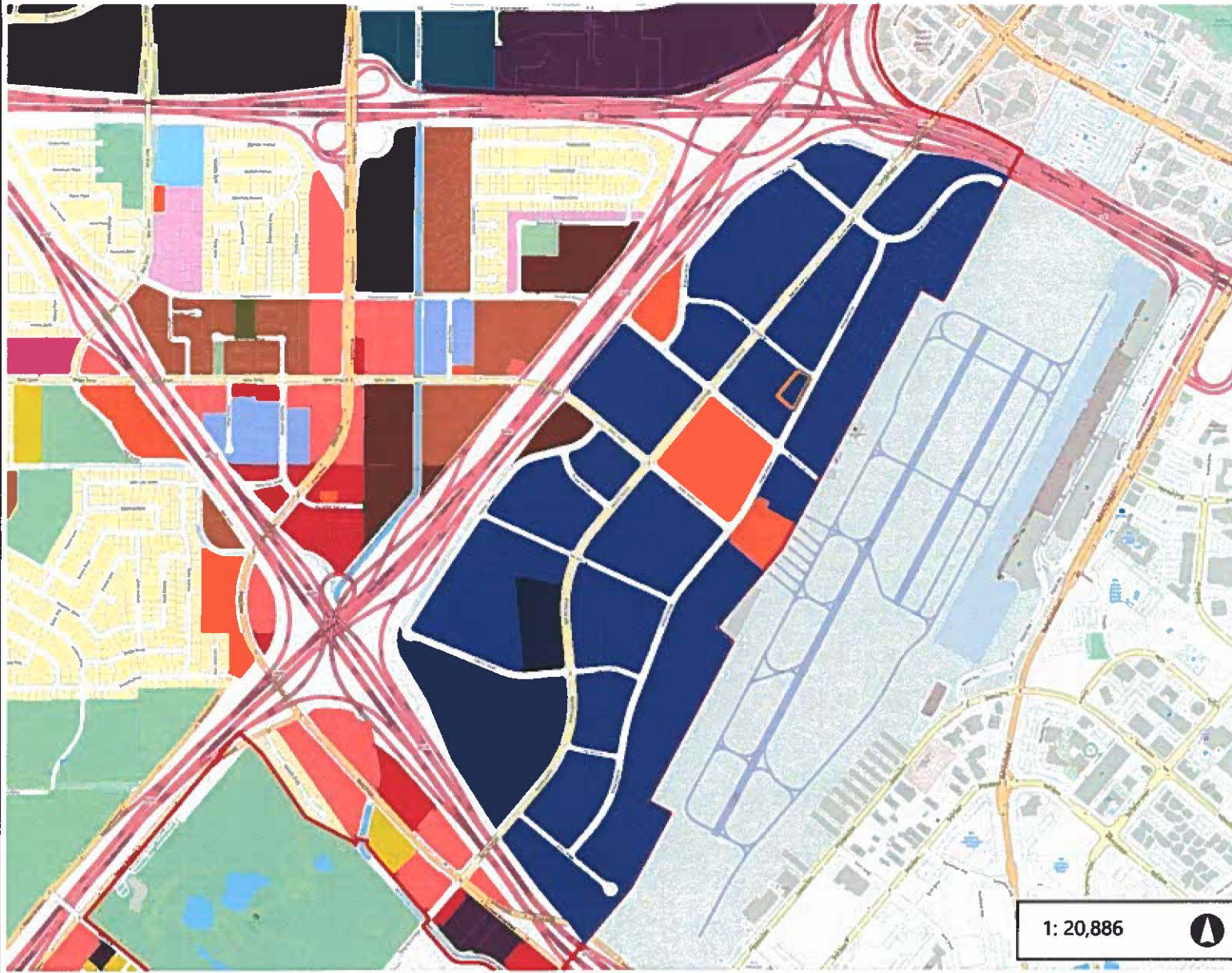
FIGURE 4G

**Safety Zone 6 – Traffic Pattern Zone**


Exhibit E - 3175 Airway Avenue

















Note: the noted height dimensions are compiled from Google Earth and relative to adjacent grade.



**Legend**

 Costa Mesa

**Zoning**

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

1: 20,886 



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City of Costa Mesa

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

**Notes**

EXHIBIT

City of Costa Mesa - Site Study for Homeless Emergency Shelter

#	STATUS	OWNERSHIP	ACTION	NOTES	ADDRESS	CITY	GP DESIGNATION	ZONE CODE	SALES PRICE	SF ROOMS	SF	CURRENT USE	NAME OF USE	OWNER	CONTACT INFO	AGENT	PHONE	
1	HIGH	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NOTIFIED AGENT PROPERTY WILL BE CONSIDERED BY THE CITY	Existing nonconforming use. Reuse structures or build new. Rezone to PD1	1781 Morrova	Costa Mesa	LTIND	MG	\$3,150,000			Non-conforming SFR in Industrial Zone		Juan E Hadden 1777 Morrova Ave Costa Mesa, CA 92627		Steve Eberle	949-251-6566	
2	MEDIUM	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	OWNER WELCOMES AN OFFER. NOTIFIED OWNER THE CITY WOULD CONSIDER PURCHASING HIS PROPERTY	High Construction Costa Vacant Lot. Requires Code Amendment to allow emergency shelters in commercial zones with a CUP	Vacant Lot next to Car Wash site at 2750 Bristol	Costa Mesa	GENCOM	C1	Not Listed			Vacant Site	Next to Carwash Spot on Bristol	Giacomio & Yolanda Zanchi	5801 Grimsby Dr Huntington Beach, CA 92649 (562) 691-7401	Faazla Theofanis	714-377-9280	
3	LOWER	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	OWNER WOULD CONSIDER SELLING BUT IT MAY BE AN UNREALISTIC PRICE	Challenge to convert a motel to an emergency shelter operation. Requires Code Amendment to allow emergency shelters in commercial zones with a CUP	2656 NEWPORT BLVD	Costa Mesa	COMRES	C1	Not Listed	33		Motel	Star Inn	NANCY - PART OWNER	949-660-7180			
4	HIGH	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	LETTER OF INTENT EXECUTED. APPROVE PURCHASE AGREEMENT DUE DILIGENCE	Rezone to PD1. Site and building area are suitable for shelter layout. Minor improvements.	1040 West 17th Street	Costa Mesa	LTIND	MG	\$3,999,999	12,312	\$324.89	Warehouse / Counseling for Substance Abuse Office	Safe Harbor Treatment Center (illegal sublease to another sober living company out of San Diego)	Sans Investments LLC	305 62nd St Newport Beach	Chris Maddy - Sales Contact	949-698-1308	
5	MEDIUM	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	OWNER WANTS TO SELL AND LEASEBACK 3,000 SF UNTIL 9/19 PERHAPS FLEXIBLE WITH TIMING	Rezone to PD1. Easy to convert. In the middle of redeveloping. Wasteful. Potential cleanup issues.	1626 Onuma	Costa Mesa	LTIND	MG	\$2,988,000	7,772	\$364.46	Industrial	SS Metal Fabricators	SS Metal Fabricators		949-631-4272	John Cassford (Agent) As for offering Memo - Existing Tenant?	949-930-6292
6	MEDIUM	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	OWNER NEGOTIATING SALE WITH ANOTHER BUYER. AGENT REQUESTED BACKUP UP OFFER	Condo site in Airport Industrial Area. Condo property with an Association. Rezone to PD1	270 E Barer St	Costa Mesa	INDPK	MP	\$3,120,480	6,304	\$495.00	Office	Multiple Tenants	Baker Recruit GP		Phil Conan	949-727-1200	
7	MEDIUM	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	OWNER: 223 VIRGINIA PL, COSTA MESA. STOPPED BY BUT OWNER NOT HOME.	Major Construction Effort, Not Listed. Requires Code Amendment to allow emergency shelters in R3 zones with a CUP	2929 Charlie Street	Costa Mesa	HDR	R3	Not Listed			Vacant Site	NA	Dorothy Bayles				
8	MEDIUM	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	Owner making address re. 1041 W 18th St #4206, CM. Stopped by city official closed	OCHCA is the current tenant. Rezone to PD1	3115 Redhill Ave	Costa Mesa	LTIND	MP		12,144		Health Care Office	OC Health Care Agency	Blackmon Invest, LLC				
9	MEDIUM	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	OWNER OF 1540 LAS VEGAS OWNER OF 842 JSN INVESTMENT, LLC AT 21212 SPURNEY LANE, CM	Dispersed solution that provide some number of total beds in two separate locations. Rezone to PD1.	1540 Superior Ave / 842 Baker (Two small distributed sites.)	Costa Mesa	LTIND	MG				No Use	NA	Shelly R Benedict Living Trust				
10	MEDIUM	PARTNERSHIP ONLY	MAINTAIN PARTNERSHIP POTENTIAL OPTION	Church use. Proximity to Residential. Requires Code Amendment to allow emergency shelters in I&R zones associated with a church with a CUP	1885 Anahem Ave	Costa Mesa	HDR	I & R	Not Listed			Church	Lighthouse Church	Lighthouse Church	lhdanmes@me.com	Ludan Mesa	949-677-2773	
11	LOWER	CITY OWNED	TEMP OPTION	Proximity to City Hall. Proximity to Park	77 Fair Drive	Costa Mesa	PUBLICIN/STI	I & R	Not Listed								City of Costa Mesa	
12	LOWER	CITY OWNED	TEMP OPTION	Proximity to Park	567 W 18th Street	Costa Mesa	HDR	R2+H				Police / Code Enforcement					City of Costa Mesa	
13	LOWER	CITY OWNED	TEMP OPTION	Corp Yard. Proximity to Residential	2310 Placenta	Costa Mesa	PUBLICIN/STI	I & R										
14	LOWER	PARTNERSHIP ONLY	MAINTAIN PARTNERSHIP POTENTIAL OPTION	Residential zoning. State Regulated Residential. Law Suit	1110 Victoria St	Costa Mesa	HDR	R3								Nancy Clark		
15	LOWER	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	ACTION. LOOK INTO IT AGAIN. PROPERTY IN A COMMERCIAL ZONE	Requires Code Amendment to allow emergency shelters in commercial zones with a CUP	777 W 19th Street	Costa Mesa	GENCOM	C1	\$6,000,000	11,316	\$530.22	Multiple Tenants	Commercial Strps	Nic DeAngelo	714-334-8640	Peter Hauser, Sales Contact	949-430-0687	
16	LOWER	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION. SITE NOT LISTED. CUMBERSOME ENTITLEMENT PROCESS	Requires Code Amendment to allow emergency shelters in commercial zones with a CUP	1507 South Coast Drive	Costa Mesa	GENCOM	CL				Restaurant	Hooters	DMP South Coast LLC				
17	LOWER	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION. SITE NOT LISTED. CUMBERSOME ENTITLEMENT PROCESS	Church use. Requires Code Amendment to allow emergency shelters in I&R zones associated with a church with a CUP	271 Avocado St	Costa Mesa	PUBLICIN/STI	I & R	Not Listed	15,808		Church	7th Day Adventists	7th Day Adventists			(951) 509-2200	
18	LOWER	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION. SITE NOT LISTED. CUMBERSOME ENTITLEMENT PROCESS	Church use. Requires Code Amendment to allow emergency shelters in I&R zones associated with a church with a CUP	287 W Wilson Street	Costa Mesa	PUBLICIN/STI	I & R				Church	Church of Christ	Pioneer Christian Schools				
19	LOWER	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION. SITE NOT LISTED. CUMBERSOME ENTITLEMENT PROCESS	Requires Code Amendment to allow emergency shelters in commercial zones with a CUP	1545 Newport Blvd	Costa Mesa	GENCOM	C2				Medical Office	Joshua House	Van Aulsebrook Howard Cragin				
20	LOWER	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	ACTION. LOOK INTO IT AGAIN AS WE NEED AN EXAMPLE OF COMMERCIAL ZONE	Requires Code Amendment to allow emergency shelters in commercial zones with a CUP	2801 Bristol Street	Costa Mesa	GENCOM	CL				Admin Office	Windward Recovery	Headway Properties LLC				
21	LOWER	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION. SITE NOT LISTED. CUMBERSOME ENTITLEMENT PROCESS	Challenge to convert a motel to an emergency shelter operation. Requires Code Amendment to allow emergency shelters in commercial zones with a CUP	450 Victoria Street	Costa Mesa	GENCOM	C2	Not Listed	19		Motel	Tahiti Inn	Feng An Chow	949-548-2129			
22	LOWER	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION. SITE NOT LISTED. CUMBERSOME ENTITLEMENT PROCESS	Challenge to convert a motel to an emergency shelter operation. Requires Code Amendment to allow emergency shelters with a CUP	2250 NEWPORT BLVD	Costa Mesa	COMRES	R2+H	Not Listed	42		Motel	Albada Motel	PUNG, LON-YEUN (Lison)	brunlazu@hotmail.com		949-351-3688	

City of Costa Mesa - Site Study for Homeless Emergency Shelter

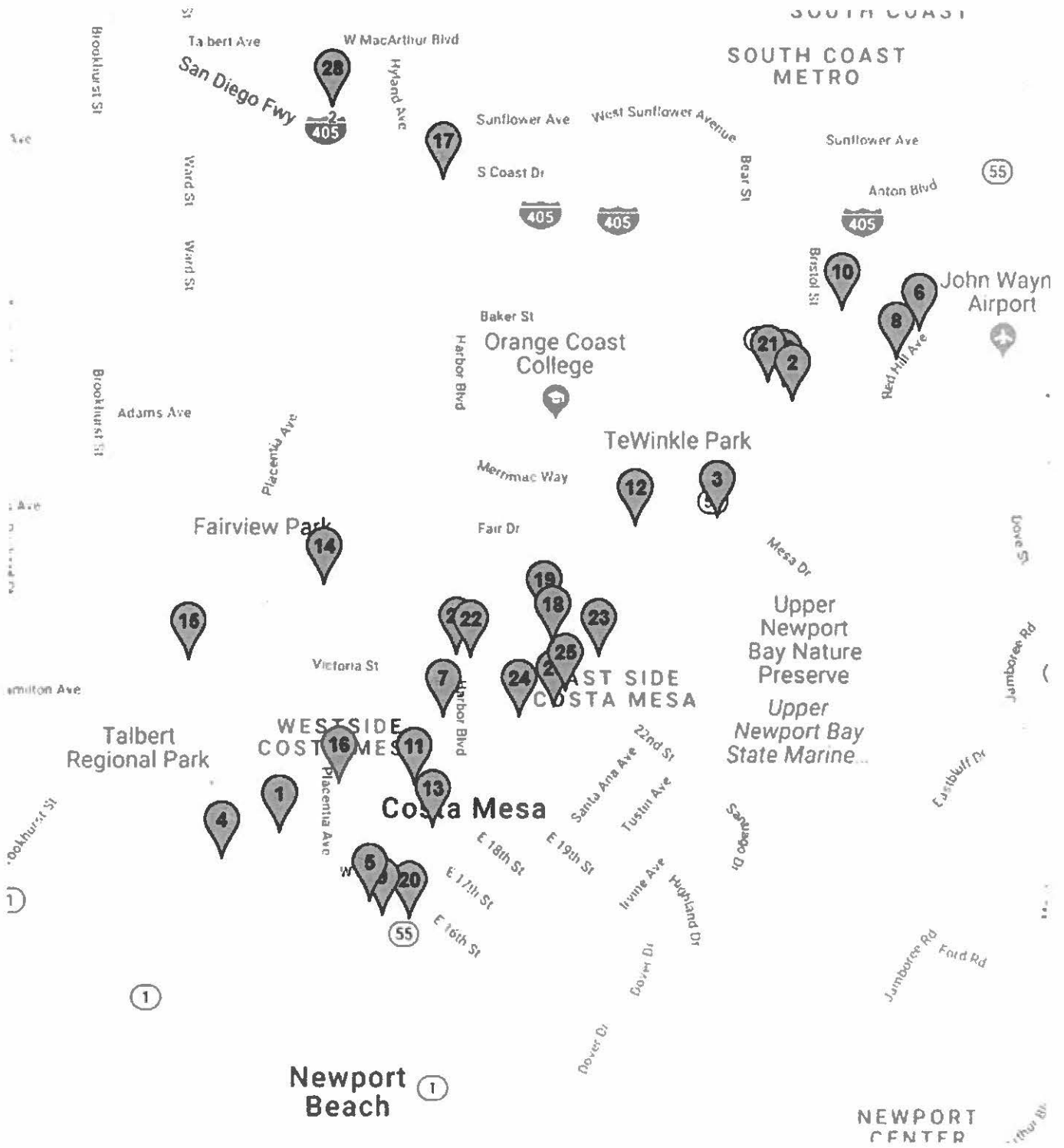
#	STATUS	OWNERSHIP	ACTION	NOTES	ADDRESS	CITY	GP DESIGNATION	ZONE CODE	SALES PRICE	SF ROOMS	1-SF	CURRENT USE	NAME OF USE	OWNER	CONTACT INFO	AGENT	PHONE
23	LOWER	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION: SITE NOT LISTED. CUMBERSOME ENTITLEMENT PROCESS	Challenge to convert a motel to an emergency shelter operation. Requires Code Amendment to allow emergency shelters in commercial zones with a CUP.	325 W Bay Street	Costa Mesa	GENCOM	C2	Not Listed	30		Motel	Cozy Inn	HSU PI-THU	949-850-8666		
24	LOWER	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION: SITE NOT LISTED. CUMBERSOME ENTITLEMENT PROCESS	Challenge to convert a motel to an emergency shelter operation. Requires Code Amendment to allow emergency shelters in commercial zones with a CUP.	2154 NEWPORT BLVD	Costa Mesa	COMRES	C1	Not Listed	16		Motel	Newport Beach Inn	Balounai Patel	313-386-1286		
25	LOWER	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION: SITE NOT LISTED. CUMBERSOME ENTITLEMENT PROCESS	Challenge to convert a motel to an emergency shelter operation. Requires Code Amendment to allow emergency shelters in commercial zones with a CUP.	2100 NEWPORT BLVD	Costa Mesa	COMRES	C1	Not Listed	31		Motel	Days Inn	PATEL, AMRATLAL (Mika)	323-646-2018		
26	LOWER	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION: NOT FOR SALE. CUMBERSOME ENTITLEMENT PROCESS	Requires Code Amendment to allow emergency shelters in commercial zones with a CUP.	2165 Harbor Blvd	Costa Mesa	GENCOM	C2	Not For Sale					Muramir (Sober Living could assist the homeless but only a portion)			
27	LOWER	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	INSPECTED PROPERTY AND NOTIFIED AGENT PROPERTY WILL BE CONSIDERED BY THE CITY	IN SB-2 Zone and For Sale. In the Measure X area. Condo property with an Association and CC&R's that may preclude use as a shelter.	3505 Cadillac Ave Building D 103-203, 104-204	Costa Mesa	INDPK	POI	\$4,150,000	9,780	\$424.34	Multiple Tenants	Multi-Tenant Industrial Use	Project Independence	(Owner Occupant)	Brian Garbutt	949-727-1200
28	LOWER	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NOT LISTED. LETTER LEFT AT OWNERS HOME. MSG LFT AT 310 739 2022	Vacant site. High Construction Costs. Requires Code Amendment to allow emergency shelters in commercial zones with a CUP.	3750 Bristol	Costa Mesa	GENCOM	C1	Not Listed			Vacant Site					
29	LOWER	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	INSPECTED PROPERTY AND NOTIFIED AGENT PROPERTY WILL BE CONSIDERED BY THE CITY	IN SB-2 Zone and For Sale. In the Measure X area. Condo property with an Association and CC&R's that may preclude use as a shelter.	3505 Cadillac Ave Building N, Suite 4	Costa Mesa	INDPK	POI	\$2,568,000	6,805	\$380.30	Multiple Tenants	Multi-Tenant Industrial Use				
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION: CUMBERSOME ENTITLEMENT PROCESS IN ANOTHER CITY. PARTNERSHIP WITH NEWPORT BEACH WOULD BE REQUIRED	In Newport Beach	1820 Montrose	Newport Beach											
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	Deedman said owner not interested in selling. Many people have approached her	Not for sale	3597 Harbor Blvd	Costa Mesa	INDPK	CL		2,157		Motel	Ana Mesa Inn	Cal-Western Harbor & McCarthur Dev Partners			
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION: SITE NOT LISTED. CUMBERSOME ENTITLEMENT PROCESS	Large Construction Costs. Substantial Demolition. Split GPA zoning. Requires Code Amendment to allow emergency shelters in commercial zones with a CUP.	126 E 16th Street	Costa Mesa	LTIND/GENCOM	MG/C1				Warehouse / Counseling for Substance Abuse Office	Zen Recovery Path	126 Properties LLC			
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION: SITE IS NO LONGER FOR SALE	Not for Sale	1721 Whittier Ave	Costa Mesa	LTIND	MG	\$3,750,000	10,000	\$375.00	Multiple Tenants	Warehouse/Office	Re: Prince Properties, LLC			
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION: SITE IS NOT LISTED. CONDO	Site Not Listed. Multi-tenant Condo Ownership with an Association. Reasons to PDI	3186 Pullman Street	Costa Mesa	INDPK	MP				Multiple Tenants	Commercial and Office	Sierra Nevada Invest Group LLC			
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION: SITE NOT LISTED. CUMBERSOME ENTITLEMENT PROCESS	Existing Business Doing Well. Requires Code Amendment to allow emergency shelters in commercial zones with a CUP.	2125 Harbor Blvd	Costa Mesa	GENCOM	C1	Not Listed	5,157		Auto Supply	The Hub	Darryl Web	562-422-1201		
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION: SITE NOT SUITABLE FOR USE	For Sale. Large Tenant Improvements. Requires Code Amendment to allow emergency shelters in commercial zones with a CUP.	2148 Newport Blvd	Costa Mesa	COMRES	C1	\$3,350,000	5,982	\$560.01	Multiple Tenants	Commercial Strip	Paul A Hill Jr	251 Flower Street, Costa Mesa CA	Chris White. Site Contact from Centennial Realty Brokerage	562-269-1844
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION: SITE NOT SUITABLE FOR USE	Insufficient space	653-657 West 19th Street	Costa Mesa	GENCOM	C1	\$2,650,000	8,300	\$319.28	Multiple Tenants	Commercial Building	Damon Donna	3255 Montrose Ave, La Crescenta CA	Denny Pender. Sales Contact	949-331-2077
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION: SITE NOT SUITABLE FOR USE	Site not suitable	380-384 Clinton St	Costa Mesa	LTIND	MP	\$3,795,000	10,861	\$349.42	Industrial Office/Warehouse		Knowledge Communities Inc	Agent: Nick Spatafore 949 725 8657	Agent: Dave Desper 949 725 8504	
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION: SITE NOT LISTED. CUMBERSOME ENTITLEMENT PROCESS	Requires Code Amendment to allow emergency shelters in commercial zones with a CUP.	2544 NEWPORT BLVD	Costa Mesa	COMRES	C1	Not Listed			Motel	Regency	NEW MILESTONE INC	714-646-1377	Peggy	949-850-2988
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION: CUMBERSOME ENTITLEMENT PROCESS	Requires Code Amendment to allow emergency shelters in commercial zones with a CUP.	2115 Newport Blvd	Costa Mesa	GENCOM	C2	Not Listed			Church	The Crossing	Crossing Church	san@wearetrails.com	Ian Stevenson	949-422-5331
	NO	CITY PROPERTY			Westside Substation	Costa Mesa	HDR	RZ-HD				Police / Code Enforcement		City of Costa Mesa			
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NOT INTERESTED IN SELLING	Requires Code Amendment to allow emergency shelters in commercial zones with a CUP.	1967 NEWPORT BLVD	Costa Mesa	GENCOM	C2	Not Listed	44		Motel	Sandpaper Motel	MIKE LIN	mikelin@yaboo.com		949-394-3811

City of Costa Mesa - Site Study for Homeless Emergency Shelter

#	STATUS	OWNER/SHIP	ACTION	NOTES	ADDRESS	CITY	GP DESIGNATION	ZONE CODE	SALES PRICE	SF ROOMS	\$/SF	CURRENT USE	NAME OF USE	OWNER	CONTACT INFO	AGENT	PHONE
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION SITE PLANNING ISSUES	Requires Code Amendment to allow emergency shelters in commercial zones with a CUP	1906 Pomona Ave	Costa Mesa	GENCOM	C1	\$3,438,400	9,824	\$350.00			Reg Investments LLC		Agent Ian DeVries 949-724-5509	
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION SITE NOT SUITABLE FOR USE, IN ESCROW	In Escrow	501 West 19th Street	Costa Mesa	GENCOM	C1	4,200,000 (ESCROW)	8,872		Offices	Planned Parenthood and Melody Women's health	Nineteenth St Partnership		Jim Hawkins, Sales Contact	714-564-7128
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION SITE NOT LISTED	Don't want to sell	2128 Harbor Blvd	Costa Mesa	GENCOM	C1	Not Listed	5,102		Thrift Shop	Salvation Army on Harbor Blvd	Salvation Army	703-684-5500		
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NOT FOR SALE ANY LONGER	Not for sale	3190-F Airport Loop Drive	Costa Mesa	LTIND	MP	\$3,789,473	8,000	\$473.68	Office with small warehouse		Hoyle Properties LLC		Joe Winkelmann	949-724-5704
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	IN ESCROW MIKE 949-242-1706 AGENT (100% LEASED)	Rezone to PDI. Easy to convert. In middle of redeveloping Westside. Potential cleanup issues	1634 Otms Way	Costa Mesa	LTIND	MG	\$3,112,000	8,870	\$358.94	Automotive		Stephens-Allen Partnership	949-548-7144, 1987 Rosemary Place Costa Mesa CA	Mike Barrero, (Agent) Existing tenant out by Mar 2018?	949-242-1706
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION SITE TOO LARGE, NOT LISTED	Rezone to PDI. Site not listed. Large office use	3080 Airway	Costa Mesa	INDPARK	MP		72,000		Office Use		CH Realty VIII of I OC Airway Ave		Leasing Agent	
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION SITE UNSUITABLE FOR USE, CUMBERSOME ENTITLEMENT PROCESS	Site not suitable. Requires Code Amendment to allow emergency shelters in commercial zones with a CUP	2220 Fairview Road	Costa Mesa	GENCOM	C2	Not Listed	19,500		Consignment Shop	Assistance League of Newport Mesa	Assistance League of Newport Mesa			
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION OFFERED FOR PRICE, COST PROHIBITIVE, CUMBERSOME ENTITLEMENT PROCESS	Challenge to convert a motel to an emergency shelter operation. Requires Code Amendment to allow emergency shelters in commercial zones with a CUP	2205-2215 Harbor Blvd		GENCOM	C1				Motel	New Harbor inn				
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION NO INTEREST IN SELLING (RECENTLY SOLD)	New owner. Sober Living. Regulated by the state	2550 Newport Blvd	Costa Mesa	COMRES	C1	Not Listed	22		Bungalow Site	The Cottages Sovereign Health	Robert S Tina Burns			
	NO	ACQUIRE EITHER DIRECTLY OR IN PARTNERSHIP WITH NON-PROFIT	NO ACTION SITE NOT LISTED, CUMBERSOME ENTITLEMENT PROCESS	Requires Code Amendment to allow emergency shelters in commercial zones with a CUP	440 Fair Dr	Costa Mesa	NCOM	C1				Multiple Commercial Tenants (Lease Only)	Multiple Tenants				

# City of Costa Mesa

## Site Study for Bridge Shelter



Property #	Address	City
1	1781 Monrovia	Costa Mesa
2	2750 Bristol	Costa Mesa
3	2656 Newport Blvd	Costa Mesa
4	1040 W. 17th Street	Costa Mesa
5	1626 Ohms	Costa Mesa
6	270 E. Baker St	Costa Mesa
7	2029 Charle St	Costa Mesa
8	3115 Redhill Ave	Costa Mesa
9	1540 Superior Ave	Costa Mesa
9	642 Baker	Costa Mesa
10	1885 Anaheim Ave	Costa Mesa
11	77 Fair Drive	Costa Mesa
12	567 W. 18th Street	Costa Mesa
13	2310 Placentia	Costa Mesa
14	1110 Victoria Street	Costa Mesa
15	777 W. 19th Street	Costa Mesa
16	1507 South Coast Drive	Costa Mesa
17	271 Avocado St	Costa Mesa
18	287 W. Wilson Street	Costa Mesa
19	1545 Newport Blvd	Costa Mesa
20	2801 Bristol Street	Costa Mesa
21	450 Victoria Street	Costa Mesa
22	2250 Newport Blvd	Costa Mesa
23	325 W. Bay Street	Costa Mesa
24	2154 Newport Blvd	Costa Mesa
25	2100 Newport Blvd	Costa Mesa
26	2165 Harbor Blvd	Costa Mesa
27	3505 Cadillac Ave Bld O	Costa Mesa
28	2750 Bristol	Costa Mesa
29	3505 Cadillac Ave Bld N	Costa Mesa



## ADDITIONAL PROPERTIES CONSIDERED

### For Sale Properties

Pin Label	Address	SF	Building Type	Price
A	2801 Bristol St.	15,518	Office	\$6,129,610
B	3197 Redhill Ave	8,123	Office/Warehouse	\$2,558,745
C	2787 Bristol St.	11,315	Medical Office	\$4,469,429
D	245 Fischer Ave	8,400	Flex Office	\$2,511,600
E	3175 Airway Ave	29,816	Warehouse/Office	\$7,155,840
F	265 Briggs Ave	62,042	Warehouse/Office	\$11,725,938
G	3505 Cadillac Ave	9,780	Office	\$4,150,000
H	3115 Redhill Ave	12,000	Office	(Not for sale)
I	200 Briggs	16,090	Industrial	Across from Baker Block
J	1297 Logan Ave	21,023	Industrial	\$5,000,000
K	2970 Airway Ave	40,392	Industrial	\$10,000,000
L	3151 Airway Ave	6,040	Office	\$999,500
M	3190 Red Hill Ave	6,520	Industrial	\$2,175,000
N	3189 Airport Loop Dr	6,400	Industrial	\$2,400,000
O	3197 Airport Loop Dr	4,800	Office	\$2,184,000
P	3525 Hyland	2,022	Office	\$769,000
Q	380 Clinton St	10,861	Industrial	\$3,795,000

### For Lease Properties (within 8,000-12,000 SF)

Pin Label	Address	SF	Building Type	Price/SF	Annual Lease Pmt.
R	275 McCormick Ave	14,303	Office	\$32	\$454,835
S	215 E. Baker St.	15,782	Flex	\$19	\$293,545
E	3175 Airway Ave	29,816	Warehouse	\$13	\$375,682
U	3193 Red Hill	8,057	Creative Office	\$34	\$275,549

## List of Mitigation Measures – Bridge Shelter Project

An Initial Study / Mitigated Negative Declaration has been prepared for the project and is available for public review at this link:

<https://www.costamesaca.gov/home/showdocument?id=38366>

The IS/MND includes mitigation measures as noted below related to Biological Resources, Tribal Cultural Resources, Geology and Soils and Hazard and Hazardous Materials (MM BIO-1, MM CUL-1, MM GEO-1, and MM HAZ-1).

**MM BIO-1** If construction activity associated with development of the property is to occur during nesting bird season (February 1 through August 31), a qualified biologist shall conduct a pre-construction survey for nesting birds to identify any potential nesting activity. The pre-construction surveys for nesting birds shall be conducted within 14 days prior to any construction-related activities (grading, ground clearing, etc.). If nesting birds are identified on-site, a buffer (e.g., 250 feet for raptors, 100 feet for native songbirds) shall be maintained around the nests; no construction-related activities shall be permitted within the buffer. A qualified biologist shall monitor the nests, and construction activities may commence within the buffer area at the discretion and in the presence of the biological monitor. This mitigation measure is not required if construction activities occur outside of the nesting bird season (September 1 through January 31).

**MM CUL-1** In the event that buried cultural resources are discovered during remodel/renovations, operations shall stop in the immediate vicinity of the find and a qualified archaeologist and Native American representative shall be consulted to determine whether the resource requires further study. The qualified archeologist and Native American representative shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria.

**MM GEO-1** Any inadvertent excavations in the project site shall be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Sediment samples shall be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

**MM HAZ-1** Based on the age of the existing building, there is a potential that asbestos-containing materials (ACMs) and lead-based paints (LBPs) are present within the onsite structures. In the event that on-site structures are to be impacted or during remodeling/renovation activities, an asbestos and lead paint survey shall be conducted prior to the disturbance or removal of any suspect ACMs and LBPs; these materials shall be characterized for asbestos and lead by a reliable method. All activities involving ACMs and LBPs shall be conducted in accordance with governmental regulations.