HIPERCH

TECHNOLOGIES

COSTA MESA LOT BRIEF

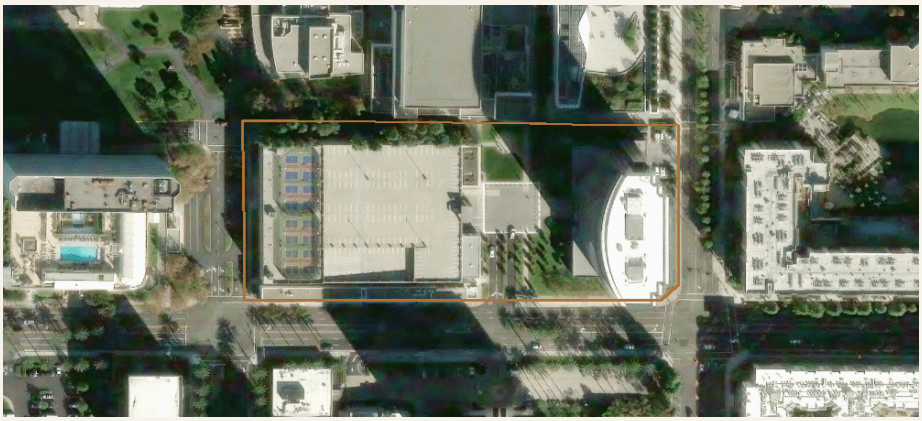
600 Anton Blvd

PARCEL 410-472-07 · COSTA MESA, ORANGE COUNTY

Lot overlays, codes, and guidelines.

01 IDENTITY

ADDRESS	600 Anton Blvd, COSTA MESA, CA City of Costa Mesa parcel layer · retrieved Nov 2026
PARCEL	410-472-07 City of Costa Mesa parcel layer · retrieved Nov 2026
OWNER	600 Anton Boulevard Associates City of Costa Mesa parcel layer · retrieved Nov 2026
TAX CLASS (ASSESSOR)	City of Costa Mesa parcel layer · retrieved Nov 2026
VISIBLE FROM STREET	Photo fact, not a height approval. Street photo · retrieved Nov 2026



City of Costa Mesa parcel, outlined on aerial imagery. Not a survey.

Street photo not retrieved this run. Brief continues. Photo fact omitted until the imagery worker returns a frame.

02 CONTROLS

Control	Source	As printed
Base zoning	City of Costa Mesa zoning layer Costa Mesa zoning · retrieved Nov 2026	TC · Town Center District · Title 13 § 13-20
General plan	City of Costa Mesa general plan layer Costa Mesa general plan · retrieved Nov 2026	CAC
Specific plan	City of Costa Mesa zoning layer Costa Mesa zoning · retrieved Nov 2026	1
Flood ▲	City of Costa Mesa flood layer Costa Mesa flood · retrieved Nov 2026	Zone X · panel 0602160259H · effective 2/18/04 · not SFHA. The city panel 0602160259H, effective 2/18/04, is older than the current FEMA panel 06059C0259J, effective Dec 3, 2009.
Flood ▲	FEMA National Flood Hazard Layer FEMA NFHL · data as of Oct 2026	Zone X · 97% · 0.2 PCT ANNUAL CHANCE FLOOD HAZARD · not SFHA · Zone A · 2.8% · edge strip · DFIRM 06059C · panel 06059C0259J · effective Dec 3, 2009

Flood sources disagree: City of Costa Mesa shows Zone X (panel 0602160259H, 2/18/04); FEMA NFHL shows Zone X (97%) and Zone A (2.8%), panel 06059C0259J, Dec 3, 2009. Confirm with the city floodplain administrator before relying on either.

Marked rows disagree. Both are printed for review.

03 NEXT DOCUMENTS

TC · COSTA MESA ZONING

Costa Mesa Municipal Code, Title 13, Chapter II, Zoning Districts Established

District purpose

TC Town Center District. This district is intended to allow intensely developed mixed commercial and residential uses within a very limited geographical area bounded by Sunflower Avenue to the north, 1-405 to the south, Bristol Street to the west, and Avenue of the Arts to the east. Developments within this designation can range from one- and two-story office and retail buildings to mid- and high-rise buildings.

Costa Mesa Municipal Code, Title 13, Chapter II, Zoning Districts Established, § 13-20. District purpose as published. Not a staff measurement of this lot. Retrieved Nov 2026.

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