



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, GARY ARMSTRONG, AND CLAIRE FLYNN
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: MAY 7, 2015
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. The decision(s) will become final unless a member of the Planning Commission or City Council requests a review of the decision(s) or an interested party files an appeal by 5:00 p.m. on May 14, 2015. Project descriptions have been kept brief for this notice. As a result, there may be details to the project or conditions of approval that would be of interest to you in deciding whether to request a review of a decision. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesa.gov if you have any questions or would like further details.

PA-11-09 A1 2937 BRISTOL STREET

Amendment to Conditional Use Permit PA-11-09 to allow on-site valet parking for the CAMP (off-site valet parking previously approved under PA-11-09).

Approved, subject to conditions of approval.

Comments received: None.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

May 7, 2015

Rhonda Lauer
709 Randolph Avenue
Costa Mesa, CA 92626

**RE: PLANNING APPLICATION PA-11-09A1
AMENDMENT TO A CONDITIONAL USE PERMIT TO ALLOW ONSITE
VALET PARKING AND EXTEND DAYS OF OFFSITE VALET PARKING
2937 BRISTOL STREET, COSTA MESA**

Dear Ms. Lauer:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on May 14, 2015, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Chelsea Crager, at (714) 754-5609, or at chelsea.crager@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description and Analysis
 Findings
 Conditions of Approval and Code Requirements
 Project Description
 Approved Conceptual Plans

cc: Engineering
 Fire Protection Analyst
 Building Safety Division

PROJECT DESCRIPTION

The CAMP is a multi-tenant retail center located on the southwest corner of Baker Street and Bristol Street, north of the 73 freeway in the SoBECA (South Bristol Entertainment and Cultural Arts) Urban Plan area. The property consists of three parcels (2937 Bristol Street, 2981 Bristol Street, and 725 Baker Street) with parking and access shared between the three parcels. The property is zoned C1 (Local Business) with a General Plan land use designation of General Commercial. There are two points of ingress/egress on Bristol Street, and one point of ingress/egress on Baker Street.

The CAMP contains a variety of uses, including several restaurants with peak customer traffic during the lunch and dinner hours.

Previous Entitlements

On October 13, 2003, Planning Commission approved Minor Conditional Use Permit ZA-03-49 for shared driveway access and parking between 2981 Bristol Street, 2937 Bristol, and 725 Baker Street.

On June 13, 2011, Planning Commission approved Conditional Use Permit PA-11-09 for off-site valet parking at 2931 Bristol Street (Vista Paint) during evening hours (Tuesday through Saturday 5:30 p.m. to 2:00 a.m.). This conditional use permit did not include onsite valet parking nor valet parking during business hours of Vista Paint.

The City has also granted various Planning applications to deviate from shared parking requirements at this property due to unique operating characteristics or offset hours of operation of select businesses.

Proposed Amendment

The applicant proposes amending the existing valet parking conditional use permit to allow onsite valet parking during lunchtime hours (Monday through Wednesday 11:00 a.m. to 2:00 p.m. and Thursday through Sunday 10:30 a.m. to 3:00 p.m.). The intent of this amendment is to alleviate parking problems during these hours by allowing the stacking of valet parked cars.

ANALYSIS

Parking and Circulation

The applicant proposes amending the existing conditional use permit to include onsite valet parking during the lunch (Monday through Wednesday 11:00 a.m. to 2:00 p.m. and Thursday through Sunday 10:30 a.m. to 3:00 p.m.) and dinner (Monday through Sunday 5:30 p.m. to 2:00 a.m.) hours.

Onsite parking during the dinner hours will occur in the area marked "Valet Area Dinner Service" on the attached site plan. Transportation Services Division staff have reviewed and approved this plan.

Onsite parking during the lunch hours may occur in either the area marked "Valet Area Option A" or "Valet Area Option B" as shown on the attached site plan. Valet parking may not occur in both locations simultaneously. Although Transportation Services has already given approval for valet services at lunch, if parking or circulation becomes problematic, the Transportation Services Division may prohibit use of either Valet Area Option A or Valet Area Option B. To encourage customers to take advantage of available valet parking, the service is to remain free during the lunch hours.

Valet stands are conditioned to be on the subject property only, with no loading or unloading of passengers either offsite or on the street. Additionally, they are to be placed in areas that do not interfere with required parking or drive aisles.

General Plan Consistency

The General Commercial General Plan land use designation is intended to permit a wide range of commercial uses to serve local and regional needs; this service is supportive of those types of uses and will allow a use and intensity that is consistent with the General Plan. The onsite valet parking will not generate noise and will help alleviate parking impacts, and therefore, ensures the project is compatible with surrounding uses. The use does not conflict with the SoBECA Urban Plan.

The proposed project, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the valet parking should not adversely impact the surrounding uses.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The loading and unloading of customers will occur onsite only. Offsite parking, as permitted in the original conditional use permit at 2931 Bristol Street, is prohibited during business hours of the tenant.
 2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. Valet stands are conditioned to be placed entirely on private property and not to interfere with required parking or drive aisles at The CAMP.

3. Granting the conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation and any applicable specific plan for the property. The proposed use is supportive of uses consistent with the General Commercial General Plan land use designation. The amendment to valet parking does not conflict with the SoBECA Urban Plan.

B. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:

1. There will be a compatible and harmonious relationship between the proposed building and the site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. Valet parking is conditioned not to interfere with self-parking or drive aisles at The CAMP. Additionally, loading and unloading of passengers is permitted onsite only, and offsite valet parking may not occur during the operating hours of the tenant at 2931 Bristol Street.

2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries, and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered. Transportation Services Division staff have reviewed and approved the attached site plan. The minor conditional use permit includes conditions that the loading and unloading of passengers may only occur onsite at The CAMP and may not interfere with required parking or drive aisles.

3. The project complies with performance standards described elsewhere in the Zoning Code, and is conditioned to operate as described in this staff report.

4. The project is consistent with the General Plan in that the project is supportive of uses permitted under the General Commercial land use designation of the property and does not adversely affect surrounding uses.

5. This zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities, of the CEQA Guidelines.

D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng.
1. The use shall be limited to the type of operation described in the staff report and the applicant's description (i.e. hours of operation, number and location of valet stations, walkway or vehicle routes), subject to conditions. Any change in the operational characteristics including, but not limited to, the hours of operation, number and location of valet stations, or vehicle/walkway routes, shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval.
 2. The two valet stations shall be located on private property in areas that do not interfere with required parking or drive aisles at The CAMP.
 3. As required by Conditional Use Permit PA-11-09, parking of, and loading and unloading of passengers for the valet service shall only occur onsite at 2937 Bristol Street or 725 Baker Street and not on the streets. The parking lot at 2931 Bristol Street may also serve as off-site parking for employees.
 4. As required by Conditional Use Permit PA-11-09, the off-site valet parking operations shall not occur while the Vista Paint store (or current tenant) at 2931 Bristol Street is open for business. If the tenant modifies their business hours, the valet parking shall occur outside those hours unless prior approval is obtained by the Development Services Director based on a determination of sufficient parking.
 5. Valet parking during the lunch hours (Monday through Wednesday 11:00 a.m. to 2:00 p.m. and Thursday through Sunday 10:30 a.m. to 3:00 p.m.) shall remain free of charge.
 6. Valet parking during the lunch hours (Monday through Wednesday 11:00 a.m. to 2:00 p.m. and Thursday through Sunday 10:30 a.m. to 3:00 p.m.) shall be limited to either Valet Area Option A or Valet Area Option B, as shown on the attached plan. These areas shall not be utilized at the same time. If parking or circulation problems arise, the Transportation Division may review the conditions and require changes to the valet plan that may result in elimination of one of these options as a valet parking area.
 7. Onsite valet parking during the dinner hours (Monday through Sunday 5:30 p.m. to 2:00 a.m.) shall occur in the area marked "Valet Area Dinner Service" as shown in the attached plan. As approved under Conditional Use Permit PA-11-09, off-site valet parking may occur at 2931 Bristol Street Tuesday-Saturday from 5:30 p.m. to 2:00 a.m.
 8. Parking spaces not reserved for valet parking shall remain open and

unobstructed for customer self-parking.

9. A copy of the conditions of approval for the conditional use permit must be kept on 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.

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.

- | | |
|-------|---|
| Bldg. | <ol style="list-style-type: none">1. Comply with the requirements of the 2013 California Building Code. (or the applicable adopted, California Building code and and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.2. Comply with 2013 California Building code section 11B-209.4 for a valet parking to provide at least one accessible passenger loading zone at vehicle drop-off and vehicle pick-up areas. |
|-------|---|

December 15, 2014

Ms. Claire Flynn
City of Costa Mesa
77 Fair Drive, Second Floor
Costa Mesa, California 92626

Re: CUP #PA-11-09
The CAMP – Valet Parking

Dear Claire,

Pursuant to our obtaining the original CUP (numbered above), we were using our evening Valet Service to park all cars off-site in the Vista Paint parking lot adjacent to the property. It has become necessary for The CAMP to hire the Valet Service during the lunchtime, which is a free service during this time; and as such we require the ability to stack park the cars on a portion of the parking lot.

For this reason, we wish to amend the CUP to allow on-site valet parking; which increase our parking capacity on the project and allows for additional patrons to park. Item #2 of the CUP specially needs to be amended to allow the valet to use our parking lot. The valet parking time would be Monday – Wednesday from 11 am – 2 pm and Thursday – Sunday from 10:30 am – 3 pm.

Item #4 is confusing in the language used as it says ... parking of, and loading and unloading of, passengers for the valet service shall occur on-site at 2937 Bristol Street or 725 Baker Street and not on the streets ... The parking of portion for the valet service should clearly state is allowed on-site at 2937 Bristol Street, is the designated parking area and they valet service may stack park the cars to increase the capacity of the parking lot.

Additionally, Item #5 states the Valet operations shall not occur while the business at 2931 Bristol is open for Business. Since we offer Valet service on site at lunchtime, this item will need to be amended to allow for on-site parking. This would be the same times as stated above for item #2.

Thank you for your attention to the amending of and clarify of this CUP. We appreciate your help in this matter.

Sincerely,



Rhonda Lauer, RPA
Real Estate Manager

/rll
Enclosure

**COMMUNITY
MANAGEMENT
CORPORATION**

SITE PLAN

BAKER STREET

Valet Area
Dinner Service

Total Parking Spaces:	190	
	(6 of which are handicap)	
Existing Lunch parking spaces:	51	Option A
Existing Lunch parking spaces:	40	Option B
Existing Dinner parking spaces:	26	
	(2 of which are handicap)	
Increased Lunch parking spaces with Valet:	96	Option A
Increased Lunch parking spaces with Valet:	52	Option B
Increased Dinner parking spaces with Valet:	32	
	(2 of which are handicap)	

Valet Area
Option A

Valet Area
Option B

VAN UNLOADING
AREA

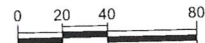
18'-0"
8'-0" 8'-0"

Valet Stand
(Lunch)

BRISTOL STREET

Valet Stand
(Dinner)

SITE PLAN



SCALE: 1" = 40'-0"