



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: MARCH 24, 2016
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

W.B.K.

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. Project descriptions have been kept brief for this notice. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

**ZA-14-36/
PA-11-05 A1** **325 E. BAKER STREET**

Time extension for an amendment to Planning Application ZA-14-36/PA-11-05 A1, a Conditional Use Permit for Fox Rent-A-Car to add a 900 square foot car wash building for their rental cars only (not open to the public).

Approved, subject to conditions of approval.

Comments received: None.

**ZA-16-05/
PA-98-09 A1/
PA-98-36 A1** **2850 HARBOR BOULEVARD**

Minor conditional use permit to remodel the existing Nissan dealership building with an expansion of the existing service drive canopy. The project includes adding 1,257 square feet to the existing showroom and a 5,944 square foot new service drive canopy. The existing service shop/parts warehouse building at the back of the site is to remain unchanged.

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

March 24, 2016

Mamdouh Mina
9849 E. Flower Street, Suite D
Bellflower, CA 90706

**RE: PLANNING APPLICATION PA-11-05 A1 / ZA-14-36
TIME EXTENSION FOR AMENDMENT TO MINOR CONDITIONAL USE
PERMIT FOR A NEW CAR WASH IN CONJUNCTION WITH CAR RENTAL
AGENCY
325 EAST BAKER ST, COSTA MESA**

Dear Mr. Mina:

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 March 31, 2016, 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, Justin Arios, at (714) 754-5667, or at justin.arios@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description and Analysis
 Findings
 Conditions of Approval, Code Requirements, and Special District
 Requirements
 Business Description
 Approved Conceptual Plans
 Previous Staff Report

cc: Engineering RH Matthews, LLC
 Fire Protection Analyst 11555 Coley River Ct
 Building Safety Division Fountain Valley, CA 92708

PROJECT DESCRIPTION

The property is located on the southeast corner of East Baker Street and Red Hill Avenue. The site zoned MP (Industrial Park), and has a General Plan land use designation of Industrial Park. The property is surrounded by MP zones to the west, east, and south. Across East Baker Street to the north are CL (Commercial Limited) zoned properties. The property is currently developed with a 15,200 square foot building with 208 open parking spaces.

The proposed car wash building will be 825 square feet with two roll up doors. It will be located behind the existing building, not visible from the street, and will not interfere with existing parking spaces. The car wash will be used only for cars owned by the rental agency and will not be open to the public.

The applicant requests a time extension of their previously approved Minor Conditional Use Permit (MCUP) ZA-14-36 and amendment to Conditional Use Permit PA-11-05.

TIME EXTENSION REQUEST

As stated in the applicant's request for an extension in time, the applicant wasn't able pull building permits before the expiration of their Minor Conditional Use Permit because they needed to receive approval of the plans from their corporate office before they could submit plans to obtain building permits. Since that time, they have finalized everything and are now ready to proceed with their project.

ANALYSIS

Previous Entitlements

In 2008, Planning Commission approved Parcel Map PM-07-231 to subdivide the property at 3128 Red Hill Avenue/325 East Baker Street into two parcels with shared parking and driveway access between the two parcels. This map was recorded in 2011.

In 2011, Planning Commission approved Conditional Use Permit PA-11-05 to relocate a rental car agency from 766 Saint Clair Street to the subject property at 325 East Baker Street. The car rental agency primarily serves customers traveling to or from the nearby John Wayne Airport and includes an operating fleet of 150 to 250 vehicles with a maximum of 172 rental vehicles stored outdoors behind the building. The agency operates up to two shuttles per hour transporting passengers to/from the airport.

In 2015, the Zoning Administrator approved Minor Conditional Use Permit ZA-14-36 to amend PA-11-05 to allow for a new car wash in conjunction with their car rental agency.

Previous Findings

Since there are no changes being made to their previously approved plans, the previous findings in the attached staff report are applicable.

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 proposed car wash will not be open to the public, and the existing car rental facility remains under the original conditions prohibiting on-site service and repair.

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. The proposed car wash will not be visible from any public street and will not affect existing on-site parking.

3. Granting the minor 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 development and use does not increase the intensity of the use beyond what is allowed by the General Plan FAR requirements.

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. The extension of operating hours by one hour in the morning should not have a significant impact on the industrial/commercial developments and uses in the surrounding areas. Under this application, there are no proposed changes to the number of vehicles at the existing car rental facility.

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. The proposed car wash will not affect the existing on-site parking and/or circulation onsite and will not be open to the public.

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

4. The use is consistent with the General Plan in that the addition of an 825 square foot car wash will not increase the intensity of the use beyond what is allowed by the General Plan FAR requirements.
 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, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

CONDITIONS OF APPROVAL

- Plng.
1. The development shall be limited to the addition of an 825 square foot car wash facility as described in this staff report. Any change in the operational characteristics including, but not limited to, hours of operation or opening the car wash to the public will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
 2. The car wash shall be used by the car rental facility only and shall not be open to the public.
 3. Hours of operation of the car rental facility shall be limited to 5:00 a.m. to 11:00 p.m. daily.
 4. The parking spaces on site shall remain unobstructed and available for customer and employee parking and rental vehicle storage.
 5. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute appropriate security and operational measures are necessary to comply with this requirement.
 6. The applicant shall contact the Planning Division to arrange a Planning inspection of the site. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 7. The following activities shall be prohibited on the property, consistent with PA-11-05:
 - a. Sale of new or used vehicles.
 - b. On-site service or repair (excluding minor maintenance) of vehicles.
 - c. Storage of wrecked, dismantled, and/or inoperative vehicles.
 - d. Private party storage of any type of vehicles and/or recreational vehicles.
 8. The conditions of approval, code requirements, and special district requirements of Zoning Application ZA-14-36 shall be blueprinted on the

face of the site plan as part of the plan check submittal package.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of the zoning application is valid for one year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) obtains building permits for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.
2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
- Bldg. 3. Comply with the requirements of the following adopted codes: 2013 California Building Code, 2013 California Electrical code, 2013 California Mechanical code, 2013 California Plumbing code and 2013 California Energy Code (or the applicable adopted, California Building code California Electrical code, California Mechanical code California Plumbing Code and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2013 California Building Code.
4. Submit a precise grading plans, an erosion control plan and a hydrology study. If it is determined that a grading plan is not required a drainage plan shall be provided. A precise grading plan shall not be required if any of the following are met:
1. An excavation which does not exceed 50 CY on any one site and which is less than 2 ft. in vertical depth, or which does not create a cut slope greater than 1 ½: 1 (excluding foundation area).
 2. A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
 3. A fill less than 3 ft. in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
5. Submit a soils report for this project. Soil's Report recommendations shall be printed on both the architectural and the precise grading plans.
6. The ground adjacent immediately to the foundation shall be slopes away

from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall CBC sec. 1804.3. See also exception.

On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge device a minimum of 12 inches plus 2 percent 2013 California Building Code sec. 1808.7.4.

- Bus. Lic. 7. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- Trans. 8. The applicant shall submit a \$1,448 Traffic Impact Fee to the Transportation Division prior to the effective date of the Minor Conditional Use Permit. The traffic impact fee is based upon the average daily trip generation rate of 69.4 net trip ends for the proposed use. The fee is required to fulfill mitigation of off-site traffic impacts pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated and includes credits for existing uses. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of the Minor Conditional Use Permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
9. Fulfill San Joaquin Hills Transportation Corridor Fee Ordinance requirement at the time of issuance of building permit by submitting B2 the required fee to the Transportation Division. For the proposed use, the corridor fee rate is: \$4.98 per square foot. NOTE: This fee is subject to revision and possible increase effective July 1st of each year.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani. 1. It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
2. Comply with the requirements of the California Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFa at (714) 708-1910 for information.
- AQMD 3. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.



January 8, 2016

Re: Fox Rent A Car, Inc. / Car Wash Permit

To Whom it May Concern:

I am counsel to Fox Rent A Car, Inc.

This letter is being written to explain why we could not obtain the building permit for address 352 E. Baker St. and why ZA-14-36 has expired.

Since the approval from the planning department, our applicant, Karnak Developments, Inc. has been sending out our drawing to consultants to get bids for our working drawings. In that time, we had to send all bids to our main corporate office to approve them per our company's protocol, and also select the best companies to work with us. That process took some time, but we are ready to move forward on this project.

Thank you for your cooperation by giving us this opportunity to renew our case.

Sincerely,

A handwritten signature in cursive script that reads "H. Marc Rupp".

H. Marc Rupp

310-903-8497

mrupp@foxrentacar.com



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

December 18, 2014

Mamdouh Mina
9849 East Flower Street Suite D
Bellflower, CA 90706

**RE: ZONING APPLICATION ZA-14-36/PLANNING APPLICATION PA-11-05A1
AMENDMENT TO CONDITIONAL USE PERMIT FOR A NEW CAR WASH IN
CONJUNCTION WITH CAR RENTAL AGENCY
325 EAST BAKER STREET, COSTA MESA**

Dear Mr. Mina:

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 January 5, 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, Code Requirements, and Special District
 Requirements
 Project Description
 Approved Conceptual Plans

cc: Engineering
 Fire Protection Analyst
 Building Safety Division

RH Matthews, LLC
3128 Redhill Avenue
Costa Mesa, CA 92626

Eddie Evans
1776 East Holt Boulevard
Ontario, CA 91761

PROJECT DESCRIPTION

The subject property is located near the southeast corner of East Baker Street and Redhill Avenue in an MP (Industrial Park) zone. The General Plan land use designation for the property is Industrial Park. The property is surrounded by MP zones to the west, east, and south. Across East Baker Street to the north are CL (Commercial Limited) zoned properties. The subject property is developed with a 15,200 square foot building and 208 parking spaces.

The proposed car wash building will be 825 square feet with two roll up doors. It will be located behind the existing building, not visible from the street, and will not interfere with existing parking spaces. The car wash will be used only for cars owned by the rental agency and will not be open to the public.

The applicant requests approval of an amendment to Conditional Use Permit PA-11-05 to construct the car wash facility and wash rental cars onsite.

ANALYSIS

Previous Entitlements

In 2008, Planning Commission approved Parcel Map PM-07-231 to subdivide the property at 3128 Redhill Avenue/325 East Baker Street into two parcels with shared parking and driveway access between the two parcels. This map was recorded in 2011.

In 2011, Planning Commission approved conditional use permit PA-11-05 to relocate a rental car agency from 766 Saint Clair Street to the subject property at 325 East Baker Street. The car rental agency primarily serves customers traveling to or from the nearby John Wayne Airport and includes an operating fleet of 150 to 250 vehicles with a maximum of 172 rental vehicles stored outdoors behind the building. The agency operates up to two shuttles per hour transporting passengers to/from the airport.

Parking

On-site parking is shared between 325 East Baker Street and 3128 Redhill Avenue pursuant to PM-07-231; however all parking for the rental car agency occurs at 325 East Baker where 208 parking spaces exist. A maximum of 172 rental vehicles may be stored behind the building, but the business owner is required to reduce the number of rental car spaces to accommodate additional employee and/or customer parking spaces should parking problems arise.

The addition of the car wash facility will not cover any existing parking spaces.

General Plan Consistency

The maximum allowable floor area ratio (FAR) for low traffic generating uses (3 to 8 average daily trips per 1,000 square feet in industrial designations) is 0.35 in the Industrial Park designation. This site area is 2.645 acres, resulting in an existing FAR of 0.13 and a proposed FAR of 0.14 — well within the maximum 0.35 FAR permitted for this site.

The proposed use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the recommended conditions of approval, the addition of a car wash to an existing car rental facility should not adversely impact surrounding uses.

Additional Discussion

When visiting the site, staff noticed posted hours of operation of 5:00 a.m. to 11:00 p.m. daily. According to condition of approval number 3 of the original conditional use permit, hours of operation are limited to 6:00 a.m. to 11:00 p.m. Due to the industrial/commercial nature of the surrounding properties, the car rental agency opening one hour earlier than previously permitted should not have a negative impact on surrounding properties. Therefore, the business is now conditioned to maintain operating hours of 5:00 a.m. to 11:00 p.m.

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 proposed car wash will not be open to the public, and the existing car rental facility remains under the original conditions prohibiting on-site service and repair.
 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. The proposed car wash will not be visible from any public street and will not affect existing on-site parking.
 3. Granting the minor 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 development and use does not increase the intensity of the use beyond what is allowed by the General Plan FAR requirements.
- 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. The extension of operating hours by one hour in the morning should not have a significant impact on the industrial/commercial developments and uses in the surrounding areas. Under this application, there are no proposed changes to the number of vehicles at the existing car rental facility.

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 and will not be affected. The proposed car wash will not affect the existing on-site parking and/or circulation onsite and will not be open to the public.
 3. The project complies with performance standards described elsewhere in this Zoning Code, and is conditioned to operate as described in this staff report.
 4. The use is consistent with the General Plan in that the addition of an 825 square foot car wash will not increase the intensity of the use beyond what is allowed by the General Plan FAR requirements.
 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, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

CONDITIONS OF APPROVAL

- PIng.
1. The development shall be limited to the addition of an 825 square foot car wash facility as described in this staff report. Any change in the operational characteristics including, but not limited to, hours of operation or opening the car wash to the public will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
 2. The car wash shall be used by the car rental facility only and shall not be open to the public.
 3. Hours of operation of the car rental facility shall be limited to 5:00 a.m. to 11:00 p.m. daily.
 4. The parking spaces on site shall remain unobstructed and available for

- customer and employee parking and rental vehicle storage.
5. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute appropriate security and operational measures are necessary to comply with this requirement.
 6. The applicant shall contact the Planning Division to arrange a Planning inspection of the site. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 7. The following activities shall be prohibited on the property, consistent with PA-11-05:
 - a. Sale of new or used vehicles.
 - b. On-site service or repair (excluding minor maintenance) or vehicles.
 - c. Storage of wrecked, dismantled, and/or inoperative vehicles.
 - d. Private party storage of any type of vehicles and/or recreational vehicles.
 8. The conditions of approval, code requirements, and special district requirements of Zoning Application ZA-14-36 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 9. Applicant shall continue to comply with all conditions of approval contained in PA-11-05.
 10. A maximum of 172 fleet vehicles shall be stored in the parking lot. The business owner is required to reduce the number of rental car parking spaces to accommodate additional employee and/or customer parking spaces should parking problems arise.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- | | |
|-------|---|
| Plng. | <ol style="list-style-type: none">1. Approval of the zoning application is valid for one year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) obtains building permits for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. |
| Bldg. | <ol style="list-style-type: none">3. Comply with the requirements of the following adopted codes: 2013 California Building Code, 2013 California Electrical code, 2013 California Mechanical code, 2013 California Plumbing code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Building code, California Electrical code, |

California Mechanical code, California Plumbing Code, California Green Building Standards, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings, and elements by individuals with disability shall comply with chapter 11B of the 2013 California Building Code.

4. Submit a precise grading plan, an erosion control plan and a hydrology study. If it is determined that a grading plan is not required a drainage plan shall be provided. A precise grading plan shall not be required if any of the following are met:

- 1- An excavation which does not exceed 50 CY on any one site and which is less than 2 ft. in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).

- 2- A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.

- 3- A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.

5. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.

6. The ground adjacent immediately to the foundation shall be slopes away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall CBC sec. 1804.3. See also exception.

On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent 2013 California Building Code sec. 1808.7.4

- Bus. Lic.
7. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.

- Trans.
8. Fulfill mitigation of off-site traffic impacts at the time of issuance of Building Permit by submitting to the Transportation Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based upon the average daily trip generation rate of 6.97 trip ends per TSF for the proposed project and includes a credit for any previously existing use. At the current rate the Traffic Impact Fee is estimated at: \$905. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of Building

Permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

9. Fulfill San Joaquin Hills Transportation Corridor Fee Ordinance requirement at the time of issuance of building permit by submitting B2 the required fee to the Transportation Division. For the proposed use, the corridor fee rate is: \$4.98 per square foot. NOTE: This fee is subject to revision and possible increase effective July 1st of each year.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- | | |
|-------|---|
| Sani. | <ol style="list-style-type: none">1. It is recommended that the applicant contact the Costa Mesa Sanitary District at 949.645.8400 for current district requirements.2. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information. |
| AQMD | <ol style="list-style-type: none">3. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD. |



To whom it may concern,

FOX Rent A Car is planning to install an above ground car wash system for our rental operation located at 325 E. Baker St, Costa Mesa.

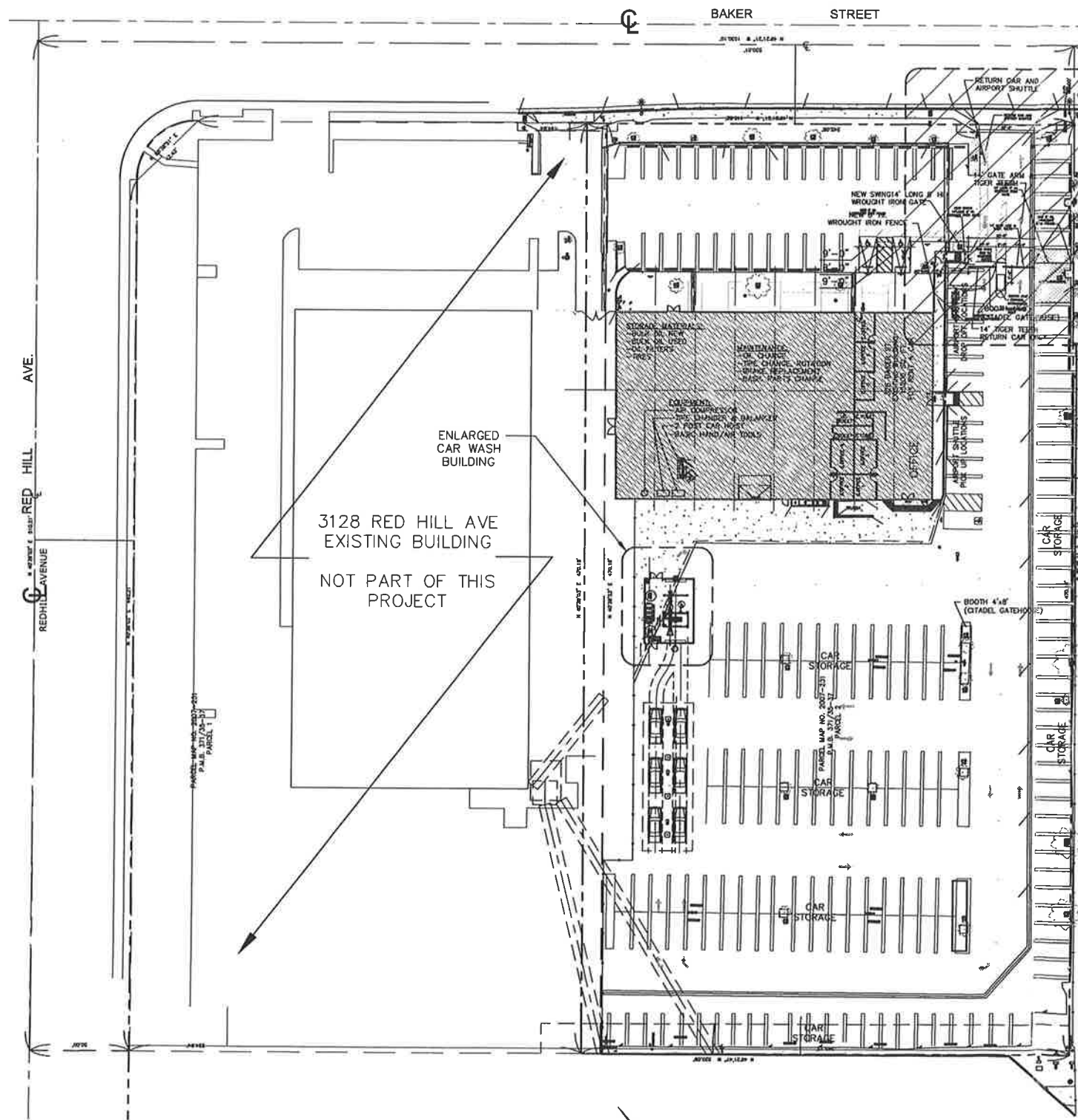
This system will allow us to provide our customers serviced from John Wayne airport and the surrounding local area with a clean vehicle.

The proposed car wash will comply with all regulations, include a water reclaim/filtering system and reduce unwanted water potentially produced from washing vehicles by hand.

Your consideration on this planned project is appreciated.

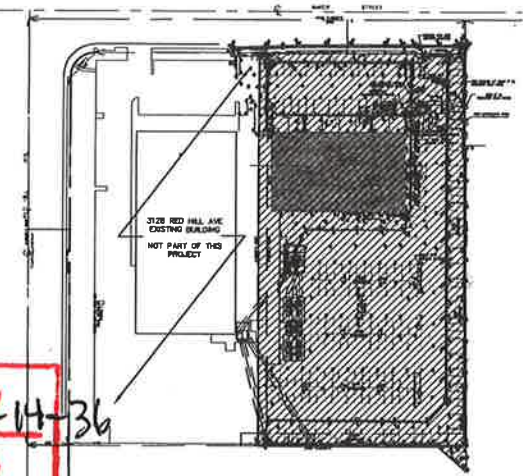
Thank you,
Eddie Evans
Facilities Manager
1776 E. Holt Blvd
Ontario, CA 91761
Office; 310.505.6873 x1911

Drawing name: \\KARNAKLINKSYS\Draw\Dwg\Current\Baker - Costa Mesa\Cad\Arch\Final\Baker 10 15 14.dwg Oct 15, 2014 - 11:33pm

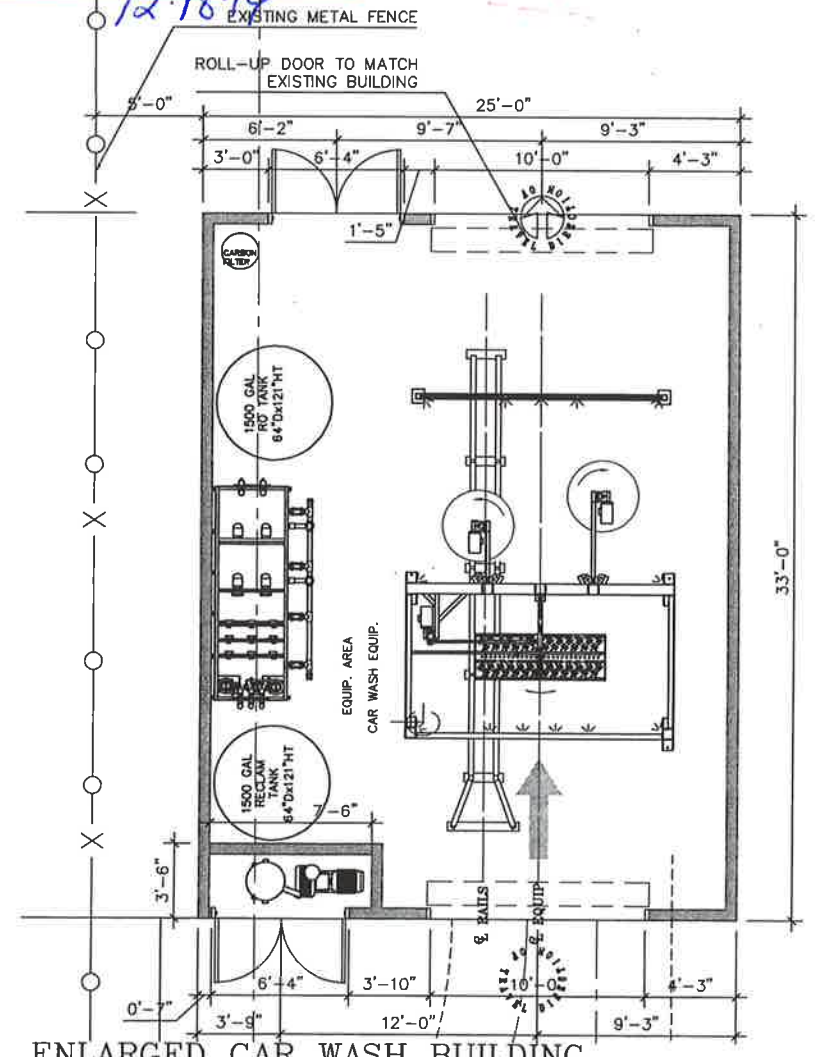


SITE PLAN
SCALE 1/32" = 1'-0"

**MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. 2A-14-36**
Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.
BY JA DATE 3/24/16
uBe



KEY PLAN
SCALE: N.T.S.



ENLARGED CAR WASH BUILDING
SCALE 1/4" = 1'-0" (OPTION A)

This document, the ideas and designs incorporated here in, as an instrument of professional service, is the property of Karnak Developments, Inc. and is not to be used in whole or in part, for any other project without the written authorization of KDI. This document is not to be reproduced and/or modified in any way, nor shall any reproduction of this document be modified without the prior written consent of KDI. This document has been prepared to describe proposed new work and does not necessarily represent as-built or existing conditions. KDI does not warrant, in any way, the accuracy of this information and shall not be responsible for any discrepancy between this document and the existing conditions.

KARNAK DEVELOPMENTS, INC.



9049 E. Flower St., Ste 17, BalaCove, CA 90708
P.O. Box 5003, BalaCove, CA 90707
TEL: (562) 924-0887 FAX: (562) 924-0887
Cell: (562) 774-8884 Toll Free: (800) KARNAK & KARNAK.DEV@GMAIL.COM

PROJECT:
CAR WASH ADDITION FOR FOX RENT-A-CAR
325 BAKER ST.
COSTA MESA, CA 92626

OWNER:
RH MATTHEWS, LLC
3128 REDHILL AVE.
COSTA MESA, CA 92626

LESSEE:
FOX RENT-A-CAR, INC.
5500 W. CENTURY BLVD.,
LOS ANGELES, CA 90045

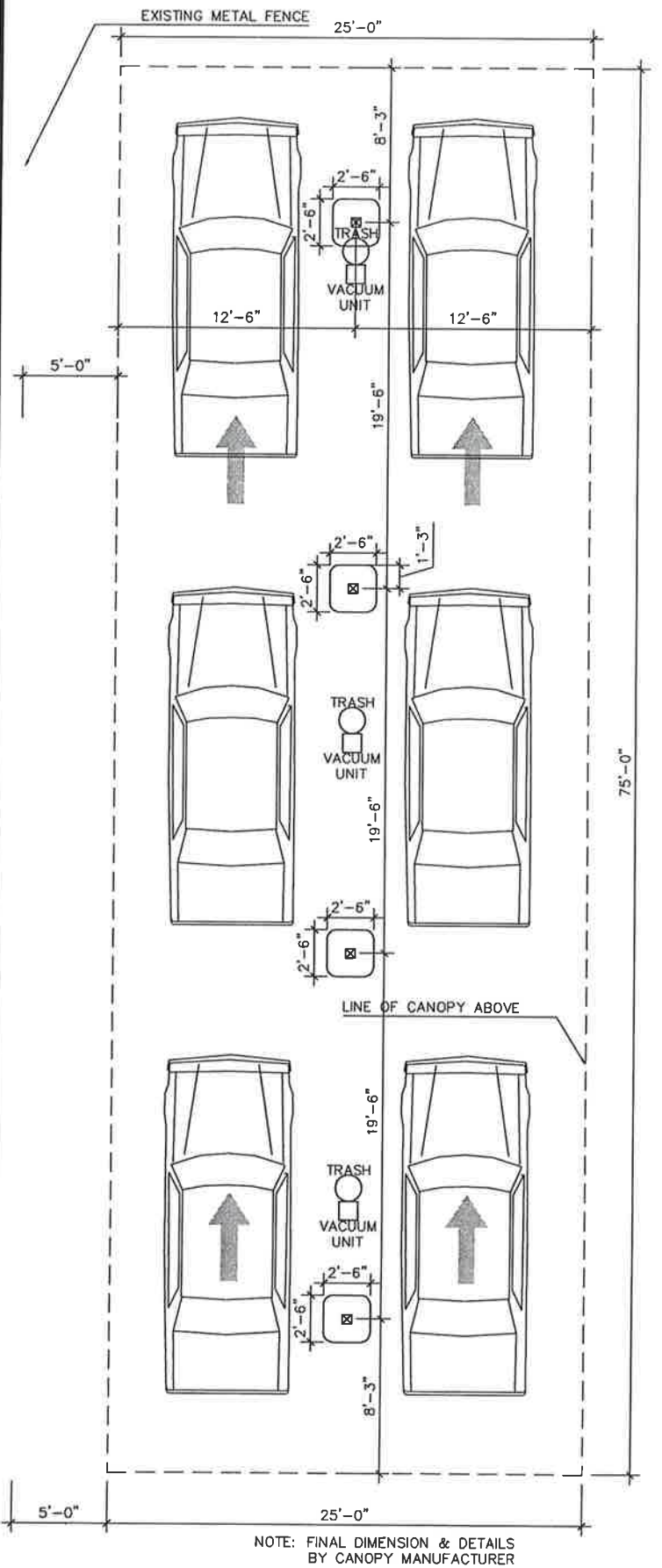
TITLE
SITE PLAN AND FLOOR PLAN FOR CAR WASH

ISSUE/REVISION	DATE

DRAWN BY: M.M.
CHECKED BY: M.M.
DATE: 00/00/2012
SCALE: NOTED
JOB NO.: 220142
SHEET NO.:

T-1

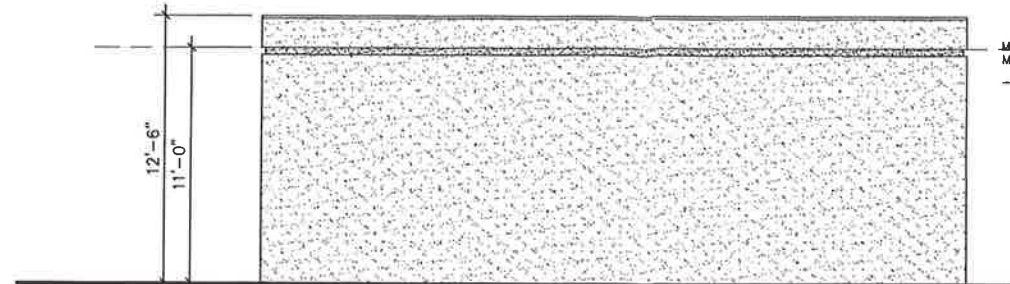
Drawing name: \\KARNAKLINKSYS\Draw\Dwg\Current\Baker - Costa Mesa\Cad\Arch\Final\Baker 10 15 14.dwg Oct 15, 2014 - 11:34pm



ENLARGED CANOPY PLAN

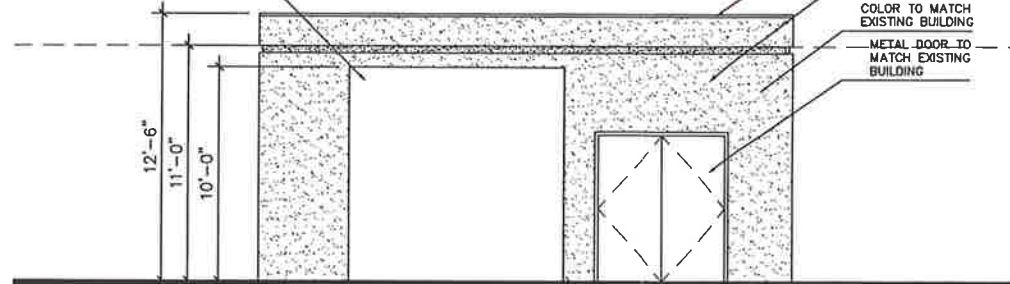
SCALE 1/4" = 1'-0"

NOTE: FINAL DIMENSION & DETAILS BY CANOPY MANUFACTURER



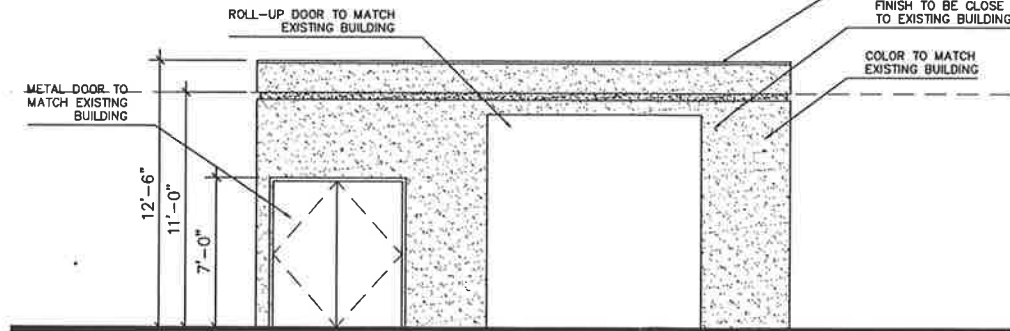
EAST & WEST ELEV.

SCALE 1/4" = 1'-0"



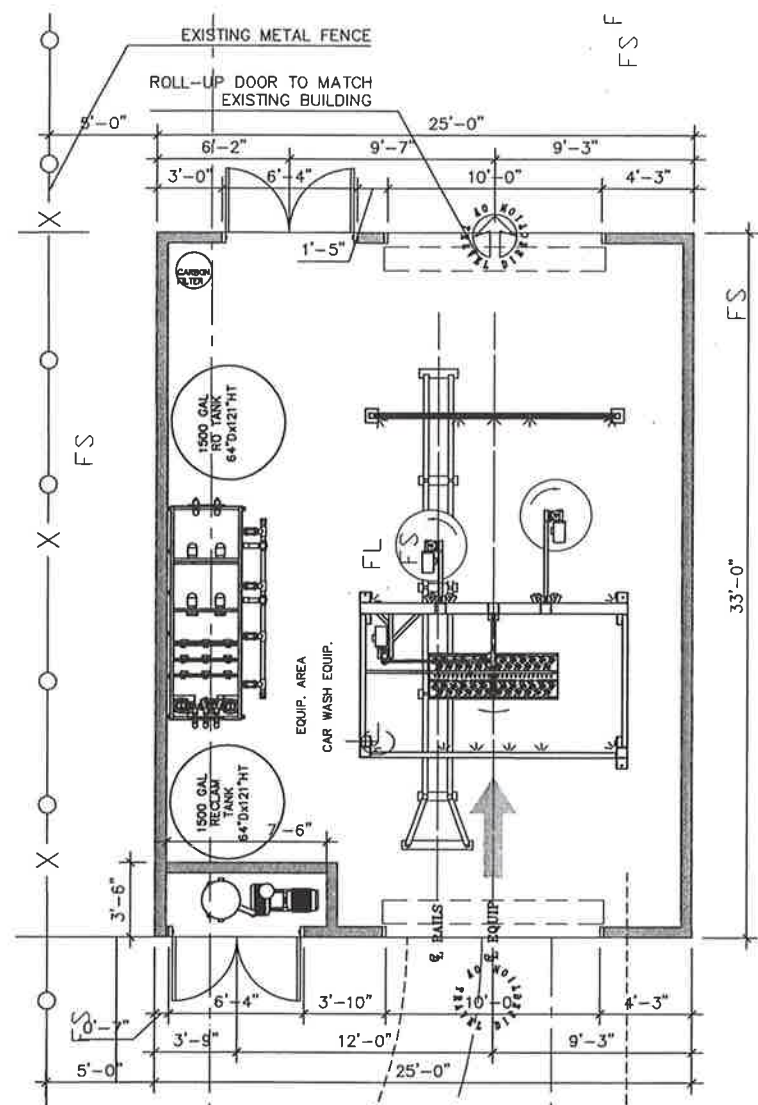
NORTH ELEV.

SCALE 1/4" = 1'-0"



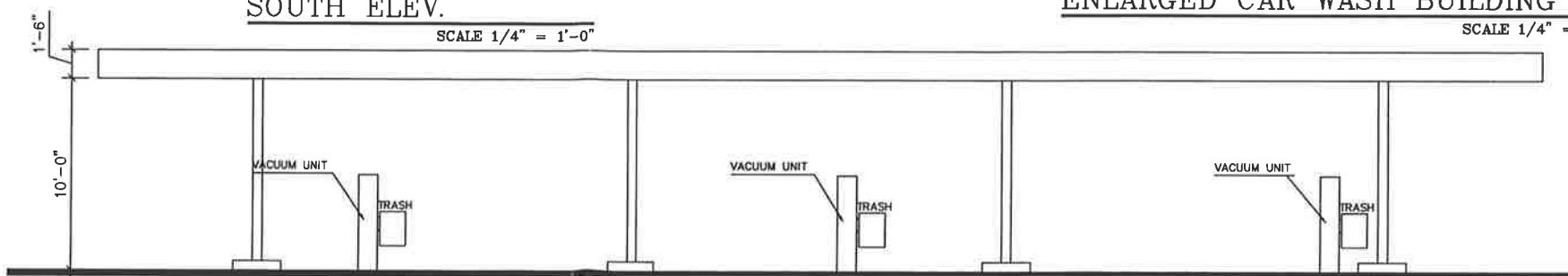
SOUTH ELEV.

SCALE 1/4" = 1'-0"



ENLARGED CAR WASH BUILDING

SCALE 1/4" = 1'-0"



CANOPY EAST & WEST ELEV.

SCALE 1/4" = 1'-0"



CANOPY EAST & WEST ELEV.

SCALE 1/4" = 1'-0"

MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. 2A-14-36
Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.
BY: JA DATE: 3/24/16

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KARNAK DEVELOPMENTS, INC.



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Cell: (962) 773-8888 Toll Free: (800) KARNAK 8
KARNAK.DEV@GMAIL.COM

PROJECT:
CAR WASH ADDITION
FOR
FOX RENT-A-CAR
325 BAKER ST.
COSTA MESA, CA 92626

OWNER:
RH MATTHEWS, LLC
3128 REDHILL AVE.
COSTA MESA, CA 92626

LESSEE:
FOX RENT-A-CAR, INC.
5500 W. CENTURY BLVD.
LOS ANGELES, CA 90045

TITLE
CAR WASH & CANOPY
PLAN & ELEVATIONS

ISSUE/REVISION	DATE

DRAWN BY: M.M.
CHECKED BY: M.M.
DATE: 00/00/2012
SCALE: NOTED
JOB NO.: 220142
SHEET NO.:



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

March 24, 2016

Matt Menlove
10725 Ellis Avenue
Fountain Valley, CA 92708

**RE: PLANNING APPLICATIONS PA-98-09A1 & PA-98-36 A1/
MINOR CONDITIONAL USE PERMIT ZA-16-05
REMODEL OF THE EXISTING NISSAN DEALERSHIP BUILDING WITH AN
EXPANSION OF THE EXISTING SERVICE DRIVE CANOPY
2850 HARBOR BOULEVARD, COSTA MESA**

Dear Mr. Menlove:

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 attached and subject to the conditions listed. The decision will become final at 5:00 p.m. on March 31, 2016, 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, Ryan Loomis, at (714) 754-5608, or at ryan.loomis@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments:

1. Conditions of Approval PA-98-09
2. Conditions of Approval PA-98-36
3. Applicant's Project Description, Conceptual Plans

PA-98-09A1 & PA-98-36 A1 (ZA-16-05)

March 24, 2016

Page 2 of 23

cc: Engineering
 Fire Protection Analyst
 Building Safety Division
 Transportation Services Division

Matt Menlove
10725 Ellis Avenue
Fountain Valley, CA 92708

BACKGROUND

Project Site/Environs

The site is located on the east side of Harbor Boulevard, between Adams Avenue (to the south) and Village Way (to the north). The site has a zoning designation of C1 (Local Business District) and a General Plan land use designation of General Commercial (GC). The site currently contains a one-story, 6,970 square-foot showroom, a 19,410 square-foot service shop and parts building to the rear, and surface level parking for inventory, customers, and employees. The site was originally constructed as an automobile dealership in 1964. The building was originally occupied by Connell Chevrolet; the current dealership occupying the building is Nissan. The site is bounded by an automobile dealership (Mitsubishi) to the north; an automobile dealership to the south (Connell Chevrolet); overflow parking to the east; and a used automobile dealership to the west across Harbor Boulevard (California Beemers).

Prior Land Use Approvals

A summary of the previous entitlements granted for the property are summarized below.

Planning Application PA-98-09

On March 9, 1998, Planning Commission approved Conditional Use Permit PA-98-09 to allow the reestablishment of automobile sales on the subject property to allow for the expansion of Connell Chevrolet from the adjoining property.

Planning Application PA-98-36

On May 26, 1998, Planning Commission approved a conditional use permit allowing for the reestablishment of automobile repair use in the rear of property, and construction of a 516 square foot service office building for the expansion of Connell Chevrolet. Although the automotive service was reestablished, the service office building was never built.

PROJECT DESCRIPTION

Current Land Use Proposal

The current dealership (Costa Mesa Nissan) consists of the following floor area:

Showroom/Sales/Lounge/Admin Area	6,970 SF
Canopy Area	1,257 SF
Total SF (Existing Showroom/Sales Area)	8,227 SF
Shop/Parts Building	19,410 SF
Existing Total SF On-site	27,637 SF

Existing Parking	256 Spaces
------------------	------------

Their current hours of operation are generally 8:30 am to 9:00 pm, seven days a week.

The proposed expansion and remodel (for Costa Mesa Nissan) consists of the following:

Showroom	4,133 SF
Customer Lounge	1,037 SF
Offices/ Administration	2,048 SF
Sales Area	896 SF
Other Service Area	1,071 SF
New Service Drive Canopy	4,724 SF
Total SF (Remodeled Showroom/Sales Area)	13,909 SF
Shop/Parts Building (Existing)	19,410 SF
Proposed Total SF On-site	33,319 SF
Parking	256 Spaces

As part of the remodel for Costa Mesa Nissan, the existing 6,970 SF showroom area, including the reception area, administrative and sales offices, as well as the 1,257 SF service canopy, will be remodeled to provide a new brand image consistent with Nissan dealerships. Specifically, the remodel includes expansion under the existing outdoor canopy area along the front of the building towards Harbor Boulevard, and a four lane service drive canopy along the south elevation of the existing showroom building. This increase to the service drive canopy provides additional queuing for customer service vehicle drop-off. The building exteriors will be remodeled with new, contemporary architecture and signage. Since not requested as part of this application, the new signage will require approval under a separate Planned Signing Program application.

The new addition to the showroom and service canopy will increase building floor area ratio (FAR); however, it will remain below maximum FAR permitted for the project site (0.30 FAR or 43,274 SF permitted; 0.23 FAR, or 33,319 SF proposed). Building height will remain below the height requirements for the C1 zone (30 feet required; 28.5 feet proposed). As far as parking, 133 spaces are required for a 33,319 based on the retail use (4 spaces/1,000 SF); 256 spaces is currently provided. As such, an adequate number of on-site parking spaces will be provided for the expanded use. All other applicable development standards will be satisfied.

Amendment to Conditional Use Permit (PA-98-09 and PA-98-36)

Planning Application PA-98-09A1 and PA-98-36 A1 (processed as ZA-16-05) is the first amendment to both conditional use permits, which originally allowed the reestablishment of automobile sales for the expansion of Connell Chevrolet, and the reestablishment of automotive repair in the existing building at the rear of the site, respectively. As determined by the Development Services Director, the current project is being processed

as an amendment to the conditional use permits at the Zoning Administrator level. This is because the project includes only minor expansion and enhancements to the existing dealership. As such, the project will be required to meet the findings for a minor conditional use permit.

ANALYSIS

Justifications for Approval

Staff has reviewed the applicant's request and supports the request based on the following:

- *The proposed use is compatible with developments along Harbor Boulevard.* Costa Mesa Nissan is an existing dealership on the project site. The property has been used as an automobile dealership for over 50 years, and was once part of Connell Chevrolet. This portion of Harbor Boulevard has numerous automobile dealerships, and the neighboring properties are used for auto sales, including a Mitsubishi dealership to the north, and Connell Chevrolet to the south. As such, the remodel and expansion of Costa Mesa Nissan will be consistent with existing neighboring dealerships along Harbor Boulevard.
- *Building architecture will provide an attractive appearance from Harbor Boulevard.* The proposed architecture is a contemporary design. The elevations facing the street are enhanced with modern architecture and will provide an improvement and attractive appearance from the street. In addition, the enhanced architecture for the dealership will be consistent with other dealerships along Harbor Boulevard.
- *Based on the proposed remodel and addition, an adequate number of on-site parking spaces is provided.* As noted earlier, 133 spaces are required; 256 spaces will be provided. An adequate number of on-site parking spaces can be provided for the use.

GENERAL PLAN CONFORMITY

Future development of all land within the City of Costa Mesa is guided by the General Plan adopted in 2002. The General Plan sets forth land use goals, policies, and objectives that guide new development and uses.

Based on the issues discussed in the previous sections, the request, as conditioned, is consistent with the following goals and objectives of the General Plan.

- **Goal LU-1: Land Use:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic*

segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.

Consistency: The nature of the proposed commercial project (remodel, small expansion of service office and service drive canopy) reinforces the balance of land uses satisfying the needs of the community as it pertains to commercial retail uses. The project will ensure the long-term viability of the natural and man-made environment and decreases the need for significant infrastructure improvements. The project is consistent with this General Plan goal.

- **Goal LU-2: Development:** *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

Consistency: The project would allow for remodeling and small expansion of an automobile dealership on a commercially-zoned property. The proposed project will enhance the visual appearance of the site through the remodel and provision of additional landscaping. In addition, the project would provide a high-quality architectural design and help modernize the visual quality of the existing dealership. All applicable development standards will be satisfied. As a result, the proposed project is consistent with this General Plan goal.

- **Objective LU-2A:** *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

Consistency: Because the project is remodel/small expansion of an existing automotive dealership, it would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. Therefore, the project is consistent with this objective.

ENVIRONMENTAL DETERMINATION

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.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that it meets the following findings for a minor conditional use permit:

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

Facts in Support of Findings:

- The proposed use is compatible with developments along Harbor Boulevard. Costa Mesa Nissan is an existing dealership on the project site. The property has been used as an automobile dealership for over 50 years, and was once part of Connell Chevrolet. This portion of Harbor Boulevard has numerous automobile dealerships, and the neighboring properties are used for auto sales, including a Mitsubishi dealership to the north, and Connell Chevrolet to the south. As such, the remodel and expansion of Costa Mesa Nissan will be consistent with existing neighboring dealerships along Harbor Boulevard. All applicable development standards will be satisfied.
- Building architecture will provide an attractive appearance from Harbor Boulevard. The proposed architecture is a contemporary design. The elevations facing the streets are enhanced with modern architecture and will provide an improvement and attractive appearance from the street. In addition, the enhanced architecture for the dealership will be consistent with other existing dealerships along Harbor Boulevard.
- Based on the proposed remodel and addition, an adequate number of on-site parking spaces is provided. As noted earlier, 133 spaces are required; 256 spaces will be provided. An adequate number of on-site parking spaces can be provided for the use.

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

Facts in Support of Findings:

- The deviations will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property. The granting of the deviations will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the

vicinity. The development is consistent with the General Plan goals and policies as discussed earlier in this report, and will be required to comply with all applicable Building and Fire Safety regulations to ensure that no adverse impact to the public health, safety, or welfare is created as a result of this project.

Finding: Granting the conditional use permit will not allow a use, density, or intensity which is not in accordance with the General plan designation.

Facts in Support of Findings:

The request is consistent with the following goals and objectives of the General Plan:

- **Goal LU-1: Land Use:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

Consistency: The infill nature of the proposed commercial project protects the balance of land uses satisfying the needs of the community as it pertains to commercial retail uses. The project will ensure the long-term viability of the natural and man-made environment and decreases the need for significant infrastructure improvements. The project is consistent with this General Plan goal.

- **Goal LU-2: Development:** *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

Consistency: The project would allow for remodeling and expansion of a commercially-zoned property used for auto retail. The proposed project will enhance the visual appearance of the site through the remodel and implementation of the required landscaping. In addition, the project would provide a high-quality architectural design and help modernize the visual quality of the existing dealerships along Harbor Boulevard. As a result, the proposed project is consistent with this General Plan goal.

- **Objective LU-2A:** *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

Consistency: Because the project is remodel/small expansion of an existing automotive dealership, it would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. Therefore, the project is consistent with this objective.

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

ZONING APPLICATION DEVELOPMENT SUMMARY

Location: 2850 Harbor Blvd. Application: ZA-16-005

Request: Remodel of front exterior and expansion of existing service drive canopy at Costa Mesa Nissan

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>C1</u>	North: <u>C1, Mitsubishi dealership</u>
General Plan: <u>GC (General Commercial)</u>	South: <u>C1, Connell Chevrolet</u>
Lot Dimensions: <u>292 FT X 494 FT</u>	East: <u>P, off-street parking lot</u>
Lot Area: <u>144,248 SF (3.3 AC)</u>	West: <u>(Across Harbor Blvd.) C1, commercial</u>
Existing Development: <u>6,970 SF car dealership with 19,410 SF service shop</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	120 FT	292 FT
Lot Area	12,000 SF	144,248 SF (3.3 AC)
Floor Area Ratio:		
Moderate Traffic FAR	.30 (43,274 SF)	.23 (33,319 SF)
Building Height:		
	2 Stories/30 FT	1 Stories/28.5 FT
Interior landscaping	25 SF per parking space (6,400 SF)	Min 2,096 sq. ft. per PA-98-36
Setbacks (Buildings):		
Front (Harbor Blvd.)	20 FT	82 FT
Side (left/right)	15 FT/0 FT	20 FT/48 FT
Rear	44 FT	69 FT
Setbacks (Landscaping):		
Front (Harbor Blvd.)	20 FT	10 FT (1)
Parking		
TOTAL	133 Spaces	256 Spaces

(1) A 10' deep landscape setback was approved under PA-98-09.

CEQA Status Exempt, Class 01 (Existing Facilities)
 Final Action Zoning Administrator

CONDITIONS OF APPROVAL

- Plng. 1. The applicant is reminded that all conditions of approval of Conditional Use Permit PA98-09 and PA-98-36 still apply (copies attached as Attachment 1 and 2)
2. The conditions of approval for ZA-16-05 (PA-98-09A1 & PA-98-36A1) shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 3. The applicant shall provide Queen Palm trees spaced 20 feet on center within the landscaping planters along the entire frontage of the property along Harbor Boulevard.
 4. The use shall be limited to the type of operation as described herein, i.e., a remodel and expansion of the existing dealership. Any change in the operational characteristics shall require review by the Planning Division 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 the Municipal 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 [Title 13, Section 13-29(o)].
 5. The zoning application herein approved shall be valid until revoked. The Director of Economic & Development/Deputy CEO or his designee may refer the zoning application to the Planning Commission for modification or revocation at any time if, in his opinion, any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances or 3) one or more of the findings upon which the approval was based are no longer applicable.
 6. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
 7. Demolition permits for existing structure(s) shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be

required ten (10) days prior to demolition.

8. Permits shall be obtained for all signs and shall comply with the provisions of the Planned Sign Program for 2850 Harbor Boulevard. Any change in the Planned Sign Program shall require an amendment to the existing Planned Signed Program, subject to Zoning Administrator approval. Freestanding signs shall be subject to review and approval by the Zoning Administrator to ensure compatibility in terms of size, height, and location with the proposed/existing development, and existing freestanding signs in the vicinity.
9. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
10. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time. Occupant loads for the open patio area and the enclosed building area shall be calculated and posted separately.
11. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or operator shall institute whatever security and operational measures are necessary to comply with this requirement.
12. A copy of the conditions of approval for the minor 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.
13. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to final occupancy. This inspection is to confirm that the Planning Division conditions of approval and code requirements have been satisfied.
14. Applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's

fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to select the attorney defending it, if it elects to do so.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng.
1. This use, as well as all contractors and subcontractors doing construction-related activity on the site, shall have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
 2. Approval of the zoning application is valid for one year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) obtains building permit(s) for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.
 3. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.
 4. Street address shall be visible from the fascia adjacent to the main entrance or on another prominent location. Numerals shall be a minimum 12 inches in height with not less than three-fourth-inch stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4 inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background.

5. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
 6. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
 7. Existing mature trees shall be retained wherever possible. Should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed and may be required on a 1:1 basis. This requirement shall be completed under the direction of the Planning Division.
 8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 9. Two sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
 10. Parking stalls shall be double-striped in accordance with City standards.
 11. Where/if applicable, all compact parking spaces shall be clearly marked "compact" or "small car only".
- Bldg.
12. Comply with the requirements of the following adopted codes: 2013 California Building Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code, and 2013 California Energy Code (or the applicable adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, and California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations, also known as the California Building Standards Code, as amended by the City of Costa Mesa.
 13. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disabilities shall comply with Chapter 11B of the 2013 California Building Code.
 - a. Accessibility shall be to and through the front door and to the commercial space from the public sidewalk.

- b. Accessible restrooms/bathrooms in the commercial space.
 - c. Accessible parking.
 - d. Accessible entry door, ramps, landings, sidewalks, hallways, strike edge clearances and elevation changes.
 - e. Additional access requirements maybe required as per 2013 California Building Code
14. Provide a plan to the County of Orange Health Dept. for review and approval.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

1. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
2. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

ATTACHMENT 1

APPL. PA-98-09

EXHIBIT "B"

CONDITIONS OF APPROVAL

1. A minimum 10' deep landscape planter shall be provided, as measured from the front property line. The landscaping behind the existing block wall shall be of a sufficient height to be visible above the block wall from Harbor Boulevard.
2. A minimum of 700 sq.ft. of interior landscaped area shall be provided under the direction of Planning staff. Trees shall be incorporated into these landscape areas under the direction of Planning staff.
3. The rear service building shall not be used for any purpose without previous approval of a conditional use permit by Planning Commission.
4. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the Development Services Director or his designee, any of the findings upon which the approval was based are no longer applicable.
5. Street addresses shall be displayed on the freestanding sign or, if there is no freestanding sign, on the fascia or store front adjacent to the main entrance of the building, in a manner visible to the public street. Numerals shall be a minimum 12" in height with not less than 3/4" stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than 1/4" stroke and shall contrast sharply with the background.
6. The conditions of approval and ordinance or code provisions of conditional use permit PA-98-09 shall be blueprinted on the face of the site plan.
7. The applicant shall contact the Planning Division to arrange for a "special requirements" inspection of the site prior to the release of occupancy. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
- * 8. No PA or loudspeaker system shall be audible outside the buildings.
9. The rear portion of the property shall be secured with a fence or by other means to prohibit access except by authorized individuals, under the direction of the Planning staff.
10. All debris and trash shall be removed from the rear portion of the site. The rear portion of the site shall be maintained in clean

APPL. PA-98-09

manner.

11. The rear building shall be secured to prevent unauthorized access and shall be painted to match the ultimate color of the front building.
- Eng. 12. Maintain the public right-of-way in a "wet-down" condition to the degree necessary to prevent excessive dust and periodically remove any spillage from the public right-of-way by sweeping or sprinkling.

- * This mitigation measure of the negative declaration have been included as a condition of approval. If this condition is removed, the decision-making body must make a finding that the project will still not result in significant environmental impacts and that the negative declaration is still valid.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "city" pertains to the City of Costa Mesa.

- Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the city of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. Approval of the planning application is valid for one (1) year and will expire at the end of that period unless building permits are obtained and business commences, or the applicant applies for and is granted an extension of time.
3. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
4. Development shall comply with all requirements of Section 13-45 and Article 9, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to commercial development standards.
5. Parking stalls shall be double-striped in accordance with City standards.
6. All compact parking spaces shall be clearly marked "compact" or "small car only".
7. All on-site utility services shall be installed underground or provisions made for future undergrounding, if it is impractical at this time.
8. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
9. Four (4) sets of detailed landscape and irrigation plans shall be required as part of the project plan check review and approval process. Three (3) sets shall be provided to the representative water agency and one (1) set shall be submitted to the Planning

APPL. PA-98-09

- Division for review. Plans shall be approved by the water agency with two (2) approved sets forwarded by the applicant to the Planning Division for final approval prior to issuance of building permits.
10. Two (2) sets of landscape and irrigation plans, approved by both the water agency and the Planning Division, shall be attached to two of the final building plan sets.
 11. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-103 through 13-108 as well as irrigation requirements set forth by the water agency. Consult with the representative water agency Mesa Consolidated Water District, Ray Barela - (714) 631-1291 for requirements.
 12. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 13. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 14. Trash enclosure or other acceptable means of trash disposal shall be provided. Design of trash enclosure shall conform with City standards. Standard drawings are available from the Planning Division.
 - Bldg. 15. Comply with the requirements of the Uniform Building Code as to design and construction and CCR Title 24 pertaining to "Disabled Access Regulations".
 - ** 16. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to initiation of construction of the structure. Applicant is advised that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
 17. Prior to issuance of any building permits, applicant shall submit a Water Quality Management Plan (WQMP) that identifies the application and incorporation of those routine structural and non-structural Best Management Practices (BMPs) outlined in the countywide National Pollution Discharge Elimination System (NPDES) Drainage Area Management Plan (DAMP), Appendix G. The WQMP shall detail implementation of BMPs not dependent on specific land uses, for review and approval by the Development Services Department.
 - Fire 18. A Fire Department permit for a repair garage is required.
 19. A key box shall be provided for the gate to the rear of the property per Uniform Fire Code, Section 402.4
 - Eng. 20. A site access permit and deposit of \$500.00 for street sweeping will be required by the Engineering Division prior to the start of any on- or off-site work.
 21. Haul routes must be approved by the Engineering Division, prior to approval of the site access permit.

APPL. PA-98-09

** This code requirement has also been included as a mitigation measure.

SPECIAL DISTRICT REQUIREMENTS

The requirement of the following special district(s) are/ls hereby forwarded to the applicant:

- | | | |
|----------------|----|--|
| Sani. | 1. | Applicant shall pay all applicable sanitary district fixture fee charges (714) 754-5307. |
| School | 2. | Applicant shall submit proof that applicable development fee has been paid to the Newport Mesa Unified School District (424-7530) prior to the issuance of building permits. |
| Fish &
Game | 3. | Applicant shall submit a check to the Planning Division for an environmental handling fee of \$38.00 made payable to the county clerk-recorder within seven (7) days of project approval. Approval of this project will not be vested or final until the filing fee (required under section 711.4 of the Fish and Game Code) has been paid [PRC 21089(b)]. |

ATTACHMENT 2

APPL. PA-98-36

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. The applicant is reminded that all conditions of approval of Conditional Use Permit PA-98-09 still apply (copy attached hereto).
 2. A minimum of 2,096 sq.ft. of interior landscape area shall be provided at 2850 Harbor Boulevard, with a minimum of 604 sq.ft. provided at 2828 Harbor Boulevard. At 2850 Harbor Boulevard, the interior landscape area shall be distributed to provide a minimum of 700 sq.ft. in the front of the site and approximately 1,400 sq.ft. along the rear property line. Interior landscaping shall be provided on both sites prior to the release of the certificate of occupancy for the service buildings at 2850 Harbor Boulevard.
 3. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the Development Services Director or his designee, any of the findings upon which the approval was based are no longer applicable.
 4. All new construction shall be architecturally compatible with regard to building materials, style, colors, etc. with the remodeled sales building. The service building shall be finished in the same color as the other two buildings. Plans submitted for plan check shall indicate how this will be accomplished.
 5. The conditions of approval and ordinance or code provisions of conditional use permit PA-98-36 shall be blueprinted on the face of the site plan.
 6. The applicant shall contact the Planning Division to arrange for a "special requirements" inspection of the site prior to the release of occupancy. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 - *7. No PA or loudspeaker system shall be audible outside the buildings.
 8. Gates and/or fencing between the sales/display and service areas shall be wrought iron or masonry.

- Eng. *9. Maintain the public right-of-way in a "wet-down" condition to the degree necessary to prevent excessive dust and periodically remove any spillage from the public right-of-way by sweeping or sprinkling.
- * These mitigation measures of the negative declaration have been included as conditions of approval. If any of these conditions are removed, the decision-making body must make a finding that the project will still not result in significant environmental impacts and that the negative declaration is still valid.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng.
1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
 2. Approval of the planning application is valid for one (1) year and will expire at the end of that period unless building permits are obtained, or the applicant applies for and is granted an extension of time.
 3. All work shall be conducted under-roof. Outdoor is prohibited.
 4. Parking stalls shall be double-striped in accordance with City standards.
 5. All compact parking spaces shall be clearly marked "compact" or "small car only".
 6. Two (2) sets of landscape and irrigation plans, approved by both the water agency and the Planning Division, shall be attached to two of the final building plan sets.
 7. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-103 through 13-108 as well as irrigation requirements set forth by the water agency. Consult with the representative water agency Mesa Consolidated Water District, Ray Barela - (714) 631-1291 for requirements.
 8. All landscaped areas shall be separated from paved vehicular areas by 6" high continuous Portland Cement Concrete curbing.
 9. Trash enclosure or other acceptable means of trash disposal shall be provided. Design of trash enclosure shall conform with City standards. Standard drawings are available from the Planning Division.

APPL. PA-98-36

- Bldg. **10. Prior to removal of underground tanks, the applicant shall contact the Orange County Environmental Health Care Agency (Arghavan Rashidi-Fard 667-3713) for application procedures and guidelines. Building permits will not be issued until a clearance report is issued by the health agency and is submitted to Planning staff.
11. Comply with the requirements of the Uniform Building Code as to design and construction and CCR Title 24 pertaining to "Disabled Access Regulations".
- Trans. **12. Fulfill mitigation of off-site traffic impacts at the time of issuance of certificate of occupancy by submitting to the Planning Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based upon the average daily trip generation rate of 20 trip ends per 1,000 sq.ft. of floor area for the proposed auto dealership use and includes a credit for any existing use. At the current rate of \$150 per trip end, the Traffic Impact Fee is estimated as \$612.00.
- Fire 13. A Fire Department permit for a repair garage is required.
14. A fire apparatus access road shall be maintained for the service building. This condition shall be completed to the satisfaction of the Fire Prevention Division (714 754-5128).
- Eng. * 15. A construction access permit and deposit of \$500.00 for street sweeping will be required by the Engineering Division prior to the start of any on- or off-site work.
- * 16. Haul routes must be approved by the Engineering Division, prior to approval of the site access permit.

** These code requirements have also been included as mitigation measures.

SPECIAL DISTRICT REQUIREMENTS

The requirement of the following special district(s) are/is hereby forwarded to the applicant:

- Sani. 1. Developer will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.
2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit required prior to issuance of building permits. To receive credit for buildings to be demolished, call (714) 754-5307 for inspection.
3. Developer shall submit a plan showing sewer improvements to the district engineer's office- (714) 831-1731 - prior to the issuance of building permits.

APPL. PA-98-36

4. Car detailing operation plans shall be submitted for approval to the Costa Mesa Sanitary District (714) 631-1731 and shall include provisions preventing wash down water from entering the street or storm drain system and also preventing rain water from entering the sewer system.
5. Developer is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released.
- Fish & Game 6. Applicant shall submit a check to the Planning Division for an environmental handling fee of \$38.00 made payable to the county clerk-recorder within seven (7) days of project approval. Approval of this project will not be vested or final until the filing fee (required under section 711.4 of the Fish and Game Code) has been paid [PRC 21089(b)].
- School 7. Applicant shall submit proof that applicable development fee has been paid to the Newport Mesa Unified School District (424-7530) prior to the issuance of building permits.

COSTA MESA NISSAN
2850 HARBOR BLVD.
COSTA MESA, CA

**ADJUSTMENT TO THE CURRENT MINOR CONDUTIONAL USE PERMIT
ZONING APPLICATION # ZA-98-~~3209~~**

STATEMENT OF INTENT

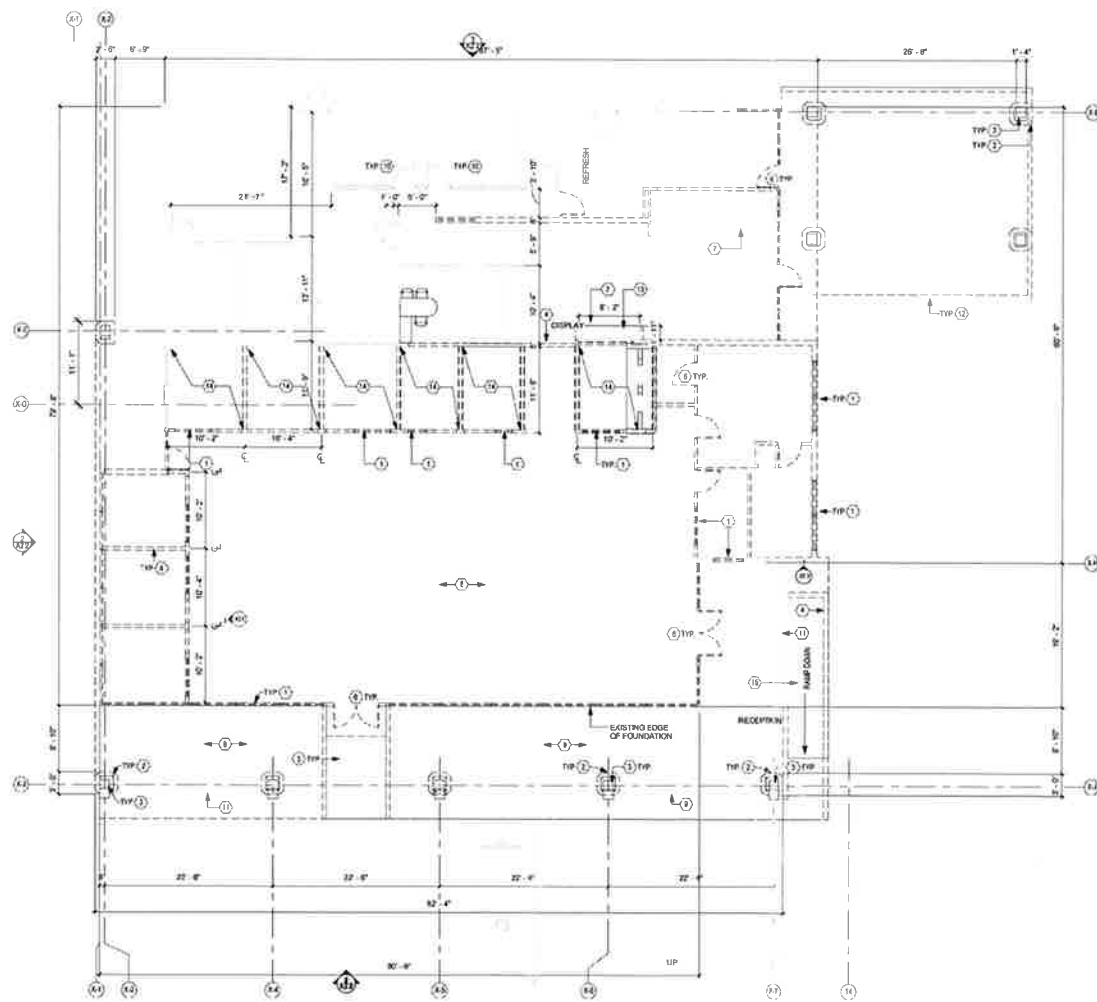
The proposed image remodel renovation and additions to the existing sales and service drop-off facility, include a expansion under the existing canopy towards Harbor Blvd. and a (4) four land service drive canopy to the South of the same structure. Demolition of the existing (2) two-lane service drive canopy is necessary for the new service drive canopy.

This increase to the service drive canopy provides increased queuing for customer's service vehicle drop-off, for the dealer's market share. Which in turn provides an even more efficient processing of vehicles from the street entrance.

No new curb-cuts, nor driveways are proposed.

Image remodel renovation is being performed to the remainder to the inside of the sales and service drop-off facility only.

All site signage is to remain, as it was previously approved in zoning application ZA-98-32.



1 DEMOLITION PLAN
 1/8" = 1'-0"
 0 2 4 8 16

DEMOLITION GENERAL NOTES

1. CONTRACTOR IS TO SECURE ALL PERMITS AND EXPEDITE SAME INCLUDING ALL EXPRESS FEES.
2. PROVIDE A COMPREHENSIVE TIME ESTIMATE FOR ALL WORK TO BE DONE WITH INITIAL PROPOSAL ESTIMATE.
3. ON A WEEKLY BASIS CONTRACTOR IS TO PROVIDE OWNER WITH A WEEKLY SCHEDULE CLEARLY OUTLINING ALL WORK TO BE DONE IN THAT WEEK. ADVISE OWNER OF ALL WORK GOALS COMPLETED AND / OR NOT COMPLETED IN THE PRIOR WEEK.
4. CONTRACTOR TO COORDINATE ALL DEMOLITION WORK WITH OWNER APPOINTED REPRESENTATIVE ALSO PREPARE AND REVIEW A DETAILED DEMOLITION SCHEDULE WITH OWNER REPRESENTATIVE AT LEAST TWO WEEKS IN ADVANCE OF ANY DEMOLITION WORK TO BE DONE.
5. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS, WINDOWS AND SUPPORTING STRUCTURAL MEMBERS.
6. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION OVER WORK.
7. PROVIDE DEMOLITION EXCESS OF THAT NEEDED FOR NEW CONSTRUCTION. IF BREAKPOINT BE FINELY DEMOLITION AND EXCESS TO REMAIN IS AT A SIGNIFICANT JOINT, END OF STUD, ETC.
8. REWORK OF MATERIALS ON SITE IS NOT PERMITTED.
9. REMOVE FROM SITE, CONTAMINATED, VERMIN INFESTED OR DANGEROUS MATERIALS ENCOUNTERED AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.
10. REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE ARCHITECT AND OWNER.
11. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY CAPACITIES AND SHALL INCREASE CAPACITY AS REQUIRED FOR NEW CONSTRUCTION INCLUDING ELECTRICAL SWITCH GEAR AND PRIMARY ELECTRICAL SERVICE, HVAC SYSTEMS AND PLUMBING SYSTEMS.
12. CONTRACTOR SHALL COORDINATE WITH OWNER USE OF EXISTING BUILDINGS IN CONJUNCTION WITH THE WORK AND SHALL MAINTAIN FREE AND SAFE PASSAGE TO AND FROM SAME.
13. CONTRACTOR SHALL PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES. PROVIDE AND PLACE BRACING OR SHORINGS AND BE RESPONSIBLE FOR SAFETY AND STABILITY OF EXISTING STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE OR INJURY.
14. CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
15. CONTRACTOR SHALL ARRANGE AND PAY FOR DISCONNECTING FEES, REMOVAL AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND SHUT OFF, NOTIFY THE AFFECTED UTILITY COMPANY IN ADVANCE AND OBTAIN OWNER APPROVAL BEFORE STARTING THIS WORK.
16. CONTRACTOR SHALL PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. CONDUCT SERVICE LINES AND CAPPING LOCATIONS ON PRIOR OF RECORD DOCUMENTS.
17. CONTRACTOR SHALL ERECT WEATHERPROOF CLOSURES FOR EXTERIOR CEILING.
18. CONTRACTOR SHALL ERECT AND MAINTAIN GUARD FENCE AS REQUIRED. TO PREVENT SPREAD OF DUST, FLAMES AND SMOKE TO OTHER PARTS OF THE BUILDING. ON COMPLETION REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
19. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING ANY DEMOLITION WORK.

DEMOLITION SYMBOLS LEGEND

- EXISTING STOREFRONT AND OR WINDOW
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING STOREFRONT AND OR WINDOW TO BE REMOVED
- EXISTING TO REMAIN NO NEW CONST.
- BUILDING AREA TO BE DEMOLISHED IN ITS ENTIRETY

DEMOLITION NOTES

1. REMOVE EXISTING GLAZING WHICH INCLUDES GLASS DOOR AND FRAMING IN ITS ENTIRETY FROM SLAB TO HEADRASHES
2. DEMOLISH CEMENT PLASTER OVER K LATH FURFROUT
3. CMU COLUMN TO BE DEMOLISHED TO ACCOMMODATE NEW COLUMNS
4. DEMOLISH EXISTING PARTITION IN ITS ENTIRETY
5. DEMOLISH AUTO RAMP WITH 4" CURBS ON BOTH SIDES
6. REMOVE DOOR AND FRAME RE: PLANS FOR NEW CORNER FUNCTION
7. DEMOLISH EXISTING MILLWORK
8. DEMOLISH 1/2" DRYWALL CLD AND SUSPENDED CLG T-BAR GRID TO ACCOMMODATE NEW CLD
9. DEMOLISH CEMENT PLASTER SOFFIT TO ACCOMMODATE NEW CEILING
10. GUTT BATHROOMS DOWN TO THE STUDS INCLUDING REMOVING PLUMBING FIXTURES AND MILLWORKS TO ACCOMMODATE NEW PLAN
11. DEMOLISH CEMENT PLASTER FASCIA TO ACCOMMODATE NEW CONDITIONS
12. DEMOLISH EXISTING SERVICE DRIVE INCLUDING PLUMBING, CEMENT PLASTER, MIS STUDS AND STEEL ASSOCIATED WITH THE CANOPY FOR NEW SERVICE CANOPY
13. DEMOLISH EXISTING PLUMBING FIXTURE IN ITS ENTIRETY
14. STRIP WALLS DOWN TO THE STUDS FOR NEW GWP BD AND FINISHES
15. REMOVE RAMP, HANDRAILS AND PREPARE FOR NEW FOUNDATION LEVELING AT ENCLOSURE



A NEW FACILITY IMAGE UPGRADE FOR
COSTA MESA NISSAN
 2888 HARBOR BOULEVARD COSTA
 MESA, CA

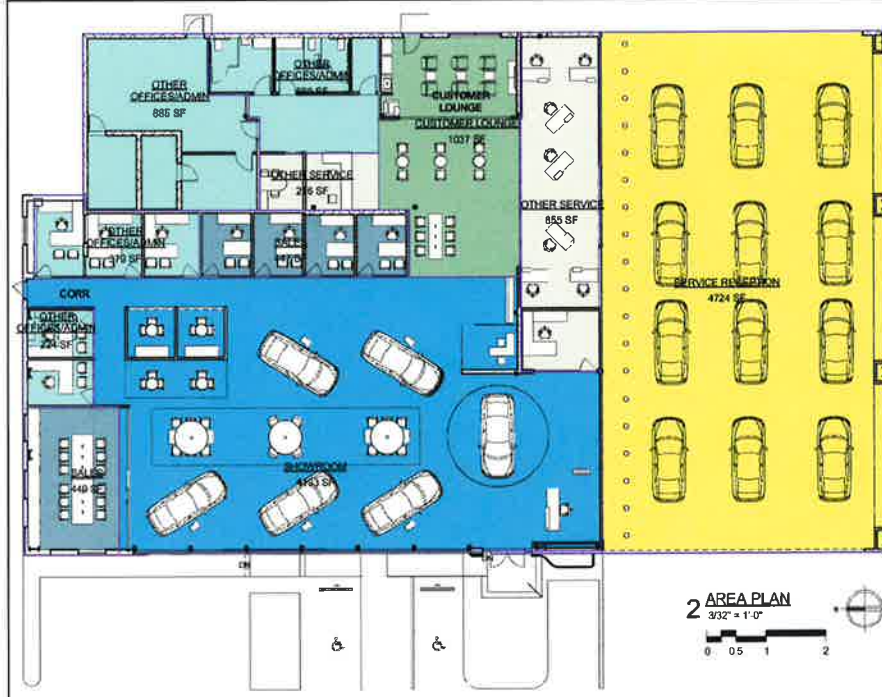
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FOR USE BY REVIEWERS,
 NOT INTENDED FOR
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Date: 01/21/2016

DEMOLITION
 PLAN

A1.0

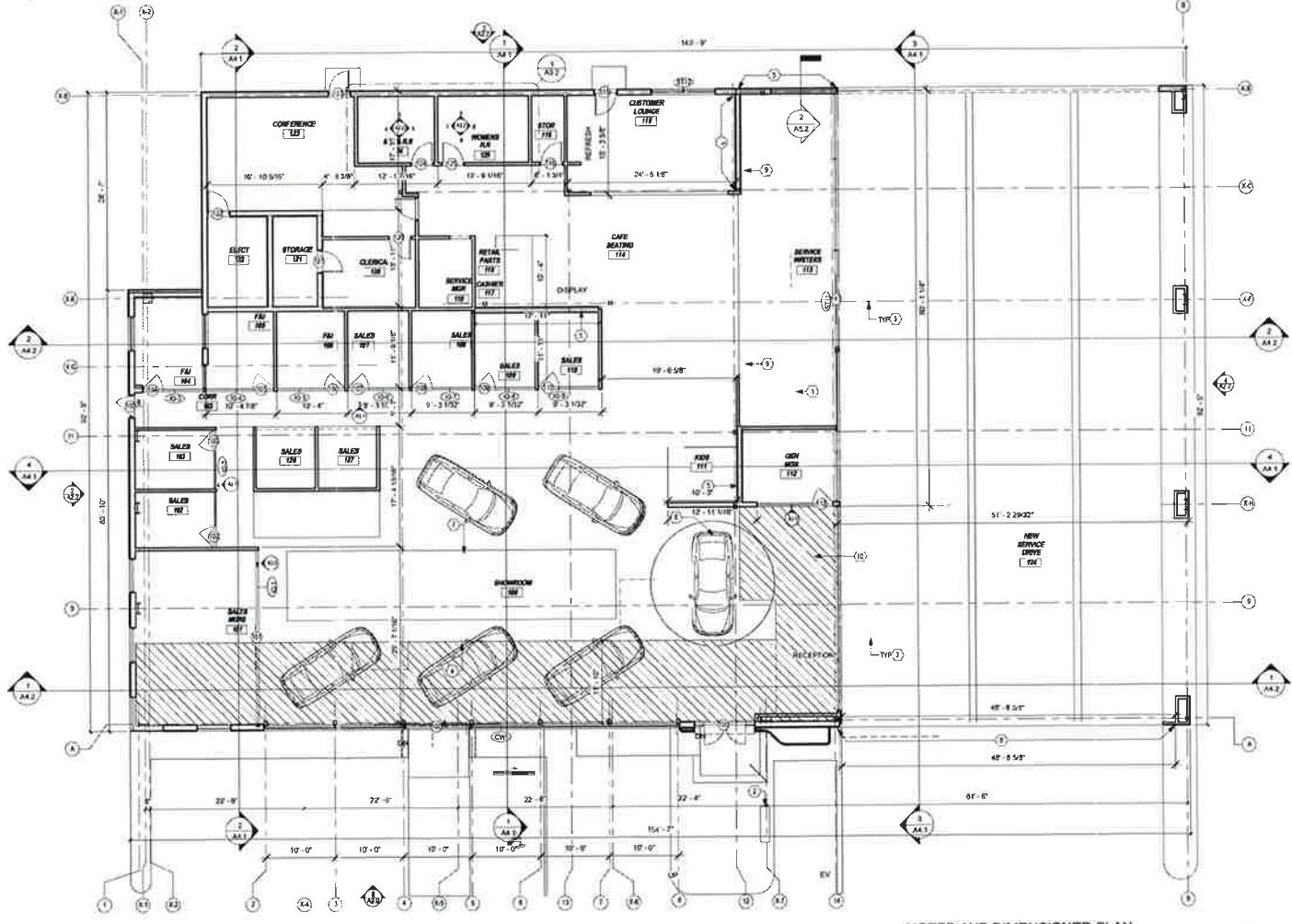


Building Area Legend

- 1027 SF CUSTOMER LOUNGE
- 2048 SF OTHER SERVICE
- 1071 SF OTHER SERVICE
- 894 SF SALES
- 4133 SF SERVICE RECEPTION
- 1709 SF SALES

FLOOR PLAN KEYNOTES

- 1 SERVICE WRITER ROOM PROVIDED BY OWNER ELECTRICAL AND DATA TO THE ROOM PROVIDED & INSTALLED BY G.C. REFER TO ELEC. DRAWINGS
- 2 EV CHARGING STATION UNIT BY OWNER G.C. TO PROVIDE POWER & COORDINATE INSTALL
- 3 4" PAINTED STEEL PIPE ROLLERS FILLED WITH CONCRETE. REFER TO SITE DETAILS
- 4 EXISTING EDGE OF FOUNDATION
- 5 NEW CURB WALL
- 6 FEATURE CAR
- 7 OPEN SALES
- 8 NEW SERVICE RECEPTION
- 9 COUNTER TOP AND STORAGE CABINETS
- 10 NEW CONCRETE FOUNDATION LEVEL TO MATCH EXISTING F.F. APPROXIMATELY 36" SOFT



GOREE ARCHITECTS
 4150 N. 75th Avenue
 Mesa, Arizona 85207
 480.944.7000

Ken Garff
 Automotive Group



A NEW FACILITY IMAGE UPGRADE FOR
COSTA MESA NISSAN
 2800 HARBOR BOULEVARD, COSTA MESA, CA

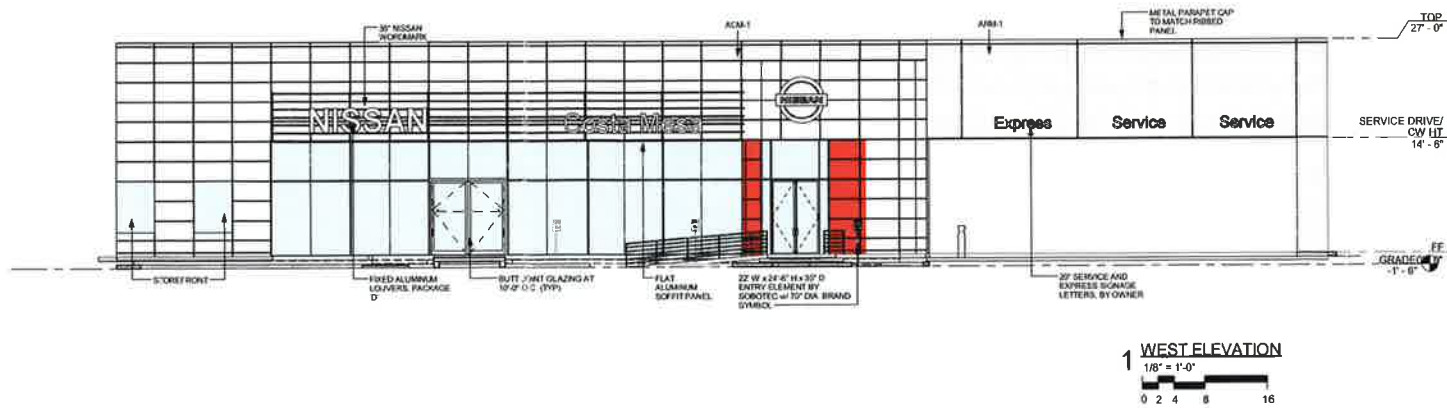
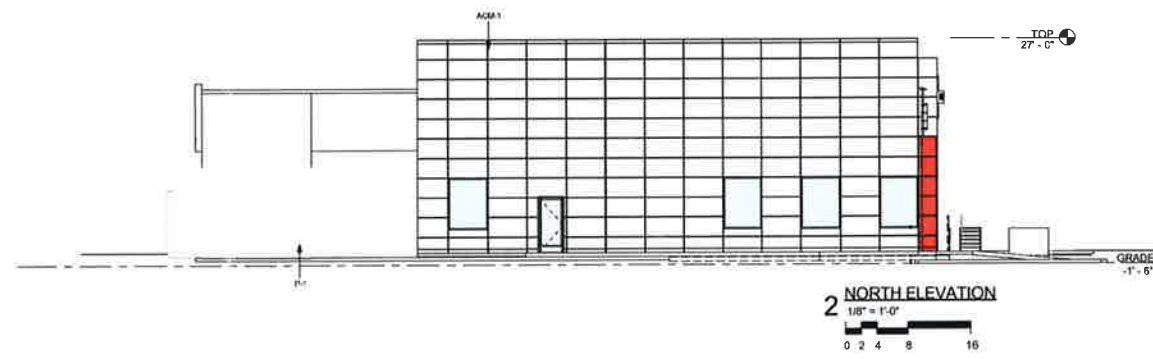
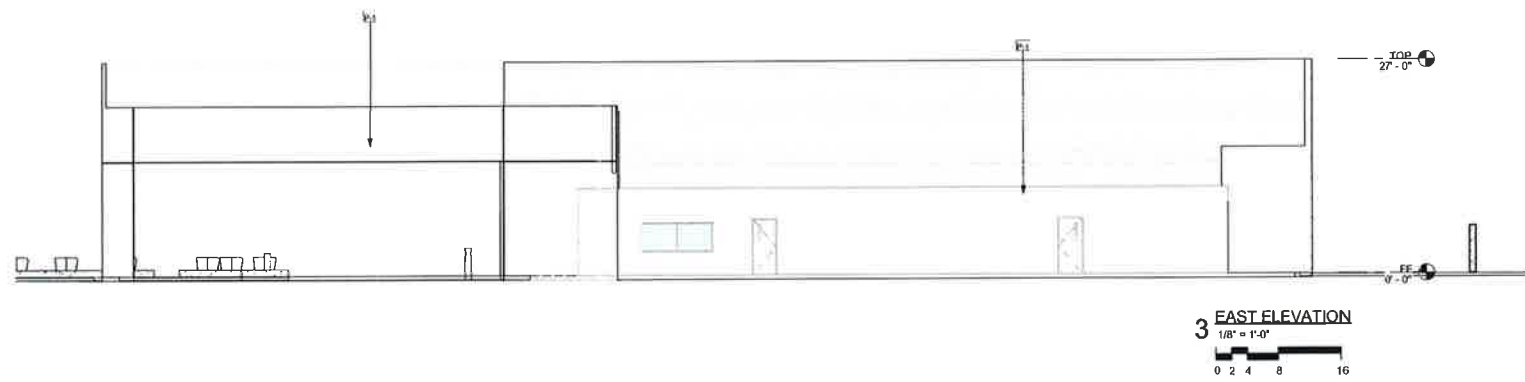
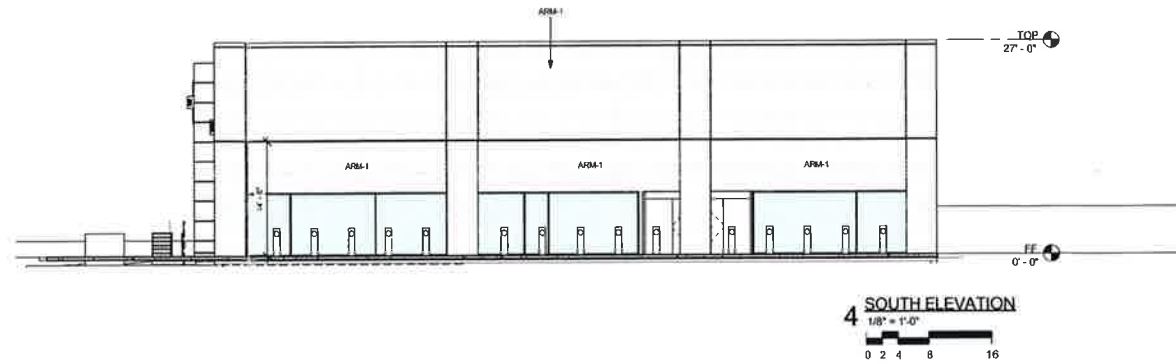
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Architect: Goree Architects	
Interior Designer: Ken Garff Automotive Group	
Contractor: [Blank]	
Construction Period: [Blank]	
Construction Purpose: [Blank]	
10/24/2014	

FOR INTERIOR WORK, NOT FOR EXTERIOR OR CONSTRUCTION PURPOSES
 10/24/2014

NOTED AND DIMENSIONED PLAN

A1.1

EXTERIOR FINISH SCHEDULE				
MARK	MANUFACTURER	MODEL / SERIES	COLOR / STYLE	REMARK / CONTACT
ACM-1	ALUSIUSSE COMPOSITES, INC. ALCOA CLADDING SYSTEMS ALPOLIC - MITSUBISHI CHEMICAL	SILVER METALLIC ALUM. COMPOSITE MATERIAL CLADDING	ALUCOBOND - SUNRISE SILVER REYNOBOND - STERLING SILVER ACM PANEL RATIO IS 2:1 (W:H) JOINT CAULK IS DOW CORNING 795 FOR TOUCH UP AREAS. USE NISSAN SILVER METALLIC PAINT PPG5M92767 TO MATCH ACM PANELS.	
ACM-2	SOBOTEC	NISSAN RED ALUMINUM COMPOSITE MATERIAL PANEL	FOR USE BY APPROVED SIGN VENDOR AND SOBOTEC ONLY	
ARM-1	CENTRIA ARCHITECTURAL SYSTEMS	PRE-FIN. STEEL RIBBED PANEL PAINTED FINISH SILVER METALLIC	CONCEPT SERIES CS 200. CONCEALED FASTENER PANELS WITH STANDOFF CLIP. #9957 XL 22 GAUGE GALVANIZED METAL. SUBSTRATE. SILVER METALLIC FINISH. NOTE: INSTALLED HORIZONTALLY	800-759-7474
P-1	BENJAMIN MOORE & CO.	SATIN LIGHT GRAY PAINT	SILVER HALF DOLLAR 2121-40 LOW LUSTRE	



GOREE ARCHITECTS
1715 Mesa Blvd
Mesa, AZ 85202
501

Ken Garff
Architects
501



A NEW FACILITY IMAGE UPGRADE FOR
COSTA MESA NISSAN
2850 HARBOR BOULEVARD COSTA MESA, CA

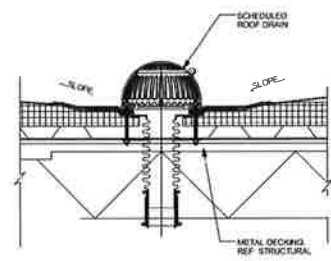
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Client: NISSAN (Thomas Moore)	Scale: 1/8" = 1'-0"

FOR PRELIMINARY REVIEW ONLY. NOT FOR CONSTRUCTION. NO GUARANTEE IS MADE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

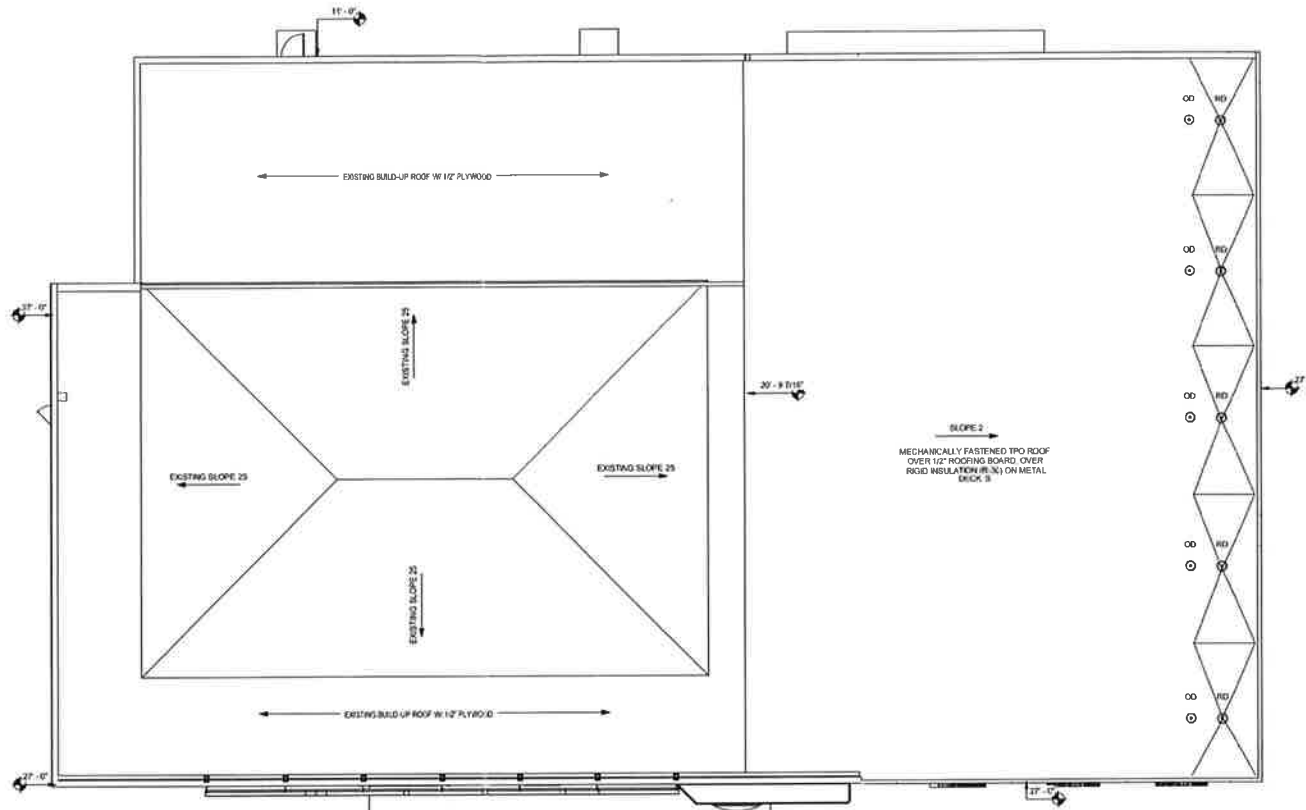
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EXTERIOR ELEVATIONS

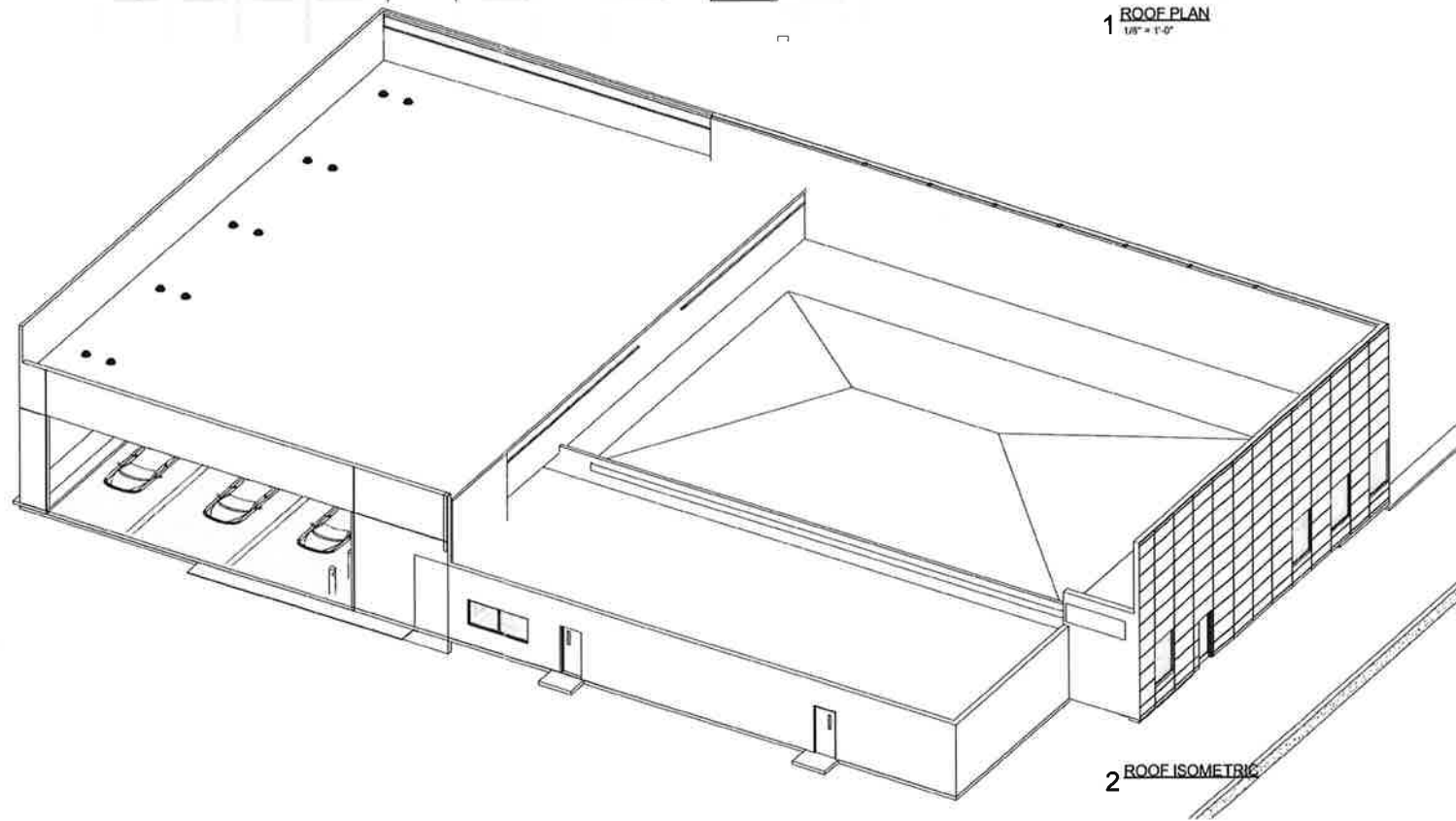
A2.2



3 ROOF AND OVERFLOW DRAIN DETAIL
1/4" = 1'-0"



1 ROOF PLAN
1/8" = 1'-0"



2 ROOF ISOMETRIC

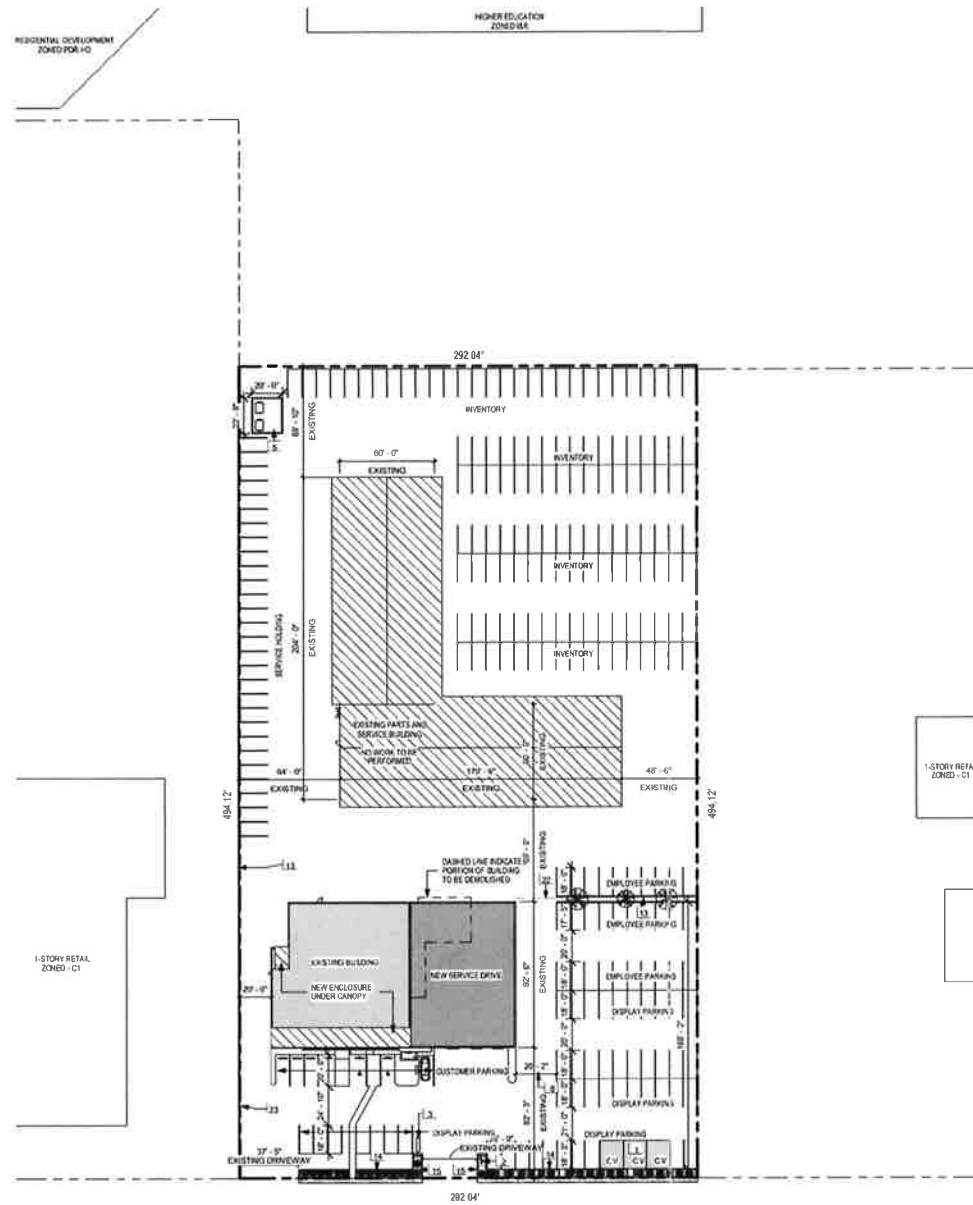
Project No.	1111
Date	02/11/2016

FOR INFORMATION ONLY.
NOT A CONTRACT DOCUMENT.
CONSULT CONTRACT DOCUMENTS
FOR ALL SPECIFICATIONS.

Date: 02/11/2016

ROOF PLAN

A8.1



SITE NOTES	
1	PROVIDE 3 CV DISPLAY SPACES 15'X18' EACH, WITH RED PAVEMENT STRIPING, BANNERS, AND LETTERING, PER NREED REQUIREMENTS.
2	EXISTING DIRECTIONAL SIGNAGE
3	EXISTING PYLON SIGNAGE
5	DUMPSTER ENCLOSURE
8	EV CHARGING DOCKS
13	EXIST. 6'-0" CONCRETE BLOCK WALL TO REMAIN
14	EXIST. 30" HIGH SPLIT FACE C.M.U. WALL TO REMAIN
15	EXIST. LANDSCAPE AREA TO REMAIN.
22	NEW 6'-0" WOOD GATE
23	EXISTING 3'-0" RETAINING WALL

- GENERAL NOTES**
- A minimum of four level 2 or greater. A maximum of two level 2 charging units may be installed for facilities with a PV of less than 400. Final locations for Electric Vehicle charging docks are to be approved by NMA Infrastructure for DC/CC (recommended). Please liaise with your Nissan Electric Vehicle Operations Manager (EVOM) and your Regional Construction Consultant (RCC) to set up this site equipment.
 - External EV Charging Docks locations must be shown on a site plan in the detailed design drawing submission.
 - A 110V/20A circuit for level 1 'ickle' charger is required adjacent to level 2 charging dock. It is recommended that a dedicated circuit is installed to prevent risk of tripping breaker.
 - All signage shall be in accordance with the NREED standards.
 - Final site layout must comply with ADA and local accessibility requirements.
 - Site lighting must comply with local zoning requirements and IESNA standards.
 - Provide site directional signage as required by NREED.
 - Customer parking spaces must be labeled per NREED standards.
 - No ballparks, trees or EV charging docks are permitted in front of the building entry element and driveway (and/or).
 - All buildings and elements on site are to be NREED compliant.

PARKING DATA	
EXISTING PARKING	256 SPACES
ZERO NET LOSS (-) OR INCREASE (+)	
PARKING PROVIDED TOTAL	256 SPACES
CUSTOMER	6 SPACES
DISPLAY	50 SPACES
EMPLOYEE	30 SPACES
SERVICE HOLDING	28 SPACES
INVENTORY (RE-USED)	131 SPACES

FACILITY DATA	
DESCRIPTION	AREA (SQ. FT.)
EXISTING SHOWPARTS	18,432
EXISTING SHOWROOM	8,970
DEMOLISHED SHOWROOM	1,388
NEW SHOWROOM UNDER CANOPY	(1,257)
NEW SERVICE DRIVE CANOPY (ADDITION)	5,644
	30,060

TOTAL SITE DATA		
DESCRIPTION	COVERAGE	AREA (SQ. FT.)
LOT AREA	ZONE D-C1	127,600
EXISTING FACILITY	56%	86,325
NET CHANGE		1,224
NEW FACILITY	18%	81,559



A NEW FACILITY IMAGE UPGRADE FOR
COSTA MESA NISSAN
 2850 HARBOR BOULEVARD COSTA MESA, CA

Project No. 1001	Client: Nissan North America, Inc.
Date: 08/21/2016	

FOR PERMIT REVIEW, THIS PLAN AND ALL INFORMATION HEREON IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACT SHALL BE THE PERMITTING AGENCIES' REQUIREMENTS.

Date: 08/21/2016

SITE PLAN

SP1.0

