



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: JUNE 10, 2016
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

Will Bouwens-Killeen

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-16-09 **1575 SUNFLOWER AVENUE**

Planned Signing Program for Costa Mesa Business Center, including three new monument signs (one facing Sunflower Ave., one facing Hyland Ave., and one on the corner of Sunflower & Hyland).

Approved, subject to conditions of approval.

Comments received: None.

ZA-16-15 **1598 PLACENTIA AVENUE**

A request to operate a vehicle impound yard within an existing privately-owned parking lot. The balance of the property shall continue to be used for the parking and storage of private vehicles, boats on a trailer, and recreational vehicles as approved under Conditional Use Permit ZE-74-13. A 6-foot tall masonry wall with a spilt-faced design will be constructed along West 16th Street and Placentia Avenue to screen the property.

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

June 10, 2016

Adam Burrows
10 Edelman
Irvine, CA 92618

**RE: ZONING APPLICATION ZA-16-09
PLANNED SIGNING PROGRAM FOR COSTA MESA BUSINESS CENTER,
INCLUDING THREE NEW FREESTANDING MONUMENT SIGNS
1575 SUNFLOWER AVE, COSTA MESA**

Dear Mr. Burrows:

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 June 17, 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

cc: Engineering David McDonnell
 Fire Protection Analyst Deutsche Asset Management
 Building Safety Division 535 Anton Blvd, Suite 200
 Costa Mesa, CA 92626

PROJECT DESCRIPTION

The project site is located on the southeast corner of Hyland Avenue and Sunflower Avenue. The site is approximately 8 acres in size. The property is zoned MP (Industrial Park), and has a General Plan land use designation of Industrial Park. The site contains six buildings: Two single-tenant building (1567 & 1559 Sunland Lane) and four multi-tenant building. The property has five points of ingress/egress (two off Hyland Avenue and three off Sunflower Avenue), with Sunland Lane and Sunland Way providing access through the subject property. The surrounding area includes industrial properties to the north, east and south, as well as planned development industrial properties to the west and north.

The applicant is proposing three new freestanding monument signs: A seven-foot tall, 125 sq. ft. monument sign facing the corner of Hyland Avenue and Sunflower Avenue; a five-foot tall, 50 sq. ft. multi-tenant monument sign facing Sunflower Avenue; and a 3-foot tall, 21.5 sq. ft. single tenant monument sign facing Hyland Avenue.

The Planned Signing Program proposes a total of 196.5 sq. ft. of freestanding signage (three monument signs) and 380.25 sq. ft. of building signage, for a grand total of 576.75 sq. ft. of total signage for the site.

ANALYSIS

Proposed Monument Signs

The applicant proposes three new, illuminated monument signs. One proposed development identification monument sign is located outside of the visibility triangle, facing the corner of Sunflower Avenue and Hyland Avenue. This monument sign will be a maximum of 7 feet tall, as measured from the grade of the parking lot, and 24 feet, 10 inches long.

A proposed multi-tenant monument sign is to be located off Sunflower Avenue and will be 7 feet tall and 10 feet long. The proposed sign is 465 feet away from the monument sign on the corner of Sunflower Avenue and Hyland Avenue.

The third proposed single tenant monument sign is to be located off Hyland Avenue and will be 3 feet tall and 7 feet, 2 inches long. The proposed sign is 315 feet away from the monument sign on the corner of Sunflower Avenue and Hyland Avenue.

Signage Specifications

Based on the applicant's proposed Planned Signing Program, the following have been noted:

- Tenant ID building wall signs are to be non-illuminated painted fabricated aluminum sign cabinets with ½ inch thick painted acrylic lettering flush mounted to face.

- Address building wall signs are to be non-illuminated painted ½ inch thick painted acrylic numbers pin mounted to the wall face.
- Tenant panels, to be located on the multi-tenant monument sign, shall be changeable painted fabricated aluminum pans. Tenant names are to be white LED illuminated flush push thru acrylic.
- Tenant panels, to be located on the single-tenant monument sign, shall be changeable painted fabricated aluminum pans. Tenant name is to be white LED illuminated ½ inch proud push thru acrylic.

Justifications for Approval

The proposed Planned Signing Program does not exceed the maximum square footage of signage allowed for this site, per Code. A maximum total of 1,801.5 sq. ft. of sign area is permitted for the site (maximum 962.5 sq. ft. facing Sunflower Avenue and maximum 839 sq. ft. facing Hyland Avenue), of which no more than 900 sq. ft. is allowed to be freestanding signage. The applicant is proposing a total of 576.75 sq. ft. of signage, with a total of 196.5 sq. ft. of freestanding signage. All freestanding signs are located outside of the necessary visibility triangles (10 ft. by 10 ft. along driveways, 35 ft. by 35 ft. on the corner of Sunflower Avenue and Hyland Avenue). Additionally, all freestanding signage conforms to the 300 ft. minimum separation distance for freestanding signs (see discussion above), and all proposed freestanding signs do not exceed the maximum height allowed per Code (tallest proposed freestanding sign 7 feet in height, as measured from the grade of the parking lot). Furthermore, adoption of the Planned Signing Program will allow consistent design parameters to be applied to this project, which will result in a more compatible and harmonious appearance for the development.

General Plan Consistency

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

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. The proposed Planned Signing Program presents a compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.
 2. The 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 circulations, will not be adversely affected by the proposed Planned Signing Program. All

proposed freestanding signage will be located outside of the required visibility triangles.

3. Compliance with any performance standards as prescribed elsewhere in this Zoning Code.

4. The Planned Signing Program is consistency with the General Plan and any applicable specific plan.

5. The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development. The planned signing program was designed specifically for the project site taking into consideration the site's building configuration and vehicular access.

B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(8) in that:

1. The proposed signing is consistent with the intent of Chapter VIII – Signs of the Zoning Code and the General Plan.

2. The proposed signs are consistent with each other in design and construction – taking into account sign style and shape, materials, letter styles, colors and illumination.

3. The proposed signs are compatible with the buildings and developments they identify – taking into account materials, colors and design motif.

4. Approval does not constitute a grant of special privilege or allow substantially greater visibility than what the standard sign provisions would allow.

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 15311, Class 11, Accessory Structures, of the CEQA Guidelines.

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

CONDITIONS OF APPROVAL

PIng. 1. All signage shall comply with the sign parameters contained within this Planned Signing Program.

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.

- PIng. 1. Approval of the Planned Signing Program 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. All construction-related activity shall be limited to between the hours of 7 AM and 7 PM, Monday through Friday, and 9 AM to 6 PM Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
3. All freestanding signs placed in proximity to a driveway or intersection shall be placed outside of the appropriate visibility triangle.
- Bldg. 4. 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.
5. Structural calculations and framing details shall be stamped and signed by a licensed California Engineer.
- Bus. Lic. 6. 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.

PLANNED SIGN PROGRAM FOR:

COSTA MESA BUSINESS CENTER

1565-1585 Sunflower Ave.
1559-1591 Sunland Lane
3396 Sunland Way

Zoning Category: TBD

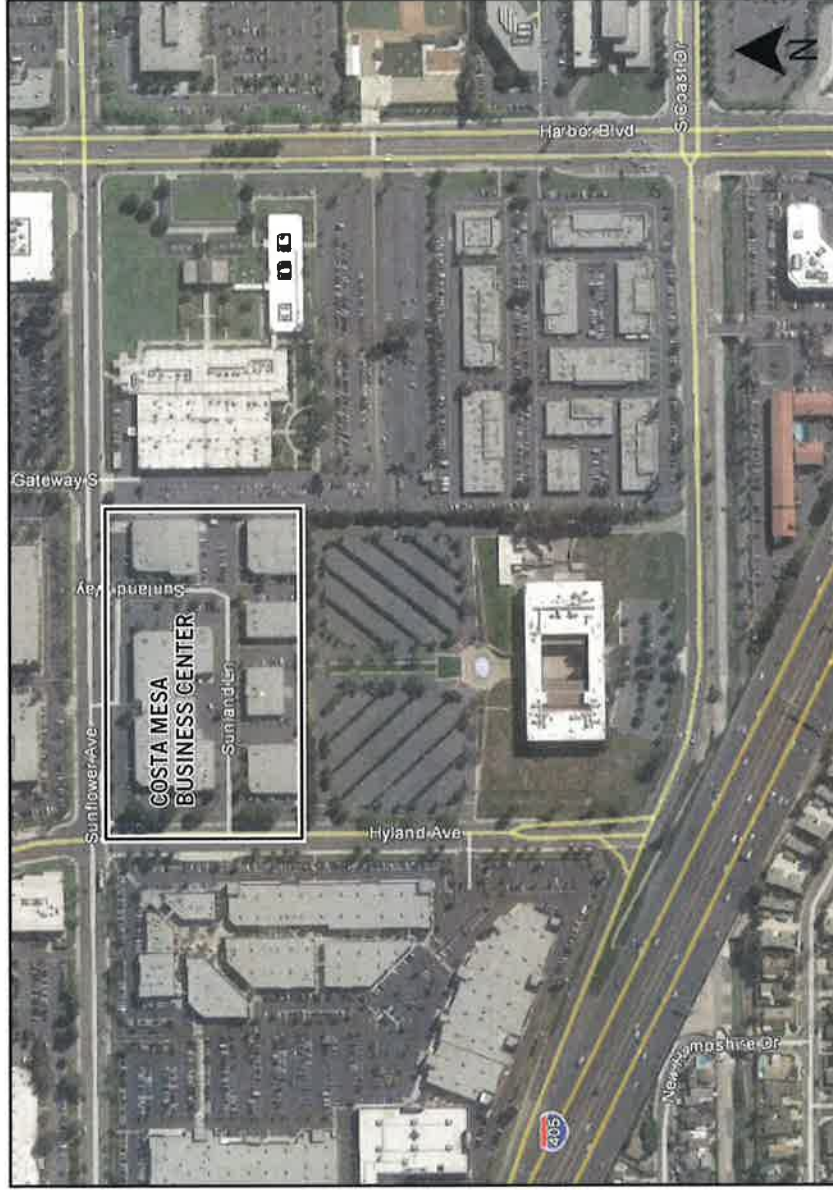
Property Owner signature required for sign permit applications required? No

PROPERTY OWNER:

David McDonnell
RREEF Management L.L.C.
Deutsche Asset Management
535 Anton Blvd., Suite 200
Costa Mesa, CA 92626
avid.mcdonnell@db.com
714.640.3841

SIGN PROGRAM DESIGNER:

Adam Burrows
Ware Malcomb
10 Edelman
Irvine, CA 92618
aburrows@waremalcomb.com
949.660.9128



MINOR CONDITIONAL USE PERMIT
ADMINISTRATIVE ADJUSTMENT NO. ZA-16-09
Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.
BY: JA DATE: 6/9/16

COSTA MESA BUSINESS CENTER

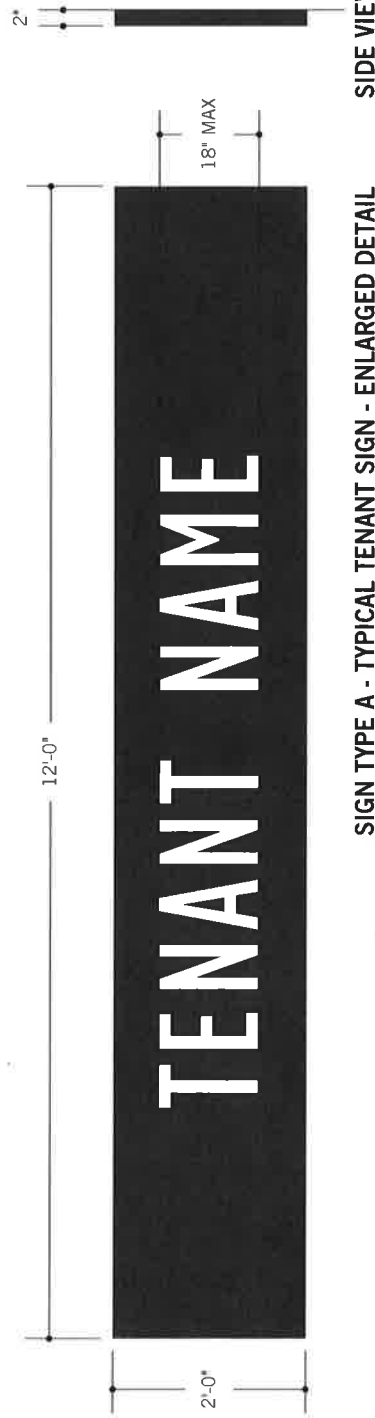
SIGN TYPE

	DESCRIPTION	SIGN LOCATION	QTY	SIGN AREA	HEIGHT ABOVE GRADE	MAX SIGN HEIGHT	MAX SIGN WIDTH	ILLUMINATION
1	Project ID Monument	Freestanding	1	125 SF	5'-0"	7'-0"	24'-10"	YES
2	Multi-Tenant ID Monument	Freestanding	1	50 SF	5'-0"	5'-0"	10'-0"	YES
3	Single Tenant ID Monument	Freestanding	1	21.5 SF	3'-0"	3'-0"	7'-2"	YES
A	On-Building Tenant ID Sign	Building	13	24 SF	15'-0"	2'-0"	12'-0"	NO
B	Building Address	Building	13	5.25 SF	24'-0"	1'-6"	3'-6"	NO
		Total	29	576.75 SF				

1. Minimum/Maximum size of tenant signs (including letter heights): See Page 3
2. Minimum/Maximum sign area for monument signs: See Page 4, 4a & 4b
3. Specifications: See Page 3, 4, 4a & 4b
4. Exclusions/Prohibited Signs: Per City Code

**SIGN TYPE A
ON-BUILDING TENANT ID SIGN**

**SIGN TYPE B
ADDRESS SIGN**



SIGN TYPE A - TYPICAL TENANT SIGN - ENLARGED DETAIL
SCALE: 1/2" = 1'-0"

NOTES

SIGN TYPE A:

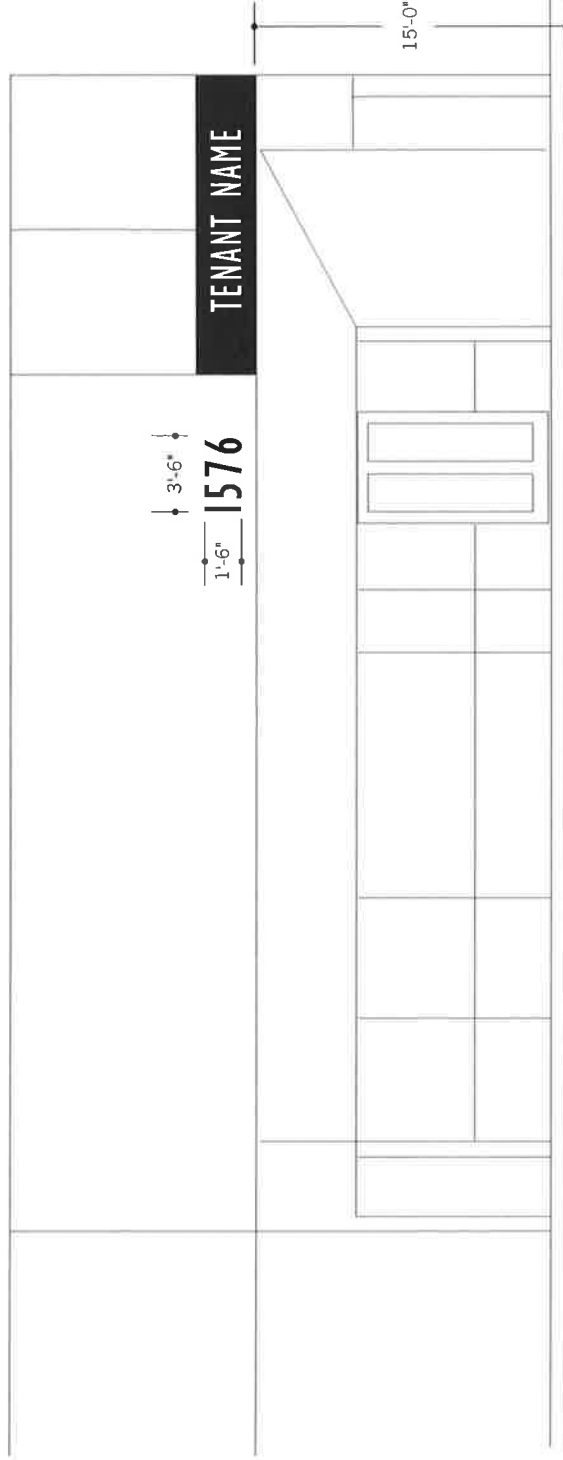
ON-BUILDING TENANT ID SIGN TO BE NON-ILLUMINATED PAINTED FABRICATED ALUMINUM SIGN CABINET WITH 1/2" THICK PAINTED ACRYLIC LETTERING FLUSH MOUNTED TO FACE.

TENANT PANELS TO BE CHANGEABLE.

INTERNAL STRUCTURAL FRAMING AND ATTACHMENT METHOD PER SIGNAGE FABRICATOR'S STRUCTURAL ENGINEERING CALCULATIONS.

SIGN TYPE B:

BUILDING ADDRESS SIGN TO BE NON-ILLUMINATED PAINTED 1/2" THICK PAINTED ACRYLIC NUMBERS PIN MOUNTED TO WALL FACE.



TYPICAL PARTIAL BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

SIGN TYPE A - SQUARE FOOTAGE: 24 SF EA

SIGN TYPE B - SQUARE FOOTAGE: 5.25 SF EA

**SIGN TYPE 1
PROJECT ID MONUMENT**

NOTES

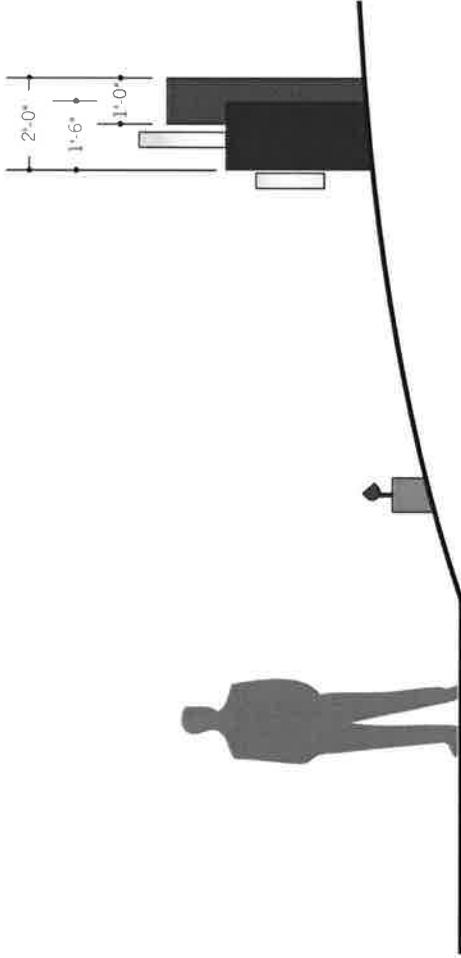
FABRICATED PAINTED ALUMINUM SIGN CABINETS PAINTED MEDIUM AND DARK GRAY.

"COSTA MESA" TO BE 4" DEEP BASE MOUNTED FABRICATED ALUMINUM CHANNEL LETTERS WITH CLOSED BACKS. PAINT MATTHEWS BRUSHED ALUMINUM.

"BUSINESS PARK" TO BE 3" FABRICATED ALUMINUM CHANNEL LETTERS PIN MOUNTED 1/4" OF SIGN CABINET. PAINT MATTHEWS BRUSHED ALUMINUM.

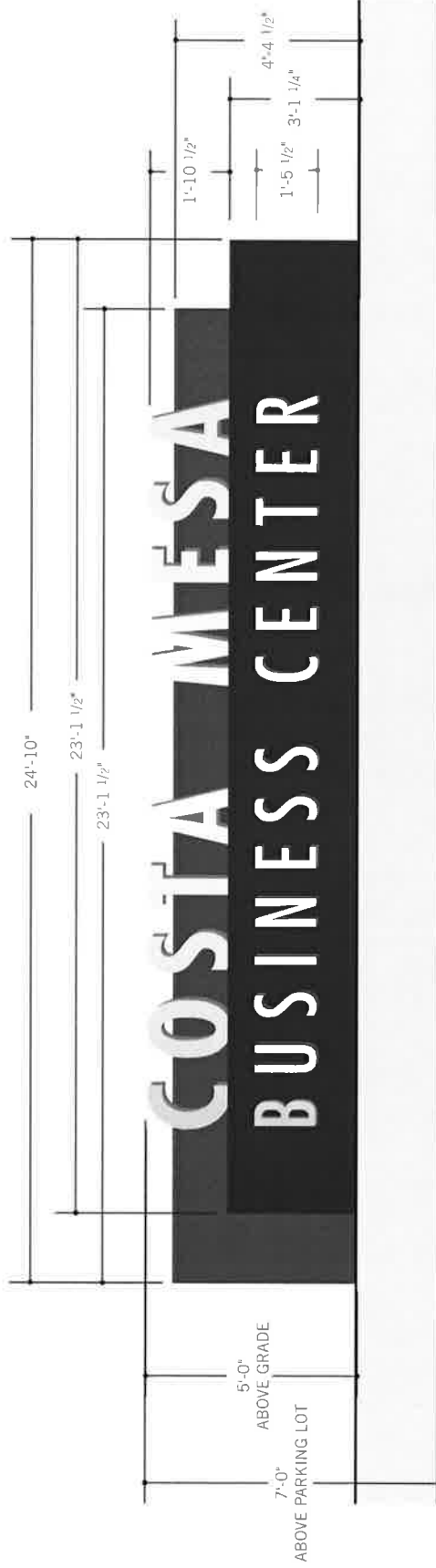
INTERNAL STRUCTURAL FRAMING AND CONCRETE FOOTING BELOW GRADE PER SIGNAGE FABRICATOR'S STRUCTURAL ENGINEERING CALCULATIONS.

GROUND MOUNTED FLOOD LIGHTING (BY OTHERS).



END VIEW

SCALE: 1/4" = 1'-0"



TOTAL SQUARE FOOTAGE: 125 SF

PROJECT ID MONUMENT
SCALE: 1/4" = 1'-0"

COSTA MESA BUSINESS CENTER

SIGN TYPE 1
PROJECT ID MONUMENT



PHOTO SIM

COSTA MESA BUSINESS CENTER

NOTES

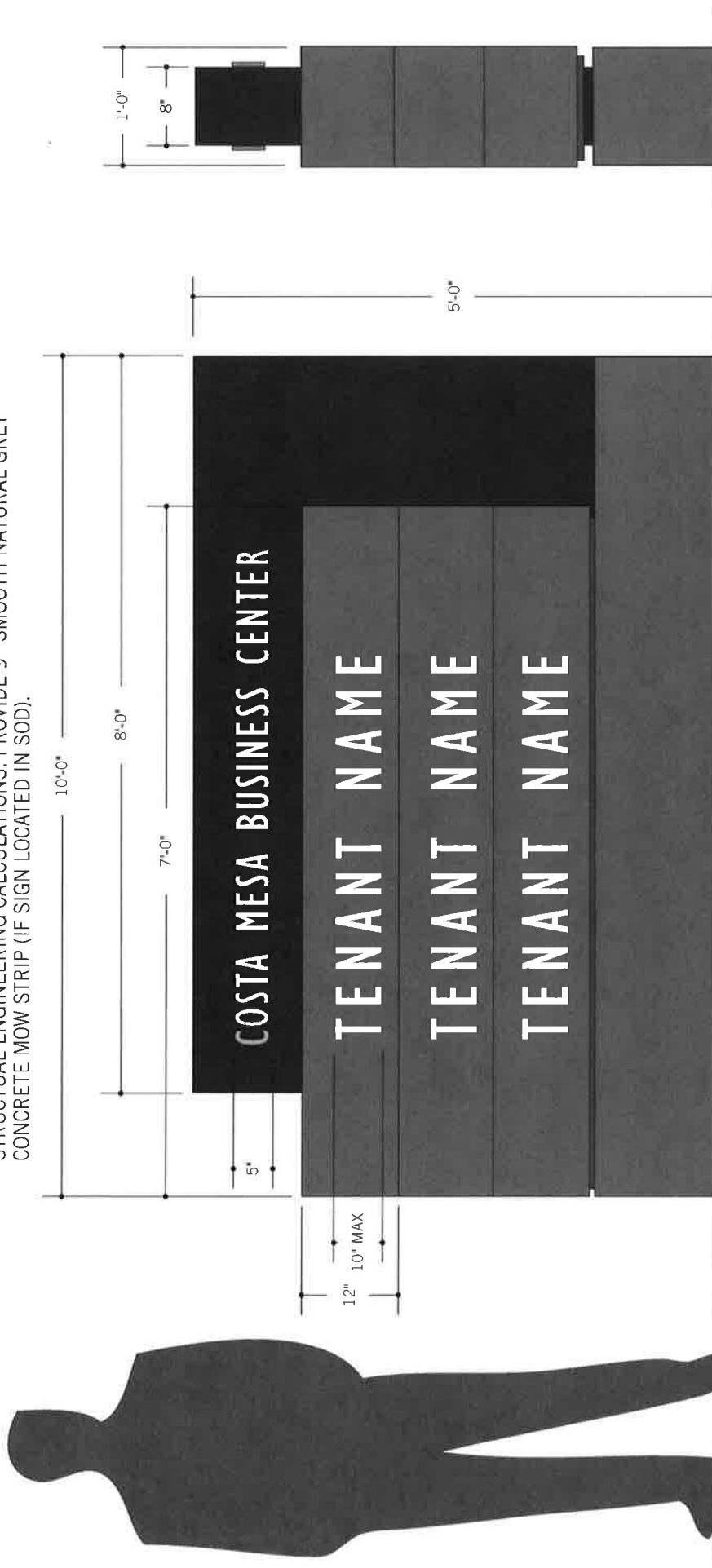
MULTI-TENANT FABRICATED ALUMINUM SIGN TO BE REFURBISHED TO MATCH NEW DESIGN SCHEME FOR SITE.

PROJECT NAME TO BE WHITE LED ILLUMINATED 1/2" PROUD PUSH THRU ACRYLIC WITH BRUSHED STAINLESS STEEL FACES.

TENANT PANELS TO BE CHANGEABLE PAINTED FABRICATED ALUMINUM PANS. TENANT NAMES TO BE WHITE LED ILLUMINATED FLUSH PUSH THRU ACRYLIC.

INTERNAL STRUCTURAL FRAMING AND CONCREET FOOTING BELOW GRADE TO BE SITE VERIFIED AND MADE TO CONFORM WITH SIGNAGE FABRICATOR'S STRUCTUAL ENGINEERING CALCULATIONS. PROVIDE 9" SMOOTH NATURAL GREY CONCRETE MOW STRIP (IF SIGN LOCATED IN SOD).

**SIGN TYPE 2
MULTI-TENANT ID MONUMENT**



TOTAL SQUARE FOOTAGE: 50 SF

MULTI-TENANT ID MONUMENT
SCALE: 3/4" = 1'-0"

END VIEW
SCALE: 3/4" = 1'-0"

COSTA MESA BUSINESS CENTER

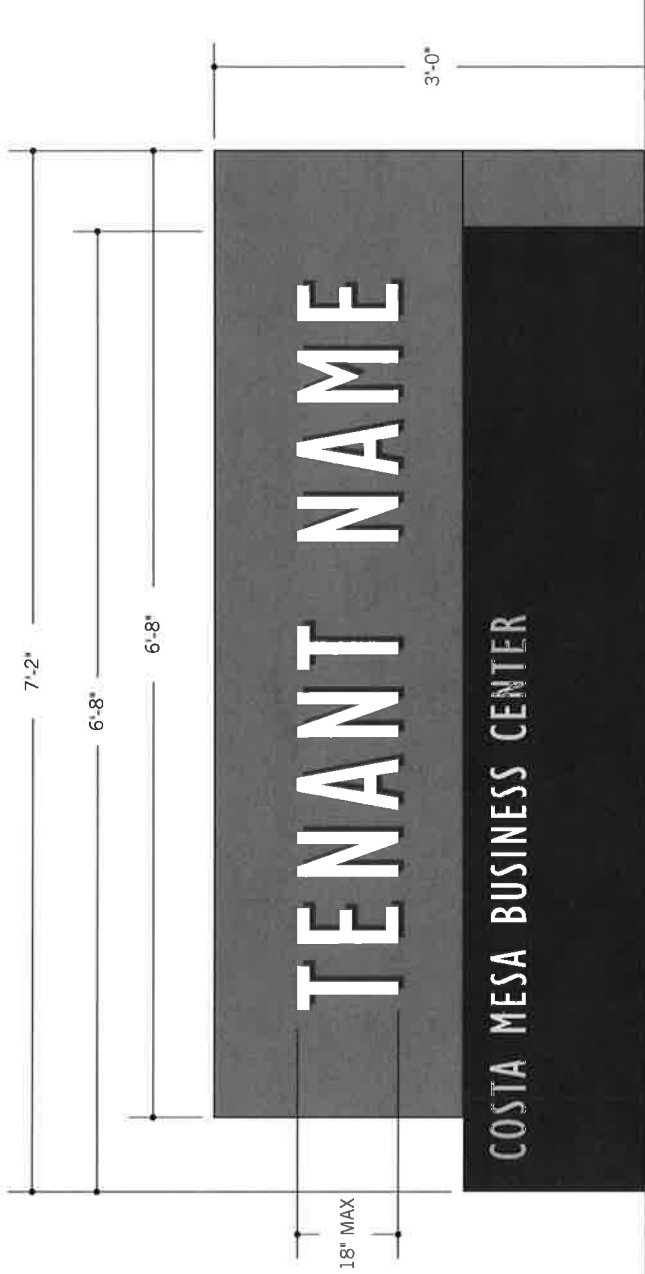
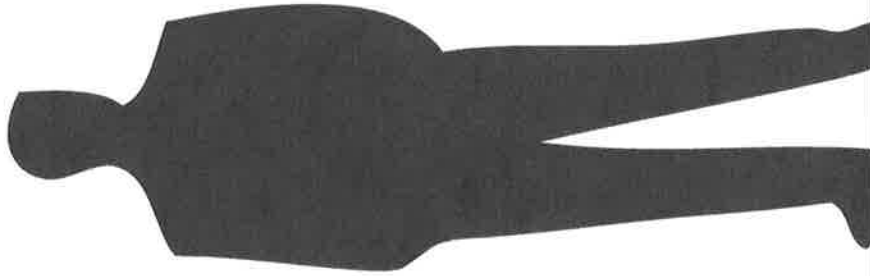
**SIGN TYPE 3
SINGLE TENANT ID MONUMENT**

NOTES
SINGLE-TENANT FABRICATED PAINTED ALUMINUM SIGN

PROJECT NAME TO BE WHITE LED ILLUMINATED 1/2" PROUD PUSH THRU ACRYLIC WITH BRUSHED STAINLESS STEEL FACES.

TENANT PANEL TO BE CHANGEABLE PAINTED FABRICATED ALUMINUM PAN.
TENANT NAME TO BE WHITE LED ILLUMINATED 1/2" PROUD PUSH THRU ACRYLIC.

INTERNAL STRUCTURAL FRAMING AND CONCREET FOOTING BELOW GRAD PER SIGNAGE FABRICATOR'S STRUCTUAL ENGINEERING CALCULATIONS. PROVIDE 9" SMOOTH NATURAL GREY CONCRETE MOW STRIP (IF SIGN LOCATED IN SOD).

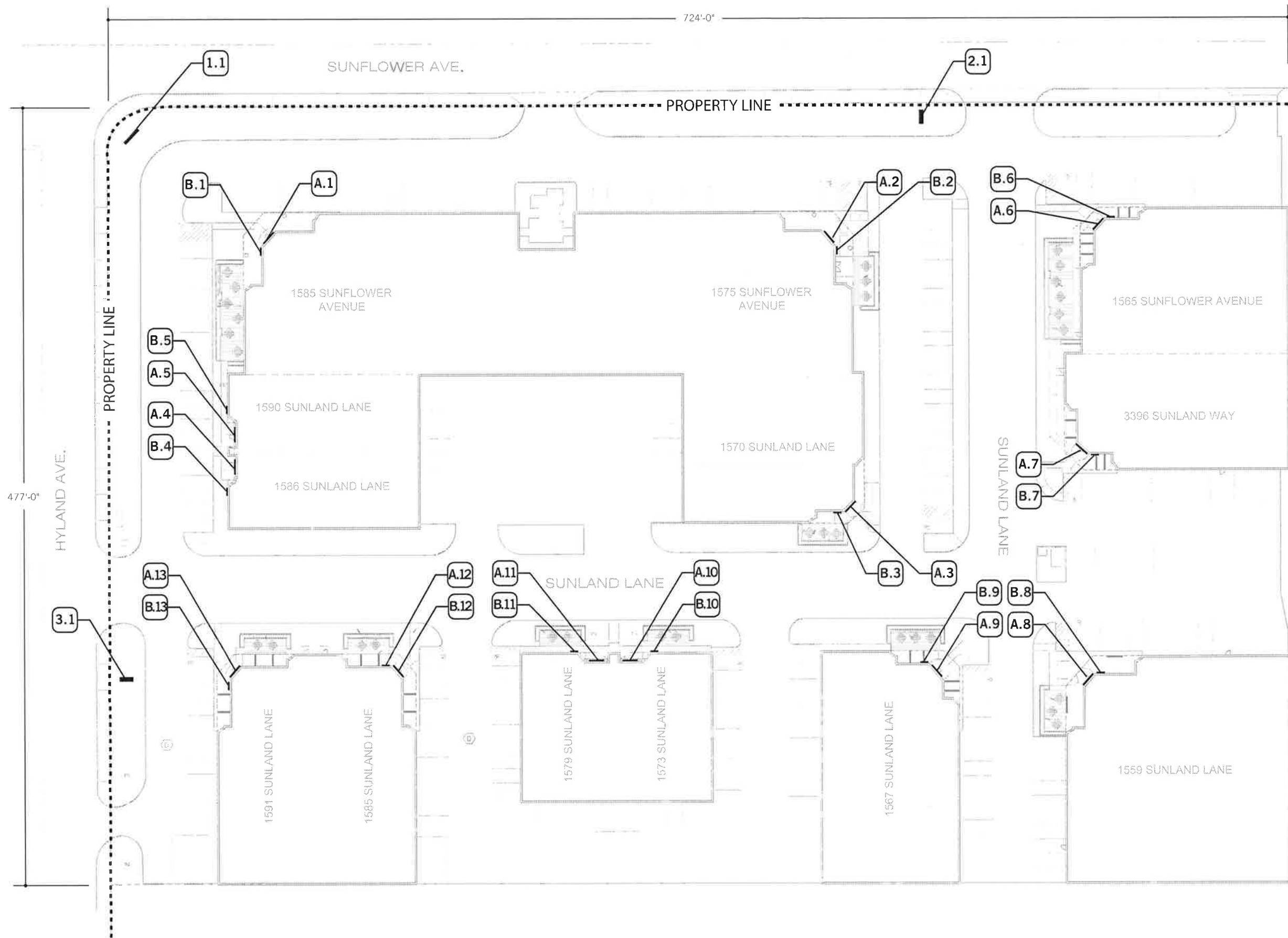


TOTAL SQUARE FOOTAGE: 21.5 SF

SINGLE TENANT ID MONUMENT
SCALE: 3/4" = 1'-0"

END VIEW
SCALE: 3/4" = 1'-0"

COSTA MESA BUSINESS CENTER



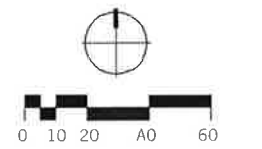
SITE PLAN - LEGEND

- 1 Project ID Monument
- 2 Multi-Tenant ID Monument
- 3 Single Tenant ID Monument
- A On-Building Tenant ID Sign
- B Building Address

ALL SIGNS TO BE LOCATED ON PRIVATE PROPERTY AND OUT OF PUBLIC RIGHT-OF-WAY, BEHIND PROPERTY LINE AND OUTSIDE OF VISIBILITY SIGHT TRIANGLES.

PRECISE LOCATION PLANS SHALL BE SUBMITTED AT THE TIME SIGN PERMITS ARE SECURED.

SCALE: 1" = 60'-0"





CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

June 10, 2016

Mr. Roger MacGregor
RML Industrial LLC
1631 Placentia Avenue
Costa Mesa, CA 92627

RE: ZONING APPLICATION ZA-16-15 – VEHICLE IMPOUND YARD
1598 PLACENTIA AVENUE, COSTA MESA

Dear Mr. MacGregor:

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 June 17, 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, Adrienne J. Gladson, AICP, at (714) 754-5609, or at adrienne.gladson@costamesaca.gov.

Sincerely,

~~WILLA BOUWENS-KILLEEN, AICP~~
Zoning Administrator

Attachments: Project Description and Analysis
Findings, Conditions of Approval, Code Requirements
Site Plan

cc: Engineering
Fire Protection Analyst
Building Safety Division

PROJECT DESCRIPTION

The project site is located at the southeast corner of 16th Street and Placentia Avenue. The property is approximately 34,848 square feet in size (0.75 of an acre) and fully improved with a parking lot. The property was physical improved in the 1970's under Conditional Use Permit ZE-74-13 for overflow (excess) employee parking for MacGregor Yacht Corporation located at 1631 Placentia Avenue. This earlier project provided physical public right-of-way improvements along both Placentia and 16th streets including new curb, sidewalk, and landscaping of the required setbacks to both roadways. The property is directly north of the City of Newport Beach as the southern property line of the subject property functions as the jurisdictional break between the City of Costa Mesa and Newport Beach as shown in the attached vicinity map.

The property is zoned MG (General Industrial), and has a General Plan land use designation of LI (Light Industry). The surrounding neighborhood includes industrial properties to the north and east. Properties to the west are designated as industrial but contain single family residences and a new residential project currently under construction to the south are both located in the City of Newport Beach.

Today, the applicant requests to use approximately one third (10,000 square feet) of the property as an overflow vehicle impound yard for Southside towing which is located at 1637 Placentia Avenue (see Vicinity Map attached). With the need for excess employee parking by MacGregor Yacht Corporation no longer required as business operations have moved out of state, the applicant is requesting a use for the property. Per the Costa Mesa Zoning Code, vehicle impound yards require a minor conditional use permit review and approval before it can occur on the property.

The physical layout of the submitted site plan (see attachment) shows the upper third of the property as the only area of the site designated for the vehicle impound storage use. This area will be secured by a new perimeter masonry wall along 16th Street and Placentia Avenue at height of 6 feet. The existing landscaping along these streets will also be retained and protected in place during construction of the wall. This wall will have a split-face design facing outward to the street which will hide vehicle storage and parking activities from the public and mitigate the noise, light and glare that could be generated by the new use. To ensure that the impound yard space is contained to the upper area of the site, a new chain link fence will be installed parallel to front yard property line -- approximately 66 feet south of 16th Street. The balance of the property will also see the installation of the masonry wall along Placentia to fully secure and shield the remaining use activities (such as parking and storage of private vehicles, boats on a trailer, and recreational vehicles) as approved under Conditional Use Permit ZE-74-13. The applicant has also agreed to limit the hours of operation of the impound yard during nighttime and overnight hours so to not negatively impact the nearby residential uses to the west and south in Newport Beach (see Planning condition of approval number 1).

ANALYSIS

The uses requested in ZA-16-05 are conditionally allowed in the MG zone. The vehicle storage use associated with the request could bring additional vehicle noise to the property particularly during overnight hours. Additionally, it may require new security lighting and it is desirable to screen the visual impacts of the business operations from the public. To address these issues, the applicant has provided project features including a new 6-foot tall perimeter wall, retention of existing landscaping in the front and side street setbacks, and limiting overnight hours and customer access to the property. The new masonry wall will greatly attenuate noise impacts and contain any new light and glare that may occur from any crime prevention and security lighting on-site as well as screening the storage uses from public view. Further, the area of the property designated for vehicle impound storage is situated at the front and most northerly edge of the property leaving the balance of the site for private vehicle parking and storage. This means the distance of the impound yard in relationship to the southern property line is approximately 210 feet away from the residential dwellings to the south. This will further buffer and protect the residential use.

Staff has also confirmed with the project planner that residential project currently under construction on the property to the south in Newport Beach will contain 81 detached residences includes a new 8.5-foot tall masonry wall (measured from the Costa Mesa side) along the common property line shared with this site. This new wall will further buffer the industrial uses of this property to the future adjacent residents.

Based upon these facts and the conditions of approval, the two differing land uses will function successfully and the use request is deemed compatible.

General Plan Consistency

The proposed project is consistent with the Zoning Code and the City's General Plan. No construction is proposed for the site and the site will continue to be used for parking purposes, albeit for the storage of towed vehicles. This, in conjunction with the proposed conditions of approval, should limit impacts on the surrounding uses.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed use is compatible with developments in the same general area; specifically setback requirements are met and the vehicle impound yard will have a design in keeping with the industrial neighborhood, and the bulk of use will not be readily visible from the street.
 2. Granting the Minor Conditional Use Permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within

the immediate vicinity because the project will have to comply with conditions of approval including, but not limited to, provision of a masonry screening wall, a limitation on hours of operation, and retention of setback landscaping in addition to all requirements of the California Building Code.

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 for the property. No construction is proposed for the site and the site will continue to be used for parking purposes, albeit for the storage of towed vehicles. This, in conjunction with the proposed conditions of approval, should limit impacts on the surrounding uses.

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

1. With compliance with the conditions of approval and code requirements, there will be a compatible and harmonious relationship between the proposed use and the site development, and uses that exist or have been approved for the general neighborhood.

2. Safety and compatibility of the design of impound and 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 by the proposed use.

3. The use will be required to comply with applicable performance standards described elsewhere in the Zoning Code.

4. The use is consistent with the General Plan in that tow yards can be conditionally approved...

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, Class 1, Existing Facilities, of the CEQA Guidelines.

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

CONDITIONS OF APPROVAL

Plng.

1. The hours of operation of the vehicle impound yard use, specifically the delivery and retrieval of impounded vehicles by towing personnel, shall occur only between 7 am and 9 pm weekdays and 9 am and 9 pm weekends and federal holidays. Further, the said use shall only be for dead storage of overflow impounded vehicles with no customer pickups or access to this location at any time.
2. A decorative masonry wall shall be constructed along Placentia Avenue and West 16th Street frontages. The wall as well as the vehicle access gate from West 16th Street shall be fully constructed and vehicles gate operational prior to the storage of any towed vehicles on the property.
3. All existing landscaping and irrigation systems shall be protected in place during wall construction.

Fire

4. Applicant shall provide Fire Access Key system for vehicle gates. See Fire Prevention staff for details.

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. All construction-related activity shall be limited to between the hours of 7 AM and 7 PM, Monday through Friday, and 9 AM to 6 PM Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site locations.

Bldg.

3. Comply with the requirements of the following adopted codes Code, 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 Residential Code, 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.B6. Additional Requirement #C -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 feet 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 feet in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
4. A reconstruction of pavement that is less than 3000sf.

Bus. Lic. 4. 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.

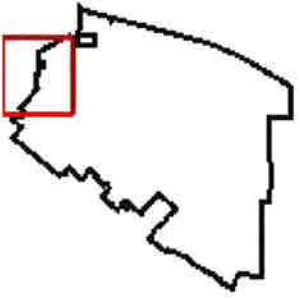
Eng. 5. Prior to or concurrent with submittal of plans for grading/building plan check/submittal of the final subdivision map for engineering plan check, applicant shall prepare and submit documentation for compliance with the state Water Resources Control Board (SWRCB) Water quality Order 99-08-DWQ; National Pollutant Discharge Elimination System (NPDES) Permit No. CAS000002 for Storm Water Discharges Associated with Construction Activity (General Permit); the California Regional Water Quality Control Board (RWQCB) Santa Ana Region Order No. R8-2002-0010 and NPDES Permit No. CAS618030; and the City of Costa mesa Ordinance No. 97-20 for compliance with NPDES Permit for the City of Costa mesa. Such documentation shall include a Storm Water Pollution Prevention Plan if over 1 acre and a Water Quality Management Plan (WQMP) identifying and detailing the implementation of the applicable Best Management Practices (BMPs).

City of Costa Mesa

Vicinity Map - 1598 Placentia Avenue

ZA 16-15

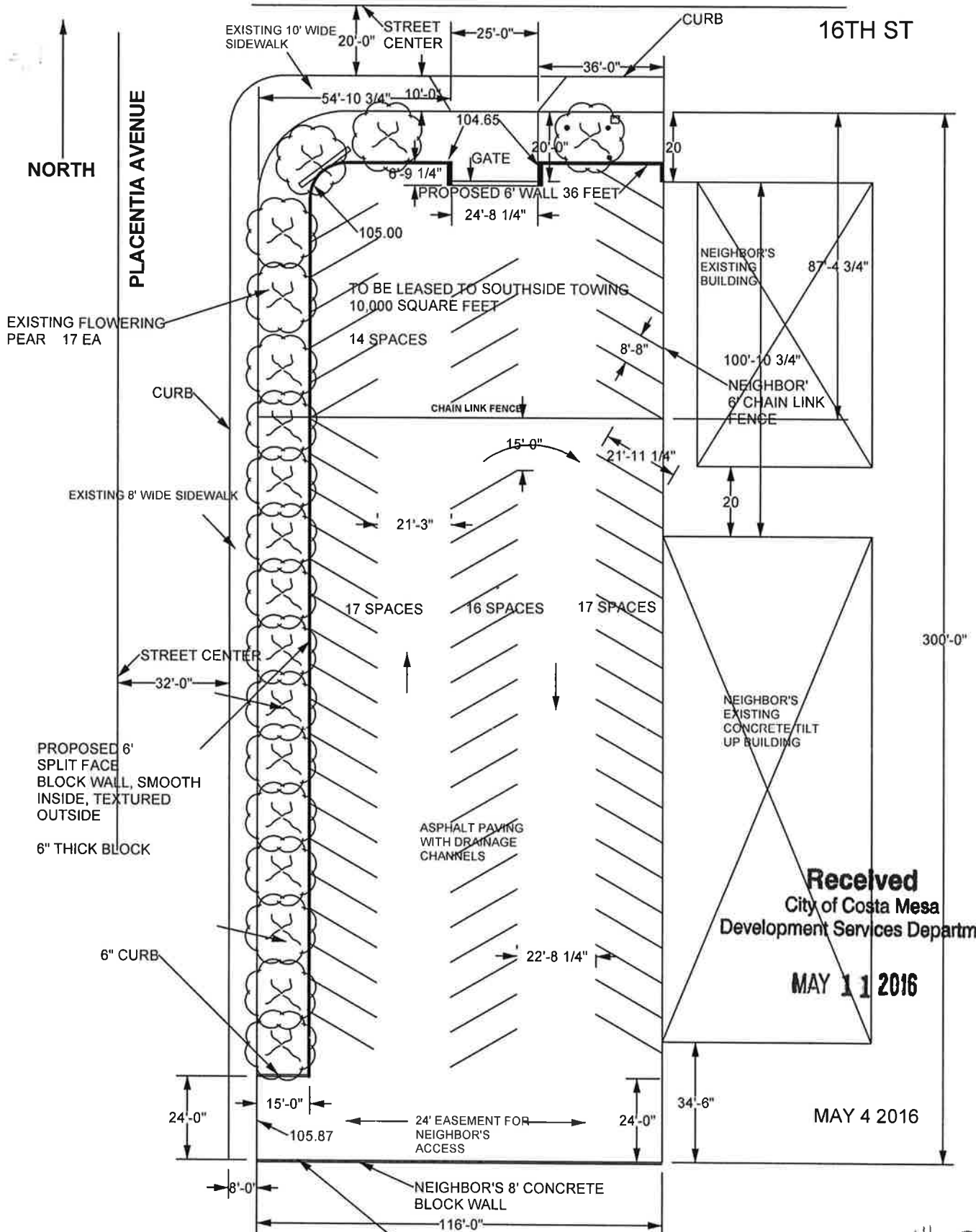
Overview Map



NORTH

PLACENTIA AVENUE

16TH ST



EXISTING FLOWERING PEAR 17 EA

EXISTING 8' WIDE SIDEWALK

CURB

PROPOSED 6' SPLIT FACE BLOCK WALL, SMOOTH INSIDE, TEXTURED OUTSIDE
6" THICK BLOCK

6" CURB

PARKING LOT AT SOUTH EAST CORNER OF 16TH AND PLACENTIA

OWNED BY RML INDUSTRIAL LLC

34,800 SQ FT

949 701 5495

300 UNIT CONDO UNDER CONSTRUCTION
NEWPORT BEACH

Received
City of Costa Mesa
Development Services Department

MAY 11 2016

MAY 4 2016

SCALE 1" = 39'

SITE PLAN