



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: TOM HATCH, BARRY CURTIS, AND JENNIFER LE
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: MARCH 22, 2018
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

UBR

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-18-01

1525 MESA VERDE DRIVE EAST, SUITE 119

A deviation from shared parking requirements due to unusual operating characteristics for a fine art instruction studio for children under 18 years old. The maximum number of students and teachers in the 1,358-square-foot studio will be 17 per class; 12 children, three instructors, and two parents. This is a drop-off program only; parents may attend one introductory class only with a maximum of two parents per class. Office hours are Monday through Friday, 10 AM to 5 PM. Weekday classes are proposed, Monday through Friday, from 8:30 AM to 10:00 AM; 4:00 PM to 5:00 PM; and 5:15 PM to 6:45 PM. Classes will be held on Saturday from 9 AM to 10:30 AM, 11 AM to 12 PM, 1 PM to 2:30 PM, and 3 PM to 4 PM; no classes are proposed on Sundays.

Approved, subject to conditions of approval.

Comments received: None.

**ZA-18-03/
PA-86-223A/
PA-87-87**

375 BRISTOL STREET

Amend Master Plan PA-86-223 to remove Condition of Approval Number 3 related to outdoor vehicle display for a proposed automotive dealership (Audi Fletcher Jones). The previously-approved condition allowed up to 10 outdoor vehicle display spaces. The Applicant's request also includes revoking the previously-approved Planned Signing Program (PA-87-87) for 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

March 22, 2018

Hilary Key
601 N. Richman Avenue
Fullerton, CA 92832

**RE: ZONING APPLICATION ZA-18-01
MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM SHARED
PARKING REQUIREMENTS FOR A FINE ART INSTRUCTION STUDIO
1525 MESA VERDE EAST DR, SUITE 119, COSTA MESA**

Dear Mrs. Key:

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 29, 2018, 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, Katelyn Walsh, at either katelyn.walsh@costamesaca.gov or 714.754.5276.

Sincerely,

A handwritten signature in blue ink, reading "Willa Bouwens-Killeen".

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description and Analysis
Findings
Conditions of Approval and Code Requirements
Business Description
Approved Conceptual Plans
Shared Parking Demand

cc: Engineering
Fire Protection Analyst
Building Safety Division

Mesa Verde Plaza
1525 Mesa Verde Dr. E
Suite 209
Costa Mesa, Ca 92626

PROJECT DESCRIPTION

The project site is located in the Mesa Verde Plaza on Mesa Verde Drive East. The subject property is zoned C1 (Local Business District), and has a General Plan land use designation of General Commercial. Properties abutting the project site are zoned PDC (Planned Development Commercial) across Mesa Verde Drive East to the north, R3 (Multiple-Family Residential) across Harla Avenue to the west, and C1 to the east and south. Physical on-site improvements include a 58,523 square foot multi-tenant commercial building with 199 on-site parking spaces. The property has two points of ingress/egress off Mesa Verde Drive East.

The proposed use offers art instruction to children under 18 years old. The proposed studio will occupy a 1,358 square foot space, located on the first floor of the existing multi-tenant building. The proposed floorplan consists of an open classroom with benches and tables, an office/storage room, a breakroom, and a restroom. Proposed classes are one hour to one-and-a-half hours with a minimum 15-minute buffer between classes. As described by the applicant, the studio is a drop-off program only; parents may attend one introductory class with a maximum of two parents allowed per class. Proposed staff includes one to two employees and will vary depending on the number of scheduled classes per day. The studio space will include 12 benches and tables (one student per table), resulting in a maximum of 17 people in the suite at any given time; twelve children, three instructors, and two parents. Office hours are proposed to be Monday through Friday, 10 AM to 5 PM. Proposed class times are Monday through Friday, 8:30 AM to 10 AM, 4 PM to 5 PM, and 5:15 PM to 6:45 PM and Saturday, 9 AM to 10:30 AM, 11 AM to 12 PM, 1 PM to 2:30 PM and 3 PM to 4 PM.

The art studio is a permitted use in this zone; however, the parking requirement is higher than the retail parking ratio allocated for this suite. Therefore, the applicant requests approval of a minor conditional use permit (MCUP) to deviate from shared parking requirements for an art instruction studio with unique operating characteristics.

ANALYSIS

Parking

The required parking ratio for a studio is 10 spaces per 1,000 square feet of floor area resulting in a requirement of 14 spaces. On December 9, 2010 under ZA-10-51, the center was approved for an adjusted and comprehensive parking ratio as shown below:

Table 3 Adjusted Parking Rate		
Use	Code Required	Adjusted Parking Rate
Retail	4 spaces per 1,000 SF	3 spaces per 1,000 SF
Office (includes medical)	4 spaces per 1,000 SF	For first 1,000 SF: 2.5 spaces per 1,000 SF
		For >1,000 SF: 3 spaces per 1,000 SF

Restaurant	10 spaces per 1,000 SF for first 3,000 SF / 20 spaces per 1,000 SF for > 3,000 SF	For first 3,000 SF: 8 spaces per 1,000 SF For >3,000 SF 10 spaces per 1,000 SF
-------------------	---	---

Since art studios are not included in any of the adjusted uses above, and since the property is commercially zoned, the suite has been allocated four parking spaces per 1,000 square feet of floor area at the three per 1,000 square foot ratio of the other retail uses.

Per the applicant, the studio will operate as a drop-off program only for children 18 years old and under; consequently, the maximum parking demand during weekdays and weekends is five parking spaces (three staff members and up to two parents attending one-time introductory classes).

The center provides a total of 199 parking spaces but a total of 218 spaces are required during maximum weekday parking demand at 2 PM based on the shared parking study (see Attachment 1). However, the studio proposes to operate outside of peak hours when there is ample supply of parking to accommodate the use: Although the maximum demand would be five spaces, the off-set hours of operation proposed by the applicant would occur when, at minimum eight additional spaces are available with even greater amounts of parking available during the majority of the proposed operating times (see Attachment 1).

To conclude, based on the parking demand of the center, with the proposed hours of operation of the studio and unique operational characteristic of having a maximum of five (driving) occupants, adequate parking is available for the studio without impacting existing businesses in the center. However, if parking shortages or other parking-related problems develop, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem including, but not limited to, reducing the class sizes and/or operating hours of the business.

General Plan Consistency

The General Plan land use designation for the site is General Commercial which is intended to apply to large districts that contain a variety of businesses by providing a wide range of goods and services. Approval of the use allows another diverse use on this property, which will help ensure the long-term productivity and viability of the community's economic base consistent with Objective LU-6A of the City's 2015-2035 General Plan. As conditioned, the offset operating hours and limited class size, in conjunction with the students being dropped off and the parents leaving the premises, will not generate parking impacts unusual for commercially-zoned properties. Therefore, the proposed use is consistent with the Zoning Code and the City's General Plan because, as proposed and with the included conditions of approval, the proposed art instruction studio should not adversely impact surrounding uses.

FINDINGS

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

1. There is 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. Parking impacts will be avoided because the art studio will operate outside of peak hours, when sufficient parking is available to accommodate the use. As proposed and conditioned, this is a drop-off program only with a maximum of five (driving) occupants in the suite at any given time. Additionally, as conditioned, classes shall include a 15-minute gap between classes so that arriving customers do not overlap with departing customers.

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 are not impacted by the proposed use.

3. The proposed art instruction studio complies with any performance standards as described elsewhere in the Zoning Code, and as conditioned to operate as described in this staff report.

4. The proposed use is consistent with the General Plan land use designation of General Commercial. The proposed use is permitted in the C1 zone (although, in this case subject to approval of a minor conditional use permit to deviate from shared parking) and is consistent with the General Plan and Zoning Code. Specifically, the proposed use is consistent with Land Use Objective LU-6A in that the proposed art instruction will help ensure the long-term productivity and viability of the community's economic base. Additionally, the use as proposed and conditioned should not impact parking; therefore, the use is consistent with the both the City's Zoning Code and General Plan and should not adversely impact the surrounding uses.

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

B. 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. Parking impacts will be avoided because the art studio will operate outside of peak hours, when sufficient parking is available to accommodate the use. As

proposed and conditioned, this is a drop-off program only with a maximum of five (driving) occupants in the suite at any given time. Additionally, as conditioned, classes shall include a 15-minute gap between classes so that arriving customers do not overlap with departing customers.

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 because all business activities will be conducted within the building (underroof), limiting noise impacts.

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. The art studio is permitted within the City's Land Use Matrix and the use is compatible under the property's General Commercial land use designation.

- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities, of the CEQA Guidelines.
- D. The project is exempt from Chapter IX, Article 12, Transportation Demand Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- PIng.
 - 1. The use shall be limited to the type of operation described in this staff report: An art instruction studio for children under 18 years old with a maximum number of 17 people per class; 12 students, three instructors, and two parents. Additionally, a 15-minute gap shall be provided between scheduled class times. Proposed class times are Monday through Friday, 8:30 AM to 10 AM, 4 PM to 5 PM, and 5:15 PM to 6:45 PM and Saturday, 9 AM to 10:30 AM, 11 AM to 12 PM, 1 PM to 2:30 PM, and 3 PM to 4 PM. Any change in the operational characteristics including, but not limited to, hours of operation, type of service provided, or class size will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
 - 2. The studio shall operate as a drop-off program only; a maximum of five (driving) occupants may be permitted in the suite at any given time.
 - 3. A copy of the conditions of approval for the minor conditional use permit shall 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.
 - 4. All uses shall be conducted within the tenant space (underroof).
 - 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 operator shall institute whatever security and operational measures are

- necessary to comply with this requirement.
6. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, reducing class sizes and/or occupancy of the building.
 7. 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.
 8. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting the approval. City shall have the right to select the attorney defending it, if it elects to do so.
 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. Prior to issuance of Certificate of Occupancy (C of O) the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.

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 two years from the effective date of this approval (March 29, 2018) and will expire at the end of that period (March 29, 2020) unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.

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: 2016 California Residential Code, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 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 2016 California Building Code.
4. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved Architectural plans.
- Bus. 8. All contractors and subcontractors must have valid business licenses to do
Lic. 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.
9. Business license shall be obtained prior to the initiation the business.



November 13, 2017

TO: Daniel Inloes
daniel.inloes@costamesaca.gov
Senior Planner
Planning/Development Services
City of Costa Mesa
RE: Parking Usage for Art Steps

Dear Mr. Inloes:

At the city's request, this letter is to explain our project, and, in particular, to detail our parking dynamics.

We teach classical, realistic drawing and painting classes to ages 4 and up. Using nontoxic materials, we teach a step-by-step program and curriculum that has been in development for over 30 years, is enjoyed by over 4000 students per week throughout the west coast, and whose creators have received an international Motif Award from Disney for excellence in youth advocacy. We have been in business here in Orange County for 18 years. Ours is a very quiet program, and should not particularly affect our neighbors. I believe that the primary concern for the city is our effect on parking, so I will detail here how, because ours is a drop-off program, our parking requirements are minimal.

Although the majority of our classes will top out at 12 students, eventually, years from now, we could go as high as 18. While we usually will have only one to two teachers in the building at any given time, to three times a week, after the first few years, we may have up to three teachers at work.

Students are dropped off up to 10 minutes early, and may arrive as late as 10 minutes into class. This gives us a 20 minute window in which students are dropped off and picked up. Students trickle in; they do not arrive all at once. **The pick up/ drop off process typically takes between 15 seconds and three minutes**, with parents popping in very briefly while walking in or out with their child. In rare cases, the longest that parents will tend to linger is about five minutes, if he or she has a question for the teacher. We run on a very tight schedule, and are not set up for teachers to spend long periods of time conversing with parents. Because of the necessity of a quiet environment for our visual artists to concentrate, there is no room for parents (who tend to become chatty) to stay in the studio. **Ours is a drop-off program only.** Parents are invited to stay only for one free introductory class, and we allow only a maximum of two of these parents per class. Though there may be one or two parents who sit in their cars in and wait during class time, these are rare. Busy moms will tend to visit the other businesses in the center, or otherwise go run errands.

At an average of two minutes per drop off and pick up, for an 18 student class, which would be the absolute maximum that we would run, we foresee only needing an one to three parking spots at any given time, for our clients. This number is further reduced by the fact that most every class includes at least one sibling pair, often with parents bringing three children at a time, or carpooling with friends, and the reality that most classes run at a max of 12, and most are filled under capacity. The parking estimate above is only for rare instances of highest capacity, during those 20 minute drop-off and pick-up windows. During the bulk of class hours, we use zero to one space, besides those used for our teachers.

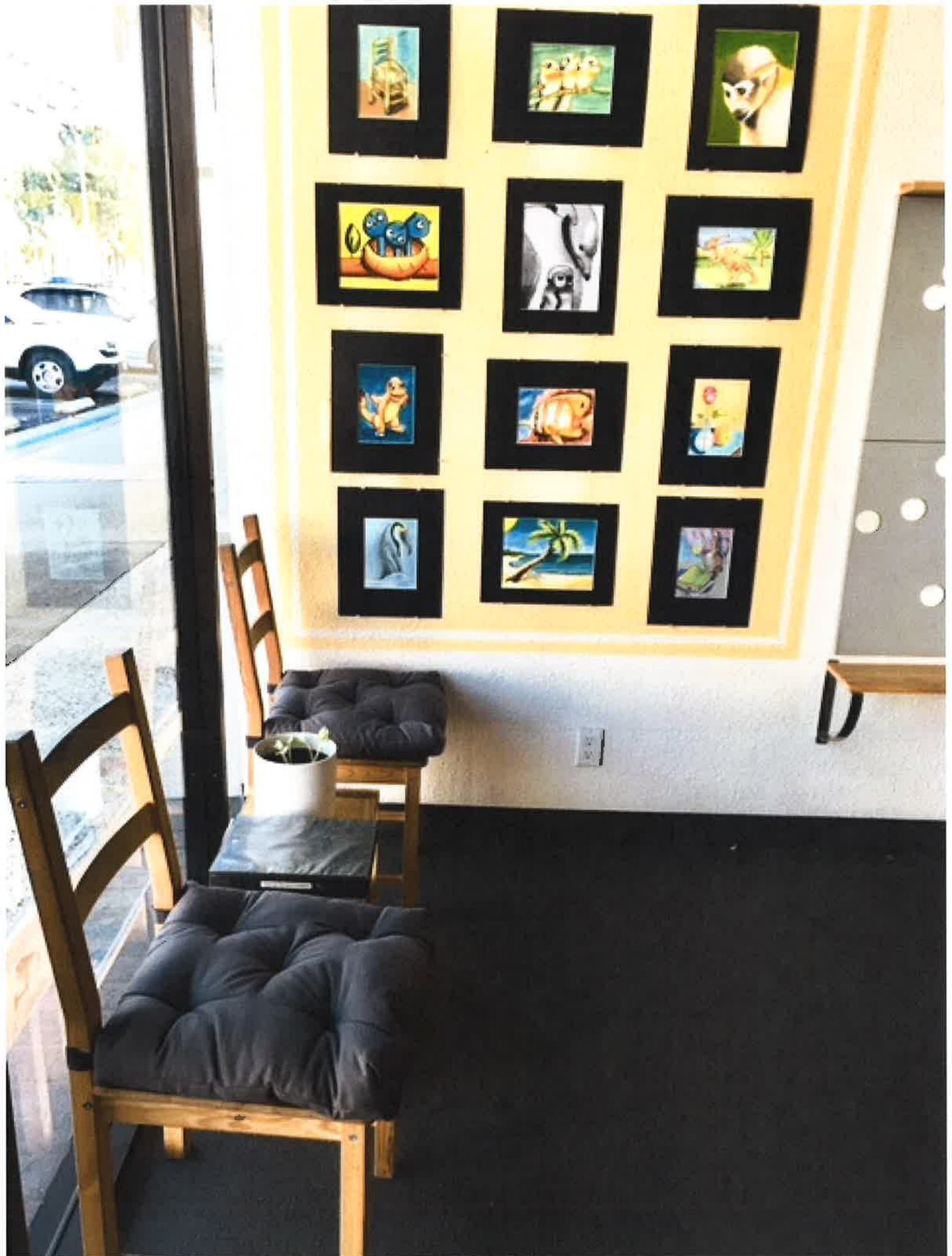
Our teachers will be more than happy to park as far away from the front of our center as needed, in whatever area is designated for their used by the building management. We have made such arrangements in our other two centers, and abide by them gladly. Students who drive themselves typically constitute less than 1% of our student population.

In 18 years running two busy studios, I have never once heard a single complaint about parking either from any of our clients, or from our building management. There is never anything like a line of cars, nor students or their families walking a long way through the parking lot to reach our door. Our traffic flow is fluid and uneventful. I invite you to call our building ownership or management, and any of our neighbors to verify this.

Please visit www.artstepsclasses.com for a full description of what we do. You can also learn more about our award-winning curriculum at www.kidartclasses.com. Please feel free to contact me at 714-883-1954 if I can help in any way.

Best,

Hilary Key
Director and CEO, Art Steps, Inc.



EXAMPLE OF PARENT SEATING

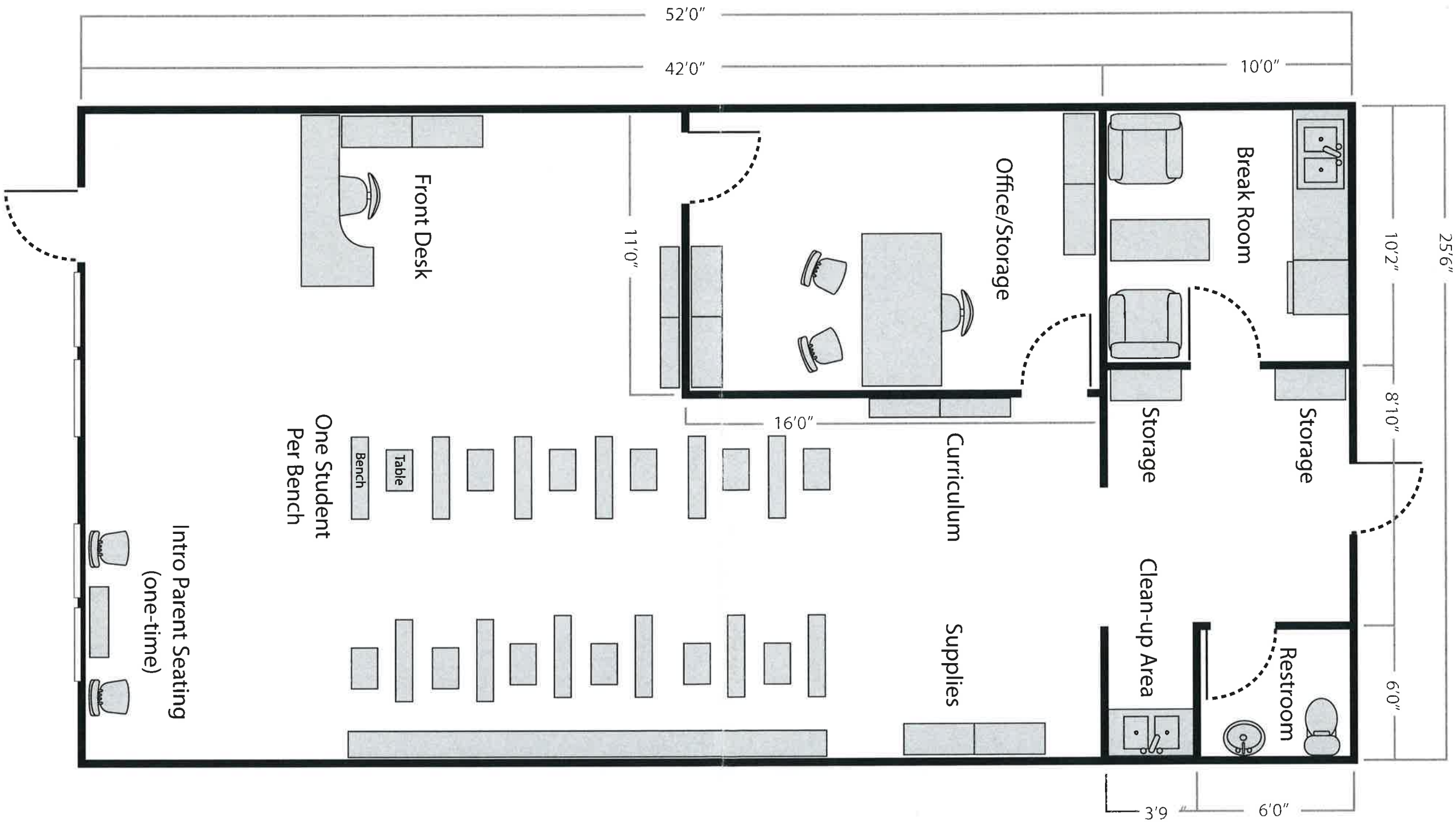


EXAMPLE OF PARENT SEATING: ONLY 2/CLASS

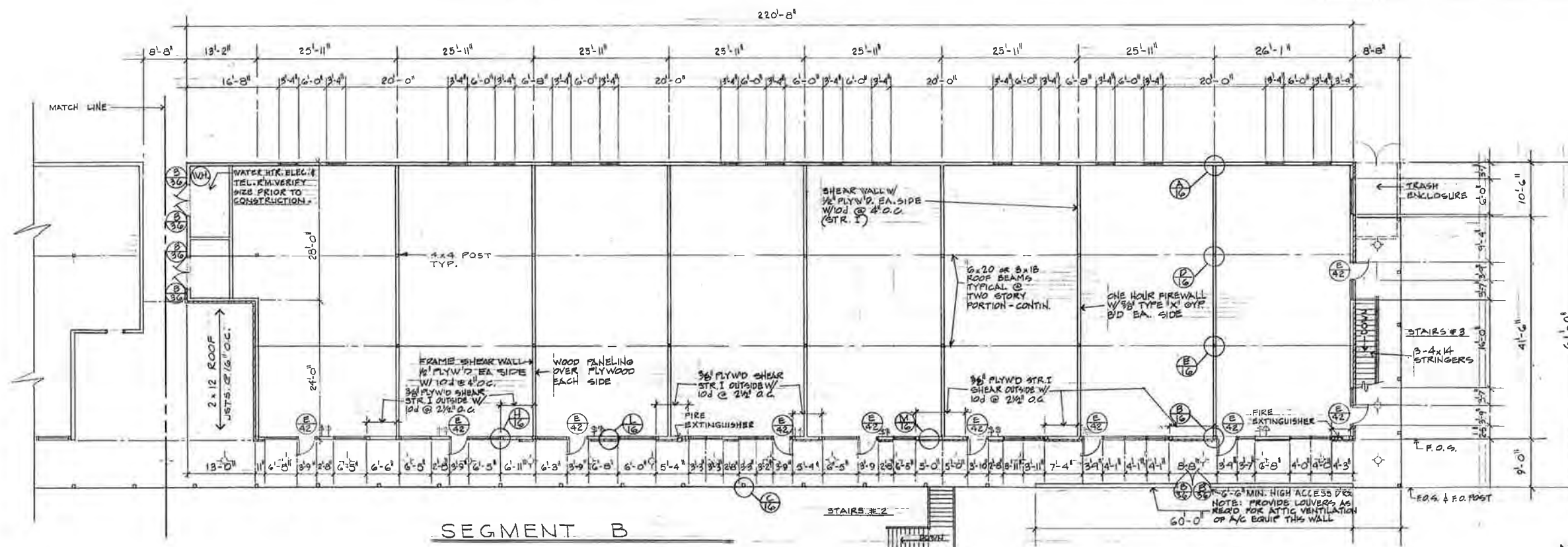
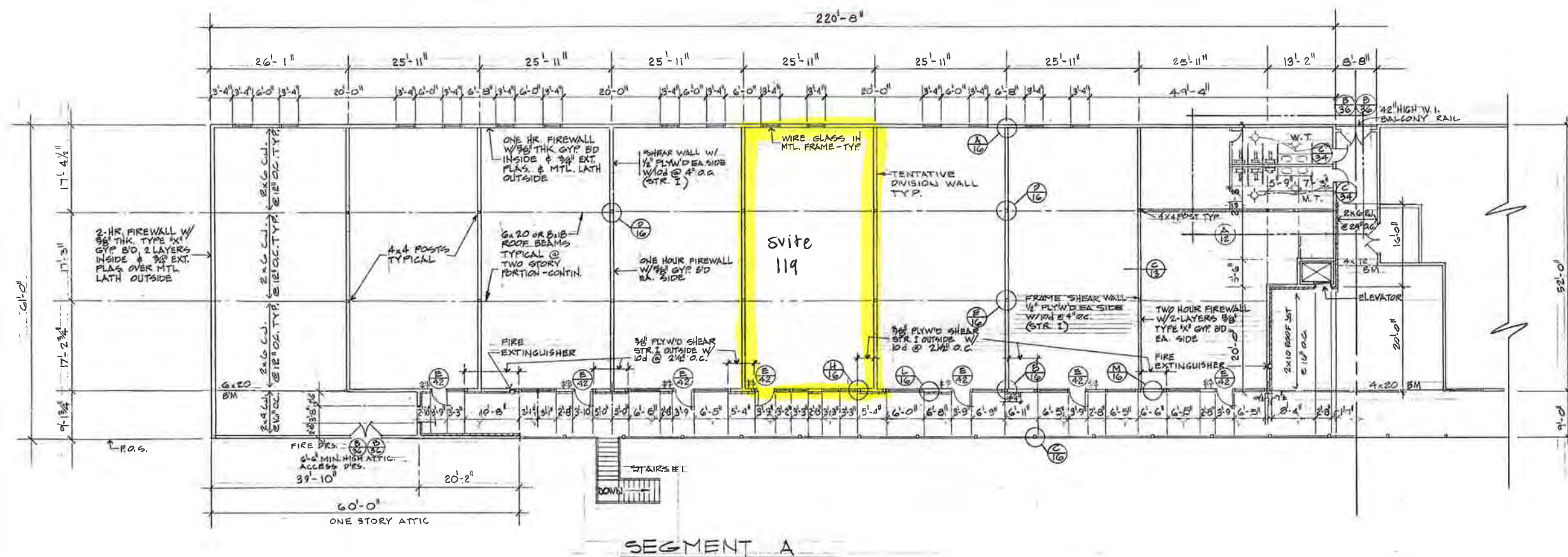
MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. 2A-18-01

Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.

BY Katelyn Walsh DATE 3/22/18



REVISIONS	

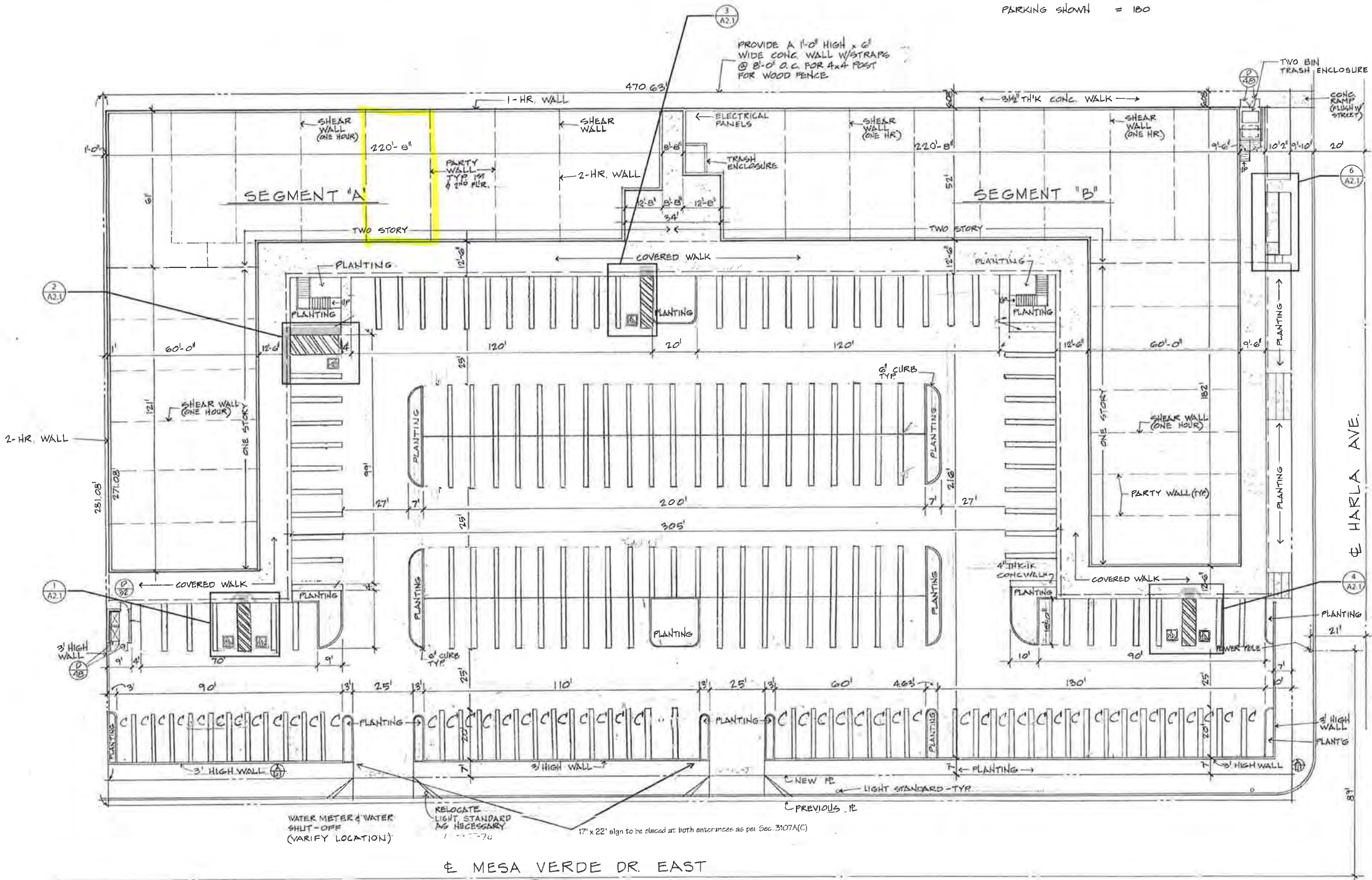


UPPER FLOOR PLAN



DATE	4-2-74
SCALE	3/32 = 1" = 0'
DRAWN	Don Brown
JOB	
SHEET	5
OF	SHEETS

BLDG. AREA
LOWER LEVEL = 37,800 #
UPPER LEVEL = 24,600 #
TOTAL = 62,400 #
PARKING SHOWN = 180



RAMIN TASBIGHI
885 LIARD PLACE
COSTA MESA, CA 92626
(714) 261-1496

MARK LES
1525 MESA VERDE DRIVE EAST
COSTA MESA, CA 92626
(714) 641-1487

MESA VERDE PLAZA
1525 MESA VERDE DRIVE EAST
COSTA MESA, CA 92626

DATE	BY	REVISION
11/11/2011	MARK LES	1. SITE PLAN
11/11/2011	MARK LES	2. SITE PLAN
11/11/2011	MARK LES	3. SITE PLAN
11/11/2011	MARK LES	4. SITE PLAN
11/11/2011	MARK LES	5. SITE PLAN
11/11/2011	MARK LES	6. SITE PLAN
11/11/2011	MARK LES	7. SITE PLAN
11/11/2011	MARK LES	8. SITE PLAN
11/11/2011	MARK LES	9. SITE PLAN
11/11/2011	MARK LES	10. SITE PLAN

SITE PLAN

A2.0

TOTAL CURRENT PARKING SPACES	
STANDARD	145
COMPACT	48
HANDICAPPED	6
TOTAL	199

SHARED PARKING DEMAND (adjusted) MIXED USE DEVELOPMENT 1525 Mesa Verde 199 parking spaces provided																			
USE	Office		Banks (Sq. Ft.)	Medical Office (Sq. Ft.)	Retail (Sq. Ft.)	Restaurant		Theaters and Cinemas (seats)	Guest Rooms (units)	Hotel/Motel		Conference/Convention		Bachelor (units)	1 bedroom (units)	2 bedroom (units)	3+ Bedroom (units)	Guest (total units)	Total Parking Demand by Hour
	<1,000 (Sq. Ft.)	>1,000 (Sq. Ft.)				1st 3K (Sq. Ft.)	>3K (Sq. Ft.)			1st 3K (Sq. Ft.)	>3K (Sq. Ft.)								
	7909.00	13903.00	0.00	11428.00	9760.00	7119.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
PEAK DEMAND	19.77	41.71	0.00	34.28	29.28	56.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182.00
WEEKDAY																			Weekdays
6:00 AM	0.59	1.25	0.00	1.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.87 6:00 AM
7:00 AM	3.95	8.34	0.00	6.86	2.14	1.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.63 7:00 AM
8:00 AM	12.46	26.28	0.00	21.60	4.98	2.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68.16 8:00 AM
9:00 AM	18.39	38.79	0.00	31.88	11.71	5.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	106.47 9:00 AM
10:00 AM	19.77	41.71	0.00	34.28	19.03	11.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	126.19 10:00 AM
11:00 AM	19.77	41.71	0.00	34.28	24.30	17.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	141.60 11:00 AM
NOON	17.80	37.54	0.00	30.86	26.94	28.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	153.87 NOON
1:00 PM	17.80	37.54	0.00	30.86	27.82	29.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	154.00 1:00 PM
2:00 PM	19.18	40.46	0.00	33.26	26.94	34.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	154.00 2:00 PM
3:00 PM	18.39	38.79	0.00	31.88	24.30	34.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	149.59 3:00 PM
4:00 PM	15.22	32.12	0.00	26.40	24.30	28.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	126.52 4:00 PM
5:00 PM	9.29	19.60	0.00	16.11	21.96	39.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	106.64 5:00 PM
6:00 PM	4.55	9.59	0.00	7.89	22.84	51.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	96.12 6:00 PM
7:00 PM	1.38	2.92	0.00	2.40	24.89	56.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.54 7:00 PM
8:00 PM	1.38	2.92	0.00	2.40	24.30	56.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87.96 8:00 PM
9:00 PM	0.59	1.25	0.00	1.03	16.98	56.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	76.61 9:00 PM
10:00 PM	0.59	1.25	0.00	1.03	8.78	51.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62.91 10:00 PM
11:00 PM	0.00	0.00	0.00	0.00	3.51	39.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41.38 11:00 PM
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	28.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.48 MIDNIGHT
MAXIMUM WEEKDAY DEMAND						154.00													
TOTAL MAX (W/ ADDTL. USES NOT INCLUDED ON TABLE)						218.00													
WEEKEND																			Weekend
6:00 AM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 6:00 AM
7:00 AM	0.59	1.25	0.00	1.03	0.88	1.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.89 7:00 AM
8:00 AM	1.98	4.17	0.00	3.43	2.93	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.21 8:00 AM
9:00 AM	2.57	5.42	0.00	4.46	8.78	3.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.65 9:00 AM
10:00 AM	2.57	5.42	0.00	4.46	13.18	4.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.18 10:00 AM
11:00 AM	3.36	7.09	0.00	5.83	21.37	5.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.35 11:00 AM
NOON	3.36	7.09	0.00	5.83	24.89	17.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.25 NOON
1:00 PM	2.57	5.42	0.00	4.46	27.82	25.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.89 1:00 PM
2:00 PM	1.98	4.17	0.00	3.43	29.28	25.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64.48 2:00 PM
3:00 PM	1.38	2.92	0.00	2.40	29.28	25.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.61 3:00 PM
4:00 PM	1.38	2.92	0.00	2.40	26.35	25.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.68 4:00 PM
5:00 PM	0.59	1.25	0.00	1.03	21.96	34.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	59.00 5:00 PM
6:00 PM	0.59	1.25	0.00	1.03	19.03	51.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73.16 6:00 PM
7:00 PM	0.59	1.25	0.00	1.03	17.57	54.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74.55 7:00 PM
8:00 PM	0.59	1.25	0.00	1.03	16.10	56.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.93 8:00 PM
9:00 PM	0.00	0.00	0.00	0.00	11.71	56.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68.66 9:00 PM
10:00 PM	0.00	0.00	0.00	0.00	11.13	54.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.23 10:00 PM
11:00 PM	0.00	0.00	0.00	0.00	3.81	48.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.52 11:00 PM
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	39.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.87 MIDNIGHT
MAXIMUM WEEKEND DEMAND						75.93													
TOTAL MAX (W/ ADDTL. USES NOT INCLUDED ON TABLE)						139.93													
REQUIRED PARKING			154.00																
+ ADDTL. USES NOT INCLUDED ON TABLE			64.00																
TOTAL REQUIRED PARKING			218.00																

	Use	Suite	Tenant	Sq. ft.	Parking Ratio	
Studio's Parking Demand and Proposed Class Hours	Retail	101	Stevens Pharmacy	2,118	3 / 1000	
	Beauty	103	La Vogue Salon	1,059	3 / 1000	
	Retail	104	Sue Optical	1,059	3 / 1000	
	Med	105	Harbor Mesa Dental Care	2,600	3 / 1000	
	Office	107	Allisale	550	2.5 / 1000	
	School	108	OC Education	2,716	4 / 1000	GP Conformity in 2006
	Med	110	Newport Float Therapy	1,358	3 / 1000	
	Med	111	Acupuncture	1,358	3 / 1000	
	Restaurant	112	Aoki	1,358	8 / 1000	
	Med	113	Max Perfor Chiro	1,358	3 / 1000	
	Restaurant	114	Meet & Sweets	1,358	8 / 1000	
	Med	115	Sinajon DDS	1,358	3 / 1000	
	Office	116	Edward D. Jones	801	2.5 / 1000	
	Retail	116B	Mesa Tailor	555	3 / 1000	
	Office	116C	Storage	200	2.5 / 1000	
	Restaurant	117	Great Mex Grill	1,357	8 / 1000	
	Restaurant	117 Patio	Great Mex Grill	486	8 / 1000	
	Studio	118	OC Tae Kwon Do	1,358	4 / 1000	ZA-06-53
	Studio	119	Art Sleeps	1,358	4 / 1000	ZA-18-01
	Office	120	Marines	1,358	3 / 1000	
	Med	121/122	Family Animal Hospital	2,716	3 / 1000	
	Studio	123	Club Pilates	1,783	10 / 1000	
	Restaurant	124/125	Al Forno Caffè	2,500	8 / 1000	
	Retail	126	Dry Cleaners	1,200	3 / 1000	
	School	127	Musika Studio	1,200		7 spaces ZA-17-03
	Retail	129	Cheers Liquor	2,400	3 / 1000	
	Med	200	Lisa Hollis	680	3 / 1000	
	Office	201	Pas, CO INC.	680	2.5 / 1000	
	Spa	202	Wellness For you	1,358	10 / 1000	
	Office	203	Sciaccia	1,358	3 / 1000	
	Office	204	Port Financial	510	2.5 / 1000	
	Office	205	MFG Software	622	2.5 / 1000	
	Office	206	Melgoza	344	2.5 / 1000	
	Office	206b	Cronin	289	2.5 / 1000	
	Office	207	US Eldercare	633	2.5 / 1000	
	Office	208	Erhardt Insurance	616	2.5 / 1000	
	Office	209	Management	1,358	3 / 1000	
	Office	210	Gale House Properties	1,358	3 / 1000	
	Office	211	MKD Business	1,358	3 / 1000	
	Office	212	Legacy Escape Room	1,358		9 spaces As proposed
	Office	213	Onufrei for Congress	1,358	3 / 1000	
	Retail	214	Total Body	1,369	3 / 1000	
	Office	215	MiklosCPA Inc	1,338	3 / 1000	
	Office	216	Mesa Verde Consulting	1,600	3 / 1000	
	Office	224	Engle	533	2.5 / 1000	
Office	225	Oakley	533	2.5 / 1000		
Office	226	Available	533	2.5 / 1000		
Office	227	Shannon Brady	633	2.5 / 1000		
Office	228	Assured in Home Care	533	2.5 / 1000		
				58,523		
Color Legend						
Proposed						
Additional Uses added to Total Max						
Uses that are included in the Table						
Proposed Class Times						



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

March 22, 2018

Donald D. Lamm, AICP
Diamond Star Associates
4100 MacArthur Blvd, Suite 330
Newport Beach, CA 92660

Application: **MASTER PLAN AMENDMENT ZA-18-03 [PA-86-223A] AND
REVOCATION OF PLANNED SIGNING PROGRAM PA-87-87
375 BRISTOL STREET, COSTA MESA**

Dear Mr. Lamm:

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 29, 2018, 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,

A handwritten signature in blue ink, appearing to read "W. Bouwens-Killeen".

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

cc: J. Ray Sanderson
Cardinal Development - Bristol Center
375 Bristol St, Suite 50
Costa Mesa, 92626

Fletcher Jones Motorcars, Inc.
3300 Jamboree Rd.
Newport Beach, CA 92660

Engineering
Fire Protection Analyst
Building Safety Division

PROJECT DESCRIPTION

Project Site / Environs

The subject property is located in the Bristol Street Autoplex in the eastern portion of the City of Costa Mesa on Bristol Street, near John Wayne Airport. The site is located at the southern end of Bristol Street, west of Campus Drive, where the road splits into a frontage road along SR-73 at 375 Bristol Street. A shopping center and the Ayers Hotel abut the site to the west and a golf course (in the City of Newport Beach) abut the site to the east. The 55-foot-wide Santa Ana Delhi Channel borders the site to the south, with residential property to the south of the channel.

The subject site is approximately 137,320 square feet in size (3.15 acres) and is currently developed as an automotive center (Bristol Street Autoplex), constructed in the late 1980's. The center contains 37,557 square feet of building area and consists of three multi-tenant buildings with 173 parking spaces and has two points of ingress/egress on Bristol Street. The site is zoned PDC (Planned Development Commercial), and has a General Plan land use designation of General Commercial.

Master Plan PA-86-223

The site was originally approved and developed under Master Plan PA-86-223, which allowed for a 38,600-square-foot automobile and retail center, including a 2,200-square-foot restaurant; approval was also subject to, and included, adoption of a Negative Declaration for California Environmental Quality Act (CEQA) compliance purposes.

Condition of approval #3 of PA-86-223 limits the site to a maximum of 10 parking stalls for vehicle display/storage. The applicant requests an amendment to remove this limitation to facilitate a new automotive dealership (Audi Fletcher Jones), which will occupy a majority of the site. Some retail uses and a small restaurant use will remain.

Request for Revocation of Planned Signing Program PA-87-87

As requested in the letter dated March 6, 2018, the Applicant's authorized agent also requests revocation of the previously-approved Planned Signing Program for the site (PA-87-87).

ANALYSIS

Auto Dealership/Parking

The proposed tenant mix includes the proposed dealership (22,426 sq. ft.) with the retention of a restaurant use with more than 300 sq. ft. of area accessible to the public (2,480 sq. ft.), and retail tenant spaces (13,388 sq. ft.). The restaurant use with more than 300 sq. ft. of public area requires parking at a ratio of 10 spaces per 1,000 sq. ft. (25 spaces) and the dealership and retail space requires parking at a ratio of 4 spaces per

1,000 sq. ft. (144 spaces); the combined tenant mix requires a total of 169 spaces. The project site currently contains 173 parking spaces.

The Zoning Code does not contain a specific requirement as to how auto dealerships are to allocate their parking between employee, display, and customer parking, allowing the individual dealerships to manage their parking appropriately based on their operational needs. The Applicant has provided a letter detailing how they intend to allocate parking. Staff reviewed the letter and has determined that this allocation is reasonable. However, since there are other existing non-dealership uses on the site, a condition of approval has been added requiring that the parking for any non-dealership uses must continue to be provided until/unless those uses vacate the site.

With the exception of the modification to allow more than 10 display vehicles, all other conditions of approval will continue to apply including the approved hours of operation for any auto repair use (per condition of approval number 14, hours are limited to 7 AM to 7 PM Monday through Friday and 8 AM to 6 PM Saturday and Sunday).

Signs

The applicant requests revocation or removal of the Planned Signing Program (PSP) approved under PA-87-87. The existing signs were installed pursuant to the PSP. PSPs, for the most part, are voluntarily proposed by the applicant (some project approvals may include a requirement for a PSP; this is not the case for this property.) Since the applicant requests removal of the PSP, and the program was voluntary, the PSP can be rescinded without any formal revocation or special processing. The applicant has stated that with the removal of the PSP, all proposed signage will comply with Code.

General Plan Consistency

The project site has a General Plan land use designation of General Commercial. The General Commercial General Plan land use designation is intended to permit a wide range of commercial uses that serve both local and regional needs. Appropriate uses include smaller retail stores, theaters, restaurants, hotels and motels, and automobile sales and service establishments. The proposed automotive dealership, retail uses, and food use are anticipated uses in this General Plan designation; therefore – and as conditioned – the proposed uses would not adversely impact surrounding uses.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
 - 1. There is a compatible and harmonious relationship between the building and site development, and uses, and the building and site developments, and uses that exist or have been approved for the general neighborhood.

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 for the proposed Master Plan Amendment.

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

4. The proposed project is consistent with the General Plan land use designation. The General Commercial General Plan land use designation is intended to permit a wide range of commercial uses that serve both local and regional needs. The proposed automotive dealership, retail uses, and food use would not generate substantial noise or parking impacts and, therefore, would not adversely impact surrounding uses.

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

B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:

1. The proposed uses are compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The site previously contained automotive uses, in addition to various retail and food uses.

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. As conditioned, all uses would not generate adverse impacts on surrounding uses.

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 site was previously approved under Master Plan PA-86-223, which allowed the development of an automotive center; the proposed use will be consistent with the approvals granted under PA-86-223 with the exception of an increase in the number of display cars; therefore, the use is compatible with surrounding uses.

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. Additionally, since condition of approval number three was not a mitigation measure, approval of this project does not affect the Negative Declaration originally adopted for this site.

- 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. Applicant is reminded that, with the exception of condition of approval number three, all conditions of approval/code requirements of PA-86-223 still apply.
2. The use shall be limited to the type of operation as described herein. Any change in the operational characteristics shall require review by the Planning Division and may require an amendment to the Master Plan, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
3. A minimum of 78 parking spaces shall not be used by the dealership, to ensure their availability for other tenant uses on-site. If the Applicant desires to change the tenant mix and/or otherwise modify the number of parking spaces available to non-dealership uses, the Applicant shall submit a letter request to the Director of Economic and Development Services for concurrence that such a change complies with Code and meets the intent of this condition.
4. Customer and employee parking areas shall be clearly delineated on the site plan and at the project site. If parking problems arise, the operator shall institute whatever operational measures are necessary to minimize or eliminate the problem including, but not limited to, reducing the number of vehicles displayed outdoors.
5. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood, including, but not limited to, excessive use of car alarms, employee honking horns, and the use of air compressors outside of buildings. The applicant and/or operator shall institute whatever security and operational measures are necessary to comply with this requirement.
6. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at 714.754.5273 for additional information.
7. The lighting plan shall demonstrate compliance with the following:
- a. The intensity and location of lights on buildings shall be limited to minimize nighttime light and glare to residents and shall be subject to the Development Services Director's approval.
 - b. All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency.

- c. Lighting design and layout shall limit light spillage to no more than 0.5-foot-candles at the property line of the surrounding properties, consistent with the level of lighting that is determined necessary for safety and security purposes on site. Light standards near residential properties shall be located and oriented in such a way as to minimize light spillage onto surrounding properties.
 - d. The applicant shall provide and "as-built" lighting survey upon the completion and energizing of the lighting fixtures.
- 8. The 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 (1) 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.
- 9. Loading and unloading of vehicles, via commercial vehicle carriers, shall not occur on-site and/or in the public right-of-way. As described in the applicant letter dated February 21, 2018, bulk delivery will occur at an off-site location and vehicles will be driven individually to the subject location.
- 10. A copy of the conditions of approval and code requirements for the amended Master Plan shall 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.
- 11. 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.
- 12. Prior to issuance of Certificate of Occupancy (C of O) the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.
- 13. Hours of operation for auto repair related uses in Building A shall be limited to 7 AM to 7 PM, Monday through Friday, 8 AM to 6 PM, Saturday and Sunday.
- 14. No public address system shall be installed on site now or in the future.

15. Automatic garage door openers shall be provided for the bay doors on the southerly side of Service Building A. The bay doors shall only be open to allow only individual cars to exit and shall remain closed during all other times.

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 planning/zoning application is valid for two years 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) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180-days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
 2. The conditions of approval and code requirements of PA-86-223A (ZA-18-03) shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 3. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. Signs shall also be subject to review and approval by the Planning Division/Director of Development Services to ensure compatibility in terms of size, height, and location with the proposed/existing development, and existing freestanding signs in the vicinity.
 4. Street address shall be visible from the public street and shall be displayed on the freestanding sign. If there is no freestanding sign, the street address may be displayed on the fascia adjacent to the main entrance or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum twelve (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 four

- (4) inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background.
5. With the exception of the outdoor display, all uses shall be conducted within the tenant space (underroof).
 6. Any new on-site utility services shall be installed underground.
 7. Any mechanical equipment, such as air conditioning compressors and duct work, shall be screened from view.
 8. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform with City Standards. Standard drawings are available from the Planning Division.
- Bldg. 9. Comply with the requirements of the following adopted codes: 2016 California Residential Code, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 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 2016 California Building Code.
- Bus.
Lic. 10. 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.
11. Business license shall be obtained prior to the initiation of the business.



January 23, 2018

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

**Subject: Minor Modification of PA 86-223 to Delete Condition No. 3; and,
Minor Conditional Use Permit for Parking Deviation
370-375 Bristol Street, Costa Mesa, CA**

Dear Mr. Curtis:

Fletcher Jones Motorcars, Inc. is pleased to announce its intention to open an automobile dealership in Costa Mesa. This would be an exciting interim location at 370-375 Bristol Street while a permanent dealership building is constructed.

Due to an immediate need to relocate the acquired dealership/franchise to Costa Mesa, and be operational by April 1, 2018, Fletcher Jones would appreciate assistance in processing necessary plans and permits allowing renovation of existing buildings while complying with applicable City regulations.

While an automobile dealership is a permitted use on the subject property, the current PA-86-223 contains condition #3 restricting vehicle display to only ten parking spaces. This condition was originally intended to limit multiple small automotive tenants from using all available employee and customer spaces to display vehicles for sale. However, with a high percentage of vacant tenant space and other automotive tenants being relocated and/or not in the business of selling automobiles, Fletcher Jones' dealership would be the only tenant displaying cars for sale and would do so within its allocated number of total parking spaces for employees, customer, and inventory parking. The dealership will comply with their allocation of 4 spaces per 1,000 sf. as required by the zoning code. In future months, additional tenants may depart leaving the dealership in the north buildings and only a few tenants/businesses in the southerly building.

Since the property was, and still is, compliant with City required parking when the Autoplex was built, due to additional parking demand some of the smaller tenants, such as restaurants, are required to provide parking slightly over that provided. While the exact number of spaces is still being verified, based on which tenants may be leaving the property, the "shortfall" should be less than ten parking spaces.

Barry Curtis, AICP
Fletcher Jones Dealership
370-375 Bristol Street
January 23, 2018
Page 2.

To be certain this "shortfall" does not preclude the dealership opening, Fletcher Jones is seeking a minor conditional use permit for a parking deviation. In reality, we do not believe there will be any shortage of spaces since Fletcher customers may dine at the restaurants while waiting for vehicle servicing, or dealer employees may dine as well thereby reducing parking demand and vehicle traffic.

In conclusion, Fletcher Jones Motorcars, Inc. wishes to open a new car dealership, on an interim basis for two years, while they construct a new car dealership building on Bristol Street north of the Autoplex property. After the permanent dealership is completed, the Autoplex property would be remodeled and potentially house another Fletcher dealership.

Thank you and your staff for excellent customer service. Fletcher Jones looks forward to opening a very successful automobile dealership in Costa Mesa.

Sincerely,



Donald D. Lamm, AICP
Managing Principal and Authorized Agent for
Fletcher Jones Motorcars, Inc.

CONDITIONS OF APPROVAL

- Plng. *1. If any car washing occurs outdoors, a waste water discharge permit shall be obtained from the Orange County Sanitation District prior to commencement of the business. There shall be no discharge of waste water into the City's storm drain or onto adjacent streets.
2. The planter along the rear shall be modified so that it is a minimum of 5' wide in all areas.
- 3. No more than 10 vehicles shall be displayed or stored in the parking lot. The area of display/storage shall be clearly delineated.
4. The final site plan shall reflect the parcel map to be recorded.
- *5. The project site is adjacent to the Santa Ana - Delhi Flood Control Channel to the rear. Prior to issuance of building permits or commencement of any grading, an Erosion Control Plan shall be approved by the California Regional Water Quality Control Board - Santa Ana Region and a drainage plan shall be approved by the Development Services Department, the California Regional Water Quality Control Board - Santa Ana Region, and the Orange County Sanitation District.
- *6. A portion of the Site has been identified as a peat bog. Prior to issuance of building permits, a detailed soils report shall be submitted which evaluates the soil conditions and specifies necessary construction techniques.
- *7. (Revised). According to an Initial Study prepared by Larry Seeman Associates (LSA) while the property was under Orange County jurisdiction, the project site contains a portion of the archeological site identified as CA-ORA-687. Investigation of the site revealed that it had previously been damaged by road construction. Some shells and a few artifacts were recovered from the site. A 5% salvage mitigation requirement was recommended by a consultant archeologist at the time of the LSA study. The LSA study recommended a final mitigation measure to retain a qualified archeologist to monitor initial grading activity. Therefore, a qualified archeologist should be on site during initial grading. If archeological resources are discovered, grading shall be halted immediately. The project developer shall take such actions as necessary to insure that the site will not be destroyed before exploration. The Development Services Director in consultation with the archeologist shall determine the nature and extent of subsurface investigation that should be undertaken prior to allowing grading to continue.
- *8. The site is subject to noise impacts from aircraft activity at John Wayne Airport and from vehicle traffic on Bristol Street. The applicant shall submit an acoustical analysis of the interior building areas, prepared under the supervision of a person experienced in the field of acoustical

* These conditions have been included as mitigation measures required for issuance of the Negative Declaration. 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.



February 21, 2018

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

**Subject: Response to City's Review Letter
Minor Modification of PA 86-223 to Delete Condition No. 3; and,
Minor Conditional Use Permit for Parking Deviation
Audi Fletcher Jones- 370-375 Bristol Street, Costa Mesa, CA**

Dear Mr. Curtis:

Thank you again for excellent customer service processing the subject applications. Fletcher Jones Motorcars, Inc. has been diligently pursuing resolution of design questions, future tenant mix, and construction issues. The entire project is now coming together and will become a great asset for Costa Mesa.

The following represents our responses to Justin Arios' February 7, 2018 "Application Status" letter (see attached for reference):

1. Copies of the Audi Fletcher Jones/Autoplex floor plans, elevations, and other plans were sent/delivered to the City last week from Gensler Architects.
2. Electronic/digital files were also provided to the City for plans listed in item #1.
3. The proposed site plan has been revised to show vehicle display, storage, employee parking areas, customer parking and fire lanes. The detailed site plan was also sent/delivered to the City last week (copy attached).
4. Inventory delivery by commercial vehicle carriers will not occur on or near this property. Fletcher Jones has bulk vehicle delivery to their building on Armstrong Avenue in Irvine. After the vehicles are off-loaded and detailed, they will be driven to Fletcher Jones Mercedes, as currently occurs, and Audi Fletcher Jones in Costa Mesa. The Costa Mesa Audi property is too small for car carrier deliveries and Bristol Street does not provide for on-street parking and automobile unloading.

5. Decisions have varied as to the property's future "tenant mix." After careful consideration, the attached site/tenant plan depicts the final tenant mix effective when Audi opens, and two vacant suites which will be subsequently leased.

Due to uncertainty over relocation of existing tenants we applied for a "Minor Conditional Use Permit for Parking Deviation." However, our proposed tenant mix now fully complies with the City's parking requirements, and therefore, a minor conditional use permit is no longer needed.

Specifically:

Total building floor area: We discovered records with 37,557 and 38,294 square feet of building floor area. Therefore, we will use the greater gross leasable area of 38,294 for land use and parking purposes.

• Audi Fletcher Jones-	22,426 sf
• Sandwich World restaurant-	2,480 sf
• Balance of tenants/suites	<u>13,388 sf</u>
Total floor area:	38,294 sf
• Total parking provided outdoors: (does not include inside spaces)	173 spaces
• 4:1,000 sf Code required spaces for all but restaurant	144 spaces
• Restaurant Code required 10:1,000 sf up to 3,000 sf	25 spaces
<u>Balance Surplus parking:</u>	<u>4 spaces</u>

6. A final decision has not been made concerning "vehicle security gates", but if they are installed they would only be used after business hours to protect new car inventory and customer vehicles being stored overnight. Should gates be needed, Fletcher Jones will review the proposed design and location with Costa Mesa Fire, Police, and Development Services departments to comply with all policies for emergency access after business hours.

In summary, Audi Fletcher Jones is a permitted land use parked at 4:1,000 sf which complies with the City's zoning ordinance. Additionally, there are many "indoor/enclosed" spaces to be used for vehicle parking which have not been included in the total parking count. Audi is simply replacing existing tenants who were subject to parking at a ratio of 4:1,000 sf. As such, the only approval we are seeking is to allow the dealership to decide how it uses its parking since the Zoning Code does not differentiate or mandate specific parking ratios for employees, customers, or the display of new cars. Only condition No. 3 of PA 86-223, imposed in 1986, restricts vehicle display to 10 parking spaces. Therefore, we simply ask that condition No. 3 be eliminated since it is overly restrictive, does not have any basis for implementing parking code requirements, and was purely subjective at a time when the Autoplex was proposed to the City.

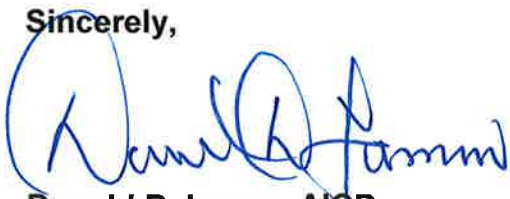
**Barry Curtis, AICP
Audi Fletcher Jones
370-375 Bristol Street
February 21, 2018
Page 3.**

The two vacant suites will eventually be occupied by commercial businesses subject to parking at 4:1,000 sf which is the standard ratio for all retail centers in commercial zones. Only "Sandwich World" will remain as a "restaurant use" with a greater parking requirement than all other tenants in the center.

Therefore, we respectfully request the City grant our request to delete condition # 3 of PA 86-223 since its original intent was to limited multiple "automotive related businesses" from becoming used car dealerships with excessive vehicle display. Audi Fletcher Jones is a "new car dealership" with a balance of display, sales, service, and administrative offices. At no time would Audi deplete its available parking which would be detrimental to new car sales. Audi will be a significant asset to the community and a perfect balance to other tenants who remain in the Autoplex.

Fletcher Jones looks forward to opening a very successful Audi automobile dealership in Costa Mesa. Should you have any further questions, please do not hesitate to contact us.

Sincerely,

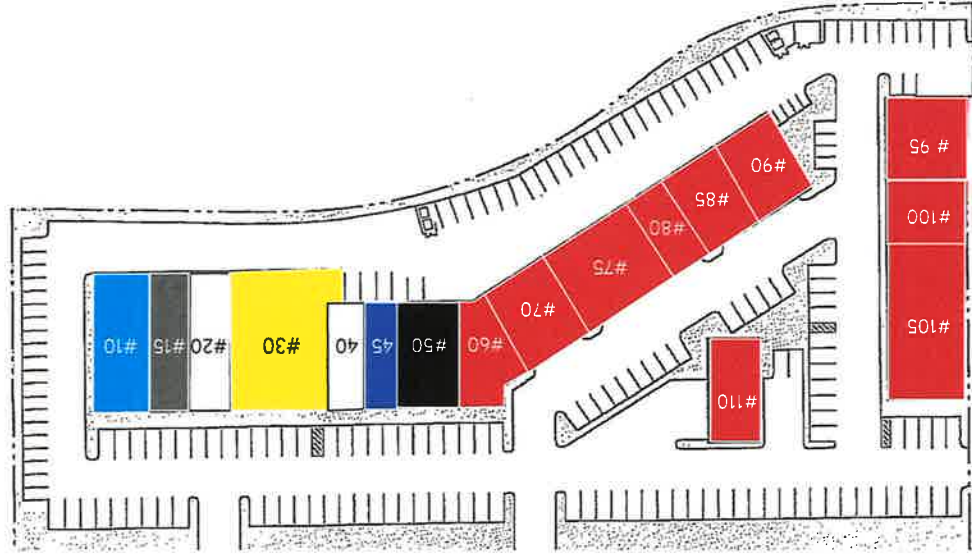


**Donald D. Lamm, AICP
Managing Principal and Authorized Agent for
Fletcher Jones Motorcars, Inc.**

**Cc: Jennifer Le, Assistant Development Services Director
Justin Arios, Assistant Planner
Deeg Snyder, Gensler Architects
Keith May, President, Fletcher Jones Motorcars**

Audi Fletcher Jones / Autoplex

375 ERISTOL STREET, COSTA MESA, CALIFORNIA



Rent Roll

UNIT #	TENANT	SF
10	Sandwich World	2,480
15	Dans Auto Care	1,980 +
20	Vacant	2,550
30	Saddleback Automotive	4,298 +
40	Vacant	1,200
45	Newport Smog	1,200
50	Cardinal	2,160
60	Audi	1,722
70	Audi	1,950
75	Audi	3,000
80	Audi	1,200
85	Audi	1,800
90	Audi	1,850
95	Audi	2,400
100	Audi	1,800
105	Audi	4,350
110	Audi	2,354

R - Auto Relocations
 * Currently occupying 1,850 square feet
 † Currently occupying 3,060 square feet

JOE WINKELMAN
 LICENSE NO. 0185476
 949 724 5704
 joe.winkel@colliers.com





March 6, 2018

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

**Subject: Request to Revoke/Rescind "Planned Signage Program"
"Autoplex" 370-375 Bristol Street, Costa Mesa, CA
Property Planning Action No. PA 86-223**

Dear Mr. Curtis:

Again, please thank your staff for excellent customer service in processing the subject applications. Fletcher Jones Motorcars, Inc. intends to open an Audi automobile dealership, and as such, the current property "planned signage program" restricts building signage to old style "internally illuminated canned signs" which do not reflect the quality of graphics needed for a high-end new car dealership. However, the proposed Audi logo and new signage, combined with some existing tenant signs, would be allowed by right pursuant to the City's sign ordinance. Therefore, please consider this letter our formal request to "revoke/rescind" the subject property's planned signage program which restricts signage to thirty-year old design technology.

Should you have any further questions, please do not hesitate to contact us.

Sincerely,

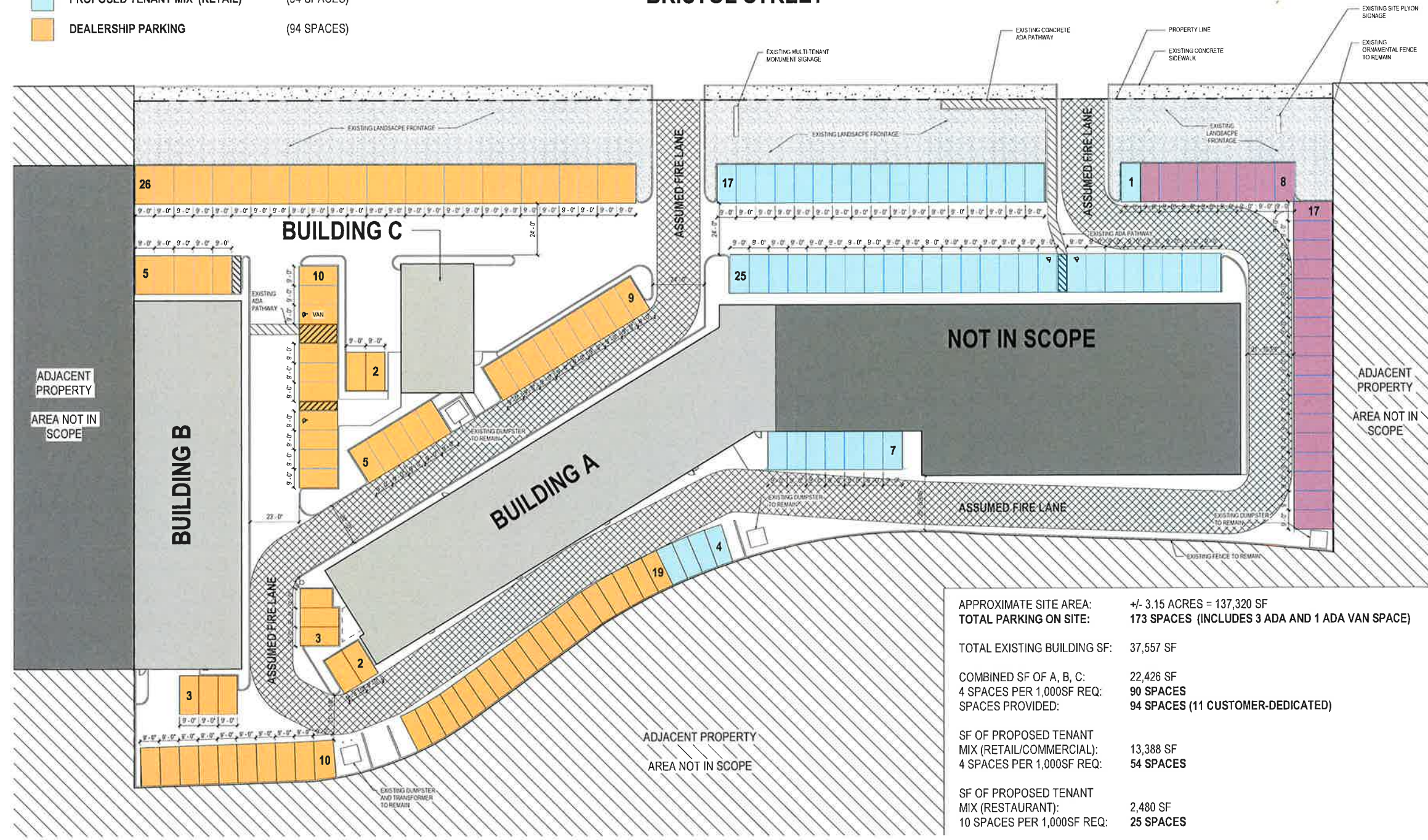
A handwritten signature in blue ink, appearing to read "Donald D. Lamm".

**Donald D. Lamm, AICP
Managing Principal and Authorized Agent for
Fletcher Jones Motorcars, Inc.**

Cc: Jennifer Le, Assistant Development Services Director
Justin Arios, Assistant Planner
Deeg Snyder, Gensler Architects
Keith May, President, Fletcher Jones Motorcars

- PROPOSED TENANT MIX (RESTAURANT) (25 SPACES)
- PROPOSED TENANT MIX (RETAIL) (54 SPACES)
- DEALERSHIP PARKING (94 SPACES)

BRISTOL STREET



APPROXIMATE SITE AREA:	+/- 3.15 ACRES = 137,320 SF
TOTAL PARKING ON SITE:	173 SPACES (INCLUDES 3 ADA AND 1 ADA VAN SPACE)
TOTAL EXISTING BUILDING SF:	37,557 SF
COMBINED SF OF A, B, C:	22,426 SF
4 SPACES PER 1,000SF REQ:	90 SPACES
SPACES PROVIDED:	94 SPACES (11 CUSTOMER-DEDICATED)
SF OF PROPOSED TENANT MIX (RETAIL/COMMERCIAL):	13,388 SF
4 SPACES PER 1,000SF REQ:	54 SPACES
SF OF PROPOSED TENANT MIX (RESTAURANT):	2,480 SF
10 SPACES PER 1,000SF REQ:	25 SPACES

NO CHANGES ARE PROPOSED TO SITE - SITE PLAN BEING SUBMITTED SOLEY FOR REFERENCE

- ALL EXISTING CURBS AND PARKING TO REMAIN UNCHANGED - FIRE LANE IS ASSUMED TO BE CODE COMPLIANT ACROSS SITE
- ALL EXISTING STRUCTURE FOOTPRINTS TO REMAIN UNCHANGED
- EXISTING PERMITTER FENCE TO REMAIN UNCHANGED
- EXISTING INCOMING UTILITIES TO REMAIN UNCHANGED
- EXISTING DUMPSTER LOCATIONS TO REMAIN UNCHANGED

MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. ZA-18-03
Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.
BY JA / ZA DATE 3/22/18

ISSUE FOR PERMIT

Scale/Signature

Project Name
AUTOPLEX

Project Number
27.6664.010

Description
PARKING & FIRE LANE

Scale
1" = 20'-0"

DEALERSHIP COSTA MESA

375 BRISTOL ST.
COSTA MESA, CALIFORNIA 92626

Gensler

5400 LBJ FREEWAY
SUITE 1100
DALLAS, TX 75240

RCP SHEET NOTES

06 NON-MOTORIZED MECH. SHADES

RCP GENERAL NOTES

- A. F1 PENDANT LED 1X8 STRIP LIGHTS HUNG 10'-0" AFF.
B. F2 FIXTURE 2X4 LENSED LED FIXTURE
C. F3 FIXTURE 6" CAN LED W/ WHITE TRIM
D. ACT IS 2X4 - OPEN SPECIFICATION ARMSTRONG OR SIMILAR 1616 GRID
E. F5 FIXTURE 1'X4 WET RATED LED LENSED FIXTURE
F. ELECTRICAL CONTRACTOR TO PROVIDE FWT SUGGS
G. ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE PROTECTED DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL START-UP WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM

PLAN SHEET NOTES

- 04 PARTS DELIVERY GATE: CISO-EAGLE SEISMIC RATED GATE W/ CEILING AND DOOR AS BASIS OF DESIGN
05 TOOL BOXES BY OWNER
06 18" P WALL AT 9'-0"
07 CARWASH EQUIPMENT TO BE UNDER SEPARATE PERMIT AND ALL EQUIPMENT TO BE LISTED FOR THE PURPOSE
08 ALL AUTOMOBILE LIFTS AND STORAGE RACKS DESIRED

PLAN GENERAL NOTES

- A. CONTACT ARCHITECT FOR CLARIFICATIONS
B. ALL SOLID DOORS WHITE LAMINATE (FORMICA - DOWER WHITE 7167-56 - MATTE FINISH) OR ALTERNATE
C. ALL DOOR FRAMES HOLLOW METAL - CLEAR ANODIZED ALTERNATES OPEN
D. ALL EXISTING DOORS ARE DESIGNATED WITH AN "E" SYMBOL
E. ALL WALLS TO BE 3/8" METAL STUDS WITH 5/8" DRYWALL ON EACH SIDE U/N/O
F. ALL WALLS TO END 6" ABOVE CEILING U/N/O ATTACH WITH KICKERS TO DECK AS REQUIRED
G. PROVIDE CONTINUOUS INSULATION ON EXTERIOR SIDE OF STUD ON ALL WALL SEPARATING CONDITIONED SPACE FROM NON-CONDITIONED SPACE. PROVIDE R-2 SHEET APPLIED MEMBRANE
H. ALL NEW GLAZED OPENINGS AND OVERHEAD DOORS TO HAVE DOUBLE PANE LOW-E GLASS WITH A U-FACTOR OF 0.47 AND SHGC OF .40
I. ALL CONDITIONED SPACES TO HAVE UNDERSIDE OF ROOF TREATED WITH K-13 TO PROVIDE R-13.3
J. ALL EXTERIOR WALLS TO HAVE R-11 CAVITY INSULATION
K. INTERIOR GLAZING TO BE FRAMELESS GLASS SET IN ALUMINUM
L. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKERS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE. FOR EACH RULE, 150 VOC LIMITS AND PROHIBITION ON THE USE OF CERTAIN TOXIC CHEMICALS, EXCEPT PER SUBSECTION 2
M. AEROSOL ADHESIVES, SMALLER UNIT SIZES OF ADHESIVE, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKING WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FL. OZ.) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON THE USE OF CERTAIN TOXIC COMPOUNDS, OF CCR, TITLE 17, COMMENCING WITH SECTION 94507
N. VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (ARCHITECTURAL PAINTS) SHALL COMPLY WITH CDBG TABLE 5.04.4.3 UNLESS MORE STRINGENT LOCAL LIMITS APPLY
O. AEROSOL PAINTS AND COATINGS SHALL MEET THE REQUIREMENTS OF SECTIONS 94520(A), 94520(C), AND 94520(D) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17 COMMENCING WITH SECTION 94520
P. ALL EXISTING INTERIOR WALLS TO BE REMOVED ALL INTERIOR WALLS TO BE NEW

- Q. ALL EXISTING INTERIOR WALLS TO BE REMOVED ALL INTERIOR WALLS TO BE NEW

KEY PLAN

Scale
1/8" = 1'-0"

ISSUE FOR PERMIT

Scale / Signature



Project Name

AUTOPLEX

Project Number

27.6664.010

Description

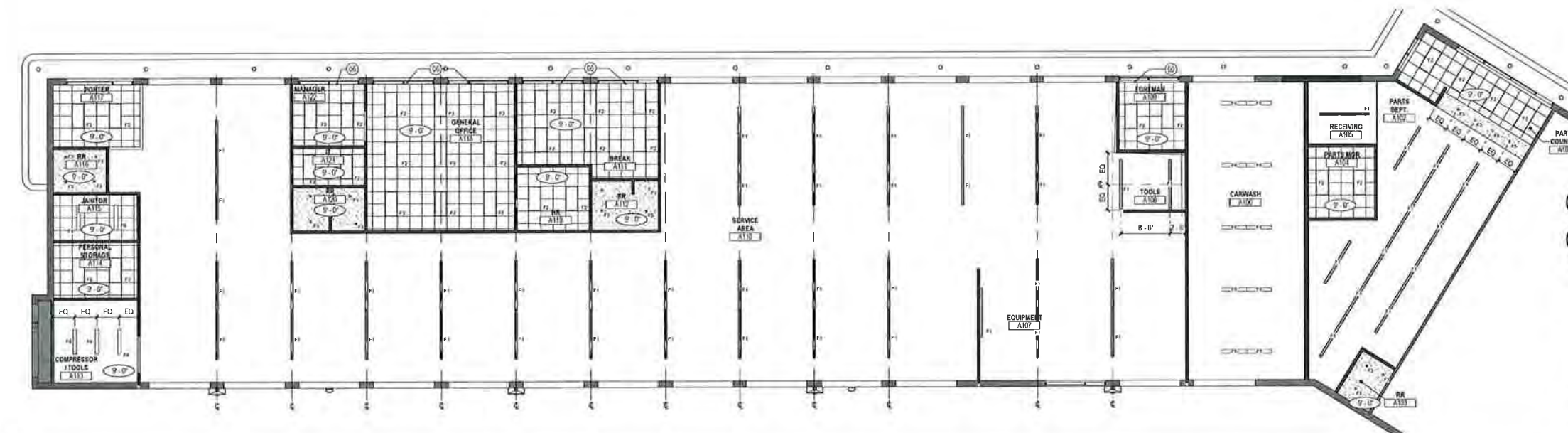
CONSTRUCTION PLAN & RCP - BUILDING A

Scale

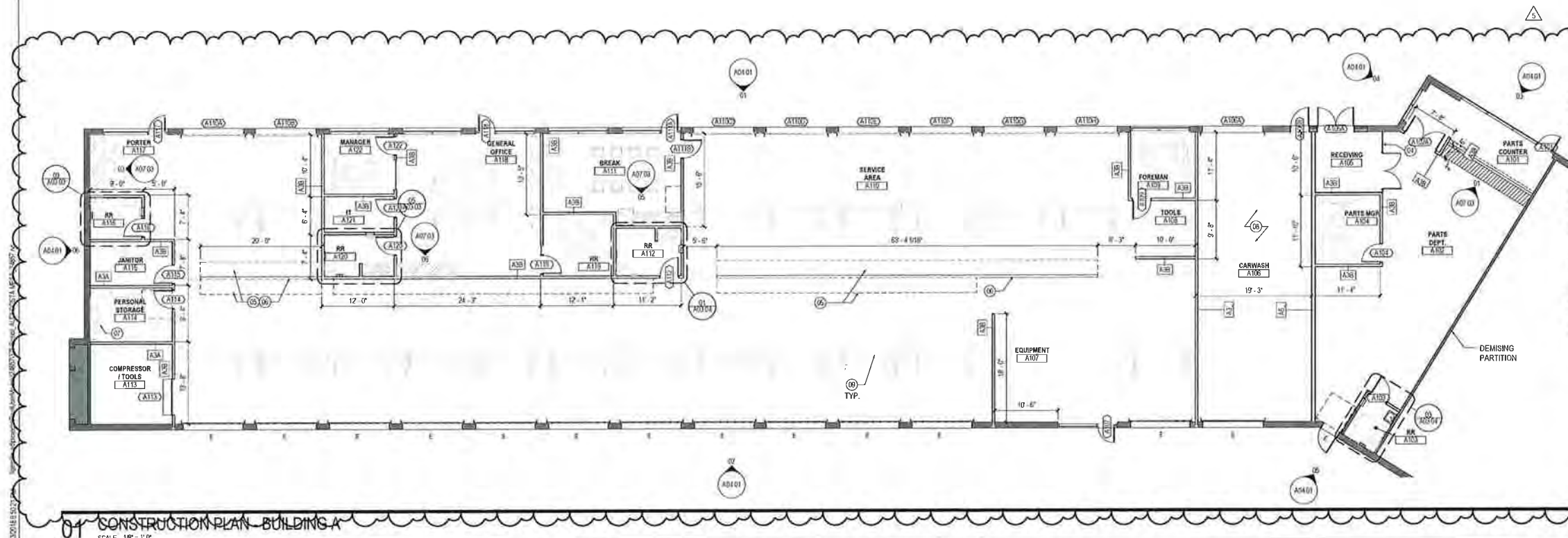
1/8" = 1'-0"

A02.21A

© 2015 Gensler

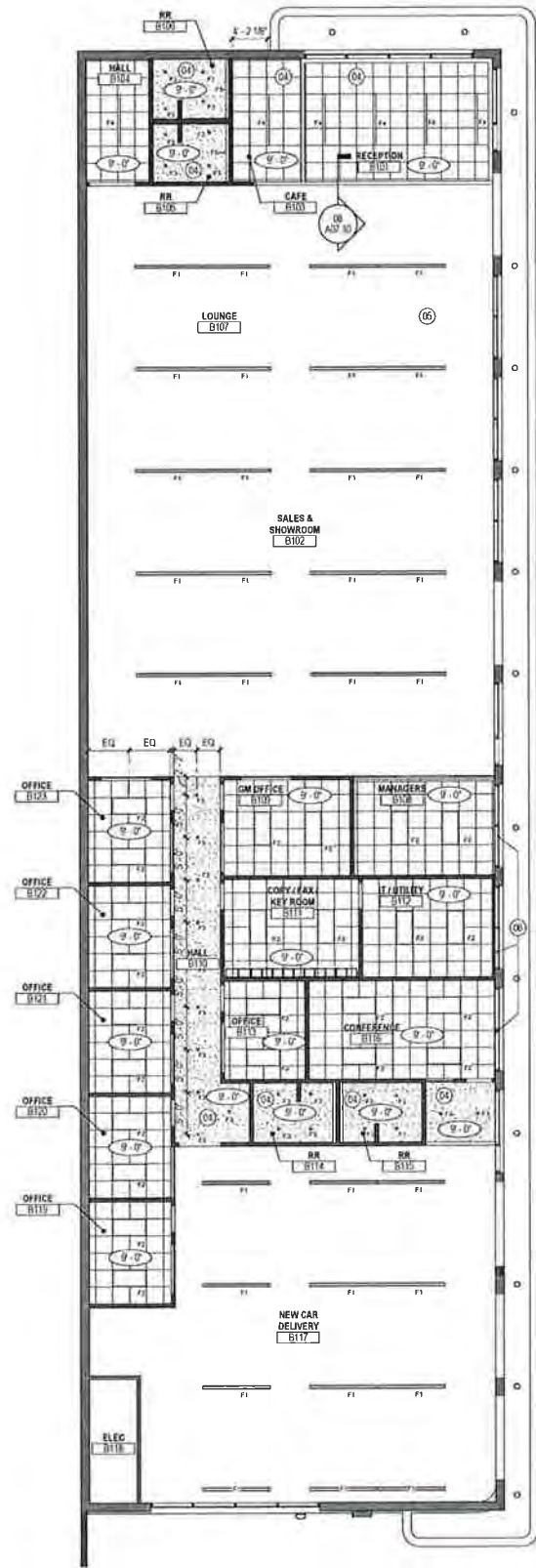


02 RCP - BUILDING A
SCALE: 1/8" = 1'-0"

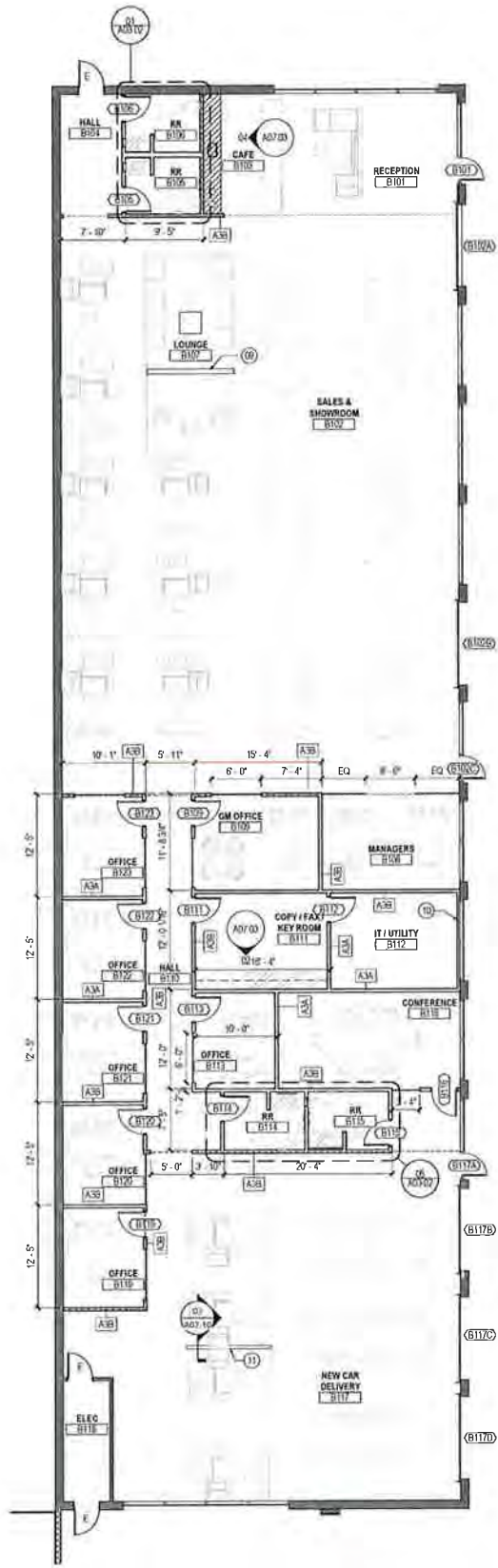


01 CONSTRUCTION PLAN - BUILDING A
SCALE: 1/8" = 1'-0"

2/13/2016 5:50:25 PM g:\gen\sl\project\Plan\CostaMesa\A02.21B.rvt A02.21B.rvt



02 RCP - BUILDING B
SCALE: 1/8" = 1'-0"



01 CONSTRUCTION PLAN - BUILDING B
SCALE: 1/8" = 1'-0"

RCP SHEET NOTES

- 04 PAINTED GYP CEILING PAINTED WHITE FINISH (P-1) HOLD OFF OUTSIDE WALL AT GLASS - FINISH EDGE
- 05 PAINT EXISTING WOOD DECK AND STRUCTURE WHITE (P-1)
- 06 NON-MOTORIZED MECHD SHADES

RCP GENERAL NOTES

- A F1 PENDANT LED 128 STRIP LIGHTS HUNG 10'-0" AFF
- B F2 FIXTURE 2'X4' LENSED LED FIXTURE
- C F3 FIXTURE 6' CANLED W/ WHITE TRIM
- D ACT IS 2'X4' - OPEN SPECIFICATION ARMSTRONG OR SIMILAR 1918' GRID
- E ELECTRICAL CONTRACTOR TO PROVIDE EXIT SIGNS
- F ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE PROTECTED DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL START-UP WITH TAPE PLASTIC SHEET METAL OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM

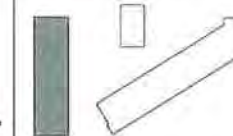
PLAN SHEET NOTES

- 08 DASHED LINES DENOTES WALLS TO DECK
- 09 CUSTOM AUDI FURNITURE PROVIDE POWER & DATA
- 10 FURR OUT WALL AGAINST 3M DUSTED GLASS
- 11 HALF WALL AT 4'-0"

PLAN GENERAL NOTES

- A CONTACT ARCHITECT FOR CLARIFICATIONS
- B ALL SOLID DOORS WHITE LAMINATE (FORMICA COVER WHITE 7197-56 - MATTE FINISH) ALTERNATE
- C ALL DOOR FRAMES HOLLOW METAL - CLEAR ANODIZED - ALTERNATES OPEN
- D ALL EXISTING DOORS ARE DESIGNATED WITH AN 'E' SYMBOL
- E ALL WALLS TO BE 3/8" METAL STUDS WITH 5/8" DRYWALL ON EACH SIDE U/N/O
- F ALL WALLS TO END 8" ABOVE CEILING U/N/O ATTACH WITH KICKERS TO DECK AS REQUIRED
- G PROVIDE CONTINUOUS INSULATION ON EXTERIOR SIDE OF STUD ON ALL WALL SEPARATING CONDITIONED SPACE FROM NON-CONDITIONED SPACE PROVIDE R-2 SHEET APPLIED MEMBRANE
- H ALL NEW GLAZED OPENINGS AND OVERHEAD DOORS TO HAVE DOUBLE PANE LOW E GLASS WITH A U-FACTOR OF 0.47 AND SHGC OF .40
- I ALL CONDITIONED SPACES TO HAVE UNDERSIDE OF ROOF TREATED WITH K-13 TO PROVIDE R-13.3
- J ALL EXTERIOR WALLS TO HAVE R-11 CAVITY INSULATION
- K INTERIOR GLAZING TO BE FRAMELESS GLASS SET IN CP
- L ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAGM RULE 1108 VOC LIMITS AND PROHIBITION ON THE USE OF CERTAIN TOXIC CHEMICALS EXCEPT PER SUBSECTION 2
- M AEROSOL ADHESIVES, SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKING WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 10% OF SMALL) COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON THE USE OF CERTAIN TOXIC COMPOUNDS OF COR. TITLE 17, COMMENCING WITH SECTION 94507
- N VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (ARCHITECTURAL PAINTS) SHALL COMPLY WITH CDBG TABLE 5.504.4.3 UNLESS MORE STRINGENT LOCAL LIMITS APPLY
- O AEROSOL PAINTS AND COATINGS SHALL MEET THE REQUIREMENTS OF SECTIONS 94522(a)(3), 94522(c)(2), AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS TITLE 17 COMMENCING WITH SECTION 94502
- P ALL EXISTING INTERIOR WALLS TO BE REMOVED ALL INTERIOR WALLS TO BE NEW

KEY PLAN



DEALERSHIP COSTA MESA

375 BRISTOL ST
COSTA MESA, CALIFORNIA 92626

Gensler

5420 LBJ FREEWAY
SUITE 1100
DALLAS TX 75240

Date	Description
01/31/18	ISSUE FOR PERMIT
02/13/18	ADDENDUM 04

ISSUE FOR PERMIT

Seal / Signature



Project Name

AUTOPLEX

Project Number

27.6664.010

Description

CONSTRUCTION PLAN & RCP - BUILDING B

Scale

1/8" = 1'-0"

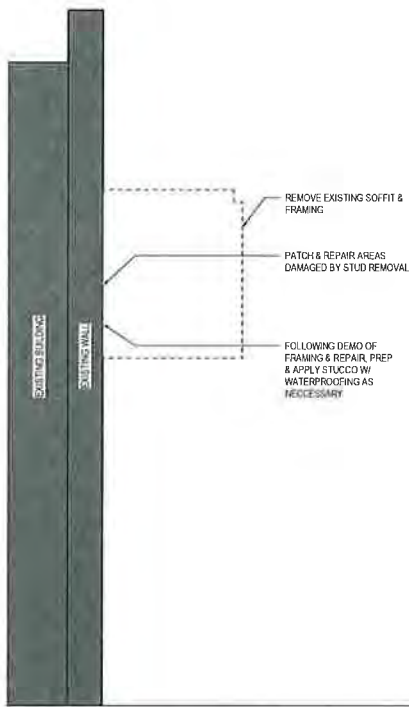
Ref North



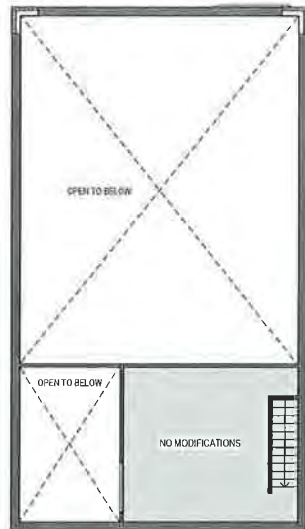
A02.21B

© 2015 Gensler

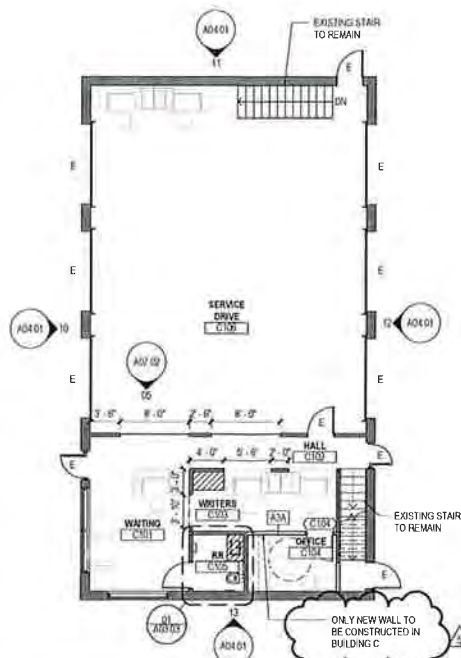
2/13/2016 10:50:30 PM \\gms\share\projects\Bldg\A02.21C\Bldg_A02.21C\Costa Mesa_A02.21C.dwg 3/16/17



7 DEMO SECTION
SCALE: 1/2" = 1'-0"



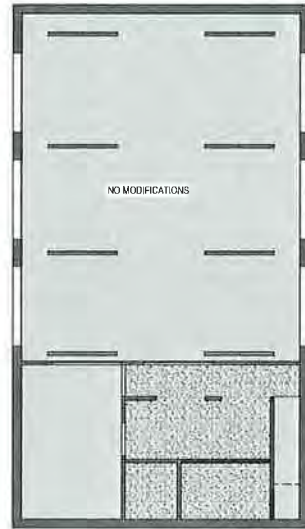
03 CONSTRUCTION PLAN - BUILDING C - LEVEL TWO
SCALE: 1/8" = 1'-0"



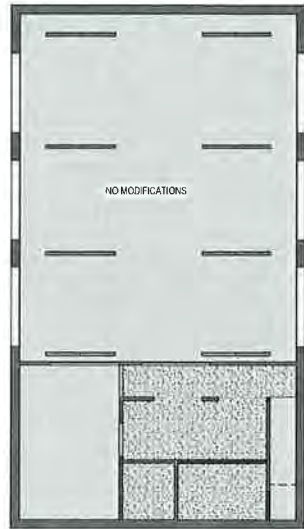
02 CONSTRUCTION PLAN - BUILDING C - LEVEL ONE
SCALE: 1/8" = 1'-0"



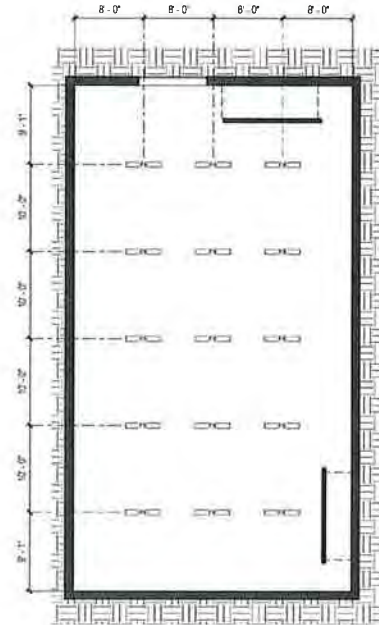
01 CONSTRUCTION PLAN - BUILDING C - BASEMENT
SCALE: 1/8" = 1'-0"



06 RCP - BUILDING C - LEVEL TWO
SCALE: 1/8" = 1'-0"



05 RCP - BUILDING C - LEVEL ONE
SCALE: 1/8" = 1'-0"



04 BUILDING C BASEMENT RCP
SCALE: 1/8" = 1'-0"

RCP SHEET NOTES

1. PAINTED GYP CEILING, PAINTED WHITE FINISH.
HOLD OFF OUTSIDE WALL AT GLASS FINISH EDGE

RCP GENERAL NOTES

- A. ALL EXISTING LIGHT FIXTURES TO REMAIN UNLESS INOPERABLE - OPEN TO ALTERNATES
- B. ELECTRICAL CONTRACTOR TO PROVIDE EXIT SIGNS ALONG EGRESS PATHWAY AT EXITS AND BENDS
- C. ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE PROTECTED DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL START-UP WITH TAPE, PLASTIC SHEET, METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM

PLAN SHEET NOTES

PLAN GENERAL NOTES

- A. CONTACT ARCHITECT FOR CLARIFICATIONS
- B. ALL SOLID DOORS
WHITE LAMINATE
(IF CHMICA - COVER WHITE 7197-58 - MATTE FINISH)
OR
ALTERNATE
- C. ALL DOOR FRAMES HOLLOW METAL - CLEAR ANODIZED - ALTERNATES OPEN
- D. ALL EXISTING DOORS ARE DESIGNATED WITH AN 'E' SYMBOL
- E. ALL WALLS TO BE 3/8" METAL STUDS WITH 5/8" DRYWALL ON EACH SIDE UNO
- F. ALL WALLS TO END 8" ABOVE CEILING UNO ATTACH WITH HICKERS TO DECK AS REQUIRED
- G. PROVIDE CONTINUOUS INSULATION ON EXTERIOR SIDE OF STUD ON ALL WALL SEPARATING CONDITIONED SPACE FROM NON-CONDITIONED SPACE. PROVIDE R-2 SHEET APPLIED MEMBRANE
- H. ALL NEW GLAZED OPENINGS AND OVERHEAD DOORS TO HAVE DOUBLE PANE LOW-E GLASS WITH A U-FACTOR OF 0.47 AND SHGC OF .40
- I. ALL CONDITIONED SPACES TO HAVE UNDERSIDE OF ROOF TREATED WITH K-13 TO PROVIDE R-13.3
- J. ALL EXTERIOR WALLS TO HAVE R-11 CAVITY INSULATION

* INTERIOR GLAZING TO BE FRAMELESS GLASS SET IN CHANNELS

L. BUILDING C TO BE USED AS SERVICE DRIVE DROP-OFF AREA

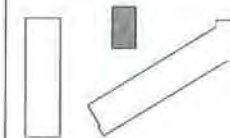
M. ADHESIVES: ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SECOND RULE 1158 VOC LIMITS AND PROHIBITION ON THE USE OF CERTAIN TOXIC CHEMICALS EXCEPT PER SUBSECTION 2

N. AEROSOL ADHESIVES: SMALLER UNIT SIZES OF ADHESIVES AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT LESS PACKING WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FL. OZ.) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS INCLUDING PROHIBITIONS ON THE USE OF CERTAIN TOXIC COMPOUNDS OF CCR, TITLE 17 COMMENCING WITH SECTION 94507

O. VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (ARCHITECTURAL PAINTS) SHALL COMPLY WITH CDSG TABLE 5.504.4.3 UNLESS MORE STRINGENT LOCAL LIMITS APPLY

P. AEROSOL PAINTS AND COATINGS SHALL MEET THE REQUIREMENTS OF SECTIONS 94522(A)(3), 94522(C)(2), AND 94522(D) OF CALIFORNIA CODE OF REGULATIONS TITLE 17 COMMENCING WITH SECTION 94520

KEY PLAN



DEALERSHIP COSTA MESA

375 BRISTOL ST.
COSTA MESA, CALIFORNIA 92626

Gensler

5400 LBJ FREEWAY
SUITE 1100
DALLAS TX 75240

Date	Description
1 01/31/16	ISSUE FOR PERMIT
5 02/13/16	ADDENDUM 04

ISSUE FOR PERMIT

Seal/Signature



Project Name

AUTOPLEX

Project Number

27.6664.010

Description

CONSTRUCTION PLAN & RCP - BUILDING C

Scale

As indicated

Ref North



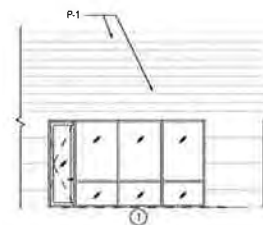
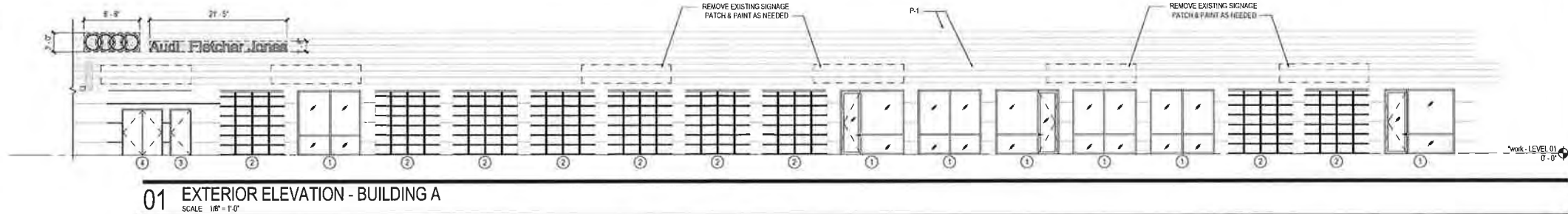
A02.21C

GENERAL NOTES

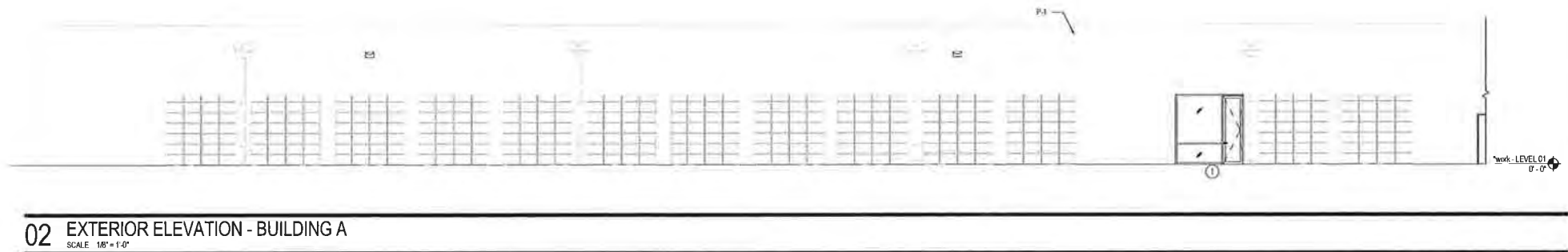
- A. P-1: SHERWIN WILLIAMS, SUPERPAINT EXT. LATEX, SATIN, GRAY SHINGLE
B. ALL EXISTING DOWNSPOUTS TO REMAIN
C. ALL EXISTING WALL PACKS TO REMAIN

SHEET NOTES

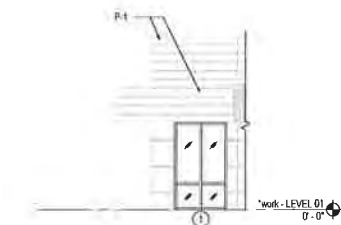
1. NEW STOREFRONT
2. NEW AUTOMATED OVERHEAD GARAGE DOOR
3. NEW 7'-0" HOLLOW METAL FRAME DOOR
4. NEW PAIR OF 3'-0" HOLLOW METAL DOORS
5. 3M DUSTED CRYSTAL



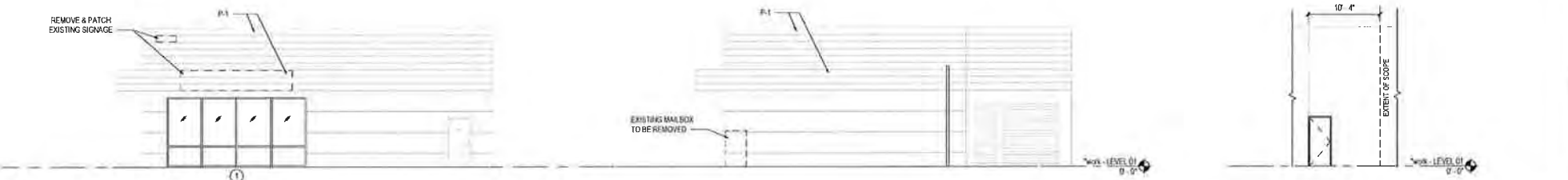
03 EXTERIOR ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



02 EXTERIOR ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



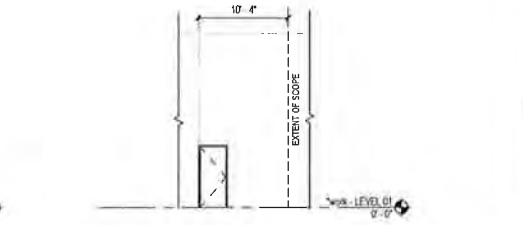
04 EXTERIOR ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



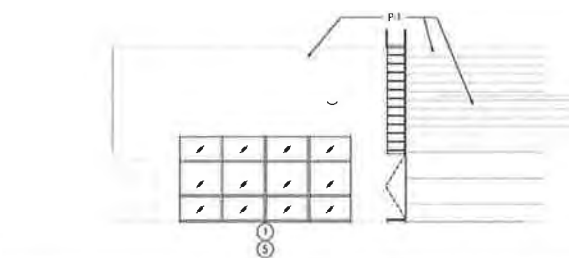
07 EXTERIOR ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



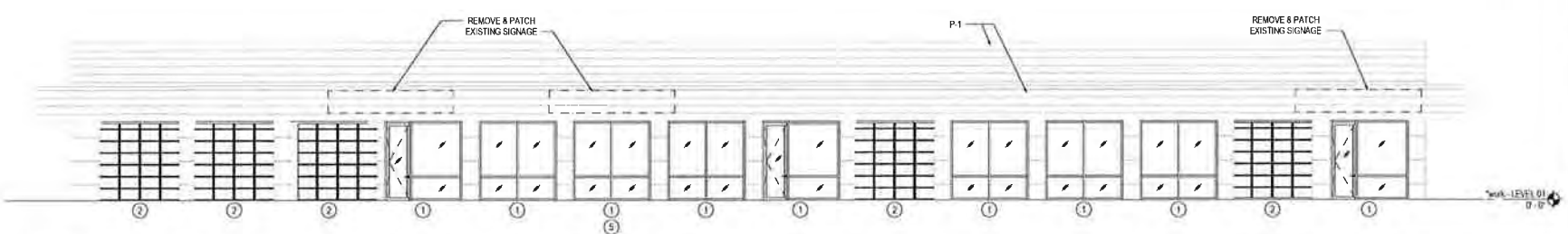
06 EXTERIOR ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



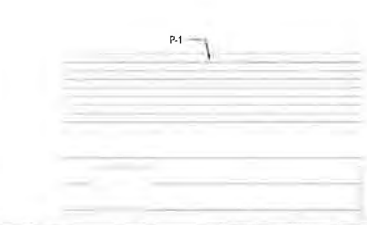
05 EXTERIOR ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



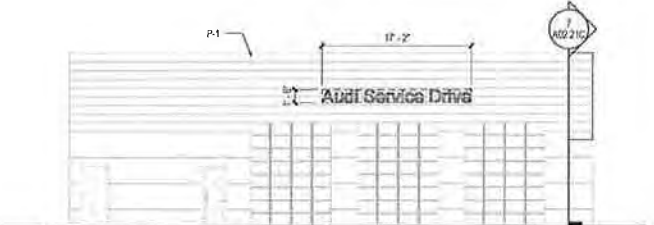
09 EXTERIOR ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



08 EXTERIOR ELEVATION - BUILDING B
SCALE: 1/8" = 1'-0"



13 EXTERIOR ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"



12 EXTERIOR ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"



11 EXTERIOR ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"



10 EXTERIOR ELEVATION - BUILDING C
SCALE: 1/8" = 1'-0"

DEALERSHIP
COSTA MESA
375 BRISTOL ST.
COSTA MESA, CALIFORNIA 92626

Gensler

5420 BLVD/FREWAY
SUITE 1100
DALLAS TX 75240

Date	Description
1 01 31 18	ISSUE FOR PERMIT

ISSUE FOR PERMIT

Seal/Signature



Project Name

AUTOPLEX

Project Number

27.6664.010

Description

OVERALL EXTERIOR BUILDING ELEVATIONS

Scale

1/8" = 1'-0"

A04.01

© 2015 Gensler