



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 *Will Bouwens-Killeen*
DATE: MAY 25, 2018
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

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-18-33 **1275 BRISTOL STREET**

A request for a minor conditional use permit to allow temporary outdoor motor vehicle storage and occasional overflow employee parking as an ancillary use to the existing motor vehicle dealership located at 375 Bristol Street for up to two years.

Approved, subject to conditions.

Comments received: None.

ZA-18-34
(PA-17-04 A1) **1618 OHMS WAY**

A request for a minor amendment to Conditional Use Permit PA-17-04 to allow the removal of 15 on-site parking spaces in order to accommodate additional landscape improvements and an outdoor use area connected to the building and to allow 29 additional valet parking spaces at 1621 Ohms Way and removal of eight previously approved valet spaces at 1628 Ohms Way. PA-17-04, approved on January 2, 2018, allowed off-site valet parking at 705, 722, 729 and 1626 Ohms Way. No change to the hours of operation, maximum approved capacity, and/or number of events at the event center is proposed.

Approved, subject to conditions.

Comments received: Two in opposition.

May 21, 2018

Costa Mesa Zoning Administrator *via e-mail: PlanningCommission@costamesaca.gov*
Costa Mesa City Hall
77 Fair Drive
Costa Mesa, CA 92626

Re: PA-17-04 A1 (ZA-18-34)
1618 Ohms Way

Dear Zoning Administrator,

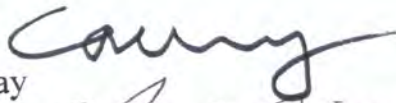
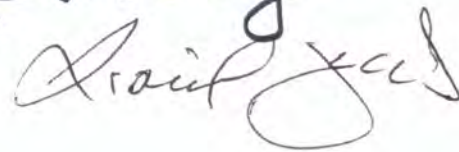
We, as business owners in the immediate vicinity of 1618 Ohms Way, are completely opposed to "a minor amendment to conditional Use Permit PA-17-04" to allow the removal of 15 on-site parking spaces at 1618 Ohms Way.

To allow such a reduction in on-site parking sets a precedent that will have far reaching consequences that are less than desirable. Such an approval will leave essentially NO onsite parking for employees, vendors, deliveries, repair men, etc. This area of our City is already parking impacted and not in a good way. You have already bent every rule of our City's parking requirements to allow this enterprise to exist with so many off-site parking spaces. This already approved conditional use permit will adversely affect every business in the immediate area of this site. And now to consider reducing even further the required on-site parking is in our opinion, ludicrous.

Please do not approve this "minor amendment."

Sincerely,

C. K. Allen
1634 Ohms Way

Lionel Jacobs

Daniel Smissen



Randy Nelson

ASHABI, MINOO

From: LE, JENNIFER
Sent: Monday, May 21, 2018 10:05 AM
To: BOUWENS-KILLEEN, WILLA; ASHABI, MINOO
Cc: COLGAN, JULIE
Subject: FW: PA-17-04 A1

From: Charles Rollins [mailto:sblanket@pacbell.net]
Sent: Monday, May 21, 2018 9:39 AM
To: PLANNING COMMISSION <PLANNINGCOMMISSION@ci.costamesa.ca.us>
Subject: PA-17-04 A1

Regarding the parking shuffle that has been ongoing with this CUP permit # PA-17-04, what are the consequences if one or several of these off site parking agreements is discontinued? The Boathouse Collective, 1640 Pomona Ave, Costa Mesa, CA 92627 949 646-3176, CUP permit # PA-11-11 lost all the parking that was an integral part of their CUP but are still allowed to operate with less than 5 on site parking spots which puts a large burden on the local street parking. With so many individual arrangements with this new CUP at 1618 Ohms Way it is imperative that this parking clause be included in the valid contingencies.

Regards,
Charles Rollins
711 W 17th St
Costa Mesa, CA



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

May 25, 2018

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

Application: **MINOR CONDITIONAL USE PERMIT ZA-18-33
TO ALLOW TEMPORARY OUTDOOR MOTOR VEHICLE STORAGE
(INCIDENTAL TO A MAIN USE LOCATED AT 375 BRISTOL STREET)
1275 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 June 1, 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,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

cc: Harrington Investment Co.
6 Rue Chamonix
Newport Beach, CA 92660

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 northeastern portion of the City, along the north side of Bristol Street, near John Wayne Airport. The properties to the east and west are zoned C1 (Local Business) and are occupied by the new Ganahl Lumber site to the west and a commercial center to the east. The site abuts the SR-73 to the north and the property directly across Bristol Street to the south is zoned R2-MD (Multi-Family Residential, Medium Density) and contains the Missions at Back Bay residential development. The other properties along Bristol Street have zoning designations of C1 and are developed commercially.

The subject property is zoned C2 (General Business), and has a General Plan land use designation of General Commercial. The site is approximately 226,512 square feet in size (5.2 acres) and was most recently occupied by Ganahl Lumber, which has relocated to the adjacent property located at 1100 Bristol Street. The site currently contains 55,540 square feet of building/shed area with an asphalt lumber yard behind the building, 154 existing parking spaces, and two points of ingress/egress on Bristol Street. The property also provides access from commercial center to the east across this site to Bristol Street.

As described in the applicant letter, Fletcher Jones Motorcars, Inc. acquired Audi Newport Beach and opened an interim dealership location at 375 Bristol Street under ZA-18-03. They now intend to build a larger, permanent dealership at 1275 Bristol Street; the entitlement package and plans are being prepared to be submitted in the future. In the interim, Fletcher Jones Motorcars proposes to utilize the site for temporary parking of dealership vehicles and overflow employee parking for the interim dealership location. The applicant is requesting a minor conditional use permit to allow temporary outdoor motor vehicle storage (incidental to a main use) and temporary overflow employee parking.

ANALYSIS

Temporary Outdoor Storage (incidental to a main use)

As stated in the letter, the asphalt-paved former lumber yard (located behind the existing building and security gates) could provide storage for approximately 200 to 250 vehicles; however, initially, Fletcher Jones intends to store approximately 150 new cars. The vehicles that would be stored at the site are currently stored at various locations in adjacent cities. Vehicle deliveries to the site will occur either via a truck transport carrier or the vehicles will be driven individually from the Fletcher Jones detail/preparation location in Irvine to the subject site. Fletcher Jones is proposing to start utilizing the storage area June 1, 2018 up until the issuance of grading and building permits for the new dealership.

The temporary vehicle inventory storage will be screened from public view by the existing building and fencing; conditions of approval confirm this requirement for screening of the temporary storage. Furthermore, if any part of the existing building is demolished, conditions of approval require fencing, the design to be approved by the Planning Division, to be installed to ensure the temporary storage remains screened from public view. Access to the proposed storage area will remain the same as the previous lumber yard use. The southern driveway will be utilized for all automobile traffic entering and exiting the site and the northern driveway will be utilized for trucks exiting the site. The storage area will be secured by gates and a security lock system and will only be accessed by Fletcher Jones-approved persons. Furthermore, the storage area will be monitored by a video camera and will be supplemented by a security guard in the daytime when the greatest access to the site occurs.

No automotive repair or other mechanical servicing of any vehicles is proposed to occur on this site.

Overflow Employee Parking

The site may also be used as overflow employee parking, if necessary. Currently, Fletcher Jones Audi employees park at an off-site employee parking/new car storage lot located in Newport Beach and are shuttled to the dealership at 375 Bristol Street via a 10-passenger van. The Newport Beach site will continue to be the main site for employee parking. This subject site at 1275 Bristol Street will be used as a secondary lot for overflow/backup employee parking. It is anticipated that this off-site employee parking will be used on highly infrequent basis, primarily to alleviate parking congestion at the main dealership site at 375 Bristol Street. The use of the site for employee parking could occur seven days a week, but will mostly occur on weekdays when parking demand for the non-dealership uses at 375 Bristol Street is the greatest. In addition, conditions of approval are included which limits the employee parking to a maximum of 20 employee vehicles; a requirement for employees to be shuttled to the site by a 10-passenger van; limits to the maximum number of trips per day the shuttle can go to the subject property; and a limitation as to the hours the shuttles are permitted to access the subject property, due to the proximity to residents. Additionally, employee vehicles will not be parked on-site overnight.

The remaining parking area at the front of the previous lumber store will remain open to unrestricted parking while continuing to provide alternative vehicle circulation for the adjacent commercial center to the east.

The proposed temporary storage and overflow employee parking will be less impactful than the previous use to occupy the site. The previous use was a retail lumberyard use, which had frequent retail visitors with larger commercial vehicles. The proposed temporary storage area will be gated and locked and accessed only by Fletcher Jones employees. Vehicles delivered to the site will either be via a truck transport carrier or the vehicles will be driven individually. Conditions of approval prohibiting any type of public address system and compliance with NPDES requirements for any car washing on the

site has been included, consistent with the conditions applied to other auto dealerships throughout the City. Furthermore, due to the site's location (surrounded by SR-73 and commercial properties), the proposed use will not be materially detrimental to other properties within the area.

Staff recently visited the site and noticed that the paint is in poor condition on some portions of the building. Additionally, the security gates on either side of the building do not have a finished quality. Conditions of approval have been included requiring painting of the building and Planning staff approval of the design of the security gates prior to installation.

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 temporary ancillary storage for the automotive dealership is an anticipated use in this General Plan designation; therefore – and as conditioned – the proposed use 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. No alterations or additions to the existing development is proposed as part of this project. If the building on-site is to be demolished, conditions of approval requires require fencing to be installed to ensure the temporary storage remains screened from public view.
 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 temporary storage. Conditions of approval prohibits vehicles from being parked in designated fire lanes or in a manner that obstructs gate access to fire lanes.
 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 temporary ancillary storage for the automotive dealership is an anticipated use in this General Plan designation; therefore – and as conditioned – the proposed use 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 use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The proposed temporary storage will be less impactful than the previous retail lumberyard use (Ganahl Lumber).
 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 proposed and conditioned, the car storage/employee overflow parking would not generate adverse impacts on surrounding uses and abuts non-sensitive commercial uses and the freeway.
 3. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation and any applicable specific plan for the property. The proposed temporary ancillary storage for the automotive dealership is an anticipated use in this General Plan designation; therefore – and as conditioned – the proposed uses would not adversely impact 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.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng 1. The use shall be limited to the type of operation described in the staff report and applicant's letters dated May 3, 2018, subject to conditions. Any change in the operational characteristics including, but not limited to, temporary outdoor motor vehicle storage (incidental to the main use located at 375 Bristol Street) and temporary overflow employee parking, shall be subject to Planning Division review and may require an amendment to the minor conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
2. Approval of temporary storage shall be valid for two years from the effective date of approval. A time extension for the temporary storage can be requested, in writing, no less than 30 days before the expiration date of the approval. The Director of Development Services, or his/her designee, may approve annual time extensions, with just cause.
 3. The existing building shall be repainted and repaired, as necessary, to a finished quality under the direction of Planning staff.
 4. All temporary storage shall be screened from public view.
 5. The security gates at the ends of the buildings shall be of a finished quality with Planning Division approval of the design received prior to the installation of the gates.
 6. Temporary vehicle inventory storage shall only occur in the area behind the security gate/fence and building, as shown on the approved site plan.
 7. If the building on-site is demolished, a 6-foot tall, solid opaque wall or fence shall be required under the direction of the Planning Division, to screen the temporary storage area from public view.
 8. The landscaped area along Bristol Street shall remain unobstructed and visible from the street.
 9. No signage for the dealership shall be permitted on-site.
 10. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
 11. Outside security lighting shall be provided under the direction and upon the recommendation of the development services department and/or the police department.
 12. Loading and unloading of vehicles, via commercial vehicle carriers, shall not occur on-site and/or in the public right-of-way (along Bristol Street).
 13. No washing of vehicles on-site shall occur without a clarifier system. If washing of vehicles is to occur, any on-site car washing shall be contained on-site and no discharge shall be allowed into the public right-of-way or onto adjacent properties.

14. No public address system shall be permitted on the property.
15. As described in the email correspondence with the City dated May 23, 2018, the employee parking at the site (1275 Bristol Street) shall only occur when there is a need to provide more parking for the other tenant uses at the 375 Bristol Street site. In addition, the employee parking shall be limited to a maximum of 20 employee vehicles and shall not be parked on-site overnight.
16. If overflow employee parking is to occur at the site, the employees shall be shuttled from the site to the dealership in a 10-passenger van, with no more than two employee "pick-ups" in the morning and two employee "drop-offs" in the afternoon/evening hours. Shuttles shall not operate between 11 pm to 6 am.
17. Overflow employee parking shall only occur in the striped parking spaces along Bristol Street, as shown on the approved site plan.
18. Vehicle repair or maintenance of any type is prohibited at this site.
19. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
20. 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.
- Fire 21. Comply with the requirements of the 2016 California Fire Code, including the 2016 Intervening Update and referenced standards as amended by the City of Costa Mesa.
22. Site gates shall be maintained with Knox lock access.
23. Vehicles shall not be parked in designated fire lanes or in a manner that obstructs gate access to a fire lane.

CODE REQUIREMENTS

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

- Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- 2. All property line walls or fences shall be repaired or replaced as necessary under the direction of the Planning Division.
- Bldg. 3. Construction or demolition of structures shall 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. All noise-generating construction or demolition activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
- Bus. 5. 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.



May 3, 2018

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

**Subject: Request for Approval of a Minor Conditional Use Permit
Temporary Vehicle Parking-Description of Proposed Use
1275 S. Bristol Street, Costa Mesa**

Dear Barry:

Fletcher Jones Motorcars, Inc. dba/ Audi Fletcher Jones, has leased property at 1275 Bristol Street, with the intent of obtaining City approval of a new automobile dealership to replace the interim dealership located at 375 Bristol Street. Permanent dealership plans are in preparation and a full land use entitlement application will be submitted within the next few weeks. Since City processing of that request will probably require five or more months to Planning Commission approval, Fletcher Jones would like to utilize their property on an interim basis since the property/building will be vacant.

Please consider this request, along with our application for Zoning Administrator approval of a "minor conditional use permit for outdoor storage", to use portions of the 1275 Bristol Street property to park new vehicle inventory and possibly for overflow employee parking, on an interim basis to serve the interim dealership at 375 Bristol Street. At such time the permanent building is approved and building permit issued, this interim parking would be removed allowing full grading and construction to commence. Therefore, this request is for temporary parking of Dealership vehicles "behind" the former Ganahl Lumber building completely out of view from Bristol Street. Overflow employee parking would occur in the front parking lot along Bristol Street to give the appearance of activity on the property and not an abandoned building.

The attached site plan reflects the following operational plan:

- **Purpose-** Fletcher Jones Motorcars, Inc. recently acquired the Audi Newport Beach dealership contingent on its immediate relocation to a property owned/leased by Fletcher Jones. As such, within ninety days an interim location at 375 Bristol Street was leased, buildings renovated, and the complete dealership operation opened by April 1, 2018. Fletcher Jones now intends to build their permanent larger scale

dealership on property they leased at 1275 Bristol Street, formerly occupied by Ganahl Lumber who has relocated to adjoining property. Since Audi Fletcher Jones needs greater vehicle inventory than can be parked at 375 Bristol Street, there is an immediate need to park new vehicles in proximity to the dealership. As such, 1275 Bristol Street can provide automobile parking/storage.

- **Parking details-** The entire property, less the building structure and landscape planters, is asphalt parking and a former lumber storage area. The rear asphalt lumber yard is sufficient to park 200-250 stored vehicles and the front parking maybe 10-30 employee cars if needed. The balance of the front parking area would remain open to unrestricted parking and flow as exists for the neighboring retail center. Effectively, all vehicle inventory storage would be hidden behind the building and only accessed using the same access points as Ganahl Lumber with existing gates on the south and north ends of the building. From a public perspective, there may be a few Audi employee cars parked along the Bristol Street frontage, and open unrestricted parking in front of the former Ganahl building. This plan would keep the property looking normal and not appearing abandoned.
- **Number of vehicles-** Fletcher Jones projects they will need an increasing vehicle storage area as their business grows. Immediately, they need at least 150 parking spaces for new cars and growing to maybe 250 by the end of summer. Those vehicles are currently being stored in various rented parking lots which are not convenient to the 375 Audi dealership. By immediately moving them to 1275 Bristol, the convenience of inventory a few blocks from the 375 dealership should help boost Audi sales.
- **Vehicle delivery to the property-** New vehicles may be delivered in the late evening or night-time hours by either truck transport carrier or driven individually by employees from a Fletcher Jones detail/preparation center in Irvine. This property was designed for large truck deliveries of lumber in the evening and night hours, so Audi vehicle delivery would be less intrusive than that of Ganahl Lumber.
- **Access hours-** The vehicle storage area, behind the building, will be gated and locked with access limited to only Fletcher Jones employees. Specific hours are not being proposed since the dealership is now open seven days a week, and transport trucks could access on any night based on needed of inventory.

This proposed use mirrors Ganahl Lumber's operation for 35 years with trucks arriving at any time of the day or night, employees arriving early to assist contractors, and contractors/customers parking and shopping from 6:00AM to 9:00PM almost every day. Ganahl specifically served the construction trade and made truck deliveries of building materials, contractors picked up materials at all hours, and inventory delivery occurred at all hours. Since the property backs to the SR 73 Freeway, Freeway noise would far exceed any onsite generated noise.

- **Driveways-** The property has two driveways along Bristol Street. Ganahl used the southerly driveway for all vehicle entries be they customers who parked in front of the store and truck deliveries to the rear lumber yard. The northerly driveway was primarily a truck exit drive after circling the building. Fletcher Jones proposes a similar access plan with all automobile traffic entering and exiting at the southerly driveway, and truck traffic using the same south driveway, but may exit the northerly driveway if needed. By limiting access to one entry/exit gate, greater vehicle security can be maintained.
- **Security-** For security, the rear parking/storage area, between the building and SR-73 freeway, will be gated at each end of the building and only Fletcher approved access will be gained through a security lock system. The parking/storage area will be monitored by video camera and probably a security guard in the daytime when the greatest access would occur. Fletcher Jones has significant experience operating a similar, but much larger, permanent parking/storage in Newport Beach on Quail Street. Inventory and employee parking would be seamless, minimal impact on surrounding properties or the community, and with an extremely low access rate of maybe a few times an hour or day, there will not be any impacts on Bristol Street traffic and by far less impact than that of Ganahl Lumber.
- **Term of use-** Ideally, Fletcher Jones requests approval to park/store vehicles starting June 1st through the day their permanent dealership opens, but that will not be physically possible. So, they currently propose starting June 1, 2018 and continuing up to issuance of a full site grading permit and building permits for the new dealership. However, we are seeking approval for 12 months, with the option to seek 6-month extensions if needed, subject to staff approval.

Barry Curtis, AICP
City of Costa Mesa
Audi Fletcher Jones Revised Parking
and Tenant Plan
May 3, 2018
Page 4.

Should you or your staff have any questions, please do not hesitate to contact us.

Thank you again for assistance in opening Audi Fletcher Jones Costa Mesa.

Sincerely,



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

Cc: Jennifer Le, Assistant Development Services Director
Mel Lee, Senior Planner
Justin Arios, Assistant Planner
Keith May, President, Fletcher Jones Motorcars
Deeg Snyder, Gensler Architects
Joe Winkelmann, Colliers International

ARIOS, JUSTIN

From: Donald Lamm <don@dstarassociates.com>
Sent: Wednesday, May 23, 2018 10:59 AM
To: ARIOS, JUSTIN
Subject: RE: ZA-18-33 (1275 Bristol St)

Importance: High

Justin:

Thanks, as of now, Audi FJ does not “plan on” parking any employees at 1275 Bristol. However, with the ongoing retail tenant parking complaint at 375 Bristol, Audi’ currently can only park employees in Newport Beach at their Mercedes facility on Quail Avenue. Therefore, I propose the following criteria for Audi employee parking at 1275 Bristol “if needed”:

- Employee parking would only occur at 1275 Bristol if there was an “urgent or temporary need” to provide more “available” parking spaces at 375 Bristol Street for the retail and restaurant/non-Audi tenants.
- Employee parking at 1275 Bristol would be limited to a maximum of twenty employee vehicles.
- Employee parking could occur seven days a week, but most likely would only occur on weekdays in the daytime when non-Audi tenant parking demand is the greatest.
- Employees could either walk from 1275 Bristol to 375 Bristol, or an Audi FJ – 10 passenger shuttle van would provide a maximum of two scheduled employee “pick-ups” in the morning hours and two scheduled “drop-offs” in the afternoon and/or evening hours.
- Employee vehicles would not be parked overnight.

Again, this request to allow employee parking is simply in “anticipation” of a need to move more Audi FJ employee vehicles off of the 375 Bristol property to satisfy the parking needs of non-Audi FJ tenants. It would simply be used if no other alternative was available other than terminating leases for more non-Audi businesses at 375 Bristol Street to free parking. Therefore, Audi FJ is trying to balance their needs with current tenant needs and not terminate more leases unless absolutely needed. Audi FJ wishes to be a good co-business operator at 375 Bristol, however, they hold the master lease on the entire property and have full control over leasing to all tenants in the Autoplex center.

Should you need more information, please e-mail or call immediately since your schedule is tight.

Thank you!

Don L.

From: ARIOS, JUSTIN <JUSTIN.ARIOS@costamesaca.gov>
Sent: Tuesday, May 22, 2018 4:58 PM
To: Donald Lamm <don@dstarassociates.com>
Subject: RE: ZA-18-33 (1275 Bristol St)

Hi Don,

I got comments back for the staff report for the ancillary storage for the dealership (for this Thursday's ZA Decision Date) and we had a couple more questions regarding the backup overflow employee parking. Could you provide the expected frequency that the overflow employee parking at this site will be utilized? Times per week? Times per day? At the beginning of each shift? We would like to describe in more detail the frequency, or infrequency, of the proposed overflow employee parking that will occur at the site.

If you have any questions or concerns, please feel free to contact me.

Thanks,
Justin Arios
Assistant Planner
[City of Costa Mesa](#)
714-754-5667

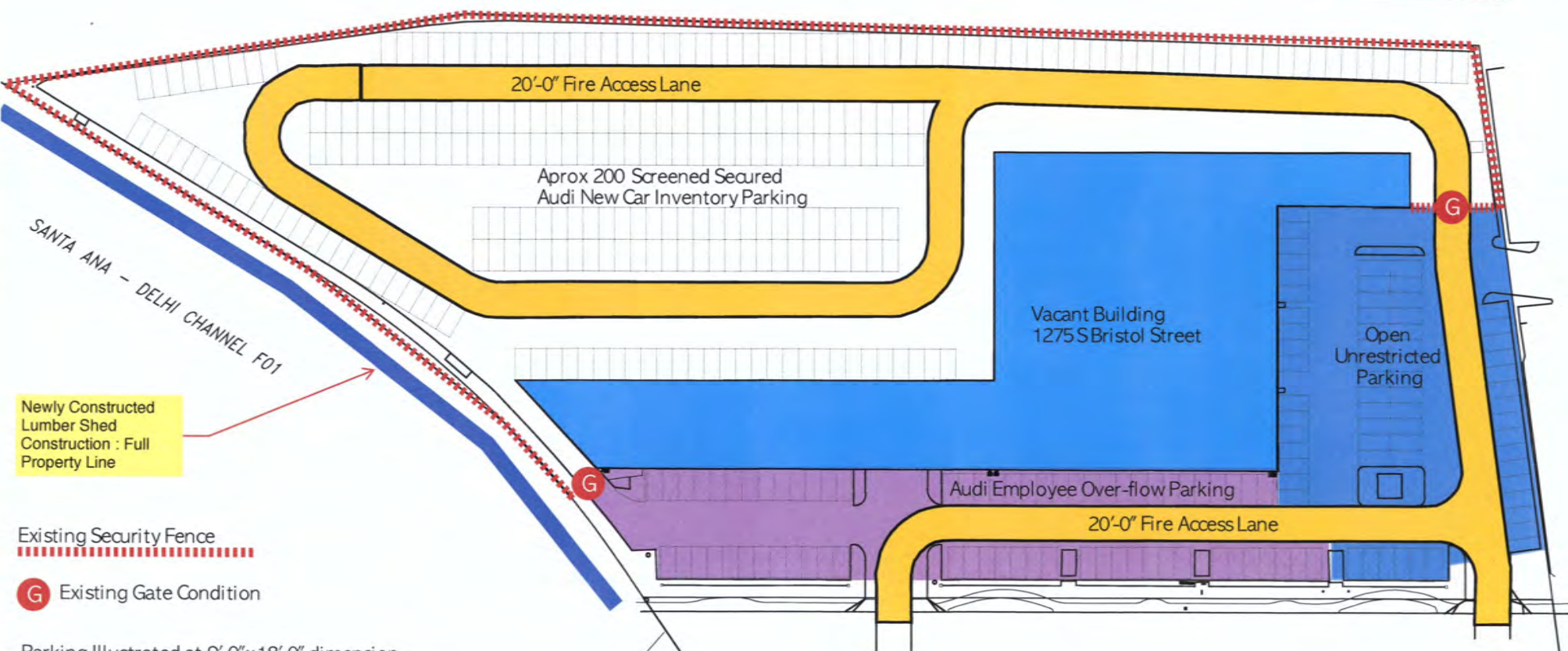
MINOR CONDITIONAL USE PERMIT/
 ADMINISTRATIVE ADJUSTMENT NO. 2A-18-33

Approval in Concept

SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT.

BY JA/ZA DATE 5/24/18

STATE ROUTE 73 FREEWAY



Newly Constructed Lumber Shed
 Construction : Full Property Line

Existing Security Fence

G Existing Gate Condition

Parking Illustrated at 9'-0" x 18'-0" dimension

BRISTOL STREET

BRISTOL STREET



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

May 25, 2018

Steve Fortunato
Prabucato LLC.
6441 N. Figueroa Street
Los Angeles, CA 90042

**RE: ZONING APPLICATION ZA-18-34
MINOR AMENDMENT TO CONDITIONAL USE PERMIT PA-17-04 TO ALLOW
REMOVAL OF 15 ON-SITE PARKING SPACES TO ACCOMMODATE
ADDITIONAL LANDSCAPE IMPROVEMENTS AND OUTDOOR USE AREA
AS WELL AS 29 ADDITIONAL VALET SPACES AT 1621 OHMS WAY,
COSTA MESA**

Dear Mr. Fortunato,

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 1, 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, Minoo Ashabi, at either minoo.ashabi@costamesaca.gov or 714.754.5610.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description and Analysis
 Findings
 Conditions of Approval
 Approved Revised Valet Plan
 Applicant submitted letter and landscape concept
 City Council Resolution No. 18-02

cc: Engineering
 Fire Prevention
 Building and Safety

PROJECT DESCRIPTION

Applicant requests a minor amendment to Conditional Use Permit PA-17-04 for an event facility, approved by City Council on January 2, 2018, to:

- Permit the removal of 15 of the 25 on-site parking spaces in order to accommodate additional landscape improvements and an outdoor use area connected to the building;
- Remove 1626 Ohms as one of the five valet locations approved under PA-17-04; and
- Allow 29 valet parking spaces to be provided at 1621 Ohms Way.

No change to the approved hours of operation, maximum approved capacity, and/or number of events at the event center is proposed.

BACKGROUND

The project site is located between Pomona Avenue and Ohms Way at the corner of the two segments of Ohms Way in the Westside area. The project site has a zoning designation of MG (General Industrial) and a General Plan land use designation of Light Industrial. All properties directly abutting this site are zoned General Industrial as well. The Light Industrial designation is intended to apply to areas which contain a wide range of light and general industrial activities. The applicant selected this location, which is more than 200 feet away from residentially-zoned and/or developed property, because of the potential noise impacts which may arise from the use.

The project site currently contains a one-story, 6,461-square-foot building with surface parking in the front and at the side. The site was originally constructed as a light industrial building in 1968. Currently, the building is vacant; the most recent tenant was an automobile sales business.

The Building Permit for the interior improvement has been issued and the construction is near completion.

ANALYSIS

Parking Plan

Conditional Use Permit PA-17-04, approved on January 2, 2018, allowed the proposed use with 83 on-site and off-site valet parking. The project site is striped for 25 parking spaces.

The City uses a parking ratio of 16 parking spaces per thousand square feet for the area proposed for the event center; this ratio is based on a parking study conducted for the second proposed event center in the City and has since been applied to all subsequent event center applications. The other uses in the building are parked as

indicated in the following table. Outdoor event space would require additional parking; however, this amendment is to use the outdoor space for photo opportunities and informal gatherings -- dining and food service will occur inside the building. The proposed use requires 86 parking spaces as indicated in the table below.

Parking Spaces Required per Code			
Site	Area (SF)	Parking Rate	Required Parking
Event Center Space	5,103	16 per 1,000 SF	81.66
Office	517	4 per 1,000 SF	2.06
Restrooms / Storage	841	3 per 1,000 SF	2.52
Total	6,461	Total Required Parking	86 = 86.25

Since the number of parking spaces onsite is insufficient to meet the more intensive parking needs of an event center, the applicant proposed shared and valet parking on other properties on Ohms Way in the vicinity of the project site, which was approved under PA-17-04. As permitted by the Zoning Code, the requirement for one parking space will be met through provision of a bike rack.

Under PA-17-04, the applicant secured approval of a valet plan that provides a total of 83 parking spaces as follows:

Address	Number of Parking Spaces With Valet
1618 Ohms Way (project site)	25
On-Site Bike Parking	1
705 Ohms Way	19
722 Ohms Way	12
729 Ohms Way	18
1626 Ohms Way	8
Total Approved Parking	83 spaces

The applicant would now like to fully landscape the parking area in front of his own building at 1618 Ohms Way and convert the rear portion of the main parking lot into a landscaped area with an arbor for potential wedding ceremonies and to provide photo opportunities and informal gatherings before and after events. This will result in removal of 15 of the 25 on-site parking spaces and reduce the overall number of provided parking to 68 spaces. To meet the required parking, the applicant is proposing to remove the eight parking spaces at 1626 Ohms Way from the overall valet plan and provide 29 parking spaces at 1621 and 1625 Ohms Way that could increase the overall number of valet spaces to 89 spaces as shown below:

Address	Number of Parking Spaces With Valet
1618 Ohms Way (project site)	10 (remove 15 spaces)
On-Site Bike Parking	1
705 Ohms Way	19

722 Ohms Way	12
729 Ohms Way	18
1621 and 1625 Ohms Way	29 (new spaces)
1626 Ohms Way	8 (remove)
Total Proposed Parking	89 spaces

As shown in the table above, the parking requirement will be exceeded by 6 spaces. Based on conditions of approval, valet parking will be required to be provided free of charge at all events. The proposed valet plan for the added location at 1621 Ohms Way and removal of valet parking at 1626 Ohm Way has been reviewed by the Transportation Division. Conditions No. 28 (a) and 28 (b) require the valet drop off/ pick up on 729 Ohms Way and that the event attendees use the public sidewalk from this property to the event center. This location allows the valet stand to be situated on the private property without using the street right-of-way or the public alley. The conditions also require that the valet operation keeps the public alley free and clear from vehicles and open at all times for through traffic. Condition No. 26 (f) requires that the front half portion of the parking lot at the event center (1618 Ohms Way) to remain paved to allow all on-site deliveries and keep the delivery trucks out of the public right-of-way.

Additional Discussion

Condition of approval number 3 states the approved hours of operation as follows:

Approved Hours for Events At The Harper		
Daily	Daily Events	Max. occupants
8:00 AM – 2 AM	10:00 AM – 2:00 AM	50 from 10 AM to 5 PM

The hours of operation will remain unchanged by this amendment.

As previously indicated, if determined to be necessary, this conditional use permit will be reviewed after six months of operation to further evaluate the parking demand and operational characteristics. Through the proposed conditions of approval, hours, magnitude, and accessibility will be included in shared parking agreements with participating property owners.

General Plan Consistency

The proposed event center is in conformance with the City's General Plan.

- 1. Policy LU -1.1** *Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.*

Consistency: This proposed use would increase the mix of commercial services found in the Westside and would provide needed services for businesses and residents of the community.

2. **Policy LU-6.1:** *Encourage a mixed of land uses that maintain and improve the City's long-term fiscal health.*

Consistency: Developing a diverse and comprehensive supply of goods and services for the primary and secondary markets within the community assists in retaining existing and attracting new business. Local event centers are potential venues for community or family gatherings, as well as a community amenity for businesses.

The General Plan land use designation for the site is Light Industrial, which is intended for a variety of light and general industrial uses. Certain commercial uses may be allowed, provided that the commercial use is determined to be complementary to the industrial area. Approval of the use allows establishment of an event facility 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 proposal is not expected to generate parking and traffic impacts. Therefore, the proposed use is consistent with the Zoning Code and the City's General Plan because with the included conditions of approval, the event center should not adversely impact surrounding uses.

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:

Finding: The project complies with the City of Costa Mesa General Plan, Zoning Code, and has a compatible and harmonious relationship between the proposed use, the building and site developments, and uses that exist or have been approved for the general neighborhood.

Facts in Support of Findings: The event center has a compatible and harmonious relationship with the surrounding uses because conditions of approval require a free valet parking system for event patrons, limit the capacity of the event center during standard business hours, and require shared parking agreements on and between nearby properties after 5 PM.

Further, the proposed project meets the parking demand for this use by providing a valet parking plan which provides 89 parking spaces. The number of spaces provided was based on a study completed in 2008, which recommended 16 parking spaces for every 1,000 square feet for event centers. Using this ratio, there is an anticipated demand for 86 parking spaces. In consideration of the 2008 study's recommended parking ratio, the

likelihood of event center patrons using shared economy transportation solutions like Uber and Lyft, and based on information provided by the applicant demonstrating a high level of carpooling among event center patrons, the provision of 89 parking spaces (or 88 parking spaces plus a bike rack) for this facility is adequate to accommodate anticipated demand. Furthermore, this project has been conditioned to be reviewed at 6 months and a year to ensure that it continues to operate in a way, which is compatible and harmonious with its neighbors.

The proposed use would provide a service within a community, which has a concentration of businesses from small start-ups to larger established companies. This type of amenity can provide a venue for such uses to celebrate achievements, announce products, provide training or retreats, and industry social activities.

Finding: Sufficiently safe and compatible for the building, parking area, landscaping, luminaries and other site features which includes functional aspects of the site development such as automobile and pedestrian circulation.

Facts in Support of Finding: The building is of appropriate size and orientation for this type of use. While the onsite parking area is insufficient to address the parking needs of the use, shared parking agreements with the surrounding properties are proposed to provide the required parking. All proposed properties used for shared parking are within 350 feet of the valet drop off location and only generate additional trips on Ohms Way, a cul de sac industrial street. In regards to pedestrian circulation on and off each of the sites, conditions of approval have been added to ensure that lighting is sufficient to illuminate and make easily discernable the appearance and conduct of all persons on or about the sites and to ensure that the use of the site does not cause a disproportionate amount of litter or debris.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(2) because:

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

Facts in Support of Finding: Conditions of approval require that prior to issuance of building permits, the applicant would provide to the City the recorded lease agreements for reciprocal parking and access on and between 705, 722, 729, 1618, 1621, and 1625 Ohms Way. The agreements would stipulate the number and location and hours of operation during which parking stalls would be available for shared parking purposes. Further, the condition would require the City to be notified if the agreements were modified or terminated. As such, conditions have been required that ensure that all properties providing shared parking are linked and that potential

impacts to on-street parking are minimized due to shared parking agreements, the required free valet onsite, and the required limitation on the capacity of the event center during standard business hours.

To ensure that potential impacts which may come from an event center open in the late evening is minimized, requirements to maintain all noise inside, ensure a plan to maintain the area free of litter or debris from the site, and provide training to ensure those who should not be driving are provided alternative means to leave the site are all conditioned on the project.

Finding: Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Facts in Support of Finding: The proposed use is occupying the existing building and is not proposing any modification to its square footage. While the proposed use does increase the number of vehicular trips to the site and the number of potential occupants within the building, the offset hours and free valet plan that leverages existing parking spaces on properties on Ohms Way ensures that the use remains in conformance with the General Plan.

- D. **Finding:** The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (Class 1) for Existing Facilities.

Facts in Support of Finding: The existing structure and site will not be increased in size but only have interior alterations such as alterations to partitions, plumbing, and electrical conveyance.

- E. The project is not exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code. Estimate of associated traffic impact fees can be obtained from the Public Services Department.

CONDITIONS OF APPROVAL

Plng.	New Condition No. 26(a)	<u>All findings, Conditions of Approval (Exhibit B) of Resolution 18-02 (Attachment B) are applicable to the proposed project unless hereby amended.</u>
	New Condition No. 2(b)	<u>Use of the landscaped areas are restricted to wedding ceremonies and to provide photo opportunities and informal gatherings before and after events inside the building on the subject property; no formal dining or food service shall be permitted outside the building. The photo opportunities and informal gatherings before and after events are restricted to participants of the primary gathering inside the building. The landscaped areas may not be used by independent parties or functions from that occurring inside the building. Use of the outdoor gathering areas shall not be permitted past 10:00 PM.</u>
	Revised Condition No. 3	<u>Hours of operation for indoor events shall be from 8 AM to 2 AM daily with events allowed between 10 AM and 2 AM daily; a maximum of 50 people shall be onsite during the hours of 10 AM to 5 PM daily. The maximum number is subject to availability of a minimum of 25 parking spaces (10 spaces on-site parking and 15 to 29 spaces at 1621 Ohms Way for valet parking only with valet stand drop off at 1618 Ohms Way). The onsite drop-off stand location shall be reviewed and approved by the Public Services Director prior to any events. Any change in the business description, parking areas, hours or days of operation, etc. shall require further review of the CUP.</u>
	Revised Condition No. 8	<u>Prior to final inspection from Planning Division, the Applicant shall provide to the City copies of the recorded lease agreements for shared parking and reciprocal access on and between 705, 722, 729, 1626, 1621, 1625, and 1618 Ohms Way. The agreements shall identify the number and location of required shared parking spaces and the hours of operation during which parking stalls shall be available for shared parking purposes. The agreements shall provide for a combined total of at least 82 parking spaces. The offsite parking spaces at 705, 722, 729, and 1626 1621 and 1625 Ohms Way shall be available for shared parking purposes between the hours of 5 PM and 2 AM daily, with the exception of 729 Ohms which shall be available after 6:30 PM on Weekdays and 6 PM Weekends. The agreements shall require the Development Services Department of the City of Costa Mesa to be notified within 30 days if there are any modifications to the agreements or if the agreements are terminated.</u>
	Revised Condition No. 13	<u>The parking areas and pedestrian paths shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons on or about the sites (includes 705, 722, 729, 1626, 1621, 1625, and 1618 Ohms Way).</u>

	New Condition No. 26(c)	<u>Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.</u>
	New Condition No. 26(d)	<u>Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.</u>
	New Condition No. 26(e)	<u>For the first 6 months of operation, the applicant shall provide a list of all scheduled events and number of attendees on weekly basis 7 days in advance of the events and a follow up report on the number of attendees and number / locations of valet parked vehicles. The 6-month requirement may be extended at the discretion of the Development services Director.</u>
	New Condition No. 26(f)	<u>All unloading of deliveries for 1618 Ohms Way shall occur on the subject property. The front half portion of the parking lot for 1618 Ohms Way shall remain as a paved area to allow for deliveries associated with the event center. Delivery trucks shall remain clear of the public right-of-way; all loading/ unloading shall occur on 1618 Ohms Way.</u>
	New Condition No. 26(g)	<u>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 City's approval of the project, including but not limited to any proceeding under the Americans with Disabilities Act or 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.</u>
Trans	New Condition No. 28(a)	<u>All valet parking related activities including the valet stand location, drop off/ pick up, and queuing of vehicles shall occur on the approved private property (729 Ohms Way) and not obstruct any public right-of-way. The valet operation shall ensure that the parking lot at 729 Ohms Way stays open for drop off/ pickup and not used for parking until all other valet lots are filled.</u>
	New Condition No. 28(b)	<u>Guests and participants of the event center shall use the pedestrian sidewalk along the properties at 729, 705 and 1618 Ohms Way to enter the site and not block or loiter on public right-</u>

of-way.

Fire New
 Condition
 No. 29(a)

The event center building shall be designed and approved for A-2 occupancy in order to serve food and alcohol; the maximum occupancy, as determined by provisions of the California Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time. Occupant loads for the open patio area, and the enclosed building area shall be subject to approval of a seating plan, which will be calculated and determined by the Fire Chief and required to be posted separately for each space, but shall not exceed 299 persons at any time.

New
Condition
No. 29(b)

The event center building shall be designed and constructed with the fire protection requirements of the 2016 California Fire Code for an A-2 occupancy and the approved occupant load or an approved Alternate Materials, Alternate Design and Methods of Construction shall be submitted for approval before the Certificate of Occupancy is issued.



ARCHITECTURE PLANNING INTERIORS
 WILLIAM MASON ARCHITECT INC.
 3276 DAKOTA AVE COSTA MESA, CALIFORNIA 92626
 C:714.427.0688 M:714.724.3990
 EMAIL:Bill@WilliamMasonArchitect.com

ARCHITECT'S STAMP



Consultants

Development Advisors:
 One McCaffery, Principal
 Josh Hassins, Principal
 Development Advisors, LLC
 2400 E. Kettle Ave., Suite 800
 Anaheim, CA 92806
 Office: (949) 300-8501
 Email: john@development-advisors.com

Landscape Architects:
 Alan Compton, Principal
 SALT Landscape Architects
 850 S. Broadway, Suite 803
 Office: (213) 817-0079 x 102
 Email: alan@salt-la.com

Interior Designer:
 Mindy Gayler, Principal
 Mindy Gayler Design Co.
 Office: (949) 877-9006
 Email: mindy@mindygayler.com

Valet Management:
 Arturo Maguire
 Jeffrey Valet
 Office: (323) 723-5126
 Email: arturo@jeffreyvalet.com

Developer

Steve Fortunato, Founder
 Hospitality Collaborative
 5451 N. Figueroa St.
 Los Angeles, CA 90042
 Office: (323) 254-4100
 Email: Steve@hospitalitycollaborative.com

Notes

No.	Date	Description
05/03/2017	CUP DRAWING	
06/07/2017	CUP RESUBMITTAL	
08/07/17	VALET PARKING ANALYSIS	
3/30/18	VALET PARKING REV.	
5/7/18	VALET PARKING REV.	
5/24/18	VALET PARKING REV.	

If the client requires you to do any construction to make the project a reality in the proposed area or otherwise to the above and specifications of which a contract through knowledgeable with the building code and methods of construction shall be required from the architect prior to the start of construction proceeding with the work. The client will be responsible for any actions in connection with these specifications and shall be held liable.

THE HARPER
 1618 OHMS WAY
 COSTA MESA, CA
 92627



PARKING PLAN

SHEET: P0.00
 SCALE: 1" = 20'-0"
 DRAWN BY:

VALET STAND - 729 OHMS:
 ALL VEHICLES WILL BE DROPPED OFF AT THIS CENTRAL LOCATION WITH VALET STAFF THEN DRIVEN TO THE REMOTE STORAGE LOTS. PRIMARY USE OF THESE STALLS IS FOR DROP-OFF / STAGING / PICK-UP ALLOWING FOR CONTROLLED FLOW OF TRAFFIC and SEAMLESS PEDESTRIAN PASSAGE. SECONDARY USE OF THESE STALLS WILL BE FOR VEHICLE STORAGE IN THE CASE STORAGE LOTS REACH CAPACITY.

ALL STACKING AT THE VALET STAND WILL BE COMPLETELY WITHIN PRIVATE PROPERTY AND OUTSIDE THE PUBLIC RIGHT-OF-WAY.

VALET STAND, DROP-OFF and PICK-UP and ATTENDANT LOCATION

729 OHMS WAY SUMMARY USE: AUTO STRASSE CORP. AUTOMOTIVE SERVICE
 HOURS:
 MONDAY - FRIDAY 8AM TO 6PM
 SATURDAY: 9AM - 6PM
 SUNDAY: CLOSED
 18 VALET STALLS PROVIDED

ADDRESS	# OF VALET STALLS
1621 OHMS WAY	29 VALET STALLS
1618 OHMS WAY	10 VALET STALLS
722 OHMS WAY	12 VALET STALLS
722 OHMS WAY	51 VALET STALLS

ADDRESS	# OF VALET STALLS
1621 OHMS WAY	29 VALET STALLS
1618 OHMS WAY	10 VALET STALLS
729 OHMS WAY	18 VALET STALLS
722 OHMS WAY	12 VALET STALLS
705 OHMS WAY	19 VALET STALLS
705 OHMS WAY	88 VALET STALLS

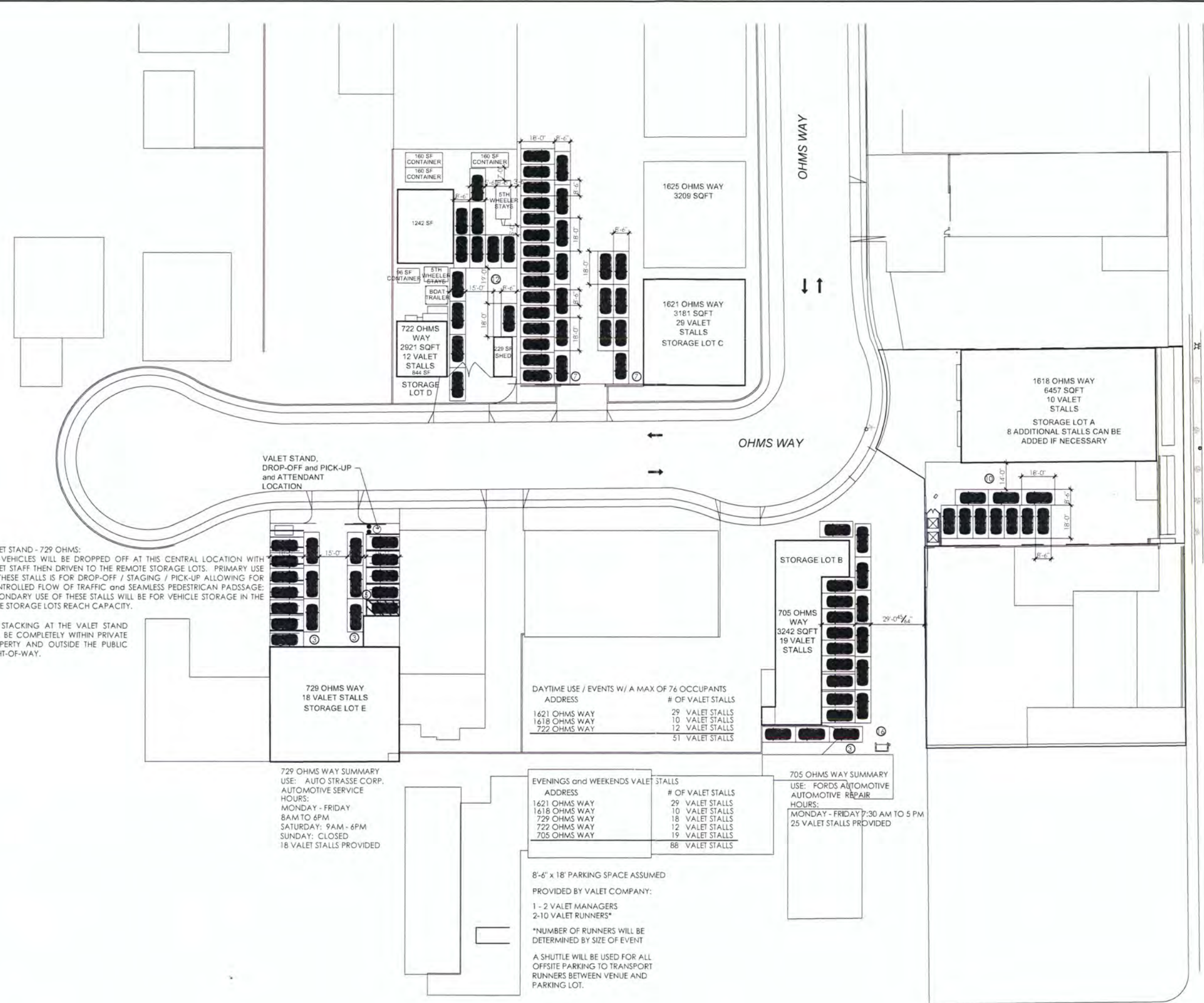
705 OHMS WAY SUMMARY USE: FORDS AUTOMOTIVE AUTOMOTIVE REPAIR
 HOURS:
 MONDAY - FRIDAY 7:30 AM TO 5 PM
 25 VALET STALLS PROVIDED

8'-6" x 18' PARKING SPACE ASSUMED PROVIDED BY VALET COMPANY:

- 1 - 2 VALET MANAGERS
- 2-10 VALET RUNNERS*

*NUMBER OF RUNNERS WILL BE DETERMINED BY SIZE OF EVENT

A SHUTTLE WILL BE USED FOR ALL OFFSITE PARKING TO TRANSPORT RUNNERS BETWEEN VENUE AND PARKING LOT.



To Whom It May Concern:

My name is Steve Fortunato.

By now I have met most of you.

I am the owner of 1618 Ohms Way, and we have developed a plan to operate the building as a banquet facility for private events.

On January 3rd, we presented our business concept, operations and plans to City Council and received unanimous support. Five days later, on January 8th, I received the following email (which is attached in its original format).

Hi there,

Congratulations on finalizing the city approval for Ohms Way. My client (I am a commercial RE broker) recently bought the two buildings across the street from you in late December.

They will be occupying the 1625 Ohms way building but 1621 Ohms way we are looking to lease (see attached the old sale brochure). In addition, our client will need maybe 2-3 parking spaces total.

The current photo in the attached brochure is incorrect with the sheds, it is currently wide open and you could fit a lot of cars. Not sure if you guys need space for a commercial kitchen or storage but this could be a great opportunity to have additional space and a ton of parking.

Chris O'Connor

Managing Director

Savills Studley 520 Newport Center Drive 8th Floor
Newport Beach, CA 92660
t (949) 706-6613
License 01922878
Corporate License 00388260

While in one sense—it was disappointing to get this letter *after* we had already completed a very lengthy entitlement process, it was at the same time, exciting, as it opened up opportunities to further beautify our space with increased green areas, more planting, and a more intuitive and logical flow for our events.

The major hurdle we needed to address in our entitlement was parking. Through the 25 spaces we have available on our property, as well as parking leases we have negotiated with our nearby neighbors, we were able to fully comply with the amount of parking required for our operation.

Upon receiving this offer, and securing the lease across the street (1621 Ohms) *for not just for the parking, but the building as well*—it gave us the opportunity to have more parking. Additionally, as we are the tenants of the building associated with the new parking, it gives us the ability to have that parking available to us at all hours.

Through valet stacking we, based on our new lease, we have added 29 spaces to our operation.

We would like to remove 15 of the cars additionally shown on our original valet plan for 1618, replacing them with parking at our second building across the street, and using the freed up area for planting and gardening.

This would:

- Increase the planting and gardening on the property and increase our “green” space.
- Improve the overall beauty and the aesthetic of the building, which creates value not just for our own property but for the neighboring properties as well.
- Give us the opportunity to use some of our outdoor space for garden and outdoor uses.
- Surpass our original parking requirement, by giving us a total of 96 total spaces against the 82 required by City Council.
- On the occasions where our clients have requested use of our parking area for outdoor garden use, have 100% of the parking requirement fulfilled.

This would **not**:

- Increase the capacity of our events or our overall head counts.
- Negatively impact any of our neighbors, or have any bearing on the parking concerns of the local community, as we are now adding a second building *with* parking for our initial use. (The purpose of the second building we are leasing would be needed storage for our events—tables, chairs, glassware, linens, etc.)

How does the Increased useable area from adding garden zones, NOT increase capacity?
Our primary business for the banquet facility is going to be weddings on the weekends. On weekdays we will have occasional corporate events, but those are much smaller guest counts.

It bears mentioning first and foremost, that not all weddings and events will involve outdoor usage. But for those that do, the ability to now use some of the space that had been initially allocated for parking, allows us to move our guests through the space, which is part of our standard operation.

When doing weddings, there are multiple “zones” that are needed to function simultaneously.

Here are some potential event scenarios:

Scenario 1: A Wedding Ceremony and Photos Outside—dinner inside:

While the guests are finding their seats for a ceremony outside in one of the garden settings (along the building) the bride and groom are having first pictures taken in another one of the garden settings (in the front of the building).

These are private moments, and not done in front of guests. So we are able to provide a green backdrop for these photos to happen, while guests arrive.

While that is happening outside, *inside* the finishing touches are being put on the dining tables. Florists are adding flowers to the tables, servers are setting glasses, etc.

Then everyone moves inside for dinner. We are not using the entire space all at once, we are moving guests through the space.

Scenario 2: A corporate team-building event:

A company is planning to host their employees. One of the small garden areas in the front of the building is being used for guest check-in. The second garden area is being used for a welcome reception. Inside, a video presentation is being set up and dinner tables are being set.

Essentially—events always need *flow*—that is the ability to move guests throughout the space, to accommodate the various formats that events have, such as:

- Areas to welcome guests
- An area for a reception that is different from dinner or main presentation
- An area for photos that is separate from the rest of the event set up
- A private area for guests of honor or VIP guests
- An “altar” area for a bride and groom to get married
- A “focal” point area for a presentation or speech.
-

Our capacity is 299 people. We will very rarely have events that reach that threshold, and of course will not exceed that amount.

Other things we are willing to offer to alleviate any other concerns are:

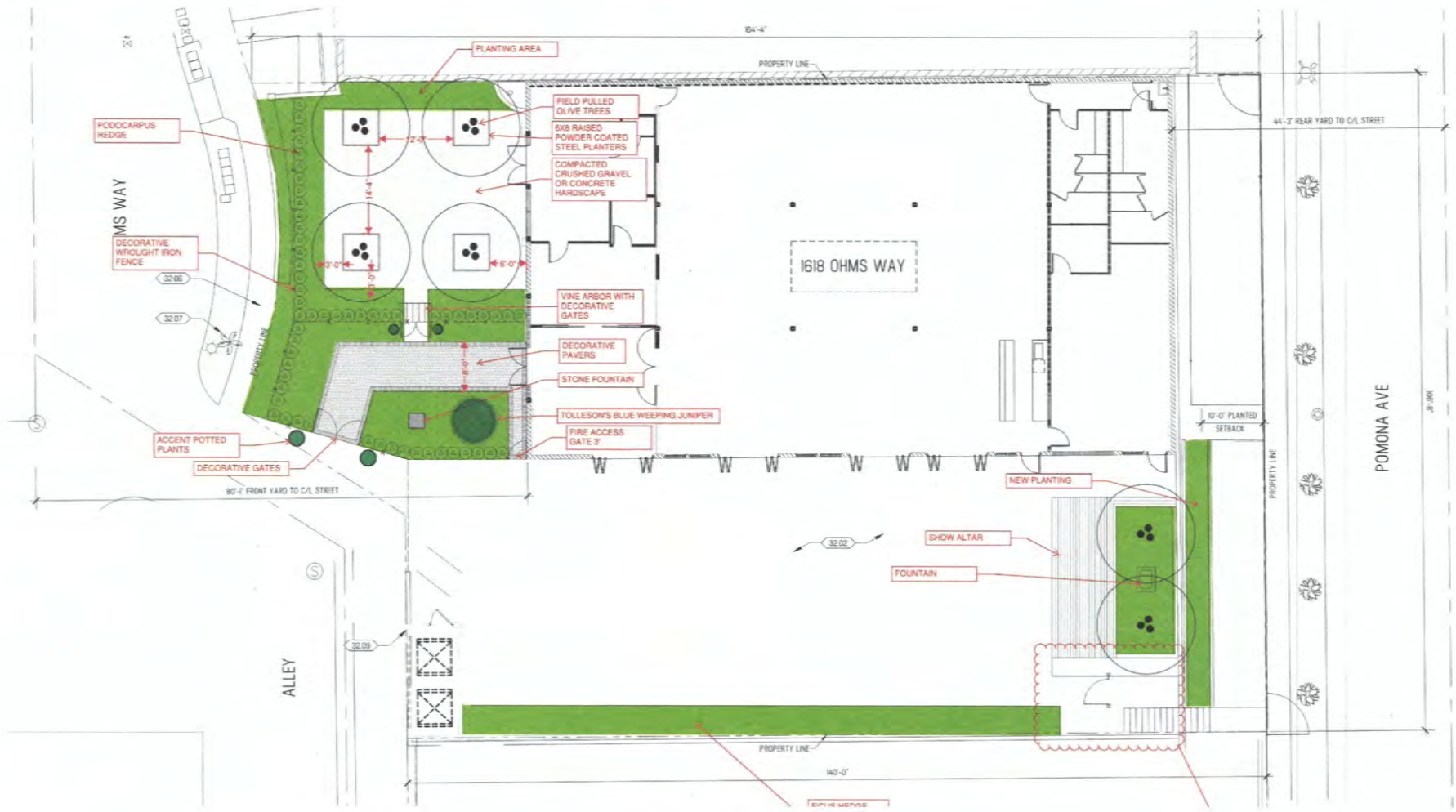
- We would never be able to run multiple events at one time, in the different spaces, based on the design of the space—but if that were a concern, we are happy to have a condition added where only one event takes place at a time on the property.
- Music outside would be background music for hors d’oeuvre receptions, or wedding ceremony music. Technically, it would need to be “*amplified*” as you need amplification to hear an acoustic guitar or a violin. However, we would be happy to abide by a condition where no amplified music will be played after 11pm, and all music played would comply with local ordinances for decibel maximums.

We strongly believe that granting this modification, enhances the property, enhances the neighborhood, enhances the guest experience, thus enhancing the city *without* having any bearing on our original capacity or negatively impacting the neighborhood, thus being substantially compatible with the permitted uses. Considering the extensive time that has been spent addressing the parking issue—surpassing the city’s parking requirement by over 15% should allay any concerns that this issue has been resolved.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Fortunato', written in a cursive style.

Steve Fortunato
CEO Hospitality Collaborative
6441 N. Figueroa St.
LA, CA 90042



SALT

SITE PLAN

THE HARPER
COURTYARD CONCEPT DESIGN
MARCH 30, 2018

RESOLUTION NO. 18-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, UPHOLDING THE PLANNING COMMISSION'S DECISION AND APPROVING THE PLANNING APPLICATION PA-17-04 FOR A CONDITIONAL USE PERMITS FOR A BANQUET FACILITY, ON-SITE AND OFF-SITE VALET PARKING, AND MINOR CONDITIONAL USE PERMIT FOR SALE OF ALCOHOLIC BEVERAGES AFTER 11:00 PM AND DEVIATION FROM PARKING REQUIREMENTS WITH OFF-SITE SHARED PARKING WITH 705, 722, 729 and 1626 OHMS WAY FOR A THE PROPOSED PROJECT AT 1618 OHMS WAY

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Greg McCafferty, Development Advisors, LLC, authorized agent for the property owners, Steve Fortunato, Kim D. Harding, Tasedan Robert Traian, Richard E Goehring III, and Michele Cook requesting approval of the following:

Planning Application PA-17-04 a request for a conditional use permit for the renovation of an existing one-story 6,461 square-foot industrial building to an event venue (The Harper). The request includes the following:

1. Conditional use permit for
 - a. operation of an event center/ banquet facility.
 - b. for valet parking at 705, 722, 729, 1618, 1626 Ohms Way.
2. Minor conditional use permit for
 - a. sale of alcoholic beverages after 11:00 PM not within 200 feet of residential.
 - b. shared parking at 705, 722, 729, 1618, 1626 Ohms Way.

WHEREAS, a duly noticed public hearing held by the Planning Commission on November 13, 2017 with all persons having the opportunity to speak for and against the

proposal, and the project was approved by the Commission on a 4-0 vote (one commissioner absent).

WHEREAS, appeal of the Planning Commission's approval of the project was filed on November 20, 2017.

WHEREAS, a duly noticed public hearing held by the City Council on January 2, 2017, with all persons having the opportunity to speak for and against the proposal.

WHEREAS, 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 from CEQA under Section 15301 for Existing Facilities.


WHEREAS, the CEQA categorical exemption for this project reflects the independent judgment of the City of Costa Mesa.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of contained within Exhibit B, the City Council hereby **APPROVES** Planning Application PA-17-04.

BE IT FURTHER RESOLVED that the Costa Mesa City Council does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-17-04, and upon the applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval and/or mitigation measures.


BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are 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.

PASSED AND ADOPTED this 2nd day of January, 2018.



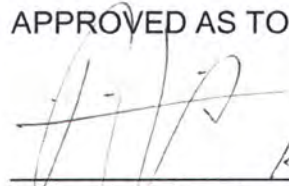
Sandra L. Genis, Mayor

ATTEST:



Brenda Green, City Clerk

APPROVED AS TO FORM:



Thomas P. Duarte, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

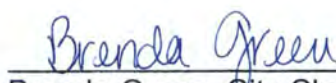
I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 18-02 and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 2nd day of January, 2018, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS: Foley, Righeimer, Stephens, Mansoor, Genis

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 3rd day of January, 2018.



Brenda Green, City Clerk

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:

Finding: The project complies with the City of Costa Mesa General Plan, Zoning Code, and has a compatible and harmonious relationship between the proposed use, the building and site developments, and uses that exist or have been approved for the general neighborhood.

Facts in Support of Findings: The event center has a compatible and harmonious relationship with the surrounding uses because conditions of approval require a free valet parking system for event patrons, limit the capacity of the event center during standard business hours, and require shared parking agreements on and between nearby properties after 5pm. In this way, circulation and parking demand from the event center would be appropriately managed.

Further, the proposed project meets the parking demand for this use by providing a valet parking plan which provides 83 parking spaces. The number of spaces provided was based on a study completed in 2008 which recommended 16 parking spaces for every 1,000 square feet for event centers. Using this ratio, there is an anticipated demand for 86 parking spaces. In consideration of the 2008 study's recommended parking ratio, the likelihood of event center patrons using shared economy transportation solutions like Uber and Lyft, and based on information provided by the applicant demonstrating a high level of carpooling among event center patrons, the provision of 83 parking spaces (or 82 parking spaces plus a bike rack) for this facility is adequate to accommodate anticipated demand. Furthermore, this project has been conditioned to be reviewed at 6 months and a year to ensure that it continues to operate in a way which is compatible and harmonious with its neighbors.

The proposed use would provide a service within a community which has a concentration of businesses from small start-ups to larger established companies. This type of amenity can provide a venue for such uses to celebrate achievements, announce products, provide training or retreats, and industry social activities.

Finding: Sufficiently safe and compatible for the building, parking area, landscaping, luminaries and other site features which includes functional aspects of the site development such as automobile and pedestrian circulation.

Facts in Support of Finding: The building is of appropriate size and orientation for this type of use. While the onsite parking area is insufficient to address the parking needs of the use, shared parking agreements with the surrounding properties are proposed to provide the required parking. All proposed properties used for shared parking are within 300 feet of the valet drop off location and only generate additional trips on Ohms Way, a cul de sac industrial street. In regards to pedestrian circulation on and off each of the sites, conditions of approval have been added to ensure that lighting is sufficient to illuminate and make easily discernable the appearance and conduct of all persons on or about the sites and to ensure that the use of the site does not cause a disproportionate amount of litter or debris.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(2) because:

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

Facts in Support of Finding: Conditions of approval require that prior to issuance of building permits, the applicant would provide to the City the recorded lease agreements for reciprocal parking and access on and between 705, 722, 729, 1618, 1626 Ohms Way. The agreements would stipulate the number and location and hours of operation during which parking stalls would be available for shared parking purposes. Further, the condition would require the City to be notified if the agreements were modified or terminated. As such, conditions have been required that ensure that all properties providing shared parking are linked and that potential impacts to on-street parking are minimized due to shared parking agreements, the required free valet onsite, and the required limitation on the capacity of the event center during standard business hours.

To ensure that potential impacts which may come from an event center open in the late evening is minimized, requirements to maintain all noise inside, ensure a plan to maintain the area free of litter or debris from the site, and provide training to ensure those who should not be driving are provided alternative means to leave the site are all conditioned on the project.

Finding: Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Facts in Support of Finding: The proposed use is occupying the existing building and is not proposing any modification to its square footage. While the proposed use does increase the number of vehicular trips to the site and the number of potential occupants within the building, the offset hours and free valet plan that leverages existing parking spaces on properties on Ohms Way ensures that the use remains in conformance with the General Plan.

- D. **Finding:** The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (Class 1) for Existing Facilities.

Facts in Support of Finding: The existing structure and site will not be increased in size but only have interior alterations such as alterations to partitions, plumbing, and electrical conveyance.

- E. The project is not exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code. Estimate of associated traffic impact fees can be obtained from the Public Services Department.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng. 1. Approval of the planning/zoning application is valid for two (2) 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 ordinance or code provisions of planning application PA-17-04 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. Hours of operation shall be from 8 AM to 2 AM daily with events allowed between 10 AM and 2 AM daily; a maximum of 50 people shall be onsite during the hours of 10 AM to 5 PM daily. Any change in the business description, hours or days of operation, etc. shall require further review of the CUP.
4. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
5. The use shall be limited to the type of operation as described in the authorized agent's letter of description and staff report. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that 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)].
6. 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.

7. Prior to final inspection from Planning Division the applicant shall demolish the lean-to shed structure abutting the building.
8. Prior to final inspection from Planning Division, the Applicant shall provide to the City copies of the recorded lease agreements for shared parking and reciprocal access on and between 705, 722, 729, 1626, and 1618 Ohms Way. The agreements shall identify the number and location of required shared parking spaces and the hours of operation during which parking stalls shall be available for shared parking purposes. The agreements shall provide for a combined total of at least 82 parking spaces. The offsite parking spaces at 705, 722, 729 and 1626 Ohms Way shall be available for shared parking purposes between the hours of 5 PM and 2 AM daily, with the exception of 729 Ohms which shall be available after 6:30 PM on Weekdays and 6 PM Weekends. The agreements shall require the Development Services Department of the City of Costa Mesa to be notified within 30 days if there are any modifications to the agreements or if the agreements are terminated.
9. Prior to final inspection the applicant shall provide a multiple-site maintenance plan detailing how the operator of the event center will ensure that all sites impacted by the use will be properly maintained.
10. Development Services Director will evaluate the compliance of the business according to the conditions of approval. A review by Planning Commission of the Conditional Use Permit shall be requested one year after opening, if deemed necessary.
11. No amplified music or music speakers shall be permitted outside of the building.
12. 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 event area and/or modification to the operational hours of the event center, providing subsidized use of Uber/Lyft or similar service, and/or acquisition of additional off-site parking area.
13. The parking areas and pedestrian paths shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance

- and conduct of all persons on or about the sites (which includes 705, 722, 729, 1626, and 1618 Ohms Way).
14. The parking lot shall be posted with signs directing customers and employees to use consideration when entering their cars and leaving the parking lot.
 15. This Conditional Use Permit does allow for live entertainment. Live entertainment may only be permitted subject to and issuance of an annual "public entertainment permit". Contact Planning and Code Enforcement for application information.
 16. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 17. No on-site food preparation is permitted. Food catering for special events shall not be provided by a food truck.
 18. The use of the office space for event use is expressly prohibited.
 19. All sales and service staff (within 90 days of hire) shall complete Responsible Beverage Service (RBS) training with a provider approved by the California Department of Alcoholic Beverage Control. A copy of the training certificates shall be kept on premises and presented to any authorized City official upon request.
 20. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant shall institute whatever security and operational measures are necessary to comply with this requirement. Additional on-site security shall be provided.
 21. The applicant or licensee shall not employ or use the services of any full- or part-time active or reserve peace officer currently employed by the City of Costa Mesa or any contiguous agency for security purposes.
 22. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time. Occupant loads for the open patio area and the enclosed building area shall be calculated and posted separately.
 23. 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.
 24. Prior to issuance of building permits a preliminary hardscape and landscape plan shall be provided for Planning Division approval to bring this sites' nonconforming landscaping into closer conformance.
 25. Valet parking for the event center shall be free to all patrons of the events occurring onsite.

- 26. The event center shall be reviewed by Planning Staff at 6 months of operation, unless problems have arisen in which case the review shall be completed by Planning Commission. A review before Planning Commission shall occur at 12 months of operation.
- BLDG 27. Valet parking for persons with Disability shall comply with Section 209.4 of the 2016 California Building Code
- TRAN 28. Two hoop bike racks shall be installed and meet Transportation's specifications for materials, finishes, and placement.

Materials

- A. 1.5" schedule 40 uncoated pipe (1.90" OD)
- B. Installation Methods: In-ground mount is embedded into concrete base. Flange mount has two 2.5" x 6" x .25" feet - 4 anchors.

Finishes

A rubbery PVC dip. Blue is standard.

Hoop Bike Rack

A. Setbacks

1. Wall Setback: For Hoops set parallel to the wall, a minimum of 24" should be left between the wall and the rack. 36" is the recommended setback. For Hoops installed perpendicular to the wall, a 28" setback is the minimum distance. 36" is recommended.
2. Distance Between Racks: 24" is the minimum distance between racks. 36" is recommended.
3. Street Setback: 24" is the minimum distance between the street and the rack. 36" is recommended.

The foot-mounted Hoop Rack has a 2.5" x 6" x .25" foot which is installed onto a concrete base with 4 masonry anchors. The foot-mounted Hoop Rack is generally less expensive to install and easier to remove than the in-ground mount model, while still maintaining the same degree of security.

CODE REQUIREMENTS

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

- Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- Bldg. 2. 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.

SPECIAL DISTRICT REQUIREMENTS

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

- AQMD 1. Prior to the Building Div. (AQMD) issuing a demolition permit contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
Or
Visit their website
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>
The Building Div. will not issue a demolition permit until an Identification no.is provided By AQMD
- Sani 2. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
- Health 3. Provide a plan to the County of Orange Health Dept. for review and approval.