



CITY OF COSTA MESA

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

ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT

January 24, 2024

Deeg Snyder
5923 Tree Shadow Ct.
Dallas, Texas 75252

**RE: USE DETERMINATION (PUDL-23-0003)
325 BAKER STREET COSTA MESA**

Dear Mr. Snyder:

City staff have reviewed your use determination request pertaining to the use of the vacant industrial building located at 325 Baker Street, Costa Mesa for industrial uses and whether the proposed use is permitted under previously-approved Conditional Use Permit (CUP) PA-11-05 and ZA-14-36. The purpose of this use determination letter is to review and confirm that the proposed use is consistent with previously approved entitlements.

Description of Property

The site is located on the southeast corner of Red Hill Avenue and Baker Street. The property is zoned MP (Industrial Park) and has a General Plan land use designation of Industrial Park. The property was constructed in 1973 and is currently developed with a 15,200-square-foot single-story building with 208 open parking spaces provided in a surface parking lot.

Entitlement History

On February 25, 2008, the Planning Commission approved Parcel Map No. PM-07-231 to subdivide the property into two legal parcels with each approximately 2.5-acre in size and including shared parking and driveway access between the parcels.

On July 28, 2008, the Planning Commission approved CUP PA-08-19 for a car rental agency on the property. However, the car rental agency did not commence their operations within the one-year timeframe as conditioned in PA-08-19. As such, the approved CUP expired and was no longer in effect. As such, a new CUP would be required for a future car rental agency if proposed.

On June 2, 2011, the Planning Commission approved CUP PA-11-05 for a car rental agency (Fox Rent-A-Car) and to also allow the outdoor storage of rental vehicles.

On December 18, 2014, the Zoning Administrator approved ZA-14-36/ PA-11-05(A1) which amended PA-11-05 to allow for a new car wash in conjunction with the car rental agency.

On March 24, 2016, the Zoning Administrator approved a time extension for ZA-14-36/ PA-11-05(A1). The car rental agency use commenced within the required timeframe, as amended.

Use Determination

The proposed use determination request is for the outdoor storage of new vehicles with an ancillary car wash for Fletcher Jones Port Distribution Center. The applicant proposes to store the new vehicle inventory at the subject property and deliver the vehicles as needed to surrounding local Fletcher Jones car dealerships. The purpose of this use determination is to review and determine whether the proposed use's operations would be consistent with the previously approved entitlements and its subsequent amendments.

Proposed Operations

The primary proposed use would be for outdoor vehicle storage for new Fletcher Jones vehicles that would be transported from the shipping port to the subject property. All loading and unloading activity would be conducted on-site and would not obstruct the public right-of-way. As indicated on the applicant's site plan, a designated unloading area is proposed, is wide enough to accommodate two 10 feet by 75 feet car hauler trucks and was previously used by the car rental agency as a drop-off area. Once vehicles are unloaded from the trucks, they would be staged within the secured parking area at the rear of the property and then moved to the interior of the warehouse building for inspection before they are transported to local car dealerships for retail purposes. Vehicle loading activity would also occur onsite and not within the public right-of-way. As indicated in the applicant's site plan, the vehicle loading area would be along the southeastern side of the subject property which is also the area where the previous car rental agency stored their customer shuttle vans. As such, the unloading and loading areas would be consistent with the approved entitlements for the car rental agency since these areas would be used for similar vehicle storage purposes.

Other proposed ancillary uses include administrative offices and a carwash. The administrative office use would be limited to processing and logging new vehicle inventory and would not involve any vehicle sales or repair services to customers or otherwise. The previously approved carwash would be used for a similar purpose as was previously approved which would be to wash Fletcher Jones vehicles prior to delivering them to the car dealerships. The carwash would not be available for the general public and would be for internal use only by Fletcher Jones for their new inventory.

Business hours would be from 6:00 a.m. to 11:00 p.m. all days of the week, and approximately 150 to 172 vehicles would be delivered per month. It is expected that 15 to 20 employees would work on-site at any given time. Due to the similarities between the

previous car rental agency operations and the proposed Fletcher Jones Port Distribution Center, no increase in parking demand and trip generation is expected as part of this request.

Based on staff's analysis of the applicant's request and plans, it has been determined that the proposed use is consistent with the previous entitlements because the former Fox Rent-A-Car CUP (PA-11-05) allows for a car rental agency with outdoor vehicle storage and Minor CUP ZA-14-36 allows a 900-square-foot private car wash for internal use only (not open to the public). Furthermore, the proposed use has similar operational characteristics as a car rental agency in that it involves vehicle storage and loading and unloading of vehicles. In fact, Fletcher Jones' distribution and warehouse use is anticipated to be less intense than the car rental agency since it would not involve any public or customer traffic to the site.

All conditions of approval would remain applicable for the new Fletcher Jones business including a condition of approval that requires that the business owner to reduce the number of stored vehicles to accommodate additional employee parking spaces should parking problems arise. Additionally, the conditions of approval would prohibit the sale of new or used vehicles, on-site service and repair (excluding minor maintenance) of vehicles, the storage of wrecked, dismantled, and/or inoperative vehicles, and private party storage of any type of motor vehicle and/or recreational vehicles.

This use determination applies based on compliance with the previously approved entitlements and operations that are consistent with the use determination application as well as the following:

1. For the duration of Fletcher Jones lease, there shall be only one tenant. No additional tenants or subleases shall be permitted unless entitlements are amended or as otherwise approved by the City. Any new additional uses not listed within this use determination letter may require an amendment to the approved entitlements or a new CUP application.
2. Business hours shall be from 6:00 a.m. to 11:00 p.m. all days of the week
3. Be advised that if any aspect of this business changes or is inconsistent with the information contained in the use determination application or letter, this determination does not apply and shall become null and void.

This decision will become final at 5PM on **Wednesday January 31, 2024**, unless appealed by an affected party (including filing of the necessary application and payment of an appropriate fee) or is called up for review by a member of the City Council. Any appeal must be filed by 5PM of the aforementioned date, pursuant to Costa Mesa Municipal Code (CMMC) Section 2-305(2) and 2-307.

If you have any questions, please contact the project planner Christopher Aldana at 714.754.4868, or at christopher.aldana@costamesaca.gov.

Sincerely,

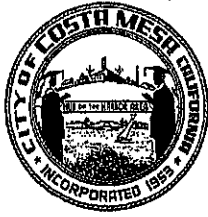


JENNIFER LE

Director of Economic & Development Services

Attachments:

1. PA-11-05
2. ZA-14-36
3. Applicant Project Description
4. Proposed Operations Site Plan & Floor Plan



PLANNING COMMISSION

AGENDA REPORT

VI.4

MEETING DATE: JUNE 13, 2011

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-11-05
CONDITIONAL USE PERMIT FOR A CAR RENTAL AGENCY (FOX RENT A CAR) WITH
OUTDOOR STORAGE OF MORE THAN ONE RENTAL VEHICLE
325 EAST BAKER STREET

DATE: JUNE 2, 2011

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136
WSHIH@CI.COSTA-MESA.CA.US

PROJECT DESCRIPTION

Conditional use permit (CUP) for a car rental agency (Fox Rent A Car) with outdoor storage of more than one rental vehicle (over 100 vehicles proposed).

APPLICANT

The applicant is Joe Knight, representing the property owner RH Matthews LLC.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

BACKGROUND

Project Site

The site is located on the southeast corner of Red Hill Avenue and East Baker Street. The property is zoned MP (Industrial Park) and has a General Plan designation of Industrial Park.

The property contains two industrial buildings (3128 Red Hill Avenue and 325 East Baker Street) constructed in 1973, which was formerly occupied by a LA Times newspaper distribution center. According to public records, the property has been vacant since 2009.

The property is surrounded by the following uses:

North (across Baker St.)	Office park
South	Mariner's Christian School
East	Research and development facility (Toyota Racing Development)
West (across Red Hill Ave.)	Office park and manufacturing uses

Staff notes that some of the existing planter areas on the property contain dead or dying vegetation. The property owner is responsible for replanting and maintaining the landscaping pursuant to the City's Property Maintenance Regulations (Title 20) regardless of this application. However, if the Commission approves this application, staff recommends additional site and landscape upgrades to minimize visual impacts on- and off-site (see additional site improvements discussion/conditions below).

The property also contains a number of mature trees along both street landscape setbacks and within the parking lot areas. The applicant is reminded that pursuant to the City's Landscaping Standards, Planning Division approval is required prior to removal of any trees and all trees removed shall be replaced on a one-to-one basis with specimen-sized trees under the direction of the Planning Division.

Previous Entitlements

On February 25, 2008, Planning Commission approved Parcel Map PM-07-231 to subdivide the property into two, approximately 2.5 acre parcels with shared parking and driveway access between the parcels. The final map is being prepared but has not been recorded. Approval of the tentative map is valid until February 25, 2013, pursuant to State Assembly Bills AB 1185 and AB 333.

The Planning Commission also approved a Conditional Use Permit for shared ingress, egress, and parking between the two parcels.

On July 28, 2008, the Commission approved Conditional Use Permit PA-08-19 for a car rental agency on the property. The approval expired on July 28, 2009, because the use was not established within the one-year deadline.

Project Description

Fox Rent A Car provides rental vehicles mainly for customers to/from John Wayne Airport (JWA). It is currently operating at 766 Saint Clair Street with outdoor storage of rental vehicles without a conditional use permit (CUP) approval. The Zoning Code requires approval of a CUP for motor vehicle rentals with two or more outdoor display parking spaces. A car rental facility with one or less outdoor display parking space would be permitted by right within the MP zone, subject to parking availability.

The applicant proposes to relocate the business from 766 Saint Clair Street to this property. The proposed car rental agency will occupy the eastern portion of the property and the 15,200 square-foot building. The building located on the western portion of the property along Red Hill Avenue is currently vacant.

The project proposal is as follows:

- Total operating fleet of 150 to 250 vehicles; a maximum of 172 rental vehicles is proposed to be stored outdoors behind the building.
- Operating hours from 6 a.m. to 11 p.m. daily.
- 15 to 17 passenger bus transport to and from JWA; approximately one to two shuttles per hour.
- Approximately 10 employees.
- No on-site car wash, fueling, or repair/service facility; minor maintenance and interior vehicle vacuum/cleaning only to be conducted inside the building.
- The interior and exterior of the building will be remodeled to accommodate the use, including, but not limited to, exterior paint, re-slurry parking lot, installation of security gates adjacent to the building to the east and a fence along the west side of the property to secure the outdoor rental vehicle storage area.

According to the applicant, the proposed project is anticipated to generate approximately four short-term construction jobs and up to 20 jobs once the business is operational.

PLANNING APPLICATION PA-11-05

Staff supports approval of the CUP for the following reasons:

- Approval of the CUP is consistent with the previously-approved request for a car rental agency on the property.

The Commission approved a similar use on this property in 2008, under PA-08-19, which expired in 2009. The approval included outdoor car wash and fuel/vacuum stations at the rear of the property.

The current request does not include car wash or fuel/vacuum stations. According to the applicant, the cars will be taken to an offsite location for wash and service; minor maintenance and interior vacuum/cleaning would be conducted inside the building on this property.

If the CUP is approved, the applicant would be required to comply with all the conditions of approval and applicable Code requirements. All applicable conditions under the previously-approved CUP have been incorporated into the current list.

- Adequate on-site parking will be provided to accommodate the use.

The property, whether subdivided into two parcels via recordation of Parcel Map PM-07-231 or kept as a single parcel, exceeds the current parking requirement for industrial uses (128 total parking spaces required for the property; 323 total parking spaces exist). The parcel map approval includes shared parking and access between the lots.

Existing Conditions	Parcel 1/Building A	Parcel 2/Building B	Shared Parking Pursuant to CUP
Building Size	28,800 SF	15,200 SF	44,000 SF
Parking Required	82 spaces	46 spaces	128 spaces
Parking Supply	115 spaces	208 spaces	323 spaces
% of Excess Parking	40%	352%	152%

The proposed use will occupy the eastern portion of the property, utilizing the entire rear parking lot behind the 15,200 square-foot building on Parcel 2 for the storage of rental vehicles.

Although on-site parking will be shared between the two parcels pursuant to PM-07-231, the applicant proposes to provide all parking for the rental car business on Parcel 2, which is within his lease area. The total parking supply on Parcel 2 is 208 spaces. The parking lot in front of the building, along Baker Street, contains 36 parking spaces which will be accessible to the public. The proposed plan shows 17 of these spaces for employee and customer parking and the remaining 19 spaces for rental vehicles. The applicant has indicated that these spaces will be used for temporary parking of rental vehicles that are dropped off or to be picked up.

Since one of the 19 parking spaces proposed for temporary rental vehicle parking is a required handicap accessible stall, a maximum 18 spaces may be permitted for rental vehicle parking, resulting in 18 spaces for employees and customers. Staff believes that 18 parking spaces are sufficient to accommodate the use. This accounts for approximately two shuttle buses, 10 employees, and up to six customers in their personal vehicles on the property at one time.

Condition no. 6 requires that within the first 6 months of business operation, no more than 10 parking spaces in the front parking lot shall be allocated for rental vehicle parking; the remaining 26 spaces shall remain available to employees and customers during this period. Following the initial 6-month review period and upon Planning staff confirmation of sufficient on-site parking for the use, maximum 18 spaces in front of the building (not including handicap stall) may be used for temporary parking of rental vehicles that are dropped off or to be picked up.

Additionally, **condition no. 7** requires that a maximum of 172 fleet vehicles be stored in the parking lot. The business owner is required to reduce the number of rental car parking spaces to accommodate additional employee and/or customer parking spaces should parking problems arise. Therefore, staff does not anticipate any parking impacts on- and off-site. There is no limit to the amount of vehicles that may be stored indoors.

- Approval of the CUP would facilitate additional site improvements on the property to be implemented as soon as possible.

The approved parcel map subdivides the property between the two buildings. Pursuant to a requirement of the map approval, the covered canopy previously connecting the two buildings has been removed. A truck well was constructed between the buildings in

1993 for the newspaper distribution center and is not proposed to be used by the car rental agency. Staff recommends a condition requiring removal of the truck well and either installation of a minimum 6-foot high screen wall between the buildings or installation of landscaping on the side of both buildings for shared driveway access, among other site improvements.

If the CUP is approved, staff would typically recommend completion of all site improvements prior to start of business. However, since Fox Rent A Car is currently operating without a CUP at 766 Saint Clair and would like to relocate to this site before further violation notices and citations become necessary for that property, staff recommends the following condition regarding additional site improvements on this property:

Condition no. 8 requires that the applicant obtain a final certificate of occupancy within 60 days of the final approval of this application. The following requirements must be completed prior to issuance of the final certificate of occupancy unless otherwise extended by a period of no more than an additional 60 days by the Development Services Director:

1. Remove the truck well and complete one of the following:
 - a. Install a minimum 6-foot high screen wall between the buildings, or
 - b. Install landscaping and irrigation on the side of both buildings and provide shared driveway access between the buildings.The applicant shall submit a detailed plan for Planning review and approval prior to construction. This condition shall be completed under the direction of the Planning Division.
2. Provide landscape screening of all above-ground equipment along Baker Street. Additionally, plant a minimum of 120 five-gallon size shrubs along the entire Baker Street landscape setback to screen the parking lots. A detailed landscape and irrigation plans shall be submitted for review and approval by the Planning Division prior to installation.
3. All existing trees and planter areas shall be maintained pursuant to the Property Maintenance Regulations. All landscaping shall be maintained in a healthy condition free of dying, dead, diseased, decayed, and discarded and/or overgrown vegetation. No trees shall be removed without prior approval from the Planning Division.
4. Solid, opaque, decorative fencing, minimum 6-foot high to screen views of the rental car storage area from off-site, shall be constructed along the new westerly property line. Submit a detailed fencing plan for Planning review and approval prior to installation. The fence and any gates shall not obstruct access to adjacent parking spaces.
5. Complete all building and site upgrades, including new exterior paint and re-slurry the parking lot, as listed in the applicant's proposal package.

If the applicant establishes the business on the property and fails to implement the required upgrades as indicated, it would result in Code Enforcement action and the Commission could also modify or revoke the CUP due to noncompliance with the conditions of approval. The business would operate under a Temporary Certificate of Occupancy until a final one is approved.

- Traffic impact fee in the amount of \$23,168.00 shall mitigate the increased traffic to the site.

The traffic impact fee is calculated based upon the average daily trip generation rate for the proposed car rental agency and includes a credit for the previous industrial use on the property. Based on the proposed number of rental vehicles (250 total maximum), shuttle service, and daily rental log submitted by the applicant, the Transportation Services staff estimates approximately 235 trip ends for the car rental agency. The previously existing industrial use generates approximately 106 trip ends to the site.

GENERAL PLAN CONFORMITY

In accordance with the General Plan, approval of a CUP for the car rental business with more than two outdoor display parking spaces would allow a use and intensity that is consistent with the Industrial Park land use designation. Approval would not result in adverse traffic impacts with the payment of applicable traffic impact fees.

ALTERNATIVES

The Planning Commission may consider the following alternatives:

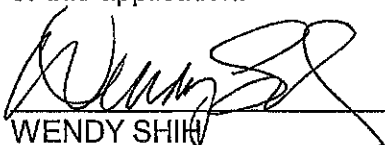
1. Approve the application. This would allow the establishment of the car rental agency with outdoor storage of rental cars on the property, as described in the staff report, subject to conditions and Code requirements.
2. Deny the application. If Commission denies the application, a car rental agency with outdoor storage of rental cars would be prohibited on the property. A similar request may not be submitted for six months.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities. If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved.

CONCLUSION

Staff supports approval of the CUP for the car rental business with more than two outdoor display parking spaces, given that the business will be subject to conditions of approval to minimize impacts to surrounding uses. Based on the project description, the proposed use will not negatively impact uses in the area. Adequate on-site parking will also be provided to accommodate the use along with additional site improvements within 60 days of final approval of this application.



 WENDY SHIH
 Associate Planner



 CLAIRE FLYNN, AICP
 Acting Asst. Development Svs. Director

- Attachments:
1. Draft Planning Commission Resolutions
 2. Applicant's Project Description and Justification
 3. Location Map
 4. Plans

Distribution: Interim Development Services Director
Deputy City Attorney
City Engineer
Transportation Svs. Mgr.
Fire Protection Analyst
Staff (4)
File (2)

Joe Knight
Fox Rent A Car
5500 W. Century
Los Angeles, CA 90045

RH Matthews LLC
11555 Coley River Circle
Fountain Valley, CA 92708

Sean Ahern
3991 MacArthur Blvd Suite 100
Newport Beach, CA 92660

File: 061311PA1105

Date: 060211

Time: 10:00 a.m.

7



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

March 24, 2016

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

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

Dear Mr. Mina:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on March 31, 2016, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Justin Arios, at (714) 754-5667, or at justin.arios@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

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

cc: Engineering
Fire Protection Analyst
Building Safety Division

RH Matthews, LLC
11555 Coley River Ct
Fountain Valley, CA 92708

PROJECT DESCRIPTION

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

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

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

TIME EXTENSION REQUEST

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

ANALYSIS

Previous Entitlements

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

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

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

Previous Findings

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

FINDINGS

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

1. The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The proposed car wash will not be open to the public, and the existing car rental facility remains under the original conditions prohibiting on-site service and repair.

2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The proposed car wash will not be visible from any public street and will not affect existing on-site parking.

3. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation and any applicable specific plan for the property. The proposed development and use does not increase the intensity of the use beyond what is allowed by the General Plan FAR requirements.

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

1. There will be a compatible and harmonious relationship between the proposed building and the site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. The extension of operating hours by one hour in the morning should not have a significant impact on the industrial/commercial developments and uses in the surrounding areas. Under this application, there are no proposed changes to the number of vehicles at the existing car rental facility.

2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries, and other site features, which may include functional aspects of the site development such as automobile and pedestrian circulation, have been considered. The proposed car wash will not affect the existing on-site parking and/or circulation onsite and will not be open to the public.

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

4. The use is consistent with the General Plan in that the addition of an 825 square foot car wash will not increase the intensity of the use beyond what is allowed by the General Plan FAR requirements.
 5. This zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities, of the CEQA Guidelines.
- D. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

CONDITIONS OF APPROVAL

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

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

CODE REQUIREMENTS

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

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

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

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

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

SPECIAL DISTRICT REQUIREMENTS

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

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



January 8, 2016

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

To Whom it May Concern:

I am counsel to Fox Rent A Car, Inc.

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

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

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

Sincerely,

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

H. Marc Rupp

310-903-8497

mrupp@foxrentacar.com

5500 West Century Boulevard Los Angeles, CA 90045
(310) 342-5155 www.foxrentacar.com



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

December 18, 2014

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

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

Dear Mr. Mina:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Willa Bouwens-Killeen".

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

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

cc: Engineering
 Fire Protection Analyst
 Building Safety Division

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

Eddie Evans
1776 East Holt Boulevard
Ontario, CA 91761

PROJECT DESCRIPTION

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

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

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

ANALYSIS

Previous Entitlements

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

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

Parking

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

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

General Plan Consistency

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

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

Additional Discussion

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

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The proposed car wash will not be open to the public, and the existing car rental facility remains under the original conditions prohibiting on-site service and repair.
 2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The proposed car wash will not be visible from any public street and will not affect existing on-site parking.
 3. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation and any applicable specific plan for the property. The proposed development and use does not increase the intensity of the use beyond what is allowed by the General Plan FAR requirements.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. There will be a compatible and harmonious relationship between the proposed

building and the site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. The extension of operating hours by one hour in the morning should not have a significant impact on the industrial/commercial developments and uses in the surrounding areas. Under this application, there are no proposed changes to the number of vehicles at the existing car rental facility.

2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries, and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered and will not be affected. The proposed car wash will not affect the existing on-site parking and/or circulation onsite and will not be open to the public.
 3. The project complies with performance standards described elsewhere in this Zoning Code, and is conditioned to operate as described in this staff report.
 4. The use is consistent with the General Plan in that the addition of an 825 square foot car wash will not increase the intensity of the use beyond what is allowed by the General Plan FAR requirements.
 5. This zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities, of the CEQA Guidelines.
- D. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

CONDITIONS OF APPROVAL

- P1ng.
1. The development shall be limited to the addition of an 825 square foot car wash facility as described in this staff report. Any change in the operational characteristics including, but not limited to, hours of operation or opening the car wash to the public will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
 2. The car wash shall be used by the car rental facility only and shall not be open to the public.
 3. Hours of operation of the car rental facility shall be limited to 5:00 a.m. to 11:00 p.m. daily.
 4. The parking spaces on site shall remain unobstructed and available for

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

CODE REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SPECIAL DISTRICT REQUIREMENTS

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

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



To whom it may concern,

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

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

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

Your consideration on this planned project is appreciated.

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

Project Description

Primary Function: PDI Center Description

Primary Activity is the receipt of Car Transporters with new vehicles from the Port Distribution center. All unloading will be accommodated on-site and not interfere with required emergency vehicle lanes and clearances.

Unloaded vehicles are staged until they can be moved to the interior of the building which will consist of approximately 20 interior work stalls. Some stalls may be outfitted with mechanical lift equipment for inspection of the undercarriage of the cars. All install of equipment will be processed under separate permit as equipment and all required code issues addressed with seismic considerations.

Once the vehicle protective wrapping is removed and car processed, the holding time for these vehicles is generally 5-15 business days as the inventory is relocated to the dealership sales environment.

Vehicles are processed by a team of approximately 15-20 staff who will be provided parking access at the front of the site from Baker Street. Employee shuttle may also be utilized to reduce day trip count similarly to the other FJ operations.

Ultimately as secure fence and gate will be requested to secure the rear holding parking spaces and all details and design will conform to the recommendations of the Fire and Public works teams for clearances, staging depth, and access controls as well as access for trash removal.

Internal administrative functions would include schedulers and small office functions to process and log cars.

There is no maintenance or repair of vehicles at this site.

There are no sales of new or used vehicles at this site.

No work is performed outside of the building envelope.

No modifications to Electrical service for charging will be anticipated.

No storage or high-density parts, fluids or tires will be held on site.

Business hours for operations would be 6:00am – 11pm

Average number of cars delivered per month will not exceed a maximum of 172 which is accounted for by 5-8 deliveries per month.

All offloading will occur on-site and outside fire lanes and emergency equipment routes.

Duration of storage is anticipated to be 5-15 days on average.

Number of employees are between 15-20

Car wash Functions will be internal use only of Fletcher Jones New Vehicles.

All ADA accessible routes and parking will ensure to conform to prescribed parking and occupancy.

For the duration of sublease, Fletcher Jones will not have additional tenants, or sublease agreements.

Current Building Description / Information

2.5 Acre Site

Common access agreement between 325 Baker and adjacent Building.

Building dimensions approximately 95'x160' = 15,200 sf

Warehouse portion with interior stalls and support spaces = 10,800 sf

Office and Ancillary Administrative functions = 4400 sf

Anticipated code compliant parking = Maximum of 172 Exterior Parking spaces

Project 325 BAKER STREET

Project Number 001

Description ARCHITECTURAL SITE PLAN

Issue/Rev

Prepared by DEEG SNYDER Drawing Scale 1" = 40'-0"

Date 07/12/2023

