



# City of Costa Mesa

## Inter Office Memorandum

**TO:** CITY COUNCIL AND PLANNING COMMISSION  
**CC:** TOM HATCH, PETER NAGHAVI, AND CLAIRE FLYNN  
**FROM:** WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR  
**DATE:** JANUARY 24, 2013  
**SUBJECT:** ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in blue ink, appearing to read "W. Bouwens-Killeen", is written over the "FROM:" line.

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This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. The decision(s) will become final unless a member of the Planning Commission or City Council requests a review of the decision(s) or an interested party files an appeal by 5:00 p.m. on January 31, 2013. Project descriptions have been kept brief for this notice. As a result, there may be details to the project or conditions of approval that would be of interest to you in deciding whether to request a review of a decision. Please feel free to contact me by e-mail at [willa.bouwens-killeen@costamesaca.gov](mailto:willa.bouwens-killeen@costamesaca.gov) if you have any questions or would like further details.

### **ZA-06-28 A1 301 Victoria Street**

Amendment to minor conditional use permit to add two additional storage containers for emergency supplies in the rear parking lot (two storage containers currently permitted)

Approved, subject to conditions.

Comments received: None.



# CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

January 24, 2013

Mr. Cary Gilbert  
College Hospital of Costa Mesa  
301 Victoria Street  
Costa Mesa, CA 92627

**RE: ZONING APPLICATION ZA-06-28 A1  
INSTALLATION OF TWO OUTDOOR STORAGE CONTAINERS  
301 VICTORIA STREET, COSTA MESA**

Dear Mr. Gilbert:

City staff's review of Zoning Application ZA-06-28 A1 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, code requirements, and special district requirements (attached). The decision will become final at 5 p.m. on January 31, 2013, 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, Raynald F. Pascua, at (714) 754-5245, or at [ray.pascua@costamesaca.gov](mailto:ray.pascua@costamesaca.gov).

Sincerely,

WILLA BOUWENS-KILLEEN, AICP  
Zoning Administrator

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

cc: Engineering  
Fire Protection Analyst  
Building Safety Division

## **BACKGROUND**

In June 2006, the College Hospital of Costa Mesa was granted approval (ZA-06-28) for the installation of two shipping containers for the purposes of storing emergency disaster supplies, as required by the State of California. Presently, these containers are located within the same landscaped area where the two additional shipping containers are proposed.

## **PROJECT DESCRIPTION/ANALYSIS**

- The applicant proposes to legalize the installation of two shipping containers at College Hospital of Costa Mesa. One of the containers is used to store emergency disaster supplies provided by the County of Orange. The other container is used to store maintenance supplies that were displaced as a result of the installation of an emergency generator. Each container measures 20 feet in length by 8 feet in width by 8.5 feet in height (160 square feet each).
- The containers are installed in line with the two other containers in the same landscaped area, setback 14 feet from the rear property line; Code requires a five-foot rear setback. An existing eight-foot high block wall separates the hospital property from the residential property to the south and staff has included a condition requiring installing screening landscaping along the rear property line to minimize the neighbors' view of the shipping containers. The containers are not visible from the public right-of-way.
- Since the containers will be used for storage only, there should be no day-to-day noise impacts. A condition has been included to restrict the hours of loading/unloading activity of the containers.
- The property has a General Plan designation of Public Institution, which permits a maximum floor area ratio (FAR) of 0.25. The proposed containers are not large enough to increase the site's existing FAR of .021.

## **FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code, Section 13-29(g)(2) in that allowing the installation of the shipping containers is compatible with developments in the same general area. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, noise impacts should be minimal since the containers will be used only for storage of emergency supplies and maintenance supplies. Furthermore, limitations on the hours of loading/unloading activity and provisions for screening landscaping should minimize adverse noise on and visual impacts to surrounding uses. Granting the minor conditional use permit will not allow a use, density, or intensity that is not in accordance with the general plan designation for the property.
- B. The proposed use complies with Costa Mesa Municipal Code Section 13-29(e) because:

1. The proposed use is compatible and harmonious with uses both on-site, as well as those on surrounding properties.
  2. Safety and compatibility of the design of the buildings, parking areas, landscaping and other site features, including functional aspects of the site development such as automobile and pedestrian circulation, have been considered.
  3. Placement of the storage containers on the subject property is consistent with the General Plan and Zoning designation for the property because the site will not exceed the area permitted by the FAR.
  4. The zoning application is for a project-specific case and does not establish a precedent for future development.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Class 1, Existing Facilities of the CEQA Guidelines.

### CONDITIONS OF APPROVAL

- Plng.
1. Unless during an emergency, loading and unloading activities of the shipping containers shall not occur before or after normal business hours, between the hours of 5:00 p.m. and 8:00 a.m., Monday through Friday, and all day Saturday and Sunday.
  2. The open space area between the southernmost parking stalls and the residential properties to the south shall be fully landscaped (including trees and shrubs), under the direction of the City Planning staff.
  3. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code, Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the City Planning Division for final approval prior to issuance of building permits.
  4. Two (2) sets of landscape and irrigation plans, approved by the City Planning Division, shall be attached to two (2) of the final building plan sets.
  5. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
  6. Existing mature trees shall be retained wherever possible. Should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the City Planning Division. A report from a California-licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed and may be required on a 1:1 basis. The requirement shall be completed under the direction of the City Planning Division.
  7. The use (two outdoor storage containers for emergency and maintenance supplies) shall be limited to the type of operation described in the staff report. Any changes in the operational characteristics shall require prior approval by the City Planning Division, and may require processing of an

- amendment to the minor conditional use permit.
8. All construction-related activities shall be limited between the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday, and 8:00 a.m. and 6:00 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
  9. The minor conditional use permit herein approved shall be valid until revoked. The minor conditional use permit may be referred to the Zoning Administrator for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the Zoning Administrator or his designee, any of the findings upon which the approval was based are no longer applicable.
  10. A copy of the conditions of approval for the minor conditional use permit must be kept on the premises and presented to any authorized City official upon request. New business/property owners shall be notified of the conditions of approval upon transfer of business or ownership of land.
  11. Obtain building permits within 30 days and complete all required work within 90 days of the approval of Minor Conditional Use Permit ZA-06-28 A1.

### 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.

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| Plng.        | <ol style="list-style-type: none"><li>1. Approval of the zoning action is valid for one (1) year and will expire at the end of that period unless building permits are obtained and construction commences, or the applicant applies for and is granted an extension of time. A written request for an extension of time must be received by the City Planning staff prior to the expiration of the planning action.</li><li>2. The shipping containers shall be installed on a permanent foundation.</li><li>3. Development shall comply with all requirements of Article 7 and 9, Chapter V, Title 13, of the Costa Mesa Municipal Code relating to institutional and recreational standards.</li></ol> |
| Bus.<br>Lic. | <ol style="list-style-type: none"><li>4. All contractors and subcontractors must have valid business licenses to conduct 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.</li><li>5. Comply with the requirements of the California Code of Regulations, Title 24, also known as the California Building Standards Code, as amended by the City of Costa Mesa.</li></ol>   |