CITY COUNCIL AGENDA REPORT

MEETING DATE: OCTOBER 4, 2005 **ITEM NUMBER:**

SUBJECT **APPEAL OF PLANNING APPLICATION PA-05-03 (SIX MONTH TIME EXTENSION PA-94-24 AND PA-04-12 1100 BRISTOL STREET**

DATE: **SEPTEMBER 22, 2005**

FROM: **DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION**

PRESENTATION BY: **WENDY SHIH, ASSOCIATE PLANNER**

FOR FURTHER INFORMATION CONTACT: **WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136**

RECOMMENDATION:

Conduct public hearing and adopt resolution to either uphold, reverse, or modify Planning Commission's decision

BACKGROUND:

The City Council approved the applicant's request to continue the subject appeal from the meeting of September 20, 2005, to October 4, 2005, because the applicant could not attend the meeting. The original staff report with revised resolutions is attached for reference.

WENDY SHIH
Associate Planner

DONALD D. LAMM, AICP
Deputy City Mgr. – Dev. Svs. Director

Attachments:
Original City Council Agenda Report
Zoning/Location Map
Plans
Photo Exhibit
Draft City Council Resolution
Exhibit "A" – Draft Findings
Exhibit "B" – Draft Conditions of Approval
Appeal Application
Minutes of Planning Commission meeting of August 22, 2005
Planning Division Staff Report with Supplemental Information
Planning Commission Resolution
Exhibit "A" – Findings
Exhibit "B" - Conditions

DISTRIBUTION: City Manager
Assistant City Manager
City Attorney
Deputy City Manager – Dev. Svs. Director.
Public Services Director
Chief of Code Enforcement
City Clerk (2)
Staff (4)
File (2)

Lee Jamieson
P.O. Box 82515
Bakersfield, CA 93380

County of Orange
Resources & Development Management Dept.
Attn: Jack Stribling, Real Estate Services
300 N. Flower Street
Santa Ana, CA 92702

File: 100405PA0530	Date: 092205	Time: 2:45 p.m.

CITY COUNCIL AGENDA REPORT

MEETING DATE: SEPTEMBER 20, 2005 ITEM NO:

SUBJECT: **APPEAL OF PLANNING APPLICATION PA-05-30 (SIX-MONTH TIME EXTENSION FOR PA-94-24 AND PA-04-12) 1100 BRISTOL STREET**

DATE: **SEPTEMBER 8, 2005**

FROM: **DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION**

PRESENTATION BY: **WENDY SHIH, ASSOCIATE PLANNER**

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714)754-5136

RECOMMENDED ACTION

Conduct a public hearing and adopt resolution to either uphold, reverse, or modify Planning Commission's decision.

BACKGROUND

At their meeting of August 22, 2005, by a vote of 3 to 2 (Donn Hall and James Fisler voted no), Planning Commission denied Planning Application PA-05-30 to allow a time extension for a previously approved conditional use permit for outdoor storage of recreational vehicles and a mini-storage facility. Commission gave the applicant six months (until March 1, 2006) to vacate the property. On August 25, 2005, Lee Jamieson, owner of Bristol Street Mini Storage (BSMS), appealed the decision because "we ask that the appeal can be heard so that 800 plus people and businesses can again express their desire to have our business continue at the location after 10 years of serving the community".

ANALYSIS

In 1994, the County made the property available for lease for a 10-year period. On April 25, 1994, the Planning Commission approved a conditional use permit (CUP) for a temporary mini-storage facility on the property; however, the CUP would expire on April 25, 2004. On April 12, 2004, the Planning Commission approved the applicant's request to extend the CUP to September 1, 2004, to coincide with the expiration date of the County lease. On August 23, 2004, the Planning Commission granted a further time extension to expire on September 1, 2005, to allow the County of Orange sufficient time to complete a RFB (Request for Bids) process. Bristol Street Mini Storage (BSMS) currently operates pursuant to a month-to-month rental agreement.

Planning Commission denied the latest CUP extension because a number of new developments have been built in the area since the CUP's original approval in 1994.

Commission found that a storage yard comprised of cargo shipping containers is no longer compatible with the area. When Planning Commission approved the one-year time extension in August 2004, it was based on the understanding that the County would accept RFBs in mid-October and a lease could be awarded by the first quarter of this year. The most recent CUP expiration date of September 1, 2005, would have allowed the new lease holder time to secure any necessary permits from the City before the final lease would be signed when BSMS was to vacate the site. However, according to the County's latest RFB schedule, the property will not be offered for public bid until December 2005, and the County cannot guarantee that the site would be leased to a different tenant.

ALTERNATIVES CONSIDERED

If the Planning Commission's decision is upheld, the storage use must vacate by March 1, 2006.

If the Planning Commission's decision is overturned, the County could continue to lease the property to BSMS until March 1, 2006, and would be required to vacate by March 1, 2006, when the permit expires, unless the applicant is granted another time extension prior to the expiration date.

FISCAL REVIEW

Fiscal review is not required.

LEGAL REVIEW

Legal review is not required.

ENVIRONMENTAL REVIEW

Pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, this project is exempt from CEQA.

CONCLUSION

Planning Commission found that the storage facility is no longer compatible with, and does not contribute to, the overall appearance of the area and denied the requested extension of time.

WENDY SHIH
Associate Planner

DONALD D. LAMM, AICP
Deputy City Mgr. – Dev. Svs. Director

Attachments:
Aerial/Location Map
Site Plan
Draft City Council Resolution
Exhibit "A" – Draft Findings
Exhibit "B" – Draft Conditions of Approval
Appeal Application
Minutes of Planning Commission meeting of August 22, 2005
Planning Division Staff Report with Supplemental Information
Planning Commission Resolution
Exhibit "A" – Findings

Distribution:
City Manager
Assistant City Manager
Acting City Attorney
Public Services Director
City Clerk (2)
Staff (4)
File (2)

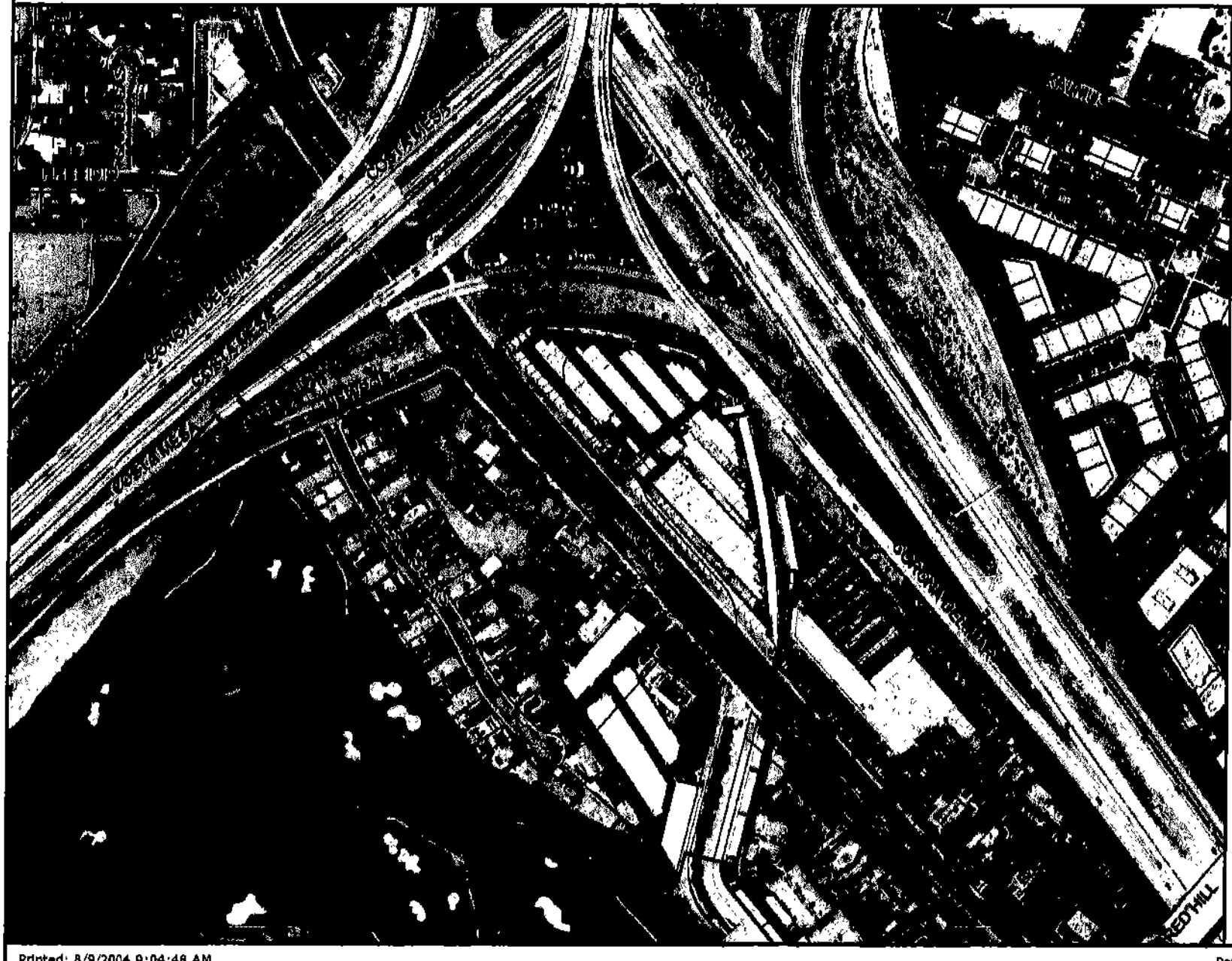
Lee Jamieson
P.O. Box 82515
Bakersfield, CA 93380

County of Orange
Resources and Development Management Dept.
Attn: Jack Stribling, Real Estate Services
300 N. Flower St.
Santa Ana, CA 92702

File: 092005PA0530Appeal	Date: 090805	Time: 1:30 p.m.

AERIAL PHOTOGRAPH

1100 Bristol Street



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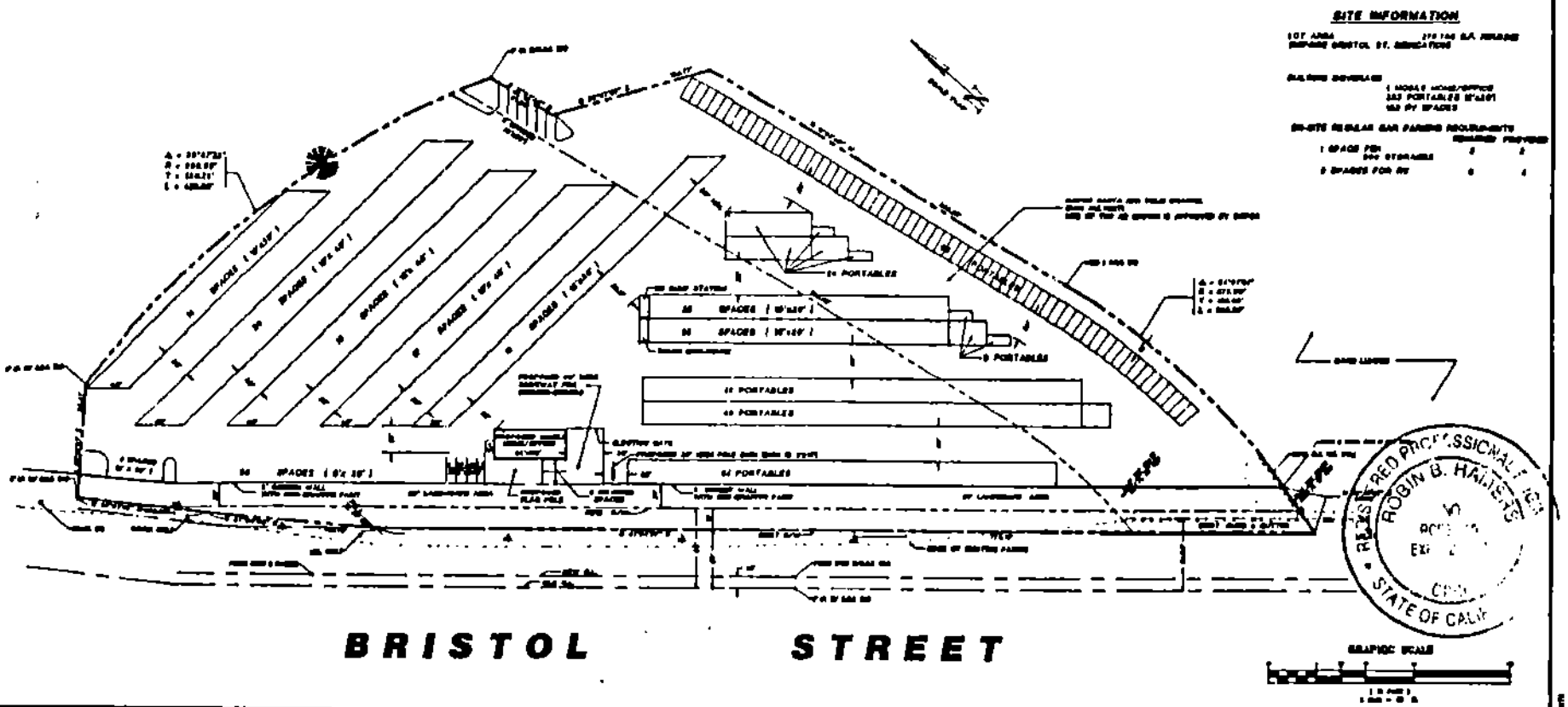
SITE PLAN
BRISTOL STREET
INSTANT RV & MINI STORAGE



APPLICANT:	PROPERTY OWNER:		SITE PLAN
INSTANT STORAGE	ORANGE COUNTY FLOOD CONTROL DISTRICT		BRISTOL STREET INSTANT RV & MINI STORAGE COSTA MESA

1

PA-94-24

PA-05-30

RECEIVED
CITY CLERK
AUG 29 PM 2:07
CITY OF COSTA MESA
BY

CITY OF COSTA MESA
P.O. BOX 1200
COSTA MESA, CALIFORNIA 92626

APPLICATION FOR APPEAL OR REHEARING

FEE: $ 0.00

Applicant Name Bristol Street Mini Storage, LLC

Address PO Box 82515 Bakersfield, CA 93380-2515

Phone 661-393-7000 Representing Lee Jamieson - Owner

Decision upon which appeal or rehearing is requested: (Give number of rezone, zone exception, ordinance, etc., if applicable, and the date of the decision, if known.) PA-05-30 1100 Bristol Street 8-22-05

Decision by: 3-2 Vote Planning Commission

Reason(s) for requesting appeal or rehearing:

While over 370 people and businesses spoke and wrote in favor of approving the extension, versus one opposing, the commission voted to deny our request. We ask that the appeal can be heard so that the 800+ people and businesses can again express their desire to have our business continue at the location after 10 years of serving the community.

Date: 8-25-05 Signature:

For Office Use Only — Do Not Write Below This Line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:

0407-30 rev. 10/98

Bristol Street Mini Storage, LLC

3101 State Road Bakersfield, California 93308 *** P O. Box 82515 Bakersfield, California 93380-2515

• Phone: 661 393-7000 • Fax: 661 393-8738

August 26, 2005

Mr. Donald Lamm
Director of Planning
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Re: Appeal of Planning Commission Decision - Extension of conditional use permit for 1100 Bristol St. – Costa Mesa

Dear Mr. Lamm:

Enclosed please find our application for appeal of the Planning Commission decision of 8/22/05. I feel the decision is inconsistent with the City of Costa Mesa Municipal Code and also not in the best interest of the citizens of Costa Mesa.

As you know, over 380 people wrote and spoke in favor of the extension and only one person spoke against the extension. I have asked your staff for the last two years to provide me a list of conditions that they would impose to allow you to support the extension of the CUP. The answer has always come back "the staff does not support the extension under any circumstances." I feel this position is unfair and not consistent with your zoning code.

I have enjoyed being a part of the City of Costa Mesa for the past ten years and servicing the hundreds of people and businesses that use our facility. We hope that the City Council will look favorably on the appeal.

Sincerely,

Lee Jamieson
Bristol Street Mini Storage, LLC
Manager

Cc: Mr. Jack Stribling
County of Orange
300 North Flower St.
Santa Ana, CA 92703

Cc: Mr. Peter Buffa (facsimile)

SIX-MONTH EXTENSION OF TIME FOR CONIDITIONAL USE PERMIT PA-05-30 (ORIGINALLY APPROVED UNDER PA-04-12)

McCray/Dever

The Chair opened the public hearing for consideration of Planning Application PA-05-30 for the County of Orange/Bristol Street Mini Storage, LLC, for the outdoor storage of recreational vehicles and a mini-storage facility (originally approved under PA-94-24 and PA-04-12) from September 1, 2005 to March 1, 2006, located at 1100 Bristol Street in a C1 zone. Environmental determination: exempt.

Associate Planner Wendy Shih reviewed the information in the staff report and gave a presentation. She said staff was recommending Planning Commission deny the request, by adoption of Planning Commission resolution.

In response to a question from Commissioner Garlich regarding the original discussions (as referenced in the public hearing minutes from approximately 1 year ago) regarding the County's RFP process and the fact that the current tenant would like an opportunity to bid on that, Ms. Shih explained that the applicant would have to apply for a conditional use permit to request permanent usage of this property for storage facilities and staff would then take a look at whether the use is compatible with the area. Further, she clarified that the City's code would not allow "cargo containers" for a storage site and the City would most likely require permanent buildings and improvements such as paving, and perhaps parking which would be looked at when the conditional use permit is considered.

Commissioner Garlich explained that even if the applicant were to be a successful bidder and wanted to continue his business, he would still have to remove those containers and the people now using them would have to find some alternate means of storing materials for some period of time while all that change is being made. He pointed out that the City is not just looking in the long term as just a continuation of this use but something that would become, by ordinance, a different kind of use and require changes in the configuration and use of those containers.

In response to the Chair regarding the Supplemental Memo dated August 17th and the RFP schedule, Ms. Shih explained that there was no breakdown at the public hearing a year ago, although during the meeting, there was verbal discussion of proposed dates. In further response to the Chair, Ms. Shih said the RFP schedule is a "tentative" schedule from the County.

In response to a question from Commissioner Fisler regarding staff's recommendation, Ms. Shih confirmed that the applicant should vacate the site by September 1, 2005; as the original CUP permit states, however, Planning Commission has the option to

grant additional time to vacate the site. She confirmed with Commissioner Fisler that this property is zoned commercial (local business) and is approximately 1-1/2 acres in size.

There was discussion between the Chair and Ms. Shih as to sufficient time for the applicant to vacate the premises.

Peter Buffa, Nevis Circle, Costa Mesa, agreed to the conditions of approval should the project be approved and requested the Commission ask the same of the applicant. He reviewed what transpired at the Planning Commission meeting for this item on August 24, 2004 (1 year ago). Mr. Buffa did not feel that this item should be denied due to delays by the County during the past year, and as a result, Mr. Jamieson was unable to follow through with his own time line of either vacating the property, or approaching the Planning Division for a conditional use permit for the property. Mr. Buffa also addressed staff's other reasons for denial, including site improvements, landscaping, trip end activity, and disagreed with their assessment of the maintenance and condition of the business as it stands today. He also reminded staff that even from their aerial view of the property, one side belongs to CalTrans and another side is the lumber yard and that Mr. Jamieson has done very well with maintaining this property and that it has remained somewhat obscure from vehicular and foot traffic. He made an effort to convince the Commission that the flood control easement would always be a problem with this property and the Commission would only accomplish turning the property into a vacant lot if they denied the applicant's request.

Lee Jamieson, 3101 State Road, Bakersville, owner of Bristol Street Mini Storage, stated that they did receive the bid schedule from the County until 4 to 5 days after they had submitted the application to the City. He said he would have asked for a 9 to 12-month extension had he known about the schedule earlier. In response to the Chair, Mr. Jamieson agreed to the conditions of approval.

Mr. Jamieson stated that last week they sent out a mailer to their customers about the CUP. He said they have approximately 780 customers with 900 spaces total (some customers have more than one space). He submitted approximately 359 responses in favor of the application. Mr. Jamieson also apologized to the Planning Commission because when they were here last year, he was confident in his ability, *and* the County's commitment at that time to bring this to an expedient RFP process that was slowed down by the need for them to consider this property for their own internal use. He said the County has now given them the schedule and

they are moving forward with that. He said if they were the successful bidder on this property, they would come back and ask the City to allow them to continue their business. He said at the meeting a year ago he did say he would do whatever it took, within reason, to comply with conditions imposed by staff. He said he has asked a dozen times over the past 2 years what they would be and just recently Mr. Robinson said that "there is no way we will support your application and there are no conditions we will put on." He said this was new information to him and he never knew until now. He explained that this is his livelihood and this business has been serving the community of Costa Mesa for over 10 years. Mr. Jamieson said if the Commission denies this application, it will be the first time in the City's history an extension has been denied to someone who has followed each and every condition imposed upon their business.

Mr. Jamieson confirmed with the Chair that he asked for 6 months in his request a year ago and the Planning Commission gave him 12. The Chair explained that the Commission was under the impression that in 12 months if we couldn't deal with the County, that this was not a use that Costa Mesa was looking to continue. Mr. Jamieson said at that time, he told Commission that to the best of his knowledge, that this process would be concluded very shortly in a 6 to 9-month window. The Commission was gracious enough to allow him 12 months and he again apologized for the County's delays. In response to a question from the Chair regarding his reason for blaming the City in his correspondence to the tenants of his business, Mr. Jamieson explained that when you spend 2 years as a business owner asking, begging and pleading with Planning Division staff to tell you what you can do in order to continue your business that you've had for 10 years so you can continue to make your livelihood and the answer is continually, "there's nothing you can do, there's nothing you can change that will support you." He said the level of frustration obviously reaches a very high peak. He felt that if staff had given him a list of things that he would have to do in order to stay in business, at least he would have known what he had to do and would have been able to at least talk about those things but the answer was always the same. The Chair insisted that the City is not the bad guy and pointed out that the County is the one who has held up things. Further, he said nothing was even done on the part of the County to even begin the process of RFP's for the past year.

Commissioner Garlich requested that Ms. Shih explain the "10 years" so that everyone could understand because he did not believe there was a "sunset" clause on that period of time. Ms. Shih

explained that the City does not normally grant conditional use permits with time limitations and they usually "run with the land." In this case, in 1994, Planning Commission granted a 10-year period for mobile storage containers on this property. At that time, the County also had a 10-year lease and the decision by Planning Commission for a 10-year period was made to blend with the lease period and was a matter of developments in the area and compatibility of uses.

Commissioner Garlich had several questions regarding a difference between extending this conditional use permit for 6 months versus not extending it at all, but giving the tenant 6 more months to vacate the property. In response, Deputy City Attorney Tom Duarte explained that in this situation, if the application is denied, then the Commission gives him 6 months to vacate, he would be in violation of the zoning code for those 6 months, but it would not come back to Planning Commission because the Commission has made their decision. This would turn into a "grace period" and then it would be turned over to Code Enforcement at the time 6 months expires, if he has not vacated.

There was discussion between the Commission, Mr. Duarte, and Mr. Robinson concerning this alternative which would leave no doubt regarding another extension because the applicant and the tenants would know that they must vacate the property within the next 6 months, and if not, it would go directly to Code Enforcement.

Mr. Jamieson wished to point out that not one resident has ever called or written against the extension.

Martin Millard spoke against this project because he felt Bristol Street was in transition for additional shopping such as artist's lofts, and other various businesses. He said he is troubled that some people think it's a plus when there are only 20 visits a day to this site because the plan is revitalize the area. He felt the Commission should approve staff's decision and allow the applicant a reasonable time period to vacate the premises; no longer than 3 months in his estimation. The County would then have an incentive to begin making changes and do something to change this over for the City's benefit. The fact that the County owns the property should not detour the City's plans to improve the area. The County collects the rent and the City has no benefit from this business or property. If it switches over to "office or retail uses", the City will be able to collect sales tax and there will be other benefits to the community. He felt the easement could be used for parking in the back.

The following people: Fred Sandrate, 17 Cortez Street; Michael Heil, 3131 Lincoln Way; Tom Wilkins, 88 Ward Court, Lakewood, Colorado; Judith Gielow, 469 East 18th Street; Sam Scott, 269 East 22nd Street; Michael Phillips, 16562 Lucia Lane, Huntington Beach; and Patricia Magee, Newport Boulevard resident, Costa Mesa, commented as follows. (1) They were unanimously in favor of extending the CUP for this site and continuing with the current tenant; (2) most believed Mr. Jamieson should be allowed more than six months and felt that a year was more reasonable to vacate the property in hopes that the County would expedite the RFP's; (3) they also commented on the unfairness of the situation and judgment by the Planning Division that the business is not compatible with the other businesses in the neighborhood; (4) this facility has aided many businesses around the City who pay their taxes to the City and are dependent upon the facility to keep their businesses going; (5) pavement on highways is fine, but the gravel utilized at this particular facility is "earth-friendly" and absorbs rainwater; (6) gravel is also ideal for low use and slow use driving with infrequent traffic and it works; (7) this storage facility with "day use only" is situated so as to allow access to the Delhi Channel without obstruction by tree roots, permanent surfaces, and permanent structures; (8) many speakers pointed out that the City has more shopping centers and strip malls than it can handle which already causes parking, traffic and noise problems especially in this area; (9) some of the speakers live in small efficiency apartments (some temporarily, and some on fixed incomes), and they are using this facility for storage because it is reasonable by comparison to other storage facilities, and is what they can afford, and lastly, (10) one speaker said that the Chair was "offensive" in his remarks to Mr. Jamieson with regard to the correspondence sent to the tenants of Bristol Street Storage and that Mr. Jamieson is upset because he's about to lose his successful business and livelihood as he was trying to explain.

Mr. Jamieson returned to the podium and explained that in answer to the Chair's previous question, they could not breakdown exactly the amount of businesses versus individuals because many of them conduct business under their own names. He said they believe it's somewhere between 25% and 30% businesses but could be higher. There was also a question of how many are in the City of Costa Mesa and about 40% are Costa Mesa residents/businesses; that figure goes significantly higher if you check alternate addresses on the required forms. The secondary address would add significantly to Costa Mesa addresses.

Mr. Jamieson thanked the Commission for their time. He commented on the hundreds of people who don't have storage in their

homes, or for their small businesses and explained that's what mini-storage facilities are designed for. Finally, he asked the Commission if this is such a bad use, and it's so offensive, why is there not the turnout of citizens and businesses, or a list of people who want this use to go away? He pointed out that there is a long list of citizens and businesses that do want this business to stay.

No one else wished to speak and the Vice Chair closed the public hearing.

Commissioner Garlich said that the issue this evening was not aesthetics, but an issue of what's the highest and best use for that land on Bristol Street, and Bristol Street is changing. said he believed the County's RFP process, when it comes out, will shed some light on what these uses might be, including whatever Mr. Jamieson's proposals might to use for that land. He said whatever those proposals might be, they're going to be disruptive to the people that are there now. The people who use that storage in any event, will have to be inconvenienced by that change. He said looking into the future, the City of Costa Mesa has a casual interest in the possible use of that land for open space uses. The issue of fairness was also brought up and he believed a 6-month period of time to vacate the property from the September 1st deadline is more than fair and may motivate the County to continue its RFP process on some time line like as they have suggested to Mr. Jamieson.

MOTION:
PA-05-30
Denied w/direction

A motion was made by Commissioner Garlich, seconded by Commissioner Egan and carried 3-2 (Hall and Fisler voted no) to deny, by adoption of Planning Commission Resolution PC-05-54, based on information and analysis contained in the Planning Division staff report and findings in exhibit "A", and directed applicant to vacate the property during a six-month period, beginning on September 1, 2005 and ending on March 1, 2006.

Commissioner Egan thanked all the people who took the time and trouble to come out, and pointed out that whether they succeeded in persuading the Commission or not, the Commission had the benefit of their thoughts and ideas. She advised them that if the County's RFP process continues along its current path, along about March, Mr. Jamieson may not win the bid; there may be other bidders who have a proposal that pleases the County more and regardless of what is done, they may have to vacate. She said what is happening here in Orange County right now, is that residential development is becoming denser and denser and people are living in smaller units. In Costa Mesa, people are not building single-family homes on 6,000 square foot lots and so people have a lot of stuff to store. Businesses have always needed stor-

age. She believed the demand for storage facilities is infinite, but they don't all have to be located convenient to Bristol Street. She said the Commissions' job is to plan for the future, it is not to maintain consistency with the surroundings; something that would be disruptive to the surroundings would be something to consider. She said you don't look at something and say that's a noisy, nasty use, and then put the same thing in because it would be consistent—that would mean nothing ever gets better. The Bristol Street Specific Plan is carrying the retail and arts district southward to the freeway and stops at the freeway. There is the hope that it will influence development south of the freeway. She said she could not see this as a permanent business on Bristol Street even though there is an infinite need for storage.

Vice Chair Hall felt all the theoretical comments about what might happen in the future are bothersome. Aesthetics, as Commissioner Garlich pointed out, is not the issue, because aesthetically, it's a very pleasing establishment. As far as the view from the freeway, he has never had time to look down when he's driving because he's more interested in the traffic. He said consider the "free market" which built this country and continues make this country prosper and in turn continues to make the City of Costa Mesa prosper. As soon as government gets involved and says, "well we don't think that's the right use because we know what's best", but the fact is, it isn't our money we're spending, it's someone else's money we're talking about. In this case, we're saying we'll give Mr. Jamieson six months to clear out; that's fine if all he had to do was just move some containers, but how about the people who have paid for a year in advance? What will happen to them? Vice Chair Hall gave several scenarios of how he thought the next six months would go for the owner and the tenants, including legal entanglements on both sides. He said even after everything is said and done in six months and the County continues on its present course with the RFP's, the property and maintenance of the property would deteriorate until the County actually decided to do something. He said the original concept in moving this by September 1, 2005 is basically a physical impossibility, and to arbitrarily say that all those tenants' materials will be out of the containers so Mr. Jamieson can move the storage units off site in the next six months doesn't quite fit, and the suggestion that was made that at such time as the County finally does something and the property is transferred to a new owner, at that time, the Commission can address the issue of what's going to be there, and whether this business is going to leave or stay now, is jumping the gun as far as he is concerned. He said he did not know how to put that into a motion but wanted it on record that the Commission should leave it alone until the

County comes up with their final decision.

Commissioner Fisler said he agreed with Vice Chair Hall's feelings on this matter. He felt it is true that it is totally aesthetically pleasing when you pass by on Bristol Street. He also agreed with Commissioner Garlich that it may not be highest and best use of the land, but for this land to sit empty and to have the landscaping deteriorate, with padlocks on their gates, is not a good thing to do for either Costa Mesa, or the business. He said personally, he is not a fan of mini-storage, but when he visited the site he found it to be very unique and very nice. He said he was taken by the manager via golf cart and toured throughout the property; it was very clean and well managed. He said some people in Costa Mesa want to see Bristol Street improvements continue down that street, and quite possibly he does too, but his feeling is that it will happen in the not-so-distant future. He believed that this business needs to go through the process of the RFP, the winning of the bid, and then a determination of what is going there. In a set amount of time at that point, if it's not going to be a mini-storage, then give people time to vacate, rather than just saying "you're leaving on this date" and having an empty piece of property just sitting there. He said he just couldn't see the "up" side of that.

Commissioner Egan commented that no matter when the day comes to vacate, there's always going to be somebody who just paid for a year's use. There has to be a cutoff date, otherwise it never ends.

Chair Perkins said he believed Vice Chair Hall and Mr. Buffa can relate to how he feels right now. He said this is a difficult decision because he appreciates what Mr. Jamieson has done and Mr. Buffa's comments. He said he respects all the comments made by the Commission, as well as those of the individual speakers. He said he has some friends that rent there and didn't know after tonight if they would still be his friend, but he'll run that risk. He said he was a little bit discouraged when he saw the letter and he apologized to Mr. Jamieson for taking it out on him. He said there was a comment made by the last speaker, Mrs. Magee he believed, mentioned about being a senior and having a place to store things. He said he appreciated that. He just had a family member pass away and they were elderly and they lived alone. He said he understood where she was coming from. He said he disagreed with a couple things that have been said about us wanting to follow the money. He said he's sat up here for 5 years with Commissioner Garlich and he couldn't remember a time when he thought money was more important than lives. He said the County collects a big paycheck from this and as long as its here, they're going to continue to do that. He felt the 6 months was

very reasonable and feasible. He said he ultimately realized that this will probably get appealed to City Council so Planning Commission will not be the final authority. He said he would support Commissioner Garlich's motion.

Vice Chair Hall said he wanted to make one final comment to get the Chair to change his mind as the "swing vote." He said after 10 years, what's another 6 months—give these people a chance and don't put their feet to the fire today.

The Chair said he appreciated that but he had said that very same thing 12 months ago, "lets give them 12 months instead of 6 months." The Chair then called for the question as shown above.

The Chair explained the appeal process.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-05-30

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

WHEREAS, an application was filed by Bristol Street Mini Storage, LLC, representing County of Orange, owner of real property located at 1100 Bristol Street, requesting an extension of time for a previously approved conditional use permit for outdoor storage of recreational vehicles and a mini-storage facility from September 1, 2005, to March 1, 2006, within the C2 (General Commercial) zone; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 22, 2005, and PA-05-30 was denied by Planning Commission; and

WHEREAS, the item was appealed by Lee Jamieson of Bristol Street mini Storage, LLC., to the City Council on August 25, 2005; and

WHEREAS, the item was continued from the September 20, 2005, meeting; and

WHEREAS a duly noticed public hearing was held by the City Council on October 4, 2005;

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the City Council of the City of Costa Mesa hereby **DENIES** Planning Application PA-05-30 with respect to the property described above.

PASSED AND ADOPTED this 4th day of October 2005.

_____
Mayor of the City of Costa Mesa

ATTEST:

_____
Deputy City Clerk of the City of Costa Mesa

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-05-30

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

WHEREAS, an application was filed by Bristol Street Mini Storage, LLC, representing County of Orange, owner of real property located at 1100 Bristol Street, requesting an extension of time for a previously approved conditional use permit for outdoor storage of recreational vehicles and a mini-storage facility from September 1, 2005, to March 1, 2006, within the C2 (General Commercial) zone; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 22, 2005, and PA-05-30 was denied by Planning Commission; and

WHEREAS, the item was appealed by Lee Jamieson of Bristol Street mini Storage, LLC., to the City Council on August 25, 2005; and

WHEREAS, the item was continued from the September 20, 2005, meeting; and

WHEREAS a duly noticed public hearing was held by the City Council on October 4, 2005;

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the City Council of the City of Costa Mesa hereby **APPROVES** Planning Application PA-05-30 with respect to the property described above.

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-05-30 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". 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.

PASSED AND ADOPTED this 4th day of October, 2005.

_____
Mayor of the City of Costa Mesa

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

I, Julie Folcik, Deputy City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the said City Council at a regular meeting thereof held on the 4th day of October 2005.

_____
Deputy City Clerk and ex-officio Clerk of the
City Council of the City of Costa Mesa

EXHIBIT "A"

FINDINGS

A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that the development is not compatible with developments in the same general area. Specifically, other than the main driveway entrance, the site is not paved, the structures and site improvements (other than the landscaped front setback) are aesthetically unpleasing, and the storage facility is highly visible from both the Costa Mesa (SR 55) and Corona Del Mar (SR 73) Freeways. Granting the conditional use permit would allow a use which is not in accordance with the intent of the general plan designation for the property.

B. The project does not comply with Costa Mesa Municipal Code Section 13-29 (e) because:
   a. The development is not compatible with others in the area.
   b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.

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 from CEQA.

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

EXHIBIT "B"

CONDITIONS OF APPROVAL (If Project Is Approved)

Plng. 1. All applicable conditions of approval for PA-94-24 and PA-04-12 shall continue to be complied with.

2. The conditional use permit herein approved shall be valid until, and the site shall be vacated by, March 1, 2006. The conditional use permit may be referred to the Planning Commission 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 development services director or his designee, any of the findings upon which the approval was based are no longer applicable.

PLANNING COMMISSION AGENDA REPORT

VII. A.

MEETING DATE: AUGUST 22, 2005 **ITEM NUMBER:**

SUBJECT: PLANNING APPLICATION PA-05-30
(SIX-MONTH TIME EXTENSION FOR PA-94-24 AND PA-04-12)
1100 BRISTOL STREET

DATE: AUGUST 11, 2005

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

PROJECT DESCRIPTION

The applicant is requesting an extension of time for a previously approved conditional use permit for outdoor storage of recreational vehicles and a mini-storage facility from September 1, 2005, to March 1, 2006.

APPLICANT

Bristol Street Mini Storage, LLC, is requesting approval of the time extension and representing the property owner, County of Orange.

RECOMMENDATION

1. Deny by adoption of Planning Commission resolution.
2. Reiterate requirement that the site must be vacated by September 1, 2005.

WENDY SHIH
Associate Planner

R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

BACKGROUND

In 1994, the County made the property available for lease for a 10-year period. On April 25, 1994, the Planning Commission approved a limited-term conditional use permit (CUP) for a mini-storage facility on the property. The CUP was approved for 10 years, to expire on April 25, 2004. On April 12, 2004, responding to an application by the business owner, the Planning Commission extended the CUP to September 1, 2004, to coincide with the expiration date of the current County lease. On August 23, 2004, the Planning Commission granted another time extension to expire on September 1, 2005, to allow the County of Orange sufficient time to complete the RFB (Request for Bids) process. Bristol Street Mini Storage (BSMS) has been under a month-to-month rental agreement.

The applicant is now requesting a further 6-month extension of the CUP, to expire March 1, 2006.

DISCUSSION

Staff is recommending denial for a further extension of the CUP because a number of new developments had been built in the area since the original CUP approval in 1994. Staff feels that the cargo container storage facility is no longer compatible with the area. Staff also believes that the project does not reflect a quality development on this major street. Specifically, other than the main driveway entrance, the site is not paved, the structures and site improvements (other than the landscaped front setback) are aesthetically unpleasing, and the storage facility is highly visible from both the Costa Mesa (SR 55) and Corona Del Mar (SR 73) Freeways.

When Planning Commission approved the one-year time extension in August 2004, it was based on the understanding that the County was to submit RFBs in mid-October and a lease could be awarded by the first quarter of this year. The successful bidder would then be given a period of time to secure any necessary permits from the City before the final lease would be signed and site improvements could begin. However, the County postponed its RFB process and intends to offer the property for public bid in November 2005. Since the City has no way of knowing when that process would be concluded, staff recommends against incremental extension of the CUP.

Both County staff and the business operator have been advised that staff would not support a request to extend the CUP beyond the September 1, 2005, expiration, and that staff would recommend the site be vacated by September 1, 2005, per condition of approval number 2 in the previous time extension (see attached letters).

ALTERNATIVES

If the time extension were denied, the storage use could not remain on the property. Staff is recommending that Planning Commission require the site be vacated by September 1, 2005, per condition of approval number 2 in PA-04-12.

If the Planning Commission wishes to approve the applicant's request, the County could continue to lease the property to BSMS until March 1, 2006, and would be required to vacate by March 1, 2006, when the permit expires.

CONCLUSION

Based on the above discussion, staff is recommending denial of the extension. Staff believes that the storage facility is no longer compatible with, and does not contribute to the overall appearance of the area.

Attachments:
- Draft Planning Commission Resolution
- Exhibit "A" – Findings
- Exhibit "B" – Conditions of Approval
- Applicant's Project Description and Justification
- Location Map
- Plans/Photos
- Letters to the County/Applicant

cc:
- Deputy City Manager - Dev. Svs. Director
- Sr. Deputy City Attorney
- City Engineer
- Fire Protection Analyst
- Staff (4)
- File (2)

Lee Jamieson
P.O. Box 82515
Bakersfield, CA 93380

County of Orange
Resources and Development Management Dept.
Attn: Jack Stribling, Real Estate Services
300 N. Flower St.
Santa Ana, CA 92702

TIFFANY, JANE

From: tagielow [tagielow@comcast.net]
Sent: Sunday, August 21, 2005 12:45 AM
To: PLANNING COMMISSION
Cc: CMCouncil
Subject: Planning Commission vote on Bristol Street Mini Storage CUP

Dear Planning Commissioner,

On Monday night, August 22, 2005, please vote to extend the Bristol Street Mini Storage's use permit (CUP)!

I am writing this e-mail to you now, because I am concerned that both stage fright and time limits will not allow enough time on Monday night at the meeting to cover all of the issues that are on my heart tonight.

If your packet of information on this topic is like the .pdf file, then the chronology of the letters is confusing. The written correspondence began June 1, 2005, with a letter from the City to the County realtor and appeared to be a discussion in good faith, among the County of Orange, the management of Bristol Street Mini Storage, and the City of Costa Mesa. It also appears in that correspondence that the County would prefer to retain the status quo until they complete the bidding process which is currently planned for November of this year. Through all of this, the tenets were not aware of an impending crisis!

Your actions on Monday night will have an enormous impact -- fiscally, physically and logistically -- on many Costa Mesa families and service organizations! We happen to be one of the Costa Mesa families that will be impacted by your decision:

Having lived on East 18th Street in Costa Mesa for 36 years, we have accumulated many items that need to be stored off-site. Along with school and camping supplies, we have boxes and furniture that have come to us following the deaths of our parents -- my father's chair, my mother's collections, my in-laws' art, books and keepsakes -- not to mention tokens from our children and for grandchildren. It has been a blessing to have a storage site so close, affordable and accessible.

Potentially, you could give us as little as 10 days to get out of the storage unit! Where are we to go? How far away will it be? How are we to find the time to move to who-knows-where? (We have a wedding to attend this coming weekend!) We have a real life with requirements on our time -- work, school starting, church and community obligations! How are we to physically do this moving? How many trips and how much gas will it take? This could cost us a fortune!

If, as I read the letter from Orange County's realtor, the County would like their rent

money to continue, then why would you as Planning Commission members want to stop the County's income? Granted the County has not put the property out to bid, yet, but that is not the fault of Bristol Street Mini Storage (BSMS) or their tenets. Apparently BSMS would like an opportunity to bid on the lease. Shouldn't Costa Mesa be cooperative and helpful to the County and let BSMS continue to do business during the bidding process?

We are also members of Costa Mesa Boy Scouts of America Troop 106, a troop with nearly 50 years in this city, that has been sent the same message from BSMS. The Troop stores camping and other equipment there because it is close to where we all live, easily accessible, and affordable. The Troop has tried other storage options and this has been by far the best. Our family actually has some Troop supplies in our family storage unit, and we have our storage unit at BSMS because BSMS was accommodating to the Troop. Where is the Troop to go? The impact of your vote could result in hardship to many, many real, ordinary people who live in Costa Mesa!

WHY must BSMS close? Apparently, the Planning Staffers believe that people who drive the 55 access roads to the 73 (southbound) and those on the 73 want to look down on asphalt or cement and roof tops cluttered with air-conditioners and other mechanical equipment instead of gravel and container tops. Personally, I believe that storage is a best use for under freeway land and that gravel driveways are better for the environment and slows traffic and is, therefore, the best choice for the driving surface at the storage site. But who sees the surface? Those driving by on Bristol Street see nice, neat landscaping and a fence. Only the "fly-over" access roads see into the storage yard, so what do they find offensive? "Beauty is in the eye of the beholder" and unless there is some other reason ... (it may be legally correct to cite an ordinance and then to give as a reason that the ordinance must be obeyed, thus making two reasons, but it's tacky work that an elementary school teacher would chastise-- see Exhibit A)... then disrupting the lives, causing mental anguish and threatening financial ruin of so many Costa Mesans is not justified!

Hopefully you know the location. From the dark, low contrast photo on page 10 of the .pdf and the schematic that is in error on page 11, you will not get a good view of the aesthetics.

Has the Planning Commission advised the County of the aesthetic requirements of the City Ordinances so that the City requirements can be written in as part of the County's RFB?

About 800 storage units, impacting over 800 voters, many living in Costa Mesa, some possibly stationed in Iraq, are counting on your decision being practical, logical and compassionate.

Sincerely yours, Judith M. Gielow

P.S. Consider the number of vehicle trips and vehicle congestion that would be required to empty 800 storage units between now and September 1, 2005 -- about 10 days.

SHIH, WENDY

From: Kathleen_Saulnier@Countrywide.Com
Sent: Friday, August 19, 2005 3:38 PM
To: SHIH, WENDY
Subject: Fw: 1100 BRISTOL STREET - PLANNING COMMISSION

KATHLEEN SAULNIER - Sales Manager
YOUR LENDER FOR LIFE
18709 Brookhurst Street
Fountain Valley, CA 92708
E-mail: kathleen_saulnier@countrywide.com
714-593-4338 office
949-929-6260 cell
714-963-1625 fax

Countrywide
HOME LOANS

---- Forwarded by Kathleen Saulnier/CMD/CF/CCI on 08/19/2005 03:55 PM ----

Kathleen Saulnier/CMD/CF/CCI

08/19/2005 01:32 PM

To wshih@c1costa_mesa.ca.us

cc INSTANTSTORAGE.COM

Subject 1100 BRISTOL STREET - PLANNING COMMISSION

Wendy, per our telephone conversation yesterday, I am a resident of the South Coast Metro area of Costa Mesa at 913 MacKenzie, and I live within a mile or so of the above referenced facility.

I have a storage unit rental in this facility and am appalled that the City wants to discontinue the use permit.

There are not enough storage facilities on our end of town. This facility is clean, well managed, and completely hidden from the street. It is not an eyesore to the community, is not located in a residential neighborhood, but is easily accessible to it's customers.

The location is perfectly suited for this use. I understand from our conversation yesterday, that the City has already issued extensions, etc., but this seems a clear case, to me, of unnecessary government intrusion and interruption of needed citizen/neighborhood services.

I would respectfully request that you extend/renew this facility lease for at least another 10 years, with an option for an additional 10 years.

We don't need any more strip centers in Costa Mesa! If you do not extend this lease, that's probably what you will end up with. WE NEED STORAGE FACILITIES LIKE THIS ONE.

Respectfully submitted,

KATHLEEN SAULNIER

08/19/2005

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Bristol Street Mini Storage, LLC

August 16, 2005

Customer name
Address
Address

Dear Valued Customer:

As a valued customer of our Bristol Street Mini-Storage facility, I regret to inform you that the City of Costa Mesa staff has recommended denial of the continuance of our Conditional Use Permit which allows us to operate our storage business. If their recommendation is upheld at the Planning Commission and then the City Council hearings, you and our 800 other customers will be asked to evacuate the facility and find a new rental facility. Where would you find a location and how much???

Although we are in compliance with every condition of our permit, the staff has decided to try and take our business from us and have you move out. When asked if there is anything we can do to gain their support, the answer is "nothing, we don't like your use".

We believe residents of Costa Mesa and the surrounding area need mini storage locations, and that destroying our business after 10 years of serving the community just because City Staff does not like our use anymore, is wrong. We hope you feel the same.

We are asking for your support as we go to our hearing at the Planning Commission at 6:30PM on Monday August 22nd. We would appreciate you signing the enclosed self addressed post card and dropping it in the mail as soon as possible.

Thank you for your support.

Lee Jamieson
Manager

Janet Reed
Resident Manager
Bristol Street Mini Storage

LJ:cf

Enclosure

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Bristol Street Mini Storage, LLC

3101 State Road Bakersfield, California 93308 *** P O. Box 82515 Bakersfield, California 93380-2515

! Phone: 661 393-7000 ! Fax: 661 393-8738

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

JUL 18 2005
Delivered by
Airborne Express

July 14, 2005

City of Costa Mesa
Mr. Don Lamm - Director of Planning
77 Fair Drive
Costa Mesa, CA 92626

Re: Extension of conditional use permit for 1100 Bristol St. – Costa Mesa

Dear Mr. Lamm:

Enclosed please find our application for a six month extension of the Conditional Use Permit for our mini-storage at 1100 Bristol St. Along with the application, we have enclosed a letter from the County of Orange supporting our extension; and a check in the amount of $355.

When we applied for our initial one year extension last summer, the county had planned to put the property out to bid for a renewal of the lease and have that process completed by the first quarter of 2005. In the interim, the county pulled the property to study whether it would be needed for its internal use to accommodate the relocation of an existing County use. The County has now determined that the property is available to be placed out to bid. The county has committed to providing a bid schedule prior to the August Planning Commission meeting.

If we are the successful bidder in the process, we will be applying for a long term extension of our conditional use permit. At that time, we hope to sit down with the city and attempt to address any and all of the city's concerns regarding our long term use of the property. If we are unsuccessful in our bid, then we plan to shut the facility down within 60 days to allow our 800+ tenants time to move out and find other storage. If we must shut down, this will create an extreme hardship on the tenants as the vacancy rate for almost all storage facilities in Orange County is less than 7%.

We have enjoyed being a part of the City of Costa Mesa for the past ten years and servicing the hundreds of people and businesses that use our facility. We hope that you will look favorably on our request for a short term extension.

Sincerely,

Lee Jamieson
Bristol Street Mini Storage, LLC
Manager

Cc: Mr. Jack Stribling
County of Orange
300 North Flower St.
Santa Ana, CA 92703

CC: Mr. Peter Buffa (facsimile)

COUNTY OF ORANGE

RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

Bryan Speegle, Director
300 N. Flower Street
Santa Ana, CA

P.O. Box 4048
Santa Ana, CA 92702-4048

Telephone: (714) 834-2300
Fax: (714) 834-5188

July 11, 2005

Don Lamm
Director of Planning
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Dear Mr. Lamm:

I am in receipt of the letter from Wendy Shih of your staff dated June 1, 2005, informing us of the upcoming expiration date for the Condition Use Permit (CUP) issued to Bristol Street Mini Storage (BSMS). As you are aware, the Orange County Flood Control District postponed its Request for Bids (RFB) process while it studied a possible use of the property for District needs. The District has decided that the property will not be suitable for its use. Therefore, the District intends to offer the property for public bid sometime around November of 2005.

As you are aware our tenant BSMS successfully lobbied the City's Planning Commission for a one-year extension in order to have an opportunity to compete in our bidding process. Because of the District's study of the property for its use, the bidding process has been delayed.

BSMS is currently operating its facility under a month to month rental agreement until such time it has an opportunity to participate in our RFB process or until the expiration of the CUP. It is my understanding that BSMS will seek a short term extension of the CUP in order to have an opportunity to participate in the upcoming RFB process. The District would prefer to continue receiving its revenue stream until such time that a successful bidder is selected for the property. If BSMS is not the successful bidder or it is not successful in its efforts to extend the CUP, we will issue the required Notice to Vacate immediately.

If you should have any questions, please call me at (714) 834-5585.

Sincerely,

Jack Stribling
Senior Real Property Agent

cc: Lee Jamieson, Bristol Street Ministorage

CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

June 1, 2005

Jack Stribling, Real Property Division
County of Orange
Resources and Development Management Dept.
300 N. Flower St.
Santa Ana, CA 92702

SUBJECT: TIME EXTENSION PA-04-12
1100 BRISTOL STREET, COSTA MESA

Dear Mr. Stribling:

The purpose of my letter is to bring your attention to a matter that is of considerable concern to the City of Costa Mesa. On April 25, 1994, the Planning Commission approved a limited-term conditional use permit (CUP) for a mini-storage facility on the above referenced, County-owned property. On April 12, 2004, the Planning Commission extended the CUP to September 1, 2004. On August 23, 2004, the Planning Commission granted another time extension to expire on September 1, 2005. A condition (no. 2) was included to require that the site be vacated by the CUP expiration date.

Since the CUP expires in three months, we will expect to see business operations shut down before that date, with removal of storage containers and other improvements – with the exception of the front landscaped setback and block wall – to be completed.

If you have any questions, please feel free to contact me at (714) 754-5136. The best time to reach me is between the hours of 1 p.m. and 5 p.m., Monday through Friday.

Sincerely,

WENDY SHIH
Associate Planner

cc: Lee Jamieson
P.O. Box 82515
Bakersfield, CA 93380

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VII. 4a.

City of Costa Mesa
Interoffice Memorandum

To: PLANNING COMMISSION

From: Wendy Shih, Associate Planner

Date: August 17, 2005

Subject: **SUPPLEMENTAL INFORMATION FOR TIME EXTENSION PA-05-30 1100 BRISTOL STREET (BRISTOL STREET MINI STORAGE) PLANNING COMMISSION MEETING OF AUGUST 22, 2005**

In response to Planning Commission's questions and comments regarding the subject application, a copy of the Planning Commission minutes from April 12, 2004 and August 23, 2004, is attached.

The City Council has included this property in a list of 11 or 12 sites citywide that are owned by another governmental agency and may become available for recreational use by the City at some time in the future. These sites will be investigated further in a study that will be undertaken by the Public Services Department later this fiscal year.

The applicant also submitted the County's tentative request for proposal (RFP) schedule. Based on this schedule, it does not appear that the site would be leased and vacated by the requested time extension of March 1, 2006.

Attachments: Planning Commission Minutes – April 12, 2004 and August 23, 2004
County of Orange Tentative RFP Schedule

cc: Deputy City Mgr.-Dev. Svs. Director
Sr. Deputy City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Lee Jamieson
P.O. Box 82515
Bakersfield, CA 93380

County of Orange
Resources and Development Mgmt. Dept.
Attn: Jack Stribling, Real Estate Services
300 N. Flower St.
Santa Ana, CA 92702

COUNTY OF ORANGE

RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

Bryan Speegle, Director
300 N. Flower Street
Santa Ana, CA

P.O. Box 4048
Santa Ana, CA 92702-4048

Telephone: (714) 834-2300
Fax: (714) 834-5188

August 10, 2005

Lee Jamieson
Bristol Street Mini Storage
P. O Box 82515
Bakersfield, CA 93380

Re: Tentative TIme Schedule for the Request for Proposal of the Bristol Street Site

Dear Mr. Jamieson:

Per your request, I am forwarding a tentative time schedule for the above referenced property. The proposed schedule is as follows and is subject to adjustments:

BRISTOL STREET MINI STORAGE TENATIVE RFP SCHEDULE

Action	Anticipated Completion Date
Final Bid Package Document Preparation	September 1, 2005
Internal Flood Division and County Counsel Review (3 to 4 weeks)	October 7, 2005
Board approval of Bid Package (5-weeks)	November 15, 2005
Notice to Bidder and time for Bidders to submit bids (45 days)	December 31, 2005
Bid Review – (3-weeks)	January 21, 2006
Candidate Interviews – (2 to 3 days)	January 31, 2006
Return to Board with Recommended Candidate for option and lease	March 2006

If you should have any questions or concerns, please call me at (714) 834-5585.

Sincerely,

Jack Stribling
Senior Real Property Agent

CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT, PLEASE CONTACT THE CITY CLERK'S OFFICE AT (714) 754-5121