



CITY COUNCIL AGENDA REPORT

MEETING DATE: JULY 3, 2007

ITEM NO:

**SUBJECT: APPEAL OF PLANNING APPLICATION PA-07-01
AND ZONING APPLICATION ZA-07-23
CARMAX AUTO SUPERSTORE
3200 HARBOR BOULEVARD**

DATE: JUNE 21, 2007

FROM: DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

PRESENTATION BY: MEL LEE, AICP, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER (714)754-5611

RECOMMENDED ACTION

Conduct public hearing and adopt a resolution to uphold, reverse, or modify Planning Commission's decision to approve the above project with conditions of approval and mitigation measures.

BACKGROUND

Planning Commission approved the project on a 5-0 vote on June 11, 2007. On June 18, 2007, an appeal of Commission's decision was filed by the president of the French Quarter Homeowner's Association, across the street from the proposed project.

ANALYSIS

The applicant is proposing to construct a Carmax Auto Superstore facility on an 8.18 acre site, which currently contains a 158,000 square foot former Wickes Furniture Store building. The proposed Carmax facility includes outdoor vehicle display and sales areas, the main sales and service building, and employee and customer parking areas. Across the street from the project site, on the south side of Gisler Avenue, are multiple-family residences and commercial uses west of College Avenue and single-family residences east of College Avenue.

The project consists of the following entitlements:

- A conditional use permit for the automotive dealership;
- A variance for building height (30 foot building height allowed, 41 foot building height proposed);
- An administrative adjustment to allow a reduction in landscape setback along a portion of the Gisler Avenue street frontage (20 feet required, 10 feet proposed);
- A planned signing program to allow illuminated signs within 200 feet of a residential zone;

- A mitigated negative declaration as required by the California Environmental Quality Act (CEQA).

In his appeal, the appellant states the specific details of the mitigation measures as approved by the Commission relating to noise, view and traffic impacts on the adjacent residential properties are inadequate and should be revised, or the project denied.

A summary of the issues raised by the appellant in the attached appeal, along with staff responses, are discussed below.

Issue 1:

The project has not addressed how it will mitigate the degradation of the view as seen from the adjacent residential community and meet the “no dark spots” as mentioned in the conditions.

Staff Response:

During the public hearing there was discussion regarding condition of approval number 11, which was modified to require the applicant to work with the French Quarter homes to raise and/or replace existing walls in order to provide additional screening and buffering from the project. Another condition of approval (number 23) was added during the hearing which requires that, in addition to the shielding of parking lot lighting required by Code, the reduction of exterior lighting in the evening hours after the store closes to the public, and a further reduction after employee operating hours. An additional mitigation measure to address lighting impacts was not required since Code already requires lighting to be directed away from residential properties.

Issue 2:

The proposed site design will expose all adjacent residents to the business frontage, driveway accesses and associated traffic.

Staff Response:

To restrict vehicles entering or leaving the site through residential neighborhoods via College Avenue, conditions of approval were incorporated prohibiting driveways east of College Avenue (condition number 20), prohibiting left turns from the project site onto Gisler Avenue or College Avenue (condition numbers 28 and 32), and limiting deliveries to left turn movements from Gisler Avenue onto the project site (condition number 34). An additional condition of approval requires the design and installation of medians to restrict vehicle movements out of the site (condition no. 38). Revised driveway and median designs were presented at the meeting. Additionally, test drives by Carmax customers or employees would be prohibited on surrounding residential streets (condition no. 35), and no parking of employees or customer vehicles would be permitted within residential neighborhoods (condition number 36).

Issue 3:

The project proposes commercial signage along the Gisler Avenue boundary of the project where it faces residential property.

Staff Response:

Three illuminated wall signs were proposed for the south (Gisler Avenue) elevation, across the street from residential properties, necessitating the approval of a Planned Signing Program. Per condition of approval number 22, the 281 square foot illuminated wall sign is required to be eliminated from this elevation, and the 62 square foot wall sign is required to be non-illuminated.

Issue 4:

The City should add a condition to the project to require the construction of a wall within the Carmax property tall enough to mitigate the view along all residential adjacent property lines.

Staff Response:

This issue is addressed in the staff response discussion under Issue 1, with regard to condition of approval number 11, for the construction of additional walls on the French Quarter property.

Issue 5:

The City should require the applicant to provide a preliminary Water Quality Management Plan (WQMP) prior to approval of the project.

Staff Response:

As noted during the hearing, Code requires the preparation and submittal of a WQMP for City review and approval prior to the issuance of any permits. As a result, it would be premature to require the preparation of the WQMP prior to the project approval.

Issue 6:

The project will result in an increase in significant ambient noise levels in the project vicinity above levels existing without the project.

Staff Response:

During the public hearing there was considerable discussion regarding noise impacts from the following sources: (1) roof top air conditioning units, (2) the carwash facility, and (3) increases in noise levels from the freeway as the result of the removal of the existing Wickes Furniture building. In each of these instances, the noise levels would not exceed

the standards established by the City, as determined by the noise study performed by the City's consultant in conjunction with the mitigated negative declaration.

Issue 7:

The City should condition the project to limit the commercial/truck traffic to the driveways adjacent to the commercial zones or adjust the hours for commercial/truck traffic to Monday thru Friday 8AM to 5PM for any access along Gisler Avenue.

Staff Response:

During the public hearing there was discussion regarding limiting vehicle deliveries and off-loading. Condition of approval number 19 was modified to restrict the hours to between the 9:00 a.m. to 5:00 p.m., Monday through Saturday.

ALTERNATIVES CONSIDERED

City Council may consider the following alternatives:

1. Uphold Planning Commission's decision to approve the project with no modifications to the conditions of approval or mitigation measures.
2. Uphold Planning Commission's decision to approve the project with modifications to the conditions of approval or mitigation measures as recommended by the appellant.
3. Reverse Planning Commission's decision and deny the project. If the project is denied, appropriate findings would need to be made.

FISCAL REVIEW

Fiscal review is not required.

LEGAL REVIEW

Legal review is not required.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the City by Michael Brandman Associates. The IS/MND identified impacts that would be reduced to a level considered less than significant with appropriate mitigation measures, if the project is approved. The IS/MND was made available for public review from May 21, 2007, to June 10, 2007, as required by CEQA. The IS/MND was adopted by the Planning Commission at their June 11, 2007 meeting.

The list of mitigation measures and mitigation monitoring program is attached to this report for reference. The full text of the Initial Study/Mitigated Negative Declaration is a separately bound document and is not attached to this report due to its size.

CONCLUSION

The Planning Commission determined that the project, with the recommended conditions of approval and mitigation measures, will be compatible with the uses in the surrounding area, as well as provide a substantial improvement to the subject property.



MEL LEE, AICP
Senior Planner



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

Attachments: Zoning/Location Map
Plans (Including Revised Driveway and Median Designs Presented
at Planning Commission Meeting)
Draft City Council Resolution
Exhibit "A" – Draft Findings
Exhibit "B" – Draft Conditions of Approval
Exhibit "C" – Summary of Mitigation Measures
Exhibit "C-1" – Mitigation Monitoring Program
Appeal Application and Attachments
Minutes of Planning Commission Meeting of June 11, 2007
Planning Division Staff Report
Planning Commission Resolution
Exhibit "A" – Findings
Exhibit "B" – Conditions of Approval
Exhibit "C" – Mitigation Measures
Correspondence Received From Public
Mitigated Negative Declaration (Separately Bound Document)

Distribution: City Manager
Assistant City Manager
City Attorney
Deputy City Mgr.-Development Svs. Dir.
Public Services Director
City Clerk (2)
Staff (4)
File (2)

Derrick Lake
President, French Quarter HOA
1420 Deauville Place
Costa Mesa, CA 92626

C.J. Segerstrom & Sons
Attn: David Wilson
3315 Fairview Road
Costa Mesa, CA 92626

Carmax
Attn: Mark Bell
12800 Tuckahoe Creek Parkway
Richmond, VA 23238

Total Real Estate Development
Attn: Shadron Sellman
1240 Bergen Parkway, Suite A250
Evergreen, CO 80439

Michael Brandman Associates
Attn: Tom Holm, AICP
220 Commerce, Suite 200
Irvine, CA 92602

Halecrest & Hall of Fame Homeowners Association
Attn: Mike Brumbaugh, President
3101 Loren Lane
Costa Mesa, CA 92626

Mesa Verde Community, Inc.
Attn: Darnell Wyrick, President, MVCI Board of Directors
P.O. Box 4102
Costa Mesa, CA 92628-4102

File: 070307PA0701Appeal

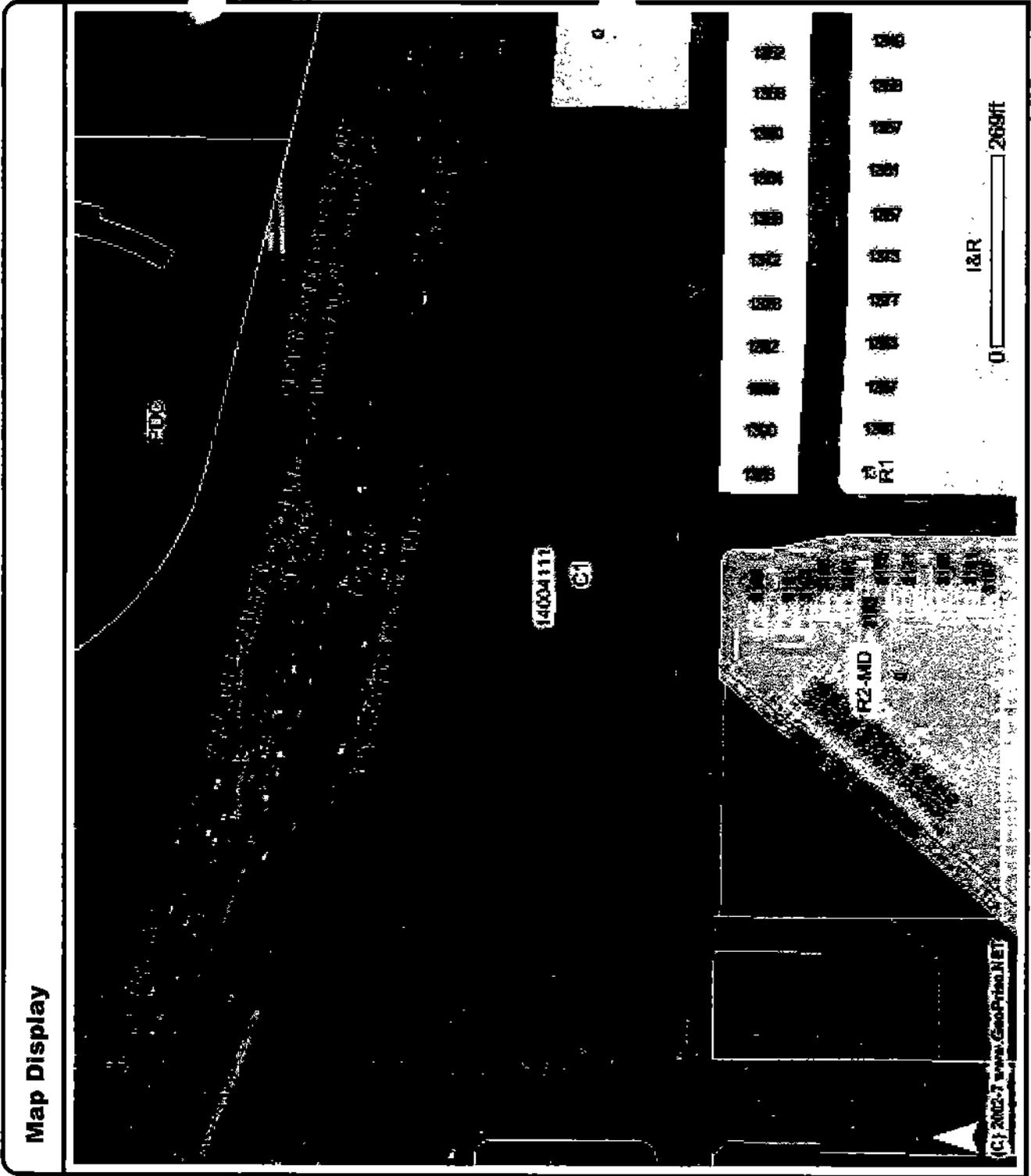
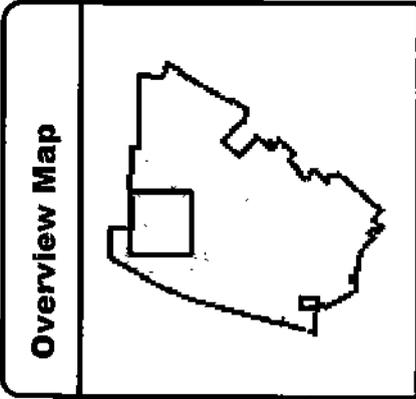
Date: 062207

Time: 8:30 a.m.

Zoning/Location Map

City of Costa Mesa

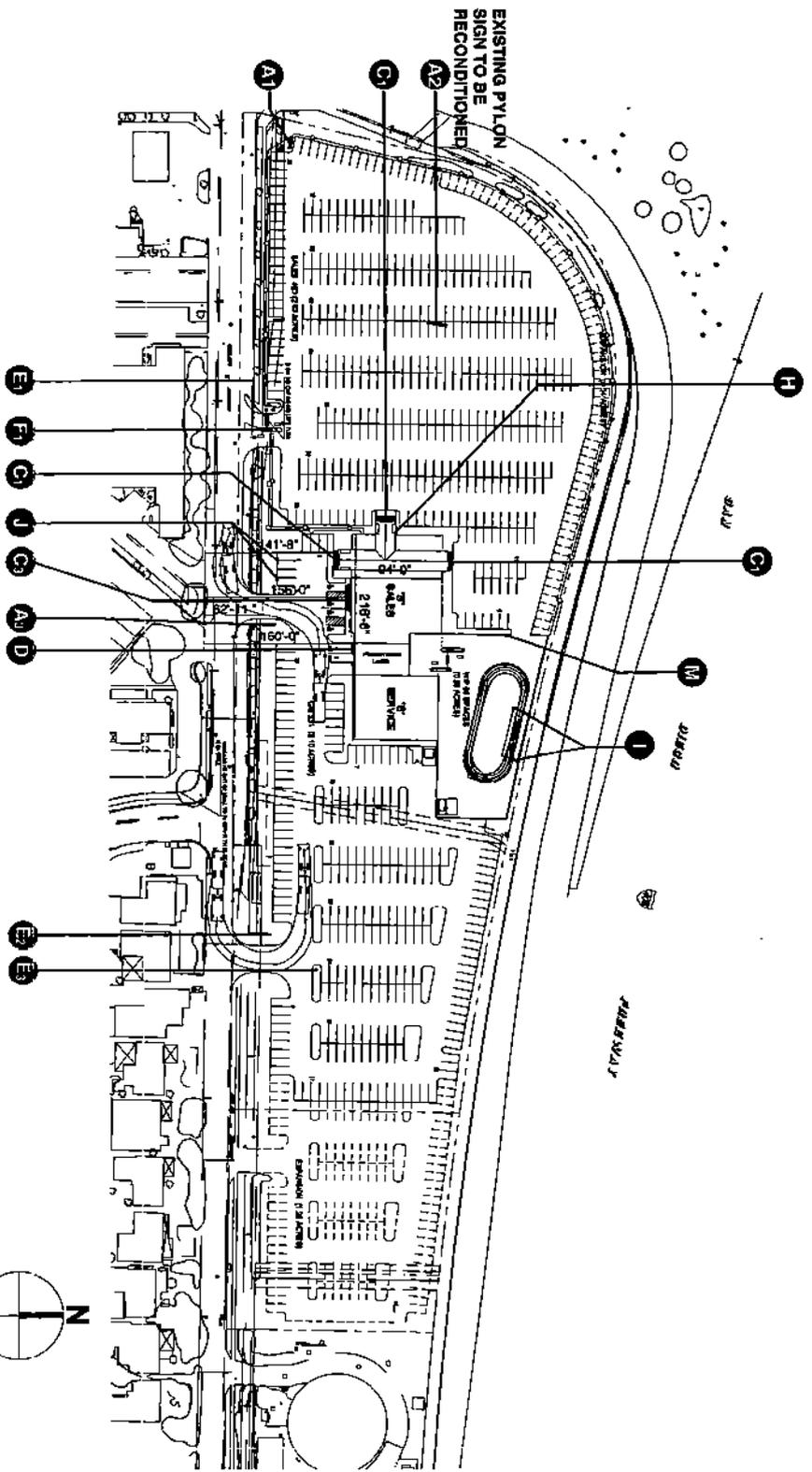
CITY OF COSTA MESA - [Created: 3/1/2007 7:55:37 AM] [Scale: 269.4] [Page: 8.5 x 11 / Landscape]



Legend

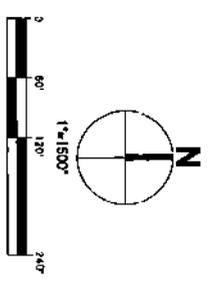
Address Small	Primary
Address Points	SECONDARY
Freeway	Roads
Roads	Collector
Collector	Freeway
Freeway	Major
Major	Neighborhood
Neighborhood	BLVD
BLVD	(cont)
(cont)	Waterway Lines
	Hydrology
	Street Names

Plans



- A1** 28' INTERNALLY ILLUMINATED PYLON SIGN
- A2** RECONDITIONED PYLON SIGN
- A3** 7' INTERNALLY ILLUMINATED MONUMENT SIGN
- C1** 7' X 20' INTERNALLY ILLUMINATED WALL SIGN
- C2** 10' X 28' INTERNALLY ILLUMINATED WALL SIGN
- D** 8' X 12' INTERNALLY ILLUMINATED SERVICE SIGN
- E1** 8' S/F NON-ILLUMINATED DIRECTIONAL SIGN
- E2** 8' 6"/F NON-ILLUMINATED DIRECTIONAL SIGN
- E3** 8' 6"/F NON-ILLUMINATED DIRECTIONAL SIGN
- F** DO NOT ENTER SIGN WITH PLAQUE
- G** NON-ILLUMINATED ROW MARKER SIGN*
- H** NON-ILLUMINATED CAUTION FLAG SIGN
- I** NON-ILLUMINATED CAR WASH SIGN
- J** NON-ILLUMINATED STORE CHAMPION SIGN
- M** NON-ILLUMINATED WELCOME SIGN

* Indicates signs not shown on site plan.

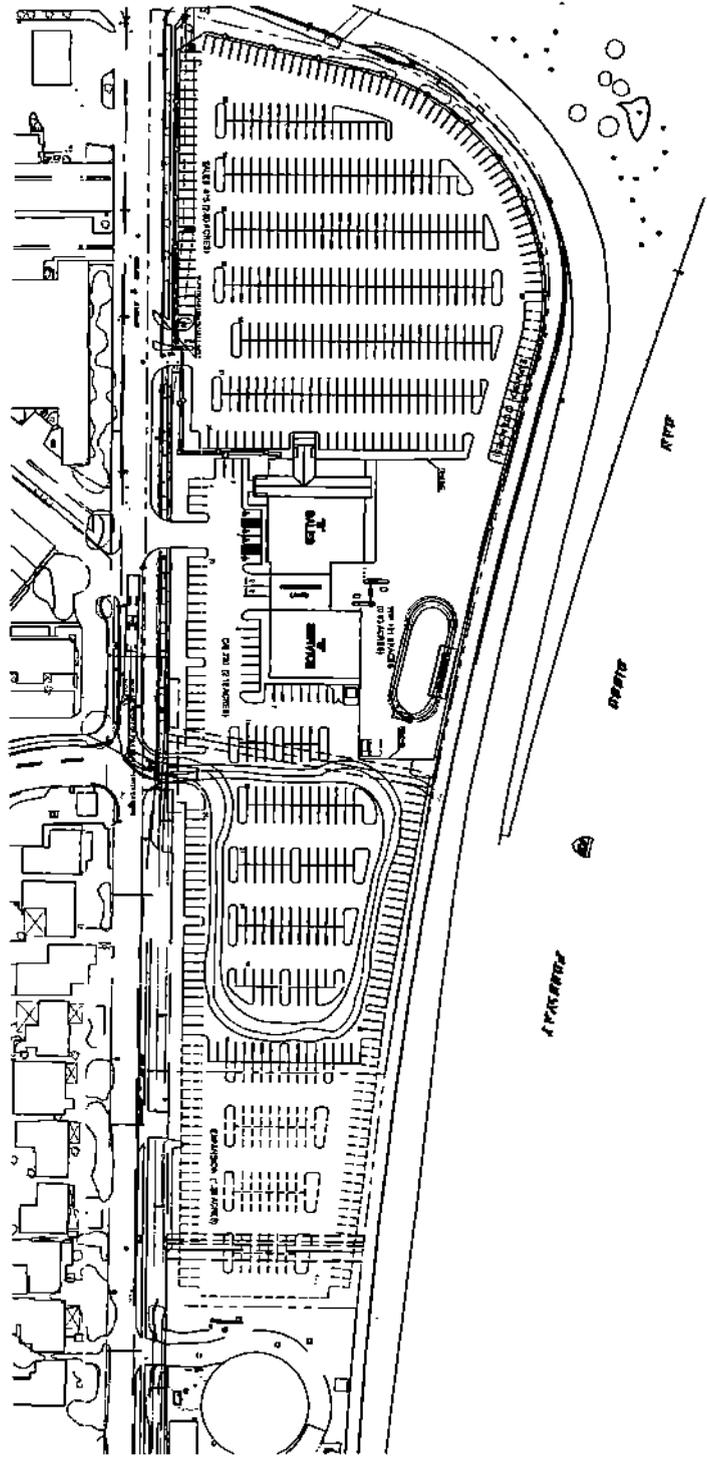


100% DESIGN
CONSTRUCTION

47297 Conch Avenue, GA
SITE PLAN

CARmax

CARMAX 7597 05 01-50 1 11107



SITE PLAN CHECKLIST	
ITM	COMPILED/ACCOMPLISHED
BOUNDARY SURVEY	●
TOPOGRAPHIC SURVEY	●
BUILDING SETBACK	●
PARKING SETBACK	●
LOT COVERAGE	●
INTERIOR LANDSCAPING	●
PERIMETER LANDSCAPING	●
RETAINMENT	●
FLOOD PLAN	●
ESSENTIALS	●
STREET MARKINGS	●
GEOTECHNICAL REPORT	●
ENVIRONMENTAL	●

GENERAL NOTES:
1. PROTOTYPICAL S/S LAYOUT

SITE INFORMATION	
ACRES	08.479 ACRES
CANVAX DEVELOPER	XXXX ACRES
DEVELOPER	XXXX ACRES
UNDEVELOPED	XXXX ACRES
LANDSCAPE SURFACES	XXXX ACRES
PUBLIC/PRIVATE ROADS	00.44 ACRES
(INCL. LANDSCAPING)	XXXX ACRES
OPEN SPACES	01.28 ACRES
USDA SURPLUS	XXXX ACRES
EXPANSION	01.28 ACRES
SUBTOTAL	08.183 ACRES

BUILDING INFORMATION:	
TYPE:	5/7
SALES:	18,543 SF
SERVICE:	8,148 SF
CANVAX:	XX,808 SF
CONCRETE:	XX,840 SF
FINISH/FLOORING:	20,670 SF
TOTAL:	20,670 SF

SALES ESTIMATE (11/28/00) 350 SALES	
SALES	415
SALES LOT:	220 (2,116 AC)
COST/SP:	25
N-S:	121 (0.83 AC)

N-S CALCULATION: 191 SPACES/AC = 121 SPACES

SCALE: 1" = 200'-0"

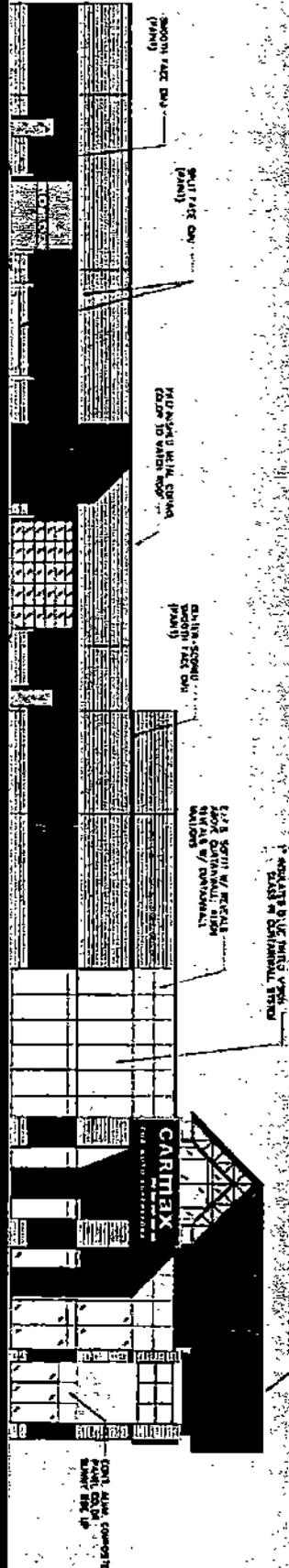
CHARLES O'BRIEN ARCHITECT

100 WEST WASHINGTON AVENUE
SUITE 200
COSTA MESA, CALIFORNIA 92626
TEL: 714/440-1111
FAX: 714/440-1112

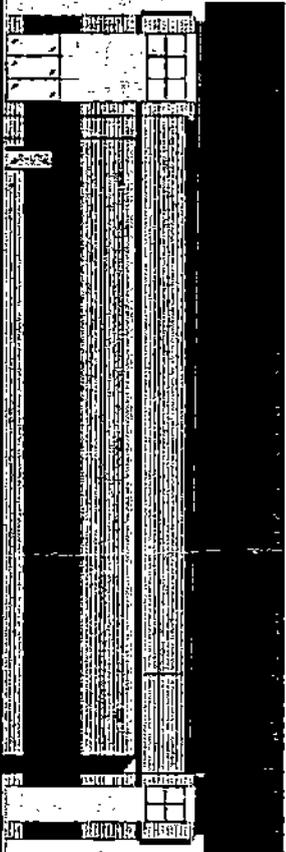
CARMEX

STORE NO. 7217
COSTA MESA, CA

PRELIMINARY SITE PLAN
SP-13



North Elevation



East Elevation

CARMAX

Elevations
COSTA MESA





PLEPER
O'Brien
JERRI

PROMPTED METAL COPING
CORN TO MATCH ROOF
AT SALES BUILDING

E. 18'-0"
VALUONER

West Elevation



South Elevation



East Elevation



North Elevation



CARmax

Elevations Car Wash Building
COSTA MESA



PLANNED SIGNING PROGRAM



**3200 Harbor Blvd.
Costa Mesa, CA 92626**



11046 Leadbetter Road, Ashland, VA 23005
Phone: (804)798-5533 Fax: (804)798-5582
imageworks4signs.com

May 11, 2007

**PROPERTY OWNER'S SIGNATURE
REQUIRED? (Y/N) NO**



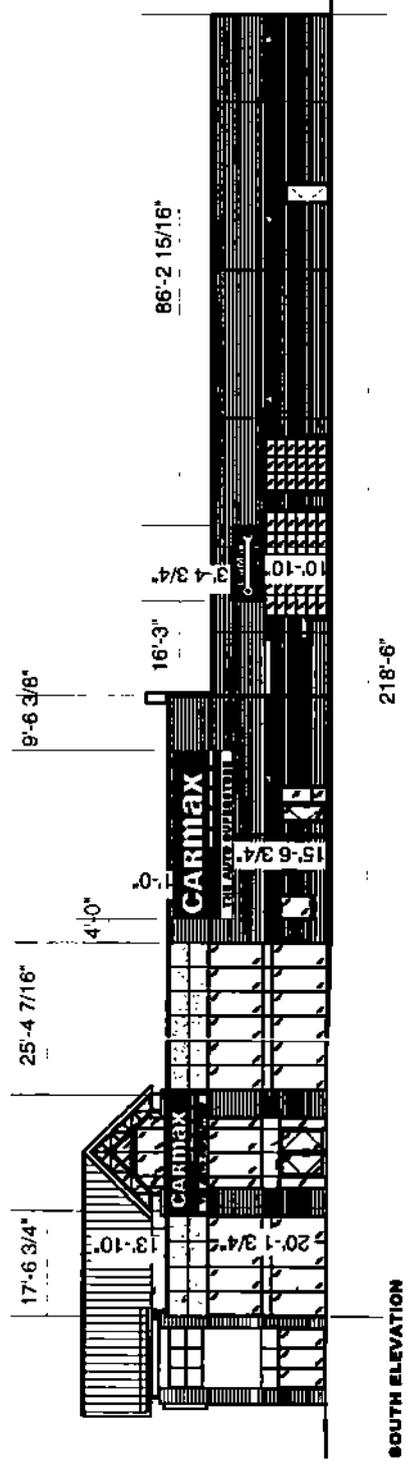
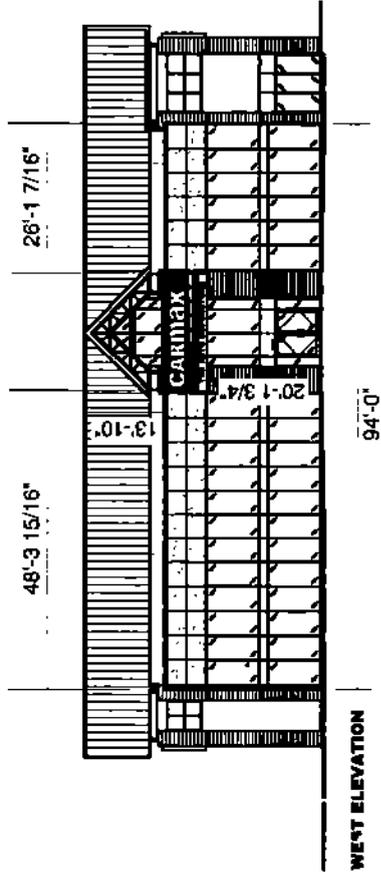
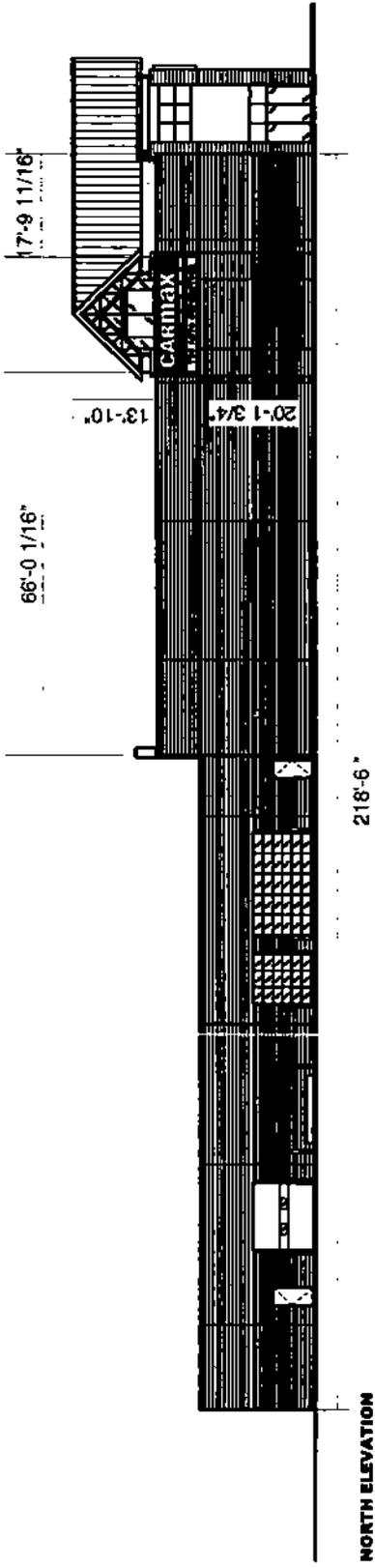
Sign Type	Description	Sign Location				Quantity	Sign Area (sq. Ft.)	Height of Sign from the ground (feet)	Height or Length limitations (feet)	Illumination (Y or N)
		Freestanding	Building	Canopy	Projecting					
A1	25' tall, 7'-1 1/4" x 19'-6 5/8" pylon sign	★				1	138.9 SF	25'	25'	Y
A2	69'-6" tall, re-conditioned existing pylon sign	★				1	203.3 SF	69'-6"	N/A	Y
A3	7' tall, 5'-1 1/2" x 11'-6" monument sign	★				1	59 SF	7'	7'	Y
C1	7'-1 1/4" x 19'-6 5/8" channel letter wall sign		★			3	139 SF	20'-1 3/4"		Y
C3	10'-1 1/4" x 27'-9 5/8" channel letter wall sign		★			1	280.9 SF	15'-6 3/4"		Y
D	5'-1 1/4" x 12'-2 1/4" channel letter wall sign		★			1	62.2 SF	10'-10"		Y
E1	4' tall, 1'-4" x 3'-0" convenience (directional) sign					1	4 SF			N
E2	4' tall, 1'-4" x 3'-0" convenience (directional) sign					1	4 SF			N
E3	4' tall, 1'-4" x 3'-0" convenience (directional) sign					1	4 SF			N
F1	6'-6" tall, 'Do Not Enter' sign w/10" x 2' panel					1	7.925 SF			N
G	1' x 1' Row markers					20	1 SF			N
H	10" x 1'-6" aluminum panel - 'Caution' sign					1	1.25 SF			N
I	2' x 1'-6" aluminum panel - 'Carwash' sign					2	3 SF			N
J	6'-6" tall, 1'-8" x 1'-2" 'Store Champion' sign					2	3.88 SF			N
M	1' x 2' aluminum panel - 'Visitors' sign					1	3 SF			N
Total:		3	5			38	1220 SF	Total area of all signs:		

Sign Summary - Page 2

CARMAX
(Development Name)

Note:
For a large project containing a large number of signs add additional pages

**ELEVATION PLANS:
PAGE 3**



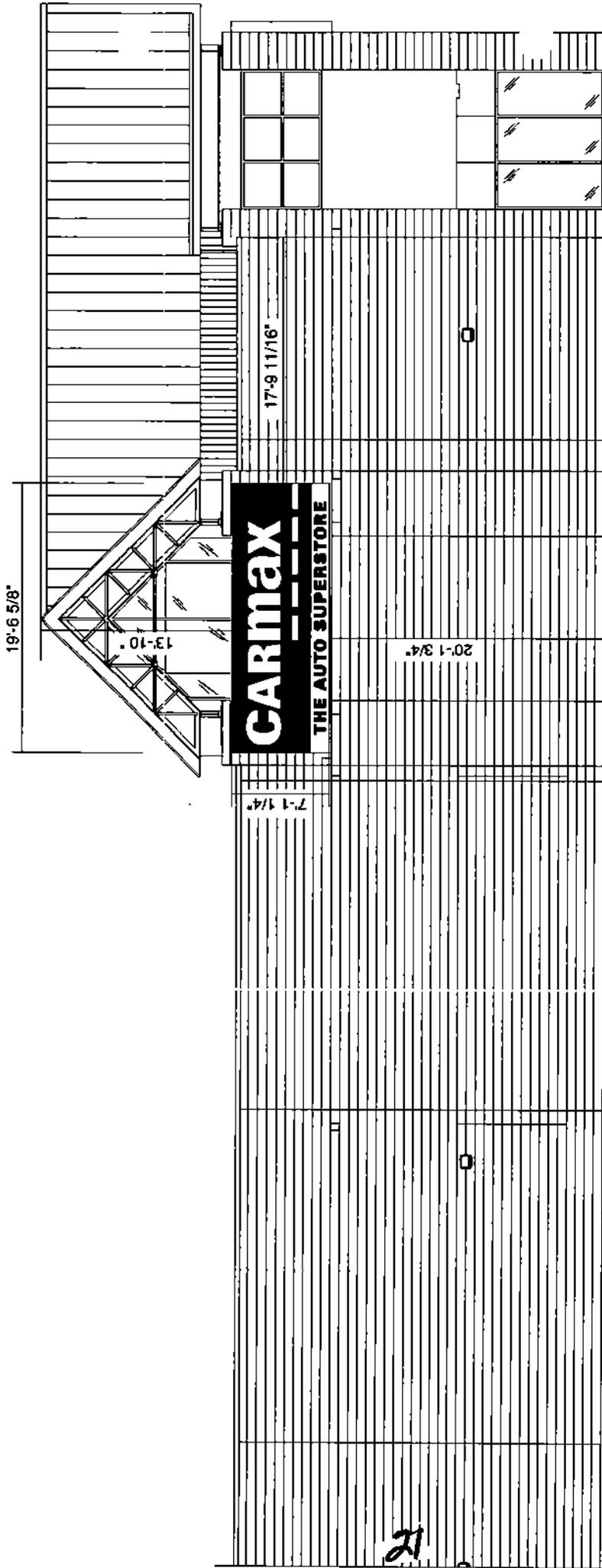
20



11046 Leadshire Blvd., Ashland, VA 23005
Phone (804) 798-5331 Fax (804) 798-5382

#7297 Costa Mesa, CA
ELEVATION PLANS

CARMAX



NORTH ELEVATION SHOWS PROPOSED SIGNAGE 3/32"=1'-0"

C1



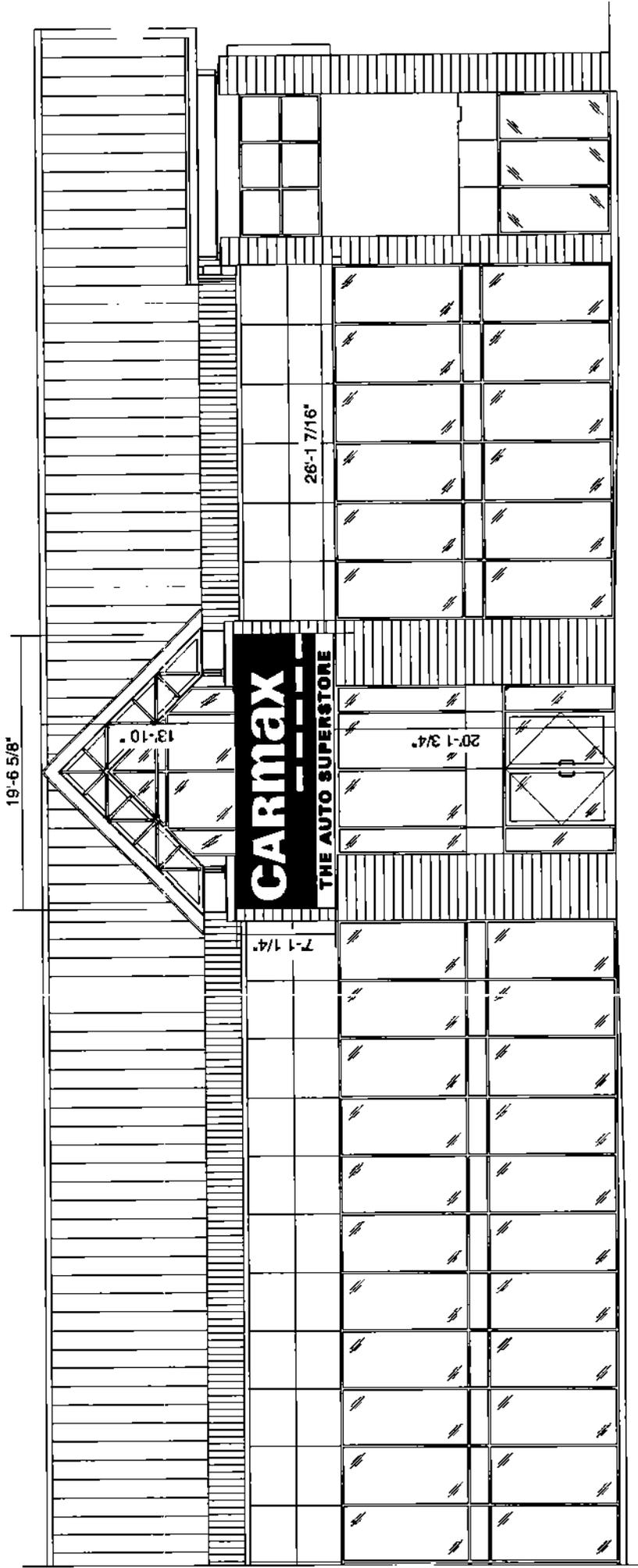
11046 Leadbetter Road, Ashland, VA 23005
Phone (804) 598-5533 Fax (804) 598-5582

#7297 Costa Mesa, CA

7' X 20' ILLUMINATED CHANNEL LETTER WALL SIGN

CARMAX

CARMAX-7297COS-01-F1-E-3-1-31-07



WEST ELEVATION SHOWS PROPOSED SIGNAGE 3/32"=1'-0"

C1

22



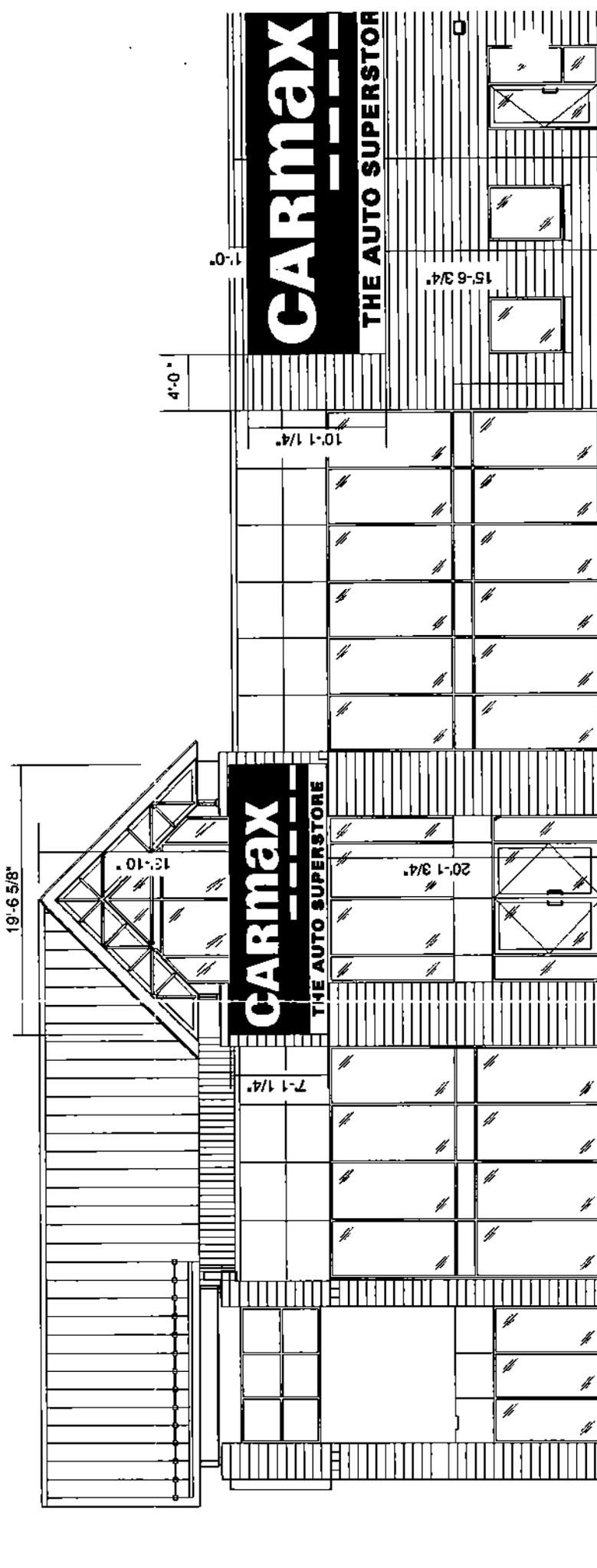
11046 Leadbetter Road, Ashland, VA 23005
Phone (804) 798-5533 Fax (804) 798-5582

#7297 Costa Mesa, CA

7' X 20' ILLUMINATED CHANNEL LETTER WALL SIGN

CARMAX

CAFMARX-7297COS-01-ELE-1-R1-2.2.07



SOUTH ELEVATION SHOWS PROPOSED SIGNAGE 3/32" = 1'-0"

23

C1 C3



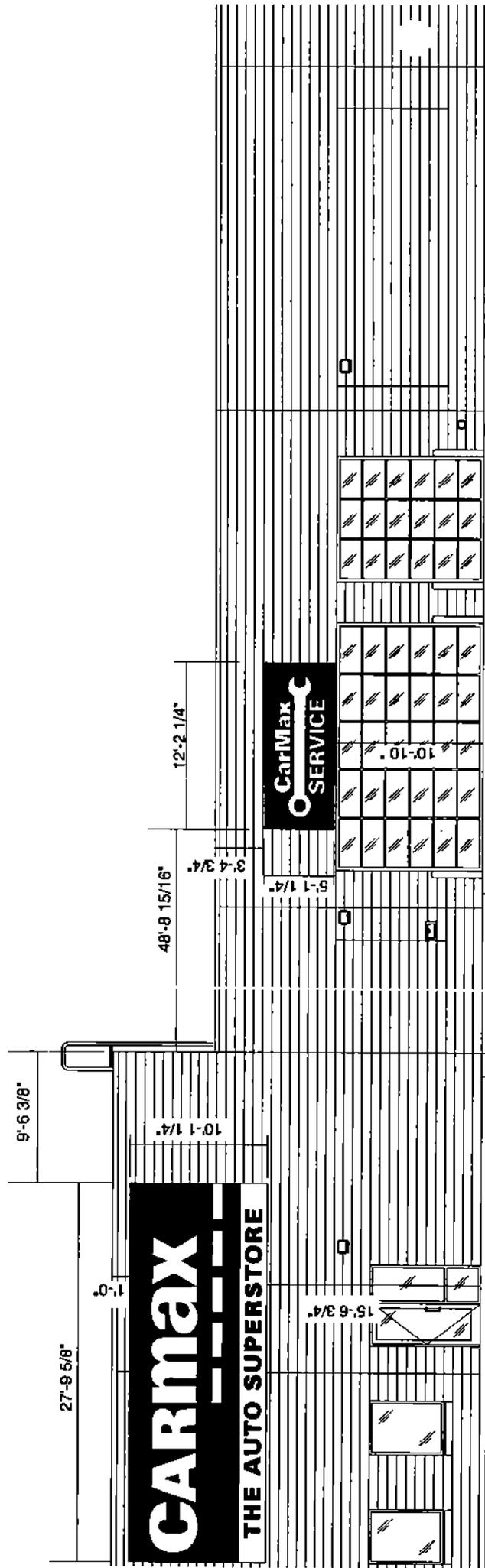
11016 Leadbetter Road, Ashland, VA 23005
Phone (804) 528-5533 Fax (804) 528-5482

#7297 Costa Mesa, CA

7' X 20' ILLUMINATED CHANNEL LETTER WALL SIGN
10' X 28' ILLUMINATED CHANNEL LETTER WALL SIGN

CARMAX

CARMAX-7297.COS-01-ELE-2-R1-2-07



SOUTH ELEVATION SHOWS PROPOSED SIGNAGE 3/32" = 1'-0"

24

C3 D

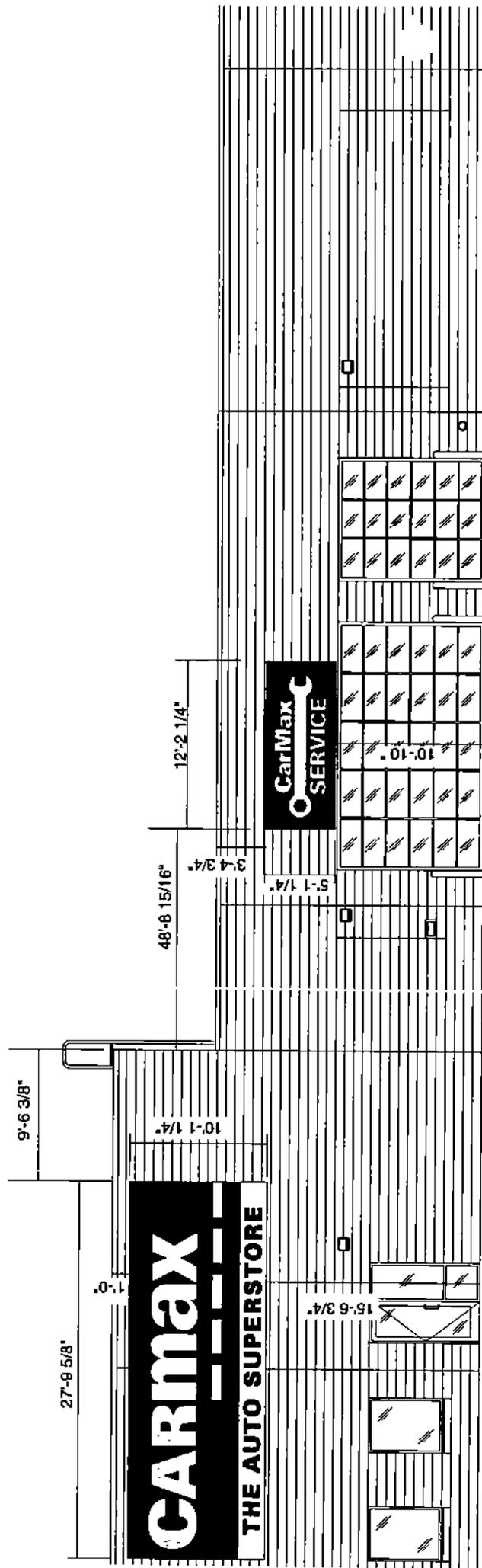


11046 Leadshire Road, Ashland, VA 23005
Phone: (804) 988-5531 Fax: (804) 798-5982

#7297 Costa Mesa, CA

5 X 12 ILLUMINATED CHANNEL LETTER SERVICE SIGN
10' X 28' ILLUMINATED CHANNEL LETTER WALL SIGN

CARMAX



SOUTH ELEVATION SHOWS PROPOSED SIGNAGE 3/32"=1'-0"

25

C3 D



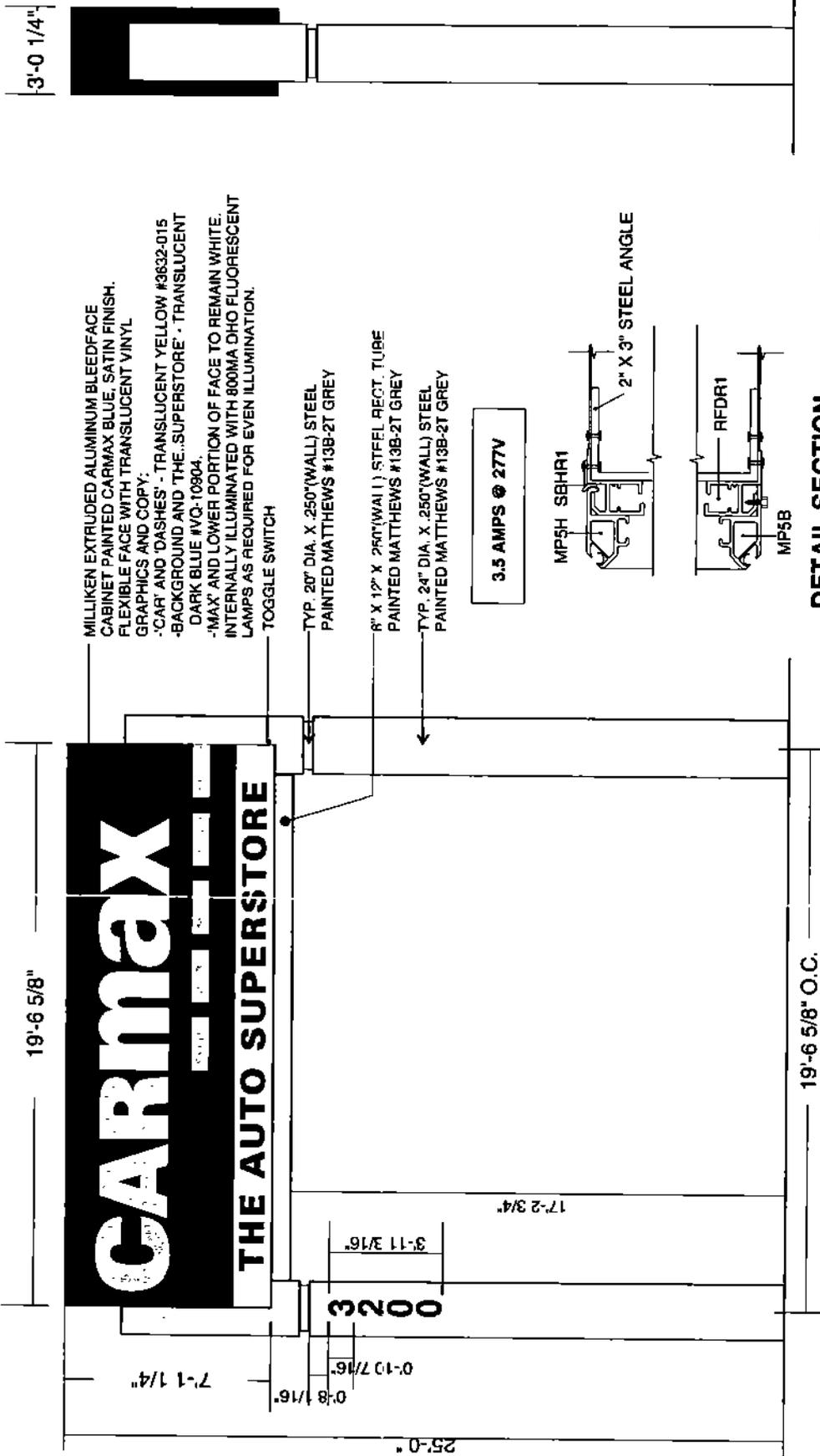
11046 Leadbetter Road, Ashland, VA 23005
Phone (803) 488-5533 Fax (803) 798-5882

#7297 Costa Mesa, CA

5 X 12 ILLUMINATED CHANNEL LETTER SERVICE SIGN
10' X 28' ILLUMINATED CHANNEL LETTER WALL SIGN

CARMAX

CARMAX-7297COS-01 ELE-5-R1-2 2 07



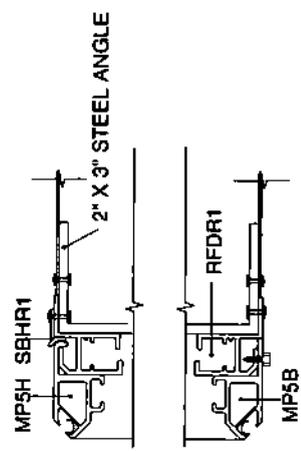
MILLIKEN EXTRUDED ALUMINUM BLEEDFACE CABINET PAINTED CARMAX BLUE SATIN FINISH. FLEXIBLE FACE WITH TRANSLUCENT VINYL GRAPHICS AND COPY:
 -'CAR' AND 'DASHES' - TRANSLUCENT YELLOW #3632-015
 -'BACKGROUND AND 'THE..SUPERSTORE' - TRANSLUCENT DARK BLUE #VQ-10904.
 -'MAX' AND LOWER PORTION OF FACE TO REMAIN WHITE.
 INTERNALLY ILLUMINATED WITH 800MA DHO FLUORESCENT LAMPS AS REQUIRED FOR EVEN ILLUMINATION.
 TOGGLE SWITCH

TYP. 20" DIA. X .250"(WALL) STEEL PAINTED MATTHEWS #13B-2T GREY

8" X 12" X .250"(WALL) STEEL RECT. TUBE PAINTED MATTHEWS #13B-2T GREY

TYP. 24" DIA. X .250"(WALL) STEEL PAINTED MATTHEWS #13B-2T GREY

3.5 AMPS @ 277V



DETAIL SECTION NTS
 MILLIKEN EXTRUSION REFERENCE NUMBERS SHOWN

DIE INTERNALLY ILLUMINATED PYLON SIGN SCALE: 3/16" = 1'-0"
 SIGN AREA: 138.9 SQUARE FOOT
 (1) REQUIRED

SIGN SPECIFICATIONS:
PAGE 4

END VIEW

A1



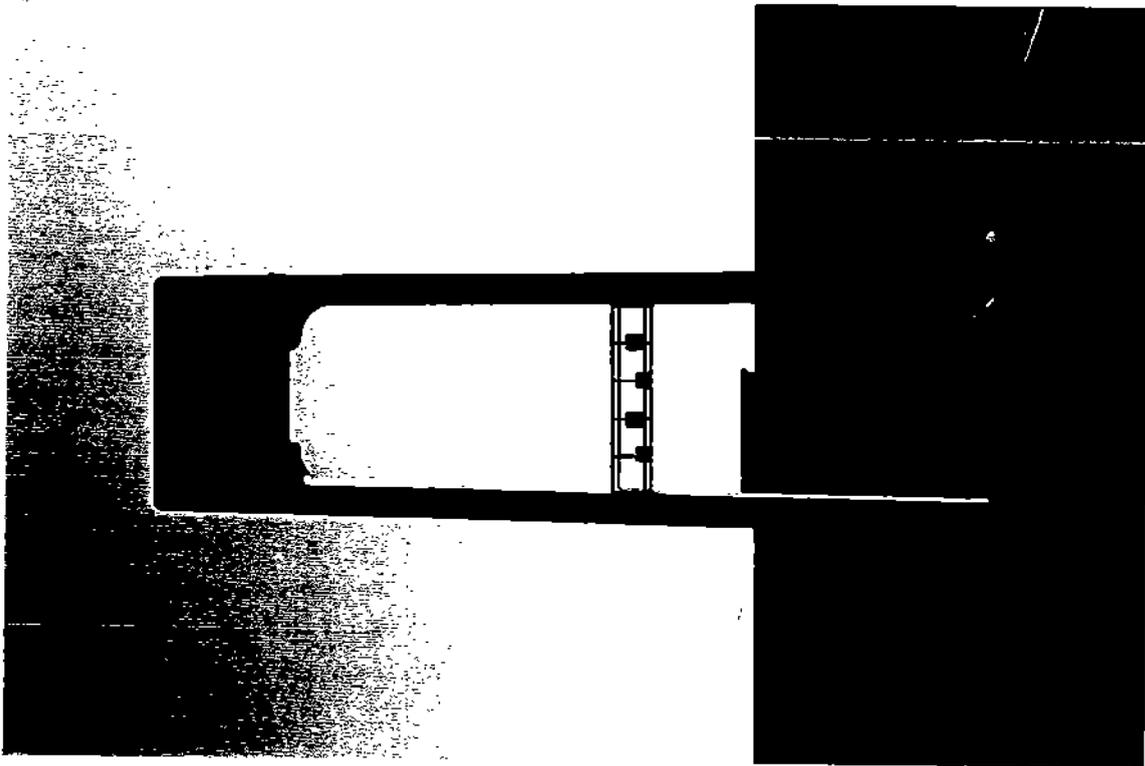
11046 Leather Road, Ashland, VA 23005
 Phone (804)798-5533 Fax (804)798-5532
 imageworks@jps.com

#7297 Costa Mesa, CA

25' D/F INTERNALLY ILLUMINATED PYLON SIGN

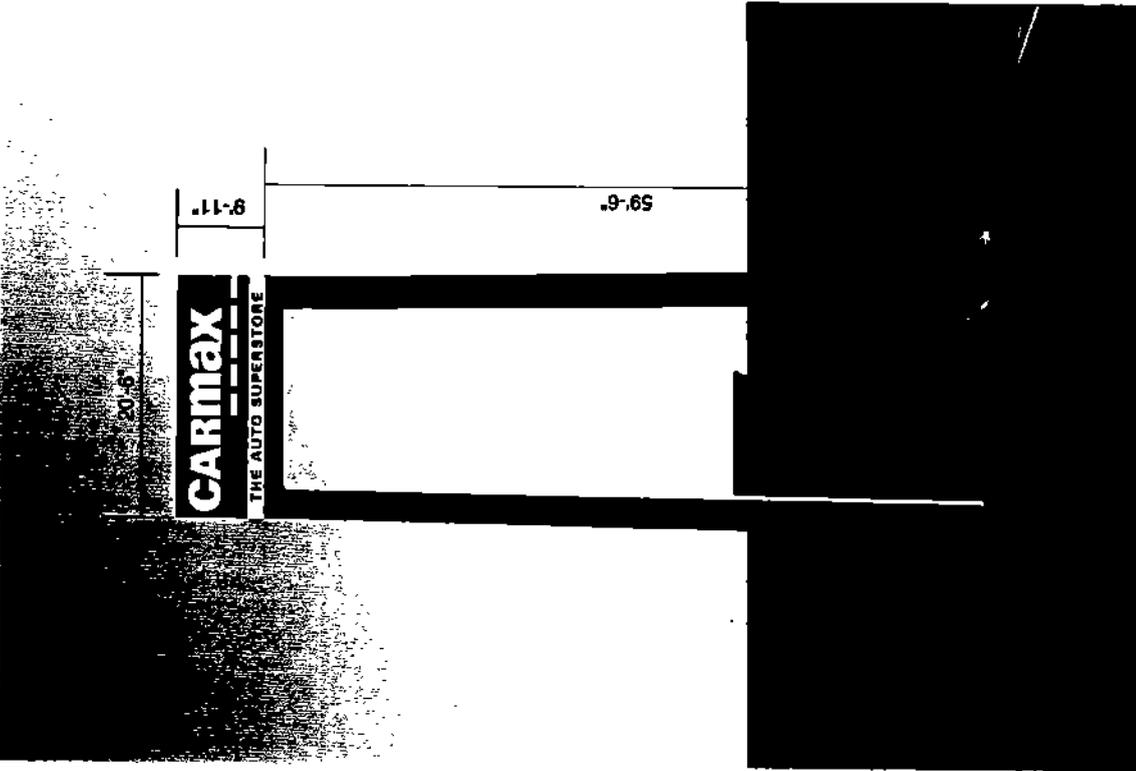


CARMAX-7297COS-01-P-1-R1-2-07



EXISTING PYLON

SIGN SPECIFICATIONS:
PAGE 4B



PROPOSED REPLACEMENT CABINET, MODIFICATIONS.
 EXISTING UPRIGHTS TO BE PAINTED MATTHEWS #13B-2T
 GREY

A2

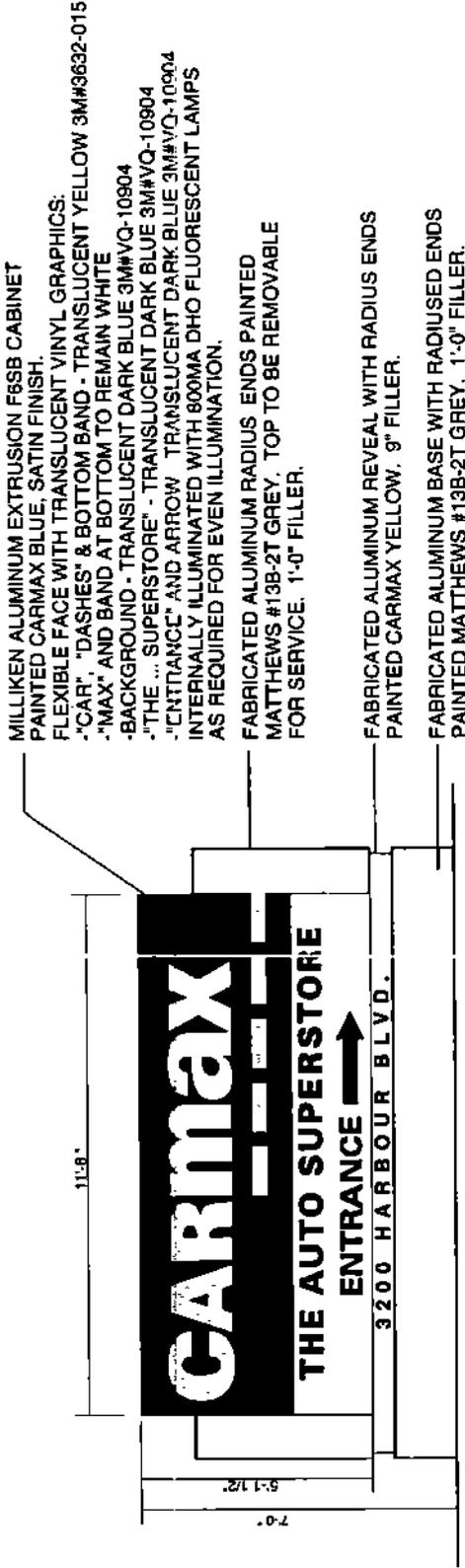


11016 Legabette Road, Avondale, VA 24005
 Phone (804)798-5511 Fax (804)798-5552
 imageworks@ipcs.com

#7297 Costa Mesa, CA
 RE-CONDITIONED PYLON SIGN



CARMAX-7297COS-01-P-2-1 31.07



MILLIKEN ALUMINUM EXTRUSION F68B CABINET
PAINTED CARMAX BLUE, SATIN FINISH.

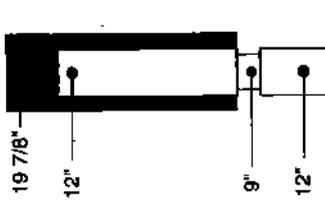
FLEXIBLE FACE WITH TRANSLUCENT VINYL GRAPHICS:

- "CAR", "DASHES" & BOTTOM BAND - TRANSLUCENT YELLOW 3M#3632-015
- "MAX" AND BAND AT BOTTOM TO REMAIN WHITE
- BACKGROUND - TRANSLUCENT DARK BLUE 3M#VQ-10904
- "THE ... SUPERSTORE" - TRANSLUCENT DARK BLUE 3M#VQ-10904
- "ENTRANCE" AND ARROW - TRANSLUCENT DARK BLUE 3M#VQ-10904
- INTERNALLY ILLUMINATED WITH 800MA DHO FLUORESCENT LAMPS AS REQUIRED FOR EVEN ILLUMINATION.

FABRICATED ALUMINUM RADIUS ENDS PAINTED MATTHEWS #13B-2T GREY. TOP TO BE REMOVABLE FOR SERVICE. 1'-0" FILLER.

FABRICATED ALUMINUM REVEAL WITH RADIUS ENDS PAINTED CARMAX YELLOW. 9" FILLER.

FABRICATED ALUMINUM BASE WITH RADIUS ENDS PAINTED MATTHEWS #13B-2T GREY. 1'-0" FILLER.

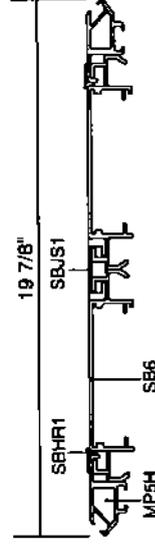


END VIEW

D/F INTERNALLY ILLUMINATED MONUMENT SIGN 1/4"=1'-0"

59 S.F.

(1) REQUIRED



WSB6-6DB DETAIL SECTION NTS

A3

SIGN SPECIFICATIONS:
PAGE 4C



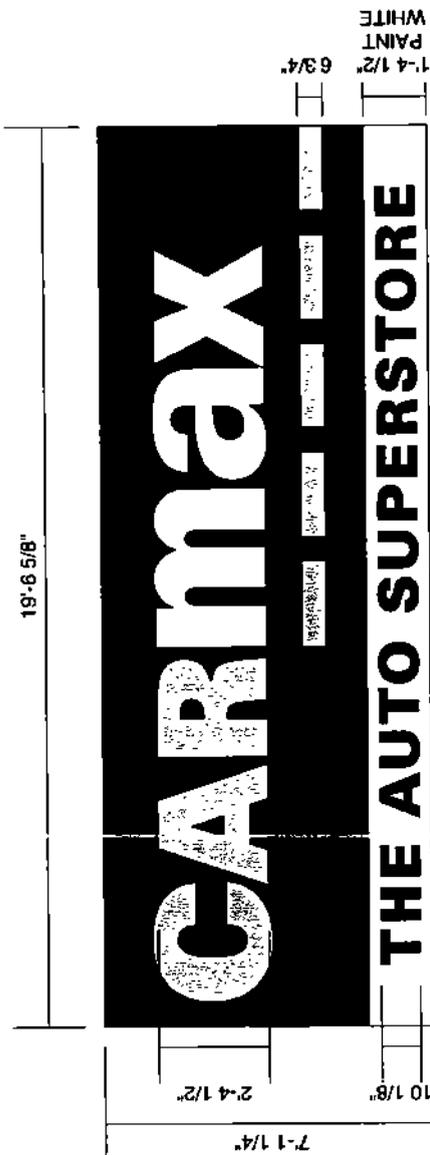
11046 Leadbetter Blvd., Ashland, VA 23005
Phone (803) 938 5511 Fax (803) 938 5582
imageworkslogos.com

#7297 Costa Mesa, CA

D/F INTERNALLY ILLUMINATED MONUMENT SIGN

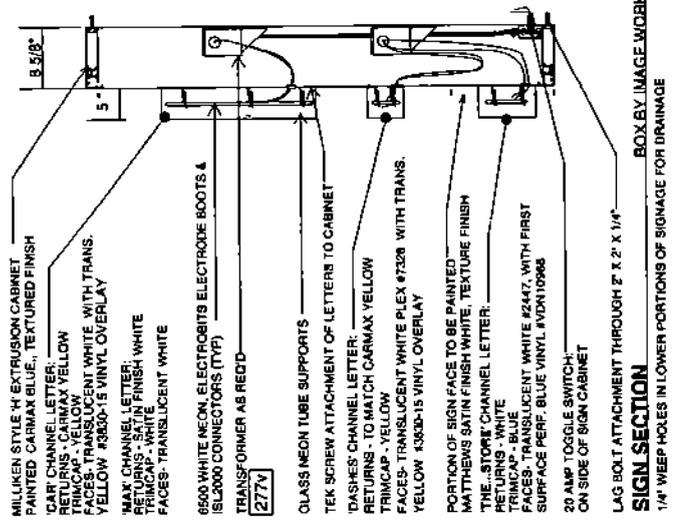
Carmax

CATHMAX-729/COS-01-M-1-2-01



S/E ILLUMINATED CHANNEL LETTER WALL SIGN
 SIGN AREA: 139 SQ. FT.
 (3) REQUIRED

ALL EXPOSED HARDWARE
 TO BE COUNTER-SUNK



29 SIGN SPECIFICATIONS:
 PAGE 4D

C1



11046 Leadbetter Road, Ashland, VA 23005
 Phone: (804) 798-5533 Fax: (804) 798-5582
 imageworks@sigm.com

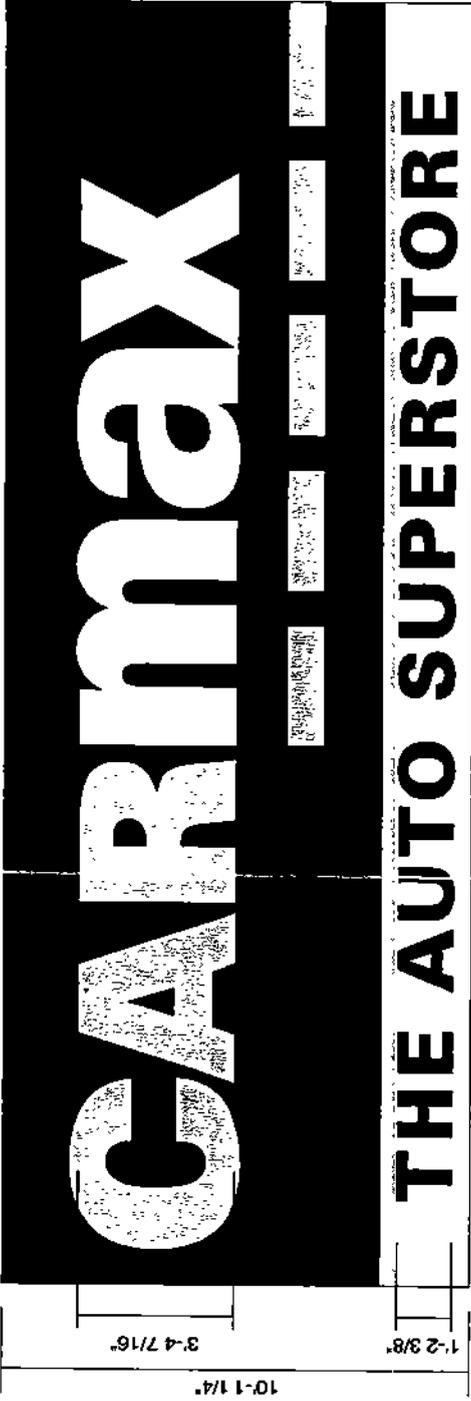
#7297 Costa Mesa, CA

7' X 20' ILLUMINATED CHANNEL LETTER WALL SIGN



CARMAX-7297COS-01-WS-1-1 31 07

27'-9 5/8"

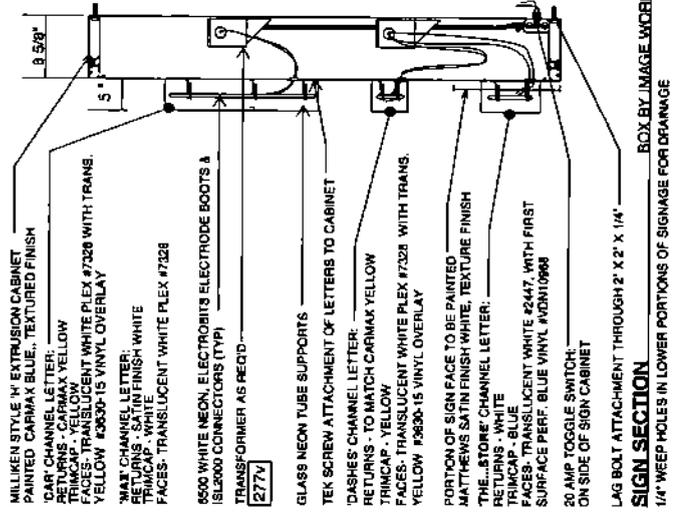


9 1/2"

S/F ILLUMINATED CHANNEL LETTER WALL SIGN

SIGN AREA: 280.9 SQ. FT.

ALL EXPOSED HARDWARE TO BE COUNTER-SUNK



1/4"=1'-0"

- MILLIKEN STYLE 1/4" EXTRUSION CABINET PAINTED: CARMAX BLUE, TEXTURED FINISH
- 'CAR' CHANNEL LETTER: RETURNS - CARMAX YELLOW TRIMCAP - YELLOW FACES - TRANSLUCENT WHITE PLEX #7328 WITH TRANS. YELLOW #3850-15 VINYL OVERLAY
- 'MAX' CHANNEL LETTER: RETURNS - SATIN FINISH WHITE TRIMCAP - WHITE FACES - TRANSLUCENT WHITE PLEX #7328
- 6500 WHITE NEON, ELECTROBRITE ELECTRODE BOOTS & ISL2000 CONNECTORS (TYP)
- TRANSFORMER AS REQ'D - [277V]
- GLASS NEON TUBE SUPPORTS
- TEK SCREW ATTACHMENT OF LETTERS TO CABINET
- 'DASHES' CHANNEL LETTER: RETURNS - TO MATCH CARMAX YELLOW TRIMCAP - YELLOW FACES - TRANSLUCENT WHITE PLEX #7328 WITH TRANS. YELLOW #3850-15 VINYL OVERLAY
- PORTION OF SIGN FACE TO BE PAINTED MATTERS SATIN FINISH WHITE, TEXTURE FINISH
- 'THE...STORES' CHANNEL LETTER: RETURNS - WHITE FACES - TRANSLUCENT WHITE #2447 WITH FIRST SURFACE PERF. BLUE VINYL #28N10968
- 20 AMP TOGGLE SWITCH ON SIDE OF SIGN CABINET
- LAG BOLT ATTACHMENT THROUGH 2" X 2" X 1/4"

SIGN SECTION BOX BY IMAGE WORKS 1/4" WEEP HOLES IN LOWER PORTIONS OF SIGNAGE FOR DRAINAGE

SIGN SPECIFICATIONS: PAGE 4E



11046 Ledbetter Road, Ashland, VA 23004
Phone (803)798-5511 Fax (803)798-5502
imageworks@image.com

#7297 Costa Mesa, CA

10' X 28' ILLUMINATED CHANNEL LETTER WALL SIGN

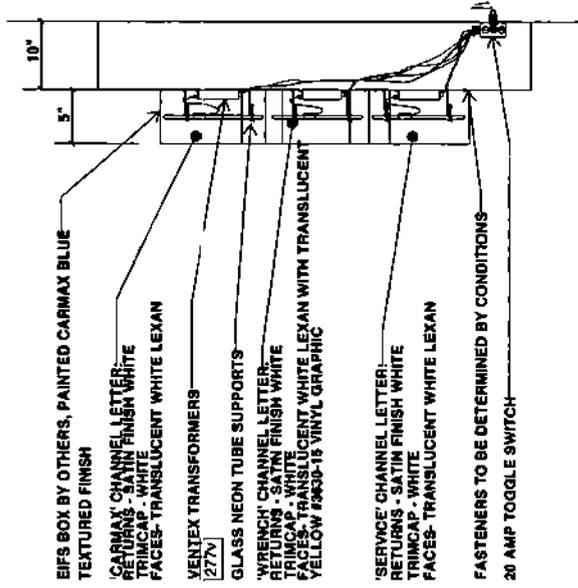


CARMAX-7297COS-01-WS-3-2 2 07



S/E INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGN 3/8" = 1'-0"

SIGN AREA: 62.2 SQ. FT.



BIFS BOX BY OTHERS, PAINTED CARMAX BLUE TEXTURED FINISH

'CARMAX' CHANNEL LETTER RETURNS - SATIN FINISH WHITE TRIMCAP - WHITE FACES- TRANSLUCENT WHITE LEXAN

VENTEX TRANSFORMERS

277N

GLASS NEON TUBE SUPPORTS

'WRENCH' CHANNEL LETTER RETURNS - SATIN FINISH WHITE TRIMCAP - WHITE FACES- TRANSLUCENT WHITE LEXAN WITH TRANSLUCENT YELLOW #9030-15 VINYL GRAPHIC

'SERVICE' CHANNEL LETTER RETURNS - SATIN FINISH WHITE TRIMCAP - WHITE FACES- TRANSLUCENT WHITE LEXAN

FASTENERS TO BE DETERMINED BY CONDITIONS

20 AMP TOGGLE SWITCH

1/4" WEEP HOLES IN LOWER PORTIONS OF SIGNAGE FOR DRAINAGE FOR DRAINAGE

SIGN SECTION SIGN BOX BY IMAGEWORKS N.T.S.

SIGN SPECIFICATIONS:
PAGE 4F

D



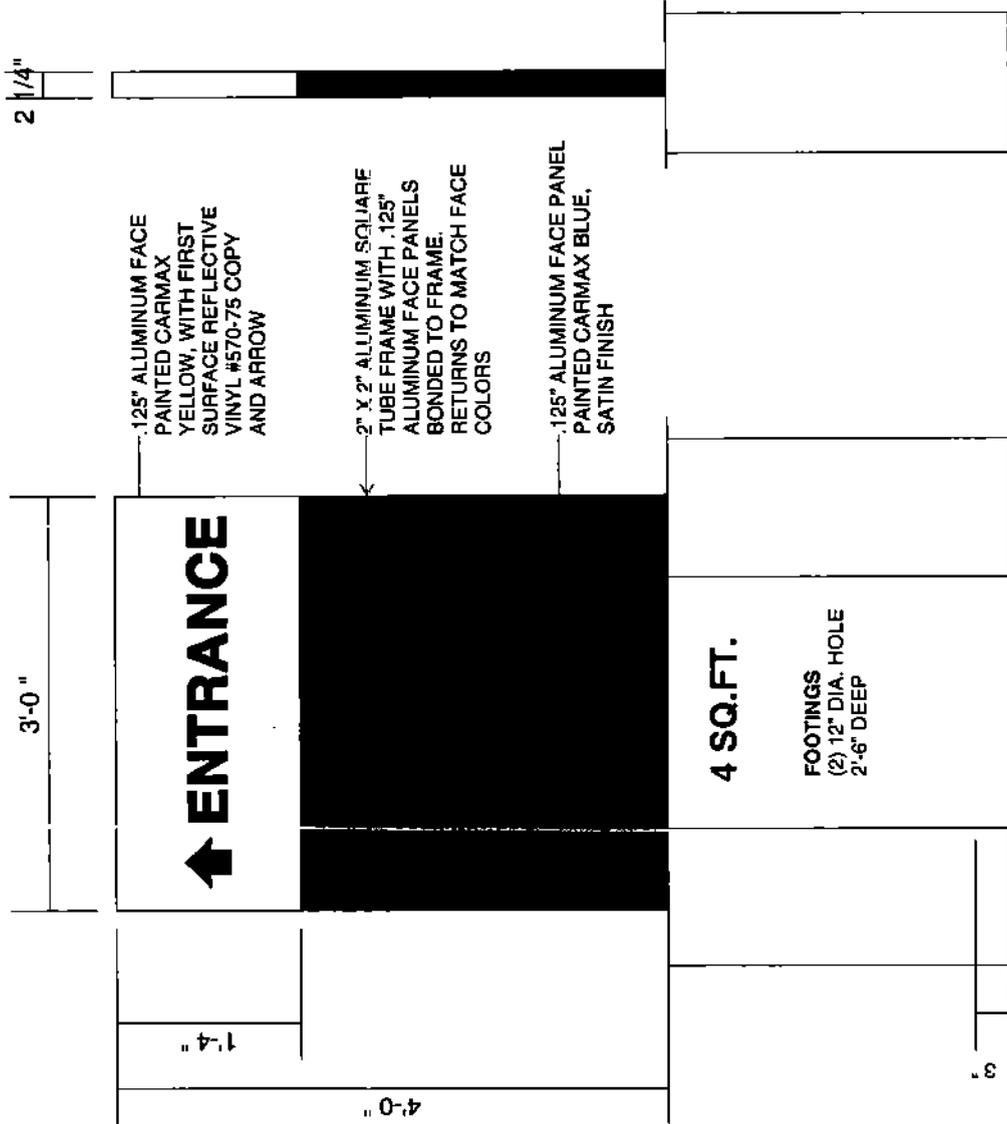
11046 Leadwiter Road, Ashland, VA 24005
Phone: (804) 938-5511 Fax: (804) 938-5582
imageworks@gas.com

#7297 Costa Mesa, CA

5' X 12' ILLUMINATED CHANNEL LETTER SERVICE SIGN

Carmax

CATMAX-7297COS-01-WS-3-1 31 07



SIGN SPECIFICATIONS:
PAGE 4G

SIF NON-ILLUMINATED DIRECTIONAL SIGN 3/4"=1'-0"

END VIEW

E1

32



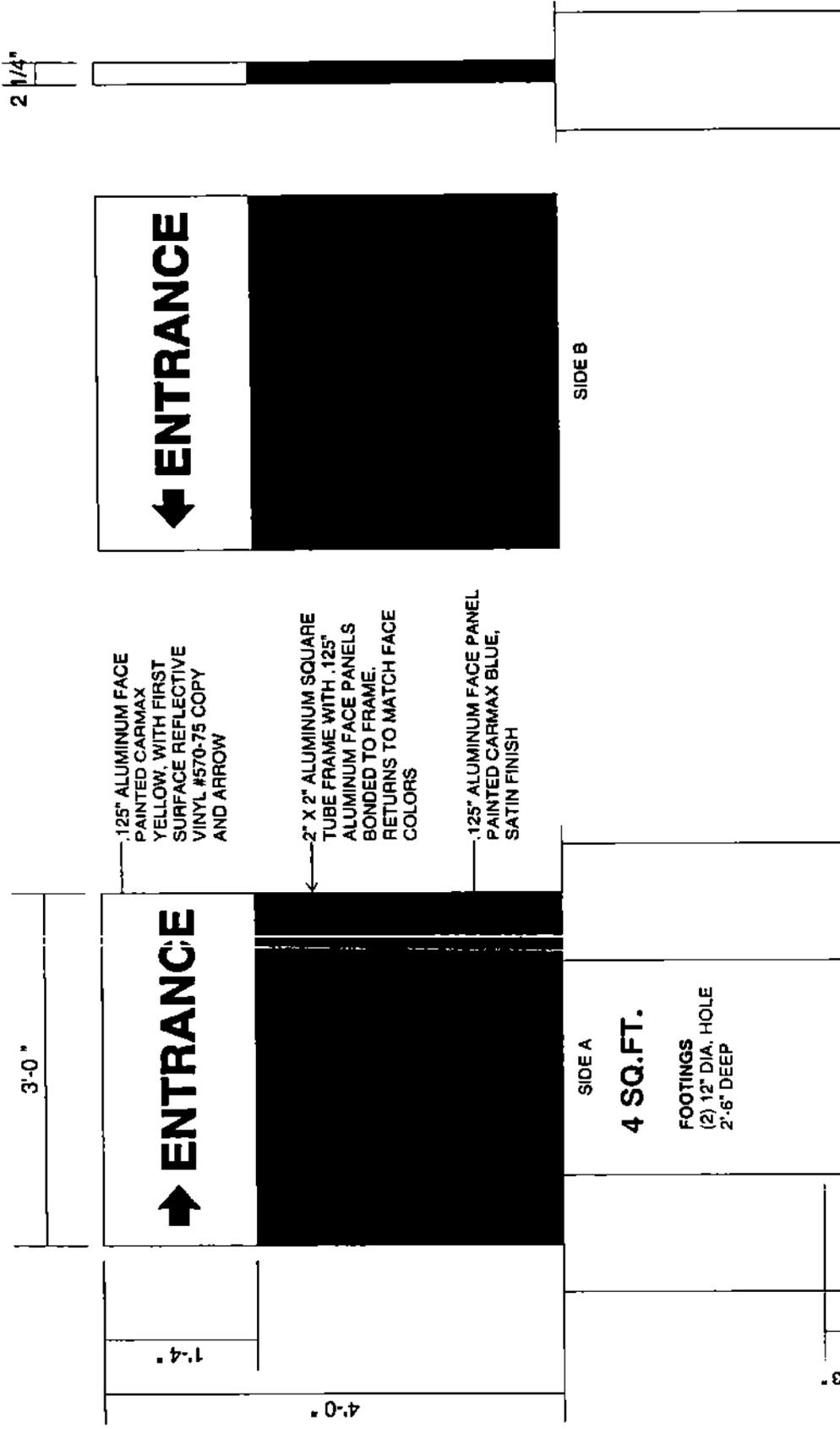
11046 Lealbetter Road, Ashland, VA 24004
 Phone (804)798-5333 Fax (804)798-5382
 imageworks signs.com

#7297 Costa Mesa, CA

SIF 4' NON-ILLUMINATED DIRECTIONAL SIGN



CAHMAX-7297COS-01-PP-1-1.31.07



.125" ALUMINUM FACE
PAINTED CARMAX
YELLOW, WITH FIRST
SURFACE REFLECTIVE
VINYL #570-75 COPY
AND ARROW

2" X 2" ALUMINUM SQUARE
TUBE FRAME WITH .125"
ALUMINUM FACE PANELS
BONDED TO FRAME.
RETURNS TO MATCH FACE
COLORS

.125" ALUMINUM FACE PANEL
PAINTED CARMAX BLUE,
SATIN FINISH

SIDE A
4 SQ.FT.
FOOTINGS
(2) 12" DIA. HOLE
2'-6" DEEP

E2

END VIEW

W W

SIGN SPECIFICATIONS:
PAGE 4H D/F NON-ILLUMINATED DIRECTIONAL SIGN 3/4" = 1'-0"



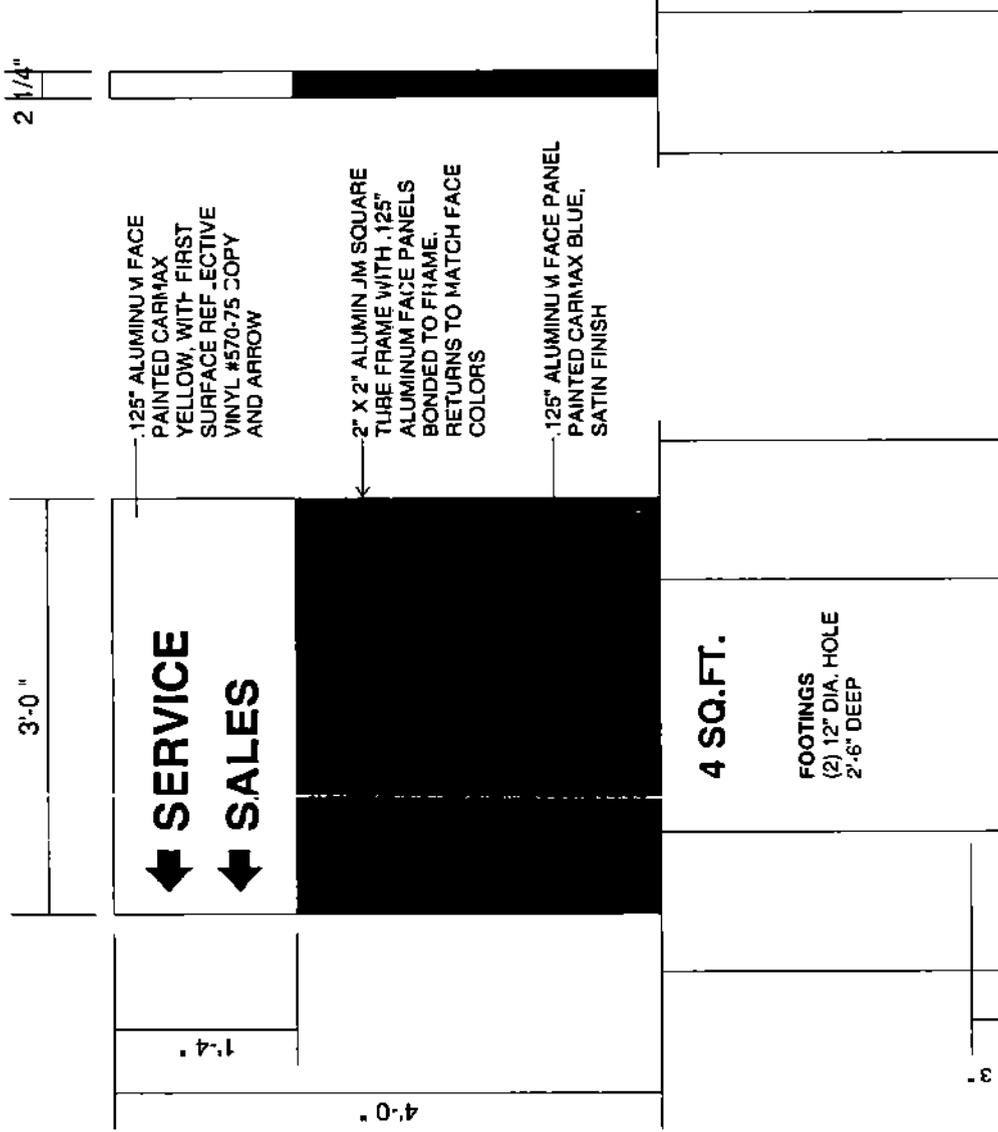
11046 Leadbetter Road, Ashland, VA 23005
Phone (804)798-5511 Fax (804)708-5542
imageworlds.com

#7297 Costa Mesa, CA

D/F 4' NON-ILLUMINATED DIRECTIONAL SIGN

CARMAX

CARMAX-7297COS 01-PP-2-1-31 07



S/E NON-ILLUMINATED DIRECTIONAL SIGN 3/4" = 1'-0"

(2) REQUIRED

SIGN SPECIFICATIONS:
PAGE 41

E3



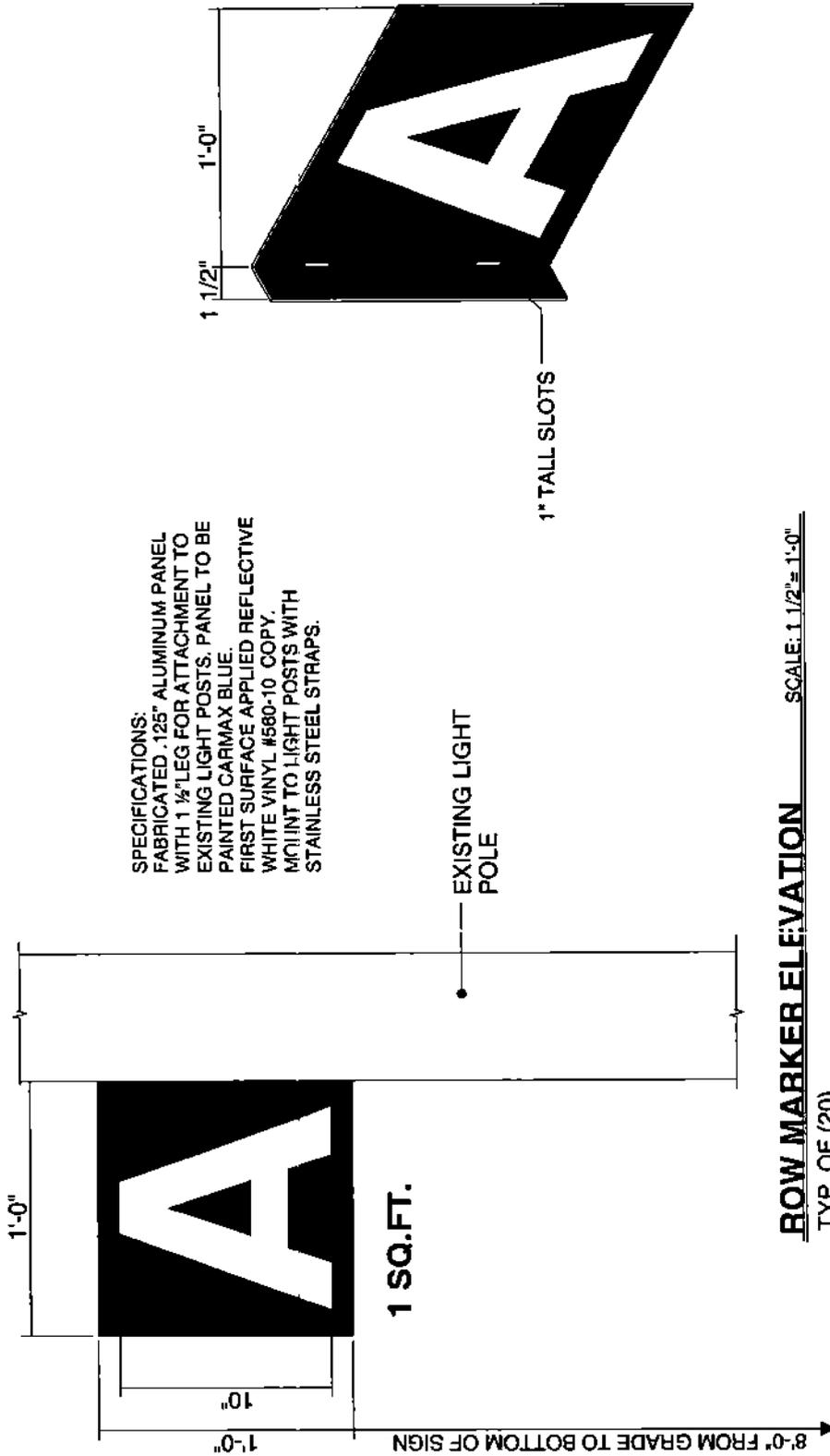
11046 Leadbetter Road, Ashland, VA 23005
 Phone (803)798-5531 Fax (803)798-5582
 imageworks-signs.com

#7297 Costa Mesa, CA

S/F 4' NON-ILLUMINATED DIRECTIONAL SIGN



CARMAX-7297COS-01-PP-3-1 31 07



SPECIFICATIONS:
 FABRICATED .125" ALUMINUM PANEL
 WITH 1 1/2" LEG FOR ATTACHMENT TO
 EXISTING LIGHT POSTS. PANEL TO BE
 PAINTED CARMAX BLUE.
 FIRST SURFACE APPLIED REFLECTIVE
 WHITE VINYL #560-10 COPY.
 MOUNT TO LIGHT POSTS WITH
 STAINLESS STEEL STRAPS.

SIGN SPECIFICATIONS:
PAGE 4K

G



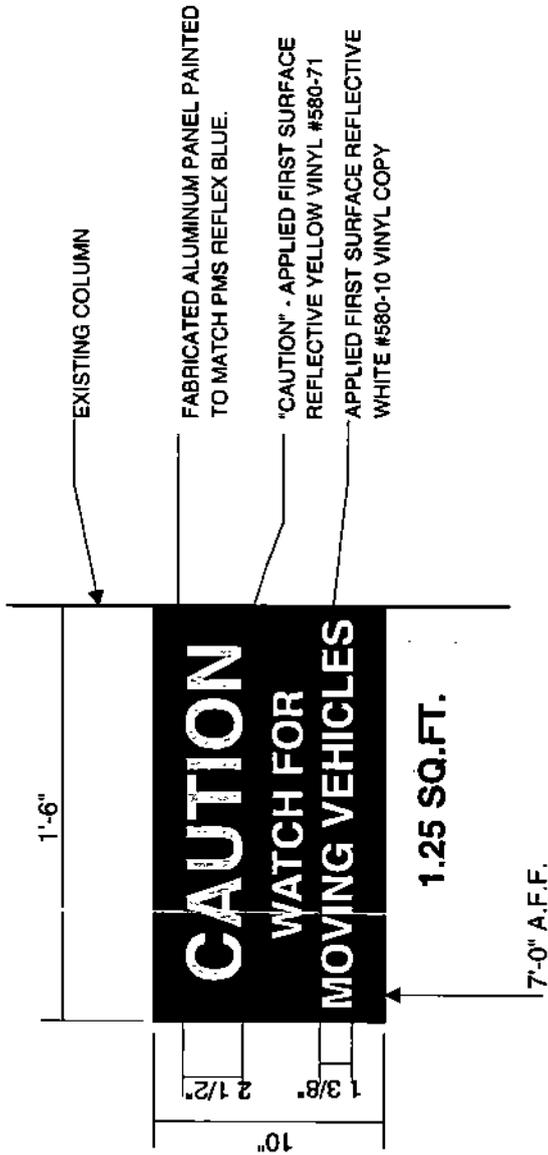
Image Works
 11446 Leebetter Road, Ashland, VA 23005
 Phone (804) 798-5533 Fax (804) 798-5082
 imageworkslogos.com

#7297 Costa Mesa, CA

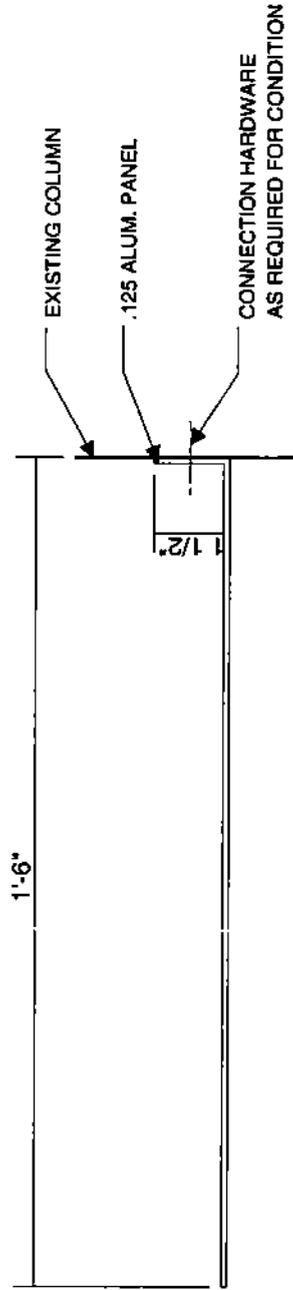
NON-ILLUMINATED ROW MARKER SIGNS

CARMAX

CARMAX-7297COS-01-B-1-1 31 07



S/F 'CAUTION SIGN' ELEVATION SCALE: 1 1/2" = 1'-0"



SIGN SPECIFICATIONS: TOP VIEW OF SIGN PANEL SCALE: 3" = 1'-0"

H

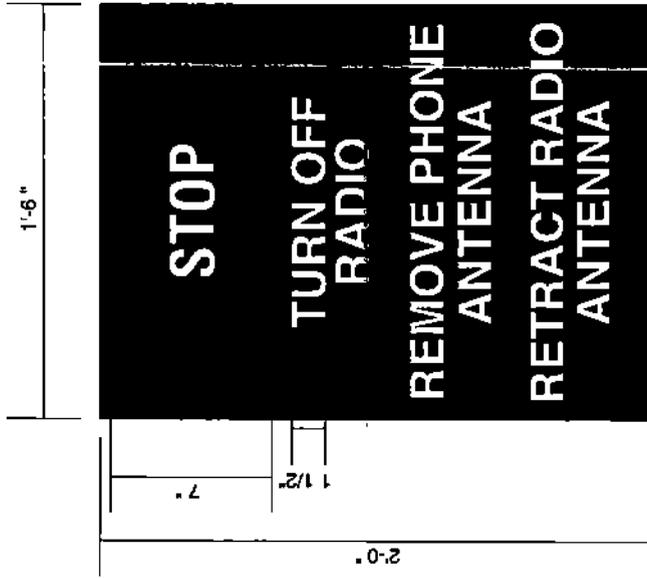


11046 Lealberg Road, A21 and, VA 23005
 Phone (804)794-5533 Fax (804)798-5582
 imageworks@signtec.com

#7297 Costa Mesa, CA
CAUTION FLAG SIGN



CARMAX-7297COS-01-B-2-1 31 07



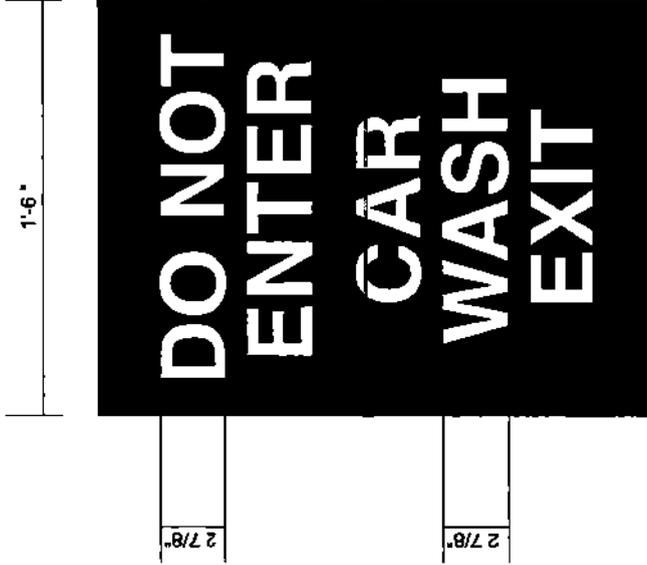
S/E WALL SIGN ELEVATION 1 1/2"±1'-0"
 FLAT ALUMINUM PANEL PAINTED CARMAX BLUE.
 COPY TO BE REFLECTIVE WHITE VINYL #580-10.
 'STOP' SIGN TO BE REFLECTIVE RED VINYL #580-72.
 VINYL APPLIED FIRST SURFACE.

3 SQ.FT.

**SIGN SPECIFICATIONS:
 PAGE 4M**



11036 Leadbetter Road, Ashland, VA 23009
 Phone: (804) 798-5533 Fax: (804) 798-5582
imageworksports.com



S/F WALL SIGN ELEVATION 1 1/2"±1'-0"
 FLAT ALUMINUM PANEL PAINTED CARMAX BLUE.
 COPY TO BE REFLECTIVE WHITE VINYL #580-10.
 VINYL APPLIED FIRST SURFACE.

3 SQ.FT.

MOUNT FLUSH TO WALL AT ENTRANCE/EXIT LANES
 ON CAR WASH BUILDING 4'-0" ABOVE GRADE.

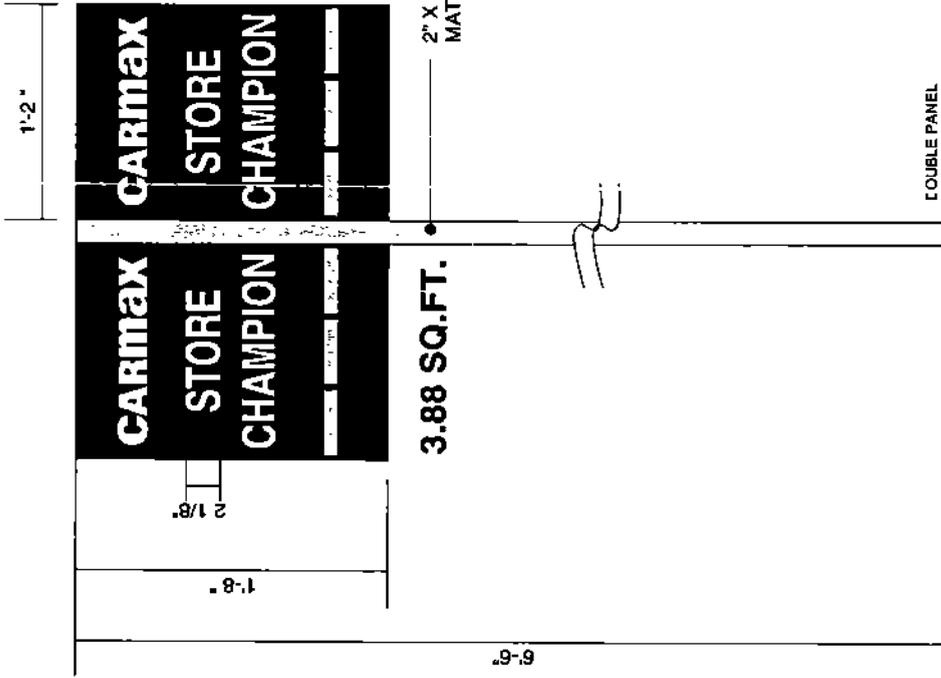


#7257 Costa Mesa, CA

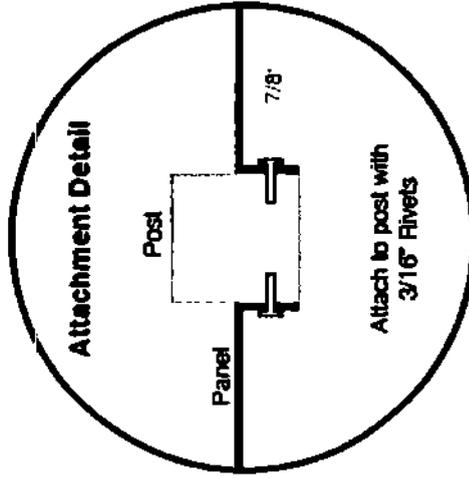
NON-ILLUMINATED CAR WASH



CARMAX-7297COS-01-TP-1-1 31.07



.125" ALUMINUM PANEL WITH BOTH SIDES AND EDGE OF PANEL PAINTED CARMAX BLUE, SATIN FINISH.
 'CAR' AND DASHES - REFLECTIVE YELLOW VINYL #580-71
 'MAX' AND 'STORE CHAMPION' - REFLECTIVE WHITE VINYL #580-10



S/F ASSOCIATE SIGN ELEVATION 1'-11.0"
 (2) REQUIRED

FOOTINGS
 (1) 12" DIA. HOLE
 2'-6" DEEP

SIGN SPECIFICATIONS:
PAGE 4N

39

J



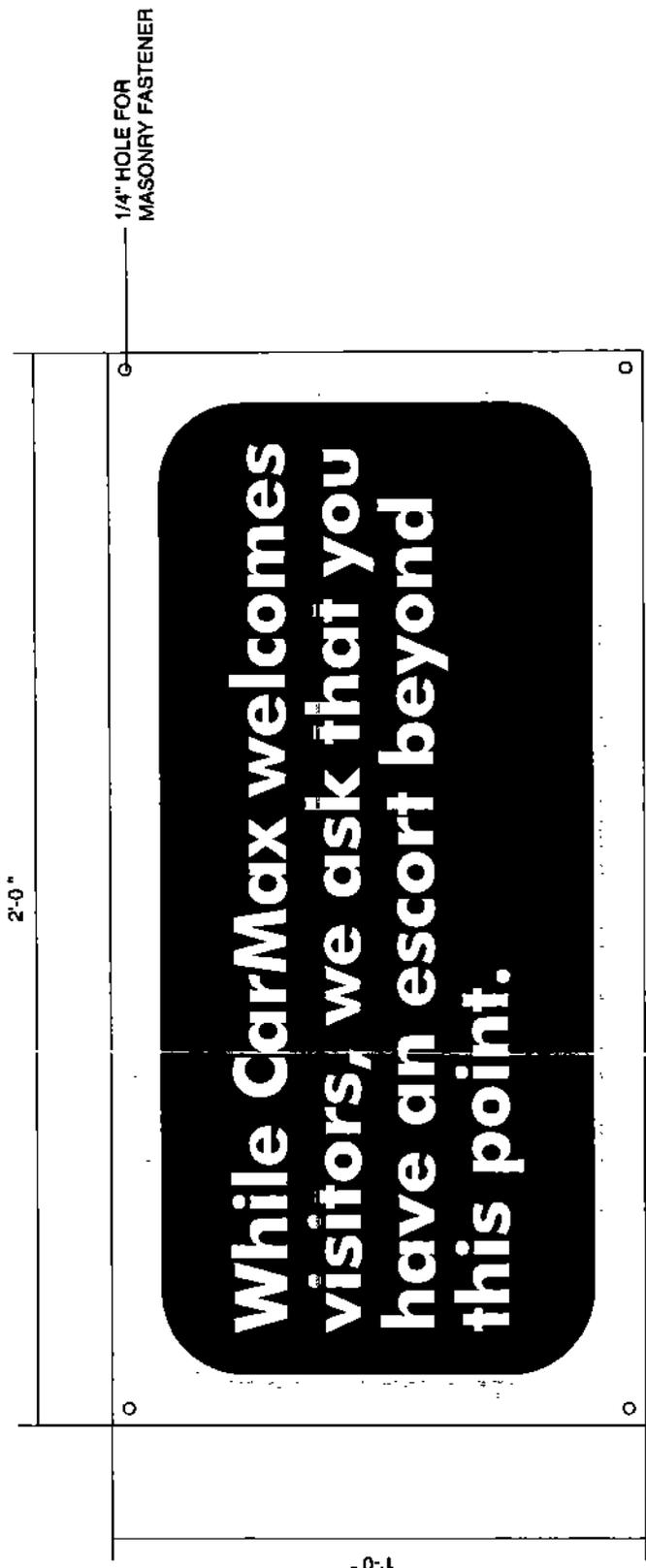
11146 Leebetter Road, Ashland, VA 21005
 Phone: (804)798-5533 Fax: (804)798-5882
 imageworks@sigps.com

#7297 Costa Mesa, CA

S/F 'STORE CHAMPION' SIGN

CARmax

CARMAX-7297/COS-01 PP-5-1 31 07



NON-ILLUMINATED ALUMINUM PANEL SIGN
 - .125" ALUMINUM PANEL PAINTED CARMAX YELLOW (OUTSIDE BACKGROUND)
 WITH OPAQUE WHITE VINYL COPY AND COPY AREA OUTLINE APPLIED FIRST SURFACE.
 - BACKGROUND BEHIND COPY TO BE BLUE VINYL 3M EUROPEAN BLUE #3630-137.
 (1) PANEL REQD.

3 SQ.FT.

**SIGN SPECIFICATIONS:
 PAGE 40**



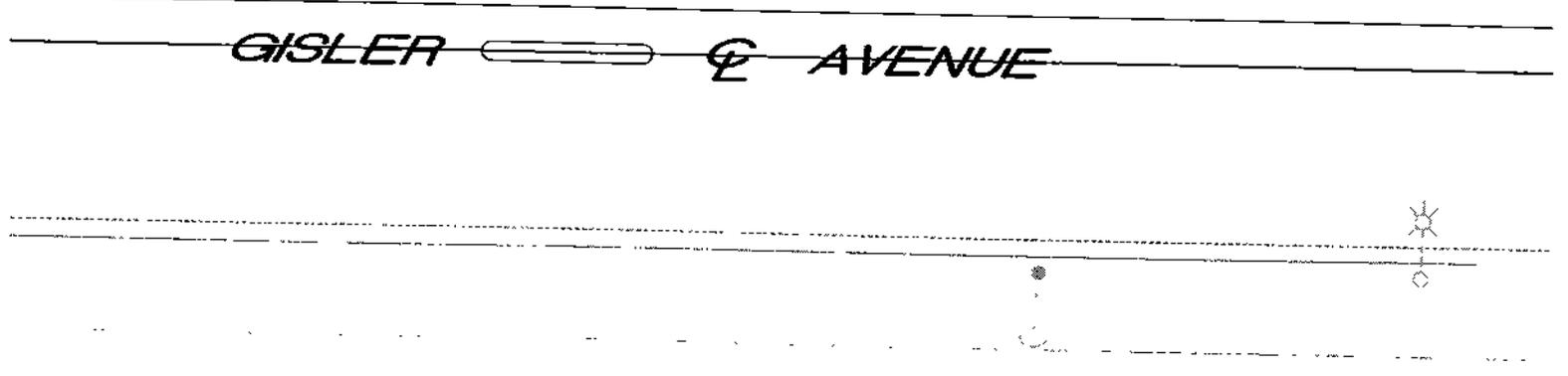
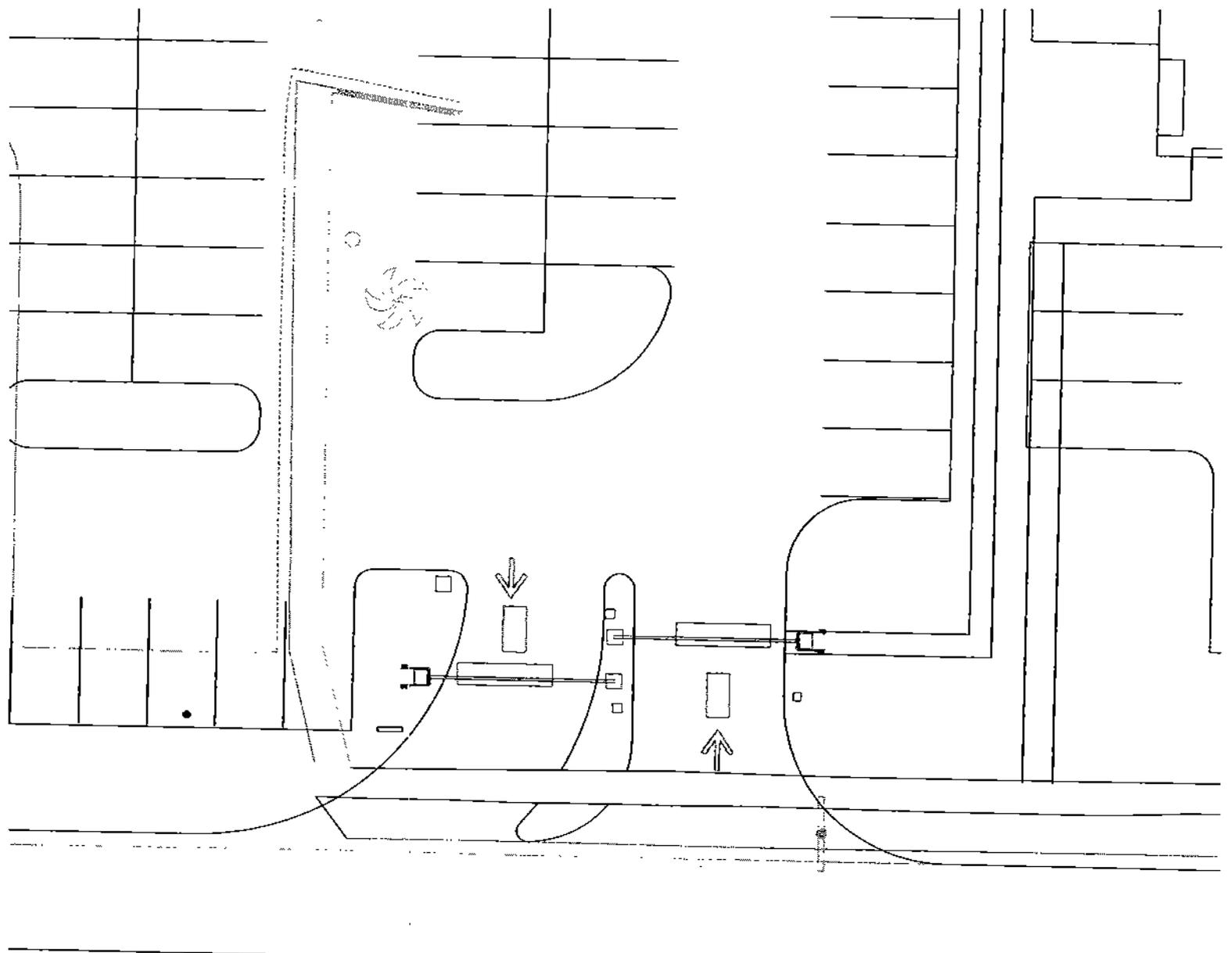
11046 Leadbetter Road, Ashland, VA 23005
 Phone (804)798-5534 Fax (804)794-5582
 imageworks4sign.com

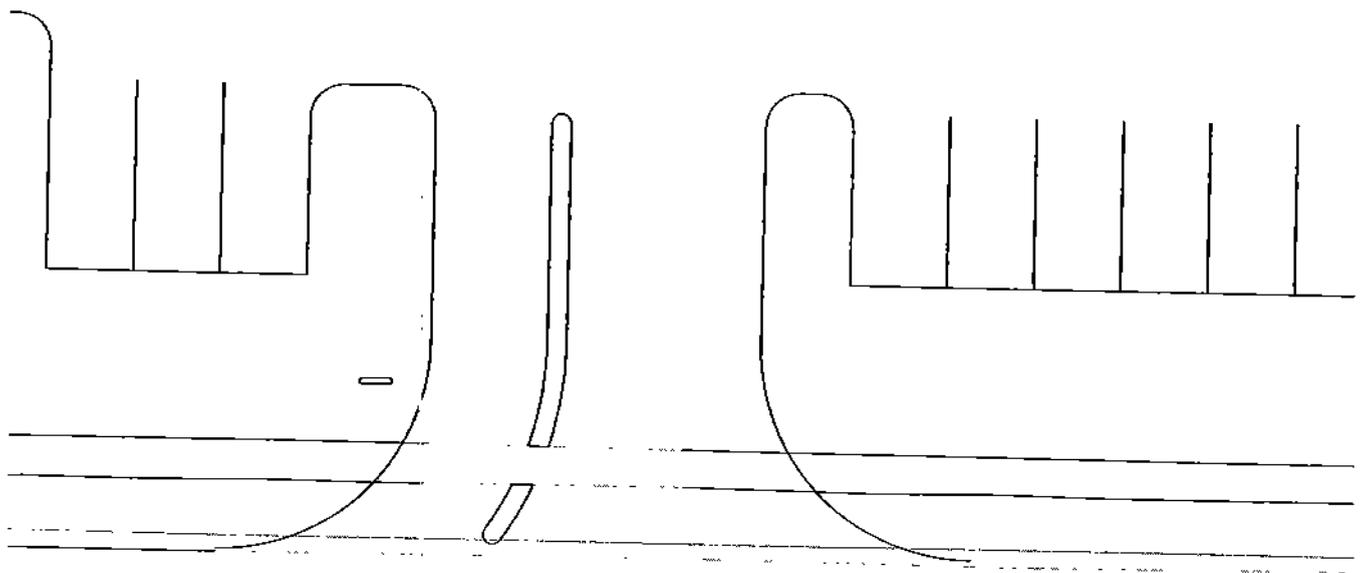
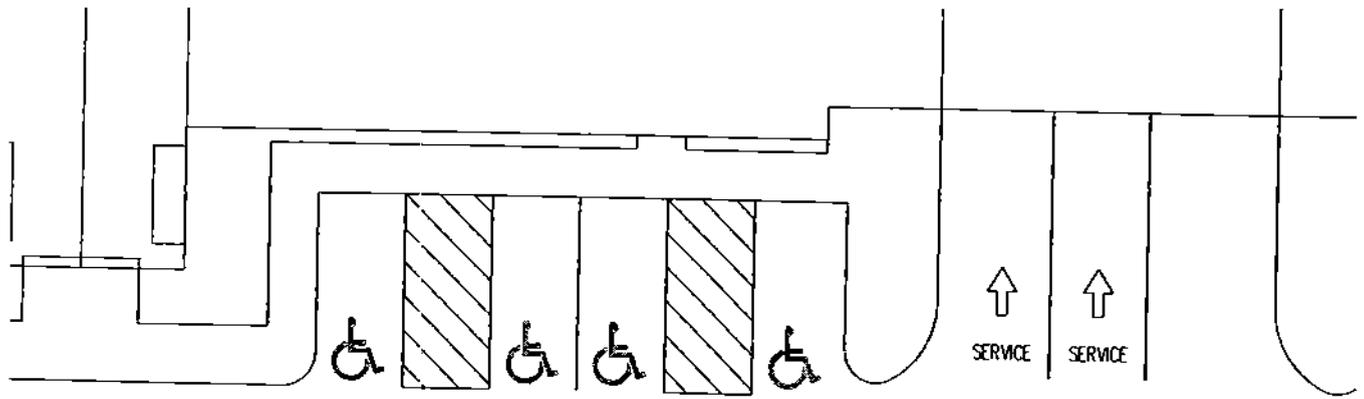
#7297 Costa Mesa, CA
VISITORS SIGN



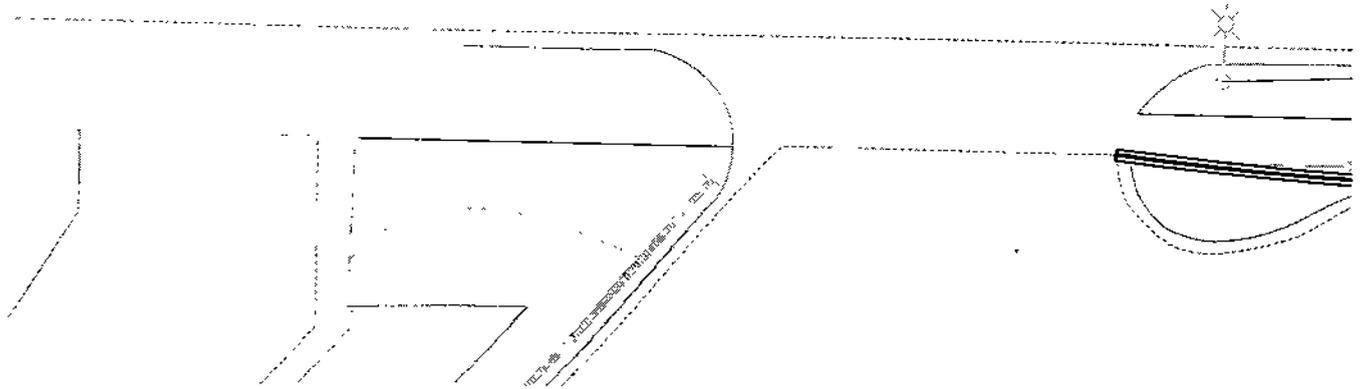
CALL MAX-7297COS-01 FP-2-1 31 07

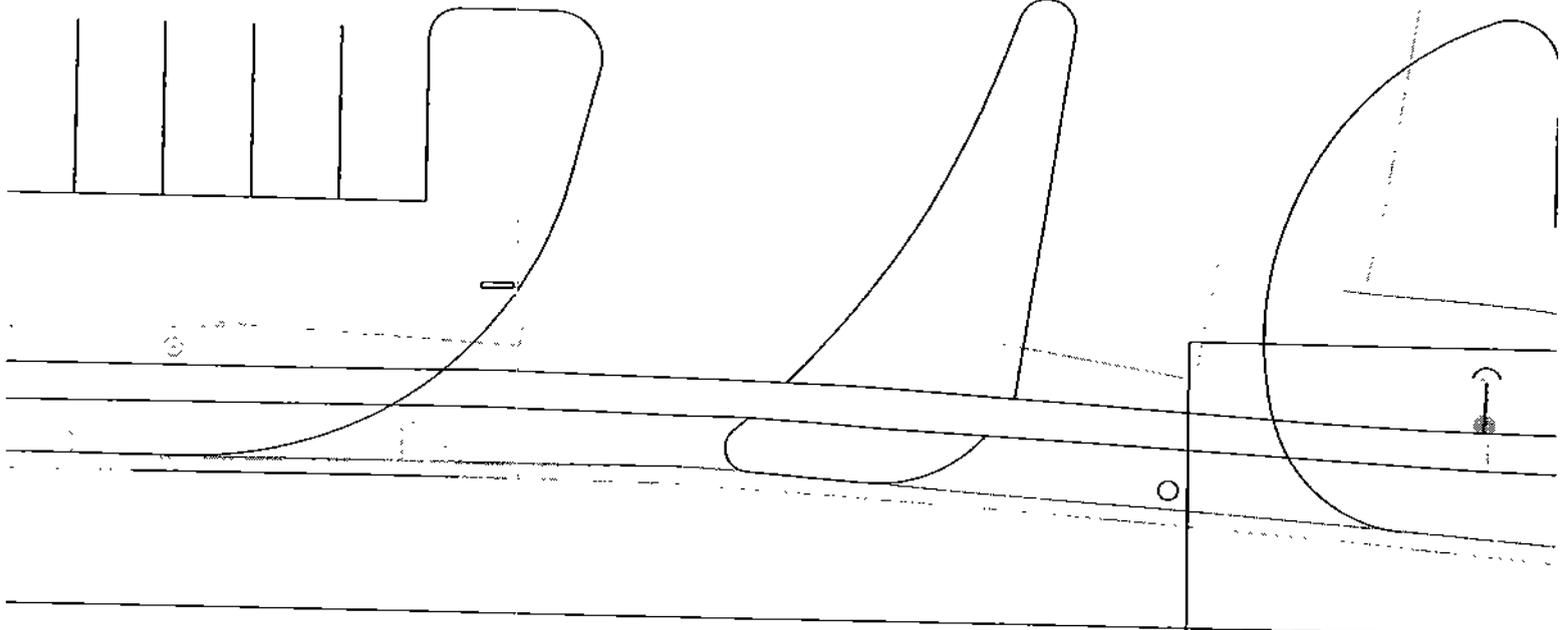
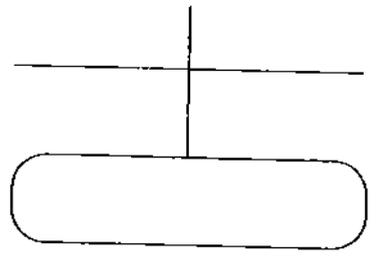
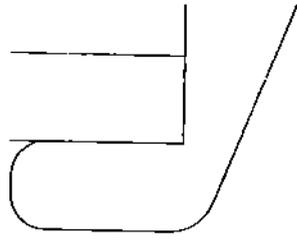
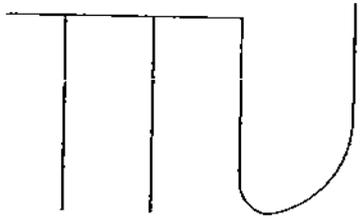
**Revised Driveway and Median
Designs Presented at Planning
Commission Meeting**

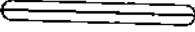




GISLER —  **AVENUE**





GISLER  **AVENUE**

COLLEGE AVENUE

Δ^3
29.13



**Draft City Council Resolution
(Approval)**

RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-07-01 AND ZONING APPLICATION ZA-07-23

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

WHEREAS, an application was filed by Total Real Estate Development, authorized agent for C. J. Segerstrom and Sons, with respect to the real property located at 3200 Harbor Boulevard, requesting approval of a conditional use permit to construct an approximately 20,470 square foot automotive dealership (Carmax Auto Superstore) in conjunction with a variance from maximum building height (30 feet allowed; 41 feet proposed), an administrative adjustment for landscape setback along a portion of the Gisler Avenue frontage (15 feet required; 10 feet proposed), and a Planned Signing Program; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on June 11, 2007; and PA-07-01 and ZA-07-23 was approved; and

WHEREAS, the environmental review for the project was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City of Costa Mesa environmental procedures, and an Initial Study/Mitigated Negative Declaration was prepared and made available for public review from May 21, 2007, to June 10, 2007, and public comments consisting of written and oral testimony on the Initial Study/Mitigated Negative Declaration, and responses to the public comments, was reviewed and considered by the Planning Commission during the public hearing on June 11, 2007; and

WHEREAS, on June 18, 2007, Planning Commission's approval of PA-07-01 and ZA-07-23 was appealed to City Council; and

WHEREAS, a duly noticed public hearing was held by the City Council on July 3, 2007.

BE IT RESOLVED, according to the Initial Study/Negative Declaration, which reflects the independent judgment of the City of Costa Mesa, the proposed project would not have a significant effect on the environment. Additionally, the evidence in the record as a whole indicates that the project will not or cumulatively have an adverse effect on wildlife resources or habitat; and

BE IT FURTHER RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", as well as conformance with the Mitigation Measures and Mitigation Monitoring Program

contained in Exhibits "C" and "C-1", the City Council hereby **APPROVES** and PA-07-01 and ZA-07-23 for 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 PA-07-01 and ZA-07-23 and upon applicant's compliance with each and all of the conditions of approval contained in Exhibit "B", as well the Mitigation Measures and Mitigation Monitoring Program contained in Exhibits "C" and "C-1". Should any material change occur in the operation, or should the applicant fail to comply with the Conditions of Approval, then this Resolution, and any recommendation for approval herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 3rd day of June, 2007.

ATTEST:

City Clerk of the City of Costa Mesa

Mayor of the City of Costa Mesa

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

FINDINGS (APPROVAL)

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- A compatible and harmonious relationship exists between the proposed buildings, site development, and uses, and existing buildings, site development, and uses on surrounding properties.
 - 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.
 - The proposed project will comply with the performance standards as prescribed in the Zoning Code.
 - The proposed use is consistent with the General Plan.
 - The planning application is for a project-specific case and does not establish a precedent for future development.
 - The cumulative effect of all the planning applications have been considered.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) with regard to the conditional use permit in that the proposed development and use is substantially compatible with developments in the same general area. Granting the conditional use permit will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to properties or improvements within the immediate neighborhood. Specifically, the development complies with the intent of the Zoning Code, as conditioned, to ensure compatibility with the surrounding neighborhood. Conditions of approval include no test driving of vehicles on residential streets, restricting driveway access east of College Avenue, and limiting allowed driveway access on Gisler Avenue to right turns only. These and other issues have been incorporated into the conditions of approval and mitigation measures for the project.
- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(1) to justify the variance for increased building height because of special circumstances applicable to the property. Specifically, a relatively small portion of the roof exceeds the height requirement, and the majority of the proposed building is under the maximum allowable height of 30 feet. Additionally, the proximity of the site to the elevated I-405 Freeway creates a special circumstance where approval of the variance is justified, and the gabled roof element provides architectural interest to the building as seen from Harbor Boulevard and the I-405 Freeway. Granting the variance will not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity under identical zoning classifications.

- D. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(1) with regard to the administrative adjustment for reduced landscape setback because the strict application of the development standard deprives such property of privileges enjoyed by others in the vicinity under an identical zoning classification. Specifically, the reduced setback is consistent with other existing automotive dealerships in the City. Additionally, the subject site will have the full 20 feet of landscaping along the Harbor Boulevard frontage required per code and the total length of the reduced setback is only 260 feet of the approximately 1,245 total feet of lot frontage along Gisler Avenue, or 21 percent. Granting the administrative adjustment will not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity under identical zoning classifications.
- E. The planned signing program substantially complies with Costa Mesa Municipal Code Section 13-29(g)(8) because the proposed signage, as conditioned, is consistent with the intent of the Sign Code and the General Plan. The signs allowed under the planned signing program are consistent with similar signage within the area, taking into account sign style and shape, materials, letter style, colors, and illumination. The signs allowed under the planned signing program are compatible with the buildings and developments they identify – taking into account materials, colors, and design motif. Approval does not constitute a grant of special privilege or allow substantially greater visibility than what the standard sign provisions allow.
- F. An initial study was prepared, pursuant to the California Environmental Quality Act. Although the proposed project could have a significant effect on the environment, according to the Initial Study and Mitigated Negative Declaration, which reflect the independent judgment of the City of Costa Mesa, there will not be a significant effect on the environment because mitigation measures have been added to the project.
- G. The evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat.
- H. 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.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
2. The conditional use permit herein approved shall be valid until revoked. However, the conditional use permit shall expire at the end of one (1) year unless a business license is obtained and/or the business legally commences or the applicant applies for and is granted an extension of time. 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 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. Nothing in this condition shall exempt the applicant from complying with any time limits applied to any construction authorized by this application.
3. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
4. The project is subject to compliance with all applicable federal, state, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the applicant and, where applicable, the authorized agent, for reference.
5. * Construction activities shall not occur outside the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. on Saturdays. No construction shall occur 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.
6. The use of any external public address system is prohibited. This includes music, voice paging systems, telephone and other bells or buzzers, and all other amplified or broadcast sound systems.
7. The business 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 whatever security and operational measures are necessary to comply with this requirement.
8. No storage of vehicles in a wrecked or dismantled condition shall be permitted.

9. Street setback landscape planters shall have approved turf and/or ground cover on the street side front half of the planter and shrubbery plantings and trees on the back half. The number of trees and shrubs shall comply with Costa Mesa Municipal Code Section 13-106 for required landscaping materials.
10. Depth of the landscape planter along the Harbor Boulevard/I-405 frontage shall be a minimum of 20 feet. Depth of the landscape planter along the Gisler Avenue frontage between Harbor Boulevard and the first driveway approach shall be a minimum of 10 feet.
11. The applicant shall work with the French Quarter Condominiums along Gisler Avenue to raise and/or replace existing walls to provide additional screening and buffering from the proposed project, subject to Planning Staff review and approval. Installation of any 6-foot or higher solid opaque walls along Gisler Avenue shall be consistent with the City's Streetscape and Median Standards; specifically, Orco slumpstone block in the "La Paz" color with a brick trim cap. Vines (Creeping Fig and Boston Ivy) shall be grown on the wall to discourage graffiti.
12. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
13. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall be continuously maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
14. The conditions of approval and ordinance or code provisions of Planning Application PA-07-01 and ZA-07-23 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
15. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
16. Show method of screening for all ground-mounted mechanical equipment (backflow prevention devices, Fire Department

connections, electrical transformers, etc.). Ground-mounted electrical and mechanical equipment shall not be located in any landscaped setback visible from the street.

17. Cornices and other architectural elements shall be wrapped around to the side and rear of building facades.
18. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
19. Vehicle deliveries and off-loading shall be limited to between the hours of 9:00 a.m. to 5:00 p.m., Monday through Saturday. Additionally, trucks shall be shut down so they are not idling during off-loading of vehicles.
20. Project driveways shall be prohibited east of College Avenue.
21. Every effort shall be made to follow sustainable building practices in the construction of the building and development of the project site. Compliance and certification with the United States Green Building Council's LEED program is highly encouraged.
22. As part of the Planned Signing Program approval, the 281 square foot illuminated wall sign on the south (Gisler Avenue) elevation (shown as sign "C3") shall be eliminated from this elevation, but may be relocated to the north (I-405) elevation. The 62 square foot wall sign on the south (Gisler Avenue) elevation (shown as sign "D") shall be non-illuminated. Additionally, the developer is advised that alterations to the freestanding freeway sign shall comply with all applicable requirements of Code Sections 13-121 and 13-122 of the Costa Mesa Municipal Code relating to nonconforming signs.
23. Parking lot lighting shall be shielded to minimize spillover and direct views by the adjacent residences. Additionally, exterior lighting shall be reduced 50% after the store closes to the public and an additional 25% after employee operating hours. Light levels shall not exceed 1 foot-candles on adjacent residential properties.
24. This project is subject to compliance with all applicable federal, state, and local laws. A copy of the Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.
25. * The project shall comply with the mitigation measures identified in the Initial Study/Mitigated Negative Declaration prepared for the project and attached to this resolution as "Exhibit C".
- Eng. 26. Maintain the public right-of-way in a "wet down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.
- Trans. 27. * This project may result in queues that extend beyond the existing southbound left-turn storage. The City shall evaluate