



# CITY COUNCIL AGENDA REPORT

MEETING DATE: NOVEMBER 1, 2016

ITEM NUMBER: PH-2

**SUBJECT:** FIRST READING OF ORDINANCE 16-XX OF THE CITY COUNCIL OF THE CITY OF COSTA MESA FOR REZONE R-15-01 TO REZONE (OR CHANGE) A 3.18-ACRE SITE LOCATED AT 375 BRISTOL STREET FROM PDC (PLANNED DEVELOPMENT COMMERCIAL) TO C2 (GENERAL BUSINESS DISTRICT) AND PLANNING APPLICATION PA-15-30 FOR A SELF-STORAGE FACILITY AND RETAIL BUILDING AT 375 BRISTOL STREET

**DATE:** SEPTEMBER 21, 2016

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

**PRESENTATION BY:** MEL LEE, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT:** MEL LEE, AICP (714) 754-5611  
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## DESCRIPTION

The proposed project involves the following:

1. **Initial Study/Mitigated Negative Declaration (IS/MND):** This document analyzes the environmental impacts of the proposed project. Significant environmental impacts are mitigated to below a level of significance.
2. **Rezone R-15-01:** An ordinance to rezone a 3.18-acre site from PDC (Planned Development Commercial) to C2 (General Business District).
3. **Planning Application PA-15-30:** Conditional Use Permit PA-15-30 for the partial demolition of the existing automotive center (Bristol Autoplex) and the development of a mini-storage facility and to retain 12,500 square feet of the existing retail building. No code deviations are requested.

NOTE: The project as originally presented to the Planning Commission was demolition of the entire Bristol Autoplex center in order to construct a 774-unit mini-storage facility and 5,000 square foot food court building, which was recommended for denial by the City Council. In response to the Planning Commission's recommendation for denial, the applicant has redesigned the project as discussed later in this report.

## APPLICANT/AUTHORIZED AGENT

The applicant/authorized agent is Annette Wiley, representing the property owner, Sanderson J. Ray Development.

## RECOMMENDATION

The Planning Commission recommended that the City Council take the following actions:

1. Approve the Initial Study/Negative Declaration;
2. Give first reading to Ordinance 16-xx for R-15-01 to rezone (or change) a 3.18-acre site located at 375 Bristol Street from PDC (Planned Development Commercial) to C2 (General Business District); and
3. Approve Planning Application PA-15-30 by adopting a resolution to approve the project, subject to conditions of approval.

**PLANNING APPLICATION SUMMARY**  
**(ORIGINAL PROJECT-DENIED BY COMMISSION)**

Location: 375 Bristol Street Application: R-15-01 and PA-15-30

Request: 774-unit mini-storage facility and 5,000 square foot food court building

**SUBJECT PROPERTY:**

**SURROUNDING PROPERTY:**

Zone: <u>PDC (Exist.); C2 (Prop.)</u>	North: <u>(Acr. Bristol St.), 55 and 73 Freeways</u>
General Plan: <u>General Commercial</u>	South: <u>Santa Ana Delhi Channel and Residences (City of Newport Beach)</u>
Lot Dimensions: <u>Irregular</u>	East: <u>Golf Course (City of Newport Beach)</u>
Lot Area: <u>138,487 SF (3.18 AC)</u>	West: <u>PDC, Hotel and Shopping Center</u>
Existing Development: <u>Bristol Street Autoplex (Portion To Be Demolished)</u>	

**DEVELOPMENT STANDARD COMPARISON**

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
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<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
<b>Lot Size:</b>		
Lot Width	120 FT	560 FT
Lot Area	12,000 SF Min.	138,487 SF (3.18 AC)
<b>Floor Area Ratio (FAR)</b>		
	.75 (103,865 SF Max.)	(98,800 SF) - Self-Storage (6,200 SF) - Food Court and Office .76 (105,000 SF Total)
<b>No. of Stories/Building Height</b>		
	2 Stories/30 FT	Food Court and Office: 1 Story/21 FT Self-Storage Building: 2 Stories/21 FT (30 FT to Top of Elevators)
<b>Interior Landscaping</b>		
	1,575 SF	2,337.5 SF
<b>Setbacks (Buildings)</b>		
Front	20 FT	25 FT to Food Court Building 68 FT to Self-Storage Building
Side (left/right)	15 FT/0 FT	31 FT/ 35 FT
Rear	0 FT	29 FT
<b>Parking</b>		
Standard	59	60
Handicap	4	4
TOTAL	63 Spaces	64 Spaces
NA = Not Applicable or No Requirement		
CEQA Status	Initial Study/Mitigated Negative Declaration	
Final Action	City Council	

**PLANNING APPLICATION SUMMARY**  
**(REVISED PROJECT)**

Location: 375 Bristol Street Application: R-15-01 and PA-15-30

Request: 719-unit mini-storage facility and 12,500 SF Retail Building To Remain

**SUBJECT PROPERTY:**

**SURROUNDING PROPERTY:**

Zone: PDC (Exist.); C2 (Prop.) North: (Acr. Bristol St.), 55 and 73 Freeways  
 General Plan: General Commercial South: Santa Ana Delhi Channel and Residences (City of Newport Beach)  
 Lot Dimensions: Irregular East: Golf Course (City of Newport Beach)  
 Lot Area: 138,487 SF (3.18 AC) West: PDC, Hotel and Shopping Center  
 Existing Development: Bristol Street Autoplex (Portion To Be Demolished)

**DEVELOPMENT STANDARD COMPARISON**

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
<b>Lot Size:</b>		
Lot Width	120 FT	560 FT
Lot Area	12,000 SF Min.	138,487 SF (3.18 AC)
Floor Area Ratio (FAR)	.75 (103,865 SF Max.)	(90,910 SF) - Self-Storage (12,500 SF) – Retail Building (To Remain) .75 (103,410 SF Total)
No. of Stories/Building Height	2 Stories/30 FT	Retail Building (To Remain): 1 Story/20.5 FT Self-Storage Building: 2 Stories/28.5 FT
Interior Landscaping	2,325 SF	2,337.5 SF
<b>Setbacks (Buildings)</b>		
Front	20 FT	68 FT
Side (left/right)	15 FT/0 FT	31 FT/ 35 FT
Rear	0 FT	29 FT
<b>Parking</b>		
Standard	82	89
Handicap	4	4
TOTAL	86 Spaces	93 Spaces
NA = Not Applicable or No Requirement		
CEQA Status	Initial Study/Mitigated Negative Declaration	
Final Action	City Council	

## **BACKGROUND**

### ***Project Site/Environs***

The project site is located in the eastern portion of City of Costa Mesa. The site is located at the southern end of Bristol Street, west of Campus Drive, where the road splits into a frontage road along SR-73 at 375 Bristol Street. A shopping center and the Ayers Hotel abuts the site to the west, and a golf course (in the City of Newport Beach) abuts the site to the east. The 55-foot-wide concrete Santa Ana Delhi Channel borders the site to the south.

The subject site is 138,487 square feet in size (3.18 Acres) and is currently developed with an automotive center (Bristol Street Autoplex) constructed in the late 1980's. The automotive center is 37,883 square feet in size and consists of three buildings with multiple tenants and a surface parking lot. The property is currently zoned PDC (Planned Development Commercial) and has a General Plan Land Use designation of General Commercial.

### ***June 13, 2016 Planning Commission Hearing***

On June 13, 2016, the Planning Commission considered the original project. During the hearing, 17 persons spoke in opposition to the request, the majority of whom were existing tenants of the Bristol Autoplex. Based on the testimony presented by the tenants at the hearing, the Commission recommended denial of the original project on by a 4-1 vote (Chair Dickson voting no).

In response to the Commission's recommendation for denial, the applicant has revised the project reducing the number of self-storage units from 774 to 714 and retaining 12,500 square feet of the existing retail center for some of the existing tenants.

## **ANALYSIS**

### ***Zone Change***

A rezone (or change) of the zoning classification of the 3.18-acre site from PDC (Planned Development Commercial) to C2 (General Business District) is proposed. The proposed rezone would be compatible with the existing General Commercial General Plan designation for the project site. The Zoning Code requires that a finding be made as to whether or not the rezone is consistent with the Zoning Code and General Plan.

### ***Self-Storage Use***

If the project is approved, the hours of operation for the self-storage leasing office will be Monday through Saturday, 8:00 am to 6:00 pm, and Sunday, 9:00 am to 5:00 pm. Customers of the self-storage facility shall have access to the storage units via a key pad entry gates system between the hours of 7:00 am to 8:00 pm, seven days a week. The leasing office manager will not reside overnight at the facility.

## ***Retention of 12,500 Square Feet of the Existing Retail Center***

In response to the testimony presented at the Planning Commission hearing, the applicant has revised the project to retain approximately 12,500 square feet of existing retail space, including the sushi and sandwich restaurants (4,000 square feet combined) and relocating other auto-related tenants to the remaining available area of approximately 8,770 square feet. As noted in the Zoning Code summary on the previous pages, no code deviations are being requested for the revised project.

### ***October 10, 2016 Planning Commission Action***

The Planning Commission considered the request at its October 10, 2016 meeting. During the hearing three persons spoke in favor of the request and three persons spoke in opposition. The Commission recommended approval of the redesigned project on a 5-0 vote because the revised project addressed the Commission's prior concerns with the potential impacts on the existing tenants. Additionally, the Commission suggested that the applicant provide to the City Council the economic benefits to the City as a result, of the proposed project, which is attached to this report for reference (Attachment 3).

## **ENVIRONMENTAL DETERMINATION**

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines Section 15073, the IS/MND was originally made available for a 30-day public review and comment period from May 14, 2016 to June 12, 2016. The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and mitigation measures (see Exhibit C of the Planning Commission resolution). A copy of the IS/MND prepared for the original project is included with this report under separate cover. An addendum reflecting the revised project is also provided under separate cover.

## **PUBLIC NOTICE**

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. Mailed notice. A public notice was mailed to all property owners within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. Notices were also mailed to the existing retail center tenants.
2. On-site posting. A public notice was posted on each street frontage of the project site.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

## **FISCAL REVIEW**

Fiscal review is not required for this item.

## **LEGAL REVIEW**

The City Attorney has reviewed the draft ordinance and resolutions and they have been approved as to form by the City Attorney's Office.

## **ALTERNATIVES**

The City Council may take the following actions:

1. Uphold the Planning Commission's decision to approve the project; or
2. Reverse the Planning Commission's decision and deny the project. If the project is denied, the applicant would not be able to submit substantially the same project for 6 months.

## **CONCLUSION**

In response to the Planning Commission's recommendation to deny the project, the applicant has revised the project and is requesting approval. The Planning Commission is now recommending approval of the project.

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MEL LEE, AICP  
Senior Planner

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JAY TREVINO, AICP  
Economic Development and Development  
Services Director / Consultant

Attachments:

1. [Location Map and Zoning Map](#)
2. [Site Photos](#)
3. [Applicant's Revised Project Description and Summary of Economic Benefits](#)
4. [Draft Ordinance, Resolutions, and Exhibits](#)
5. [Correspondence From Public](#)
6. [Plans \(Original and Revised\)](#)
7. [Planning Commission Meeting Minutes](#)
8. [October 10, 2016 Planning Commission Staff Report](#)
9. [Planning Commission Resolution](#)
10. [Supplemental Letter for Initial Study/Mitigated Negative Declaration](#)
11. [Initial Study/Mitigated Negative Declaration \(Under Separate Cover\)](#)

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