



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 28, 2004

Z.I.
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-04-15
2015 HARBOR BOULEVARD

DATE: JUNE 17, 2004

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

PROJECT DESCRIPTION

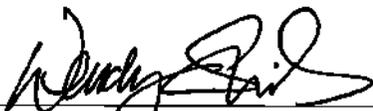
The applicant is requesting approval of a conditional use permit to construct a car wash facility, with a development review for an automobile service building.

APPLICANT

The applicant is Bedros Darkjian, representing the property owner, Ara Tchaglassian.

RECOMMENDATION

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



WENDY SHIH
Associate Planner



PERRY L. VALANTINE
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 2015 Harbor Boulevard Application: PA-04-15

Request: Conditional use permit to construct a car wash facility, with a development review for an automobile service building.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: C2 – General Commercial North: C2 – Commercial
 General Plan: General Commercial South: C2 – Commercial
 Lot Dimensions: 150 ft. x 178 ft. East: C1 – Commercial (across Harbor Boulevard)
 Lot Area: 26,700 sq. ft. West: C2 - Commercial
 Existing Development: Burger King fast food restaurant (to be demolished).

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	120 ft.	150 ft.
Lot Area	12,000 sq. ft.	26,700 sq. ft.
Floor Area Ratio:		
(Moderate Traffic FAR)	.30 (8,010 sq. ft.)	.25 (6,606 sq. ft.)
Building Height:		
	2 stories/30 ft.	1 story/30 ft.
Interior landscaping:		
	650 sq. ft.	1,737 sq. ft.
Setbacks:		
Front	20 ft.	20 ft.
Side (left/right)	0 ft./15 ft.	0 ft./15 ft.
Rear	0 ft.	51 ft.
Parking:		
Standard	24	24
Handicapped	2	2
TOTAL:	26	26
Driveway width:		
	20 ft.	25 ft. min.

CEQA Status Exempt, Class 32
 Final Action Planning Commission

BACKGROUND

The property is located approximately mid-block between West 19th Street and Hamilton Street, on the west side of Harbor Boulevard. It is surrounded by commercially zoned and developed properties. The building (formerly occupied by Burger King fast food/drive-thru restaurant) is now vacant.

The applicant proposes to demolish the building and construct a car wash tunnel with a mini-mart and an automotive service facility.

DISCUSSION

A conditional use permit is required for a car wash facility and a development review is required for the construction of new buildings in the C2 zone. Proposed is a car wash tunnel along the north (right) side of the property, set back 15 ft. from the north (right) side property line. The property will have one drive approach (two existing); vehicles would circulate to the back of the property, and through the vacuuming/wash/rinse tunnel to the drying area at the front. The mini-mart and waiting area will be adjacent to the wash tunnel, centrally located on the property.

The use is subject to the National Pollution Discharge Elimination System (NPDES) requirements to prevent wastewater from the car wash operation entering the street or storm drain system, and preventing rainwater from entering the sewer system. These and other code requirements have been forwarded to the applicant.

The applicant also proposes an automotive service and accessory sales building along the southern (left) property line. Significant noise problems are not anticipated as a result of the auto service and car wash uses because there are no noise sensitive uses (i.e., residential properties) in the immediate vicinity. The closest residential properties are located along the west side of Charle Street, over 240 feet away from the subject site with a 2-story self storage building (Redline Storage) in between. The recommended conditions of approval will ensure the operation will not be disruptive to adjoining properties.

It is staff's opinion that although the site plan appears busy with a number of uses (car wash, auto service, sales), and parking spaces proposed on a half-acre site, the actual visual and functional impacts will be mitigated through building design and landscape buffers along the perimeter of the property. The project meets or exceeds all Code requirements. The buildings also provide visual interest with multiple building materials and architectural articulation. They will consist of stucco with wood molding, ledgerstone base, color tiles, and decorative metal tubing. The south elevation of Building "A" (along the adjacent driveway into the self storage facility) incorporates an 18-inch high decorative planter wall, enclosing a 2-foot deep planter.

Approximately 9 parking spaces near the northwest corner of the site back up to the entrance into the car wash tunnel. However, parking impacts are not anticipated because while code requires 4 spaces per 1,000 sq. ft. for all building areas; the actual need for parking will probably not be that high because customer vehicles will be going through the car wash tunnel, or in the service building. If the project is approved, staff is recommending a condition to require employees to park at the northwest corner of the site. Staff is also recommending a condition requiring the auto service portion of the use be limited to the number of vehicles that will not interfere with on-site parking and circulation.

ALTERNATIVES

If the conditional use permit and development review were denied, it would prevent the project from being constructed on the property. The applicant could not submit substantially the same type of application for six months.

CONCLUSION

It is staff's opinion that the proposed use, with the recommended conditions of approval, will not adversely affect other properties in the vicinity. Therefore, staff recommends approval of the request.

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

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

Bedros Darkjian
527 Tancanyon Rd.
Duarte, CA 91010

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-04-15**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Bedros Darkjian, representing Ara Tchaglassian, owner of real property located at 2015 Harbor Boulevard, requesting approval of a conditional use permit for a car wash facility and a development review for an automobile service facility; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 28, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-04-15 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for PA-04-15 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 28th day of June 2004.

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Perry L. Valantine secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 28, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use, as conditioned, is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, no significant noise problems are anticipated since there are no noise sensitive uses in the vicinity. The nearest residential properties are located more than 240 ft. away and buffered by a 2-story self storage building. The recommended conditions of approval will ensure that the operation will not be disruptive to adjacent uses or properties as well as ensure adequate on-site circulation and parking. Granting the conditional use permit will not allow a use, density or intensity, which is not in accordance with the general plan designation for the property.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
- The proposed use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
 - 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 effects of all the planning applications 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**

- Plng. 1. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. 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.
2. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
3. The use shall be conducted, at all times, in a manner to allow the quiet enjoyment of the surrounding properties. The applicant and/or business owner shall institute whatever operational measures are necessary to comply with this requirement.
4. Employees shall park at the northwest corner of the property only.
5. The auto service portion of the use shall be limited to the number of vehicles that will not interfere with on-site parking and circulation. Vehicles may be parked only in marked parking spaces or inside the building.
6. The use shall be limited to the description in the staff report (auto repair/service with parts sales and car wash with mini-mart). No body work/repair or engine replacement/rebuilding shall be permitted.
7. Complaints regarding noise related to the operation of the uses and/or violation of any of the above operating conditions and restrictions shall be immediately remedied by the applicant.
8. A minimum 5 ft. wide landscaped planter shall be provided along the west (behind Building "B") side of the two parking spaces adjacent to the driveway at the rear. This condition shall be completed under the direction of the Planning staff.
9. The applicant shall contact the Planning Division to arrange for a Planning inspection of the site prior to the above date. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
- Eng. 10. 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.
- Police 11. A list of security recommendations has been provided by the Police Department for the applicant's consideration.

DESCRIPTION/JUSTIFICATION

Application #: PA-04-15

Environmental Determination:

Address: 2015 HARRISON BLVD.

1. Fully describe your request:

- NEW AUTO REPAIR BUILDING w/ SHOW ROOM
- NEW CARWASH w/ MINI MARKET & LUBE

2. Justification

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

THE SITE IS LOCATED ON A MAJOR STREET WITH MAINLY COMMERCIAL USES & AUTO SALES AND REPAIR FACILITIES. THIS MAKES THE PROPOSED USE COMPATIBLE WITH USES PERMITTED IN THE SAME GENERAL AREA AND WOULD NOT BE MATERIALLY DETRIMENTAL TO OTHER PROPERTIES IN THE SAME AREA

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

In a flood zone.

Subject to future street widening.

In the Redevelopment Area.

In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

Is not included in the publication indicated above.

Is included in the publication indicated above.

Signature



Date

4/4/04

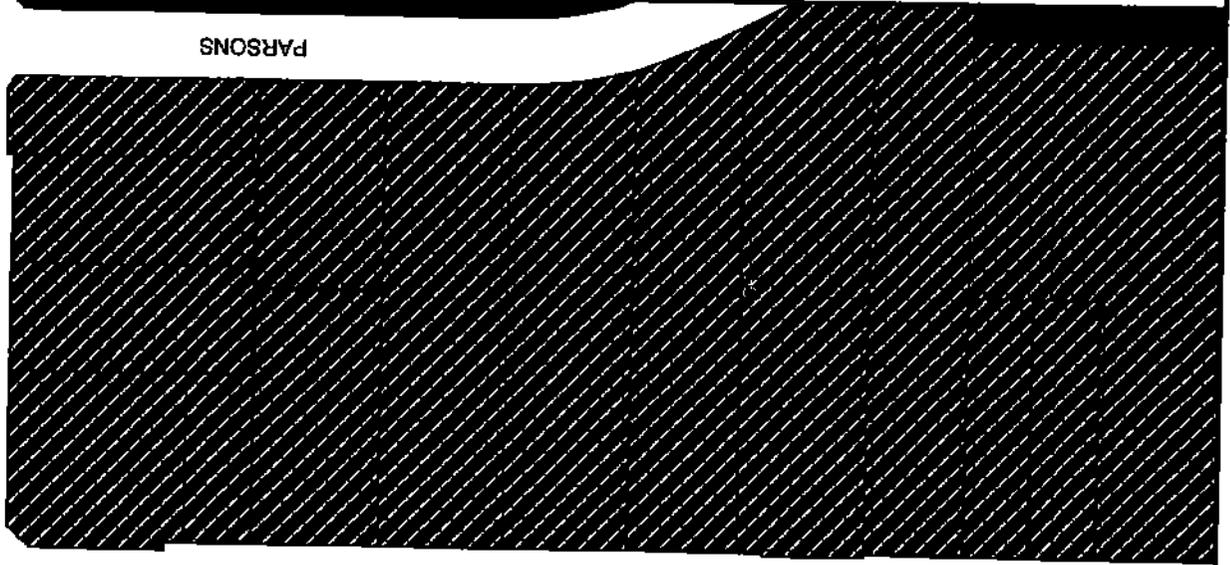
ZONING/LOCATION MAP

2015 Harbor Boulevard



Legend

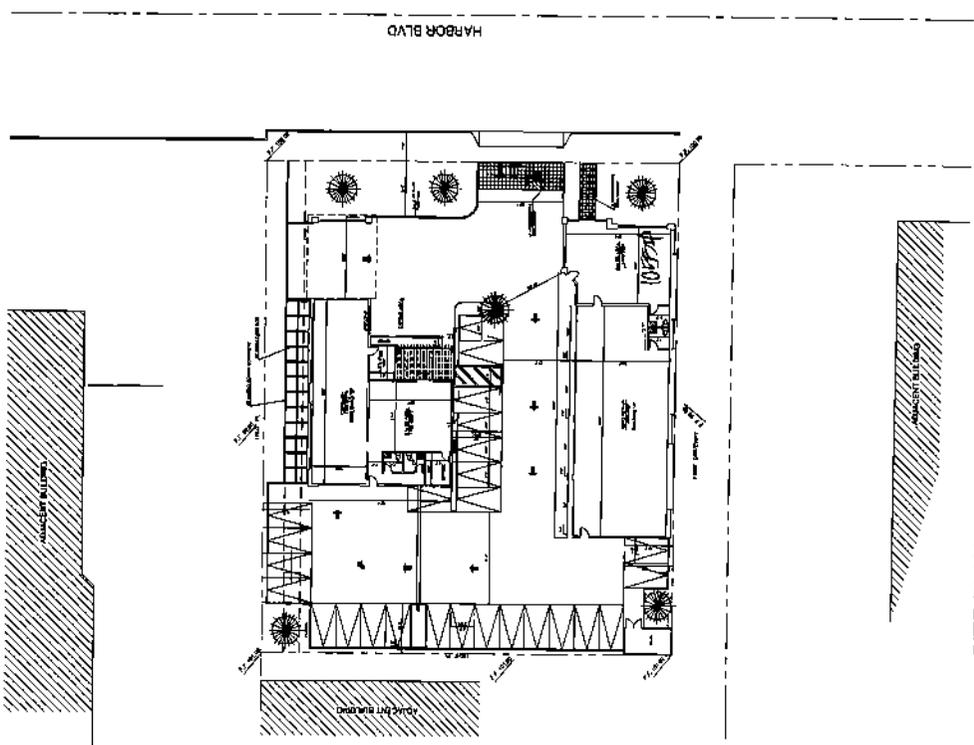
- Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Zoning
- Other
- Administrative & Professional
- Local Business
- Local Business & School
- General Business
- Commercial Limited
- Institutional & Recreational
- Institutional & Recreational - School
- General Industrial
- Industrial Park
- OCPD
- Off Street Parking
- Planned Development
- Commercial



HARBOR

CHARLE

PROJECT DATA	
LOT AREA	26,700 S.F.
BUILDING TO BE DEMOLISHED	2,300 S.F.
BUILDING (A)	
SALES AREA	1055 S.F.
AUTO REPAIR	2902 S.F.
TOTAL	3,960 S.F.
BUILDING (B)	
SALES AREA	1182 S.F.
CAR WASH	1464 S.F.
TOTAL	2646 S.F.
FAR ALLOWED	26,700 X .30 =
FAR PROVIDED	8,010 S.F.
PARKING REQUIRED	4 PER 1,000 S.F.
PARKING PROVIDED	26 CARS
PARKING LANDSCAPING PROVIDED	1,797 S.F.



SITE PLAN

SCALE: 1/20" = 1'-0"

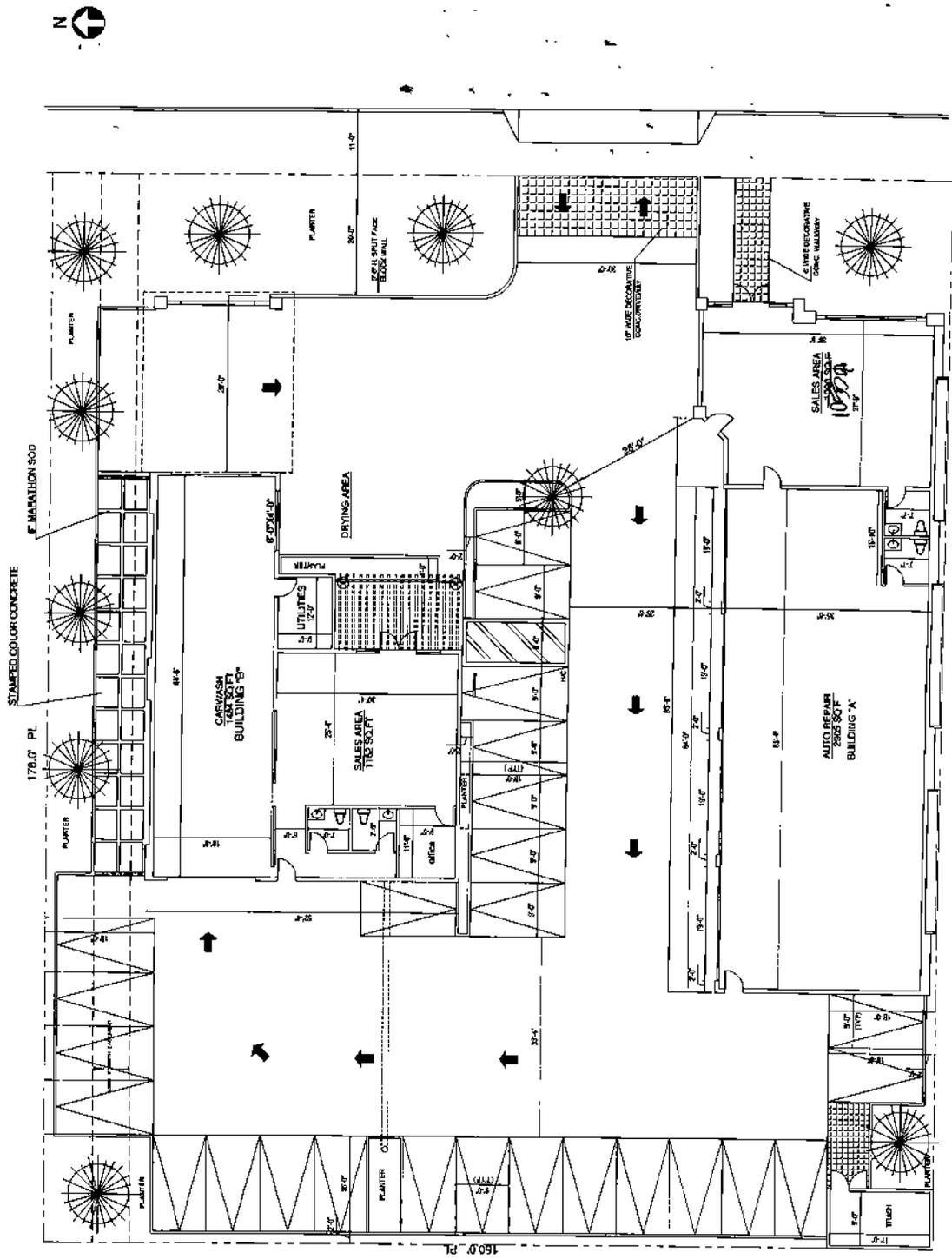
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DARKJIAN ASSOCIATES
 527 TANGAYTON RD
 CLARKE, CA 94015
 TEL. (626) 258-6356

FLOOR PLAN

NEWPORT CARWASH / AMERICAN TIRE DEPOT
 FOR ARA TCHAGLASSIAN AND TONY AKHIAN
 2015 HARBOR BLVD
 COSTA MESA, CA

DATE	
SCALE	
PROJECT	
CLIENT	
ARCHITECT	
DESIGNER	
DATE	



TOTAL PARKING PROVIDED 28

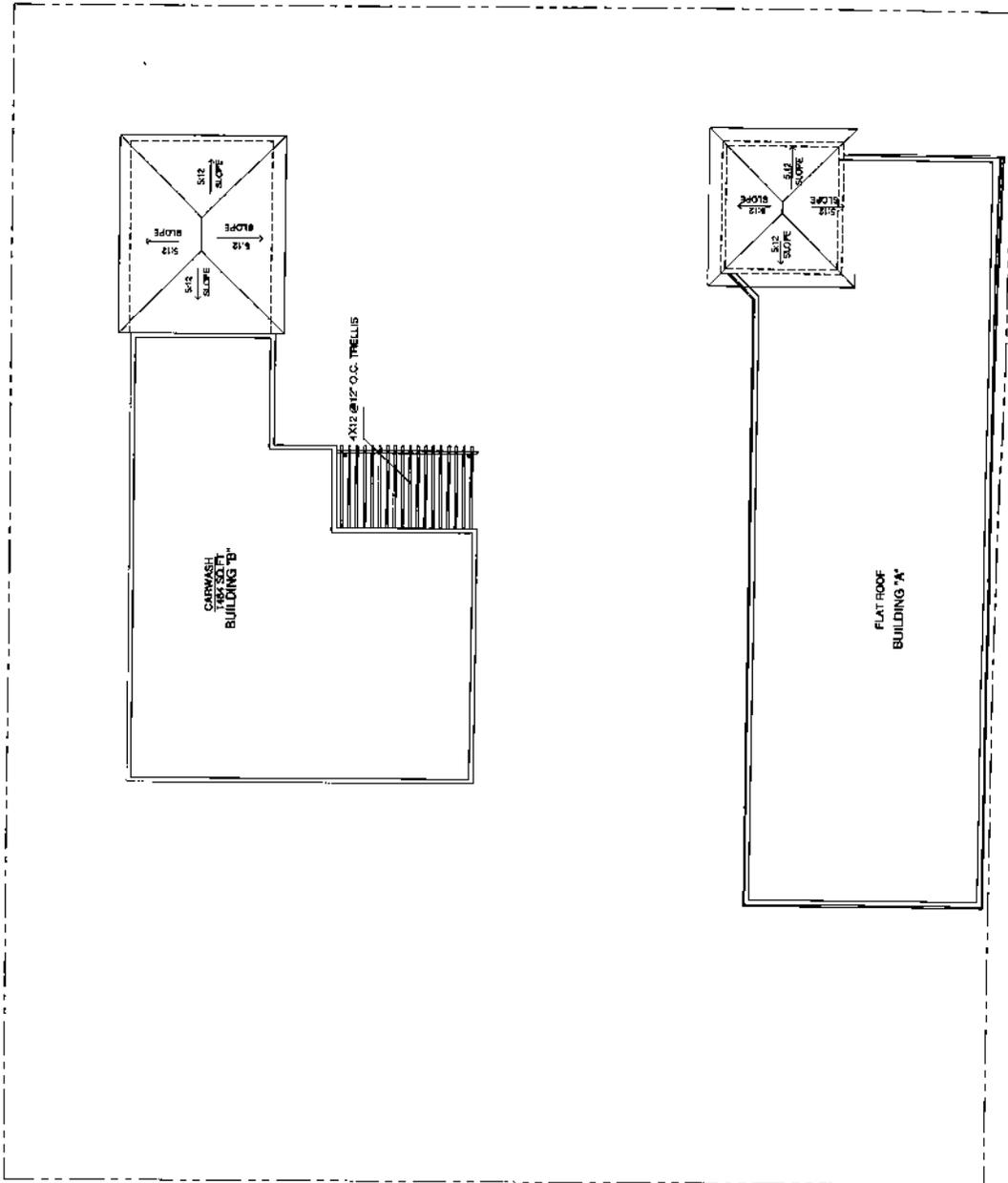
FLOOR PLAN
 1/2
 SCALE: 1/8" = 1'-0"

DARKJIAN ASSOCIATES
527 TANCANYON RD
DUARTE, CA 91010
TEL: (626) 256-6356

ROOF PLAN

NEWPORT CARWASH / AMERICAN TIRE DEPOT
FOR ARA TOHAGHLASSIAN AND TONY AKHIAN
2015 HARBOR BLVD
COSTA MESA CA

Rev:	1
Date:	
Scale:	
Drawn:	
Check:	
Appr:	



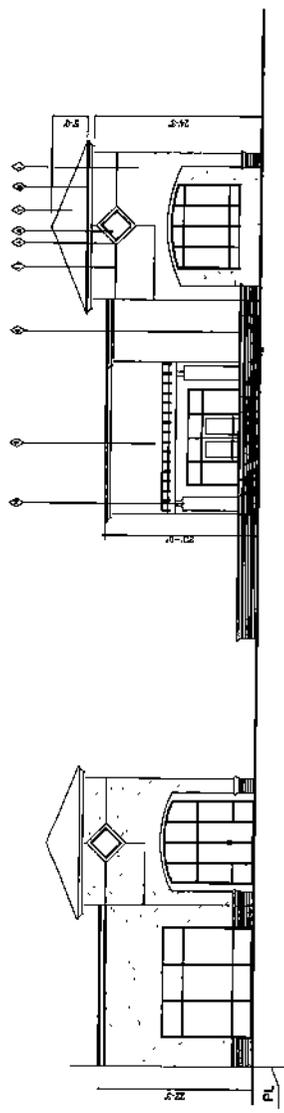
ROOF PLAN

SCALE: 1/8" = 1'-0"

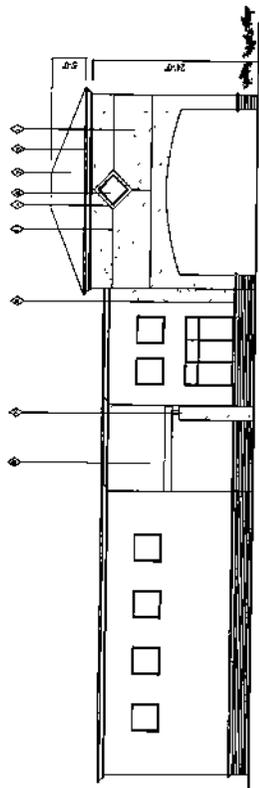
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CONSTRUCTION NOTES
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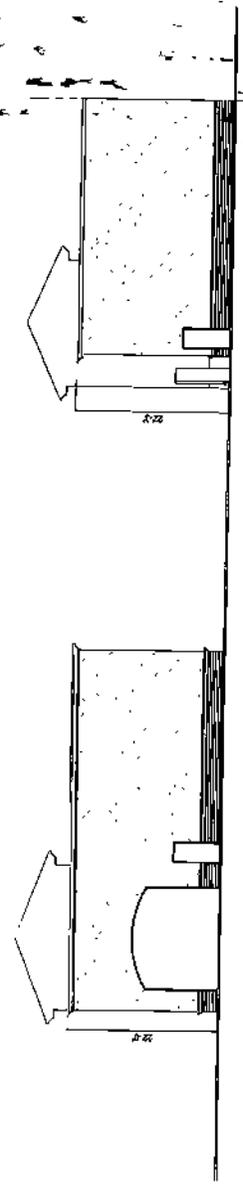
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 SHERWIN WILLIAMS
- 2- SAND FINISH STAGCO PAINTED
 SHERWIN WILLIAMS
 NO. 101
 PENCIL YELLOW
- 3- (1) MOOR MOLDING PAINTED
 SHERWIN WILLIAMS
 NO. 101
 STARFISH COLOR
- 4- FOAM MOLDING
 SHERWIN WILLIAMS
 NO. 101
 STARFISH
- 5- 3" SQUARE DECORATIVE METAL TUBING
 FINISHED SHERWIN WILLIAMS
 NO. 101
 ANTIQUARIAN BROWN
- 6- COLURED STAKE
 CAMEL COUNTRY LIDGESTONE
 C5B-2007
- 7- MC1 ROOFING SUNCOAST BLEND
 B229
- 8- 6"x6" TILE COLOR BEIGE
- 9- 2"x12 24"x12.0 PAINTED
 STARFISH COLOR
- 10- 18" DIAMETER COLUMN PAINTED
 PENCIL YELLOW



EAST ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (BUILDING 'B')
 SCALE: 1/8" = 1'-0"



WEST ELEVATION
 SCALE: 1/8" = 1'-0"

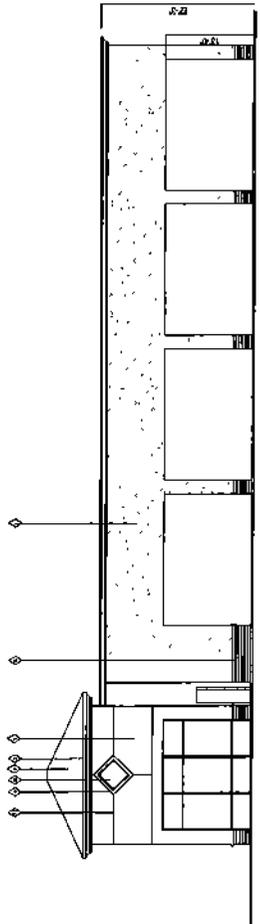
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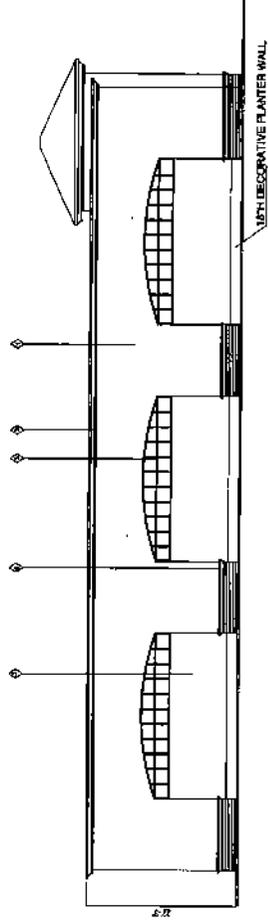
NO.	DATE	REVISION

CONSTRUCTION NOTES

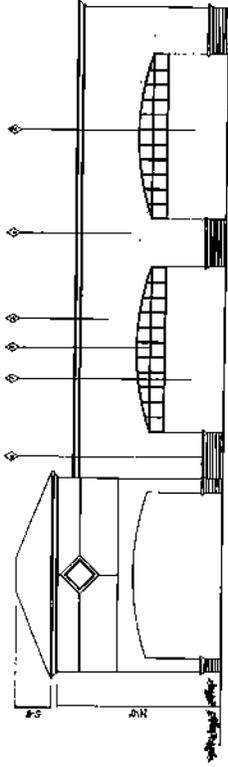
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2. SPUR FINISH STUCCO PAINTER
 STEPHEN WILLIAMS
 PHONE: ON PAGE 1
3. SPUR FINISH STUCCO PAINTER
 STEPHEN WILLIAMS
 PHONE: ON PAGE 1
4. SPUR FINISH STUCCO PAINTER
 STEPHEN WILLIAMS
 PHONE: ON PAGE 1
5. SPUR FINISH STUCCO PAINTER
 STEPHEN WILLIAMS
 PHONE: ON PAGE 1
6. SPUR FINISH STUCCO PAINTER
 STEPHEN WILLIAMS
 PHONE: ON PAGE 1
7. MCI CONCRETE SANGCAST BLEND
 100% PORTLAND CEMENT
8. 2" X 4" X 8" PAINTED
 1" STAIRS COLOR
9. 1" X 4" X 8" PAINTED
 1" STAIRS COLOR
10. 1" X 4" X 8" PAINTED
 1" STAIRS COLOR



NORTH ELEVATION (BUILDING "A")
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (BUILDING "A")
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION (BUILDING "B")
 SCALE: 1/8" = 1'-0"