PLANNING COMMISSION AGENDA REPORT

MEETING DATE: OCTOBER 10, 2005 ITEM NUMBER: III. 2B.

SUBJECT: PLANNING APPLICATION PA-05-22
2300 HARBOR BOULEVARD AND 380 WEST WILSON STREET

DATE: SEPTEMBER 29, 2005

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

PROJECT DESCRIPTION

The applicant is requesting approval of a master plan amendment and conditional use permit to operate a recreational vehicle storage facility with a variance from maximum wall height requirements.

APPLICANT

The applicant is Mick Meldrum/ICI Development Company, Inc., representing Harbor Center Partners L.P., the property owner.

RECOMMENDATION

Approve by adoption of the attached resolution, subject to conditions.

MEL LEE, AICP
Senior Planner

R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 2300 Harbor Blvd. and 380 W. Wilson St.

Application: PA-05-22

Request: A master plan amendment and conditional use permit to operate a recreational vehicle storage facility with a variance from maximum wall height requirements.

SUBJECT PROPERTY:

Zone: C1-S and R3 (C1-S Proposed)
General Plan: Gen. Commercial and HDR (Gen. Commercial Proposed)
Lot Dimensions: Irregular
Lot Area: 1.49 Acres
Existing Development: Vacant lot

SURROUNDING PROPERTY:

North: R1, Single Family Residences
South: R3, Multiple Family Residences
East: R1, Single Family Residences and I&R, Park
West: C1-S, Shopping Center and R3, Multiple Family Residences

DEVELOPMENT STANDARD COMPARISON

Development Standard	Code Requirement	Proposed/Provided
Lot Size:		
Lot Width	NA	NA
Lot Area (Both Lots)	5 Acres	1.49 Acres*
Floor Area Ratio:		
(Very Low Traffic FAR)	.75 (48,678 SQ. FT.)	.007 (484 SQ. FT.)
Wall Height:	6 FT	8-12 FT**

NA=Not applicable or no requirement.
*The lots are legal nonconforming.
**The applicant is requesting approval of a variance.

CEQA Status: Negative Declaration
Final Action: Planning Commission

Revised 7/95-PLANNING ACTION SUMMARY-COML

BACKGROUND

The project site is two vacant land-locked parcels. The larger parcel, addressed as 2300 Harbor Boulevard, is approximately 1.12 acres and is located at the western terminus of Wake Forest Drive and is a remnant of the Harbor Center development. The larger parcel is designated General Commercial by the General Plan Land Use Element and zoned C1-S (Shopping Center District). The smaller parcel, addressed as 380 West Wilson Street, located to the south, is approximately 0.37 acres in size, is designated High Density Residential by the General Plan, and zoned R3, Multiple-Family Residential. The western boundary of the project site is separated from Harbor Center by a 14-foot-high wall designed to mitigate noise impacts to residential uses from the adjacent commercial center. The eastern boundary of the site is separated from the adjacent residential neighborhood by a 14-foot-high block wall, an approximately 20-foot-wide landscaped buffer, and a six-foot-high retaining wall.

On October 18, 2004, City Council, on appeal, denied a proposed 8-unit common interest development for Habitat for Humanity, processed under PA-03-59 and Tentative Tract Map T-16502.

ANALYSIS

The proposed use will include the following: approximately 70 individual vehicle storage spaces; an enclosed outdoor area for incidental storage; a wash rack/dump station; and a storage container to house the video surveillance equipment for the facility and cleaning supplies.

The proposed project requires the following discretionary planning approvals:

1) **General Plan Amendment GP-05-04**[1] to change the General Plan land use designation for the portion of the site addressed as 380 West Wilson Street from High Density Residential to General Commercial.

2) **Rezone R-05-03**[1] to change the zoning for the portion of the site addressed as 380 West Wilson Street from R3 (Multiple Family Residential District) to C1-S (Shopping Center District).

3) **Planning Application PA-05-22** for a master plan amendment to operate a recreational vehicle storage facility with a conditional use permit and a variance from maximum wall height requirements.

---

[1] GP-05-04 and R-05-03 are discussed in a separate staff report

Master Plan and Conditional Use Permit

The master plan is considered the blueprint for the long-term development and use of this property. In that respect, the location of the vehicle storage areas, the enclosed outdoor area for incidental storage, the placement of the storage container and other incidental uses as described in the report and shown on the submitted plans would become the "zoning regulations" for the project and any significant revisions would require an amendment to the master plan.

As described earlier in this report, the proposed RV storage facility consists of approximately 70 individual vehicle storage spaces. The storage spaces range in size from 11 feet wide by 25 feet deep to 12 feet wide by 45 feet deep. The individual storage spaces are located along the easterly and westerly boundaries of the property. A wash rack/dump station and incidental outdoor storage area is located in the northerly portion of the site. A storage container to house the video surveillance equipment for the facility and cleaning supplies will be located at the vehicle entry to the site. Vehicle access to the site will be provided via the existing drive approach to the rear of Harbor Center located on West Wilson Street; no access to the site from any of the adjoining residential neighborhoods, including from Wake Forest Drive, is proposed. Hours for customer access are proposed for between 7:00 A.M. to 8:00 P.M. Monday through Friday, and 8:00 A.M. to 5:00 P.M. Saturdays, Sundays and Federal Holidays.

Because the use involves relatively quiet activities such as vehicle storage and washing of stored vehicles, and will be entirely enclosed within the existing and proposed block walls, noise and visual impacts to surrounding properties are not anticipated. Staff is recommending several conditions of approval (conditions nos. 8 through 13 shown on Exhibit "B" of the attached resolution) to ensure that the proposed use is operated in a manner compatible with the surrounding area.

Variance

The proposed project will provide new block walls ranging in height from 8 feet to 12 feet high. The walls will match the existing on-site walls in terms of materials and colors (photos taken from the inside of the existing site are attached to this report for reference). A new 8-foot block wall is proposed to be constructed on the easterly property lines abutting single family residences and Wilson Park, as well as block walls 8 feet high and 12 feet high, respectively, on the southerly and westerly property lines abutting the existing multiple family residential developments. All existing sound walls and landscape buffers will remain unchanged.

City code allows granting a variance where special circumstances applicable to the property exist (such as an unusual lot size, lot shape, topography, location, surroundings, or similar features) and where strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in

the vicinity under an identical zoning classification. Other factors (such as existing site improvements) may also be considered.

It is staff's opinion that there is justification for the variance from wall height because the location of the site creates a special circumstance due to its proximity to surrounding residential properties. The walls will ensure that the proposed use is compatible and harmonious with uses that exist in the surrounding residences and park. Although the proposed walls will exceed the maximum 6-foot height limit, they will be consistent with the existing walls that were originally constructed when Harbor Center was redeveloped.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared for this project. Under CEQA guidelines, if the lead agency determines that there is substantial evidence that the project may have a significant effect on the environment an Environmental Impact Report (EIR) would be required to be prepared. If the lead agency determines that there is substantial evidence that the project could not have a significant effect on the environment, a Negative Declaration may be prepared.

The Initial Study/Negative Declaration (IS/ND) was prepared for the project. The (IS/MND) identified impacts that would be reduced to a level considered less than significant or no impact with appropriate conditions of approval and mitigation measures, if the project is approved. A copy of the Mitigation Monitoring Program is attached to the Planning Commission resolution for the project. The Negative Declaration was made available for public review from September 19, to October 10, 2005, as required by CEQA.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve PA-05-22 with the recommended conditions of approval to minimize any impacts to the adjacent properties; or

2. Deny PA-05-22. If the project is denied, the project cannot be constructed, and the applicant could not submit substantially the same project for six months.

CONCLUSION

It is staff's opinion that the proposed project will be compatible with the uses in the surrounding area, as well as provide a substantial improvement to the subject property. Therefore, staff recommends approval of the project.

Attachments: Applicant's Project Description and Justification
Zoning Map/Location Map
Plans/Photos
Draft Planning Commission Resolution
Exhibit "A" - Draft Findings
Exhibit "B" - Draft Conditions of Approval
Exhibit "C" - Mitigation Monitoring Program

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

Mick Meldrum
ICI Development Company, Inc.
2222 E. 17th Street
Santa Ana, CA 92705

Harbor Center Partners, L.P.
2222 E. 17th Street
Santa Ana, CA 92705

File: 101005PA0522	Date: 092905	Time: 2:15 p.m.

RESOLUTION NO. PC-05-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-05-22

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

WHEREAS, an application was filed by Mick Meldrum/ICI Development Company Inc., authorized agent for Harbor Center Partners, L.P. with respect to the real property located at 2300 Harbor Boulevard and 380 West Wilson Street, requesting approval of a master plan amendment and conditional use permit to operate a recreational vehicle storage facility with a variance from maximum wall height (6 feet maximum wall height allowed; 8-12 feet wall height proposed); and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 10, 2005; and

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and an Initial Study/Negative Declaration was prepared, which reflect the independent judgment of the City of Costa Mesa, and was available for public review from September 19, to October 10, 2005, as required by CEQA.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **APPROVES** PA-05-22 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-05-22 and upon applicant's compliance with each and all of the conditions of approval and mitigation measures contained in Exhibits "B" and "C". Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval and mitigation measures, then this Resolution, and any recommendation for approval herein contained, shall be deemed null and void.

BE IT FINALLY RESOLVED that the Costa Mesa Planning Commission hereby adopts the Mitigation Monitoring Program for PA-05-22 as set forth in Exhibit "C".

PASSED AND ADOPTED this 10th day of October, 2005.

_____
Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, 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 October 10, 2005, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:

- A compatible and harmonious relationship exists between the proposed site development and uses, and existing buildings, site development, and uses on surrounding properties.
- Safety and compatibility of the design of the 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 complies with Costa Mesa Municipal Code Section 13-29(g)(5) because the master plan meets the broader goals of the General Plan and the Zoning Code with regard to protection of the integrity of neighboring development. Specifically, the project will be compatible with the uses in the surrounding area, as well as provide a substantial improvement to the subject property.

C. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed recreational vehicle storage use is 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, because the use involves relatively quiet activities such as vehicle storage and washing of stored vehicles, and will be entirely enclosed within the existing and proposed block walls, noise and visual impacts to surrounding properties are not anticipated.

D. The information presented substantially complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify granting of the variance from maximum wall height requirements. Specifically, the location of the site creates a special circumstance due to its proximity to surrounding residential properties. The project has been designed with walls that exceed the maximum 6-foot height limit, consistent with the existing walls that were originally constructed when Harbor Center was redeveloped, and will provide an additional buffer to the adjacent residential properties.

E. An initial study was prepared, pursuant to the California Environmental Quality Act.

According to the initial study and negative declaration, which reflect the independent judgment of the City of Costa Mesa, there will not be a significant effect on the environment because standard conditions of approval and mitigation measures have been added to the project.

F. 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.

G. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

//

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 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.
3. 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.
4. The conditions of approval and ordinance or code provisions of Planning Application PA-05-22 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
5. The applicant shall provide a security plan to the Planning Division for approval prior to the submittal of plans for building plan check. The measures approved as part of the security plan shall be incorporated, where appropriate, into the site improvement plans.
6. 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.
7. The use shall be conducted, at all times, in a manner to allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever operational measures are necessary to comply with this requirement.
8. The storage facility shall not be used for any business activity other than rental of storage spaces. Storage of commercial trucks, truck

trailers, buses, and commercial business vehicles shall be prohibited.

9. Commercial servicing or repair of any motor vehicles, boats, trailers, lawn mowers, or any similar equipment shall be prohibited. Minor repairs by vehicle owners may be made during customer access hours only.
10. Vehicle washing and dump station facilities shall be for the use of vehicles stored at the site only.
11. Hours for customer access shall be limited to between 7:00 A.M. to 8:00 P.M. Monday through Friday, and 8:00 A.M. to 5:00 P.M. Saturdays, Sundays and Federal Holidays.
12. Light standards and fixtures shall not exceed the height of the walls surrounding the site.
13. The project shall comply with the standard conditions of approval and mitigation measures identified in the mitigation monitoring program prepared for the project and attached to this resolution as "Exhibit C".*
14. The use of the portion of the site addressed as 380 West Wilson Street for storage shall not become effective until General Plan Amendment GP-05-04 and Rezone R-05-03 have been approved by the City Council.
15. New walls shall match the existing on-site walls in terms of materials and colors. Where fences on adjacent properties already exist, the applicant shall work with the adjacent property owners to remove the fences and provide a single block wall.

Eng. 16. 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. 17. Submit evidence of or record reciprocal ingress and egress for shared access. Applicant is advised that access to site is limited to the driveway from West Wilson Street, across 2300 Harbor Boulevard.

*Deletion of any mitigation measures will require a finding by the decision-making body that no significant environmental impacts will be created and the Mitigated Negative Declaration is still valid.

EXHIBIT "C"

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES
MITITGATION MONITORING PROGRAM
SOURCE: INITIAL STUDY/NEGATIVE DECLARATION
FOR GP-05-04, R-05-03 AND PA-05-22

Standard Conditions Of Approval And Mitigation Measures	Timing	Responsible Party
Aesthetics 1. Lighting shall comply with all requirements of Costa Mesa Municipal Code Section 13-93(d). Lighting shall be designed to provide adequate illumination of the storage facilities (no dark spots) without creating spill-over light or glare onto adjacent properties. Shielding or other methods necessary to prevent light or glare spill-over shall be incorporated.	During Construction	Applicant/Developer
Air Quality 1. The project applicant shall require the contractor to comply with the SCAQMD's regulations during during construction, including Rule 402, which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction. Specific measures to reduce fugitive dust shall include the following: a. Moisten soil prior to grading. b. Water exposed surfaces at least twice a day under calm conditions and as often as needed on windy days when winds are less than 25 miles per hour or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site. c. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation. d. Wash mud-covered tires and under-carriages of trucks before leaving construction site. e. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites. f. Cease grading during periods when winds exceed 25 miles per hour. g. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil	During Construction	Applicant/Developer

disturbance. h. Maintain the public site in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping and sprinkling. 2. The project applicant shall require the contractor to: a. Maintain construction equipment in peak operating condition so as to reduce operation emissions. b. Use low-sulfur diesel fuel in all equipment. c. Use electric equipment whenever practicable. d. Shut off engines when not in use.		
Cultural Resources 1. If any archaeological objects are encountered during construction, the contractor shall stop work immediately and notify the City.	During Construction	Applicant/Developer
Hydrology & Water Quality 1. Prior to or concurrent with submittal of plans for building plan check, the developer shall submit a Water Quality Management Plan (WQMP) that identifies the application and incorporation of those routine structural and non-structural Best Management Practices (BMP's) outlined in the Countywide National Pollution Discharge Elimination System (NPDES) Drainage Area Management Plan (DAMP), Appendix G. The WQMP shall detail implementation of BMP's not dependent on specific land uses, for review and approval by the Development Services Department.	Prior to Issuance of Grading Permits	Applicant/Developer
Noise 1. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 7 p.m., on Saturday; there shall be no construction activity on Sunday and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting. 2. Truck routes in general should be steered away from residential areas. 3. During construction, the stock piling, loading, and unloading of construction materials (such as, but not limited to, steel girders), loading/unloading trucks, moving equipment (such as mobile cranes), shall be	During Construction	Applicant/Developer

located as far from adjacent properties as possible and shall be approved by the Planning Division and the Building Official. The stocking of construction materials can create high noise levels. This is not intended to apply to temporary piles of the materials that will be used up in a short period of time (i.e., less than two weeks). Stock piling areas for this project may not be necessary. However, if it is necessary, stock piling areas should be located as far as possible from adjacent properties. 4. The construction superintendent(s) shall meet with the City staff to review the operational conditions and restrictions as they relate to site demolition and construction, prior to the commencement of work. 5. The location for any on-site crushing of concrete and/or asphalt shall be located as far from adjacent properties as possible and approved by the Planning Division and the Building Official.		

PL 'NING DIVISION - CITY OF C STA MESA

DESCRIPTION/JUSTIFICATION

Application #: PA-05-22 **Environmental Determination:** NEG. DEC.
Address: 2300 HARBOR / 300 W. WILSON

1. **Fully describe your request:** Applying for a Master Plan Amendment and a Conditional Use Permit to operate an RV Storage facility on the vacant property behind Home Depot at 2300 Harbor Blvd. Also, request a variance for 12 ft. high walls.

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.**

   An RV Storage facility will be a very compatible use for this property because it will operate quietly and not cause traffic impacts. This use can also be operated through the existing access through the Shopping Center.

   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:**

   XX **Is not included in the publication indicated above.**

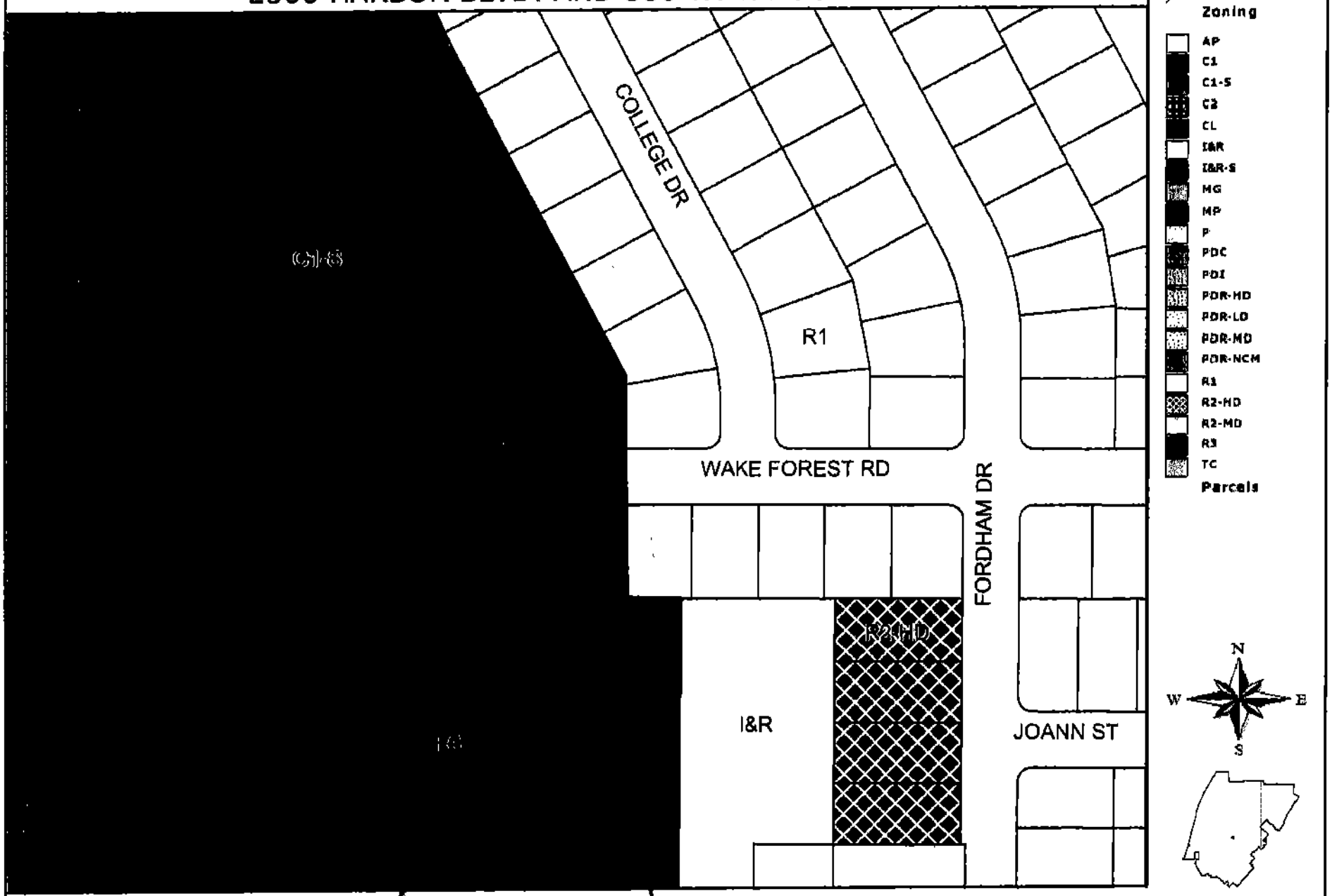
   ___ **Is included in the publication indicated above.**

Signature 6-13-05 **Date**

March '96

ZONING/LOCATION MAP

2300 HARBOR BLVD. AND 380 W. WILSON ST.



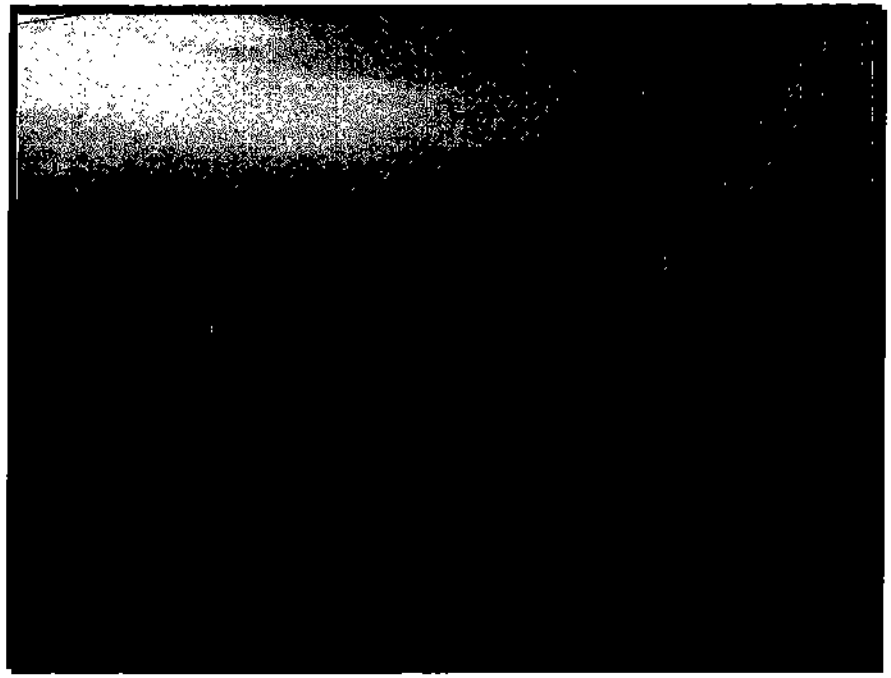
2300 HARBOR BLVD. 380 W. WILSON ST.

Costa Mesa

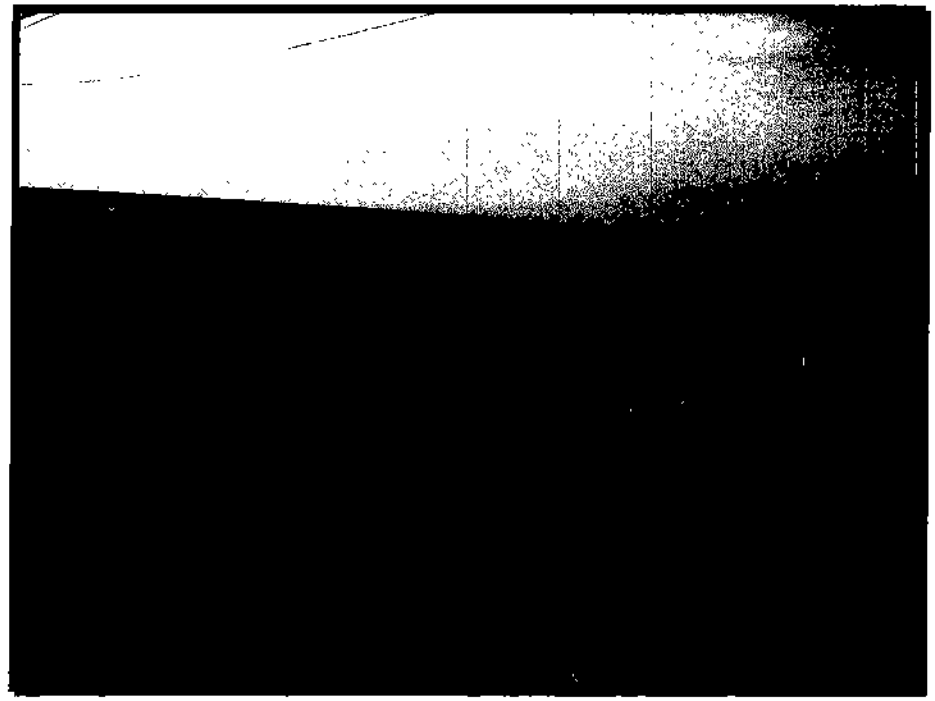
SITE PHOTOS FOR 2300 HARBOR BLVD. AND 380 W. WILSON ST. GP-05-04, R-05-03, AND PA-05-22

SITE AS SEEN FROM BEHIND ENTRY GATE
(FACING WEST TOWARD HARBOR CENTER/HOME DEPOT)

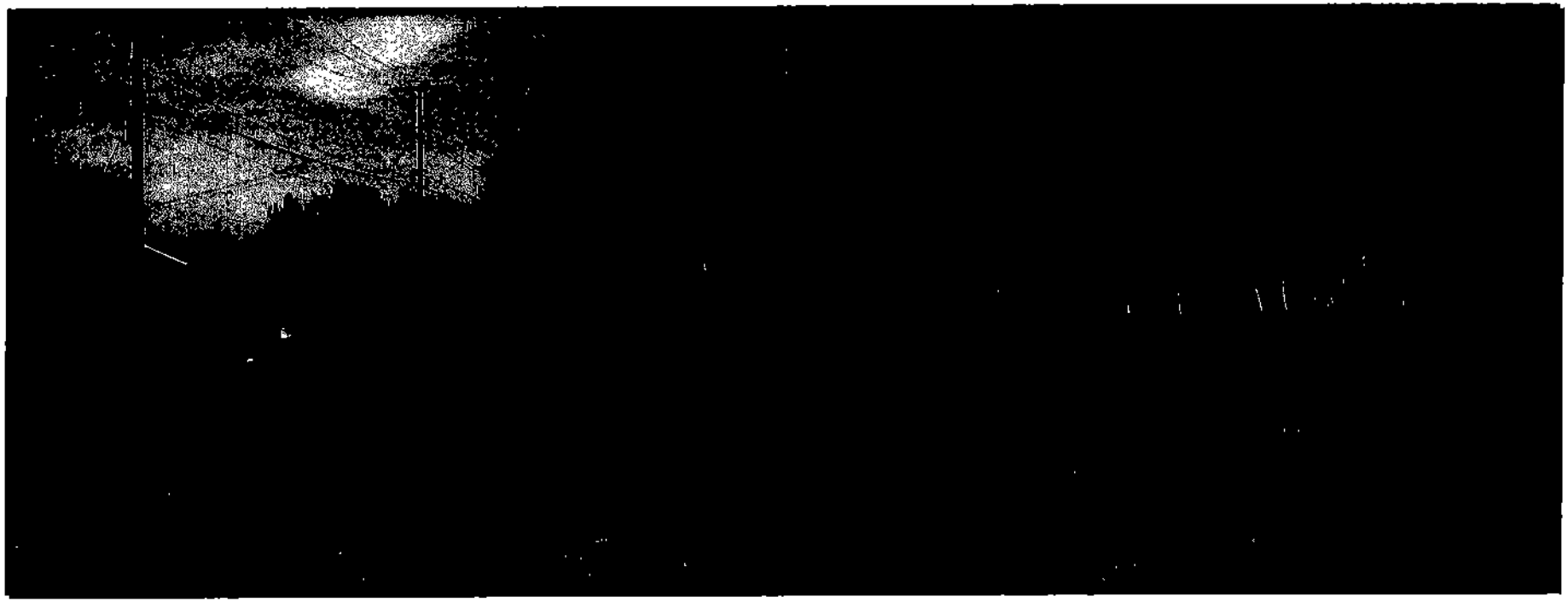
EXISTING ENTRY GATE TO SITE
(AS SEEN FROM HARBOR /CENTER/HOME DEPOT SIDE)



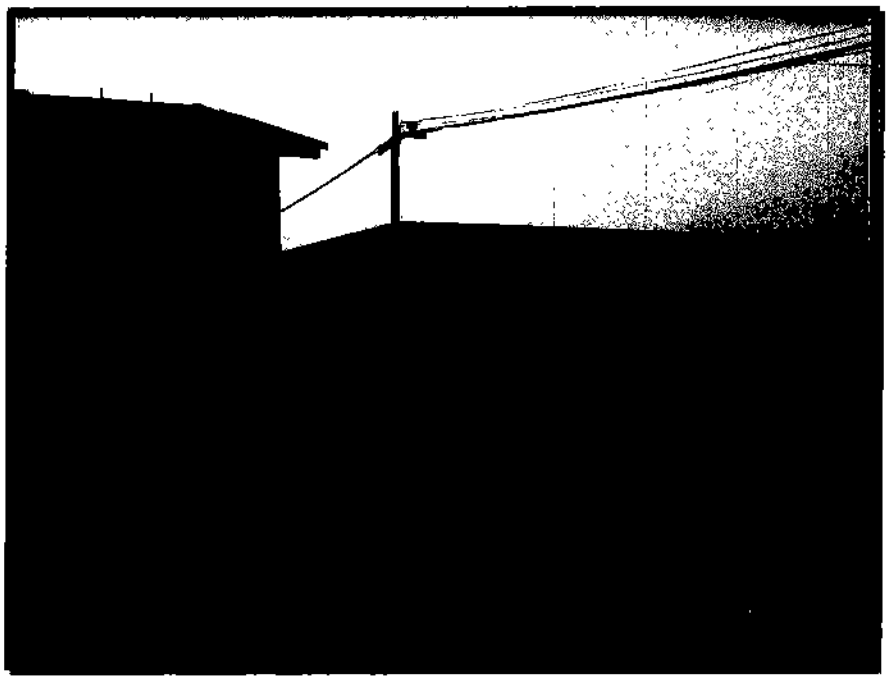
SITE FACING NORTH
(SINGLE FAMILY RESIDENTIAL IS BEYOND TO THE RIGHT, HARBOR CENTER/HOME DEPOT IS ON THE LEFT)



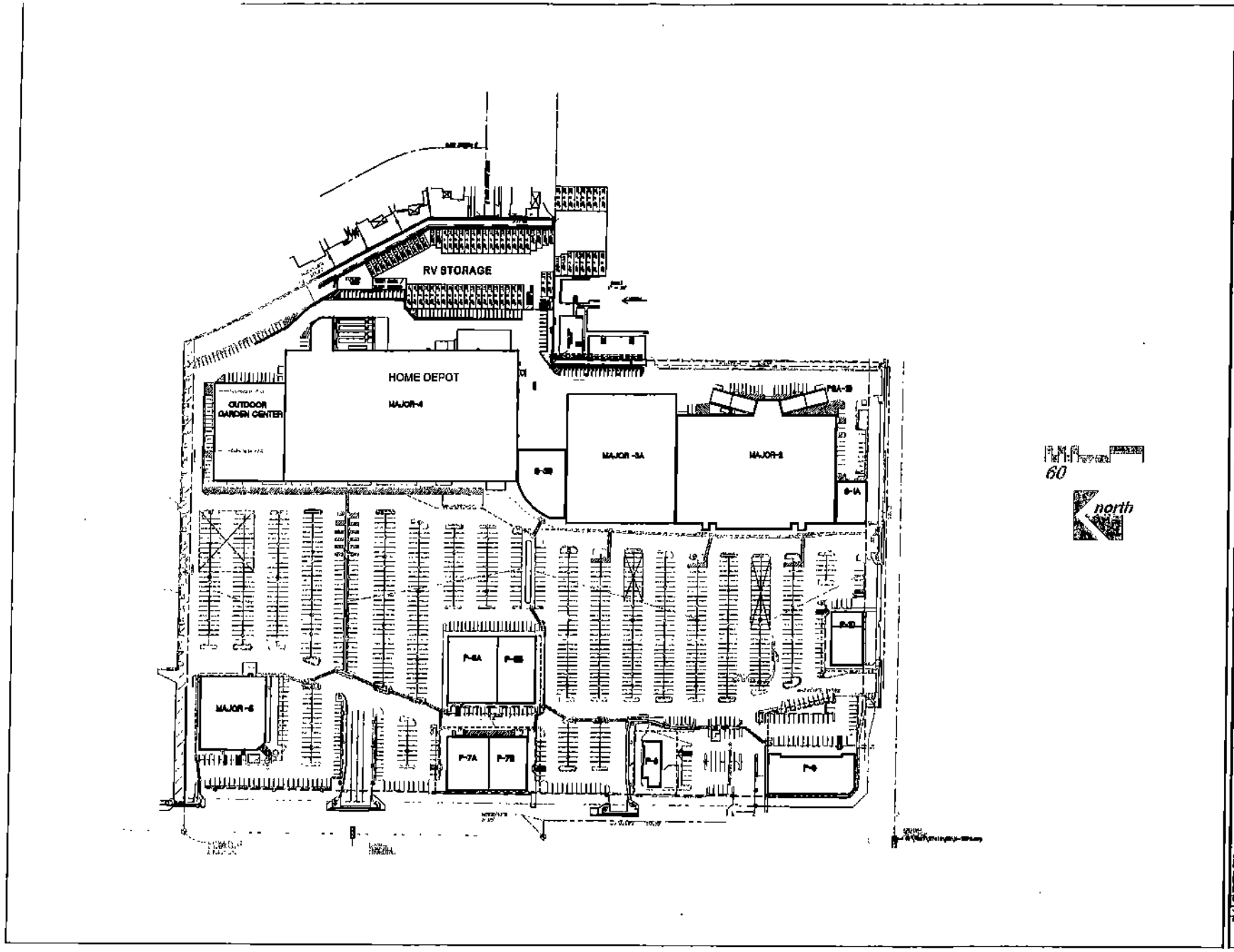
SITE FACING WEST
(TOWARD HARBOR CENTER/HOME DEPOT)



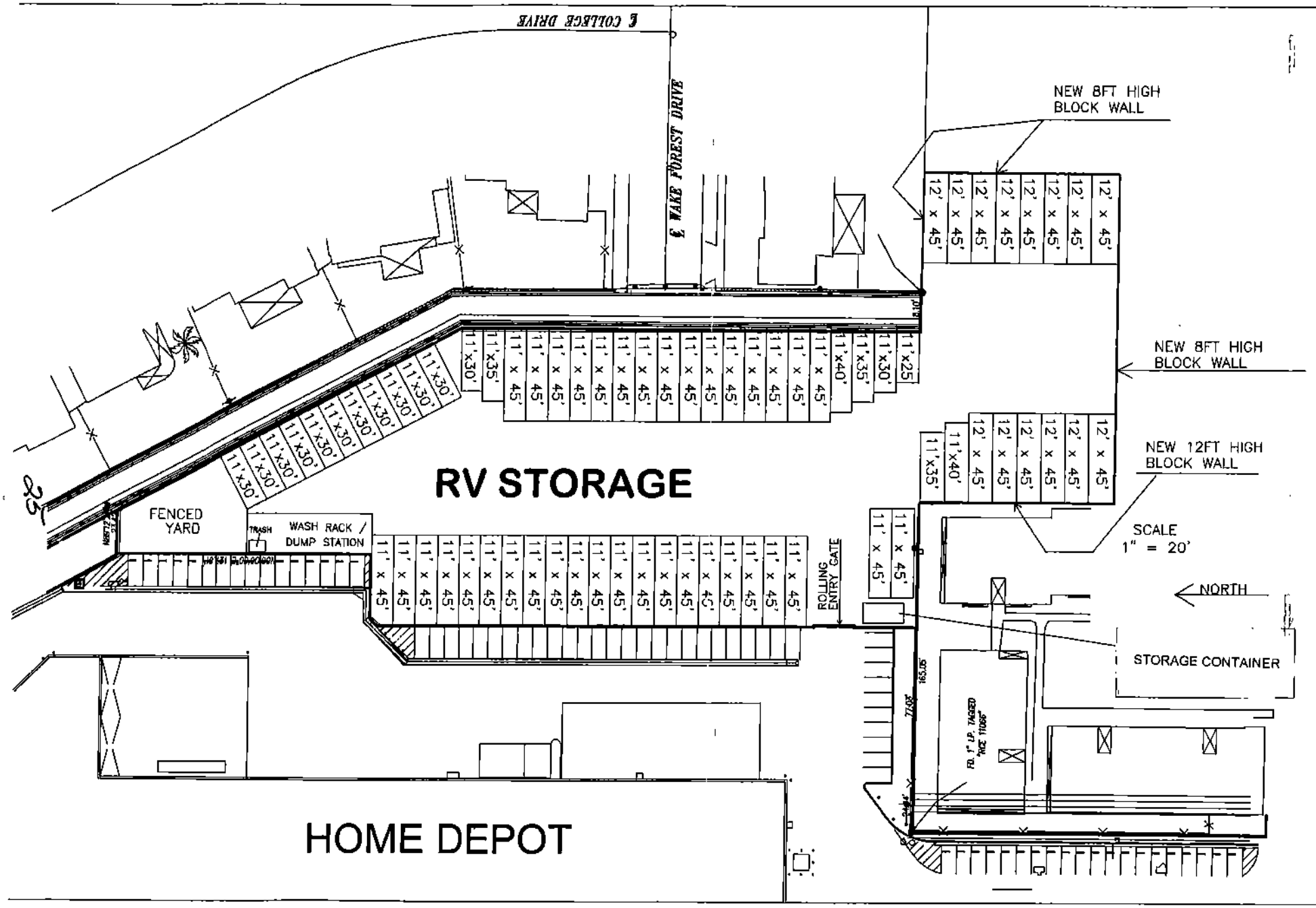
SITE FACING SOUTHEAST
(TOWARD SINGLE FAMILY RESIDENTIAL & WILSON PARK)
NEW 8' BLOCK WALL PROPOSED IN THIS LOCATION



SITE FACING SOUTH & SOUTHWEST
(TOWARD MULTIPLE FAMILY RESIDENTIAL)
NEW 8' AND 12' BLOCK WALL PROPOSED IN THIS LOCATION


RV STORAGE
HOME DEPOT
MAJOR-4
OUTDOOR GARDEN CENTER
MAJOR-3A
MAJOR-2
MAJOR-5
P-6A
P-6B
P-7A
P-7B
P-8
P-9
P-10
60
north
PRELIMINARY SITE PLAN
NEC HARBOR + WILSON
COSTA MESA, CALIFORNIA
ICI DEVELOPMENT COMPANY
2222 17TH STREET
SANTA ANA, CALIFORNIA 92707
(714) 541-1220
A

24



PROPOSED RV STORAGE FACILITY

FOR FUTURE DEVELOPMENT AREA, HARBOR CENTER
380 WILSON & 2300 HARBOR BLVD., COSTA MESA, CA

DEVELOPMENT COMPANY
2222 E. 17TH ST.
SANTA ANA, CA 92705
(714) 541-1200

07/12/05

SITE PLAN