

City of Costa Mesa

Inter Office Memorandum

TO: PLANNING COMMISSION

FROM: MEL LEE, SENIOR PLANNER

DATE: SEPTEMBER 13, 2007

**SUBJECT: SIX MONTH STATUS REPORT FOR PLANNING APPLICATION PA-06-63
843 W. 17TH STREET
PLANNING COMMISSION MEETING OF SEPTEMBER 24, 2007**

BACKGROUND

On March 26, 2007, Planning Commission, on a 4-1 vote (Commissioner Clark voting no) approved the above conditional use permit to allow a portion of the subject property to be used for off-site parking and storage, subject to conditions of approval, including the installation of an 8-foot high decorative block wall to screen the storage yard, public sidewalk, and site landscaping. A condition of approval (number 17) also required reviews by staff at three and six month intervals to determine compliance with the conditions of approval and code requirements.

The applicant obtained permits for the wall and sidewalk on August 14, 2007. According to the applicant per the attached e-mail and schedule, site preparation is expected to begin by September 21, 2007 with construction beginning soon thereafter, with work, including installation of landscaping, to be completed by December 1, 2007.



MEL LEE, AICP
Senior Planner



KIMBERLY BRANDT, AICP
Principal Planner

Attachment: Correspondence from applicant
PC Resolution No. PC-07-29
Plans

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

Hope Leon
843 ½ West 17th Street
Costa Mesa, CA 92627

Foothill Project Management & The Urban Design Center
Attn: Corrie D. Kates, Principal
P.O. Box 4403
Costa Mesa, CA 92626-4403

File: 092407PA0663Status	Date: 091307	Time: 1:45 p.m.
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LEE, MEL

From: Corrie Kates [foothill@dc.rr.com]
Sent: Monday, September 10, 2007 8:41 PM
To: LEE, MEL
Subject: 843 W. 17th Street

Attachments: MSProject-843 w. 17th st.mpp; MSProject-843 w. 17th st.pdf



MSProject-843 w. 17th st.mpp (...
MSProject-843 w. 17th st.pdf (...

Hello Mel:

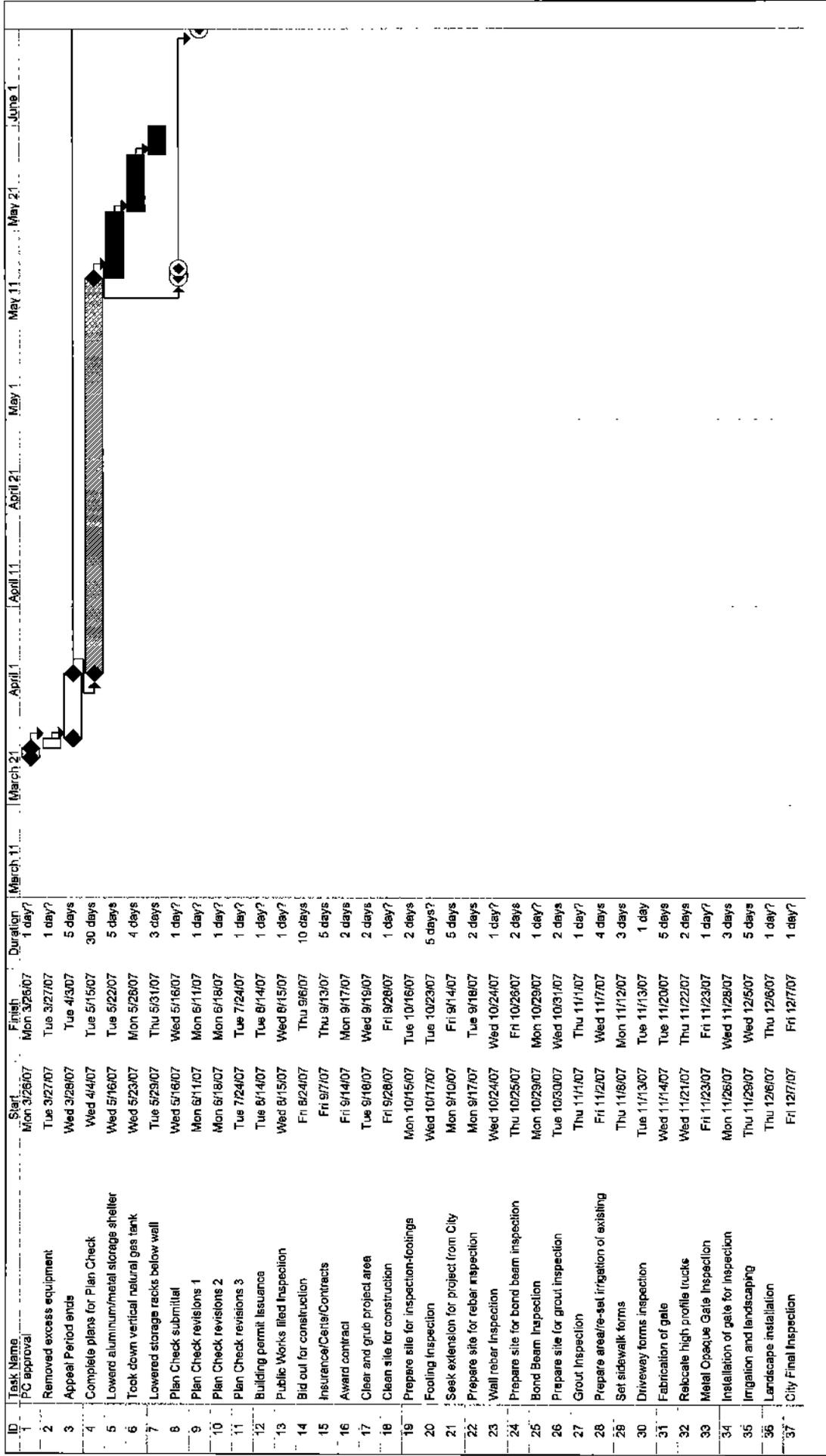
We have prepared an update/schedule for the project at 843 W. 17th Street. We have had many bid issues due to the smallness of the contract and start date constraints by the contractor due to other commitments. We have finally hired the contractor and they are prepared to commence with the work on the date shown which around mid-month of October. We have obtained the necessary permits, one of the delay's was that the contractors would not bid until we had obtained City approval with permits. That has been accomplished and work has commenced. We have completed the matters raised by the PC and the remaining portion of the project is will proceed as approved. Please review the attached MS Project file. I have attached in the program format and a PDF in case you do not have the software.

Do we need to make an official application on letterhead? Or with a City form and fee? Or will this suffice? Oliver Mahon and the contractor is O.K. with he timing and completion of the project by December 7, 2007.

Please let me know what I need to provide or anymore detail is required?

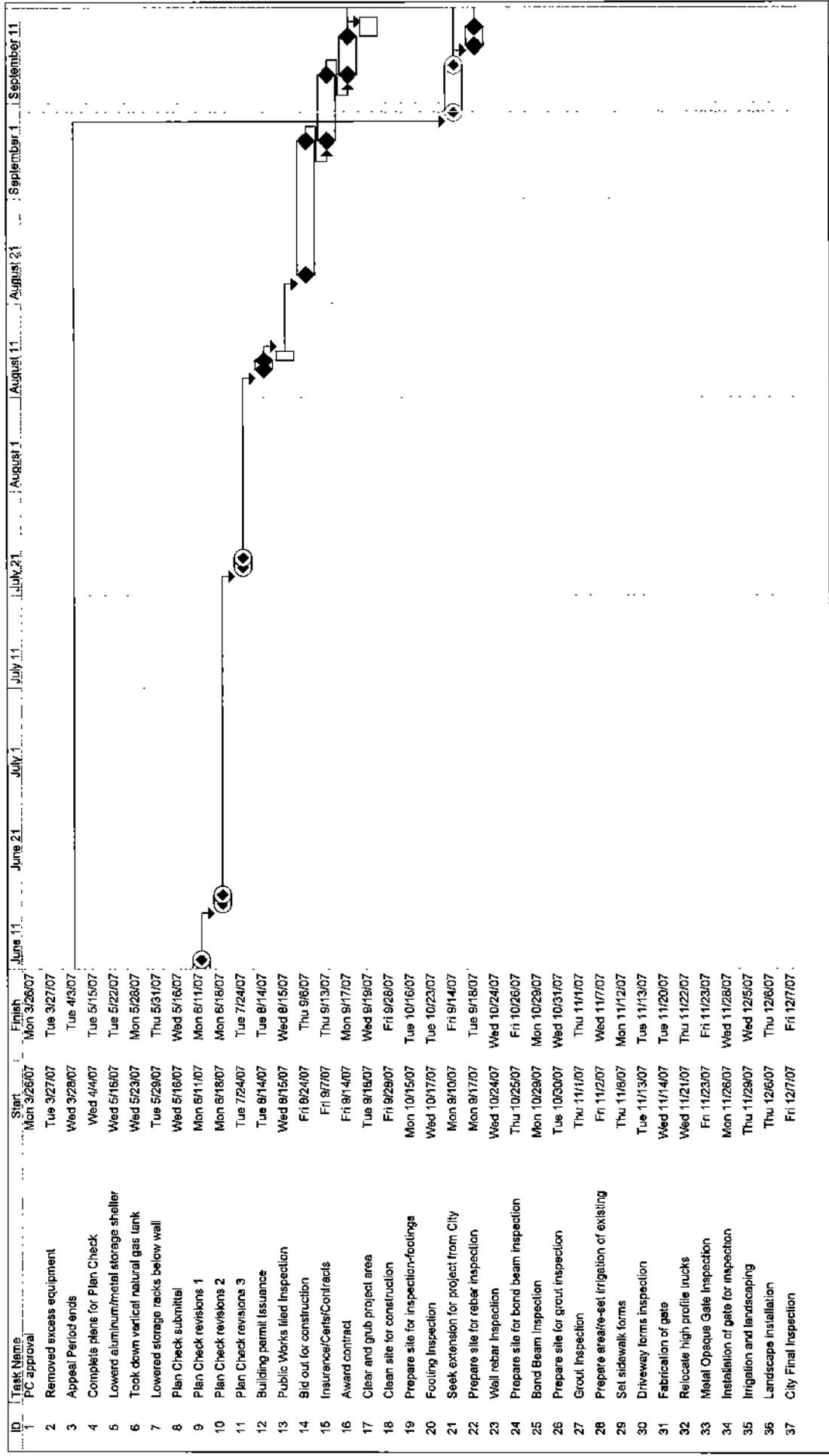
Thank you for your help on this project.

Corrie



Project: **Revised Mtn 6/10/07 2:21 PM**
 Date: **Mon 6/10/07**

Task **Progress** **Summary** **External Tasks** **Deadline**
 Spill Milestone Project Summary External Milestone



Project Report: Mon 9/10/07 2:21 PM
Date: Mon 9/10/07

Task
Spill

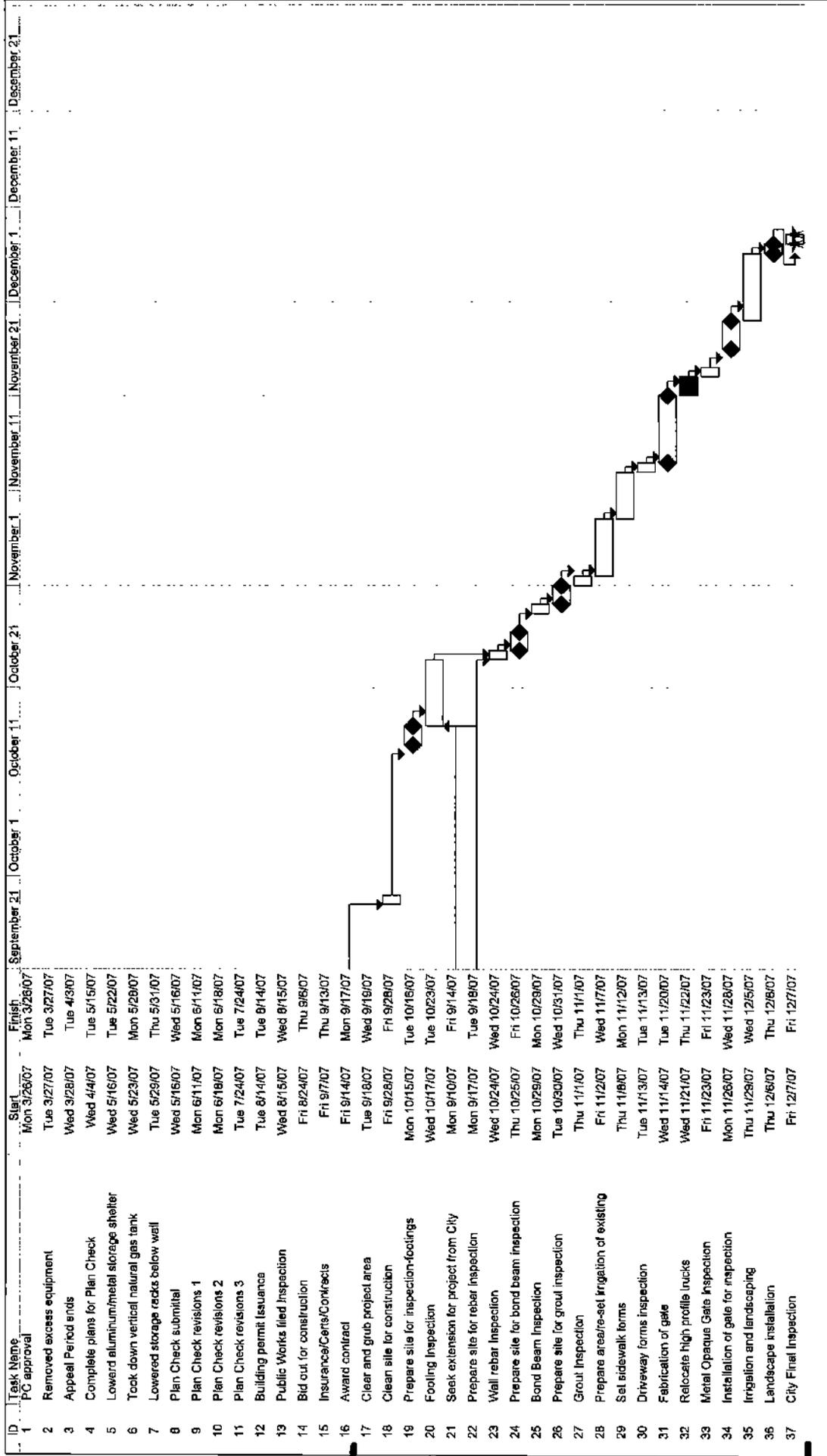
Progress
Milestone

Summary
Project Summary

External Tasks
External Milestone

Deadline

Page 2



Project: **Respect** Mon 9/10/07 2:21 PM
 Date: Mon 9/10/07

Progress Milestone
 Summary Project Summary
 External Task External Milestone
 Deadline

RESOLUTION NO. PC-07-29

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-06-63**

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

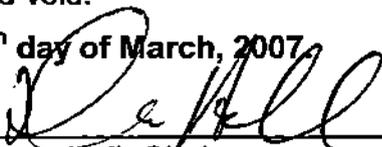
WHEREAS, an application was filed by Corrie Kates, representing the property owner, Hope Leon, with respect to the real property located at 843 W. 17th Street, to permit to allow a portion of the subject property to be used for off-site parking and storage; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 26, 2007;

BE IT 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", the Planning Commission hereby **APPROVES** Planning Application PA-06-63 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-06-63 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". 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 26th day of March, 2007



Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (PA-06-63)

- A. The project proposed under PA-06-63 complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use, as properly conditioned, is compatible and harmonious with uses on surrounding properties. Specifically, the use for off-site parking and storage is conditionally permitted under the existing industrial zoning designation, while the two existing residences are legal nonconforming, appear to be well-maintained and in good condition, and do not create any problems for the industrial use on the site or surrounding properties.
 2. The project is consistent with the General Plan and existing zoning on the site.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the use proposed under PA-06-63 is compatible with properties in the same general area, which are industrially zoned and developed. Although the business that used the property under ZE-79-119 was located on an abutting property, while the business using the property under PA-06-63 is located in a different area, the land use impacts of the proposed use should not be significantly different on that account. The proposed use does not need to conform to the Mesa West Bluffs Urban Plan or the Mixed Use Overlay District because the industrial use is not a proposed new use, the property is industrially zoned, and the residences are legal nonconforming.
- C. 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, the history of code enforcement complaints was associated with a tenant that no longer occupies the property, and the property owner has undertaken efforts to comply with the Code requirements concerning screening and landscaping. Further, this approval is subject to a condition of approval that requires staff monitoring and reporting on compliance with the conditions of approval and Code requirements, and, in the absence of compliance, the entitlement may be revoked.
- D. 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 under Section 15301 for Existing Facilities.
- E. 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. The use 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.
 3. 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.
 4. 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.
 5. Hours of operation shall be limited to the hours between 7:00 a.m. to 5:00 p.m., weekdays and Saturdays.
 6. Street addresses shall be displayed in a manner visible from the street. Street address numerals shall be a minimum 12 inches in height with not less than 3/4-inch stroke and shall contrast sharply with the background.
 7. The use shall be for the off-site storage and parking of vehicles and materials for Oliver Mahon Asphalt Maintenance, Inc., a paving contracting business. Storage of other commercial trucks, trailers, recreational vehicles, motor homes, boats, motorcycles, or similar vehicles shall be prohibited. No storage of vehicles in a wrecked or dismantled condition shall be permitted.
 8. Commercial servicing, inspection, repair, or dismantling of any motor vehicles, commercial trucks, trailers, recreational vehicles, motor homes, boats, motorcycles, or similar vehicles shall be prohibited. Outdoor work, including vehicle washing and/or detailing, shall also be prohibited.
 9. The street setback landscape planter 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. The applicant shall provide an 8-foot high, decorative block wall along the frontage for the outdoor storage portion of the site. Wall material 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. Other perimeter fencing shall be repaired or replaced where needed, subject to the approval of the Planning Division.

11. Backflow prevention devices and other utility equipment shall be screened from view in a manner approved by the Planning Division.
12. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the commencement of the use. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
13. Gates shall be solid opaque fencing matching the color of the block wall. The gates shall remain closed when not in use.
14. Outdoor storage of materials shall not exceed the height of the screen walls.
15. Any change in the operational characteristics including, but not limited to, hours of operation, shall require approval of an amendment to the conditional use permit, subject to Planning Commission approval.
16. The applicant shall contact the Planning Division to arrange a Planning inspection of the site to confirm that the conditions of approval and code requirements have been satisfied.
17. The property shall be inspected by Staff no later than three (3) months and six (6) months from the date of approval to determine compliance with the conditions of approval and code requirements. The results of the inspections shall be reported back to the Planning Commission. If there is not substantial progress after three months, or substantial compliance after six months, a public hearing shall be scheduled for the revocation of PA-06-63.
18. At the applicant's expense, a sidewalk shall be installed along the Babcock Street frontage, subject to the requirements of the Public Services Department.
19. PA-06-63 shall be reviewed in five (5) years to determine compliance with the conditions of approval.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of Planning Application PA-06-63 is valid for a period of one (1) year and will expire unless the applicant applies for and is granted an extension of time by the Costa Mesa Planning Commission.
2. Development shall comply with all requirements of Section 13-32 and Chapter V, Article 3, of Title 13 of the Costa Mesa Municipal Code relating to development standards for commercial projects.
3. Parking lot striping shall comply with the City's Parking Design Standards.
4. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous Portland Cement Concrete (PCC) curbing.
5. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 1-to-1 basis. This requirement shall be completed under the direction of the Planning Division.
6. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-103 through 13-108 shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to the issuance of building permits.
7. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
8. 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 campus and parking 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.
9. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure shall conform with City standards. Standard drawings are available from the Planning Division.
- Bus. Lic. 10. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and final releases will not be granted until all such licenses have been obtained.

- Bldg. 11. Comply with the requirements of the uniform Building Code as to design and construction and CCR Title 24 pertaining to "Disabled Access Regulations".
- Trans. 12. Storage areas shall not obstruct required parking and access to parking spaces.

PREPARED FOR:
 Olivetti & Associates
 142 West Plaza
 Costa Mesa, California 92626
 408-444-0374 • office
 408-444-1571 • fax
 jones@olivetti.com

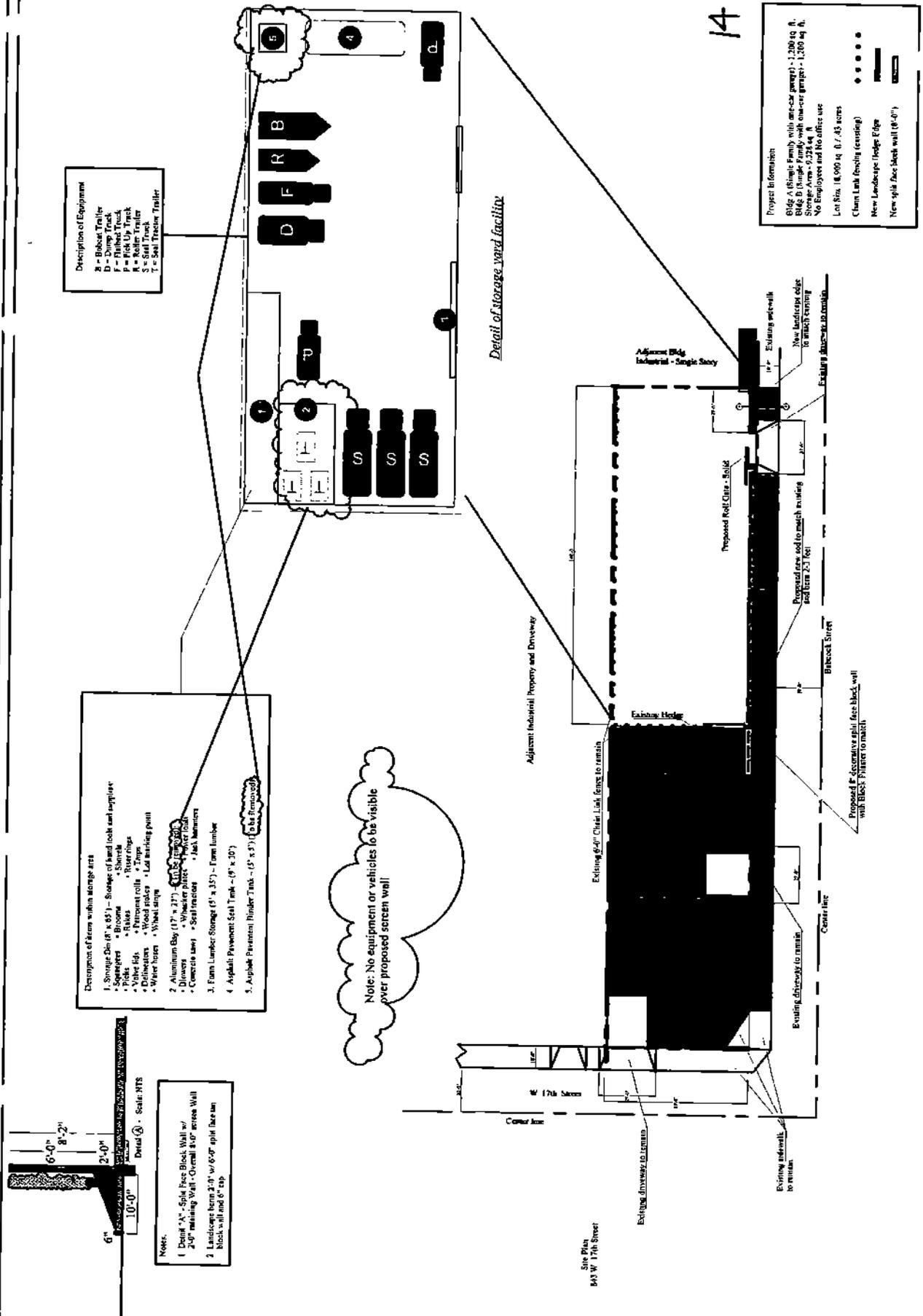
Prepared By:
 Federal Project Management
 PO Box 1402
 Costa Mesa, CA 92626
 714-441-9224
 foan@fpm.com

Submitted To:
 City of Costa Mesa
 PO Box 1300
 Costa Mesa, CA 92626
 APP: 454-104-1

Foothill Development

Job:	FOOTHILL
Drawn By:	CK
Scale:	1"=40'-0"
Date:	September 30, 2004
Revision Date:	October 2, 2004
Revision:	Sheet B Change - 1.15
Revision:	November 8, 2004
Revision:	January 28, 2005
Sheets:	204-573

A-1
 Title Sheet
 Site Plan



Description of Equipment
 B = Backhoe Trailer
 D = Dump Truck
 F = Filtered Truck
 R = Roll Up Truck
 S = Soil Tank
 T = Soil Transfer Trailer

Description of items within storage area
 1. Storage Bin (8' x 8') - Storage of hand tools and supplies:
 • Spargers • Shovels
 • Brooms • Stakes
 • Tires • Riser rings
 • Vises • Saw masts
 • Wheel lifts • Wood pallets • Lad handles
 • Wheel hoses • Wheel rings
 2. Aluminum Bay (17' x 27') - (11' x 27')
 • Diesel water pump • Hand tools
 • Concrete saw • Soil facility • Jack lammers
 3. Farm Lumber Storage (5' x 35') - Farm Lumber
 4. Asphalt Pavement Seal Tank - (9' x 30')
 5. Asphalt Pavement Binder Tank - (5' x 37') (to be demolished)

Note: No equipment or vehicles to be visible over proposed screen wall

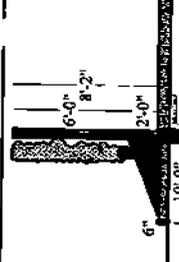
Project Information
 Blige A (Single Family with on-site garage) - 1,200 sq. ft.
 Blige B (Single Family with on-site garage) - 1,200 sq. ft.
 Site Area: 1.15 acres
 No Employees and No office use

Lot Area: 18,999 sq. ft. / 0.43 acres

Chemical Leach Testing: ● ● ● ● ●

New Landscape Hedge Edge: ———

New split face black wall (8'-0"): ———



Site Plan
 844 W 17th Street

PREPARED FOR:
 Development
 11111 1st Street
 San Diego, CA 92121
 619-594-1000
 619-594-1001 - Fax
 james@humboldt.com

Prepared By:
 Foothill Design Development
 40100 Via
 San Diego, CA 92121
 (619) 444-1001
 foohill@fd.com

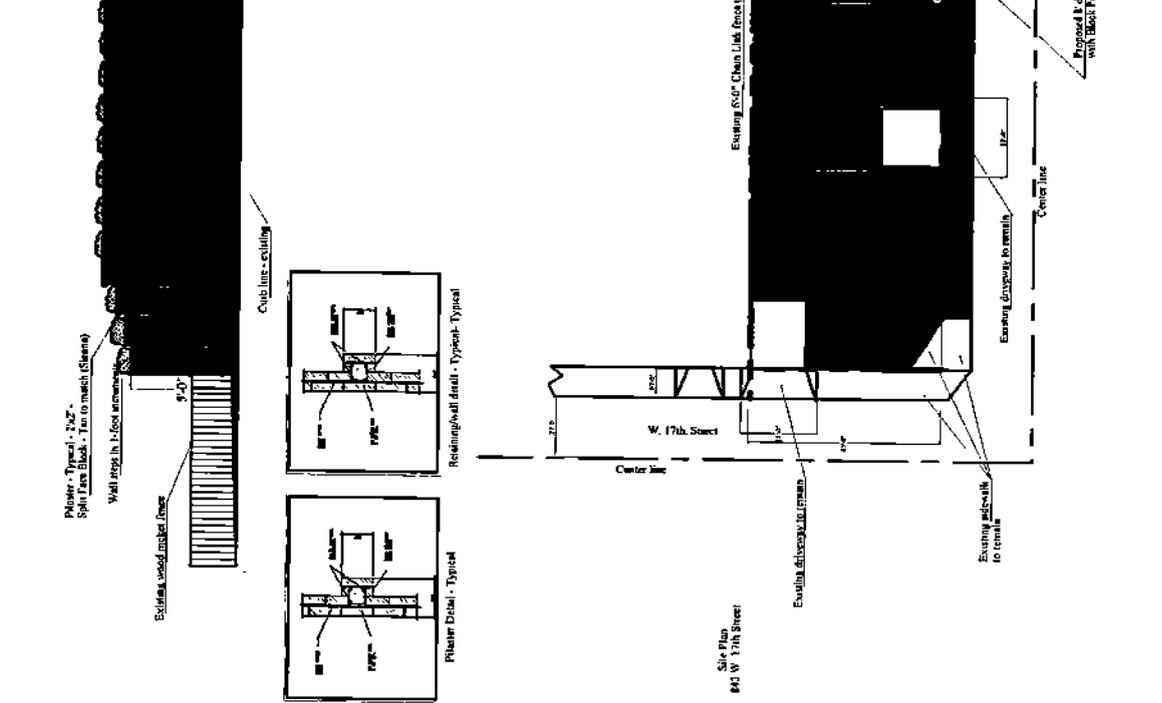
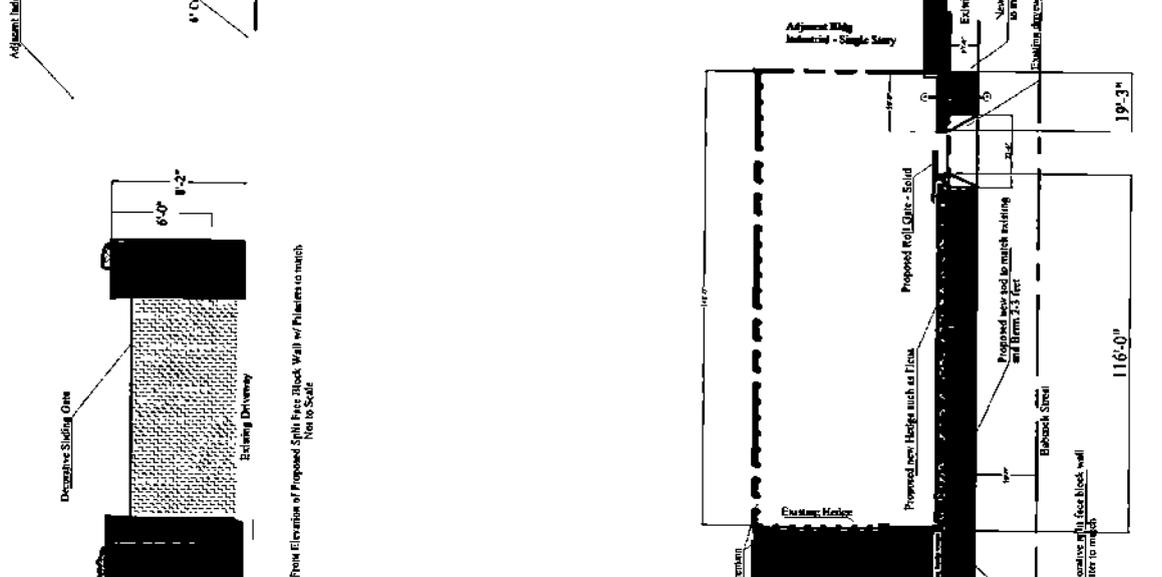
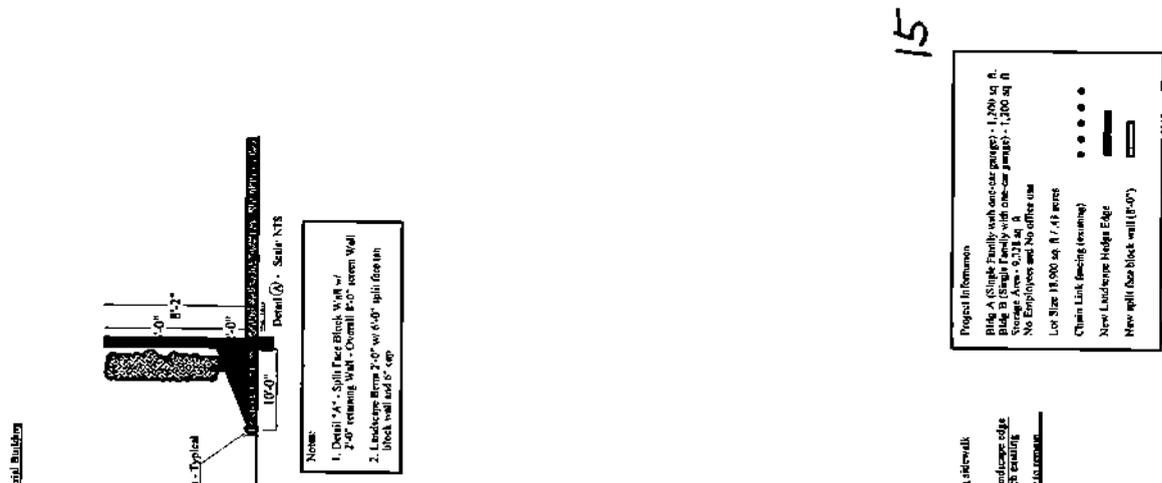
Check By:
 Foothill Design Development
 40100 Via
 San Diego, CA 92121
 (619) 444-1001
 foohill@fd.com

Foothill Development

Job: FOOTHILL
 Drawn By: EK
 Scale: 1"=40'-0"

Date: September 30, 2004
 Revision Date:
 October 2, 2004
 November 1, 2004
 November 1, 2004
 January 31, 2005

Job No: 1004-01
 Sheet:
A-2
 Title: Street
 Elevation - Wall Detail



15

Project Information
 Block A (Single Family with one-car garage) - 1,200 sq. ft.
 Block B (Single Family with one-car garage) - 1,300 sq. ft.
 Total Area - 2,500 sq. ft.
 No Employees and no office use
 Lot Size 18,000 sq. ft. / 4.4 acres
 Chain Link fencing (existing) ●●●●●
 New Landscape Hedge Edge ■■■■■
 New split face block wall (P-07) ▬▬▬