



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 25, 2008

VI.5
ITEM NUMBER:

SUBJECT: PARCEL MAP PM-07-231
3128 RED HILL AVENUE AND 325 BAKER STREET, COSTA MESA

DATE: FEBRUARY 14, 2008

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

DESCRIPTION

The applicant requests approval of a tentative parcel map to subdivide an existing 5-acre industrial property into two lots, with a minor conditional use permit and conditional use permit for shared driveway access and parking, respectively, to facilitate the subdivision.

APPLICANT

The applicant is Pascal Apotheloz, representing the owner of the property, BKM Red Hill Associates, LLC.

RECOMMENDATION

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

MEL LEE, AICP
Senior Planner

KIMBERLY BRANDT, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 3128 Red Hill Avenue and 325 Baker Street Application: Parcel Map PM-07-231

Request: Tentative parcel map to subdivide an existing 5-acre industrial property into two lots, with a minor conditional use permit and conditional use permit for shared driveway access and parking, respectively, to facilitate the subdivision.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>MP (Industrial Park)</u>	North: <u>(Across Baker St.) CL, Professional Office Uses</u>
General Plan: <u>Industrial Park</u>	South: <u>MP, Industrial Uses</u>
Lot Dimensions: <u>Irregular</u>	East: <u>MP, Industrial Uses</u>
Lot Area: <u>5 acres before subdivision</u>	West: <u>(Across Red Hill Ave.) MP, Industrial Uses</u>
Existing Development: <u>Two (2) industrial buildings and surface parking and landscaping.</u>	

DEVELOPMENT STANDARD COMPARISON

Dev. Standard Required/Allowed Proposed/Provided

<u>Dev. Standard</u>	<u>Required/Allowed</u>	<u>Parcel 1</u>	<u>Parcel 2</u>
Lot Size:			
Lot Width	120 FT	190 FT	249 FT
Lot Area	30,000 SF (.69 AC)	103,242 SF (2.4 AC)	117,208 SF (2.7 AC)
Floor Area Ratio:			
(Moderate Traffic)	.30	.28	.13
Setbacks (Existing Buildings):			
Front (Baker St. Considered Front)	20 FT	95 FT	95 FT
Side	10 FT (Interior) 20 FT (Street) (1)	20 FT/80 FT	20 FT
Rear	0 FT	137 FT	282 FT
Parking (Industrial):			
Standard	78 Spaces (Parcel 1) 44 Spaces (Parcel 2)	111 Spaces	207 Spaces
Handicapped	4 Spaces (Parcel 1) 2 Spaces (Parcel 2)	5 Spaces	1 Space (2)
TOTAL:	82 Spaces (Parcel 1) 46 Spaces (Parcel 2)	115 Spaces	208 Spaces

(1) Street side setback for corner lot.

(2) Applicant will be required to provide required # of handicap spaces per Code.

CEQA Status Exempt, Class 15 (Minor Land Divisions)

Final Action Planning Commission

BACKGROUND

The subject site contains two buildings totaling 43,866 square feet, connected by a covered awning. The property is zoned MP (Industrial Park) and has a General Plan designation of Industrial Park.

DISCUSSION

The applicant is proposing to subdivide the property into two independent parcels (one for each building). The parcel map meets or exceeds most Code requirements for the MP zone, including minimum lot size and lot width. Code required building setbacks from the proposed property lines will be exceeded. An existing covered awning structure that connects to two buildings is required to be removed so that the structure does not cross the proposed side property line between the buildings.

Because the property is designed to function as a single project with common driveways and parking areas, a minor conditional use permit for shared access and a conditional use permit for shared parking is necessary. Staff has included a condition requiring recordation of a document to ensure reciprocal ingress and egress as well as parking. The CC&Rs will also be required to be prepared and recorded in conjunction with recordation of the final map to provide future owners with notification of the shared parking and access between the lots, as well as to ensure common maintenance for the landscaping, driveways, and parking spaces.

GENERAL PLAN CONFORMITY

The property has a General Plan designation of Industrial Park. Under this designation industrial and support uses are allowed. The proposed subdivision is consistent with the development standards for lots in the MP zone and therefore allowed by the City's General Plan.

ENVIRONMENTAL DETERMINATION

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.

ALTERNATIVES

If the map were denied, the applicant would not be able to file a similar request for six months. The development would not change, but would be limited to a single ownership.

CONCLUSION

The proposed subdivision complies with the State Subdivision Map Act. Approval of the conditional use permit and minor conditional use permit, with the appropriate conditions, will retain the project's shared ingress, egress, parking, and on-site circulation.

Staff does not anticipate that the subdivision will generate any significant land use impacts.

Attachments: Draft Planning Commission Resolution
Exhibit "A" – Draft Findings
Exhibit "B" – Draft Conditions of Approval
Applicant Letter
Zoning/Location Map
Map

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

Pascal Apotheloz
8175 Kaiser Boulevard
Anaheim Hills, CA 92808

BKM Red Hill Associates, LLC
3185 Pullman Street
Costa Mesa, CA 92626

File Name: 022508PM07231	Date: 021408	Time: 8:30 a.m.
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RESOLUTION NO. PC-08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PARCEL MAP PM-07-
231**

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

WHEREAS, an application was filed by Pascal Apotheloz, representing BKM Red Hill Associates, LLC, owner of real property located at 3128 Red Hill Avenue and 325 Baker Street, requesting approval of a parcel map to subdivide an existing 5-acre industrial property into two lots, and a conditional use permit and minor conditional use permit for parking and shared driveway access, located at in an MP (Industrial Park) zone; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 25, 2008;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions in Exhibit "B," the Planning Commission hereby **APPROVES** Parcel Map No. PM-07-231 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 Parcel Map PM-07-231 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" as well as with compliance of all applicable federal, state, and local laws. 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 25th day of February, 2008.

Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The information presented substantially complies with Section 13-29(g)(2) of the Costa Mesa Municipal Code for the conditional use permit and minor conditional use permit in that the proposed use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area. Granting the conditional use permit and minor conditional use permit, as conditioned, 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 property is designed to function as a single project with common driveways and parking areas, shared parking and access between the lots, and is conditioned to ensure common maintenance for the landscaping, driveways and parking spaces. Granting the conditional use permit and minor conditional use permit, as conditioned, 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:
- a. The proposed development and use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
 - b. 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 have been considered.
 - c. The project is consistent with the General Plan.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
 - e. The cumulative effects of all planning applications have been considered.
- B. The creation of the subdivision for two parcels and related improvements is consistent with the General Plan and the Zoning Code.
- C. The proposed use of the subdivision is for industrial park uses, which is compatible with the objectives, policies, general plan land use designation, and programs specified in the City of Costa Mesa 2000 General Plan.
- D. The subject property is physically suitable to accommodate Parcel Map PM-07-231 in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- E. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- F. The subdivision will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements

within the subdivision.

- G. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- H. 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 15315 for Minor Land Divisions.
- I. 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

- PIng. 1. The CC&Rs and articles of incorporation and bylaws shall be reviewed and approved by the Planning Division prior to recordation. The CC&Rs shall include a provision as to use and maintenance of all parking spaces, driveways and landscaping. CC&Rs shall be recorded concurrent with the map.
- 2. The CC&Rs shall include a requirement for the common maintenance of parking spaces, driveways, and landscaping for all lots.
- Trans. 3. Reciprocal ingress and egress easements for shared access, parking, and drainage shall be recorded prior to the recordation of the final map.



November 28, 2007

Wendy Shih
Associate Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

RE: Tentative Parcel Map #2007-231

Dear Wendy,

Please find enclosed the above referenced Parcel Map for your review. We submit this application to subdivide the existing development into two separate independent lots. Approval of the parcel map will allow for individual ownership with industrial and limited office uses of the two parcels. The creation of the subdivision and related improvements will be consistent with the General Plan and Zoning Code of the City of Costa Mesa.

If you have any questions regarding this matter, please do not hesitate to contact me at 714.557.4100 or Alice Yeh with DRC at 714.685.6860.

Sincerely,

bkm Development Company, LLC

A handwritten signature in black ink, appearing to read 'Koren Hwang', written in a cursive style.

Koren Hwang
Assistant Project Manager

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City of Costa Mesa

CITY OF COSTA MESA - [Created: 2/11/2008 10:08:00 AM] [Scale: 409.35] [Page: 8.5 x 11 / Landscape]

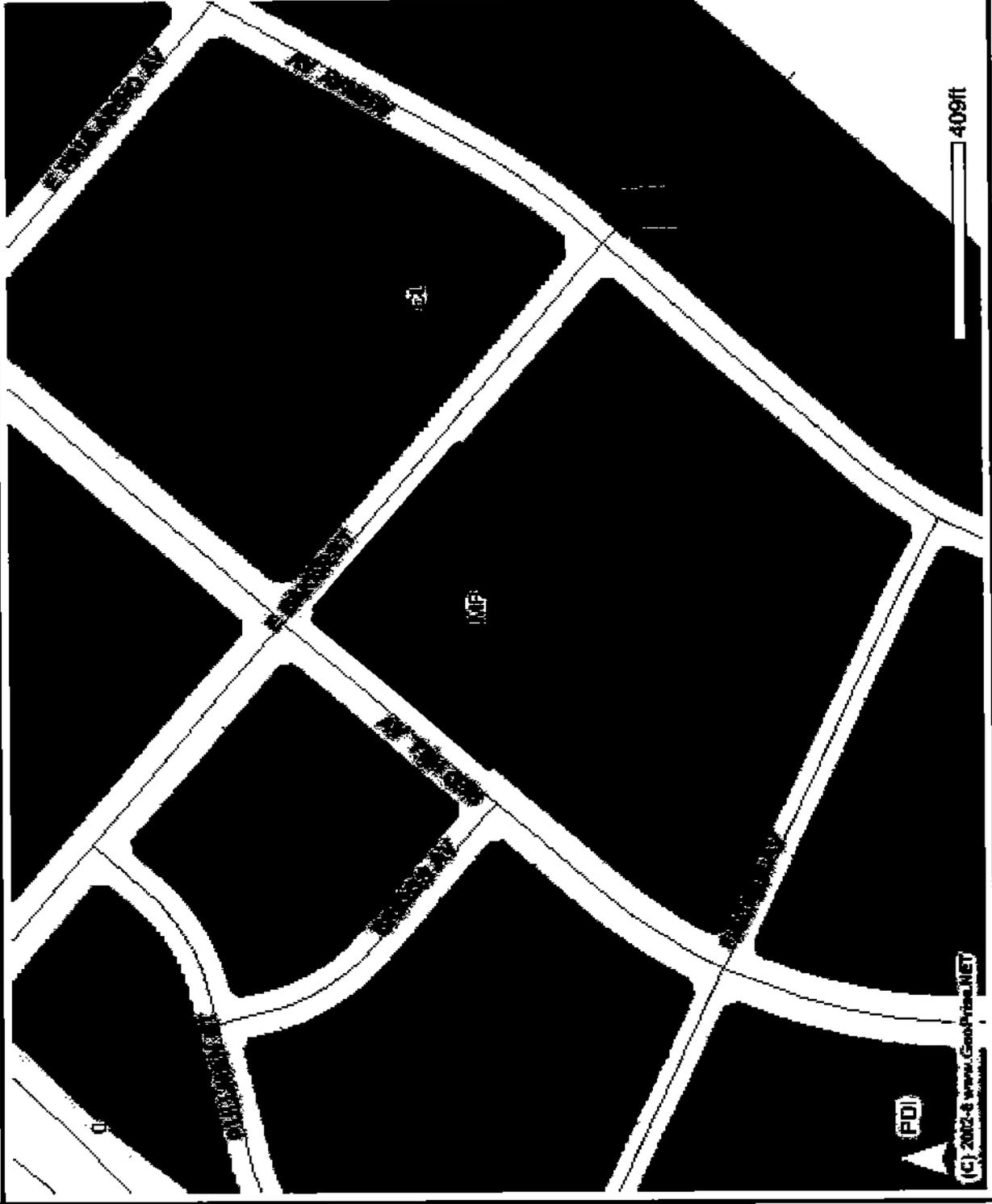
Overview Map



Legend

Address Points	Zoning
Street Names	AP
Street Centerlines	C1
ROW Lines	C1-S
Parcel Lines	C2
	CL
	M&R
	M&R-S
	MG
	MP
	P
	PDC
	PDI
	(cont)

Map Display



(C) 2002-8 GeoPrise.NET

Overview Map



Map Display



Legend

-  Address Points
-  Street Names
-  Street Centerlines
-  ROW Lines
-  Parcel Lines
-  Level 3 Ortho Photo
-  Parcel Polygons

TENTATIVE PARCEL MAP NO. 2007-231

OWNER/SUBDIVIDER:

 BDM DEVELOPMENT COMPANY
 11500 WILSON AVENUE
 SUITE 100
 COSTA MESA, CA 92626

DATE MAP PREPARED:
 November 20, 2007

AREA SUMMARY:
 1.00 ACRES
 43,560 SQ. FT.
 1.00 ACRES (APPROXIMATE)

BASIS OF BEARINGS:
 THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE OBTAINED FROM A SURVEY CONDUCTED BY [NAME] ON [DATE].

EXISTING LEGAL DESCRIPTION:
 [Detailed description of the parcel's location and boundaries, including references to other maps and documents.]

TITLE EXCEPTIONS AND EASEMENTS:
 [List of title exceptions and easements, including utility easements, access easements, and other encumbrances.]

PROPOSED LEGAL DESCRIPTION:
 [Detailed description of the proposed subdivision, including lot numbers, areas, and dimensions.]

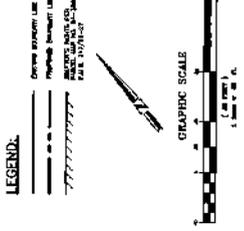
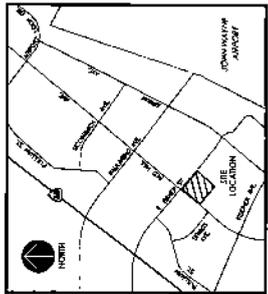
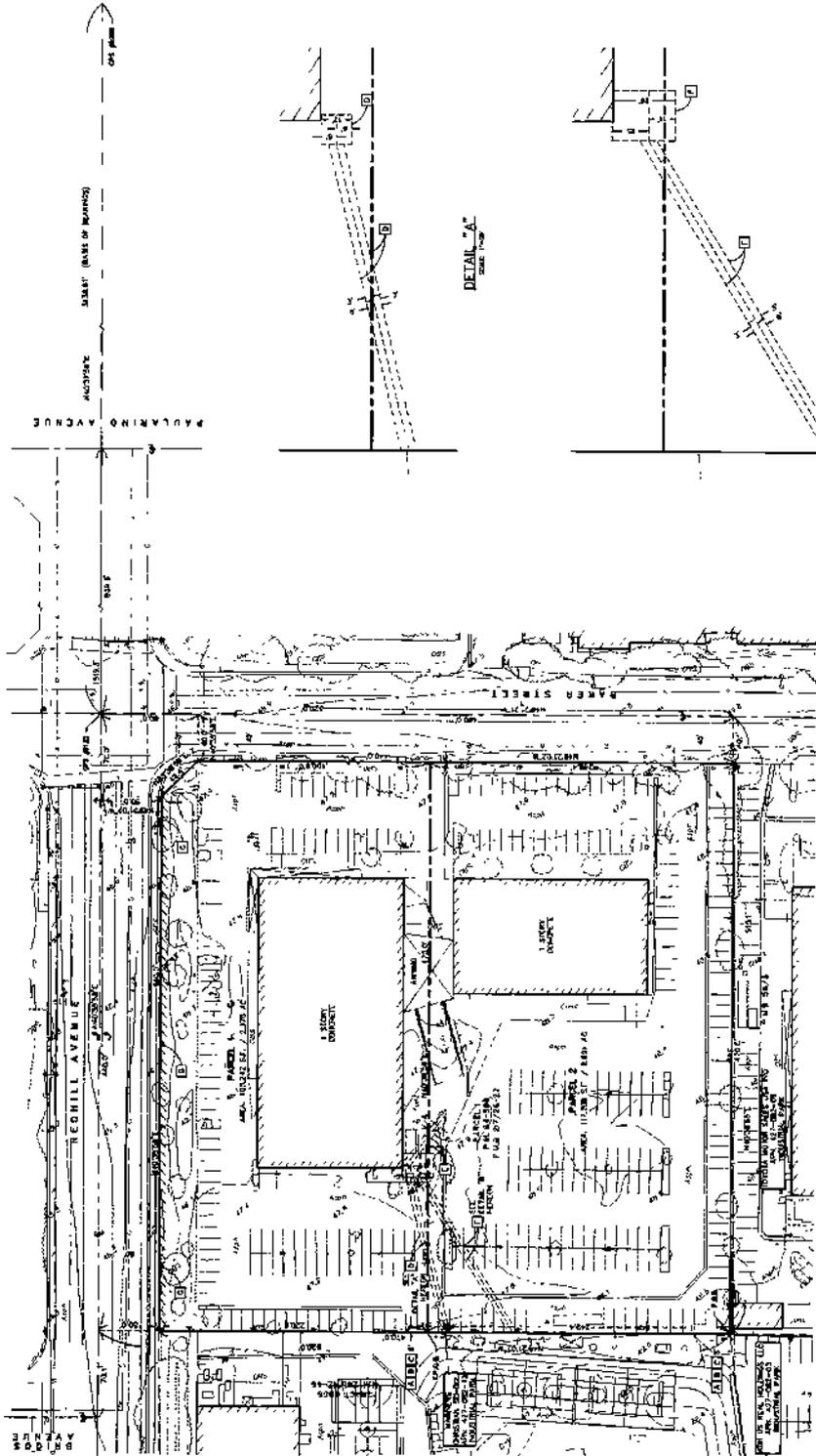
PROPOSED LAND USE:
 [Description of the proposed land use, including zoning and any special use designations.]

TOPOGRAPHY NOTE:
 [Information regarding topographic data, including the source of the data and any adjustments.]

BENCHMARK AND CONTOUR INTERVAL:
 [Information regarding benchmark elevations and contour intervals used in the survey.]

FLOOD ZONE:
 [Information regarding flood zones, including the source of the data and any special use designations.]

ZONING:
 [Information regarding zoning regulations, including the zoning district and any special use designations.]



STATEMENT OF NON-DEVELOPMENT:
 [Statement regarding the non-development status of the land, including any conditions or restrictions.]

MAP NOTE:
 [Additional notes regarding the map, including any corrections or clarifications.]

UTILITY NOTE:
 [Information regarding utility lines, including the location and depth of the lines.]

PARKING COA/NT:
 [Information regarding parking requirements, including the number of spaces and any special provisions.]

BUILDING HEIGHT:
 [Information regarding building height restrictions, including the maximum height and any exceptions.]

UTILITY NOTE:
 [Additional information regarding utility lines, including the location and depth of the lines.]

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PM-07-231 (File)