



PLANNING COMMISSION AGENDA REPORT

VI.3

MEETING DATE: JULY 28, 2008

ITEM NUMBER:

SUBJECT: PA-08-19
325 EAST BAKER STREET

DATE: JULY 17, 2008

FOR FURTHER INFORMATION CONTACT: WILLA BOUWENS-KILLEEN, AICP
PRINCIPAL PLANNER
(714) 754-5153

DESCRIPTION

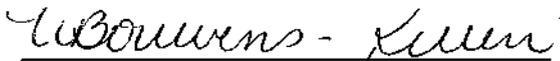
Advantage Rent-a-Car requests approval of a conditional use permit to establish a large rental car agency on an existing industrial property formerly occupied by an LA Times newspaper distribution center.

APPLICANT

Brian Malliet, of bkm Development Company, owns the property and is processing the request.

RECOMMENDATION

Deny by adoption of Planning Commission resolution.


WILLA BOUWENS-KILLEEN, AICP
Principal Planner


KIMBERLY BRANDT, AICP
Asst. Development Services Director

BACKGROUND

Project Summary:

Planning Application PA-08-19 is a request to establish a rental car agency, Advantage Rent-a-Car, in an industrial zone. Advantage Rent-a-Car proposes to relocate to Costa Mesa from the City of Irvine, where they are currently located at 17941 Sky Park Circle, Suite 100. It has come to our attention that Advantage Rent-a-Car is operating without a conditional use permit as required by the City of Irvine; therefore, they need to either obtain a conditional use permit in Irvine or relocate. The following is a summary of their proposal:

- Hours of operation: 5:30 a.m. to 11 p.m.
- Number of vehicles: 200 to 250
- Average number of vehicles on site: 75 to 100
- Number of parking spaces provided for rental vehicles: 23 inside and 162 outside
- Shuttle service: Three to four shuttles per hour
- Primary source of customers: John Wayne Airport
- Number of employees: Approximately 10
- Outdoor activities: Washing, vacuuming, and fueling of rental cars behind the building
- Indoor activities: Car return area, storage of cars, customer service area, and support offices

The interior and exterior of the building will be remodeled to accommodate the use.

Surrounding Uses:

Surrounding uses include an office park to the north, across Baker Street; a research and development facility (Toyota Racing Development) to the east; Mariner's Christian School to the south; and a combination of office park and manufacturing uses across Red Hill Avenue to the west.

Recent Actions:

The applicant appealed the Zoning Administrator's determination that the rental car agency use required a conditional use permit. Planning Commission, at their meeting of June 23, 2008, upheld the Zoning Administrator's determination, resulting in this application.

Planning Commission approved Parcel Map PM-07-231 on February 25, 2008, to subdivide the property as shown on the submitted site plan. At this time, the map is not yet recorded.

ANALYSIS

General Plan Issues

The property has an Industrial Park General Plan designation. Under the Land Use Element, the General Plan states that the Industrial Park designation “is intended to apply to large districts that contain a variety of industrial and compatible office and support commercial uses.” Further text reads that “Commercial uses may be allowed provided that the use is determined to be complementary to the industrial area. Generally, commercial uses are not compatible with industrial uses. However, ancillary commercial uses that support industrial uses are allowed.” (Pages LU-42 and LU-43.)

Planning staff believes that this stand-alone, large-scale rental car agency is a retail commercial use and is more appropriately located in a commercial zone. The General Plan states that “The General Commercial designation is intended to permit a wide range of commercial uses, which serve both local and regional needs.” (Page LU-32.)

Surrounding properties contain primarily a variety of non-retail uses, such as manufacturing and office uses. Other uses are permitted, such as automotive repair, or are discussed in the General Plan as being acceptable with a conditional use permit, as is the case with Mariner’s Christian School. Currently in the City, large-scale rental car agencies have been limited to commercial zones, particularly along Harbor Boulevard. No other rental car agencies of this size and scope exist in this industrial area. (Current rental car agencies, including address and zone, are listed in attachment “8”).

The applicant submitted a list of automobile-related businesses both in this area as well the southwest part of the City as justification for the proposed outdoor vehicle storage. However, as can be seen in attachment “9”, these uses are either permitted uses in industrial zones, have a conditional use permit, or are legal, non-conforming businesses. Staff’s concern with the rental car agency is not limited to the outdoor storage of motor vehicles but rather with the overall retail nature of the business.

Traffic Generation

As indicated below, the rental car agency will generate more average daily trips when compared to an industrial business that may occupy the site. However, Transportation Services has reviewed the anticipated trip generation from the rental car agency and determined significant impacts to the circulation system will not result. Conditions have been included to mitigate potential impacts to local circulation, such as routes of travel for the customer shuttle vans to and from John Wayne Airport and restricted turning movements from the site’s driveways onto East Baker Street.

Use	Average Daily Trips (ADT)/ 1,000 sq.ft. building area*	Total anticipated trip generation in ADT
Warehousing	4.96	75.53
Industrial park	6.96	105.99
Office park	11.42	173.91
Business park	12.76	194.32
Automotive repair	20.00	304.58
Proposed rental car agency	37.75	574.89

* Source: ITE 7th edition, SANDAG, and Costa Mesa's Transportation Services Division

Compatibility with Surrounding Land Uses

Of the surrounding land uses, Mariner's School which abuts the site to the south is the most sensitive land use. As visible on the aerial photograph (Attachment 7), the school's playing fields abut this site. Furthermore, there is an existing, approximately 6-foot high wall that separates the site from Mariner's school. The remaining adjacent land uses are industrial in nature (e.g., Toyota Racing Development).

Staff does not anticipate land use conflicts between the proposed use and the surrounding land uses provided the applicant agrees to comply with the conditions of approval outlined in the following section.

Proposed Conditions of Approval:

Should Planning Commission approve this project, Staff recommends the following conditions to minimize anticipated impacts:

1. Shuttle routes to and from the site within the City of Costa Mesa shall occur only East Baker Street, with access to East Baker Street taken from Routes 55 and 73, and the 405 Interstate. (See attachment "7".)
2. The west driveway on East Baker Street shall be signed for ingress only, and the east driveway on East Baker Street be signed for egress only.
3. Rental cars being dropped off need to pull into the interior drop-off area of the building; at no time should rental cars be left in the drive aisle leading to the building.
4. Hours of operation, including business operations and customer service, to be limited to 5:30 a.m. to 11 p.m., seven days week. This formalizes the applicant's proposal, which takes into account customers leaving on the first flights of the day and coming in on the last flights of the day.
5. To avoid conflicts with the business operations, construction of the exterior and interior remodeling should be finalized prior to release of the business license and the business occupying the site.
6. Solid, opaque, decorative fencing, minimum 6-foot high, to screen views of the cars from Red Hill Avenue, shall be constructed on the new west property line. (Opaque fencing and walls with landscaping exist on the east and south property lines.)
7. All inventory shall be stored on-site, behind the building.

8. Parking of, and loading and unloading of, vehicle transporters shall only occur on-site.

Other Issues:

Several mature trees exist on the property. The applicant is reminded that Planning Division approval is required prior to removal of any trees and all trees removed must be replaced on a one-to-one basis with specimen-sized trees under the direction of Planning staff.

The applicant is also reminded that if the parcel map is not recorded to separate the two buildings, and the automobile rental agency is established in building "B", uses permitted in building "A" may be limited, due to FAR requirements.

ALTERNATIVES

Planning Commission may consider the following alternatives:

1. Deny the request, which would prohibit the establishment of a rental car agency at this location. A conditional use permit request for substantially the same use could not be re-submitted for six months.
2. Approve the use, with the conditions of approval, which would allow the establishment of the rental car agency at this site.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act.

CONCLUSION

The General Plan allows commercial uses in industrially-designated areas if the use is determined to be complementary or supportive of the industrial area. Staff believes that a large-scale rental car agency is not consistent with the General Plan's intent, due to the regional nature of the use and its associated increase in trip generation.

- Attachments:
1. Draft Planning Commission Resolution for Denial
 2. Draft Planning Commission Resolution for Approval
 3. Applicant's Justification/Description
 4. Location Map
 5. Zoning Map
 6. Plans
 7. Shuttle Service Routes
 8. List of Permitted Rental Car Agencies in the City
 9. Applicant's List of Businesses with Outdoor Car Storage

Distribution: Deputy City Mgr.-Dev. Svs. Director
Sr. Deputy City Attorney
Public Services Director
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Brian Malliet
bkm Red Hill Associates, LLC
3185 Pullman Street
Costa Mesa, CA 92626

File: 072808PA0819

Date: 071708

Time: 11:30 a.m.

RESOLUTION NO. PC- 08-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF COSTA MESA DENYING PLANNING
APPLICATION PA-08-19**

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

WHEREAS, an application was filed by bkm Red Hill Associates, LLC, with respect to the real property located at 325 East Baker Street, requesting approval of a conditional use permit for a rental car agency in the MP zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on July 28, 2008.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Planning Application PA-08-19 with respect to the property described above.

PASSED AND ADOPTED this 28th day of July, 2008.

Donn Hall, Chair,
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS -- DENIAL

- A. The information presented does not substantially comply with Costa Mesa Municipal Code section 13-29(g)(2) and Section 13-29(e)(3) in that the proposed rental car agency is not substantially compatible with developments in the same general area. Granting the conditional use permit will be detrimental to the health, safety, and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the use is incompatible with the Industrial Park General Plan designation of the property because the rental car agency use is a retail business that will primarily serve customers of the airport rather than serving as a complementary or support use to the surrounding industrial park businesses.

- B. The Costa Mesa Planning Commission has denied PA-08-19. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.

Attachment "2"

RESOLUTION NO. PC- 08

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-08-19**

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

WHEREAS, an application was filed by bkm Red Hill Associates, LLC, with respect to the real property located at 325 East Baker Street, requesting approval of a conditional use permit for a rental car agency in the MP zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on July 28, 2008.

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-08-19 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 Planning Application PA-08-19 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 28th day of July, 2008.

Donn Hall, Chair,
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS -- APPROVAL

- A. The proposed use complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
 2. 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.
 3. The proposed use, as conditioned, is consistent with the General Plan.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(2) in that the proposed rental car agency 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.
- 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, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. The conditional use permit herein approved shall be valid until revoked. 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 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. Nothing in this condition shall exempt the applicant from complying with any time limits applied to any construction authorized by this application.
2. Shuttle routes to and from the site within the City of Costa Mesa shall occur only East Baker Street, with access to East Baker Street taken from Routes 55 and 73, and the 405 Interstate, as shown on attachment "7".
3. The west driveway on East Baker Street shall be signed for ingress only and the east driveway on East Baker Street signed for egress only.
4. Rental cars being dropped off shall drive into the drop-off area of the building, not left in the drive aisle leading to the building.
5. Hours of operation, including all aspects of business operations, vehicle deliveries, and customer service, shall be limited to 5:30 a.m. to 11 p.m., seven days week.
6. The construction of the exterior and interior remodeling shall be finalized prior to release of the business license and establishment of the use at the site. This condition shall be completed under the direction of the Planning Division.
7. Solid, opaque, decorative fencing, minimum 6-foot high to screen views of the cars from Red Hill Avenue, shall be constructed on the new west property line under the direction of the Planning Division.
8. All inventory must be stored on site, behind the building.
9. Parking of, and loading and unloading of, vehicle transporters shall only occur on-site.
10. Sales of new or used vehicles from this site are prohibited unless first approved by conditional use permit.
11. Vehicle washing shall only occur in the vehicle washing area.
12. Vehicle repair is prohibited unless first approved by conditional use permit.
13. Storage of wrecked, dismantled, and/or inoperative vehicles is prohibited.
14. Private party storage of any type of motor vehicle and/or recreational vehicles is prohibited.
15. 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.
16. The conditions of approval and ordinance or code provisions of Planning Application PA-08-19 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
17. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of the business license. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

June 13, 2008

Willa Bowens-Killeen
City of Costa Mesa
Planning Department
77 Fair Drive
Costa Mesa, CA 92628

**RE: 325 Baker Street, Costa Mesa, CA
Minor Conditional Use Permit Application for Advantage Rent-a-Car**

Dear Ms. Bowens-Killeen,

As the owner of the above referenced property and on behalf of my prospective tenant, Advantage Rent-a-Car, I am submitting an application for a Minor Conditional Use Permit.

In today's very challenging economic times, it is tough for property owners to re-lease/redevelop in this strained environment. Finally after over a year (15 months) of marketing the subject property, I have signed a lease with Advantage rent a Car Company.

I am requesting your help to support my requests and how to best guide me thru this process to accomplish our goal of leasing the property to this prospective tenant.

I have attached all items in the submittal check list as outlined in the City CUP application form as well as the following additional items for submittal of the;

- I) The Request
- II) Property Description
- III) Project Redevelopment
- IV) Substantially Compatible Use

bkm Development Company has redeveloped and currently owns several key properties located in the City of Costa Mesa. These properties include:

- 1.) The 100,000 sq. ft. Corporate Headquarters Campus occupied by Hurley International and Nike, Inc.
Located at 1945 Placentia, Costa Mesa, and valued at \$20.0 million
- 2.) The 142,000 sq. ft. redevelopment of the Canon Business Campus
Located at SWC Redhill Ave and Pullman St, Costa Mesa, and valued at \$28.0 million
- 3.) The 30,000 sq. ft. office building occupied by bkm Development Company
Located at 3185 Pullman Street, Costa Mesa, and valued at \$9.0 million
- 4.) The 41,000 sq. ft. L.A. Times Warehouse Facility
Located at 3128 Redhill Avenue, Costa Mesa, and valued at \$15.0 million

As an owner of several properties and an active redeveloper in the City of Costa Mesa, I believe this use is substantially compatible with uses permitted in the general area and does not pose to be materially detrimental to any other nearby properties. In fact, I believe this business would be beneficial to surrounding business owners, tenants, and the City of Costa Mesa.



Please schedule me for the July 7th, 2008 Planning Commission meeting. Thank you for your consideration.

Sincerely,

bkm Development Company, LLC

Brian K. Malliet
Managing Partner

cc: Koren Hwang
Laurent Pompa
Marshall Fein



I. Request: Dated June 13, 2008

Prepared By: bkm Development

A. Minor Conditional Use Permits:

As Applicant, I believe I am to submit for two (2) Minor Conditional Use Permits for the following:

- 1) Outside Storage of Vehicles
- 2) Outside Washing of Vehicles

B. Use is "P" - Permitted Land Use Under the MP Zone:

As Applicant, I believe Advantage Rent A Car is a "P" -permitted use under the MP zone as indicated in the "City of Costa Mesa Zoning Land Use Matrix" - Table 13-30 – Section #103; 'Motor Vehicle, Boat and Motorcycle Retail Sales, Leasing and *Rentals* with 1 or Less Outdoor Display Parking Space & no Service.'

C. Outdoor storage Permitted use:

Under the "Costa Mesa Municipal Code" – Table 15-53 Industrial Development Standards, outdoor storage is a permitted under the current MP zoning. But I understand the "Storage of motor vehicles – outdoor falls under land use #139 and requires a MC – minor conditional use permit.

II. Property Description

A. Subject Property:

- 1) Location: 325 Baker Street
- 2) General Plan Designation: Industrial Park
- 3) Zone: MP
- 4) Site Improvements: 15,000 square foot building
- 5) Lot Area: 2.7 Acres (117,497 square feet)
- 6) Existing Parking Spaces: 245 Spaces
- 7) Floor Area Ratio: 0.13%
- 8) Age of Property: 1974 (34 years-old)

B. Surrounding Property:

- 1) North: CL, Miscellaneous Commercial
- 2) South: MP, Industrial Use- Toyola Racing Car Company
- 3) East: MP, Miscellaneous Commercial
- 4) West: MP, Mariner's Christian School

C. New Tenant For Building:

- 1.) Company: Advantage Rent-A-Car
- 2.) Use: Car Rental And Leasing
- 3.) Statement of Activities:
 - a. Number of Vehicles: 200-250
 - b. Average Vehicles on Site: 75-100
 - c. Business Hours: 5:30am-11:00pm
 - d. Shuttle Service: 3-4 Shuttles/Hour
 - e. Number of Employees: Approx. 10 people
 - f. Gross Sales Revenues: +/- \$3.0-\$5.0 Million

D. Proposed Use:

Advantage Rent a Car is a car rental company with no outdoor display, and no servicing of vehicles.

E. Permitted Land Use:

Advantage Rent-A-Car is a permitted use under the City of Costa Mesa Zoning Land Use Matrix Table 13-30- Section #103- Motor Vehicle, Boat, and Motorcycle Retail, Sales, Leasing and Rentals with one (1) or less outdoor display parking space and no service.



III. Redevelopment of Project

As Applicant (and new property owner), I propose to redevelop the property with major exterior and interior improvements as follows:

A. Exterior Improvements:

Of approximately \$1.0 million, to include a facelift with new façade and siding, glass storefront entrance, roof, fencing, landscaping and signage (See attached elevations)

B. Interior Improvements:

Of approximately \$1.0 million, to include new office space, bathrooms, roll-up doors, and air conditioning (See attached floor plan)

C. Reasons for Needed Redevelopment:

The property has many facts that contribute to redevelopment;

- 1) *Physical Condition:* The property was built in 1974 and has not been maintained. It has the original obsolete aggregate rock and Spanish clay tile roof design, landscaping, and paint. The building has been stripped over the years of all air conditioning and offices. The previous owner was an out of town owner and has not maintained the property which been deteriorating since it was built.
- 2) *Economic Condition:* The property is not being used for its "highest & best use". The property was part of a build to suit for Western Digital when manufacturing was viable (affordable) in California. Since Western Digital vacated the property, the previous owner leased the property to for fifteen (15) years to LA Times Newspaper as a news paper distribution warehouse. The property is only being used from 1am to 4am in the morning, otherwise it is closed/shut down during normal business hours and looks dormant, distressed and/or vacant. The lease is coming due this March and now is the time for redevelopment of this property. With this redevelopment this property will be utilized and upgraded similar to many other properties that have been redeveloped along the Redhill corridor.
- 3) *Highest and Best Use:* The highest and best use for the property is to find a business that can utilize the 2.0 acres of excess land (245 parking spaces) behind the 15,000/sf industrial building. This is a typical example of redevelopment of the old manufacturing sites of the "Industrial Era" to a current viable use today. Advantage rent A Car is the perfect business to take advantage of the excess land. We have had many similar requests from private schools, Christian schools, churches, colleges, and mini storage developers.
- 4) *Redevelopment Incentives:* In the current "City of Costa Mesa General Plan" under redevelopment incentives, it states the following:

*"The primary incentive the City can offer to encounter private redevelopment is **flexible land use**, regulations such as increased density, increased lot coverage and height or relaxed parking standards. Incentives can be used not only to encourage redevelopment or existing properties, but also to influence the type and design of new development."*

As Applicant, I would hope to see the City's encouragement / involvement in redeveloping this deteriorating property (for the last 37 years) and turn it back into a thriving, desirable, useable asset in today's market.



IV. Substantially Compatible Use

A. Existing property is Industrial and MP Zone:

The property's current zoning is MP Industrial Park.

B. Industrial MP Zone allows Proposed Use:

The proposed use is a rental car company which falls under the land use number #103 – "Motor Vehicle rentals" is permitted under the MP Zone.

C. Industrial MP Zone allows Outdoor Storage use:

Per the "Costa Mesa Municipal Code" – Table 15-53 Industrial Development Standards, outdoor storage is a permitted under the current MP zoning. But I understand the "Storage of motor vehicles – outdoor" falls under land use #139 and require a MC – minor conditional use permit.

D. Adjacent property owners are in support of use:

Both adjacent property owners Toyola Car and Truck Racing Division and Mariners Christian school are in full support of proposed use and will be working together.

E. Existing Low Floor Area Ratio (FAR) of the site Allows up to a high traffic Use:

The subject property has a very low Floor Area Ratio (FAR) of 0.13 with only a 15,000/Sq Ft. building on 2.65 acres and existing 245 parking spaces. Under the "Costa Mesa General Plan" Table LU-8 Industrial Building Intensity Standards – a building in the Industrial Park zone with a 0.20 or less is considered to allow a high traffic category uses with daily trip generation rates in excess of 15 trips per 1,000 square feet of floor area. Allowable uses under this standard include support commercial service uses and restaurants. The proposed rental car use falls between low and moderate uses.

F. Trip Generation Analysis shows use is consistent with City's Zoning Guidelines:

A trip generation survey was conducted by Pirzadeh & Associates and submitted to the city. The survey based on the findings of the trip generation comparison, the trips expected to be generated by the proposed "Advantage Rent a Car" use fall between the trips generated by Low Traffic Uses (warehouse) and Moderate traffic uses (offices) uses. "The proposed vehicle rental facility is consistent with the City's Zoning guidelines for the project site.

G. Existing motor vehicle and outdoor motor vehicle storage:

Within the 1 mile radius of the subject property in the Airport Industrial Park area and the MP zoning, there are currently five (5) automotive uses that all have outdoor storage of vehicles. Three (3) of the motor vehicle uses charge customers for outdoor storage of motor vehicles and are all visible from the street. One (1) of the uses is adjacent to the subject property and is over twice the size in terms of acreage.

H. City approved previous Western Digital Build to suit:

The site currently has 365 parking spaces from the previous build to suit user – Western Digital. The city previously approved this site for the traffic generation of over 730 daily trips (365 x 2= 730), employees arriving in the morning and leaving after work. The proposed use will be less than what the site has previously been built and used for.

Attachments:

- 1.) Advantage Rent A Car Letter – Statement of Operations
- 2.) Pirzadeh & Associates – Trip Generation Analysis
- 3.) Aerial Photograph of subject property
- 4.) Existing Elevations compared to New redeveloped elevations
- 5.) Industrial Development Standards – Table 13-53 of the Costa Mesa Municipal Code
- 6.) City Of Costa Mesa Land Use Matrix – Table 13-30 of the Costa Mesa Zoning Code
- 7.) Site Plans of existing use
- 8.) Site Plan of proposed use



1030 W. Manchester Blvd
Inglewood CA.90301
TEL 310.693.0642
FAX 310.337.9019

Ms. Kimberly Brandt
Planning Department
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Statement of Activities:
Advantage Rent A Car
Facility located at:
3128 Redhill Ave.
Costa Mesa, CA 92626

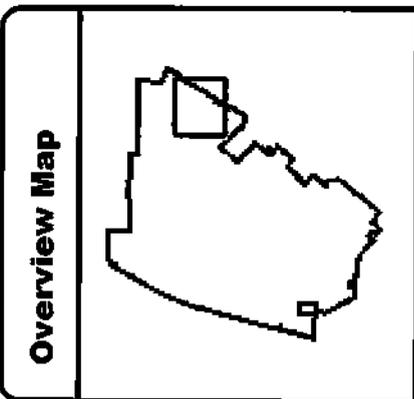
Based on our understanding of the market conditions servicing John Wayne Airport and the surrounding communities;

- **Hours of Operation – 05:30 – 23:00**
- **Current Fleet Inventory 200 vehicles**
- **Customer Origination – Bussing - 97% 3 - 15 passenger vans expanding to 15-17 passenger capacity “cutaway,” buses**
- **Site Activities; vehicle rental / return, preventative maintenance (minor repairs), fueling (above ground tank), servicing (car washing)**
- **Traffic – 35 vehicles peak day expanding to 95**
- **Appearance – maintained by landscaping services**
- **Signage – City Standards (monument / building / pole) sign**
- **Facility – fencing securing the perimeter of the property, lighting after day light hours depending on the time of year – 17:00 – 06:00 hours**

Laurent Pompa
Director of Operations
Southern California
Advantage Rent a Car

City of Costa Mesa

325 EAST BAKER STREET - [Created: 7/8/2008 10:00:38 AM] [Scale: 102.93] [Page: 8.5 x 11 / Landscape]



Legend

Address Range	Parcel Lines
Address Points	City Boundary
Hydrology Channel	Level 1 Ortho Photo
Street Names	Parcels ROW Polygon

City of Costa Mesa

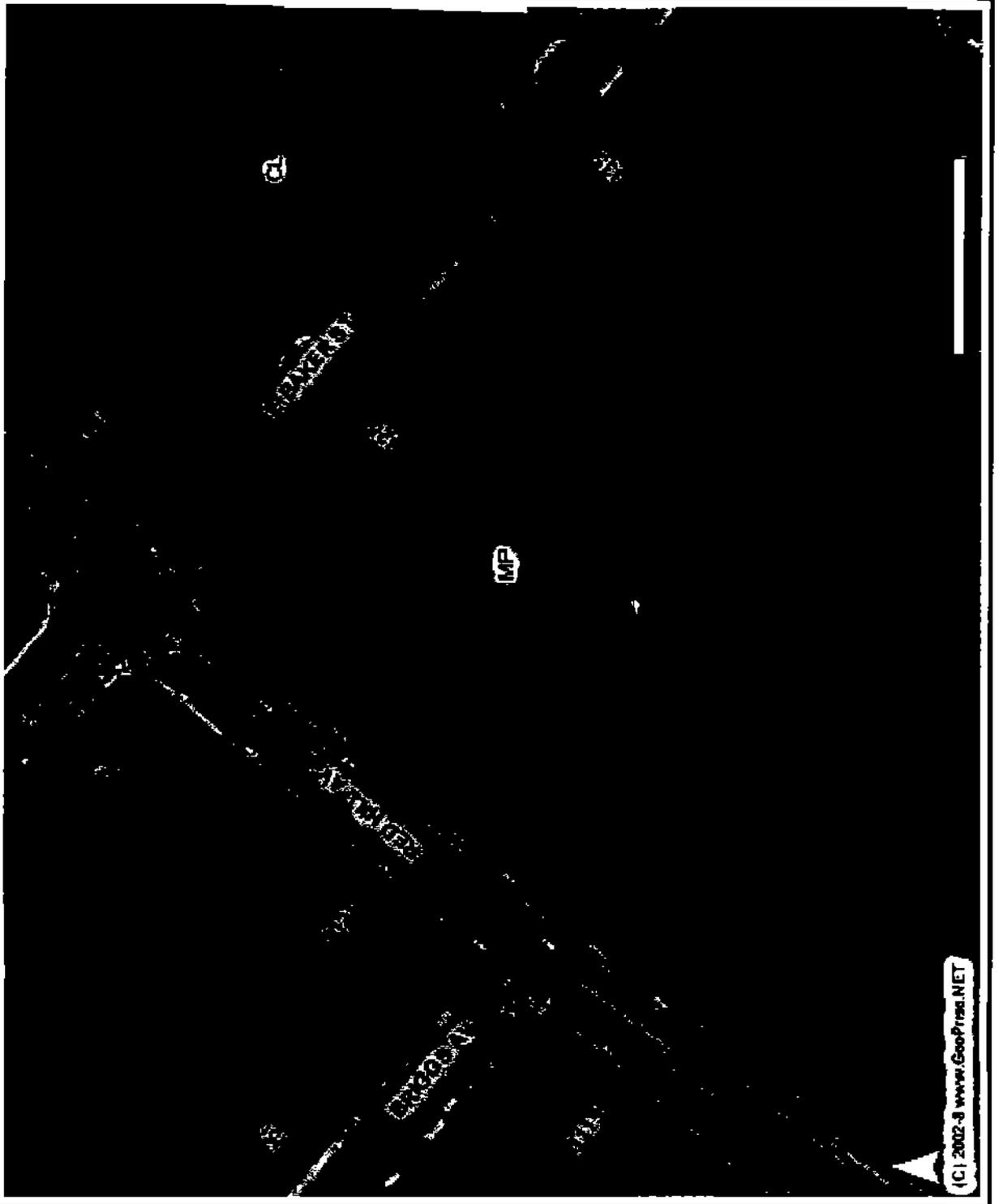
325 EAST BAKER STREET - [Created: 7/8/2008 10:14:04 AM] [Scale: 205.87] [Page: 8.5 x 11 / Landscape]

Attachment *5*

Overview Map



Map Display

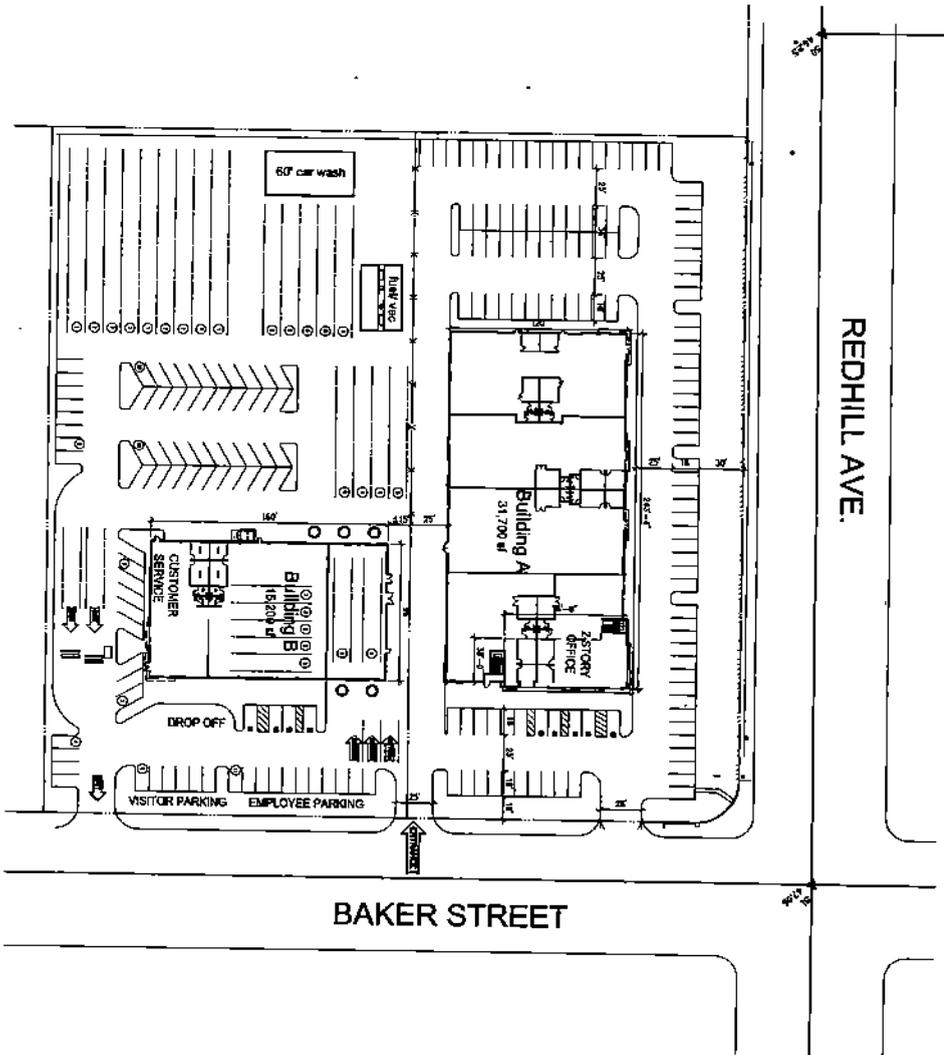


Legend

- Address Medium
- Address Points
- Hydrology Channels
- Parcel Lines
- City Boundary
- Zoning
- AP
- C1
- C1-S
- C2
- CL
- LR
- LR-S
- (cont)



Conceptual Site Plan - 325 Baker Street
 Schema 1D
 08.13.2008



SITE DATA

3128 REDHILL AVE:

SITE AREA LOT A:

BUILDING 'A' AREA:

EXISTING FLOOR AREA RATIO (F.A.R.)

PARKING PROVIDED:

ACCESSIBLE:

TOTAL PARKING PROVIDED:

325 BAKER STREET:

SITE AREA LOT B:

BUILDING 'B' AREA:

EXISTING FLOOR AREA RATIO (F.A.R.)

PARKING PROVIDED:

ACCESSIBLE:

TOTAL PARKING PROVIDED:

- SITE LEGEND**
- GRADE LEVEL TRUCK DOOR

106,131 SF (2.42 ACRES)

31,700 SF

31,700 SF

.30

102 STALLS

124 STALLS @ 41000

62 STALLS @ 31000

145 STALLS

5 STALLS

120 STALLS

115,228 SF (2.65 ACRES)

16,200 SF

15,200 SF

.13

30 STALLS

@ 27000

213 STALLS

4 STALLS

13 STALLS

11 STALLS

102 STALLS

23 STALLS

NOTE: THIS CONCEPTUAL SITE PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

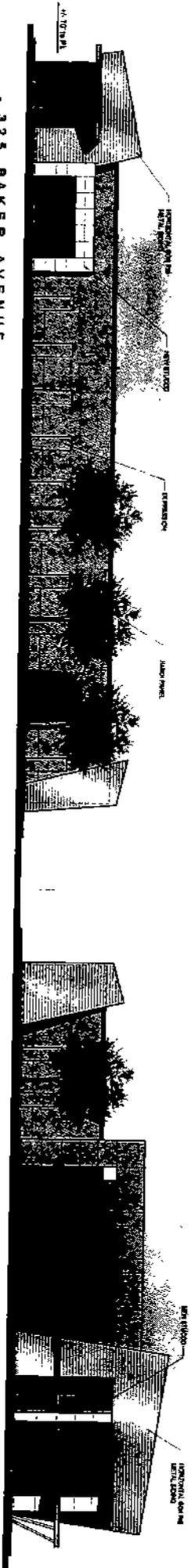


PA-08-19

EXISTING BUILDING ELEVATION



PROPOSED BUILDING ELEVATION



- 325 BAKER AVENUE -

- 3128 REDHILL AVENUE -

scale: 1/8" = 1'-0"
091-10300



Conceptual Elevations

scheme: 1
03/17/06

BELKINS ARCHITECTURE