PLANNING COMMISSION AGENDA REPORT

VI. 4

MEETING DATE: SEPTEMBER 13, 2010 ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-10-09 FOR A CUP FOR AUTO REPAIR AND TIME EXTENSION FOR ZONING APPLICATION ZA-08-15

DATE: SEPTEMBER 2, 2010

FOR FURTHER INFORMATION CONTACT: REBECCA ROBBINS, ASSISTANT PLANNER
(714) 754-5609 (rrobbins@ci.costa-mesa.ca.us)

DESCRIPTION

The applicant is requesting: (1) approval of PA-10-09 for a conditional use permit to amend conditions of approval for the project approved under ZA-08-15 to allow incidental auto repair on personal vehicles within 200 feet of residentially zoned property; and (2) a time extension for Zoning Application ZA-08-15 for construction of a building approved for personal vehicle storage.

APPLICANT

Alec Osachoff is the authorized agent for Steve and Dannielle Schmidt, the property owners.

RECOMMENDATION

- Approve PA-10-09 by adoption of Planning Commission resolution, subject to conditions.
- Approve Time Extension for ZA-08-15 by adoption of Planning Commission resolution, subject to conditions.

REBECCA ROBBINS
Assistant Planner

KHANH NGUYEN
Acting Asst. Development Svs. Director

BACKGROUND

Project Site

The properties, zoned General Industrial (MG), contains a 3,148 square-foot industrial building at 942 Sunset Drive and a nonconforming residence at 946 Sunset Drive. The property is adjacent to industrially zoned and developed properties to the north, and east, industrial and nonconforming residential to the south (across Sunset Drive), and residential (Green Leaf Mobile Home Park) to the west (Attachment 4).

The Zoning Administrator approved Minor Conditional Use Permit ZA-08-15 on October 9, 2008 (Attachment 3) and granted a one-year time extension to October 15, 2010. Zoning Application ZA-08-15 allowed for personal storage of motor vehicles with no commercial or customer traffic. The proposal involved: (1) demolition of the nonconforming residence; (2) construction of a two-story, 5,096 square-foot warehouse building and a 3,810 square-foot warehouse addition to the existing building with a minor modification to encroach into the required left side setback; (3) a minor conditional use permit to deviate from required parking; and (4) a lot line adjustment to combine 942 and 946 Sunset Drive into one parcel. No auto repair/service activity was proposed or permitted and, a condition of approval was included prohibiting auto repair.

Lot Line Adjustment LL-08-02, approved on October 9, 2008 to combine 942 and 946 Sunset Drive, has already been recorded and therefore does not require an extension of time.

PROJECT DESCRIPTION

The applicant is currently requesting: (1) approval of PA-10-09 for a conditional use permit to amend conditions of approval for the project approved under ZA-08-15 to allow incidental auto repair on personal vehicles within 200 feet of residentially zoned property; and (2) a time extension for Zoning Application ZA-08-15 for construction of a building approved for personal vehicle storage.

The incidental auto repair on the property owner's personal vehicles is proposed to be conducted within the existing 3,148 square-foot building at the right side of the property. The building is proposed to contain two above ground lifts, floor jacks, drill press, and other tools related to maintenance and inspection of vehicles. A detailed description of the operation and tools to be used is provided by the applicant as Attachment 2. No welding, painting, or heavy fabrication is proposed. A conditional use permit is required since the auto repair is within 200 feet of residentially zoned property.

ANALYSIS

Justifications for approval of an extension of time for ZA-08-15

- The Zoning Administrator approved the application on October 9, 2008 and a subsequent time extension expiring October 15, 2010. The applicant is requesting another one-year time extension to October 15, 2011. A grading plan and a building plan were submitted to plan check in May 2009; however, grading and building permits have not yet been obtained due to current market conditions.

- There have been no changes in City Codes that affect the project and the project is the same as previous approval. The conditional use permit for auto repair can be acted on independent of the time extension; the two were combined only to streamline processing.

Justifications for Approval of Conditional Use Permit for Incidental Auto Repair

Following are justifications for the approval of the PA-10-09:

- *No adverse noise and daily operational impacts to abutting residential property are anticipated.* Although the property is abutting residentially zoned property, the portion of the building where the auto repair will be conducted (currently 942 Sunset Drive) is setback 70 feet from the residential property. Most importantly, the overhead doors are orientated toward the industrial properties to the east. As shown on the site plan, there will be a new one-story storage building at 946 Sunset Drive, the property abutting Greenleaf.

- *The small scale of the auto repair is within the "low traffic generating" intensity limits established in the General Plan/zoning district and no customer or commercial traffic is proposed.* Motor vehicle repair uses are typically considered "high traffic generating" uses. In this case, the applicant is proposing to use the building for storage and repair of his personal vehicles. The use was reviewed by the City's Transportation Services Division and determined that because repair will be limited to personal vehicles, the traffic generation will not exceed that of a low traffic generating use. Conditions of approval are included requiring this limitation, both to minimize impacts on adjacent residence and to restrict activities to a low-traffic generating use.

- *Condition of approval limits expansion of the vehicle service area.* Staff support of the conditional use permit application is based upon the limited area and location designated for the repair of personal vehicles (within the existing 3,148 square-foot building on the right side of the property). A condition of approval prohibits any increase in the number of lifts (maximum two) and bay doors and any expansion of the vehicle repair area without prior written approval of the Planning Division.

- *Staff verified with the applicant that the vehicle service is limited to personal vehicles.* The applicant operates a consulting business (Honest Engine) in the City of Newport Beach for assisting clients with their car collections. However, he has stated that the Sunset Drive location in Costa Mesa is only for storage and repair of vehicles in his personal car collection and that there will be no commercial/customer traffic (Attachment 2). A land use restriction limiting the use as described in this staff report is required to be recorded prior to issuance of building permits.

- *An 8-foot high decorative block wall is required to be constructed on the west property line abutting the residentially zoned property.* To minimize noise impacts adjacent residents, ZA-08-15 included a condition requiring the construction of an eight-foot high decorative block wall on the west property line.

On-site Landscaping

The landscaping plan approved under ZA-08-15 is provided for reference (attachment 6). There are no changes in the landscape plan with the current conditional use permit request. Below is a summary of the landscaping provided onsite.

- *Front landscape setback along Sunset Drive complies with Code.* Approximately 1,080 square feet of landscaping is provided within the front setback. Trees, shrubs, etc. are provided in compliance with the City's landscaping ordinance. Given the scope of the project, the City's Engineering Division required the property owner to dedicate a 3-foot public utility and sidewalk easement behind existing right of way line on Sunset Drive.

- *Interior landscaping exceeds Code requirements.* The City's landscaping ordinance requires 25 square feet of landscaping per parking stall. The project received an approval for a parking reduction due to the operation characteristics and a total of seven parking spaces are provided. Therefore, the project is required to have a minimum of 175 square feet of interior landscaping; approximately 650 square feet is proposed.

ENVIRONMENTAL DETERMINATION

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15303, for New Construction. If the request is denied, it is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

GENERAL PLAN CONFORMITY

The property is zoned MG (General Industrial) and has a General Plan Designation of Light Industrial. Based on limited storage and repair of only the property owner's personal vehicles, staff believes the use is consistent with the General Plan provisions for FAR and compatible with the adjacent Greenleaf Mobile Home Park. Therefore, the use conforms with the General Plan.

ALTERNATIVES

The Planning Commission has the following alternatives:

Planning Application PA-10-09

1. Approve Conditional Use Permit PA-10-09. This action allows auto repair on personal vehicles within a building approved for personal vehicle storage, subject to the recommended conditions of approval.
2. Deny PA-10-09 for auto repair on personal vehicles. If the project were denied, the applicant could not submit substantially the same type of application for six months.

3. Approve the time extension request for ZA-08-15 for the construction of a building approved for personal vehicle storage, subject to the recommended conditions of approval.

CONCLUSION

Staff supports the request because the incidental auto repair is limited to the property owner's personal vehicles, and the location and orientation of the building is away from the residence; consequently, the uses will not adversely affect the residential property nor result in a significant traffic generation to the site.

Attachments:
1. Draft Planning Commission Resolutions and Exhibits
2. Applicant Letter of Project Description
3. Zoning Administrator's Letter of October 9, 2008
4. Location Map
5. Site, Floor, & Elevation Plan
6. Landscaping Plan

cc:

Development Services Director
Deputy City Attorney
City Engineer
Transportation Svs. Manager
Fire Protection Analyst
Staff (4)
File (2)

Alec Osachoff
42 Mirador
Irvine, CA 92612

Steve and Dannielle Schmidt
201 North Star Lane
Newport Beach, CA 92660

File: 091310PA1009ZA0815	Date: 090210	Time: 8:30 a.m.

ATTACHMENT 1

RESOLUTION NO. PC-10-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-10-09

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

WHEREAS, an application was filed by Alec Osachoff, authorized agent for Steve and Dannielle Schmidt, owner of real property located at 942 and 946 Sunset Drive, for (1) Planning Application PA-10-09 for a conditional use permit to amend conditions of approval for the project approved under ZA-08-15 to allow incidental auto repair of personal vehicles within 200 feet of residentially zoned property and (2) a time extension for zoning application ZA-08-15 for construction of a building to be used for personal vehicle storage;

WHEREAS, a duly noticed public hearing held by the Planning Commission on September 13, 2010 with all persons having the opportunity to speak and be heard for and against the proposal;

WHEREAS, the Planning Commission's action on the time extension for ZA-08-15 shall be by separate resolution;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-10-09.

BE IT FURTHER RESOLVED that the approval of PA-10-09 will result in the deletion of Condition of Approval #3 in ZA-08-15 which originally prohibited auto repair uses.

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-10-09 and upon applicant's compliance with each and all of the conditions 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 13th day of September, 2010.

James Righeimer, Chair,
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Khanh Nguyen, 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 September 13, 2010 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS (PA-10-09 APPROVAL)

A. Approval of the project will allow a use, density, and intensity, which is in accordance with the General Plan designation for the property. Specifically, the General Plan designation for the property is Light Industry, which allows very low traffic uses at a maximum FAR of 0.75. The proposed development for personal warehouse/storage with incidental auto repair on personal vehicles does not exceed the very-low FAR limit.

B. The proposed development and use comply with Costa Mesa Municipal Code Section 13-29(e) because:

1. The proposed use is compatible and harmonious with uses both on site as well as those on surrounding properties. An 8-foot high block wall along the west property line is required for noise attenuation purposes.
2. Safety and compatibility of the design of the buildings, parking areas, landscaping, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
3. The use is consistent with the General Plan and Zoning designations for the property.
4. The zoning application is for a project-specific case and does not establish a precedent for future development.

C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29 (g)(2) in that the proposed incidental auto repair will not cause the property to be substantially incompatible 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, auto repair will be conducted in a portion of the building which is setback 70 feet from the residential property, and an 8-foot high decorative wall is required to be constructed along the west property line to minimize noise impacts. Additionally, a new one story storage building will be constructed at 964 Sunset Drive abutting Greenleaf Mobile Home Park. There will be no customer or commercial traffic since the auto repair is limited to the property owner's personal vehicles. Granting the minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation for the property.

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 under Section 15303, New Construction, of CEQA.

E. 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 (IF PA-10-09 IS APPROVED)

Plng.

1. The subject property is limited to warehouse/storage and incidental auto repair on personal vehicles with no customer and/or commercial traffic. Any other use on site is prohibited, unless approval is first received from the Development Services Department. Any future change of use may require additional parking.
2. Outdoor storage/repair of motor vehicles and/or materials is prohibited.
3. Auto repair/service activity shall be limited to personal vehicles and shall only to be conducted within the 3,148 square-foot existing building at 942 Sunset Drive (approximately the southeast quadrant of the building). There shall be a maximum of two lifts for the proposed auto repair. Any increase in the number of lifts and/or bay doors and any expansion of the vehicle repair area without prior written approval of the Planning Division is prohibited.
4. A land use restriction executed by and between the property owner and the City of Costa Mesa shall be recorded prior to the issuance of building permits. This land use restriction (LUR) shall inform future property owners that the subject property shall not be used for any activity that generates more traffic than a very-low traffic generating use in order to comply with the maximum allowable floor area ratio (FAR) and that on-site parking may not be used for vehicle and/or material storage. The LUR shall also indicate that auto repair is limited to personal vehicles and a maximum of two lifts. The applicant shall submit to the Planning Division a copy of the legal description for the property, and either a lot book report or current title report identifying the current legal property owner so that the document may be prepared.
5. An eight-foot tall decorative block wall shall be constructed along the left property line of the project site, under the direction of Planning staff. Where walls and/or fences on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them.
6. The conditions of approval and Code requirements for Planning Application PA-10-09 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
7. 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.
8. 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.

RESOLUTION NO. PC-10-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-10-09

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

WHEREAS, an application was filed by Alec Osachoff, authorized agent for Steve and Dannielle Schmidt, owner of real property located at 942 and 946 Sunset Drive, for a (1) conditional use permit to amend conditions of approval for the project approved under ZA-08-15 to allow incidental auto repair of personal vehicles within 200 feet of residentially zoned property and (2) a time extension for zoning application ZA-08-15 for construction of a building to be used for personal vehicle storage;

WHEREAS, a duly noticed public hearing held by the Planning Commission on September 13, 2010 with all persons having the opportunity to speak and be heard for and against the proposal;

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-10-09.

PASSED AND ADOPTED this 13th day of September, 2010.

James Righeimer, Chair,
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Khanh Nguyen, 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 September 13, 2010, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS (PA-10-09 DENIAL)

A. The proposed incidental auto repair does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
   1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
   2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
   3. The proposed project is not consistent with the General Plan, Zoning Code, or Urban Plan.

B. Pursuant to Section 13-29(g)(5) of the Municipal Code, the proposed does not meet the broader goals of the General Plan and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development.

C. The Costa Mesa Planning Commission has denied Planning Application PA-10-09. 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.

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

RESOLUTION NO. PC-10-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING TIME EXTENSION FOR ZONING APPLICATION ZA-08-15

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

WHEREAS, an application was filed by Alec Osachoff, authorized agent for Steve and Dannielle Schmidt, owner of real property located at 942 and 946 Sunset Drive, for (1) Planning Application PA-10-09 for a conditional use permit to amend conditions of approval for the project approved under ZA-08-15 to allow incidental auto repair of personal vehicles within 200 feet of residentially zoned property and (2) a time extension for zoning application ZA-08-15 for construction of a building to be used for personal vehicle storage;

WHEREAS, a duly noticed public hearing held by the Planning Commission on September 13, 2010 with all persons having the opportunity to speak and be heard for and against the proposal;

WHEREAS, the Planning Commission adopted a separate resolution for Planning Application PA-10-09 which removed Condition of Approval #3 related to the auto repair prohibition from ZA-08-15;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** the time extension for Zoning Application ZA-08-15.

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 the time extension of Zoning Application ZA-08-15 and upon applicant's compliance with each and all of the conditions 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 13th day of September, 2010.

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James Righeimer, Chair,
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (ZA-08-15 TIME EXTENSION APPROVAL)

A. Approval of the project will allow a use, density, and intensity, which is in accordance with the General Plan designation for the property. Specifically, the General Plan designation for the property is Light Industry, which allows very low traffic uses at a maximum FAR of 0.75. The proposed development for personal warehouse/storage does not exceed the very-low FAR limit.

B. The proposed development and use comply with Costa Mesa Municipal Code Section 13-29(e) because:

1. The proposed use is compatible and harmonious with uses both on site as well as those on surrounding properties.
2. Safety and compatibility of the design of the buildings, parking areas, landscaping, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
3. The use is consistent with the General Plan and Zoning designations for the property.
4. The zoning application is for a project-specific case and does not establish a precedent for future development.

D. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29 (g)(2) in that the proposed reduction in parking will not cause the property to be substantially incompatible 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, the seven parking spaces proposed should be adequate for the use which consists of personal storage/warehousing with no customer or commercial traffic. Granting the minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation for the property.

E. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(6) in that a six-foot encroachment into the required 36-foot building setback abutting a residentially zoned property will not be detrimental to the health, safety, and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood. Specifically, the encroachment into the required setback is for a single-story building; therefore, no privacy impacts on the residential property will result from the encroachment. The proposed improvement is compatible with and enhances the architecture and design of the existing and anticipated development in the vicinity.

F. 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 under Section 15303, New Construction, of CEQA.

G. 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 (ZA-08-15 TIME EXTENSION)

Plng.

1. The subject property is limited to warehouse/storage with no customer and/or commercial traffic. Any other use on site is prohibited, unless approval is first received from the Development Services Department. Any future change of use may require additional parking.
2. Outdoor storage of motor vehicles and/or materials is prohibited.
3. ~~Auto repair/service activity is prohibited.~~ *[deleted pursuant to PA-10-09]*
4. A land use restriction executed by and between the property owner and the City of Costa Mesa shall be recorded prior to the issuance of building permits. This land use restriction shall inform future property owners that the subject property shall not be used for any activity that generates more traffic than a very-low traffic generating use in order to comply with the maximum allowable floor area ratio (FAR) and that on-site parking may not be used for vehicle and/or material storage. The applicant shall submit to the Planning Division a copy of the legal description for the property, and either a lot book report or current title report identifying the current legal property owner so that the document may be prepared.
5. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a development review or a variance, or in the requirement to modify the construction to reflect the approved plans. NOTE: Second-story windows on the west elevation shall be clerestory only.
6. An eight-foot tall decorative block wall shall be constructed along the left property line of the project site, under the direction of Planning staff. Where walls and/or fences on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them.
7. Green building practices and techniques, such as compliance with the United States Green Building Council's (USGBC) LEED program and low impact development (LID), shall be applied wherever possible.
8. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
9. 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 storm water 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 storm water 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.

10. Demolition permits for existing structure 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.
11. The conditions of approval and Code requirements for Zoning Application ZA-08-15/Lot Line Adjustment LL-08-02 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
12. 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.
13. A copy of the conditions of approval for the minor 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.

Eng. 14. 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.

15. The applicant shall submit two copies of the recorded lot line adjustment to the City of Costa Mesa Engineering Division.

ATTACHMENT 2

Steve and Dannielle Schmidt
201 North Star Lane
Newport Beach, California
92660

July 1, 2010

Ms. Rebecca Robbins
Assistant Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, Ca. 92628

Received
City of Costa Mesa
Development Services Department
JUL - 1 2010

RE: Planning Application PA- 10-09
942 & 946 Sunset Drive

Dear Ms. Robbins:

Thank you for the opportunity to respond to your May 19, 2010 letter.

1. Current and proposed "non commercial support" of and limited to our personal car collection:

   a. Inside maintenance/inspection of cars prior to or after vintage race weekends or car shows. To include oil changes, visual determination of the cars safety condition, light mechanical improvements to the chassis, performance enhancements/repairs, assembly/disassembly and cosmetic clean up. We have approx. six events a year.

   b. Proposed tools inside shop to support the above activity are hand tools, two above ground car lifts, three floor jacks/stands, drill press, lathe, mill, three grinders, oil containment carts, inside quiet" screw type" air compressor, two engine stands, car dollies, "Saftey-Kleen" serviced parts washer, two rolling work benches, metal shear break, english wheel and bead blast cabinet. Any welding, painting or heavy fabrication is done by other businesses in the Costa Mesa or Southern California area.

2. Honest Engine is a consulting business owned and operated by myself in the city of Newport Beach, Ca. (BT30013570) with no employees, for the purpose of assisting clients with their car collections. The major client is a trust that has some of our personal cars in it administered by my wife Dannielle Schmidt. Honest Engine consults/manages and maintains those cars in accordance with State and Federal laws at 942/946 Sunset Drive. My wife also owns the property where she personally stores her cars. As a business, Honest Engine sells services and parts to the trust, collects sales taxes and

2. continued;
reports income and does "advertising", very limited advertising, such as a business card and one Porsche Club add that states "by appointment only". I purchase advertising in the club magazine to support the club monetarily as I am one of the founders and past President going back 25 years. Honest Engine has plenty of work to do on our own cars and doesn't act on any of those "appointment calls". I refer all actual auto work to other auto shops in the area as we are busy with our other three unrelated businesses located in Fountain Valley, Ca. My time away from our other businesses is "car time with or without my wife" at 942/946 Sunset which is the majority of traffic generated other than the occasional UPS or Fed-Ex truck making deliveries to us or one of our neighboring businesses. By comparison to our neighbors, all of our parking is on property and not on the street as we don't have any commercial/customer traffic. As mentioned in my February 17, 2010 letter to you, "we don't want any customer traffic due to security reasons and possible damage to the cars" Services to other clients is limited to consultation and advice conducted primarily via telephone, e-mail, or at their place of business.

I hope this communication clears up any confusion regarding our current and intended use. Should we be in violation of how we are using our property, we are more than happy to comply with the codes. As mentioned to the code enforcement gentleman a while back who had similar questions, we are more than happy to conform with your recommendations should there be a common understanding of how we fit within the Code requirements.

Once again, thank you for the opportunity to clarify any issues regarding this important matter.

Dannielle Schmidt	Date:	Steve Schmidt	Date:
	7/1/10		7.1.10

APRIL 19, 2010
STEVE & DANNIELLE SCHMIDT

ZA-08-15
942 & 946 Sunset Dr., Costa Mesa

Suggested alternatives to conditions of approval:

1. The subject property is limited to warehouse/storage with no customer and/or commercial traffic. Any other use on site, ***except as provided in #3 below***, is prohibited, unless approval is first received from the Development Services Department. Any future change of use may require additional parking.

3. Auto repair/service activity is prohibited, ***except for incidental minor repair and maintenance of owner/applicant's vehicles. All such activity shall be conducted inside the building, and in such a manner that associated noise is not audible on nearby residential properties.***

Notice and Declaration of Land Use Restriction

Suggested alternative to paragraph #3 (to more closely track wording of condition #4).

3. The City approved said construction and use but, as one of the conditions, required recordation of a Land Use Restriction to provide notice that said warehouse building shall ***not*** be used for ~~personal storage of motor vehicles only, with no customer traffic~~ ***any activity that generates more traffic than a very-low traffic generating use, as defined in the City's General Plan, in order to comply with the maximum allowable floor area ratio (FAR), and that on-site parking may not be used for*** ~~V~~vehicle and/or material storage ~~in the parking spaces, auto repair/service activity, and outdoor work is prohibited~~. ***If the building is used for storage of motor vehicles, it shall be limited to personal storage and incidental minor repair and maintenance of owner/applicant's motor vehicles only, with no customer traffic. All such activity shall be conducted inside the building, and in such a manner that associated noise is not audible on nearby residential properties.***

ATTACHMENT 3

CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

October 9, 2008

Alec Osachoff
42 Mirador
Irvine, CA 92612

RE: ZONING APPLICATION ZA-08-15 AND LOT LINE ADJUSTMENT LL-08-02
MINOR CONDITIONAL USE PERMIT FOR REDUCED PARKING
MINOR MODIFICATION FOR BUILDING SETBACK
LOT LINE ADJUSTMENT TO COMBINE TWO ABUTTING PROPERTIES
FOR NEW WAREHOUSE FACILITY
942 & 946 SUNSET DRIVE, COSTA MESA

Dear Mr. Osachoff:

Staff review of the above-referenced application has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval (attached). The decision will become final at 5 p.m. on October 16, 2008 (seven days from the date of this letter) unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or is called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Rebecca Robbins, at (714) 754-5609.

Sincerely,

Kimberly Brandt

KIMBERLY BRANDT, AICP
Zoning Administrator

Attachments:
- Project description
- Findings
- Conditions of approval & Code Requirements
- Approved conceptual plans

cc: Gary Wong, Engineering
Fire Protection Analyst
Building Division

Steve and Dannielle Schmidt
201 North Star Lane
Newport Beach, CA 92660

21

PROJECT DESCRIPTION

- The properties, zoned General Industrial (MG), contain a 3,148 square-foot industrial building at 942 Sunset Drive and a nonconforming residence at 946 Sunset Drive. The property is adjacent to industrially zoned and developed properties to the north, and east, nonconforming residential to the south (across Sunset Drive), and residential (Green Leaf Mobile Home Park) to the west. Both properties are located within the Mesa Bluffs Urban Plan area but this project will not activate provisions of the plan.
- The applicant proposes: (1) demolition of the nonconforming residence; (2) construction of a two-story, 5,096 square-foot warehouse building and a 3,810 square-foot warehouse addition to the existing building with a minor modification to encroach into the required left side setback; (3) a minor conditional use permit to deviate from required parking; and (4) a lot line adjustment to combine 942 and 946 Sunset Drive into one parcel.
- The applicant proposes to use the entire development for the personal storage of motor vehicles with no commercial or customer traffic. A condition of approval has been included prohibiting any auto repair/service activity and prohibiting any outdoor work. Therefore, the use as proposed and conditioned should be quiet and compatible with neighboring residential uses.
- The applicant also requests to deviate from parking requirements. The proposed building requires 37 parking spaces for industrial uses; seven spaces will be provided. It is staff's opinion that seven parking spaces are adequate to accommodate the personal warehouse/storage facility because the use would not generate commercial or customer traffic. A provision prohibiting vehicle and/or material storage in the parking spaces will be required as part of the Land Use Restriction required for this project (see General Plan consistency discussion below). Should a change of use be proposed in the future, additional parking may be required.
- Also included in the applicant's request is a six-foot encroachment of the new, 18-foot high, one-story portion of the building into the required 36-foot left side setback. (Two times the building height setback is required because the property abuts residentially-zoned property.) Staff considers this a minor encroachment and anticipates no privacy impacts on the mobile home park residents to the rest as a result of the encroachment.

  The two-story, 30-foot high portion of the building is proposed to be setback 67 feet from the mobile home park property and contains clerestory windows on the west elevation. A condition requiring retention of clerestory windows for second story windows in the west elevation has been included to protect the privacy of adjacent residents.
- Two overhead doors are proposed along the west elevation. To minimize noise and privacy impacts for the adjacent residents, a condition has been included requiring the construction of an eight-foot high decorative block wall on the west property line.
- The General Plan designation for the property is Light Industry, which allows a maximum floor area ratio (FAR) of 0.75 for very-low traffic uses. (Very-low traffic generating uses are defined as those which generate less than three average daily trip ends per 1,000 square feet of gross floor area.) The proposed personal warehouse/storage facility will result in a 0.63 FAR, which is consistent with the General Plan. A condition has been included requiring the property owner record a

land use restriction to inform future property owners that the property shall be limited to very-low traffic generating uses.

- The proposed lot line adjustment will combine the lots and bring the property into conformity in relation to required lot width and lot size for MG-zoned properties.
- An existing conditional use permit allows auto repair at 942 Sunset Drive (PA-87-91). Following approval of Planning Application ZA-08-15/Lot Line Adjustment LL-08-02, Planning staff will initiate revocation of the existing permit since it will no longer comply with the proposed FAR of the site.

FINDINGS

A. Approval of the project will allow a use, density, and intensity, which is in accordance with the General Plan designation for the property. Specifically, the General Plan designation for the property is Light Industry, which allows very low traffic uses at a maximum FAR of 0.75. The proposed development for personal warehouse/storage does not exceed the very-low FAR limit.

B. The proposed development and use comply with Costa Mesa Municipal Code Section 13-29(e) because:
   1. The proposed use is compatible and harmonious with uses both on site as well as those on surrounding properties.
   2. Safety and compatibility of the design of the buildings, parking areas, landscaping, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
   3. The use is consistent with the General Plan and Zoning designations for the property.
   4. The zoning application is for a project-specific case and does not establish a precedent for future development.

C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29 (g)(2) in that the proposed reduction in parking will not cause the property to be substantially incompatible 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, the seven parking spaces proposed should be adequate for the use which consists of personal storage/warehousing with no customer or commercial traffic. Granting the minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation for the property.

D. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(6) in that a six-foot encroachment into the required 36-foot building setback abutting a residentially zoned property will not be detrimental to the health, safety, and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood. Specifically, the encroachment into the required setback is for a single-story building; therefore, no privacy impacts on the residential property will result from the encroachment. The

PLANNING APPLICATION SUMMARY

Location: 942 & 946 Sunset Drive Application: ZA-08-15 & LL-08-02

Request: Minor conditional use permit for reduced parking in conjunction with a new warehouse facility.

SUBJECT PROPERTY:

Zone: General Industrial (MG)
General Plan: Light Industrial
Lot Dimensions: 135 FT by 140 FT
Lot Area: 18,900 SF
Existing Development: A residence (to be demolished) and a 3,148 SF industrial building (to remain).

SURROUNDING PROPERTY:

North: MG, Industrial use
South: MG, Nonconforming residential use (across Sunset Dr.)
East: MG, Industrial use
West: R1, Residential use (Green Leaf Mobile Home Park)

DEVELOPMENT STANDARD COMPARISON

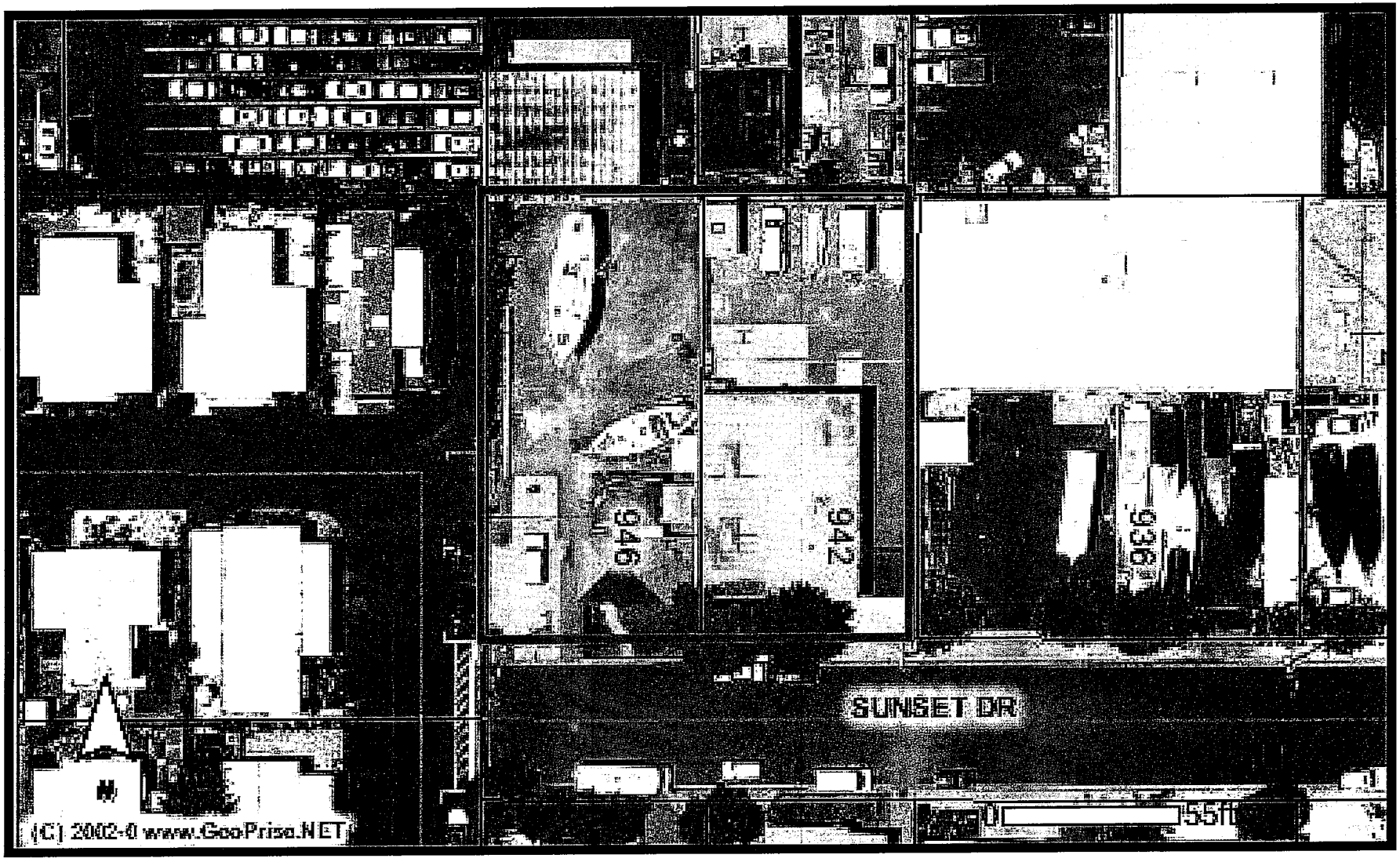
Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	120 FT	135 FT
Lot Area	10,000 SF	18,900 SF
FAR: (Moderate Traffic)	0.75 (14,175 SF)	0.63 (12,054 SF)
Landscaping:		
Interior	105 SF	1,732 SF
Building Height:	2 stories/30 FT	2 stories/30 FT
Building Setback:		
Front (ultimate property line)	10 FT	15 ft.
Side (left/right)	36 FT/0 FT	30 FT 2 IN*/17 FT 3 IN
Rear	0 FT	0 FT
Parking:		
Standard	36	6
Handicap	1	1**
Total	37	7***
Driveway Width:	25 FT	19 FT

* Minor Modification requested
** Will be required by the Building Division
*** Minor conditional use permit requested

CEQA Status Exempt Class 3
Final Action Zoning Administrator

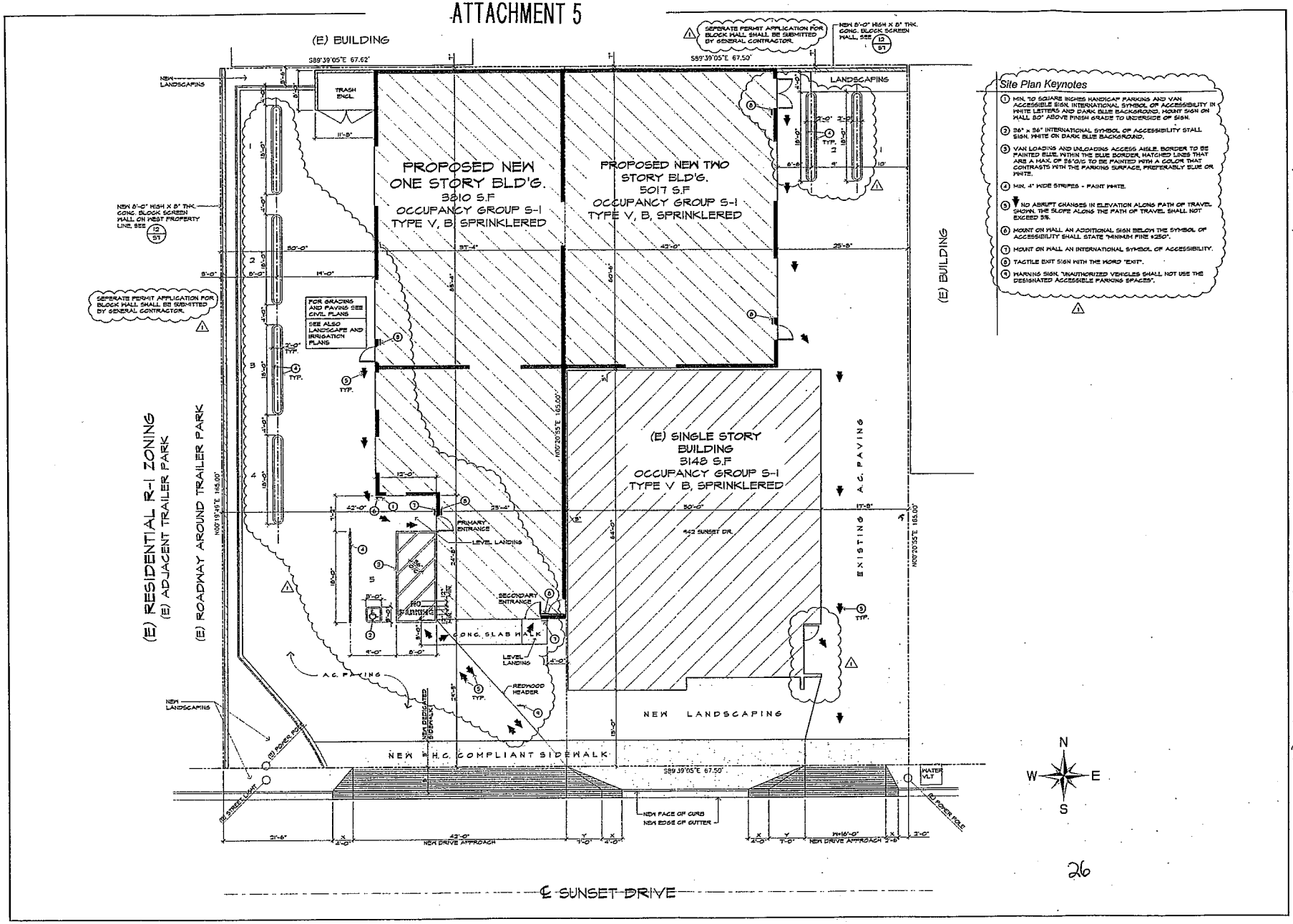
Location Map

942 & 946 Sunset Drive



ATTACHMENT 4

ATTACHMENT 5



Site Plan Keynotes

1. MIN. 70 SQUARE INCHES HANDICAP PARKING AND VAN ACCESSIBLE SIGN. INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE LETTERS AND DARK BLUE BACKGROUND. MOUNT SIGN ON WALL 80" ABOVE FINISH GRADE TO UNDERSIDE OF SIGN.
2. 36" x 36" INTERNATIONAL SYMBOL OF ACCESSIBILITY STALL SIGN. WHITE ON DARK BLUE BACKGROUND.
3. VAN LOADING AND UNLOADING ACCESS AISLE. BORDER TO BE PAINTED BLUE. WITHIN THE BLUE BORDER, HATCHED LINES THAT ARE A MAX. OF 36"O/C TO BE PAINTED WITH A COLOR THAT CONTRASTS WITH THE PARKING SURFACE, PREFERABLY BLUE OR WHITE.
4. MIN. 4" WIDE STRIPES - PAINT WHITE.
5. NO ABRUPT CHANGES IN ELEVATION ALONG PATH OF TRAVEL. SHOWN. THE SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5%.
6. MOUNT ON WALL AN ADDITIONAL SIGN BELOW THE SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250".
7. MOUNT ON WALL AN INTERNATIONAL SYMBOL OF ACCESSIBILITY.
8. TACTILE EXIT SIGN WITH THE WORD "EXIT".
9. WARNING SIGN. "UNAUTHORIZED VEHICLES SHALL NOT USE THE DESIGNATED ACCESSIBLE PARKING SPACES".

Alec Osachoff Architect
42 Mirador
Irvine, CA 92612
Phone: (949)854-8745

STAMP:

New Private Vehicle Storage for Steve & Dannielle Schmidt
942 Sunset Drive,
Costa Mesa, CA 92627

Site Plan

SHEET TITLE:

DATE:	DESCRIPTION:
5/11/09	Bld'g. Dept. Submittal
7/08/09	P.C. Corrections

DRAWN: JBM CHECKED: AO

FILENAME: schmidt_a1.1.dwg

SHEET SCALE: As Noted

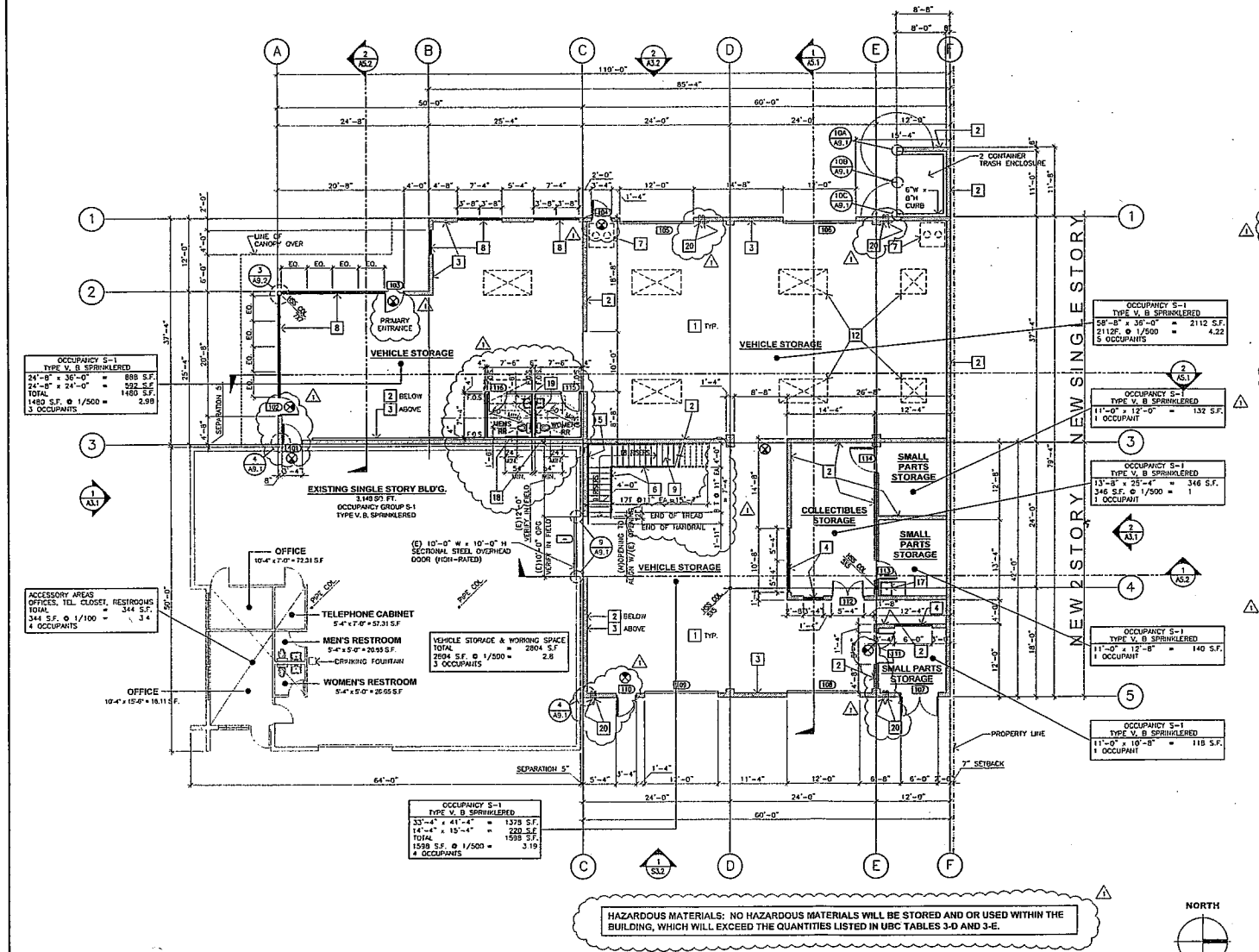
PROJECT NO.

SHEET NO.

A1.1

PA-10-09

26



Floor Plan Keynotes

1. 5" THK. CONCRETE FLOOR SLAB OVER 2" SAND BED OVER MIN. 10 MIL. VISQUEEN VAPOR RETARDER OVER 2" SAND BED. SEE STRUCTURAL DRAWINGS FOR REINFORCING, ETC.
2. 8" WIDE x 8" HIGH PRECISION BLOCK UNITS. SEE STRUCTURAL DRAWINGS FOR REINFORCING, GROUTING & INSPECTION. SEE ALSO ARCHITECTURAL SECTIONS AND EXTERIOR ELEVATIONS.
3. 8" WIDE x 6" HIGH SLUMP BLOCK UNITS. SEE STRUCTURAL DRAWINGS FOR REINFORCING, GROUTING & INSPECTION. SEE ALSO ARCHITECTURAL SECTIONS AND EXTERIOR ELEVATIONS.
4. 1/4" THICK (2 PIECES 1/8" HIGH) LAMINATED SAFETY GLASS GLAZED IN 1 3/4" x 4" WIDE CENTER GLAZED ALUMINUM WINDOW FRAMING SECTIONS.
5. WALL MOUNTED 1 1/2" O.D. PIPE OR TUBE STEEL HANDRAILING.
6. 1 1/2" O.D. PIPE OR TUBE STEEL HANDRAILING MOUNTED TO TOP OF 4x STRINGER.
7. RECESSED RECEPTOR FOR ROOF DRAIN AND OVERFLOW ROOF DRAIN ABOVE (SHOWN DOTTED). SEE DETAIL 1/A9.1.
8. STOREFRONT U.S. ALUMINUM OR ARCADIA. 1 3/4" x 4" WIDE CENTER GLAZED ALUMINUM STOREFRONT SECTIONS. CLEAR ANODIZED FINISH. GLAZE WITH 1/4" TEMPERED CLEAR GLASS WITH GLAZING GASKETS ON BOTH SIDES.
9. STAIRS: WOOD CONSTRUCTION PER DETAIL 2/A9.1. 27 RISERS AT 6.89" EACH = 186" = 15'-6". TREADS ARE 11" NOSING TO NOSING.
10. ROOFING: SEE ROOF PLAN.
11. SKYLITES: FOR SIZE AND TYPE, SEE ROOF PLAN SHT. A4.1.
12. SKYLITES ABOVE SHOWN DOTTED. SEE ROOF PLAN SHT. A4.1.
13. RECESSED RECEPTOR FOR ROOF DRAIN AND OVERFLOW ROOF DRAIN. SEE DETAIL 1/A9.1.
14. WINDOWS: ALUMINUM HORIZONTAL SLIDING. BLOCK FRAME. GLAZED WITH SINGLE PANE CLEAR TEMPERED GLASS.
15. 1 1/8" THICK T&G PLYWOOD FLOOR SHEATHING.
16. 2x4 STUDS @ 16"O/C FROM SECOND FLOOR TO UNDERSIDE OF ROOF STRUCTURE WITH 1/2" PLYWOOD SHEATHING ON ROOM SIDE.
17. S.S SERVICE SINK
18. MIN. 42" LONG S.S. GRAB BAR. MIN. 1 1/4"ø, MAX. 1 1/2"ø, MOUNT +33" ABOVE FINISH FLOOR TO CENTERLINE OF GRAB BAR.
19. MIN. 36" LONG S.S. GRAB BAR. MIN. 1 1/4"ø, MAX. 1 1/2"ø, MOUNT +33" ABOVE FINISH FLOOR TO CENTERLINE OF GRAB BAR.
20. ROOF DRAIN & OVERFLOW DRAIN PIPING. CORE DRILL THRU CMU WALL. DISCHARGE ONTO A/C PAVING. ROOF DRAIN DISCHARGE AT +8" ABOVE FINISH PAVING. OVERFLOW DRAIN DISCHARGE AT +12" ABOVE FINISH PAVING.

Symbol Legend

ILLUMINATED EXIT SIGN

FIRST FLOOR PLAN NEW SINGLE STORY = 3810 S.F. NEW FIRST FLOOR OF 2 STORY = 2520 S.F. TOTAL = 6330 S.F.

1/8" = 1'-0" | 1

27

Alec Osachoff Architect
42 Mirador
Irvine, CA 92612
Phone: (949)854-8745

STAMP:

New Private Vehicle Storage for Steve & Dannielle Schmidt
942 Sunset Drive,
Costa Mesa, CA 92627

First Floor Plan

SHEET TITLE:

DATE:	DESCRIPTION:
5/11/09	Bldg. Dept. Submittal
7/08/09	P.C. Corrections

DRAWN: JRM CHECKED: AO

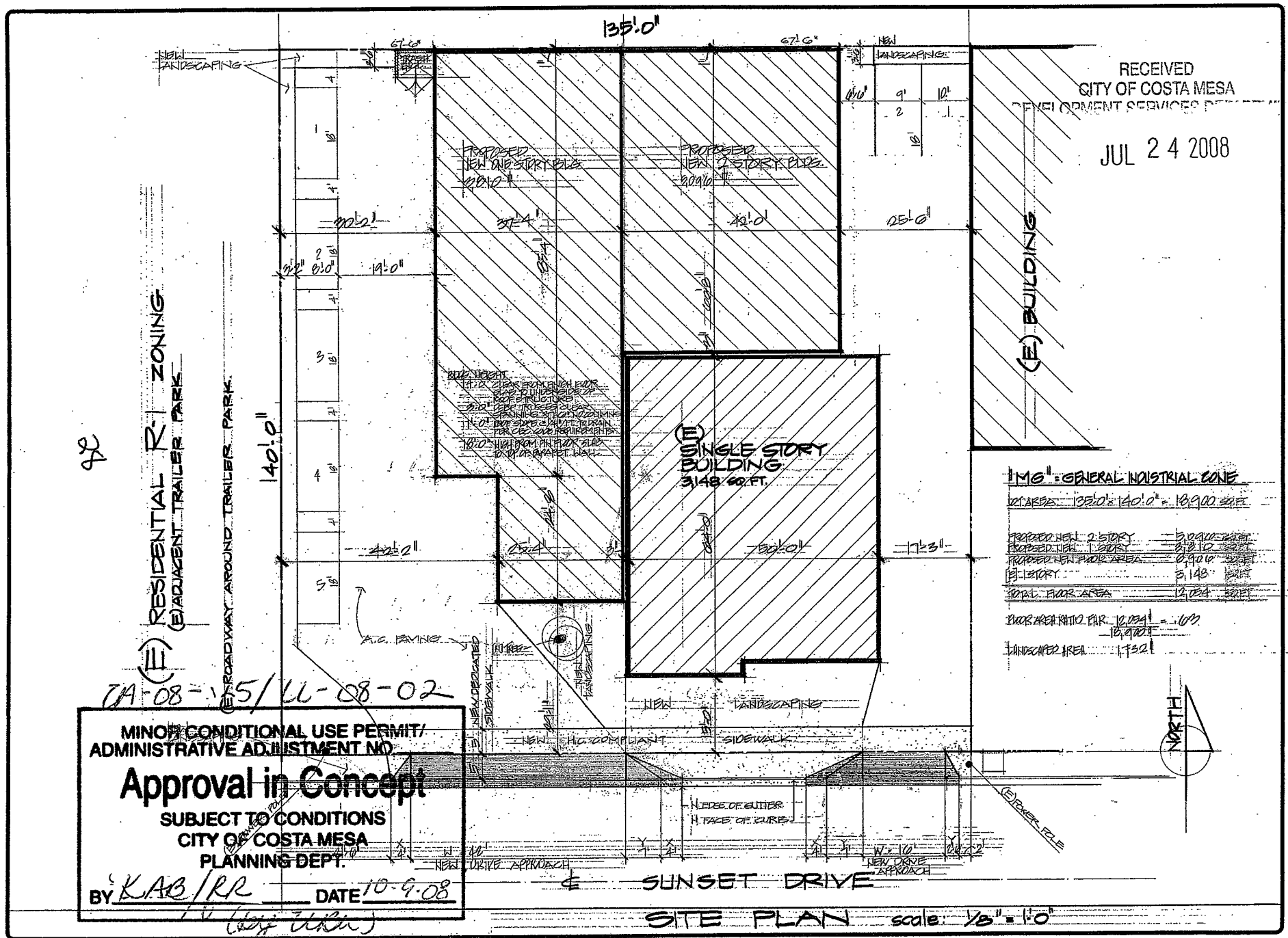
FILENAME: schmidt_a2.1.dwg

SHEET SCALE: As Noted

PROJECT NO.

SHEET NO.

A2.1



CA-08-15/LL-08-02

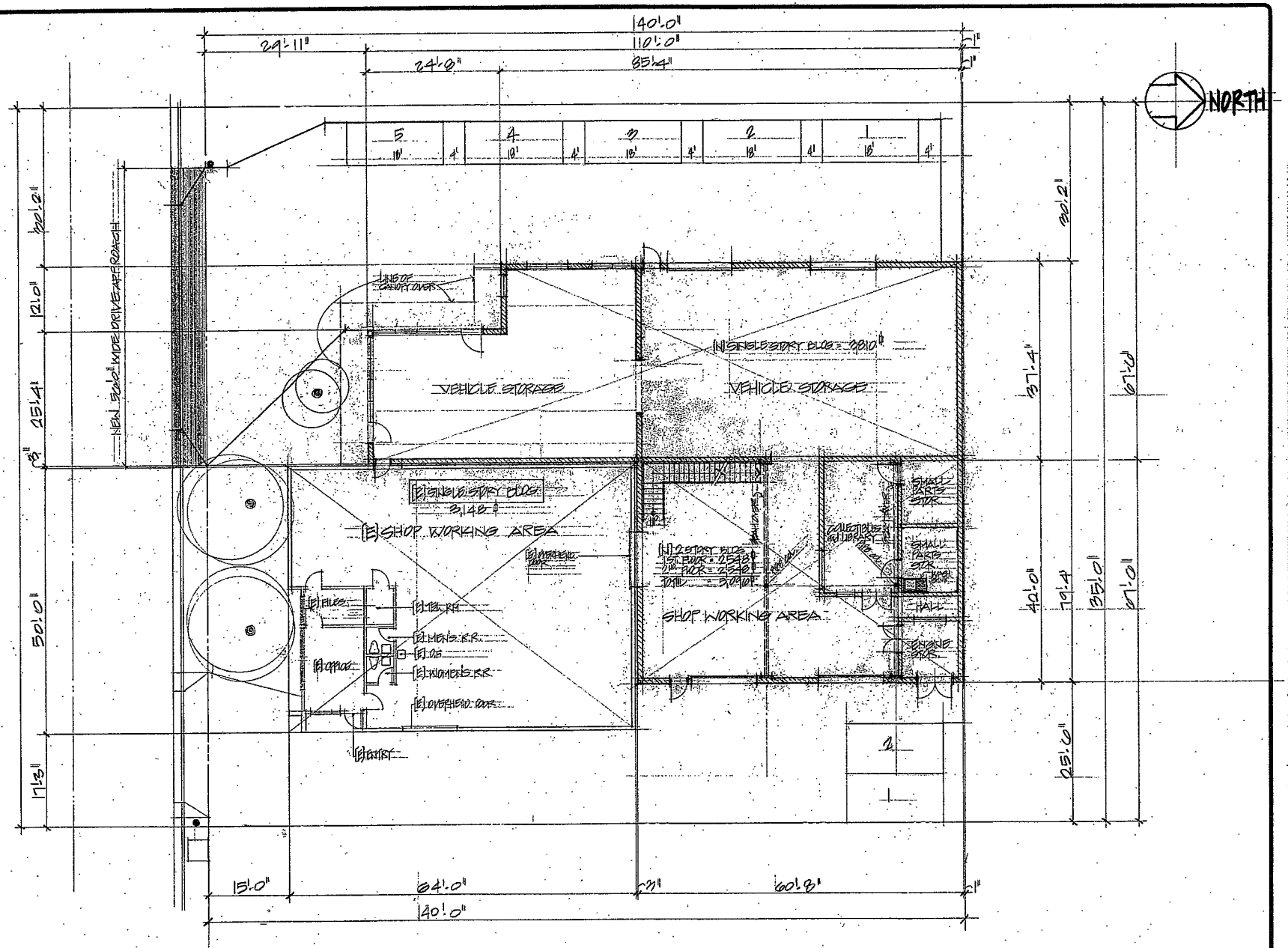
MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO.

Approval in Concept

SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.

BY KAB/RR DATE 10-9-08

SITE PLAN scale: 1/8" = 1'-0"



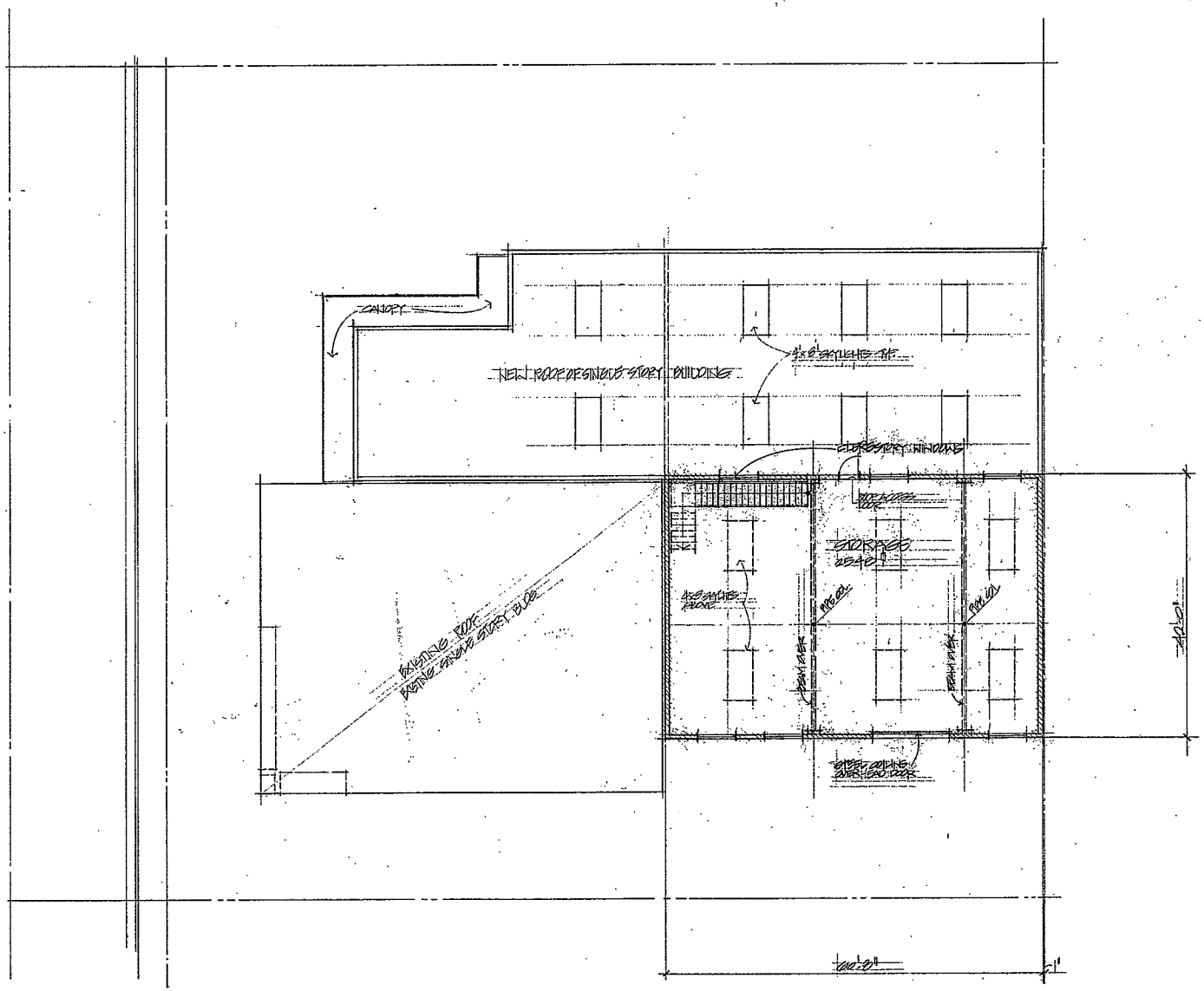
PROPOSED FIRST FLOOR PLAN SCALE: 1/8" = 1'

REVISIONS	BY

Alec Osachoff -- architect
42 Miranda, Irvine, Ca. 92612
phone: (949) 854-8745

PROPOSED
NEW ADDITION TO EXISTING INDUSTRIAL BUILDING for
STEVE and DANNIELE SCHMIDT
942 Sunset Drive Costa Mesa, Ca. 92627

DRAWN
CHECKED
DATE 4-02-08
SCALE
JOB NO.
SHEET 2 OF SHEETS



PROPOSED SECOND FLOOR PLAN SCALE 1/8"=1' 8.10.08

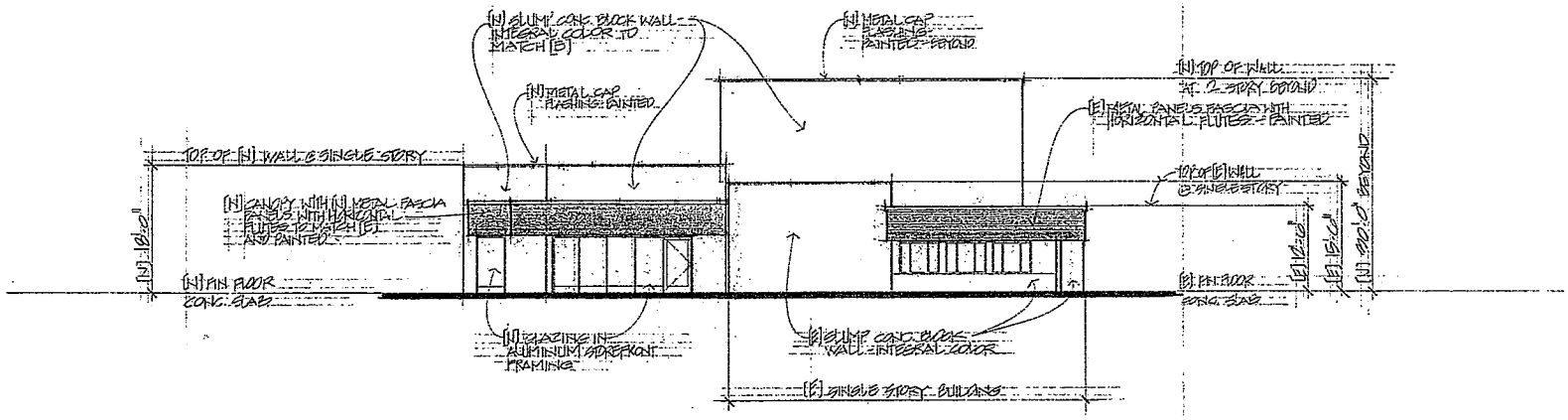
REVISIONS	BY

Alec Osachoff – architect
42 Mirador, Irvine, Ca. 92612
phone: (949) 854-8745

PROPOSED
NEW ADDITION TO EXISTING INDUSTRIAL BUILDING for
STEVE and DANNIELE SCHMIDT
942 Sunset Drive Costa Mesa, CA 92627

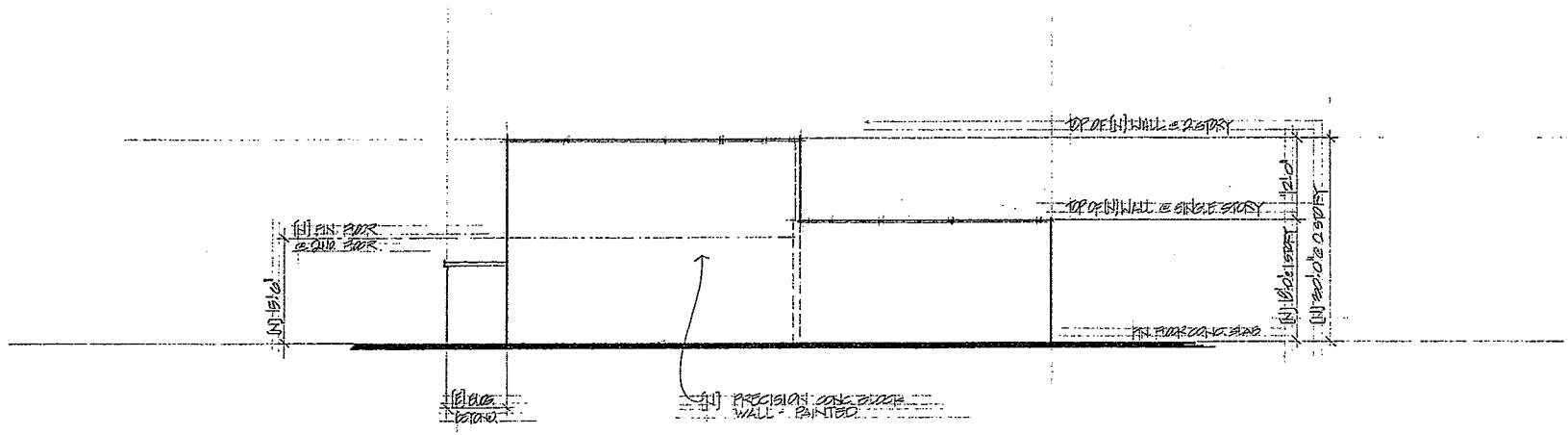
DRAWN
CHECKED
DATE 4.02.08
SCALE
JOB NO.
SHEET 3 OF SHEETS

30



SOUTH (FRONT) ELEVATION

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



NORTH (REAR) ELEVATION

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

REVISIONS	BY

Alec Osachoff – architect
42 Mirador, Irvine, Ca. 92612
phone: (949) 854-8745

PROPOSED

NEW ADDITION TO EXISTING INDUSTRIAL BUILDING for

STEVE and DANIELE SCHMIDT

942 Sunset Drive

Costa Mesa, CA 92627

DRAWN

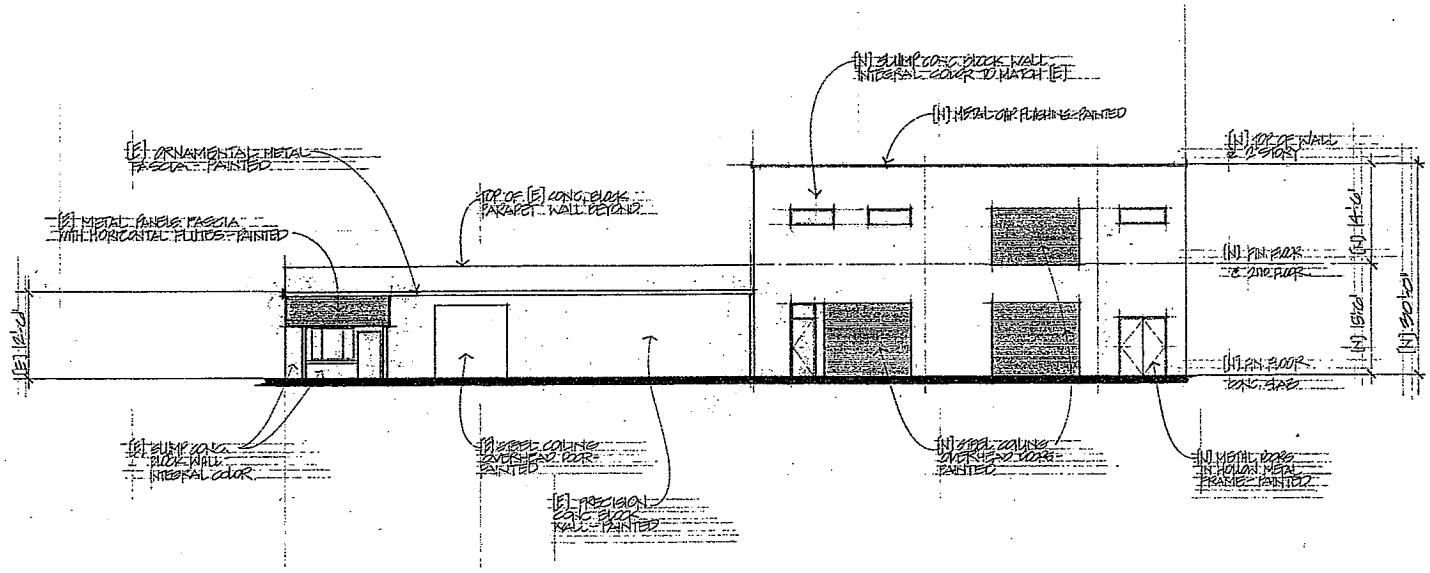
CHECKED

DATE 4-02-98

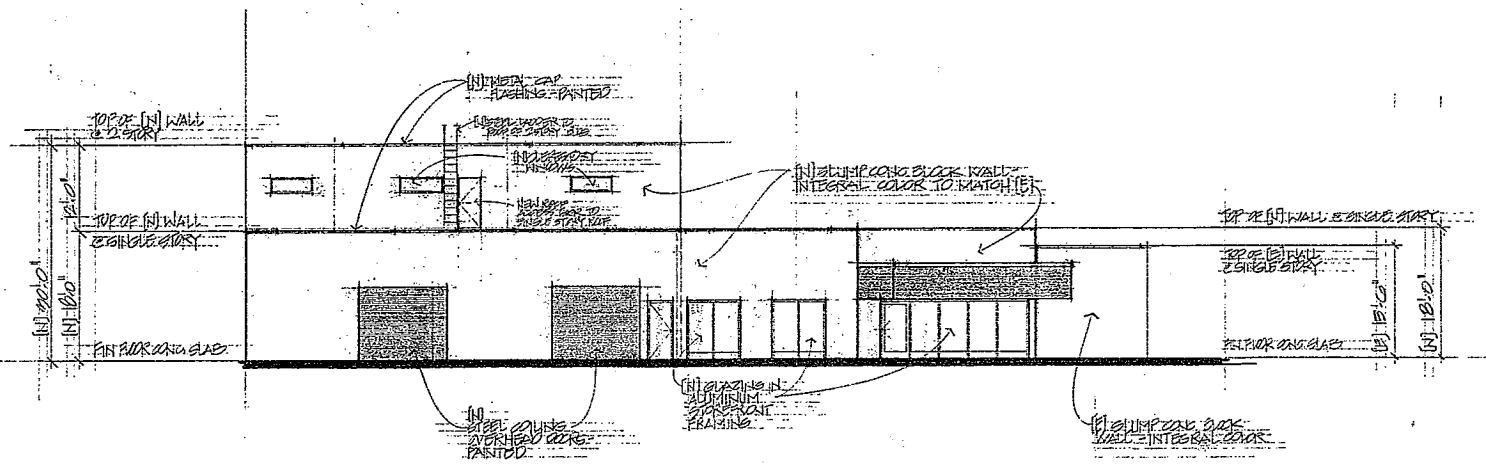
SCALE

JOB NO.

SHEET 4 OF SHEETS



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



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

32

REVISIONS	BY

PROPOSED
NEW ADDITION TO EXISTING INDUSTRIAL BUILDING for
STEVE and DANNIELE SCHMIDT
942 Sunset Drive Costa Mesa, CA 92627

Alec Osachoff – architect
42 Mirador, Irvine, Ca. 92612
phone: (949) 854-8745

DRAWN
CHECKED
DATE 4.02.08
SCALE
JOB NO.
SHEET 5 OF SHEETS

LEGAL DESCRIPTION

THAT PORTION OF LOT 1006 OF NEWPORT MESA TRACT, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 1, OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

APN. 424-361-29

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 1006, 592.9' WESTERLY FROM THE POINT WHERE SAID NORTH LINE, EXTENDED EASTERLY, INTERSECTS THE CENTERLINE OF MONROVIA ST. AS SHOWN ON SAID MAP, SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF THE LAND CONVEYED TO EDITH R. WHITE, BY DEED RECORDED AUGUST 16, 1946 IN BOOK 1469, PAGE 155, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1006, A DISTANCE OF 67.5 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1006, A DISTANCE OF 165 FEET; THENCE EAST AT RIGHT ANGLES, A DISTANCE OF 67.5 FEET TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED TO EDITH R. WHITE; THENCE NORTH ALONG THE WEST LINE THEREOF, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

APN. 424-361-28

LEGAL DESCRIPTION

THAT PORTION OF LOT 1006 OF THE NEWPORT MESA TRACT AS PER MAP RECORDED IN BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 1006, 525 FEET WESTERLY, MEASURED ALONG SAID LINE AND THE EXTENSION THEREOF, FROM THE CENTER LINE OF MONROVIA STREET; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 67.5 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 165 FEET; THENCE EASTERLY AT RIGHT ANGLES, 67.5 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 165 FEET TO THE POINT OF BEGINNING.

SHEET 1 OF 1

TOPOGRAPHIC SURVEY
OF
942 & 946 SUNSET DR. COSTA MESA
DATE OF SURVEYS: 1/07 & 10/07
OWNER: STEVE SCHMIDT
SURVEYED BY LOREN K. TOOMEY, P.L.S.

N
W E
S

LEGEND
TC-TOP OF CURB
FL-FLOWLINE
EM-ELECTRIC METER
WM-WATER METER
AC-ASPHALT
PCC-CONCRETE
SW-SIDEWALK
PL-PROPERTY LINE
LIP-LIP OF GUTTER
FH-FIRE HYDRANT
WV-WATER VALVE
SMH-SEWER MANHOLE
GM-GAS METER

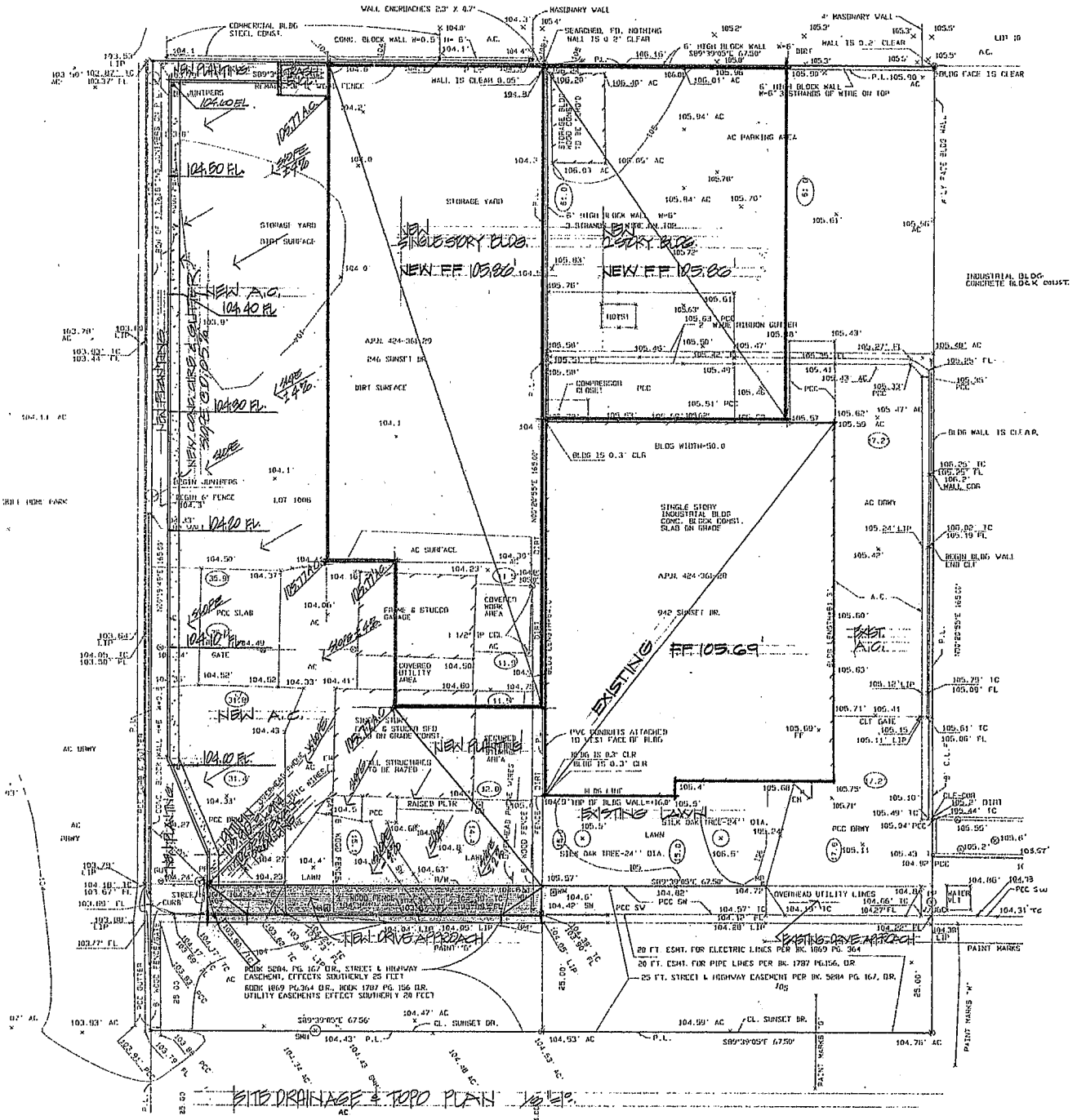
LICENSED LAND SURVEYOR
LOREN K. TOOMEY
No. 4459
June 7, 2007
STATE OF CALIFORNIA

GSCHMIDT.DWG

SCALE 1"=8'
0 8

BASIS OF BEARINGS
THE BEARING OF N00°19'41"E ON THE CL. OF MONROVIA AVE. PER R.S. NO. 79-1130, R.S.B. 101-14

BENCHMARK
BM OH-30-81 ELEV.= 102.442' NAVD88
FD. 3 3/4" AL. DH. DISK IN THE SE COR. OF A 3' BY 3' CONC. CATCH BASIN, LOCATED IN THE SW COR. OF PLACENTIA AVE. & 10th ST. 20' SLY OF THE CL. OF 10th ST. AND 0.5' WEST OF THE WEST END OF THE SOUTHWEST RETURN. MONUMENT IS LEVEL WITH SIDEWALK.



PROPOSED
NEW ADDITION TO EXISTING INDUSTRIAL BUILDING for
STEVE and DANNIELE SCHMIDT
942 Sunset Drive Costa Mesa, CA 92627

33

Alec Osachoff – architect
42 Mirador, Irvine, Ca. 92612
phone: (949) 854-8745

SHEET 2 OF 33
SCALE 1"=8'
DATE 4-30-08
DRAWN
CHECKED
REVISIONS

LEGAL DESCRIPTION

THAT PORTION OF LOT 1006 OF NEWPORT MESA TRACT, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 1, OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

A.P.N. 424-361-29

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 1006, 592.5' WESTERLY FROM THE POINT WHERE SAID NORTH LINE, EXTENDED EASTERLY, INTERSECTS THE CENTERLINE OF MONROVIA ST. AS SHOWN ON SAID MAP, SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF THE LAND CONVEYED TO EDITH R. WHITE, BY DEED RECORDED AUGUST 16, 1946 IN BOOK 1449, PAGE 155, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1006, A DISTANCE OF 67.5 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1006, A DISTANCE OF 165 FEET; THENCE EAST AT RIGHT ANGLES, A DISTANCE OF 67.5 FEET TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED TO EDITH R. WHITE; THENCE NORTH ALONG THE WEST LINE THEREOF, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

A.P.N. 424-361-28

LEGAL DESCRIPTION

THAT PORTION OF LOT 1006 OF THE NEWPORT MESA TRACT AS PER MAP RECORDED IN BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 1006, 525 FEET WESTERLY, MEASURED ALONG SAID LINE AND THE EXTENSION THEREOF, FROM THE CENTER LINE OF MONROVIA STREET; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 67.5 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 165 FEET; THENCE EASTERLY AT RIGHT ANGLES, 67.5 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 165 FEET TO THE POINT OF BEGINNING.

TOPOGRAPHIC SURVEY OF
942 & 946 SUNSET DR., COSTA MESA
DATE OF SURVEYS: 1/07 & 10/07
OWNER: STEVE SCHMIDT
SURVEYED BY LOREN K. TOOMEY, P.L.S.

SHEET 1 OF 1

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LICENSED LAND SURVEYOR
LOREN K. TOOMEY
No. 4159
STATE OF CALIFORNIA

GSCHMIDT.DWG

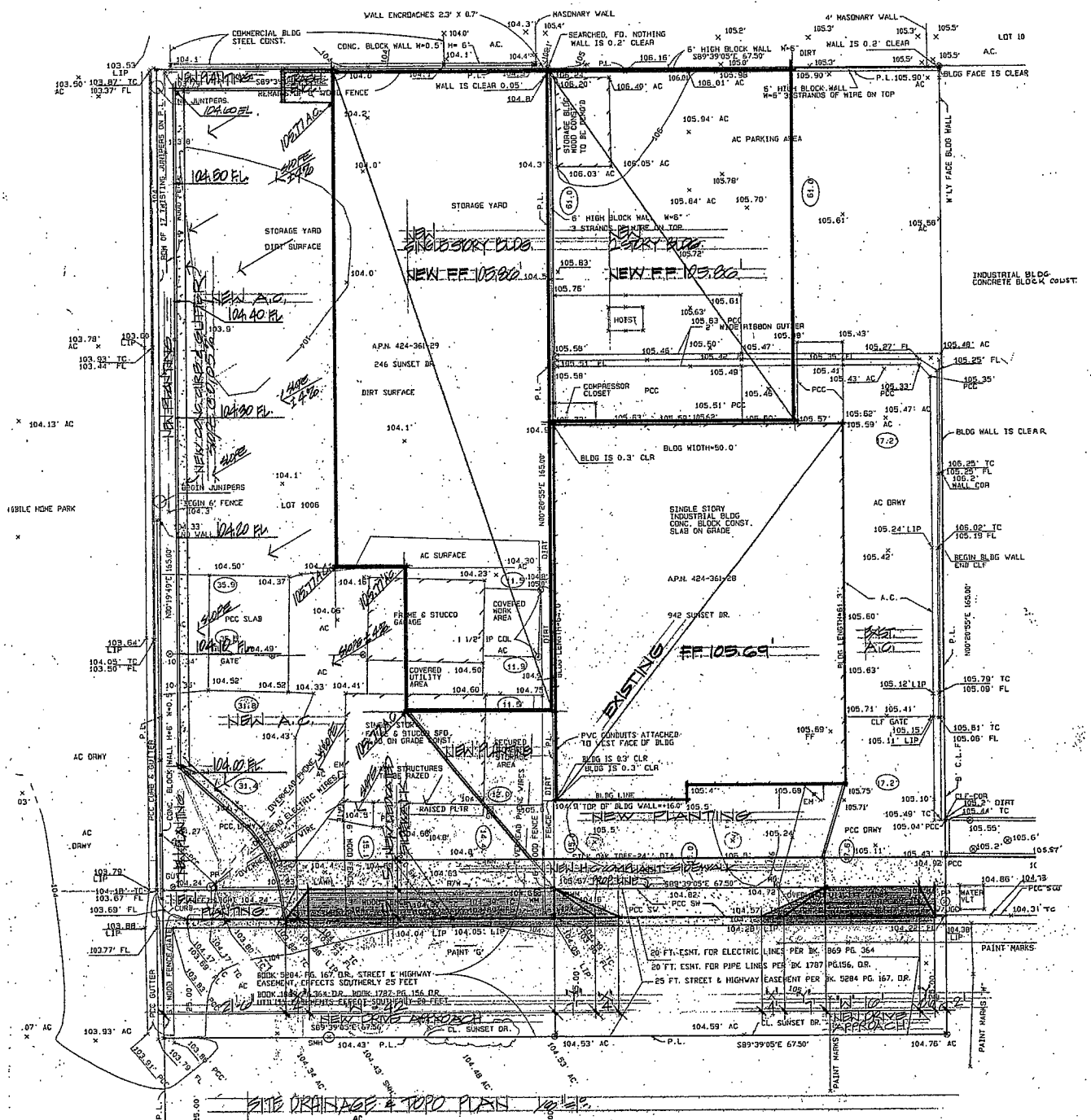
SCALE 1"=8'
0 8

LEGEND

TC-TOP OF CURB
FL-FLOWLINE
EM-ELECTRIC METER
WM-WATER METER
AC-ASPHALT
PCC-CONCRETE
SW-SIDEWALK
PL-PROPERTY LINE
LIP-LIP OF GUTTER
FH-FIRE HYDRANT
WV-WATER VALVE
SMH-SEWER MANHOLE
GM-GAS METER

BASIS OF BEARINGS
THE BEARING OF N00°19'41"E ON THE CL. OF MONROVIA AVE. PER R.S. NO. 79-1130, R.S.B. 101-14

BENCHMARK
BM CM-39-81 ELEV. = 102.442' NAVD88
FD. 3 3/4" AL. BM. DISK IN THE SE COR. OF A 3' BY 3' CONC. CATCH BASIN, LOCATED IN THE SW COR. OF PLACENTIA AVE. & 16TH ST., 20' SLY OF THE CL. OF 16TH ST. AND 0.5' WEST OF THE WEST END OF THE SOUTHWEST RETURN. MONUMENT IS LEVEL WITH SIDEWALK.



PROPOSED
NEW ADDITION TO EXISTING INDUSTRIAL BUILDING for
STEVE and DANNIELE SCHMIDT
942 Sunset Drive Costa Mesa, CA 92627

34

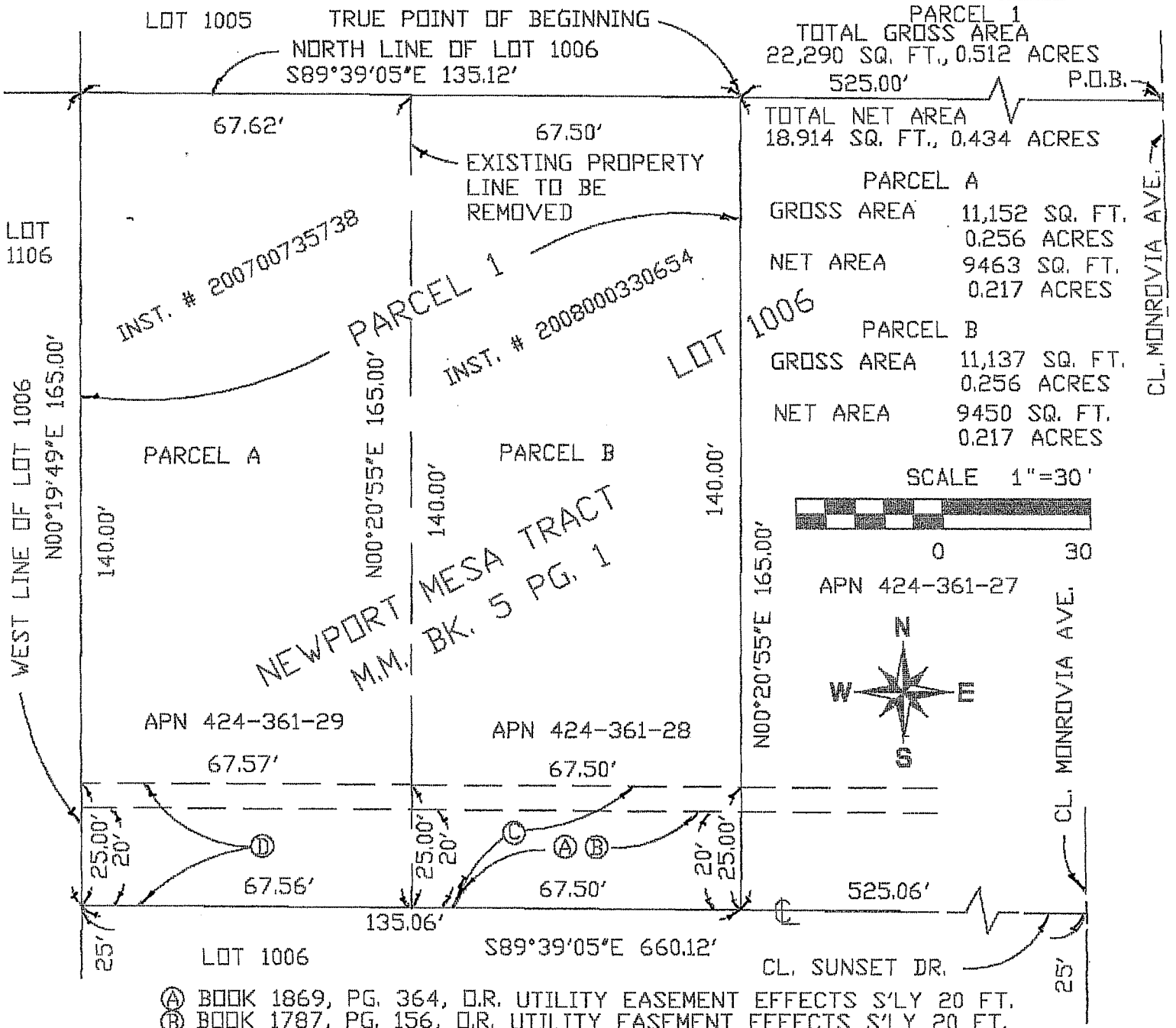
Alec Osachoff – architect
42 Mirador, Irvine, Ca. 92612
phone: (949) 854-8745

DATE	6/22/09
DRAWN	
CHECKED	
SCALE	
JOB NO.	
SHEET	

REVISIONS	BY
1	
2	
3	
4	
5	
6	

EXHIBIT B

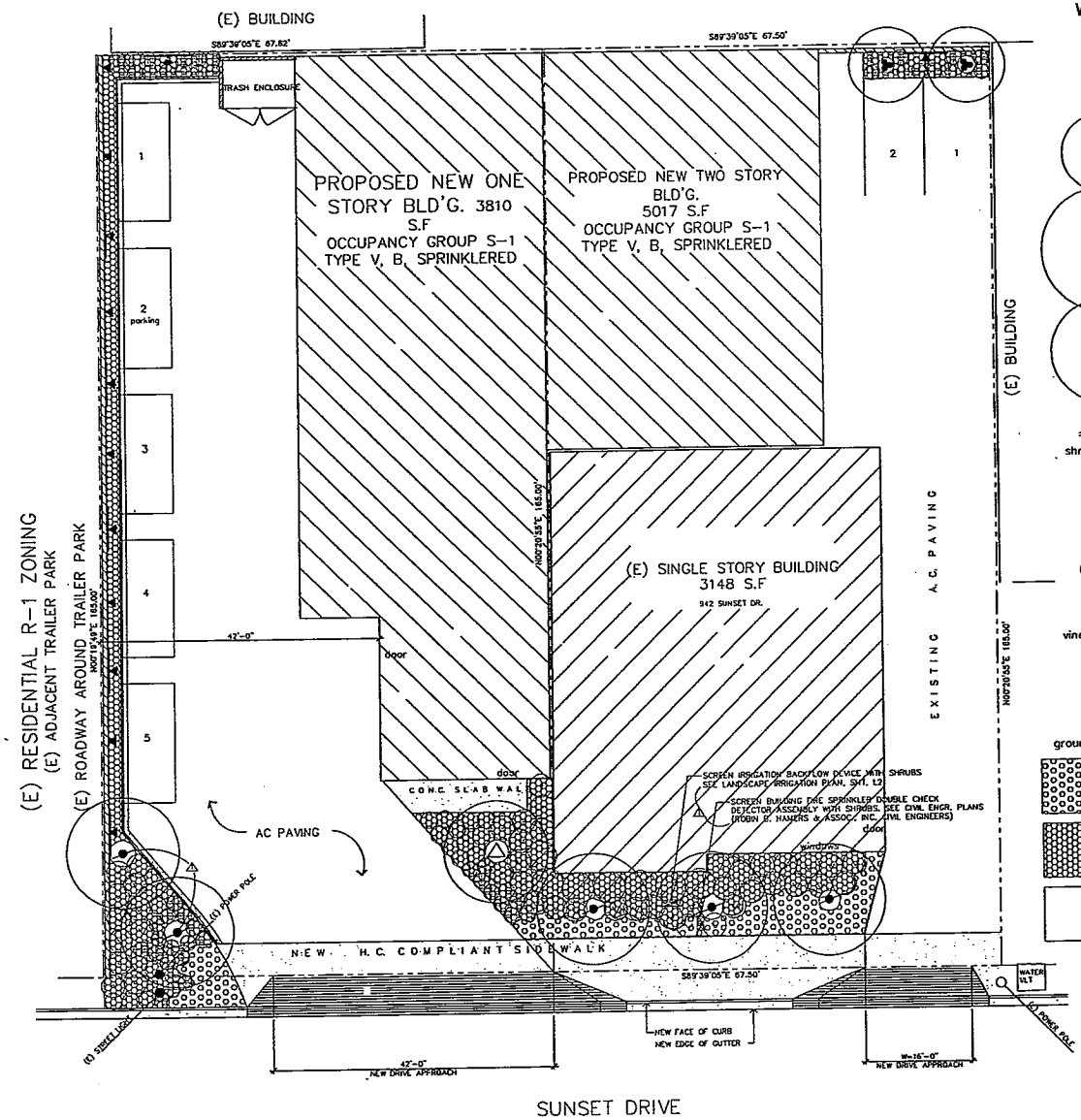
OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NO.
356 PROPERTIES, LLC	A.P.N. 424-361-29	PARCEL A
356 PROPERTIES, LLC	A.P.N. 424-361-28	PARCEL B



Ⓐ BOOK 1869, PG. 364, O.R. UTILITY EASEMENT EFFECTS S'LY 20 FT.
Ⓑ BOOK 1787, PG. 156, O.R. UTILITY EASEMENT EFFECTS S'LY 20 FT.
Ⓒ BOOK 5284, PG. 167, O.R. STREET EASEMENT EFFECTS S'LY 25 FT.
Ⓓ BOOK 5696, PG. 772, O.R. STREET EASEMENT EFFECTS S'LY 25 FT.

LEGEND

- INDICATES EXISTING PROPERTY LINE TO BE REMOVED
- INDICATES MERGED PARCEL BOUNDARY
- INDICATES STREET CENTERLINE
- INDICATES EXISTING EASEMENT LINE



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PLANT LIST

	BOTANICAL NAME	COMMON NAME	SIZES	QTY.
Trees	Note: Plant quantities are for reference only, contractor shall conduct separate plant counts.			
	Rhaphiolepis "Majestic Beauty"	Indian Hawthorn	15 gal.	2
	Bauhinia variegata	Purple Orchid Tree	24" box	5
	Melaleuca leucadendra (Melaleuca quinquenervia)	Paperbark	24" box	1

	BOTANICAL NAME	COMMON NAME	SIZES	QTY.
shrubs	Note: The landscape contractor shall conduct their own plant counts.			
	Rhaphiolepis indica 'Enchantress'	Indian hawthorn	5 gal.	33
	Hemmerocallis hybrid 'pink'	Day Lily	1 gal.	17 onsite, 4 offsite
	Dietes Bicolor	Fortnight Lily	5 gal.	9 onsite, 2 offsite
	Westringia fruticosa	Coast Rosemary	5 gal.	7
	Lavandula 'Otto Quest'	Lavenders	1 gal.	45 onsite, 3 offsite
vines & espalier				
	Espalier Pomegranate on wood trellis (tie to plastic trellis)		5 gal.	7
	Distictis buccinatorius	Blood Red Trumpet Vine	1 gal.	6

ground cover

Rosmarinus officinalis	Creeping Rosemary.	rooted cuttings from flats planted at 18" o.c. 3-flats onsite 1 flat offsite
Gazania 'Mitsua White'	gazania	rooted cuttings from flats planted at 10" o.c. 14-flats onsite 1 flat offsite

1" deep "Forest Floor" mulch, 1/2"-1" size, from Aquanago Fert. Co. under all shrubs and gazania. 2" deep "Forest Floor" for creeping rosemary areas.

Landscape Area = 1,732 sq ft

SCALE 1"= 8'

0 8' 16'

LICENSED LANDSCAPE ARCHITECT
GUY STIVERS
Signature
Print Name
Date
STATE OF CALIFORNIA

Stivers & Associates
Landscape Architecture
Land Planning
Site Planning
160 Calle Iglesia
San Clemente, CA 92672
tel (949) 366-0770
fax (949) 366-0772

SCHMIDT INDUSTRIAL BUILDING
942 SUNSET DRIVE
COSTA MESA, CALIFORNIA 92627

PLANTING PLAN

REVISIONS	BY
Add parking stall, shown at Sheet	
1 7/10/09	

DRAWN G.S.
DESIGNED G.S.
DATE 7/10/09
SCALE NTS
JOB #

L4
of 5

ATTACHMENT 6

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