



PLANNING COMMISSION

AGENDA REPORT

VII. 2

MEETING DATE: MARCH 14, 2011

ITEM NUMBER:

**SUBJECT: DEVELOPMENT REVIEW DR-11-01 AND GENERAL PLAN CONFORMITY
RESOLUTION: COUNTY OF ORANGE/JOHN WAYNE AIRPORT'S MAINTENANCE
FACILITY AT 3180 AIRWAY AVENUE**

DATE: MARCH 3, 2011

**FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136
WSHIH@CI.COSTA-MESA.CA.US**

DESCRIPTION

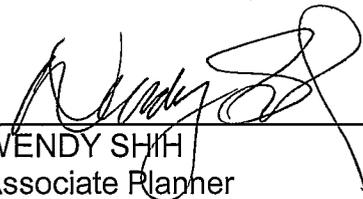
- (1) Pursuant to Government Code Section 65402, the project requires that the Costa Mesa Planning Commission find the use of the property to be in conformance with the 2000 General Plan.
- (2) The proposal involves a development review to construct a 25,230 square-foot maintenance building with ancillary vehicle/equipment storage and car wash area for John Wayne Airport (JWA).

APPLICANT

The applicant is Eman Bermani/ATI Architects & Engineers, representing the property owner, County of Orange.

RECOMMENDATION

Adopt resolution including General Plan conformity finding and approval of Development Review DR-11-01, subject to conditions.



WENDY SHIH
Associate Planner



KHANH NGUYEN
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 3180 Airway Avenue Application: DR-11-01
 Request: Vehicle and equipment maintenance, storage, and car wash facility for John Wayne Airport (JWA).

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>MP (Industrial Park)</u>	North: <u>MP – industrial condominiums</u>
General Plan: <u>Industrial Park</u>	South: <u>MP – auto parts warehouse/distribution center</u>
Lot Dimensions: <u>230 FT x 450 FT</u>	East: <u>John Wayne Airport</u>
Lot Area: <u>103,500 SF</u>	West: <u>MP – auto repair facility</u>
Existing Development: <u>Vacant lot</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
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Lot Size:		
Lot Width	120 FT	230 FT
Lot Area	30,000 SF	103,500 SF
Floor Area Ratio (Low Traffic):		
	0.40 maximum FAR	0.24 FAR (25,230 SF)
Building Height:		
	3 stories/45 FT maximum	1 story/30 FT
Interior Landscaping (15 SF/parking space):		
	1,125 SF	Approx. 4,000 SF
Landscape setback:		
	20 FT	20 FT
Building Setbacks:		
Front	20 FT	137 FT
Side (left/right)	10 FT/10 FT	13 FT/56 FT
Rear	0 FT	151 FT
Parking:		
Standard	72	72
Compact	0	0
Handicapped	3	3
TOTAL:	75	75
Driveway width:		
	25 FT	26 FT

CEQA Status Section 15332 In-Fill Development Projects
 Final Action Planning Commission

BACKGROUND

Project Site

The 2.3-acre lot is located in the City's industrial business park area adjacent to John Wayne Airport. This subject site is mid-block between Paularino Avenue and Airport Loop Drive, on the east side of Airway Avenue. The property is zoned MP (Industrial Park) and has a General Plan designation of Industrial Park. It directly abuts John Wayne Airport (JWA) to the east and is surrounded by industrial uses to the north, south, and across Airway Avenue to the west.

The property was developed in 1974 with a restaurant building at the rear of the lot. According to public records, the County of Orange, which owns and operates JWA, acquired the property and demolished the building in 1995. The lot has been vacant since that time. The vacant property is secured and maintained pursuant to the City's Property Maintenance Regulations (Title 20).

Previous Entitlement

On May 9, 2006, Planning staff approved Development Review DR-06-08 for the construction of a 25,600 square-foot maintenance facility on this property for JWA. Since the applicant did not obtain building permits to begin construction prior to the expiration of the application, the approval expired on May 9, 2007.

Project Description

The current proposal is similar in function and scale as the previously-approved maintenance facility. The proposal complies with Zoning Code requirements; there are no requests for deviations from development standards of the MP zone.

The proposal is to construct a vehicle and equipment maintenance and storage facility for JWA. The project consists of the following:

- A 25,230 square-foot, single-story industrial building, which consists of a 20-foot high portion at the front containing support offices and a loading dock, and a 30-foot high portion at the rear containing storage and maintenance bays for JWA vehicles/equipment. (Maximum 0.40 FAR allowed; 0.24 FAR proposed)
- The rear half of the lot will be secured and designated the "Airport Operations Area", accessible to authorized personnel only. The front of the property facing Airway Avenue will be accessible to the public for deliveries and parking.
- Ancillary outdoor vehicle and/or other mobile maintenance and safety equipment storage behind the building (accessible from JWA) and a 705 square-foot covered car wash station for JWA vehicles/equipment.

Planning Process

A Development Review is required for the construction of new buildings in the MP zone. The Zoning Code permits Planning staff to act on and grant approvals of development review applications.

Staff has elevated the review of this new development proposal to the Planning Commission for two primary reasons:

- Planning Commission needs to make a General Plan conformity finding. Government Code Section 65402 prohibits any county from using property within an incorporated city until the City's Planning Commission can review the proposed acquisition or use for General Plan conformity.
- There is a high level of community interest in development proposals involving John Wayne Airport. Staff believed it was important to provide a forum for discussion at a noticed public hearing.

Since the project requires Planning Commission review, staff consolidated both requests to streamline the application process and to allow a comprehensive review of the proposal.

DEVELOPMENT REVIEW

Staff supports approval of DR-11-01 based on the following reasons:

- *The project complies with all applicable Industrial Park Development Standards, including parking, landscaping, and building setback requirements.*

The Zoning Code, which includes development standards for new construction, is a tool for implementing the goals, objectives, and policies of the City's General Plan. The project complies with all applicable provisions of the Zoning Code (see Planning Application Summary table) including the parking requirement (75 parking spaces required; 75 spaces proposed) and interior landscaping requirement (minimum 1,125 square feet required in addition to street setback landscaping; more than 4,000 square feet proposed). The proposed building also exceeds all building setback requirements.

Condition of Approval No. 2 requires that any change in the operational characteristics including, but not limited to, type of services provided or an increase in floor area, shall be subject to the review and approval of the Development Services Director. Although the Development Review application was elevated to the Planning Commission for review and approval, the Development Services Director will be the final review authority for any subsequent amendments, depending on the nature of the proposed change.

- The proposed development is compatible and harmonious with the surrounding properties and uses.

The property is located in the City's Industrial Park area, surrounded by industrial condominiums, a warehouse building, automotive repair facility, and JWA. The Zoning Code permits vehicle and/or equipment maintenance uses in the MP zone without any discretionary approval because these uses were determined to be compatible with the industrial land use designation.

Staff believes that the proposed site design and conceptual landscape plan represents a high quality development. The building is set back more than 100 feet from the street with a 20-foot landscape setback. The building will have a tiered design (20 feet at the front and 30 feet at the rear) with clearstory windows and metal canopy accent. The building wall material is not noted on the elevation plans because JWA would like the flexibility to allow the design build team to select the best material to meet performance requirements. Two curved metal canopies, which complement the design of the building and car wash cover, are proposed to provide shade for some of the parking and equipment storage areas behind the building. The applicant has also been notified of the City's Landscaping Standards, including required landscaping materials and tree count throughout the parking areas.

- Special consideration has been given to minimize noise and visual impacts related to the day-to-day operations.

For example, the loading dock proposed at the front of the building will be screened by landscaping, a 6-foot high split face block wall and solid gate to match the building architecture.

All equipment will be stored to the rear of the building behind an 8'-0" high block wall within the secure Airport Operations Area (AOA). The proposed storage is permitted by Code because it does not interfere with required parking or vehicular access, it is not located in the required setback area abutting a public right-of-way, it does not decrease required landscaping on the property, and it will be screened from view from the street or adjacent properties by the proposed building and 8-foot high security block walls. The storage area will be accessible from JWA property to the rear (east) and only to JWA personnel.

- The cumulative effect of the proposed use, including ancillary outdoor storage and car wash, has been considered, and staff does not anticipate any adverse impacts on surrounding properties.

The 705 square-foot covered car wash station is proposed to be located adjacent to the maintenance and storage building, more than 200 feet back from Airway Avenue, and it will be screened from view by 8'-0" high block walls and a security gate. The car wash station will only be available for use to wash vehicles and equipment owned by JWA. The floor slab under the roof will slope to a drain in the center that will contain a filter. The filter drain will connect to a clarifier which will in turn connect to the main domestic drain between the building and the street.

The car wash station is not located towards the rear of the property within the Airport Operations Area because the people employed at the car wash will be

Orange County Jail trustees who are not allowed inside the AOA by law. However, this is a small scale car wash area that is primarily screened for view, and it will serve no more than 2 to 3 cars at a time.

The applicant will be required to comply with the requirements of State Water Resources Control Board (SWRCB), National Pollutant Discharge Elimination System (NPDES) for Storm Water Discharges Associated with Construction Activity, the California Regional Water Quality Control Board (RWQCB) Santa Ana Region, and the City of Costa Mesa requirements.

Condition of Approval No. 20 requires the applicant/civil engineer to discuss site design options and treatment requirements with the City's NPDES Engineer and address water quality issues as specified.

GENERAL PLAN CONFORMITY

Government Code Section 65402 prohibits any county from using property within an incorporated city until the City's Planning Commission can review the proposed acquisition or use for conformance with the City's General Plan.

The property is owned by the County of Orange, which owns and operates JWA. The Costa Mesa 2000 General Plan designates the property as Industrial Park. Staff believes that the proposed JWA vehicle/equipment maintenance and storage facility is consistent with the land use designation, which is intended for a variety of industrial and compatible office and support commercial uses. The proposed construction complies with all applicable development standards and is also consistent with the General Plan in that it will not exceed floor area ratio (FAR) limits based on trip generation rates for the property.

Adoption of the General Plan Conformity finding will meet the City's legal requirements with regard to the use of the subject property.

ALTERNATIVES

The Planning Commission may consider the following alternatives:

1. Approve the application including the General Plan conformity finding. This will allow the construction of a vehicle/equipment maintenance and storage facility for JWA, as described in the staff report, subject to conditions and Code requirements.
2. Deny the application. If Commission denies the application, the proposed project could not be constructed on the property. A similar request may not be submitted for six months.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15332 for In-Fill Development Projects. If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved. 6

CONCLUSION

Staff supports approval of the application because the proposed construction complies with all applicable sections of the Zoning Code/development standards and the proposed use is compatible with existing industrial uses in the area. Based on the project description and analysis, staff does not anticipate any adverse impacts on the surrounding properties. Additionally, adoption of the General Plan Conformity finding will meet the City's legal requirements with regard to the use of the property by the County.

- Attachments: 1. Draft Planning Commission Resolution
2. Applicant's Project Description
3. Location Map
4. Plans
5. Color Renderings

Distribution: Development Services Director
Deputy City Attorney
City Engineer
Transportation Svs. Mgr.
Fire Protection Analyst
Patrick Bauer, Associate Engineer
Staff (4)
File (2)

Eman Bermami
ATI Architects & Engineers
3050 Pullman St.
Costa Mesa, CA 92626

Don Horn
County of Orange – John Wayne Airport
3160 Airway Ave.
Costa Mesa, CA 92626

File: 031411DR1101GenPlanConf	Date: 022411	Time: 11:00 a.m.
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RESOLUTION NO. PC-11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA FINDING GENERAL PLAN CONFORMANCE AND APPROVING DEVELOPMENT REVIEW DR-11-01 FOR THE CONSTRUCTION OF A MAINTENANCE AND STORAGE FACILITY FOR JOHN WAYNE AIRPORT AT 3180 AIRWAY AVENUE

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

WHEREAS, an application was filed by Eman Bermani/ATI Architects & Engineers, authorized agent for property owner, County of Orange, for Development Review DR-10-11 with respect to the real property located at 3180 Airway Avenue, requesting (1) approval of a development review to construct a 25,230 square-foot maintenance building with ancillary vehicle/equipment storage and car wash for John Wayne Airport, in the MP zone, and (2) a General Plan conformity finding for the County's use of property within the City;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 14, 2011, with all persons provided an opportunity to speak for and against the proposed project.

WHEREAS, the City of Costa Mesa 2000 General Plan was adopted on January 22, 2002;

WHEREAS, the California Government Code 65402, provides in part that a county shall not use any real property until the use of the property has been reported upon as to conformity with the applicable General Plan;

WHEREAS, the City of Costa Mesa 2000 General Plan designates the project site at 3180 Airway Avenue as Industrial Park, a General Plan designation that is intended for a variety of industrial and compatible office and support commercial uses;

WHEREAS, the County use of the property for JWA vehicle/equipment maintenance and storage complies with all applicable sections of the Zoning Code and is in conformance with the 2000 General Plan. The proposed construction is also consistent with the General Plan in that it will not exceed floor area ratio (FAR) limits based on trip generation rates for the property;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), CEQA Guidelines, and the City's environmental processing procedures, the proposed activity qualifies for a Class 32 Categorical Exemption from CEQA. The proposed project falls within this exempt category of CEQA Section 15332 because it involves an in-fill development meeting the conditions of CEQA;

NOW, THEREFORE, 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 finds the proposed use of the property for JWA vehicle/equipment maintenance and storage by the County of Orange in conformance with the City of Costa Mesa 2000 General Plan and **APPROVES** Development Review DR-11-01.

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 Development Review DR-11-01 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 14TH day of March 2011.

COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (for approval)

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed development is compatible and harmonious with uses in the general area. The project complies with all applicable provisions of the Zoning Code.
 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 project is consistent with the General Plan. The proposed JWA vehicle/equipment maintenance and storage facility is consistent with the land use designation, which is intended for a variety of industrial and compatible office and support commercial uses. The proposed construction is also consistent with the General Plan in that it will not exceed floor area ratio (FAR) limits based on trip generation rates for the property.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15332 for In-Fill Development Projects.
- C. The project, as conditioned, is consistent with Article 3, Transportation System Management, of Chapter XII, Title 13, of the Costa Mesa Municipal Code in that the project's traffic impacts will be mitigated at all affected intersections by the payment of traffic impact fees.

EXHIBIT "B"**CONDITIONS OF APPROVAL (if the project is approved)**

- Plng. 1. The proposed project shall be based on the following description: Development Review DR-10-11 involves (1) approval of a development review to construct a 25,230 square-foot maintenance building with ancillary vehicle/equipment storage and car wash for John Wayne Airport, in the MP zone, at 3180 Airway Avenue.
2. The use shall be limited to the type of operation as described above and in the staff report. Any change in the operational characteristics including, but not limited to, type of services provided or an increase in floor area, shall be subject to the review and approval of the Development Services Director. Although the Development Review application was elevated to the Planning Commission for review and approval, the Development Services Director will be the final review authority for any subsequent amendments, depending on the nature of the proposed change.
3. 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, or in the requirement to modify the construction to reflect the approved plans.
4. Any change in address or suite number assignments shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual suites or building, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
5. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
6. Detailed exterior elevation plans with corresponding sample color/materials board shall be submitted to the Planning Division as part of the plan check submittal package.
7. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
8. Any change in address or suite number assignments shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual suites or building, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
9. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of the Planning staff.
10. Transformers, backflow preventers, and any other above-ground utility improvements, shall be located outside of the required street setback area and shall be screened from view, under the direction of Planning staff.

11. All rooftop mechanical equipment shall be screened under the direction of the Planning staff.
12. To avoid an alley-like appearance, the driveway shall be developed without a center swale. Design shall be approved by the Planning Division.
13. 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 continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
14. SCAQMD Rule 403 shall be adhered to, ensuring the cleanup of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile, or disturbed surface area beyond the property line of the emission sources. Particulate matter deposits on public roadways are also prohibited.
15. Adequate watering techniques shall be employed to partially mitigate the impact of construction-generated dust particulates. Portions of the project site that are undergoing earth moving operations shall be watered such that a crust will be formed on the ground surface and then watered again at the end of the day.
16. Grading operations shall be suspended during first and second stage ozone episodes or when winds exceed 25 mph.
17. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
18. The conditions of approval, Code requirements, and special district requirements of Development Review DR-11-01 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
19. The applicant shall contact the Planning Division to arrange for 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.
20. The project shall be considered as a priority project for Water Quality Management Plan (WQMP) purposes (reference Order No. R8-2009-0030 sections XII(B) WQMP requirements and XII(C) for Low Impact Development requirements). The applicant/civil engineer shall discuss site design options and treatment requirements with the City's NPDES Engineer.

Water quality issues shall be appropriately addressed in the WQMP for priority projects, which may contain – but not be limited to – requirements such as the following:

- Applicant shall clean loading, loading areas and storage areas regularly to remove potential sources of pollutants. All cleaning water shall be captured and disposed into a sanitary sewer. Applicant shall design area to prevent runoff of spilled liquids.
- New employees shall be trained on discharge prohibitions and wastewater discharge requirements prior to start of employment and annually thereafter. Written record of training must be available upon request.
- Applicant shall regularly inspect equipment used on site to ensure there are no leaks from stored vehicles and equipment. Any vehicles or equipment leaking fluids shall be repaired or removed from the location immediately upon noticing the leak.
- Location shall provide control, capture and discharge control through an effective combination of primary and secondary containment methods. Containment methods can include berms, trench drains, sewer connections and secondary containment devices. Site design integrating Low Impact Development (LID) methods or structural Best Management Practices (BMPs) treating site design surface water flows may be considered in lieu of primary containment through the Water Quality Management Plan design process.

RESOLUTION NO. PC-11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING DEVELOPMENT REVIEW DR-11-01 FOR THE CONSTRUCTION OF A MAINTENANCE AND STORAGE FACILITY FOR JOHN WAYNE AIRPORT AND FINDING THAT THE COUNTY OF ORANGE'S USE OF THE PROPERTY AT 3180 AIRWAY AVENUE IS NOT IN CONFORMANCE WITH THE CITY OF COSTA MESA 2000 GENERAL PLAN

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

WHEREAS, an application was filed by Eman Bermani/ATI Architects & Engineers, authorized agent for property owner, County of Orange, with respect to the real property located at 3180 Airway Avenue, requesting approval of a development review to construct a 25,230 square-foot maintenance building with ancillary vehicle/equipment storage and car wash for John Wayne Airport, in the MP zone, and a General Plan conformity finding for the County's use of property within the City;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 14, 2011, with all persons provided an opportunity to speak for and against the proposed project.

WHEREAS, the City of Costa Mesa 2000 General Plan was adopted on January 22, 2002;

WHEREAS, the California Government Code 65402, provides in part that a county shall not use any real property until the use of the property has been reported upon as to conformity with the applicable General Plan;

WHEREAS, pursuant to Public Resources Code Section 21080(b)(5) and California Environmental Quality Act (CEQA) Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Development Review DR-11-01 with respect to the property described above and finds that County use of the property is not in conformance with the City's 2000 General Plan.

PASSED AND ADOPTED this 14TH day of March 2011.

15 _____
COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (for denial)

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
 - 1. The proposed development is not compatible and harmonious with uses in the general area.
 - 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 project is not consistent with the General Plan.

- B. The Costa Mesa Planning Commission has denied DR-11-01. 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.



February 14, 2011

Ms. Wendy Shih
Associate Planner
City of Costa Mesa
77 Fair Drive, Costa Mesa, CA 92626

JOHN WAYNE AIRPORT MAINTENANCE FACILITY

The John Wayne Airport Maintenance Facility project consists of the development of a 2.38 acre site at 3180 Airway Avenue in the City of Costa Mesa adjacent to the airport perimeter. A single story 25,230 sf. building is being proposed that will house the offices, storage facilities and maintenance shops of the Airport Maintenance Group. The site will also contain ancillary facilities including a single-bay vehicle wash facility and parking for employee vehicles and airport vehicles.

John Wayne Airport Development respectfully requests Planning Commission approval for the John Wayne Airport Maintenance Facility.

Respectfully,

John Wayne Airport Authorized Agent

A handwritten signature in black ink, appearing to read 'Richard Coleman', with a long horizontal flourish extending to the right.

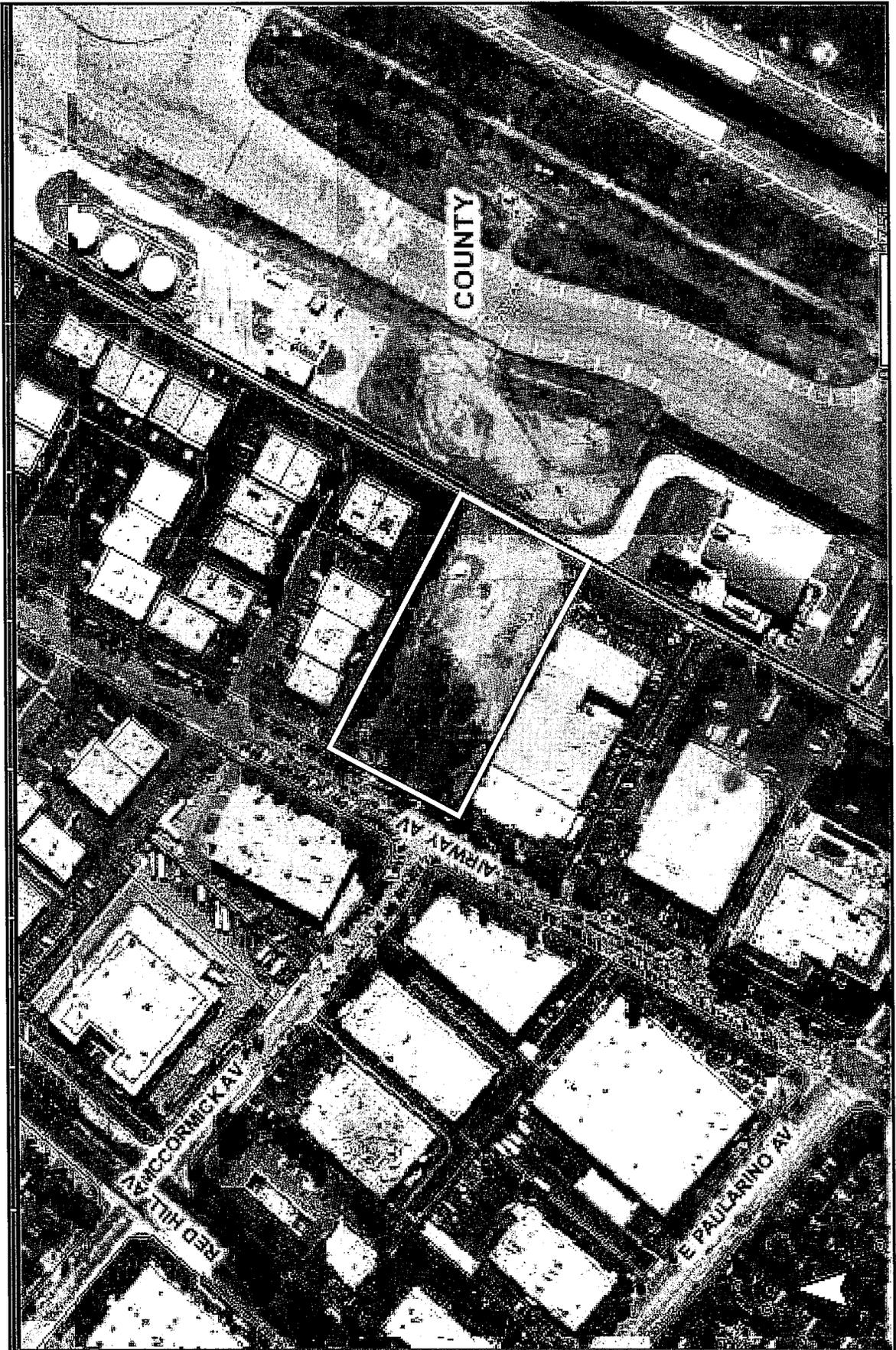
Richard Coleman, AIA

A History of Innovation

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LOCATION MAP



COUNTY OF ORANGE

JOHN WAYNE AIRPORT

ALAN MURPHY, AIRPORT DIRECTOR

ABBREVIATIONS

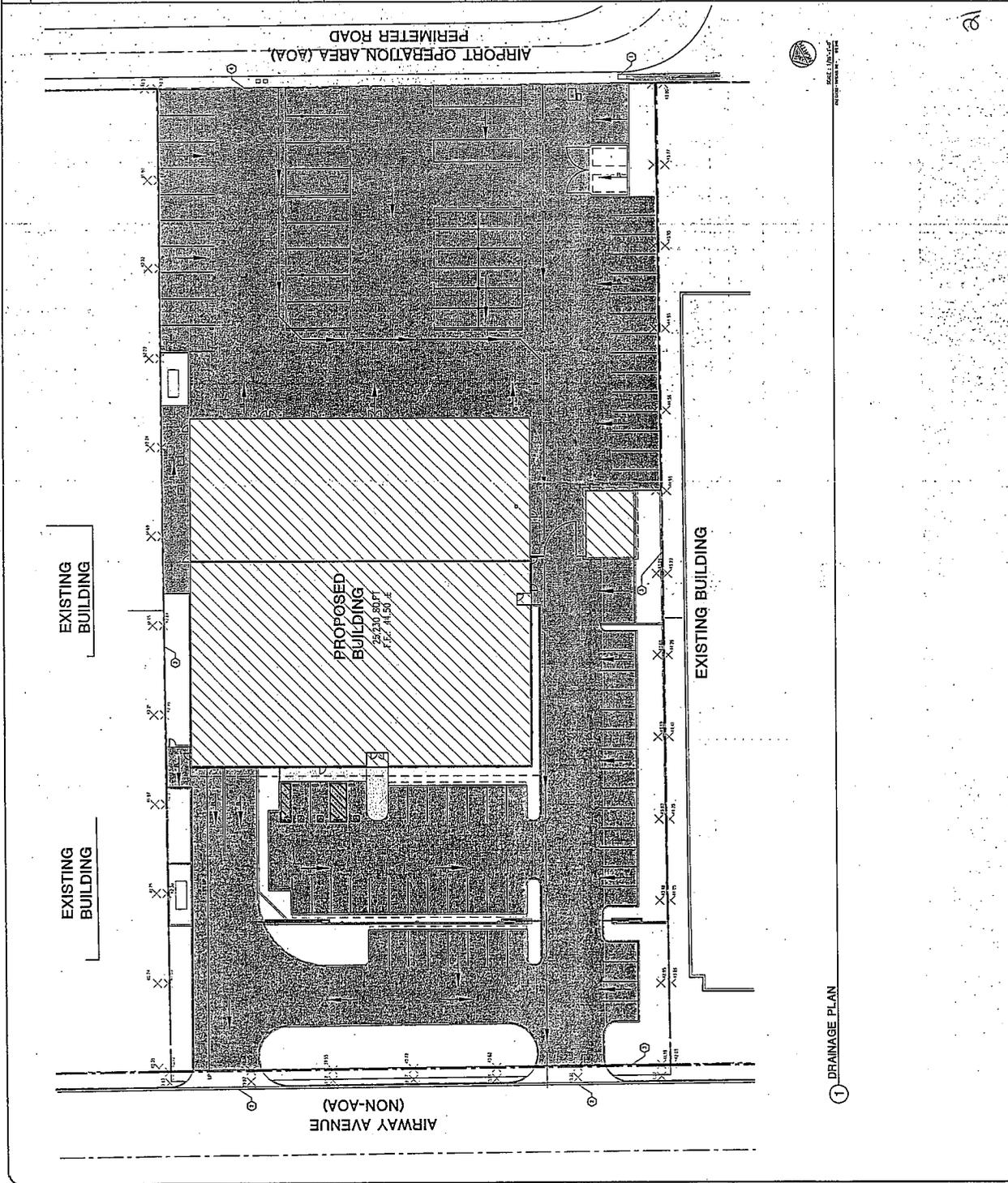
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- AE ARCHITECT ENGINEER
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- AN ANGLE
- AP APPLICABLE
- AR ARCHITECTURAL
- AS ASSUMED
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- AW AIRWAY
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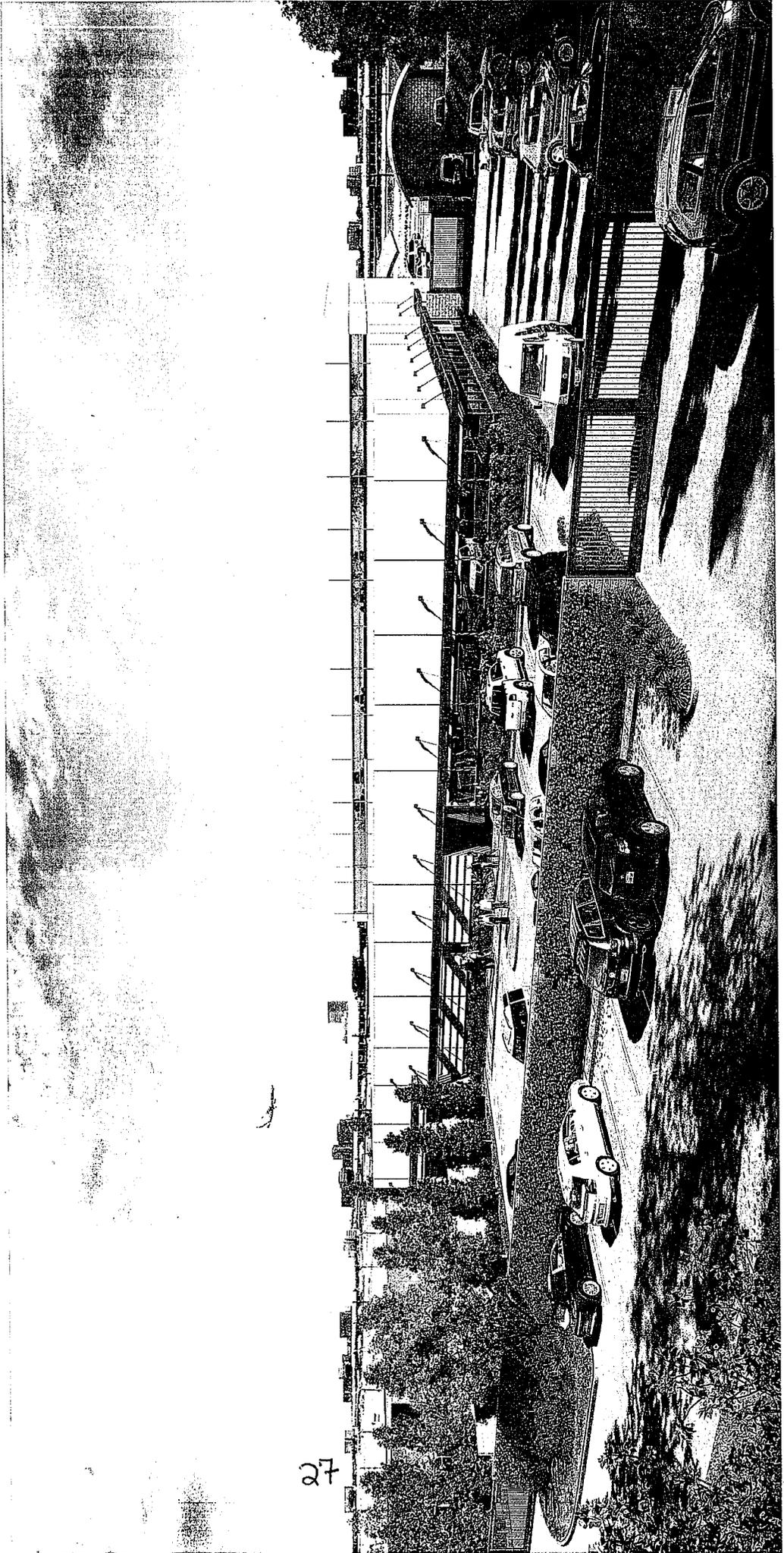
UWA COUNTY OF GAVIN 100 N. CALIFORNIA COSTA MESA, CA 92626 714-938-1600		ATT Architects & Engineers 3000 PARKWAY COSTA MESA, CA 92626 714-938-1600		MAINTENANCE BUILDING 3180 AIRWAY AVENUE COSTA MESA, CA 92626	
DATE	DESCRIPTION	BY	CHECKED	APPROVED	PROJECT
01 JULY 2010	DRAINAGE PLAN

KEY NOTES:
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1 DRAINAGE PLAN

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