



PLANNING COMMISSION

AGENDA REPORT

VIII. 2

MEETING DATE: MARCH 14, 2011

ITEM NUMBER:

SUBJECT: MESA GREEN DESIGN AWARD NOMINATION

DATE: MARCH 3, 2011

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER
(714) 754-5611 (mlee@ci.costa-mesa.ca.us)

DESCRIPTION

The purpose of this memo is to advise of a request by Commissioner Fitzpatrick to nominate the Newport-Mesa RV, Boat and Equipment Storage Facility at 135 Commercial Way for the Mesa Green Design Award.

RECOMMENDATION

Nominate the project as requested.

MEL LEE, AICP
Senior Planner

KHANH NGUYEN
Asst. Development Svs. Director

BACKGROUND

On February 14, 2011, staff presented a memo outlining potential projects that could be nominated for the 2010 Planning Commission Design Award and the Mesa Green Design Award. As of the date of this memo, we have received a request from Commissioner Fitzpatrick to nominate the Newport-Mesa RV, Boat and Equipment Storage Facility at 135 Commercial Way for the Mesa Green Design Award.

The nomination request is attached for your reference. If the nomination is approved by the Commission, staff will contact the project applicant to arrange for the presentation of the award at a future Commission meeting.

Attachments: 1. Nomination Request

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

File: 031411GreenAwardNomination	Date: 022811	Time: 9:30 a.m.
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Nomination Form
Costa Mesa Planning Commission
Green Design Award Program



Nominated Project : NEWPORT-MESA RV, BOAT & EQUIPMENT STORAGE

Project Address: 135 Commercial Way, Costa Mesa, CA 92627

Developer / Owner Name: COMMERCIAL WAY PARTNERS, LLC.

Reason for Nomination:

•Commercial Way Partners bought the property at 135 Commercial Way Costa Mesa Ca 92627 in 2010 to use for storage of vehicles, RV's and materials.

•The lot which measures 24,000 s.f. and is sloped from the back towards Commercial Way and was only partially paved. During rainstorms, water and sediment would flow onto the street and into the storm drain system and then into our local Ocean.

•When Commercial Way Partners bought the property they determined that they had to stop the runoff of sediments and debris. In addition California SB790 states that water quality must be improved, which in this case meant that any hydrocarbon contaminants would have to be filtered out. SB790 and the new municipal code also require infiltration into the ground wherever possible to recharge the ground water supply.

•The Shaw & Sons Oceansafe System was the logical choice because it met all of the requirements of SB790 and the new municipal codes. The Oceansafe System uses a unique combination of dry wells with a leach field that avoids any possibility of surface saturation and uses exciting new polymers that absorb hydrocarbons from storm water. The Oceansafe System holds two U.S. patents.

•The system was approved by the City of Costa Mesa Ca. in the fall of 2010 and installed at the site. It was designed to capture, contain, treat (remove the hydrocarbons) and infiltrate into the ground all the rain from a 3 inch rainstorm.

•The property was resurfaced and the front of the property was landscaped with a very attractive wall and planters. No storm water has overflowed to the street even during the recent heavy rainstorms since the installation of the Oceansafe System

•The Commercial Way site Oceansafe System will return approximately one quarter of a million gallons of filtered rain water back into the ground each and every rainy season

See attached Project Pictures

Nominated By: Patrick Bauer

Date: 2/18/2011

Planning Commission Action:

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Date:

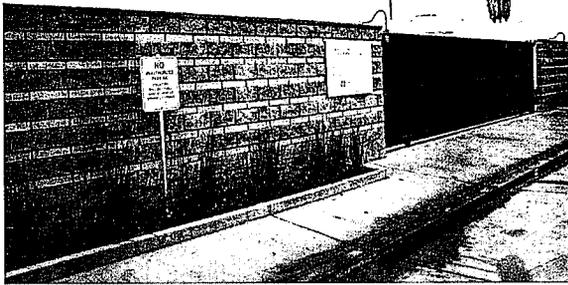


Photo 1 – Exterior of Commercial Way

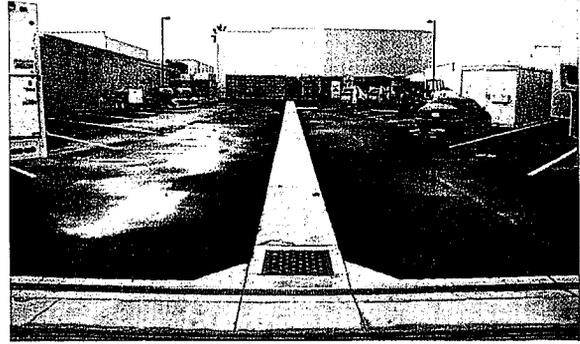


Photo 2 – Paved parking surface . Note: Trench drain connects to drain box.



Photo 3 – Drain box settles debris and includes hydrocarbon filter.

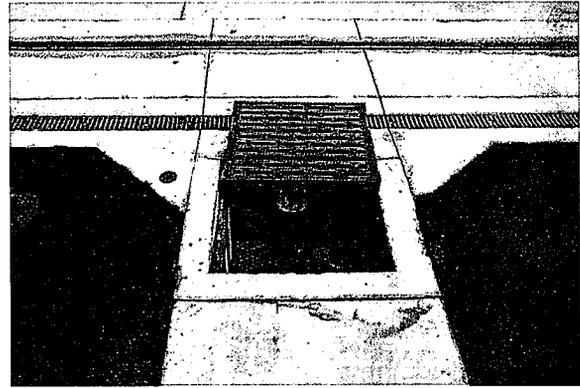


Photo 4 – Drain box piping connects to aggregate storage



Photo 5 – Debris & hydrocarbon filter

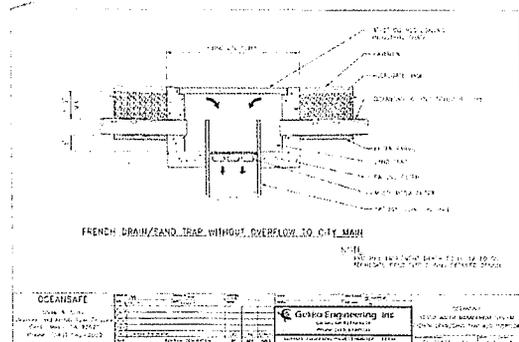


Photo 6 – Section of system

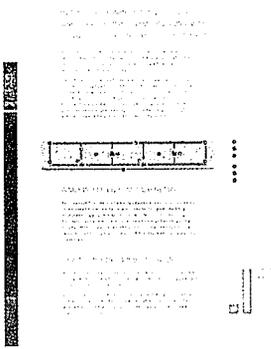


Photo 7— Planview of Oceansafe

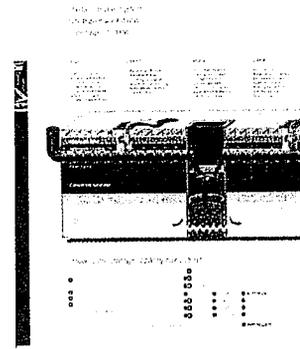


Photo 8 – Detail Section of Oceansafe

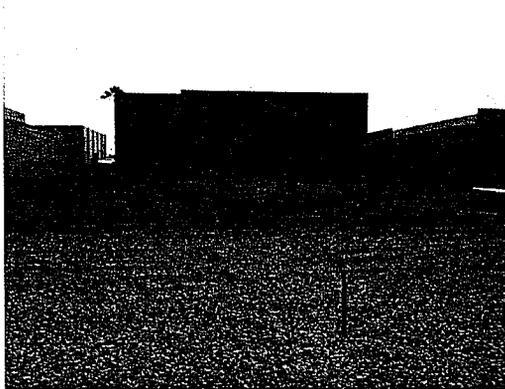


Photo 9 – Aggregate field – Includes (2) Class V Oceansafe Wells