PLANNING COMMISSION AGENDA REPORT

VI. 1

MEETING DATE: MAY 9, 2011 ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-11-01
CONDITIONAL USE PERMIT TO CONSTRUCT A MINI-WAREHOUSE FACILITY WITH A VARIANCE FROM BUILDING HEIGHT AT 2059 HARBOR BOULEVARD

DATE: APRIL 28, 2011

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

DESCRIPTION

Planning Application PA-11-01 involves the following:

1. ***Conditional use permit (CUP)*** to construct a 32,867 square-foot mini-warehouse facility (West Coast Self Storage). The proposed development also includes a new detached office/retail building along the Harbor Boulevard frontage.

2. ***Variance*** from maximum building height requirement for one of two storage buildings (maximum two stories/30 feet permitted; three stories/33 feet proposed). It should be noted that the request exceeds the maximum building height by three feet due to the projection of the elevator shaft above the main roof.

APPLICANT

The applicant is Steve Tangney/West Coast Self Storage, LLC representing the property owner, Beacon Bay Enterprises, Inc.

RECOMMENDATION

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

WENDY SHIH
Associate Planner

KHANH NGUYEN
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 2059 Harbor Blvd. Application: PA-11-01

Request: Conditional use permit (CUP) for a 32,867 square-foot mini-warehouse facility (West Coast Self Storage) with a variance from maximum building height requirement.

SUBJECT PROPERTY:

Zone: C2 (General Business District)
General Plan: General Commercial
Lot Dimensions: 121.276 FT x 361.4 FT (after 2 ft. dedication)
Lot Area: 43,829 SF (after 2 ft. dedication)
Existing Development: Vacant lot

SURROUNDING PROPERTY:

North: C2 – General Transmission (auto service)
South: C2 – Quick Lane (auto service)
East: C1 – Car sales across Harbor Blvd.
West: R3 – Town homes/apartments across Charle St.

DEVELOPMENT STANDARD COMPARISON

Development Standard	Code Requirement	Proposed/Provided
Lot Size:		
Lot Width	120 FT	121 FT
Lot Area	12,000 SF	43,829 SF
Floor Area Ratio (Very-Low Traffic):	0.75 maximum FAR (32,872 SF)	0.75 (32,867 SF)
Building Height:	2 stories/30 FT maximum	1 to 3 stories/33 FT [1]
Interior Landscaping (25 SF/parking space):	325 SF	Approx. 5,000 SF excluding setback landscaping
Landscape setbacks:		
Front (Harbor Blvd.)	20 FT	20 FT
Rear (Charle St.)	15 FT	15 – 34 FT
Building Setbacks:		
Front (Harbor Blvd.)	20 FT	20 FT
Side (left/right)	15 FT/0 FT	15 FT/0 FT
Rear (Charle St.)	15 FT	25 – 34 FT
Parking:		
Standard	6	11
Handicapped	2	2
TOTAL:	8 plus parking by drive aisle adjacent to storage buildings (see driveway width requirement)	13 plus parking by drive aisle adjacent to storage buildings
Driveway width:	30 FT	30 FT

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

1 Variance from maximum building height requirement.

BACKGROUND

Project Site

The one-acre vacant lot is located near the southwest corner of Hamilton Street and Harbor Boulevard. The property is zoned C2 (General Business District) and has a General Plan designation of General Commercial. The property is surrounded by the following uses:

North	General Transmission auto service
South	Quick Lane auto service
East (across Harbor Blvd.)	Car dealership
West (across Charle St.)	Townhomes and apartments

Previous Entitlements

The property was developed in 1961 with a car wash and gas station (Beacon Bay Auto Wash). The property has been vacant for over 12 years due to soil and groundwater contamination issues.

In 2001, City Council approved, on appeal, the following planning applications for the property:

PA-01-03 for the front (Harbor Boulevard) half of the lot:

1. Approved a conditional use permit for motor vehicle sales;
2. Approved an administrative adjustment to deviate from front landscape setback requirement for auto display (20 feet required; 15 feet proposed).

PA-01-04 for the rear (Charle Street) half of the lot:

1. Approved a conditional use permit to legalize outdoor storage of motor vehicles;
2. Denied an administrative adjustment to deviate from rear landscape setback requirement (15 feet required; 10 feet proposed).

Since the project approval, the applicant had requested, and was approved by the Planning Commission, five one-year time extensions to keep the project approval valid while the site was being remediated for soil and groundwater contamination.

According to public records, soil remediation for the property was completed in December 2010 and is being monitored by the Santa Ana Regional Water Quality Control Board (SARWQCB).

At the time of publication of this report, staff noted that the existing chain link fence and opaque screening material around the perimeter needed to be replaced. The property owner and applicant have both been notified of this and are working on correcting the violation.

Original Project Description

Major design revisions have been implemented by the applicant prior to submitting this plan to the Planning Commission for consideration.

The request involves a conditional use permit to construct a mini-warehouse facility (West Coast Self Storage) on the property. The original proposal was for a 33,000 square-foot one- and two-story self storage facility. The project included a variance for reduced front and rear landscape setbacks and driveway access from both Harbor Boulevard and Charle Street. The revised proposal addresses the initial concerns with the project:

- Harbor Boulevard is a major commercial corridor and commercial retail or office store fronts are encouraged. Revised plan includes new retail building.

- Staff cannot make legal variance findings for reduced landscape setbacks for the new development. Revised plan complies with landscape setback requirements.

- Having driveway access and reduced landscape setback along Charle Street would negatively impact the residents on the west side of Charle Street. Revised plan includes emergency vehicle egress only on Charle Street.

Revised Project Description

The revised project consists of the following:

- A 1,814 square-foot freestanding leasing office/retail building at the front of the property.
- A single-story mini-warehouse building along the northern property line and a three-story mini-warehouse building with a 15-foot setback from the south property line. The two buildings are connected by a cover over the drive aisle.
- Rear gate along Charle Street for emergency vehicle access only.
- Security system including motion sensors and 16 video surveillance cameras which are monitored and recorded 24/7.
- The leasing office/retail hours for the storage facility will be 9 a.m. to 5 p.m., Monday through Saturday.
- Customers will have access to their storage units via the keypad operated entry gate from 7 a.m. to 8 p.m. daily.

The Zoning Code requires a conditional use permit (CUP) for a mini-warehouse facility in the C2 zone. The applicant also requests approval of a variance from the maximum building height requirement for one of the mini-warehouse buildings (maximum two stories/30 feet permitted; three stories/33 feet proposed for the elevator penthouse).

According to the applicant, the proposed project is anticipated to generate approximately 105 short-term construction jobs and six jobs for facility and store management, administration, and site maintenance once the business is operational.

PLANNING APPLICATION PA-11-01

Staff supports approval of the proposed project based on the following reasons:

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

  This General Business District is intended for uses which offer a wide range of goods and services. The property is surrounded by automotive service business to the north and south, an automotive dealership to the east, and residential properties to the west.

  The leasing office and complementary retail use for the mini-warehouse facility is proposed in the freestanding building at the front of the property, which is consistent with the commercial theme along Harbor Boulevard. This building is designed with large storefront windows, curved roof design, and architectural metal siding. In an effort to minimize an industrial appearance from Harbor Boulevard for the new development, **condition of approval no. 3** requires use of decorative block or stucco, under the direction of the Planning staff.

  The mini-warehouse buildings are proposed on the rear two-thirds of the property and will be accessed via a security gate from Harbor Boulevard only. The proposal includes an eight-foot high block wall behind the 15-foot landscape setback along Charle Street and a sliding gate for emergency vehicle access only. The buildings also consist of finished quality, incorporating varying rooflines and a combination of split face block, smooth face block, vertical metal siding, and windows on the front and rear elevations to resemble a contemporary commercial building.

  Staff believes that the proposed development will not negatively impact the residential uses across Charle Street to the rear (west). The mini-warehouse buildings behind the freestanding commercial building generate very-low traffic and will include conditions to minimize visual and operational impacts on the residential properties.

  Condition of approval no. 4 requires both sliding gates to be constructed of opaque material to screen the overhead access doors for the storage units. The gate along Charle Street shall be used for emergency access only.

  Condition of approval no. 5 requires existing mature trees to be maintained wherever possible, and that additional trees are planted along the rear of the property to provide screening of the mini-warehouse buildings.

- *The project complies with the intent of the Commercial Development Standards and all development standards for mini-warehouses.*

  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. With exception of the building height variance (see discussion below), the project complies with all applicable provisions of the Zoning Code (see Planning Application Summary table) including specific development standards for a mini-warehouse facility.

The project provides greater parking, landscaping, and rear building setback than the minimum required by Code. Pursuant to the mini-warehouse standards, parking will be provided by driving lanes adjacent to the buildings in addition to standard parking stalls.

The applicant has been notified of the Zoning Code requirements for mini-warehouses (CMMC Sec. 13-170) which prohibit any other business activity (other than rental of storage units and office/retail in the freestanding building at the front of the property) or service/repair of motor vehicles, boats, trailers, lawn mowers, and any similar equipment. The storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals is also prohibited.

- *Special circumstances exist to justify approval of the building height variance.*

Specific findings must be met to justify approval of a variance. Special circumstances for variance approval typically involve physical limitations of the property due to its unique size, location, topography, and surroundings.

The Zoning Code allows a maximum building height of two stories/30 feet. The proposed office/retail building at the front of the property is one-story/15 to 19 feet high. The one-story mini-warehouse building to the rear is 14 feet high. Both of these structures comply with Code.

Unlike other commercial land uses in the area, a mini-warehouse facility generates substantially less traffic, even with the 1,800 square-foot office/retail component at the front of the property; therefore, the City's General Plan allows for a greater floor area ratio (FAR) than other commercial uses in the area.

The applicant would like to maximize the allowable floor area on this property and therefore proposes one three-story mini-warehouse building (two stories permitted by Code). The majority of this building complies with the 30-foot height limit except for the elevator penthouse, which contains the motors and electric switches that control the elevators. The elevator penthouse is approximately 16 feet wide and is located at the center of the building.

Staff believes that the proposed deviation from building height limit, both in number of stories and projection for the elevator penthouse, will not create a negative visual impact from on- or off-site nor will its approval constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone. With exception of the elevator penthouse, the three-story building complies with the 30-foot height limit and is located 118 feet from Harbor Boulevard. The three-foot projection for the elevator penthouse will not be readily visible from off-site due to its central location on top of the building. As mentioned earlier in this report, the overall project consists of varying building heights, rooflines, and building materials to enhance elevations and to resemble a commercial development.

- *The proposal involves substantial improvements on the existing vacant property.*

  Approval of the project would allow a development and use that is substantially in compliance with applicable standards in the Zoning Code, including parking, landscaping, and building setbacks. The project, as conditioned, will provide a substantial improvement for the site and area without negatively impacting surrounding uses.

GENERAL PLAN CONFORMITY

The General Plan permits a wide range of commercial uses in the General Commercial designation, including the mini-warehouse facility with the approval of a CUP. The proposal 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. Mini-warehouse facility is classified as "very-low traffic use" based on the Institute of Transportation Engineers (ITE) Trip Generation Manual; the proposed development with a 0.75 FAR is consistent with the allowable building intensity standard (maximum FAR of 0.75 allowed).

ALTERNATIVES

The Planning Commission may consider the following alternatives:

1. *Approve the application.* This would allow the construction of a mini-warehouse facility, 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.

The property is listed by the State's Water Resources Control Board as a leaking underground storage tank (LUST) hazardous waste and substances site. Soil remediation for the property was completed in December 2010 and is being monitored by the Santa Ana Regional Water Quality Control Board (SARWQCB).

Condition of approval no. 6 requires the developer to provide proof in the form of written correspondence that the Orange County Health Care Agency (OCHCA), Santa Ana Regional Water Quality Control Board (SARWQCB) or other appropriate regulatory agency, has been consulted for guidance and oversight with regard to the Remediation Action Plan and that prior to the issuance of grading or building permits for the mini-warehouse facility, the developer shall submit a "letter of case closure" from the OCHCA, SARWQCB, or other appropriate regulatory agency with jurisdiction regarding remediation of leaking underground storage tanks and any other hazardous substances issues.

This letter, or any other form of communication that is found acceptable by the Development Services Director, shall be remitted to the Planning Division and shall indicate that the developer completed remediation requirements for the site.

CONCLUSION

Staff believes that the proposed project is compatible with existing uses and development in the area. With exception of the building height variance, the project meets or exceeds all applicable Commercial Development Standards and the Mini-Warehouses standards. Staff also believes that the variance request is minor and that there are special circumstances to justify approval of the building height variance.

Attachments: 1. Draft Planning Commission Resolutions
2. Applicant's Project Description
3. Location Map
4. Plans

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

Steve Tangney
West Coast Self Storage Group
39 Castledown Rd.
Pleasanton, CA 94566

Patrick C. Shea
Beacon Bay Enterprises, Inc.
1600 Sunflower Ave., Ste. 110
Costa Mesa, CA 92626

File: 050911PA1101	Date: 042811	Time: 9:00 a.m.

RESOLUTION NO. PC-11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-11-01 FOR THE CONSTRUCTION OF A MINI-WAREHOUSE FACILITY AT 2059 HARBOR BOULEVARD

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

WHEREAS, an application was filed by Steve Tangney/West Coast Self Storage, LLC., authorized agent for property owner, Beacon Bay Enterprises, Inc., with respect to the real property located at 2059 Harbor Boulevard, requesting approval of (1) a conditional use permit (CUP) to construct a 32,867 square-foot mini-warehouse facility, including a detached office/retail building along the Harbor Boulevard frontage, in the C2 zone and (2) a variance from maximum building height requirement for one of two storage buildings (maximum two stories/30 feet permitted; three stories/33 feet proposed for the elevator);

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 9, 2011, with all persons provided an opportunity to speak for and against the proposed project.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-11-01 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-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 9th day of May 2011.

COLIN MCCARTHY
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 May 9, 2011, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

KHANH NGUYEN
Secretary, 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 substantially 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 mini warehouse facility is consistent with the land use designation, which is intended for a variety of 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 information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(2) in that the proposed use is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the site is compatible with surrounding sensitive residential land uses and the business will be subject to conditions of approval to minimize potential impacts on surrounding uses. Based on the available parking lot area and project description, no parking impacts are anticipated because adequate parking will be provided on-site to accommodate the use. Granting the conditional use permit will not allow a use, density or intensity, which is not in accordance with the General Plan designation for the property.

C. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (g)(1) because:

a. Special circumstances applicable to the property exist to justify approval of the variance from building height. Specifically, unlike other commercial land uses in the area, a mini-warehouse facility generates substantially less traffic, even with the 1,800 square-foot office/retail component at the front of the property; therefore, the City's General Plan allows for a greater floor area ratio (FAR) than other commercial uses in the area. The majority of the three-story building complies with the 30-foot height limit except for the elevator penthouse, which contains the motors and electric switches that control the elevators.

b. The proposed deviation from building height limit, both in number of stories and projection for the elevator penthouse, will not create a negative visual impact from on- or off-site nor will its approval constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone. The variance request is considered minor in that the building height deviation in terms of lineal footage and is only three feet, accounting for the projection of an elevator shaft above the roof as required per Building Code. Additionally, the three-foot projection for the elevator penthouse will not be readily visible from off-site due to its central location on top of the building.

c. Granting of the deviation will not permit a project which is inconsistent 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 from CEQA under Section 15332 for In-Fill Development Projects.

E. 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.

F. Fire access is limited due to site layout. Problems associated with the access can be somewhat reduced by a fire standpipe system.

EXHIBIT "B"

CONDITIONS OF APPROVAL (if the project is approved)

Plng. 1. 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.

2. 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.

3. 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. The detached office/retail building along the Harbor Boulevard frontage shall incorporate decorative block or stucco, under the direction of the Planning staff.

4. Both sliding gates shall be opaque material to screen the overhead access doors for the storage units. The gate along Charle Street shall be used for emergency access only.

5. Existing trees shall be maintained wherever possible and additional trees shall be planted along the rear of the property to provide screening of the mini-warehouse buildings. This condition shall be completed under the direction of the Planning Division.

6. The developer shall provide proof in the form of written correspondence that the Orange County Health Care Agency (OCHCA), Santa Ana Regional Water Quality Control Board (SARWQCB) or other appropriate regulatory agency, has been consulted for guidance and oversight with regard to the Remediation Action Plan and that prior to the issuance of grading or building permits for the mini-warehouse facility, the developer shall submit a "letter of case closure" from the OCHCA, SARWQCB, or other appropriate regulatory agency with jurisdiction regarding remediation of leaking underground storage tanks and any other hazardous substances issues. This letter, or other form of communication found acceptable by the Development Services Director, shall be remitted to the Planning Division and shall indicate that the developer completed remediation requirements for the site.

7. The use shall be limited to the type of operation described in the staff report, subject to conditions. Any change in the operational characteristics shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].

8. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.

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 concrete 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 e 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 Planning Application PA-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. 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.

Fire 21. Provide fire standpipe system and in both stairways and fire sprinkler system throughout per Fire Department direction. See Fire Prevention.

RESOLUTION NO. PC-11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-11-01 FOR THE CONSTRUCTION OF A MINI-WAREHOUSE FACILITY AT 2059 HARBOR BOULEVARD

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

WHEREAS, an application was filed by Steve Tangney/West Coast Self Storage, LLC., authorized agent for property owner, Beacon Bay Enterprises, Inc., with respect to the real property located at 2059 Harbor Boulevard, requesting approval of (1) a conditional use permit (CUP) to construct a 32,867 square-foot mini-warehouse facility, including a detached office/retail building along the Harbor Boulevard frontage, in the C2 zone and (2) a variance from maximum building height requirement for one of two storage buildings (maximum two stories/30 feet permitted; three stories/33 feet proposed for the elevator);

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 9, 2011, with all persons provided an opportunity to speak for and against the proposed project.

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** Planning Application PA-11-01 with respect to the property described above.

PASSED AND ADOPTED this 9TH day of May 2011.

_____

COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (for denial)

A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (e) because:
   a. The proposed use is not compatible and harmonious with uses on surrounding properties.
   b. The project is not consistent with the General Plan.

B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) because the proposed use is not compatible with developments in the same general area. Granting the conditional use permit will be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Granting the conditional use permit will allow a use, density, or intensity which is not in accordance with the General Plan designation for the property.

C. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (g)(1) because the proposed building will not be compatible with existing development in the area and granting the variance would constitute a grant of special privilege inconsistent with other properties in the vicinity.

D. The Costa Mesa Planning Commission has denied PA-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.

West Coast Self-Storage

ATTACHMENT 2

Received
City of Costa Mesa
Development Services Department
MAR 10 2011

West Coast Self Storage – Costa Mesa
Project Description and Justification

Applicant:
West Coast Self Storage Group
Steve Tangney
39 Castledown Rd
Pleasanton Ca 94566

Current Property Owner:
Beacon Bay Enterprises, Inc
Attn: Patrick C. Shea
1600 Sunflower Avenue, #110
Costa Mesa, CA 92626

Project Overview
This is application is for a Conditional Use Permit to construct a high quality 32,849 gross square foot self storage project to be constructed on approximately 1 acre of vacant C2 zoned land located at 2059 Harbor Blvd. This letter accompanies the resubmittal of the project plans after staff's initial review of the application. The project has been modified to incorporate all staff comments including additional retail space to provide a retail theme to the frontage along Harbor Blvd. The project now consists of three buildings, one retail and two self storage buildings. The retail building will consist of a self storage retail sales area and leasing manager's office for customer service. Access to the storage portion of the facility is directly from Harbor Blvd through a keypad security gate. Each self storage tenant will have a unique PIN number in order to access the storage area of the property. This entry gate will also service as the exit gate. A second gate on Charle St is now designated for emergency vehicles only in accordance with staff comments.

The project as planned meets the city's FAR requirement in the C2 zone for "Very Low Traffic" generators of .75 (see area summary chart below). Additionally the project plan exceeds the required parking, setbacks and landscape requirements for both the C2 zone and Article 7 sec 13-170, Self Storage Development Requirements of the land use code. There will be a total of 16 parking spaces in the front of the project available to the retail area and manager's office and 3 designated loading stalls at the elevators for the two story building. Additional parking for loading and unloading will occur in the 31' wide drive aisle typically in front of a tenant's respective storage unit.

Materials on the project will consist of architectural metal siding, split face block, glass windows and wrought iron gate. A colored rendering is being prepared for the project and will be submitted shortly after this submittal.

The retail and leasing office hours of operation related to the self storage will be Monday through Saturday from 9am to 5pm. In addition existing storage customers will be able to access their storage unit via the keypad operated entry gate from 7am-8pm seven days a week.

4012 148th ST SE, Upper Office, Mill Creek, Washington 98012
Tel: (206) 501-2234 • Fax: (206) 407-3591

Amenities included in the project will be as follows:

- Climate controlled storage areas in the three story building.
- A covered drive isle and loading area allowing customers to remain protected from the elements as they load and unload.
- A state of the art security system including motion sensors and 16 video surveillance cameras which are monitored and recorded 24/7.
- The incorporation of windows on the upper floors to enhance the architecture of the project and allow natural light into the building.

Compatibility

This project is relatively small self storage project and as mentioned qualifies as a "very low traffic generator" and will serve the local community in Costa Mesa. Studies show that the primary customer base (80%) will live within 2 miles of the property and typical tenants will be a mix of both residential and business customers. The property will offer clean, well lit, secure storage services with controlled access hours. The adjacent uses on both sides of the project are automotive repair and the project will be compatible with these uses. To the rear of the site there is existing multifamily development across Charle St. The project will be compatible with this use for the following reasons; There will be no traffic exiting onto Charle St, The project will be quieter and will have shorter hours of operation than many of the other existing commercial uses on this stretch of Harbor Blvd, The rear of the site will incorporate a landscape buffer along Charlie St and the rear of the building will incorporate architectural elements, Additionally no rollup doors will be facing Charle St and all lighting onsite will be shielded from direct view by any residents.

Justification

Self Storage is a 40 year old stable industry and provides a service to any community by offering relatively low cost secure storage space to the local market. The demand for self storage is higher in relatively dense and upper income communities and our local market studies for this project confirm this. The project fits well on its relatively deep and narrow lot which otherwise would be challenging for other commercial uses.

4012 148th ST SE, Upper Office, Mill Creek, Washington 98012
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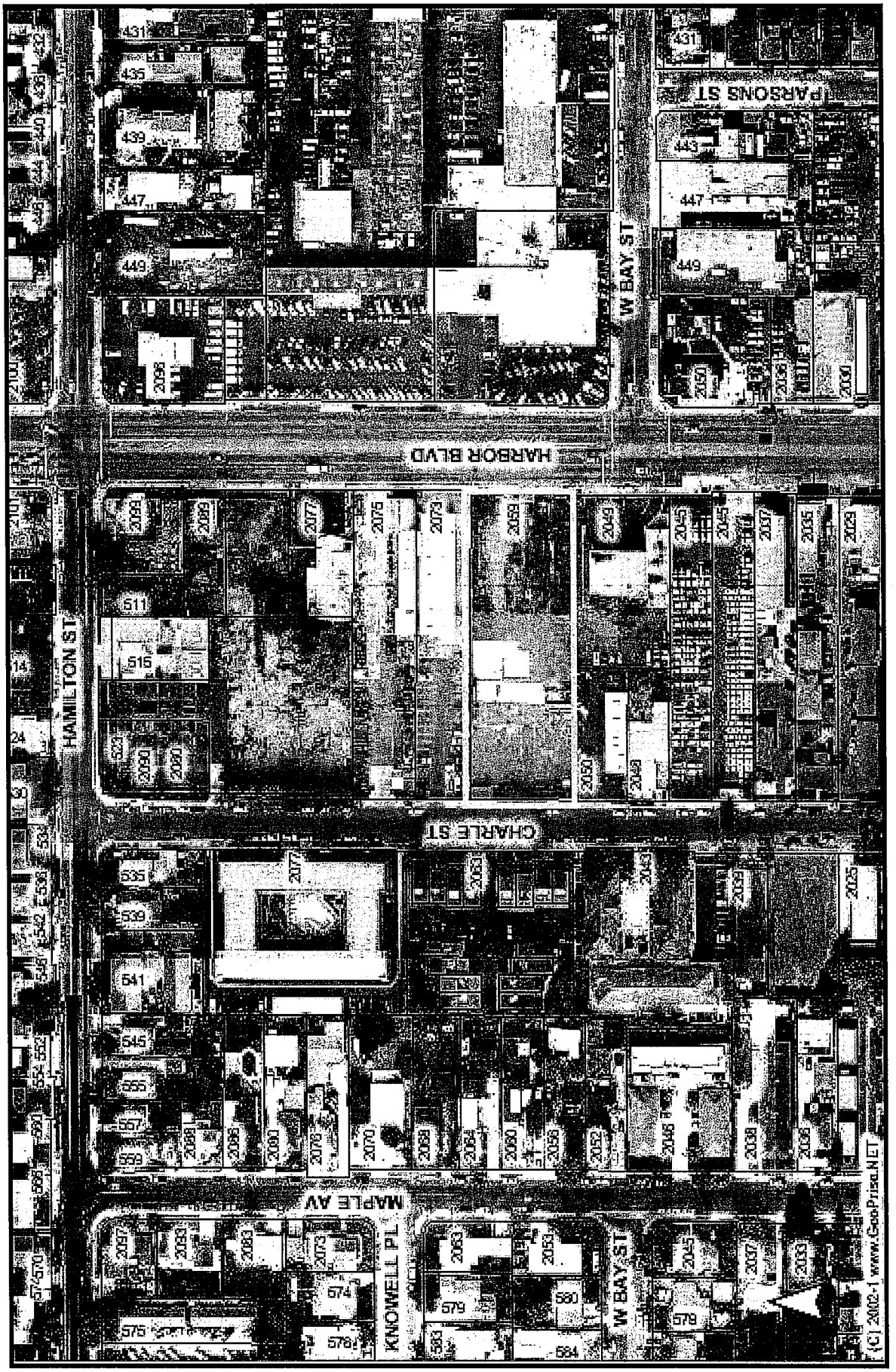
ATTACHMENT 3

LOCATION/AERIAL MAP



ATTACHMENT 4

LANDSCAPE AREA CALCULATION	
TOTAL LS AREA REQ'D:	450 SF
*25 SF PER PARKING SPACE	
LS AREA PROVIDED:	8,603 SF

FAR CALCULATION	
BLDG A	1,709 SF
BLDG B, LEV 1:	8,487 SF
BLDG B, LEV 2:	9,299 SF
BLDG B, LEV 3:	9,299 SF
BLDG C:	4,082 SF
TOTAL PROVIDED:	32,876 SF
SITE AREA:	43,834 SF
F.A.R. ALLOWANCE:	x.75 %
TOTAL ALLOWED:	32,876 SF
NET AREA UNDER LIMIT:	0 SF

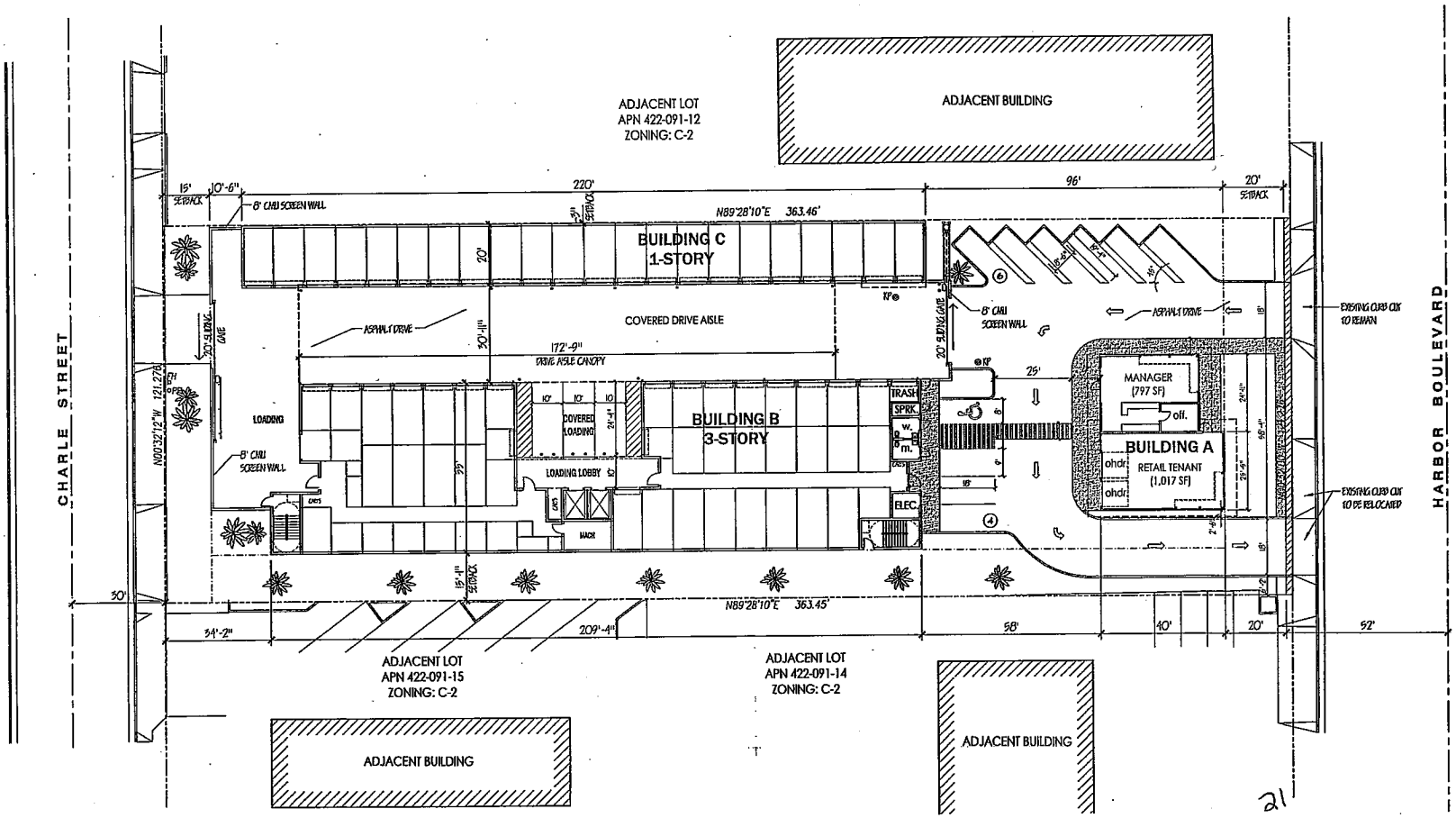
*NOTE: STAIR & ELEVATOR SHAFTS AND UTILITY ROOMS ARE EXCLUDED FROM FAR CALCULATIONS

SITE AREA CALCULATION	AREA	% TOTAL
TOTAL LOT AREA:	43,834 SF	100%
OPEN SPACE PROVIDED:	8,603 SF	19%
BUILDING COVERAGE AREA:	16,509 SF	38%
ACCESS DRIVE & PKG AREA:	15,964 SF	36%

BUILDING AREA CALCULATIONS	
BLDG A, OFFICE:	797 SF
BLDG A, RETAIL:	1,017 SF
BLDG A, TOTAL:	1,814 SF
BLDG B, L1 STORAGE:	9,669 SF
BLDG B, L2 STORAGE:	10,129 SF
BLDG B, L3 STORAGE:	10,129 SF
DRIVE-IN LOADING BAY:	1,423 SF
BLDG B, TOTAL:	31,350 SF
BLDG C, TOTAL:	4,400 SF
COVERED DRIVE AISLE:	5,341 SF
TOTAL AREA OF STRUCTURES:	42,904 SF
NRSF:	25,475 SF

PROJECT DATA	
SITE ADDRESS:	2059 HARBOR BLVD
SITE AREA:	43,834 SF
ZONING:	C-2
PROPOSED USE:	MINI-WAREHOUSE
NO. OF BUILDINGS:	2
NO. OF STORIES:	3 / 1
NO. OF STORAGE UNITS:	271
NO. OF DWELLING UNITS:	0

PARKING CALCULATION	
TOTAL PARKING REQ'D:	9 SPCS.
*1 PER 200 UNITS + 2 FOR OFFICE (STORAGE) = 4	
*1 PER 250 SF (RETAIL) = 5	
PARKING PROVIDED:	
OUTSIDE GATE:	10 SPCS. (1 ADA)
INSIDE GATE:	3 SPCS.
TOTAL SPACES PROVIDED:	13 SPCS.



1 SITE + LEVEL ONE FLOOR PLANS
SCALE: 1" = 16'-0"

N

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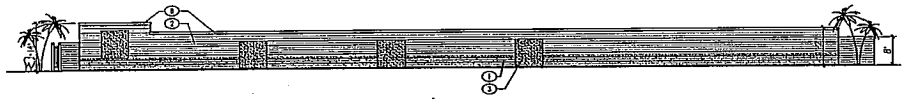
WEST COAST SELF STORAGE
A NEW SELF STORAGE FACILITY
2059 Harbor Blvd
Costa Mesa, CA

SAB
SAB

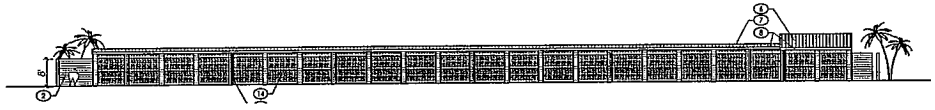
SITE PLAN
PROJECT DATA

04/14/2011
CONDITIONAL USE PERMIT

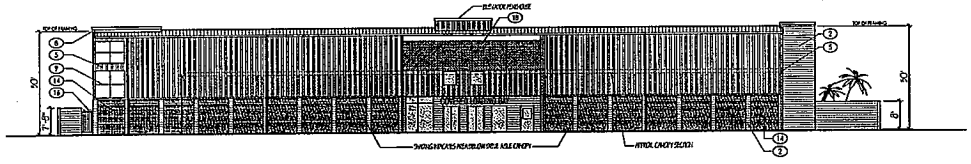
A-1



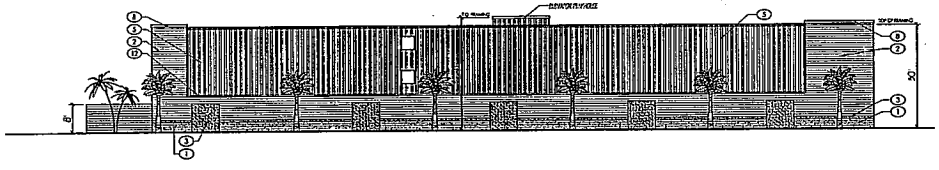
10 ELEVATIONS - BUILDINGS 'C' NORTH
SCALE: 1" = 16'-0"



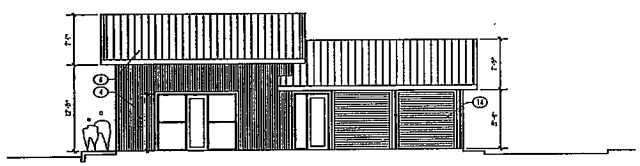
9 ELEVATIONS - BUILDING 'C' SOUTH
SCALE: 1" = 16'-0"



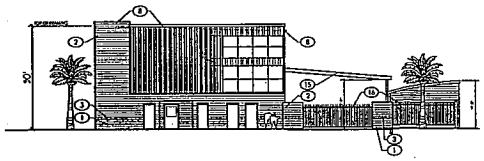
8 BUILDING 'B' NORTH
SCALE: 1" = 16'-0"



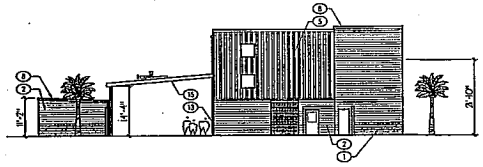
7 BUILDING 'B' SOUTH
SCALE: 1" = 16'-0"



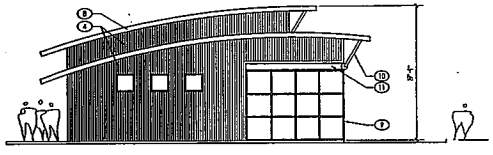
2 BUILDINGS 'A' EAST
SCALE: 1/8" = 1'-0"



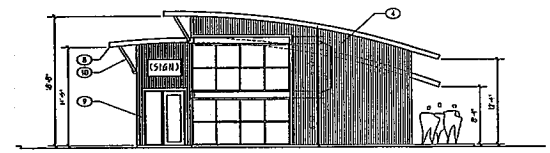
6 BUILDINGS 'B' & 'C' EAST
SCALE: 1" = 16'-0"



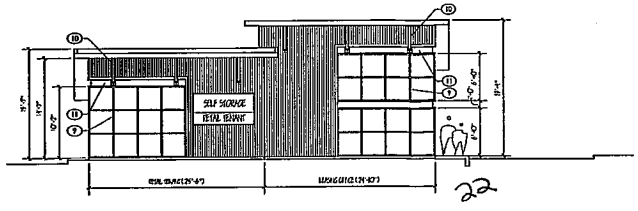
5 BUILDINGS 'B' & 'C' WEST
SCALE: 1" = 16'-0"



4 BUILDING 'A' SOUTH
SCALE: 1/8" = 1'-0"



3 BUILDING 'A' NORTH
SCALE: 1/8" = 1'-0"



1 BUILDING 'A' WEST
SCALE: 1/8" = 1'-0"

MATERIAL KEY LEGEND

1. 8.8x16 SPLIT-FACE INTEGRAL COLOR CMU (WAINSCOT)
2. 8.8x16 SMOOTH-FACE INTEGRAL COLOR CMU (FIELD)
3. 8.8x16 SMOOTH-FACE INTEGRAL COLOR CMU (ACCENT PANELS)
4. 3/4" ARCHITECTURAL METAL SIDING (OFFICE)
5. 1" VERTICAL METAL SIDING (2-STORY STORAGE)
6. 20 ga STANDING SEAM CLIP-RIB METAL ROOFING (CURVED)
7. 24 ga STANDING SEAM CLIP-RIB METAL ROOFING (LOW SLOPE)
8. PRE-FINISHED FASE, EAVE & GUTTER TRIM
9. ANODIZED ALUM. STOREFRONT WINDOW SYSTEM
10. 4x4 EIDE STEEL STRUT
11. EXPOSED HAT STEEL CHANNEL FRAMING (OFFICE)
12. 10" COURSE SMOOTH-FACE CMU (ALL TRIM CONDITIONS)
13. PRE-FINISHED DOWNSPOUT
14. PRE-FINISHED METAL ROLL-UP STORAGE UNIT DOOR
15. DRIVE-ABLE CANOPY ROOF
16. 7'-4" h BLACK "WROUGHT IRON" SLIDING GATE
17. C-CHANNEL CANOPY (Not Used)
18. 8x20 & SUN SCREEN ANCHE CANOPY w/ METAL FRAME

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WEST COAST SELF STORAGE
A NEW SELF STORAGE FACILITY
2059 Harbor Blvd
Costa Mesa, CA

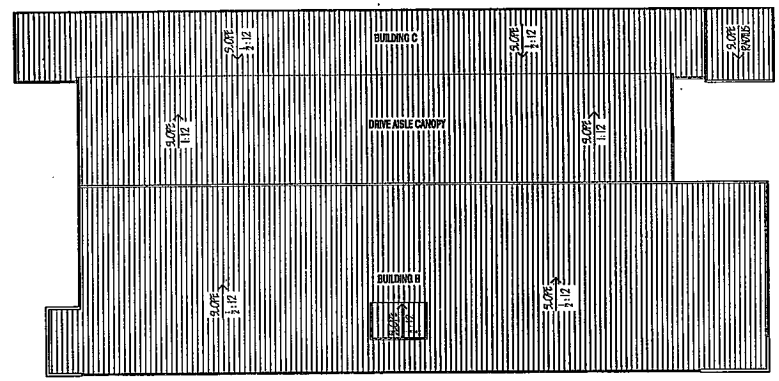
NO.	DATE	REVISION

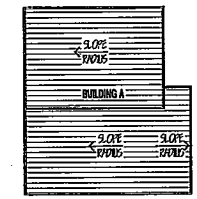
SAB
DRAWN AND CHECKED BY
SAB
DRAWN BY
CHECKED BY

BUILDING ELEVATIONS
SHEET
MATERIAL LEGEND

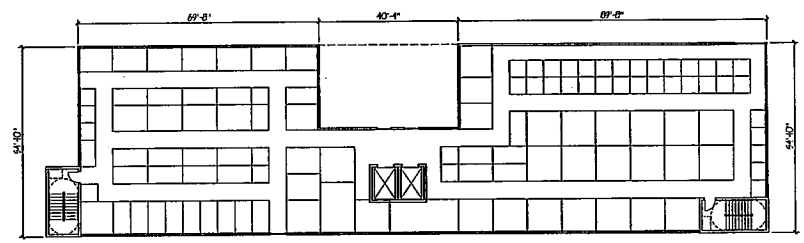
PROJECT NO.
04/14/2011
DATE
CONDITIONAL USE PERMIT
ISSUE

A-2
SHEET NUMBER

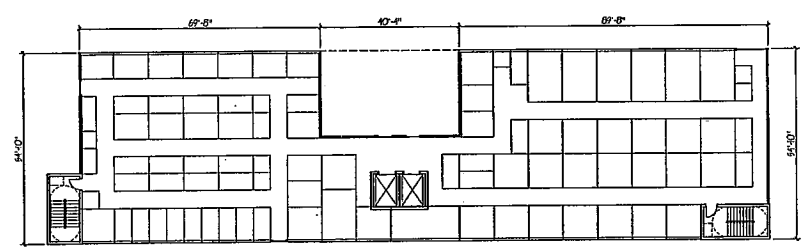




3 ROOF PLANS - ALL BUILDINGS
SCALE: 1" = 16'-0"



2 BUILDING 'B' LEVEL THREE FLOOR PLAN
SCALE: 1" = 16'-0"



1 BUILDING 'B' LEVEL TWO FLOOR PLAN
SCALE: 1" = 16'-0"

23

N

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WEST COAST SELF STORAGE
A NEW SELF STORAGE FACILITY
2059 Harbor Blvd
Costa Mesa, CA

SAB
SAB

LEVEL 2 FLOOR & ROOF PLANS

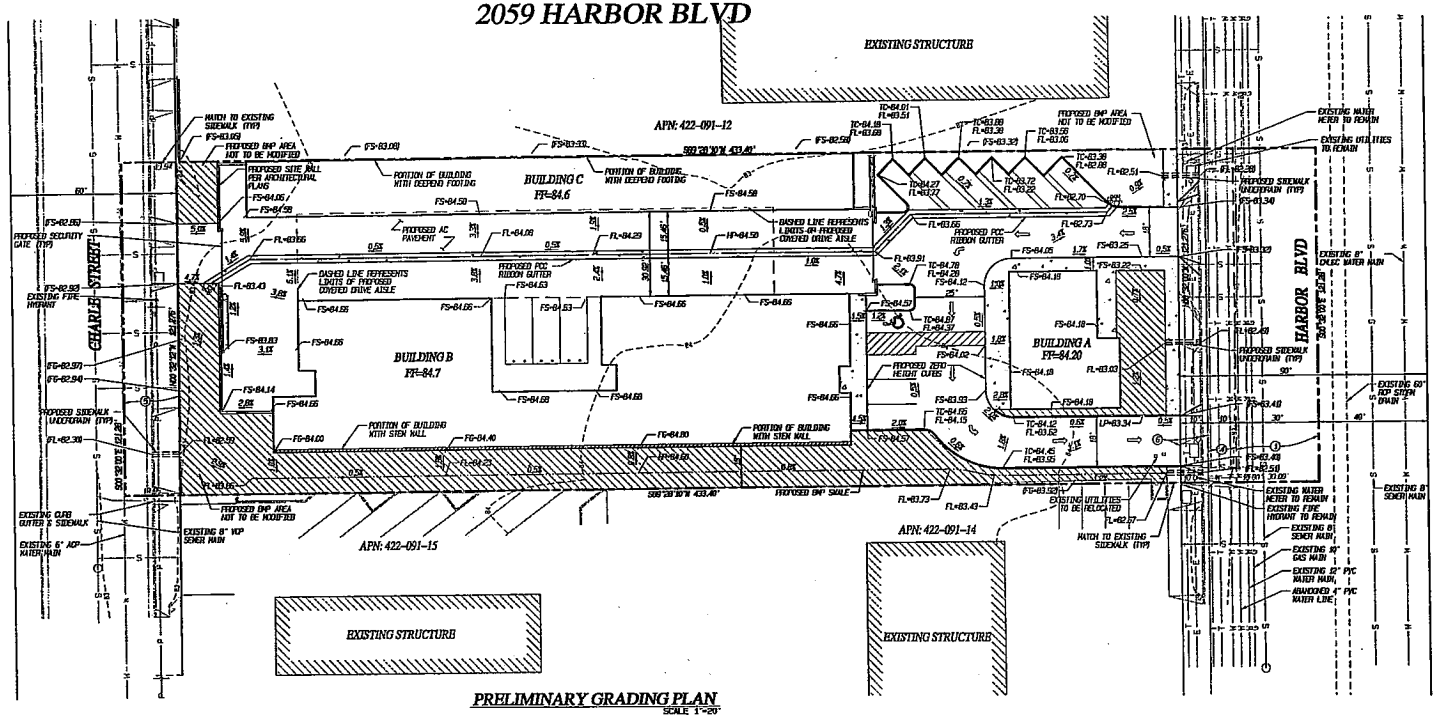
04/14/2011
CONDITIONAL USE PERMIT

A-3

WEST COAST SELF STORAGE

PRELIMINARY GRADING PLAN

2059 HARBOR BLVD



PRELIMINARY GRADING PLAN
SCALE 1"=20'

ADDRESS

2059 HARBOR BLVD
COSTA MESA, CA

APN

422-091-13

TOPOGRAPHIC DATA

THE TOPOGRAPHIC DATA SHOWN HEREON WAS OBTAINED BY A FIELD SURVEY PERFORMED DECEMBER 20, 2010.

BENCHMARK

ORANGE COUNTY SURVEYOR'S 3-3/4" ALUMINUM DISK, DESIGNATION 1F-174-04, NEAR THE INTERSECTION OF HARBOR BOULEVARD AND VICTORIA STREET.

NAVD88 ELEVATION 81.690 FEET.

LEGAL DESCRIPTION

THE EAST 433.40 FEET MEASURED FROM THE CENTERLINE OF FAIRVIEW AVENUE, OF THE SOUTH 121.30 FEET, MEASURED ALONG SAID CENTERLINE OF THAT PORTION OF LOT 20 OF FAIRVIEW FARMS, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 8 PAGE 71 OF MISC. MAPS IN THE OFFICE OF THE COUNTY RECORDER.

NOTES

THIS PRELIMINARY GRADING PLAN IS FOR PERMITTING PURPOSES ONLY. FINAL GRADING PLAN TO BE SUBMITTED WITH BUILDING PLANS PRIOR TO CONSTRUCTION

ALL ROOF DRAINS SHALL BE DIRECTED TO FLOW OVER BMP AREA PRIOR TO LEAVING THE SITE

EASEMENT NOTES

SCHEDULE "B" TITLE INFORMATION PER CHICAGO TITLE CO REPORT NO 10674714-X59 DATED NOV 22, 2010

① ROAD EASEMENT AS DELINEATED ON AS OFFERED FOR DEDICATION ON MAP OF FAIRVIEW FARMS, RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS.

④ STREET EASEMENT PER DOCUMENT RECORDED APRIL 1, 1947 IN BOOK 1418, PAGE 529, OF OFFICIAL RECORDS

⑤ AN EASEMENT FOR STREET PURPOSES OVER A PORTION OF SAID LAND AS CONDEMNED BY FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 59822, SUPERIOR COURT, A CERTIFIED COPY THEREOF BEING RECORDED FEBRUARY 7, 1956 IN BOOK 3305, PAGE 73, OFFICIAL RECORDS.

⑥ STREET AND HIGHWAY EASEMENT PER DOCUMENT RECORDED FEBRUARY 9, 1966 IN BOOK 7836, PAGE 65, OF OFFICIAL RECORDS

N

GRAPHIC SCALE 1"=20'

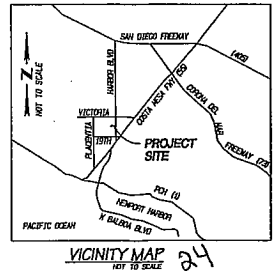
0 20 40 60

LEGEND

DESCRIPTION	SYMBOL
SITE BOUNDARY	
BUILDING FOOTPRINT	
EXISTING CONTOUR	100
PROPOSED RETAINING FOOTING	
PROPOSED DEEPENED FOOTING	
EXISTING SEWER MAIN	S
EXISTING WATER MAIN	W
PROPOSED ELEVATION	FS=10.00'
EXISTING ELEVATION	(FS=10.00)
PROPOSED DRAINAGE DIRECTION	
PROPOSED RIBBON GUTTER	
PROPOSED SITE WALL (NON RETAINING)	
PROPOSED 3" PVC DRAIN PIPE	
PROPOSED RIPRAP	
PROPOSED 6" PCC CURB	
PROPOSED 6"X14" ZERO HEIGHT PCC CURB	

N. JUSTIN SUITER RCE 68964 EXP. 12-31-11 — 3-2-11 DATE

REGISTERED PROFESSIONAL ENGINEER N. JUSTIN SUITER No. 68964 Exp. 12/31/11 CIVIL STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

PREPARED BY:

PASCO LARET SUITER & ASSOCIATES

CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 N Coast Highway 101 Ste A Solana Beach, CA 92075
ph 858.259.8212 | fx 858.259.4812 | plsengineering.com

ISSUE	DATE
1ST SUBMITTAL	2-25-2011
2ND SUBMITTAL	4-12-2011
3RD SUBMITTAL	6-15-2011

REVISION DESCRIPTION — DIV./DEPT. — DESIGN — DATE

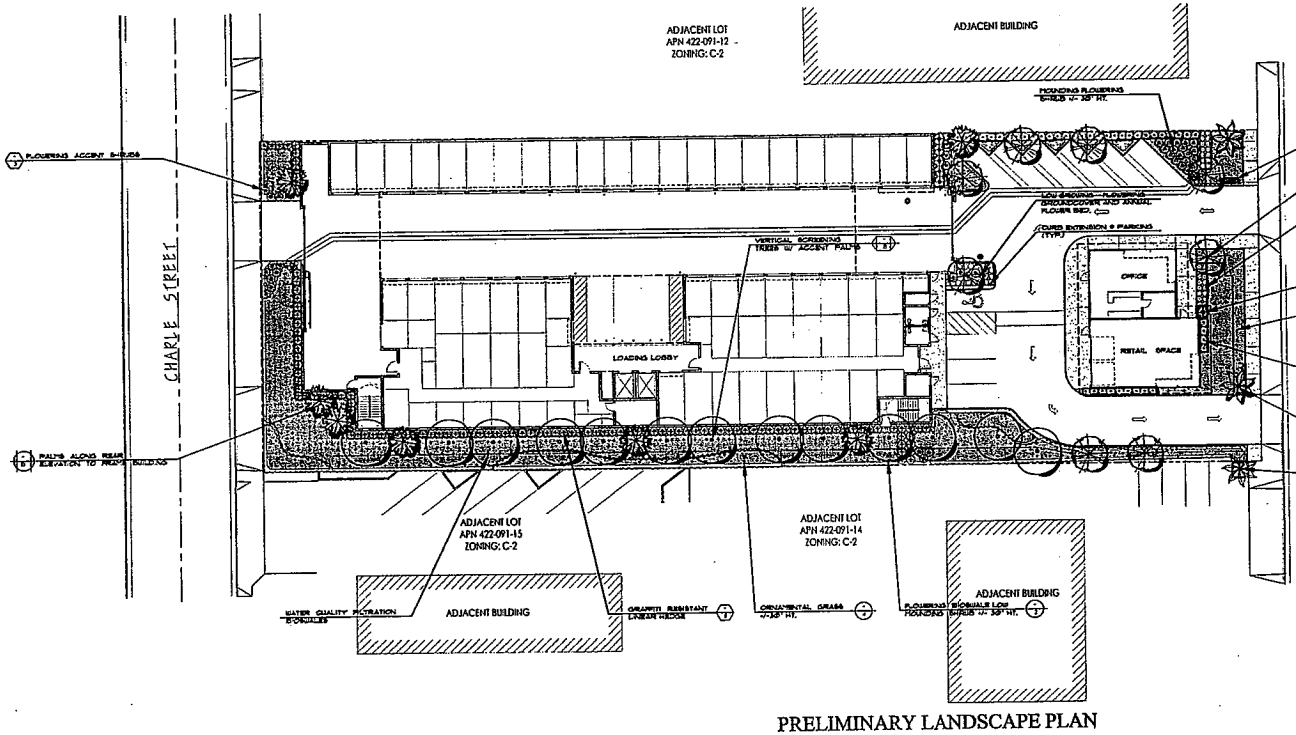
CITY OF COSTA MESA
CITY ENGINEER

COSTA MESA
WEST COAST SELF STORAGE
GRADING SITE PLAN

GRADING PLAN	SCALE 1:20	SHEET 1 OF 1	INDEX NUMBER CIVIL SHEET 1 OF 1

APN # 422-091-13

TOTAL LANDSCAPE AREA: 8,603 SF



PRELIMINARY LANDSCAPE PLAN

PLANTING LEGEND

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	REMARK	SIZE
		TREES			
	A	Lagerstroemia I. 'Watermelon Red'	Crape Myrtle (Red)	Std.	24" Box
	B	Tristania conferta	Brisbane Box	Std.	24" Box
		PALMS			
	C	Syagrus romanzoffianum	Queen Palm	Std.	16' B.T.H.
	D	Washintonia robusta hybrids	Hybrid Fan Palm	Std.	14' B.T.H.
		SHRUBS			
	1	Buxus m. 'Japonica'	Japanese Boxwood		5G
	2	Carissa m. 'Horizontalis'	Natal Plum		1G @ 36" o.c.
	3	Ligustrum Japonicum 'Texanum'	Wax Leaf Privet		5G
	4	Leonardo longifolia 'LM300'	Breeze Dwarf Met Rush		1G @ 36" o.c.
	5	Moraea bicolor	Fortnight Lily		5G
	6	Pittosporum t. 'Silver Sheen'	N.C.N.		15G
	7	Rosa 'Flower Carpet' var. Nostrum	Pink Carpet Rose		2G @ 36" o.c.
	8	Xylosma congestum	Xylosma		5G
	9	Raphiolepis Indica 'Springtime'	Springtime Indian Hawthorne		5G

NOTE:
Proposed Water Quality BMP Area / Bioswale

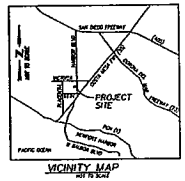
ALL LANDSCAPED AREAS WILL BE IRRIGATED WITH A STATE OF THE ART AUTOMATIC IRRIGATION SYSTEM WHICH USES SMART CONTROLLER TECHNOLOGY

EXISTING TREES AND/OR SHRUBS ALONG CHARLE STREET MAY, AT THE DISCRETION OF THE PLANNING DEPARTMENT, BE PROTECTED-IN-PLACE.

SIZING LEGEND

1 GALLON	30" BOX	48" BOX	
5 GALLON	36" BOX	54" BOX	
15 GALLON	42" BOX	60" BOX	
24" BOX	Indicates quantity / Indicates species	Indicates palm B.T.H. as noted.	

* Denotes trees that are to be tagged by the Landscape Architect.



STEVE TANGNEY
39 CASTLEDOWN ROAD
PLEASANTON, CA 94566
(925) 462-0739

WEST COAST SELF STORAGE

2059 HARBOR BOULEVARD

COSTA MESA, CALIFORNIA

SCALE 1"=20'

SITESCAPES
Landscape Architecture & Planning

JOB: 11-002
1-13-11
REV. 3-7-11
REV. 4-14-11