



# **PLANNING COMMISSION**

## **AGENDA REPORT**

VI.4

MEETING DATE: JUNE 13, 2011

ITEM NUMBER:

**SUBJECT:** PLANNING APPLICATION PA-11-05  
CONDITIONAL USE PERMIT FOR A CAR RENTAL AGENCY (FOX RENT A CAR) WITH  
OUTDOOR STORAGE OF MORE THAN ONE RENTAL VEHICLE  
325 EAST BAKER STREET

**DATE:** JUNE 2, 2011

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

### **PROJECT DESCRIPTION**

Conditional use permit (CUP) for a car rental agency (Fox Rent A Car) with outdoor storage of more than one rental vehicle (over 100 vehicles proposed).

### **APPLICANT**

The applicant is Joe Knight, representing the property owner RH Matthews LLC.

### **RECOMMENDATION**

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

### **BACKGROUND**

#### ***Project Site***

The site is located on the southeast corner of Red Hill Avenue and East Baker Street. The property is zoned MP (Industrial Park) and has a General Plan designation of Industrial Park.

The property contains two industrial buildings (3128 Red Hill Avenue and 325 East Baker Street) constructed in 1973, which was formerly occupied by a LA Times newspaper distribution center. According to public records, the property has been vacant since 2009.

The property is surrounded by the following uses:

<b>North</b> (across Baker St.)	Office park
<b>South</b>	Mariner's Christian School
<b>East</b>	Research and development facility (Toyota Racing Development)
<b>West</b> (across Red Hill Ave.)	Office park and manufacturing uses

Staff notes that some of the existing planter areas on the property contain dead or dying vegetation. The property owner is responsible for replanting and maintaining the landscaping pursuant to the City's Property Maintenance Regulations (Title 20) regardless of this application. However, if the Commission approves this application, staff recommends additional site and landscape upgrades to minimize visual impacts on- and off-site (see additional site improvements discussion/conditions below).

The property also contains a number of mature trees along both street landscape setbacks and within the parking lot areas. The applicant is reminded that pursuant to the City's Landscaping Standards, Planning Division approval is required prior to removal of any trees and all trees removed shall be replaced on a one-to-one basis with specimen-sized trees under the direction of the Planning Division.

### ***Previous Entitlements***

On February 25, 2008, Planning Commission approved Parcel Map PM-07-231 to subdivide the property into two, approximately 2.5 acre parcels with shared parking and driveway access between the parcels. The final map is being prepared but has not been recorded. Approval of the tentative map is valid until February 25, 2013, pursuant to State Assembly Bills AB 1185 and AB 333.

The Planning Commission also approved a Conditional Use Permit for shared ingress, egress, and parking between the two parcels.

On July 28, 2008, the Commission approved Conditional Use Permit PA-08-19 for a car rental agency on the property. The approval expired on July 28, 2009, because the use was not established within the one-year deadline.

### ***Project Description***

Fox Rent A Car provides rental vehicles mainly for customers to/from John Wayne Airport (JWA). It is currently operating at 766 Saint Clair Street with outdoor storage of rental vehicles without a conditional use permit (CUP) approval. The Zoning Code requires approval of a CUP for motor vehicle rentals with two or more outdoor display parking spaces. A car rental facility with one or less outdoor display parking space would be permitted by right within the MP zone, subject to parking availability.

The applicant proposes to relocate the business from 766 Saint Clair Street to this property. The proposed car rental agency will occupy the eastern portion of the property and the 15,200 square-foot building. The building located on the western portion of the property along Red Hill Avenue is currently vacant.

The project proposal is as follows:

- Total operating fleet of 150 to 250 vehicles; a maximum of 172 rental vehicles is proposed to be stored outdoors behind the building.
- Operating hours from 6 a.m. to 11 p.m. daily.
- 15 to 17 passenger bus transport to and from JWA; approximately one to two shuttles per hour.
- Approximately 10 employees.
- No on-site car wash, fueling, or repair/service facility; minor maintenance and interior vehicle vacuum/cleaning only to be conducted inside the building.
- The interior and exterior of the building will be remodeled to accommodate the use, including, but not limited to, exterior paint, re-slurry parking lot, installation of security gates adjacent to the building to the east and a fence along the west side of the property to secure the outdoor rental vehicle storage area.

According to the applicant, the proposed project is anticipated to generate approximately four short-term construction jobs and up to 20 jobs once the business is operational.

### **PLANNING APPLICATION PA-11-05**

Staff supports approval of the CUP for the following reasons:

- Approval of the CUP is consistent with the previously-approved request for a car rental agency on the property.

The Commission approved a similar use on this property in 2008, under PA-08-19, which expired in 2009. The approval included outdoor car wash and fuel/vacuum stations at the rear of the property.

The current request does not include car wash or fuel/vacuum stations. According to the applicant, the cars will be taken to an offsite location for wash and service; minor maintenance and interior vacuum/cleaning would be conducted inside the building on this property.

If the CUP is approved, the applicant would be required to comply with all the conditions of approval and applicable Code requirements. All applicable conditions under the previously-approved CUP have been incorporated into the current list.

- Adequate on-site parking will be provided to accommodate the use.

The property, whether subdivided into two parcels via recordation of Parcel Map PM-07-231 or kept as a single parcel, exceeds the current parking requirement for industrial uses (128 total parking spaces required for the property; 323 total parking spaces exist). The parcel map approval includes shared parking and access between the lots.

Existing Conditions	Parcel 1/Building A	Parcel 2/Building B	Shared Parking Pursuant to CUP
Building Size	28,800 SF	15,200 SF	44,000 SF
Parking Required	82 spaces	46 spaces	128 spaces
Parking Supply	115 spaces	208 spaces	323 spaces
% of Excess Parking	40%	352%	152%

The proposed use will occupy the eastern portion of the property, utilizing the entire rear parking lot behind the 15,200 square-foot building on Parcel 2 for the storage of rental vehicles.

Although on-site parking will be shared between the two parcels pursuant to PM-07-231, the applicant proposes to provide all parking for the rental car business on Parcel 2, which is within his lease area. The total parking supply on Parcel 2 is 208 spaces. The parking lot in front of the building, along Baker Street, contains 36 parking spaces which will be accessible to the public. The proposed plan shows 17 of these spaces for employee and customer parking and the remaining 19 spaces for rental vehicles. The applicant has indicated that these spaces will be used for temporary parking of rental vehicles that are dropped off or to be picked up.

Since one of the 19 parking spaces proposed for temporary rental vehicle parking is a required handicap accessible stall, a maximum 18 spaces may be permitted for rental vehicle parking, resulting in 18 spaces for employees and customers. Staff believes that 18 parking spaces are sufficient to accommodate the use. This accounts for approximately two shuttle buses, 10 employees, and up to six customers in their personal vehicles on the property at one time.

**Condition no. 6** requires that within the first 6 months of business operation, no more than 10 parking spaces in the front parking lot shall be allocated for rental vehicle parking; the remaining 26 spaces shall remain available to employees and customers during this period. Following the initial 6-month review period and upon Planning staff confirmation of sufficient on-site parking for the use, maximum 18 spaces in front of the building (not including handicap stall) may be used for temporary parking of rental vehicles that are dropped off or to be picked up.

Additionally, **condition no. 7** requires that a maximum of 172 fleet vehicles be stored in the parking lot. The business owner is required to reduce the number of rental car parking spaces to accommodate additional employee and/or customer parking spaces should parking problems arise. Therefore, staff does not anticipate any parking impacts on- and off-site. There is no limit to the amount of vehicles that may be stored indoors.

- Approval of the CUP would facilitate additional site improvements on the property to be implemented as soon as possible.

The approved parcel map subdivides the property between the two buildings. Pursuant to a requirement of the map approval, the covered canopy previously connecting the two buildings has been removed. A truck well was constructed between the buildings in

1993 for the newspaper distribution center and is not proposed to be used by the car rental agency. Staff recommends a condition requiring removal of the truck well and either installation of a minimum 6-foot high screen wall between the buildings or installation of landscaping on the side of both buildings for shared driveway access, among other site improvements.

If the CUP is approved, staff would typically recommend completion of all site improvements prior to start of business. However, since Fox Rent A Car is currently operating without a CUP at 766 Saint Clair and would like to relocate to this site before further violation notices and citations become necessary for that property, staff recommends the following condition regarding additional site improvements on this property:

**Condition no. 8** requires that the applicant obtain a final certificate of occupancy within 60 days of the final approval of this application. The following requirements must be completed prior to issuance of the final certificate of occupancy unless otherwise extended by a period of no more than an additional 60 days by the Development Services Director:

1. Remove the truck well and complete one of the following:
  - a. Install a minimum 6-foot high screen wall between the buildings, or
  - b. Install landscaping and irrigation on the side of both buildings and provide shared driveway access between the buildings.The applicant shall submit a detailed plan for Planning review and approval prior to construction. This condition shall be completed under the direction of the Planning Division.
2. Provide landscape screening of all above-ground equipment along Baker Street. Additionally, plant a minimum of 120 five-gallon size shrubs along the entire Baker Street landscape setback to screen the parking lots. A detailed landscape and irrigation plans shall be submitted for review and approval by the Planning Division prior to installation.
3. All existing trees and planter areas shall be maintained pursuant to the Property Maintenance Regulations. All landscaping shall be maintained in a healthy condition free of dying, dead, diseased, decayed, and discarded and/or overgrown vegetation. No trees shall be removed without prior approval from the Planning Division.
4. Solid, opaque, decorative fencing, minimum 6-foot high to screen views of the rental car storage area from off-site, shall be constructed along the new westerly property line. Submit a detailed fencing plan for Planning review and approval prior to installation. The fence and any gates shall not obstruct access to adjacent parking spaces.
5. Complete all building and site upgrades, including new exterior paint and re-slurry the parking lot, as listed in the applicant's proposal package.

If the applicant establishes the business on the property and fails to implement the required upgrades as indicated, it would result in Code Enforcement action and the Commission could also modify or revoke the CUP due to noncompliance with the conditions of approval. The business would operate under a Temporary Certificate of Occupancy until a final one is approved.

- Traffic impact fee in the amount of \$23,168.00 shall mitigate the increased traffic to the site.

The traffic impact fee is calculated based upon the average daily trip generation rate for the proposed car rental agency and includes a credit for the previous industrial use on the property. Based on the proposed number of rental vehicles (250 total maximum), shuttle service, and daily rental log submitted by the applicant, the Transportation Services staff estimates approximately 235 trip ends for the car rental agency. The previously existing industrial use generates approximately 106 trip ends to the site.

### **GENERAL PLAN CONFORMITY**

In accordance with the General Plan, approval of a CUP for the car rental business with more than two outdoor display parking spaces would allow a use and intensity that is consistent with the Industrial Park land use designation. Approval would not result in adverse traffic impacts with the payment of applicable traffic impact fees.

### **ALTERNATIVES**

The Planning Commission may consider the following alternatives:

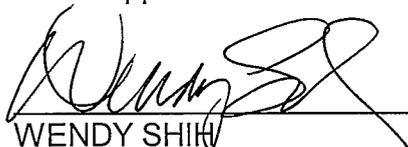
1. Approve the application. This would allow the establishment of the car rental agency with outdoor storage of rental cars on the property, as described in the staff report, subject to conditions and Code requirements.
2. Deny the application. If Commission denies the application, a car rental agency with outdoor storage of rental cars would be prohibited 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 15301 for Existing Facilities. If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved.

### **CONCLUSION**

Staff supports approval of the CUP for the car rental business with more than two outdoor display parking spaces, given that the business will be subject to conditions of approval to minimize impacts to surrounding uses. Based on the project description, the proposed use will not negatively impact uses in the area. Adequate on-site parking will also be provided to accommodate the use along with additional site improvements within 60 days of final approval of this application.

  
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 WENDY SHIH  
 Associate Planner

  
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 CLAIRE FLYNN, AICP  
 Acting Asst. Development Svs. Director

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

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

Joe Knight  
Fox Rent A Car  
5500 W. Century  
Los Angeles, CA 90045

RH Matthews LLC  
11555 Coley River Circle  
Fountain Valley, CA 92708

Sean Ahern  
3991 MacArthur Blvd Suite 100  
Newport Beach, CA 92660

File: 061311PA1105	Date: 060211	Time: 10:00 a.m.
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## RESOLUTION NO. PC-11-

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-11-05

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

WHEREAS, an application was filed by Joe Knight, authorized agent for property owner RH Matthew LLC, with respect to the real property located at 325 East Baker Street, requesting approval of a conditional use permit for a car rental agency with more than one outdoor display parking spaces (a maximum of 172 vehicles proposed), in the MP zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 13, 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-11-05 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-11-05 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 13<sup>th</sup> day of June 2011.**

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COLIN MCCARTHY  
Chair, Costa Mesa Planning Commission

STATE OF CALIFORNIA)  
  )ss  
COUNTY OF ORANGE  )

I, Claire Flynn, 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 June 13, 2011, by the following votes:

AYES:       COMMISSIONERS  
NOES:       COMMISSIONERS  
ABSENT:     COMMISSIONERS  
ABSTAIN:    COMMISSIONERS

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CLAIRE FLYNN, AICP  
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 use is compatible and harmonious with uses on surrounding properties.
  2. In accordance with the General Plan, approval of a CUP for the car rental business with more than two outdoor display parking spaces would allow a use and intensity that is consistent with the Industrial Park land use designation. Approval would not result in adverse traffic impacts with the payment of applicable traffic impact fees.
  3. 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, as conditioned, 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 business will be subject to conditions of approval to minimize impacts to surrounding uses. Approval of the CUP is consistent with the previously-approved request for a car rental agency on the property and would facilitate additional site improvements on the property. Approval is subject to conditions requiring additional site and landscape upgrades to minimize visual impacts on- and off-site. Additionally, adequate on-site parking will be provided 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 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 15301 for Existing Facilities.
- D. 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.

## EXHIBIT "B"

**CONDITIONS OF APPROVAL (IF PROJECT IS APPROVED)**

- Plng.
1. The use shall be limited to the type of operation described in the staff report and applicant's description (i.e. hours of operation, total number of rental vehicles and location of outdoor display/storage spaces for rental vehicles), subject to conditions. Any change in the operational characteristics including, but not limited to, type of service provided or number and location of rental vehicle display/storage, 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)].
  2. Rental cars being dropped off shall either drive directly into the vehicle storage area behind the building or temporarily parked in one of the parking spaces in front of the building. No rental vehicles shall be left in the drive aisles.
  3. Hours of operation, including all aspects of business operations, vehicle deliveries, and customer service, shall be limited to 6 a.m. to 11 p.m. daily.
  4. All rental vehicles shall be stored on-site, indoors or outdoors behind the building. The maximum number of rental vehicles on-site shall not exceed 250.
  5. Parking of, and loading and unloading of, passenger transport shall only occur on-site and not on the streets.
  6. Within the first 6 months of business operation, no more than 10 parking spaces in the front parking lot shall be allocated for rental vehicle parking; the remaining 26 spaces shall remain available to employees and customers during this period. Following the initial 6-month review period and upon Planning staff confirmation of sufficient on-site parking for the use, maximum 18 spaces in front of the building (not including handicap stall) may be used for temporary parking of rental vehicles that are dropped off or to be picked up.
  7. A maximum of 172 fleet vehicles shall be stored in the parking lot. The business owner is required to reduce the number of rental car parking spaces to accommodate additional employee and/or customer parking spaces should parking problems arise.
  8. The applicant shall obtain a final certificate of occupancy from the Building Division within 60 days of the final approval of this application. The following requirements and any other applicable Code requirements must be completed prior to issuance of the final certificate of occupancy unless otherwise extended by a period of no more than an additional 60 days by the Development Services Director:
    - a. Remove the truck well and complete with one of the following:
      - Install a minimum 6-foot high screen wall between the buildings, or

- Install landscaping and irrigation on the side of both buildings and provide shared driveway access between the buildings.  
The applicant shall submit a detailed plan for Planning review and approval. This condition shall be completed under the direction of the Planning Division.
  - b. Provide landscape screening of all above-ground equipment along Baker Street. Additionally, plant a minimum of 120 five-gallon size shrubs along the entire Baker Street landscape setback to screen the parking lots. A detailed landscape and irrigation plans shall be submitted for review and approval by the Planning Division prior to installation.
  - c. All existing trees and planter areas shall be maintained pursuant to the Property Maintenance Regulations. All landscaping shall be maintained in a healthy condition free of dying, dead, diseased, decayed, and discarded and/or overgrown vegetation. No trees shall be removed without prior approval from the Planning Division.
  - d. Solid, opaque, decorative fencing, minimum 6-foot high to screen views of the rental car storage area from off-site, shall be constructed along the new westerly property line. Submit a detailed fencing plan for Planning review and approval prior to installation. The fence and any gates shall not obstruct access to adjacent parking spaces.
  - e. Complete all building and site upgrades, including new exterior paint and re-slurry the parking lot, as listed in the applicant's proposal package.
9. The following activities shall be prohibited on the property:
- a. Sale of new or used vehicles.
  - b. On-site service and repair (excluding minor maintenance) of vehicles shall strictly be prohibited. Although not currently proposed, car washing, vaccuming, and cleaning of the fleet vehicles shall be allowed subject to compliance with applicable State Law requirements, City of Costa Mesa Water Quality Ordinance, and the approval of the NPDES Engineer.
  - c. Storage of wrecked, dismantled, and/or inoperative vehicles.
  - d. Private party storage of any type of motor vehicles and/or recreational vehicles.
10. The conditions of approval and Code requirements of Planning Application PA-11-05 shall be blueprinted on the face of the site plan as part of the plan check submittal package.

11. The applicant shall contact the Planning Division to arrange Planning inspection of the site upon completion of all site improvements and prior to final approval of any building permits for interior building improvements. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
  12. 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.
  13. Outside storage arrangement, drive aisles, fencing and access gates shall be approved by Fire Department. See Fire Prevention.
- Fire

**RESOLUTION NO. PC-11-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING PLANNING APPLICATION  
PA-11-05**

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

WHEREAS, an application was filed by Joe Knight, authorized agent for property owner RH Matthew LLC, with respect to the real property located at 325 East Baker Street, requesting approval of a conditional use permit for a car rental agency with more than one outdoor display parking spaces (a maximum of 172 vehicles proposed), in the MP zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 13, 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", the Planning Commission hereby **DENIES** Planning Application PA-11-05 with respect to the property described above.

**PASSED AND ADOPTED this 13<sup>th</sup> day of June 2011.**

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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 both on site and those 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 Costa Mesa Planning Commission has denied PA-11-05. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.

# ATTACHMENT 2

## FOX RENT A CAR

March 5,, 2011

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

Re: 325 Baker Street, Costa Mesa  
State of Activities  
Fox Rent A Car

Pursuant to our several conversations, Fox Rent A Car would like to put forward our operating intent in regards to our request for approved occupancy at 325 Baker Street:

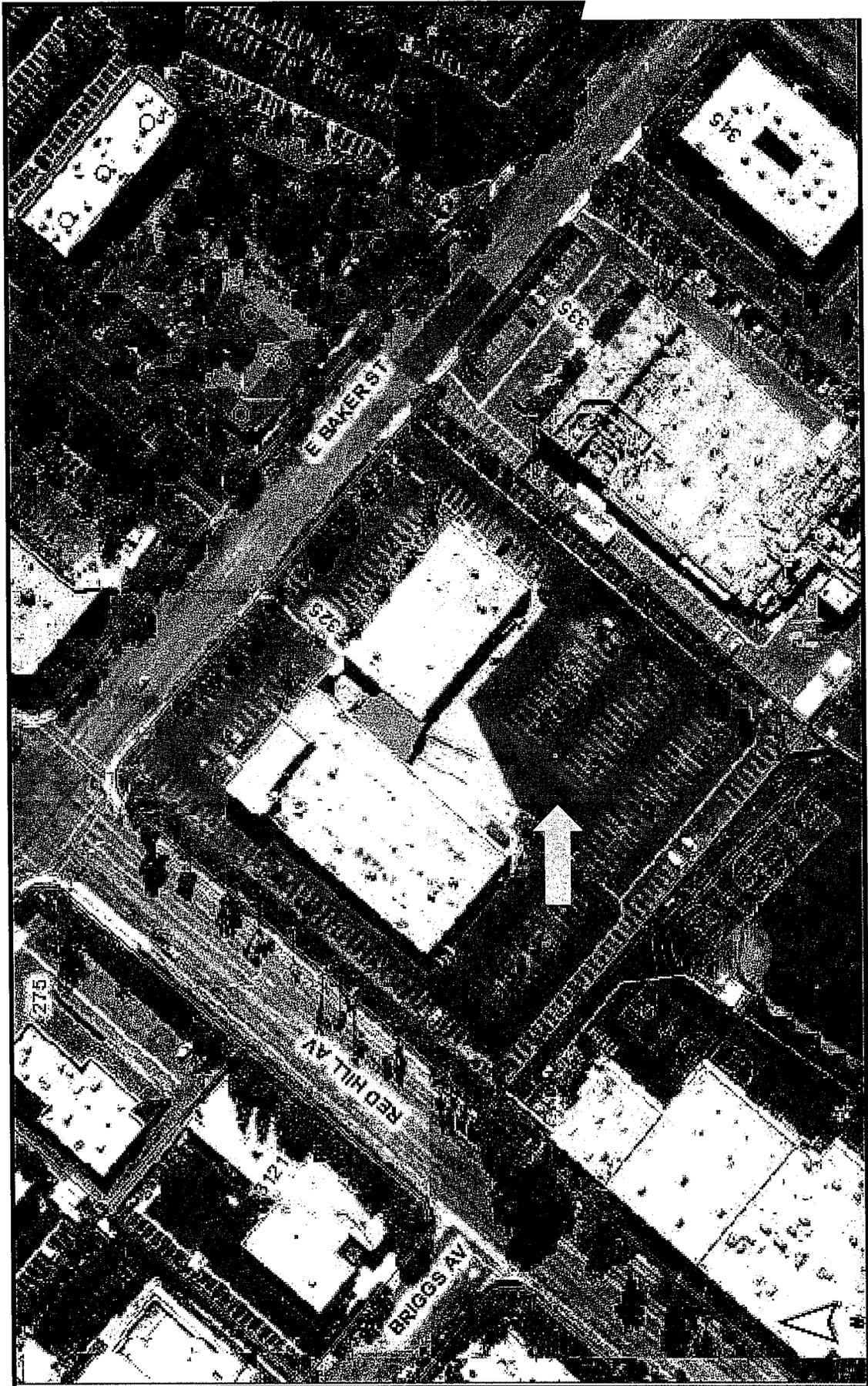
- Hours of operation- 6:00 AM to 11:00 PM
- Operating fleet- 150-250 units
- Customer Origination- 15 to 17 passenger bus from John Wayne Airport provides transportation to and from the airport..
- Business activities- vehicle rental/return operations. minor preventative maintenance operations, vac and interior car washing meeting environmental standards.
- Appearance- maintained by contracted landscape company
- Signage- pursuant to City regulations (Monument/building/pole sign)

If there are any questions about our intended operations, please contact us.

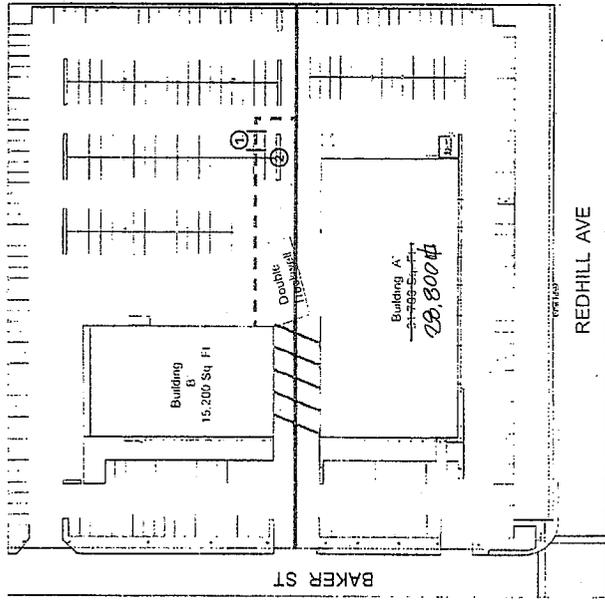
Thank You

Joe Knight  
Vice President,  
Business Development

LOCATION/AERIAL MAP

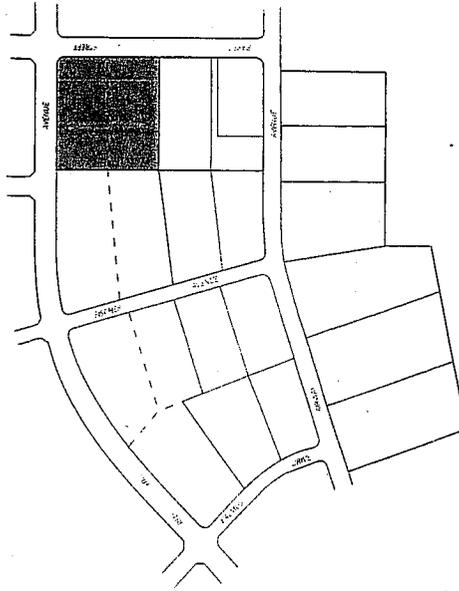


# ATTACHMENT 4

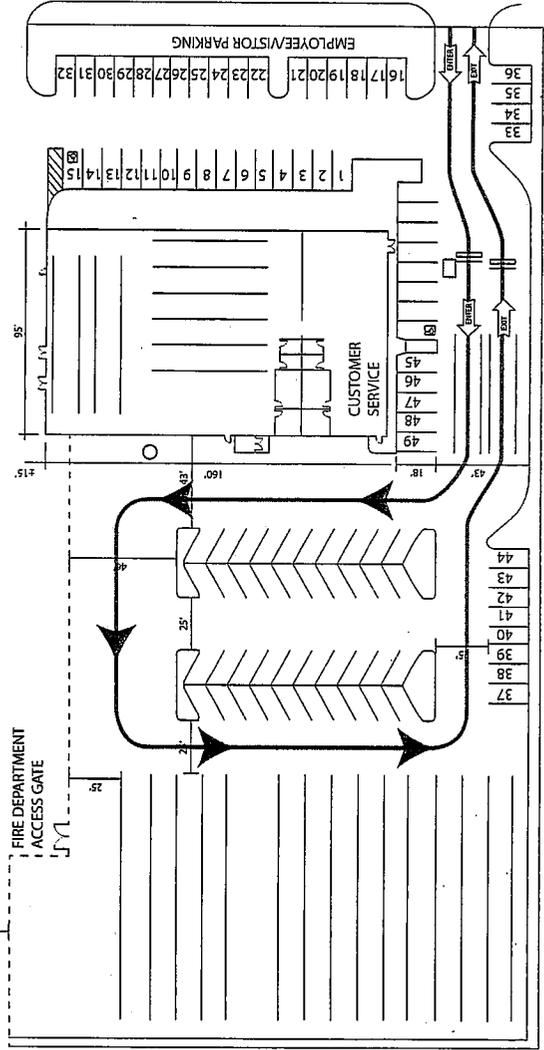


## EXISTING PROPERTY FEATURES

- Two (2) Buildings ~~46,900~~ <sup>44,000</sup> Sq. Ft. Total
- Building (A) ~~31,700~~ <sup>29,800</sup> Sq. Ft., Building (B) 15,200 Sq. Ft.
- Metal Canopy Attached to Both Buildings - Already Removed |||||
- --- Notes New Fence Separating the Property (6' High, Chain Link with Slats)
- ① Fire Access Gate
- ② Tree will need to be Removed
- --- Notes Property Line Pursuant to Parcel Map APN - 07 - 231



EXISTING FIRST STRIPED PARKING STALL ON ADJACENT LOT



BAKER STREET

SITE DATE

<b>325 BAKER STREET</b>	
BUILDING "B" AREA: EXISTING:	15,200 SF 15,200 SF .13
FLOOR AREA RATIO (F.A.R.):	
PARKING REQUIRED: INDUSTRIAL:	30 STALLS @ 2/1000
PARKING PROVIDED: ACCESSIBLE:	±213 STALLS 4 STALLS
EMPLOYEE/VISITOR:	17 STALLS
OUTSIDE RENTAL CARS:	±162 STALLS
INSIDE RENTAL CARS:	23 STALLS
<b>SITE LEGEND</b>	
○	GRADE LEVEL TRUCK DOOR

02

- New exterior paint
- Re-slurry parking lot

6. Exterior shall include:

- Drop ceiling (2X4 tiles)
- HVAC
- Four (4) new offices
- New 1-hour fire rated wall with single door
- Install glass door
- Install new carpet
- Clean walls and new paint throughout office space and restrooms
- Install furring on wall and surface with drywall
- New glass doors in existing opening

5. Construct approximately 3,000 square feet of new office space, including:

4. Demo restrooms on north side of building

3. Remove hollow metal doors

2. Remove roll-up door

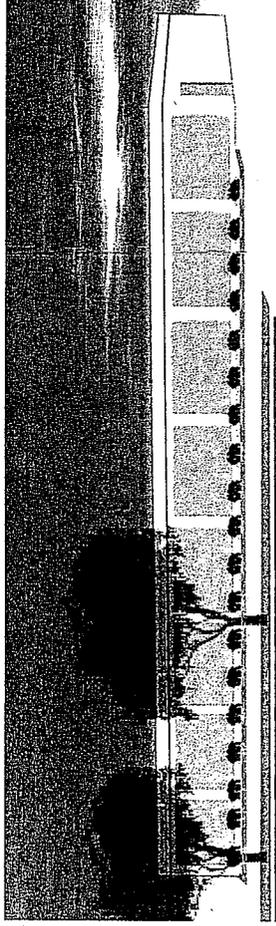
1. Demo interior warehouse walls

List of all Building and Site Upgrades

EXISTING BUILDING ELEVATION  
325 BAKER, COSTA MESA



PROPOSED BUILDING ELEVATION  
325 BAKER, COSTA MESA



al

CONCEPTUAL RENOVATIONS

BAKER RENOVATIONS  
COSTA MESA, CALIFORNIA

# PARCEL MAP NO. 2007-231

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE

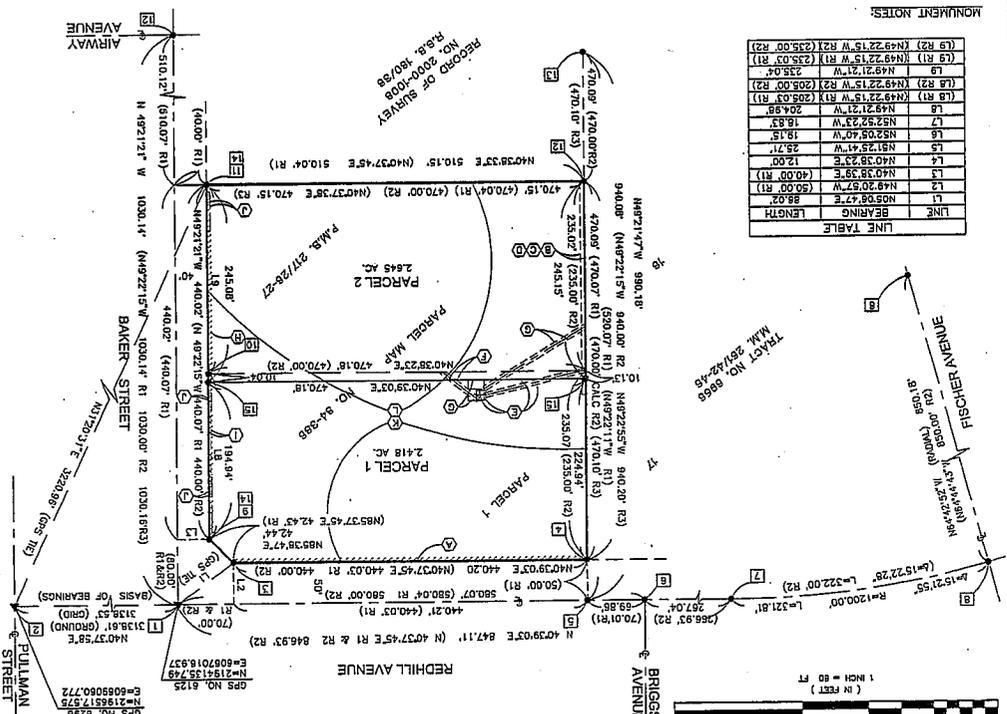
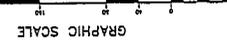
STATE OF CALIFORNIA

WALDEN & ASSOCIATES

JEFFREY A. WALDEN, P.L.S. 7914

DECEMBER 2010

SHEET 3 OF 3  
 NUMBER OF PARCELS: 2  
 ACREAGE: 5.083 ACRES  
 DATE OF SURVEY: DECEMBER 2010  
 BEING ALL OF TRACT  
 PARCEL MAP NO. 2007-231



LINE	BEARING	LENGTH
L1	N05°08'47"E	88.02'
L2	N49°20'57"W	(50.00' R1)
L3	N40°38'38"E	(40.00' R1)
L4	N40°38'38"E	(40.00' R1)
L5	N81°25'41"W	23.71'
L6	N52°05'40"W	18.83'
L7	N52°32'33"W	18.83'
L8	N48°21'21"W	204.89'
L9	N49°21'21"W	235.04'
L10	N49°21'21"W	(235.03' R1)
L11	N49°21'21"W	(235.03' R1)
L12	N49°21'21"W	(235.03' R1)
L13	N49°21'21"W	(235.03' R1)
L14	N49°21'21"W	(235.03' R1)
L15	N49°21'21"W	(235.03' R1)
L16	N49°21'21"W	(235.03' R1)
L17	N49°21'21"W	(235.03' R1)
L18	N49°21'21"W	(235.03' R1)
L19	N49°21'21"W	(235.03' R1)
L20	N49°21'21"W	(235.03' R1)

MONUMENT NOTES:  
 ▲ INDICATES FOUND O.C.S. HORIZONTAL CONTROL AS NOTED BELOW.  
 ● INDICATES MONUMENT AS NOTED BELOW.

NOTE:  
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATA STATEMENT, SURVEY NOTES,  
 EASEMENT NOTES AND EASEMENT DETAILS.

- 1 FOUND PUNCHED HEX BAR IN CONCRETE IN WELL MOUNT PER PARCEL MAP NO. 84-386. P.M.B. 217/26-27, DOWN 1.2'. ACCEPTED AS THE CENTRAL INTERSECTION OF REDHILL AVE AND BAKER ST. POINT ALSO BEING GPS NO. 6125 PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- 2 FOUND PUNCHED ROUND HEAD SPIKE WITH WASHER (NO STAMPING), FLUSH PER P.M.B. 47/09, ACCEPTED AS THE CENTRAL INTERSECTION OF REDHILL AVE AND PULLMAN ST. POINT ALSO BEING GPS NO. 6298 PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- 3 FOUND 1" IRON PIPE WITH TAG STAMPED "RCE 14488", PER PARCEL MAP NO. 84-386, P.M.B. 217/26-27, DOWN 0.3'.
- 4 FOUND 1" IRON PIPE WITH TAG STAMPED "RCE 21687", DOWN 0.3' PER RECORD OF SURVEY 2000-1008, R.S.B. 180/18.
- 5 FOUND CONCRETE MAIL FLUSH PER PARCEL MAP NO. 84-386, P.M.B. 217/26-27 NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY PARCEL LINE WITH THE CENTERLINE OF REDHILL AVE.
- 6 FOUND P.K. MAIL AND TIN, FLUSH PER PARCEL MAP NO. 84-386, P.M.B. 217/26-27, REPLACED WITH SPIKE & WASHER WITH TAG STAMPED "LS 7914".
- 7 FOUND CONCRETE MAIL FLUSH, NO REFERENCE S 5701.24' E, 0.10' FROM ESTABLISHED B.C.
- 8 FOUND O.C.S. WELL MOUNT WITH Z BRASS DISC, PER TRACT NO. 6956
- 9 FOUND 1" IRON PIPE WITH TAG STAMPED "RCE 14488", PER PARCEL MAP NO. 84-386, P.M.B. 217/26-27, DOWN 0.4'.
- 10 FOUND 1" IRON PIPE WITH TAG STAMPED "RCE 14488", PER PARCEL MAP NO. 84-386, P.M.B. 217/26-27, DOWN 0.4'.
- 11 FOUND 1" IRON PIPE, TAG ILLISIBLE, DOWN 0.3', NO REFERENCE, ACCEPTED AS NORTHWESTERLY CORNER OF PARCEL 1, PARCEL MAP NO. 84-386.
- 12 FOUND 1" IRON PIPE WITH TAG STAMPED "LS 4311", FLUSH PER RECORD OF SURVEY 2000-1008, R.S.B. 180/18.
- 13 FOUND 1" IRON PIPE WITH TAG STAMPED "LS 4311", PER RECORD OF SURVEY 2000-1008, R.S.B. 180/18.
- 14 FOUND 1" IRON PIPE WITH TAG STAMPED "P.L.S. 7914" OR SPIKE AND WASHER STAMPED "P.L.S. 7914" OR LEAD AND TAG STAMPED "P.L.S. 7914" TO BE SET AT ALL BOUNDARY CORNERS WITHIN 365 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- 15 FOUND 1" IRON PIPE WITH TAG STAMPED "P.L.S. 7914" OR SPIKE AND WASHER STAMPED "P.L.S. 7914" OR LEAD AND TAG STAMPED "P.L.S. 7914" TO BE SET AT ALL BOUNDARY CORNERS WITHIN 365 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.