



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 28, 2014

ITEM NUMBER: PH-2

SUBJECT: AN AMENDMENT TO PLANNING APPLICATION PA-85-210 A3 FOR AN EXPANSION OF AN EXISTING AUTO REPAIR FACILITY LOCATED AT 2888 HARBOR BOULEVARD WITHIN 200 FEET OF RESIDENTIAL PROPERTY

DATE: APRIL 16, 2014

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: ANTONIO GARDEA, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: ANTONIO GARDEA (714) 754-5692
antonio.gardea@costamesaca.gov

PROJECT DESCRIPTION

The applicant is requesting to amend Conditional Use Permit (PA-85-210) to allow expansion of the automobile repair service use within an existing parking structure and convert four auto repair bays within Service Building B into paint booths. A total of 6,015 square feet of the first floor of the parking structure containing 20 parking spaces will be converted to automobile repair use.

APPLICANT

Vandana Kelkar (Stantec Architecture, Inc.) is the applicant for AutoNation (Honda), the subtenant of leaseholder and property owner representative, The Whitehawk Partnership.

RECOMMENDATION

1. Find that the project is exempt from further CEQA review per section 15303 – New Construction or Conversion of Small Structures; and
2. Approve by adoption of Planning Commission resolution, subject to conditions of approval.

Planning Application Summary

Location: 2888 Harbor Boulevard Application: PA-85-210 A3

Request: Amend Conditional Use Permit PA-85-210 to allow the expansion of the automobile repair service use within an existing parking structure. A total area of 6,015 square feet on the first floor of the parking structure will be converted to automobile repair use.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>C1</u>	North: <u>Vacant retail building & vehicle storage</u>
General Plan: <u>General Commercial</u>	South: <u>Auto dealership</u>
Lot Dimensions: <u>Irregular</u>	East: <u>R3, four-story apartments</u>
Lot Area: <u>six acres</u>	West: <u>Auto dealership</u>
Existing Development: <u>Auto dealership with automotive repair use</u>	

DEVELOPMENT STANDARD COMPARISON

Development Standard
Required/Allowed
Proposed/Provided

Lot Size:		
Lot Width	60 FT	465 FT
Lot Area	12,000 SF	261,273 SF
Floor Area Ratio:		
	.30 (78,382 SF)	.28 (71,770 SF) This is existing, no added square footage is proposed
(Moderate Traffic FAR)		
Building Height:		
	2 Stories / 30 FT	Four-level parking structure – 29.5 FT
Setbacks:		
Front	20 FT	40 FT
Side	15 FT on one side; 0 FT on other side	42 FT (Interior Side) 10 FT (Side facing Village Way)
Rear	55 FT All buildings shall maintain a rear setback from the residential property line of 2 times the building height at all locations.	0 FT (Existing setback of Parking Structure)
Parking:		
	177	619*
CEQA Status	Exempt, Class 1 (Existing Facilities)	
Final Action	Planning Commission	

*Includes 288 spaces in structure and 331 surface parking spaces

BACKGROUND

Project Site/Environs

The property is located on the east side of Harbor Boulevard, south of Village Way. The site is primarily developed as an automotive dealership with ancillary auto repair leased to AutoNation, Honda. The property is zoned C1 (Local Business District) and has a General Plan land use designation of General Commercial. The property immediately abutting to the east is zoned R2-HD (Multiple-Family Residential - High Density) and is developed with multiple story apartment buildings. The residential uses are separated from the proposed auto repair location by a 12-foot high block wall.

Prior land use approvals

The following Conditional Use Permits related to the automobile dealership, auto service use and the existing parking structure were approved for the subject property:

Application	Description
C-50-67 (September 5, 1967)	Construction and operation of an automobile dealership with incidental servicing and repair of vehicles.
ZE-76-195 (November 8, 1976)	Expansion of the service bays (7,840 square feet)
PA-85-210 (December 9, 1985)	Expand the existing dealership with Variances from setbacks and interior landscaping. The approval included a two-level parking structure.
PA-85-210 A (February 10, 1986)	Amendment to approved expansion to allow a four-level parking structure.
PA-85-210 A 2 (May 12, 1986)	Second amendment to approved expansion allowing additional building height to a maximum of 30 feet.
PA-89-103 September 25, 1989	Enclose a vehicle display area at the northwest corner of the site.
PA-00-12 April 24, 2000	Enclose a drive through and expand the showroom by 1,760 sq. ft.

As a condition of approval of PA-00-12, the applicant is required to apply for a Conditional Use Permit for any expansion of the service area because of prior concerns with noise impacts to the adjacent residential property.

ANALYSIS

Amendment to Conditional Use Permit PA-85-210

The proposed amendment to Conditional Use Permit PA-85-210 consists of the expansion of the automobile repair service use within an existing parking structure. This proposal is the third amendment to the original entitlement for the parking structure. The existing, four-level parking structure includes automobile service areas on the first floor and in the

basement level. The remaining upper levels are used as parking spaces for general storage of inventory. The proposed amendment includes the following:

- Conversion of 6,015 square feet on the first floor of the parking structure for light auto body work. The area includes 20 parking spaces and is currently used as parking spaces for the service area.
- Installation of four new spray booths in Service Building B in place of existing service bays.

Expansion of the automobile repair use is required to comply with the additional development standards for repair of motor vehicles because the property is within 200 feet of residentially zoned property. Per Section 13-54 of the Zoning Code, the service and repair operations shall be subject to the following:

- (1) All operations shall be conducted within an enclosed building.
- (2) All areas or structures in which such operations are conducted shall be so located or treated as to prevent annoyance or a detriment to any other existing on-site uses and surrounding properties.
- (3) All activities shall be confined to 7:00 a.m. to 7:00 p.m. when located within 200 feet of residentially zoned property measured from lot line to lot line.
- (4) No damaged or inoperable boats or vehicles shall be stored for purposes other than repair.

The proposed expansion of the existing auto repair use will be completely within an enclosed building. A wall will be constructed along the ground level of the north side of the parking structure facing Village Way to enclose the auto body repair use. The parking structure is constructed along the property line and completely enclosed from the abutting residential property. In addition, a variance was granted to construct the existing 12 foot wall to screen the existing use from the apartments. The existing auto repair service bays are located in Building B which is approximately 140 feet away from the east property line of the adjacent apartment project. The spray booths are replacing three existing service bays in Building B. One of the service bays was previously used as a spray booth. The applicant intends to obtain a permit from the SCAQMD to allow installation of the spray booths. The spray booths will be modular, self-contained units that will prevent release of fumes or odors. The air compressors and mechanical equipment will be located within an enclosed equipment room to prevent noise. As such, the operations are located and treated to prevent annoyance or detriment to the adjacent apartment building. The hours of operation are limited to 7:00 a.m. to 7:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturday. No damaged or inoperable vehicles shall be stored on site for purposes other than repair. The majority of the surface parking is used for vehicle inventory.

A parking area on the first level of the parking structure would be converted to automobile repair use. The existing wrought iron along the north façade of the parking structure would be removed and replaced with a solid wall to prevent noise, odors and views of the repair area from Village Way. The spray booths will be self-contained modular units located completely within the service bay space. The air compressors and mechanical equipment

are within an enclosed room inside of the building. In the past the service bay at the north end of Building B housed a spray booth. The ventilation equipment had become obsolete and the Southern California Air Quality Management District (SCAQMD) permit was not renewed. Subsequently, the spray booth was removed along with the mechanical, i.e. exhaust, equipment. Some of the duct work remains visible in the service bay.

Parking

The Zoning Code requires four parking spaces for every 1,000 square feet of gross floor area. A total of 44,338 square feet of office, showroom/display, service and parts is provided on site; therefore, a total of 177 parking spaces are required for the proposed and existing uses. There are of 619 parking spaces within the site; 288 parking spaces are provided within the parking structure and 331 are provided as surface parking.

Further Analysis

Staff supports the above requests based on the following:

- *The proposed expansion of the automobile repair use will not adversely impact the surrounding properties.* The proposed automobile repair expansion is completely within the existing parking structure and will incorporate new walls to prevent views of the repair work from Village Way. The basement and a portion of the parking structure is currently used for auto repair. This amendment will allow body work in addition to auto repair (oil change, etc.) within the same area of the parking structure. The repair area is within the structure, separated from the neighboring apartments by a 12-high block wall (approved by a variance in 1986); therefore, the neighboring residential buildings will not be exposed to odors, fumes, or noise from the repair work. Furthermore, any new mechanical equipment related to the operation of auto repair or spray booths is required to be within the building or screened to baffle the noise. The proposed spray booths are enclosed and located within an existing auto repair building located more than 140 feet from the neighboring residential uses.
- *The applicable previous conditions of approval for PA-85-210 have been carried over to the new listing of conditions.* The conditions of approval for Conditional Use Permit PA-85-210 and the subsequent amendments have been carried over to ensure that adjacent uses and properties are not adversely impacted.

ENVIRONMENTAL DETERMINATION

If approved, the project would be exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction or Conversion of Small Structures. The new automobile service area will replace parking spaces within the existing parking structure and the spray booths will replace existing service bays.

CONCLUSION

The proposed use, with the recommended conditions of approval, will be consistent with the City's Zoning Code and General Plan. The proposed project, as conditioned, will minimize any adverse impacts to surrounding properties. Therefore, staff supports the applicant's request.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Continue the project to a later Planning Commission meeting to allow time for further analysis or project revisions.
2. Direct staff to prepare a Resolution for denial of the project.


ANTONIO GARDEA
Senior Planner


JERRY GUARRACINO, AICP
Interim Asst. Development Services Director

- Attachments:
1. Draft Planning Commission Resolution
 2. Applicant's Descriptions of the Use
 3. Location Map
 4. Plans

cc: Director of Economic & Development Services/Deputy CEO
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (6)
File (2)

Vandana Kelkar
Stantec Architecture, Inc.
38 Technology Drive
Irvine, CA 92613

J. Barney Page
Director of Real Estate
C.J. Segerstrom & Sons
3315 Fairview Road
Costa Mesa, CA 92626

Scott Magnuson
General Manager
The White Hawk Partnership
P.O. Box 427
Pauma Valley, CA 92061

RESOLUTION NO. PC-14-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING AMENDMENT TO CONDITIONAL USE PERMIT PA-85-210 A3 FOR EXPANSION OF AN EXISTING AUTO REPAIR FACILITY AT THE HONDA AUTO DEALERSHIP LOCATED AT 2888 HARBOR BOULEVARD.

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

WHEREAS, an application was filed by Vandana Kelkar (Stantec Architecture, Inc.), representing AutoNation (Honda), the subtenant of leaseholder and property owner, The Whitehawk Partnership for the property located at 2888 Harbor Boulevard for an Amendment to Conditional Use Permit PA-85-210 to allow expansion of the existing ancillary automobile repair use;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 28, 2014, with all persons having the 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 **APPROVES** PA-85-210 A3 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 PA-85-210 A3 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 28th day of April, 2014

Jim Fitzpatrick, Chair
Costa Mesa Planning Commission

8

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 April 28, 2014, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT A

FINDINGS

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) with regard to the conditional use permit because:

Required Finding: The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Response: The proposed expansion of the existing automobile repair use is compatible with the surrounding automobile dealerships along Harbor Boulevard. The existing automobile repair use within the parking structure is adjacent to the existing multiple story apartments to the east. The automobile repair use currently operates completely within the building and is not visible from the adjacent property. The proposed expansion will be screened by a new block wall along the north side of the parking structure and therefore would not be visible and would not have adverse or negative effects any of the surrounding properties.

The proposed spray booths in Building B are within the existing service bays and are separated from the apartments by more than 140 feet and an existing 12-foot high block wall. The spray booths and related mechanical equipment, specifically the air compressors, are completely contained within the service building. Therefore, no noise, odors, or fumes are anticipated to affect the adjacent property.

Required Finding: Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Response: The applicable previous conditions of approval for the automobile repair use have been incorporated with the amendment to the Conditional Use Permit. The proposed conversion of the parking level to automobile repair use is completely within the existing parking structure and will not be visible from the surrounding streets.

Required Finding: Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Response: The proposed expansion of the ancillary automobile repair use complies with the intent of the Zoning Code and the General Plan capacity in terms of Floor Area Ratio and trip generation, as conditioned, to ensure compatibility with the surrounding neighborhood.

- B. **Required Finding:** The project development or use is substantially in compliance with Costa Mesa Municipal Code Section 13-54. (b) as it pertains to service and repair of motor vehicles within 200 feet of residentially zoned properties.

Response: The existing service and repair operations comply with Section 13-54 of the Zoning Code, the additional development standards for repair of motor vehicles within 200 feet of residentially zoned property. The proposed expansion of the existing auto repair use will be completely within an enclosed building. A wall will be constructed along the ground level of the north side of the parking structure facing Village Way to enclose the auto body repair use. The parking structure is constructed along the property line and completely enclosed from the abutting residential property. In addition, a variance was granted to construct the existing 12 foot wall to screen the existing use from the apartments. The existing auto repair service bays are located in Building B which is approximately 140 feet away from the east property line of the adjacent apartment building. The spray booths are replacing three existing service bays in Building B. One of the service bays was previously used as a spray booth. The applicant intends to obtain a permit from the SCAQMD to allow installation of the spray booths. The air compressors and mechanical equipment will be located within an enclosed equipment room to prevent noise. The spray booths will be modular, self-contained units that will prevent release of fumes or odors. As such, the operations are located and treated to prevent annoyance or detriment to the adjacent apartment building. The hours of operation are limited to 7:00 a.m. to 7:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturday. No damaged or inoperable vehicles shall be stored on site for purposes other than repair. The majority of the surface parking is used for vehicle inventory.

- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City's environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction or Conversion of Small Structures.
- D. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. The conditions of approval for PA-85-210 A3 shall supersede and replace the previous conditions of approval for PA-85-210, PA-85-210 A, PA-85-210 A2, PA-89-103, and PA-00-12.
 2. The use shall be limited to the type of operation as described in the staff report and the applicant's letters of description dated February 8, 2014 and March 10, 2014. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division 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)].
 3. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
 4. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
 5. The conditions of approval for PA-85-210 A3 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 6. All new construction shall be architecturally compatible with regard to building materials, style, colors, etc. with the existing structure(s). Plans submitted for plan check shall indicate how this will be accomplished.
 7. All materials and supplies shall be stored inside the building.

8. The air compressor(s) and other mechanical equipment necessary for the spray booths shall be enclosed within Building B to minimize sound.
9. The hours of operation for the automobile repair use shall be limited to 7:00 a.m. to 7:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturday.
10. Road testing of vehicles shall not be performed on residential streets.
11. Perimeter lighting shall not illuminate the adjacent residential property.
12. Street addresses shall be displayed on the freestanding sign, or, if there is no freestanding sign, on the fascia or store front adjacent to the main entrance of the building, in a manner visible to the public street. Numerals Street address numerals shall be a minimum 12" in height with not less than 1/2" stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than 1/4" stroke and shall contrast sharply with the background.
13. 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.
14. Public address systems are prohibited. Any existing system shall be removed from the premises prior to building final.
15. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
16. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the

right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.

17. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.

Eng.

18. The applicant shall remove storm drain facilities in the parking area that connect or discharge directly into the public storm drain system. Any runoff from the automobile repair service area shall be collected, treated and/or discharged into the sanitary system. The applicant shall contract the sanitation district for review and approval prior to issuance of a building permit.
19. All auto repair work shall be conducted within Buildings B and D. Repair work, including sanding, buffing, priming, or painting shall be conducted inside of a building to prevent discharge of wastewater into the storm drain system.

CODE REQUIREMENTS:

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of the zoning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining a business license and legally establishes the business. If the applicant is unable to establish the use within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
2. Parking stalls shall be double-striped in accordance with City standards.
3. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
4. Use shall comply with all requirements of Code Sections 13-43 Article 3, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to commercial development standards.
- Bus.
Lic. 5. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- Bldg. 6. Comply with the requirements of the 2013 California Building Code, 2013 California Electrical Code, 2013 California Mechanical Code , 2013 California Plumbing Code, 2013 California Green Building Standards Code, and 2013 California Energy Code (or the applicable adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Areas of alteration and additions shall comply with 2013 California Green Building Standards Code Section 5.303.2.
- Trans. 7. Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Planning Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated including credits for all existing uses. At the current rate per trip end, the traffic impact fee is estimated at \$11,960.00. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permit/certificate of occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

- Eng. 8. For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to an administrative penalty as follows: \$1,000 or 3% of the total project value, whichever is greater.

SPECIAL DISTRICT REQUIREMENTS

The requirement of the following special districts are hereby forwarded to the applicant:

- Sani. 1. It is recommended that the applicant contact the Costa Mesa Sanitary District at 949.645.8400 for current district requirements.
- AQMD 2. Applicant shall contact the Air Quality Management District 800.288.7664 for potential additional conditions of development or for additional permits required by the District.
- CDFA 3. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
- Water 4. Applicant is reminded that additional conditions of development may be imposed by Mesa Consolidated Water District (949) 631-1200 and/or other serving utilities. Subject to approval by the board of directors, Mesa Consolidated Water District may require payment of a developer impact fee prior to installation of water service or construction of required master plan facilities.



Stantec Architecture Inc.
38 Technology Drive, Suite 100
Irvine CA 92618-5312
Tel: (949) 923-6000
Fax: (949) 923-6121

ATTACHMENT 2

February 18, 2014

Attention: Planner

City of Costa Mesa
77 Fair Drive
Costa Mesa, Ca 92626

Reference: Honda Dealership Costa Mesa- 2888 Harbor Blvd.

Dear Sir/Madam,

We are hereby proposing a remodel to accommodate Paint booths, Paint mix room & preparation booth at existing Service Bldg. B & converting part of the existing detail bays & parking structure to Light Body shop at Bldg. D located at 2888 Harbor Blvd. This project was originally built as a dealership in 1967 with the present uses of Automobile Showroom & Service building. Then in 1986-87 this site was remodeled to add the office building & parking structure for service write up, new vehicle storage & auto service areas.

These modifications we are proposing will be consistent with the conditions of approval of all past planning applications including but not limited to PA-85-210, 210A, 201A2, PA-87-137, PA-88-174, PA-89-103 & PC-0021 for this site.

The existing use on this property is Showroom (auto sales) & Service (auto service). Proposed Paint booths & Light Body shop are an ancillary use for this site. The Paint booths located in bldg. B are in the middle of the site & will be farthest from the adjacent residential property. Paint booth permits will be obtained at a later date & will be regulated by South Coast Air quality design standards. At building D, where we are proposing Light bBody shop, we are proposing to add a wall on the North side adjacent to Village Way to mitigate any noise impacts on the property.

These proposed uses & will not add any additional traffic to the property nor will it change the operational characteristics of the project.

Please call if you have any questions.

Regards,

STANTEC ARCHITECTURE INC.

Vandana Kelkar
Sr. Project Architect

Design with community in mind

Doing business as:
Stantec Architecture and Engineering (NY)
Stantec Architecture P.C. (DC, MS, MO, NE)
For a list of our registered architects, please visit www.stantec.com/registeredarchitects



Stantec Architecture Inc.
38 Technology Drive, Suite 100
Irvine CA 92618-5312
Tel: (949) 923-6000
Fax: (949) 923-6121

March 10, 2014

Attention: Antonio Gardea
City of Costa Mesa
77 Fair Drive
Costa Mesa, Ca 92626

Reference: Honda Dealership Costa Mesa- 2888 Harbor Blvd.

Dear Antonio,

We are writing this letter in response to your letter dated March 7th 2014 requesting more information

- 1) Existing Building "D" currently has an Auto repair/service bays on the east end abutting the residential. The proposed use of steel light body work will not be any different than the current use. This use will not create any additional nuisance effects (noise, odor, fumes) to the residents of the building immediately to the East of Building "D". There are no windows, doors or any other openings along the residential property line.
- 2) The paint booths are all enclosed & there will be no work done outside of the building footprint. No liquid waste will be discharged in the environment. Paint booths are permitted to be operational by South Coast Air Quality Management District.
- 3) At building "D" existing Auto repair/service bays is 6,150 sf- this along with additional 6,015 sf with a total of 12,165 sf will be steel & light body shop area. & 5,115 sf in the basement will be Aluminum prep area. At bldg. B we will convert the existing 3,150 sf of Auto repair/service bays to paint body shop.

Please call if you have any questions.

Regards,

STANTEC ARCHITECTURE INC.

Vandana Kelkar
Sr. Project Architect
Phone: (949) 923-6042
Vandana.Kelkar@stantec.com

Design with community in mind

Doing business as:
Stantec Architecture and Engineering (NY)
Stantec Architecture P.C. (DC, MS, MO, NE)
For a list of our registered architects, please visit www.stantec.com/registeredarchitects

Map Display



