



# **PLANNING COMMISSION**

## **AGENDA REPORT**

MEETING DATE: JULY 14, 2014

ITEM NUMBER: PH-2

**SUBJECT: PLANNING APPLICATION PA-88-134 A2: SECOND AMENDMENT FOR THE ORANGE COAST BUICK/GMC/CADILLAC DEALERSHIP LOCATED AT 2600 HARBOR BOULEVARD**

**DATE: JULY 3, 2014**

**FROM: PLANNING DEPARTMENT/DEVELOPMENT SERVICES DIVISION**

**PRESENTATION BY: MEL LEE, SENIOR PLANNER**

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611  
mel.lee@costamesaca.gov**

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### **DESCRIPTION**

The project is a second amendment to Planning Application PA-88-134 for the Orange Coast Buick/GMC/Cadillac dealership to construct a 34,000 square foot second floor parking deck over a portion of the previously permitted 52,779 square foot automotive dealership building, as well as a portion of the proposed parking lot, for storage of vehicle inventory. An Administrative Adjustment to deviate from the rear yard setback requirements for the proposed second floor parking deck (50-foot rear yard setback required; 32-foot setback proposed) was superseded by a previous variance for a 0 foot rear setback approved under PA-88-134. A 32-foot rear yard setback for the dealership building was approved under PA-88-134 A1.

### **APPLICANT**

Dennis J. Flynn Architects, Inc. is the authorized agent for the property owner.

### **RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332 (In-Fill Development).
2. Approve by adoption of Planning Commission resolution, subject to conditions of approval.

## PLANNING APPLICATION SUMMARY

Location: 2600 Harbor Blvd. Application: PA-88-134 A2

Request: Second amendment to a Conditional Use Permit for a new automotive dealership to accommodate a 34,000 SF second level parking deck for GMC/Buick/Cadillac.

### SUBJECT PROPERTY:

### SURROUNDING PROPERTY:

Zone: <u>C1</u>	North: <u>(Acr. Merrimac Wy.) R2-MD, car dealership</u>
General Plan: <u>General Commercial</u>	South: <u>(Acr. Princeton Dr.) R1, single family homes</u>
Lot Dimensions: <u>352 FT X 443 FT</u>	East: <u>R3, apartment project</u>
Lot Area: <u>178,603 SF (4.1 AC)</u>	West: <u>(Acr. Harbor Blvd.) PDR-HD, apartment project</u>
Existing Development: <u>52,779 SF Car Dealership (Under Construction)</u>	

### DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
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<b>Lot Size:</b>		
Lot Width	120 FT	352 FT
Lot Area	12,000 SF	178,603 SF (4.1 AC)
<b>Floor Area Ratio:</b>		
Moderate Traffic FAR	.30 (53,581 SF)	.29 (52,779 SF) (1)
<b>Building Height:</b>		
	2 Stories/30 FT	2 Stories/25 FT
<b>Interior landscaping</b>		
	5,275 SF	5,625 SF
<b>Setbacks (Buildings):</b>		
Front (Harbor Blvd.)	20 FT	97 FT
Side (left/right)	15 FT/50 FT	54 FT/52 FT
Rear	50 FT	32 FT (2)
<b>Setbacks (Landscaping):</b>		
Front (Harbor Blvd.)	20 FT	5.5 FT (2)
Side (left – Merrimac Wy.)	15 FT	3 FT to 5 FT (2)
Rear	NA	NA
<b>Parking</b>		
TOTAL	211 Spaces	359 Spaces (211 Vehicle Display, Customer and Employee Parking Spaces Plus 148 Spaces on the Second Floor Parking Deck)

(1) The proposed parking deck is not included in FAR calculation because it is not enclosed.

(2) Previous deviations approved under PA-88-134 and PA-88-134 A1.

CEQA Status Exempt, Class 32 (In-Fill Development)

Final Action Planning Commission

## **BACKGROUND**

### ***Project Site/Environs***

The property is located on the southeast corner of Harbor Boulevard and Merrimac Way and is approximately 4.1 acres in size. The property is zoned C1 (Local Business District) and has a General Plan Designation of General Commercial. The site previously contained an approximately 52,000 square foot automotive dealership (Orange Coast Buick/GMC/Cadillac) consisting of vehicle sales and service, as well as outdoor vehicle display and storage. These improvements were recently demolished to make way for construction of a new 52,779 square foot automotive dealership for Orange Coast Buick/GMC/Cadillac. The site abuts single-family residential (R1) zoned properties to the south (along Princeton Drive) and a multiple-family residential (R3) zoned property to the east (along Merrimac Way).

### ***Prior Land Use Approvals***

A summary of the previous entitlements granted for the property is described below:

#### **Conditional Use Permit C-32-67**

The original conditional use permit (CUP) approved for the car dealership on the property, approved by the Planning Commission on May 22, 1967.

#### **Zone Exception Permit ZE-137-70**

A proposal to construct a 7,900 square foot garage structure on the property, approved by the Planning Commission on December 28, 1970.

#### **Planning Application PA-87-78 (Expired)**

Conditional use permit to construct an addition to the existing 47,300 square foot dealership building (Buick) with variances from fence height, and front, rear, and side setbacks, as well as a lot line adjustment for the property was approved by the Planning Commission on April 27, 1987. However, because building permits were never obtained for the project, this approval expired.

#### **Planning Application PA-88-134**

Conditional Use Permit to construct an additional 4,700 square feet, for a Buick franchise, to the existing 47,300 square foot auto dealership building (approximately 52,000 square feet total) with variances from fence height, and front, rear, and side setbacks on the property, as well as a lot line adjustment for the property was approved by the Planning Commission on September 12, 1988. This planning application reflects the development on the property up until the recent demolition which took place within the past few months.

Planning Application PA-90-09

Planned signing program consisting of building and freestanding signs for the auto dealership, approved by the Planning Commission on January 8, 1990.

Planning Application PA-88-134 A1

Amendment to Planning Application PA-88-134 for the existing Orange Coast Buick/GMC/Cadillac dealership in conjunction with the demolition of the former automotive dealership buildings and the construction of a new 52,779 square foot automotive dealership for Orange Coast Buick/GMC/Cadillac with vehicle sales and service, which was approved by the Zoning Administrator on October 10, 2013, and is currently under construction.

**PROJECT DESCRIPTION**

The applicant is requesting a second amendment to Planning Application PA-88-134 for the Orange Coast Buick/GMC/Cadillac dealership to construct a 34,000 square foot second floor parking deck over a portion of the previously permitted 52,779 square foot automotive dealership building, as well as a portion of the proposed parking lot, for storage of vehicle inventory.

Normally, requests to modify a planning application, in this case, the 1988 conditional use permit for the auto dealership, may be approved by the Zoning Administrator, which was the case for the first amendment (PA-88-134 A1); however, because the proposed second-story parking deck has the potential to affect the abutting residential properties, the request is being brought forward to the Planning Commission for consideration as a public hearing item.

**ANALYSIS**

***Second Amendment to Planning Application PA-88-134***

As noted earlier, the existing buildings on the site were demolished to accommodate the new dealership facility, which is under construction. This included the original two-story vehicle parking deck that abutted the single-family residences south of the site along Princeton Drive, which was approved with a variance for the zero side yard setback under PA-88-134. In place of the parking structure, a ground-level parking/vehicle storage area was proposed and approved as part of PA-88-134 A1.

The current proposal involves the construction of a new second-story vehicle parking deck; however, unlike the deck that was demolished, the proposed structure will be set back 52 feet from the property line with the single-family residences to the south, and exceeds the 50-foot setback required by Code (two times the height of the structure, which is 25 feet, 4 inches in height). Per the conditions of approval for PA-88-134 A1, permanent masonry walls a minimum height of 8 feet are required along the perimeter

interior side and rear property lines. Additionally, the landscape planter adjacent to the single family residences along Princeton Drive, will be extended the full length of the side property line to provide a landscape buffer for all of the abutting homes south of the property line. The landscape buffer is conditioned to be densely landscaped.

The current operating conditions of approval and/or mitigation measures approved for PA-88-134 and PA-88-134 A1 will continue to be complied with:

- Employees shall be instructed to park on-site and not on adjacent residential streets. Additionally, it shall be ensured that adequate customer parking exists on-site.
- The landscape area within the 45-foot setback adjacent to Princeton Drive (including the four existing trees) shall continue to be maintained.
- Trees and shrubs of a sufficient height, texture, and shape shall be installed and maintained in order to obscure the dealership from residences to the east and south.
- Public address system with outdoor speakers shall be prohibited.
- Loading and unloading of vehicles delivered to the dealership will be required to be done on-site. Additionally, loading and unloading of vehicles delivered to the dealership will not be allowed to occur adjacent to residential properties.
- New light standards near residential properties will be required to be located and oriented in such a way as to minimize light spillage onto surrounding properties. This includes the light standards proposed for the new parking deck.
- Test driving of vehicles will not be permitted on adjacent residential streets or within residential neighborhoods.

Additionally, staff notes the following:

- The proposed project is consistent with the General Plan/Zoning Code with regard to use and intensity. The proposed development is consistent with the uses allowed in the C1 zone and is within the permitted floor area ratio (FAR) for the site. The intent of the Code related to scale and character of the development with adjacent residential uses will be met with the proposed development and the recommended conditions of approval. The project meets and/or exceeds current Zoning Code development standards and the past variances approved for the property.
- The project features quality construction and materials. As noted earlier, the project replaces an outdated auto dealership with a modern facility per General Motors current image standards for their product brands. Perimeter fencing adjacent to

residential properties will be required to be a block wall at a minimum of 8 feet in height.

- Project will comply with Code-required parking. Code requires a total of 211 parking spaces for this development; the submitted plans indicate 359 parking spaces, including the proposed deck.

### ***Administrative adjustment for rear yard setback***

An administrative adjustment to deviate from rear yard setback requirements for the proposed second story deck (50-foot rear yard setback required; 32-foot setback proposed) was included with the public notices; however, it should be pointed out that because of the prior variance approval of 0 feet for the rear yard setback was originally approved under PA-88-134, as well as the approved 32 foot rear building setback for PA-88-134 A1, approval of a new deviation is not necessary and no additional findings are required.

### ***College Park Entry Signage Proposal***

As part of the approval for PA-88-134 A1, the applicant was required to remove the existing parking bays within the public-right-of-way along the Harbor Boulevard frontage and replace them with landscaping to enhance the appearance of Harbor Boulevard. In a further effort to enhance the appearance of Harbor Boulevard, the Mayor Pro Tem directed staff to work with the applicant to provide, at their expense, two entry signs, identifying the “College Park” residential neighborhood, at the corner of Harbor Boulevard and Princeton Drive. A preliminary plan is attached to this report for reference.

One sign is proposed to be installed within the large landscape planter at the northeast corner that is part of the dealership property; the other is proposed directly across the street on a property containing a single-family residence (463 Princeton Drive). The final design and placement has not been finalized, pending approval by Public Services and Transportation Services; staff has incorporated, as a condition of approval, that the applicant continue to work with staff on finalizing the signage, which will also require the approval of the owner of the 463 Princeton Drive property.

### **ENVIRONMENTAL DETERMINATION**

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-Fill Development. This project site is less than five acres (4.1 acres total) and the development is in compliance with the City’s General Plan and zoning designation. The project also complies with the requirements for inclusion under this exemption as follows:

- The project is consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as a habitat for endangered, rare, or threatened species.
- Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

**GENERAL PLAN CONFORMITY**

Because the project, if approved, is required to be operated in compliance with the recommended conditions of approval, the project would conform to the City’s General Plan. The specific General Plan objective with which the proposed project complies with is the following:

- Land Use Objective LU-1F.5: Provide opportunities for the development of well-planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible commercial within a single project or neighborhood. The project also complies with the uses and development as allowed per the General Commercial designation of the property and the maximum allowable Floor Area Ratio (FAR).

**LEGAL REVIEW**

The City Attorney has reviewed the resolution and it has been approved as to the form by the City Attorney’s Office.

**ALTERNATIVES**

The Planning Commission has the following alternative:

1. Deny the project as revised. If the project were denied, the applicant could not submit substantially the same type of application for six months. The applicant can continue with the construction of the new dealership building, without the deck, as approved under PA-88-134 A1.

  
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 MEL LEE, AICP  
 Senior Planner

  
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 JERRY GUARRACINO, AICP  
 Interim Assistant Director of  
 Development Services

Distribution: Director of Economic & Development/Deputy CEO  
 Senior Deputy City Attorney  
 Public Services Director  
 City Engineer

Transportation Services Manager  
Fire Protection Analyst  
Director of Community Improvement Division  
Staff (4)  
File (2)

Dennis Flynn Architects, Inc.  
Attn: Linda Francis, Architect, LEED AP  
190 South Glassell Street, Suite 200  
Orange, CA 92866

Peggy Lee Nabers/White Hawk Partnership  
32355 Pauma Heights Road  
Pauma Valley, CA 92061

Margaret C. Engard  
448 Princeton Drive  
Costa Mesa, CA 92626

Teresa Drain  
427 Princeton Drive  
Costa Mesa, CA 92626

Scott Nguyen  
458 Princeton Drive  
Costa Mesa, CA 92626

James Fowler  
463 Princeton Drive  
Costa Mesa, CA 92626

- Attachments:
1. Draft Resolution
  2. Applicant's Description of the Use
  3. Concept College Park Entry Sign Plans
  4. Location Map, Site Photos, and Plans

## RESOLUTION NO. PC-14-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-88-134 A2, SECOND AMENDMENT OF THE CONDITIONAL USE PERMIT FOR THE ORANGE COAST BUICK/GMC/CADILLAC DEALERSHIP LOCATED AT 2600 HARBOR BOULEVARD**

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

WHEREAS, an application was filed by Dennis J. Flynn Architects, Inc, authorized agent for the owner of real property located at 2600 Harbor Boulevard, for the following:

- Second amendment to Planning Application PA-88-134 for the Orange Coast Buick/GMC/Cadillac dealership to construct a 34,000 square foot second floor parking deck over a portion of the previously permitted 52,779 square foot automotive dealership building, as well as a portion of the proposed parking lot, for storage of vehicle inventory.
- Administrative adjustment to deviate from rear yard setback requirements for the proposed second floor parking deck (50-foot rear yard setback required; 32-foot setback proposed). A previous variance for a zero-foot rear setback was approved under PA-88-134. A 32-foot rear yard setback for the dealership building was approved under PA-88-134 A1.

WHEREAS, a duly noticed public hearing held by the Planning Commission on July 14, 2014 with all persons having the opportunity to speak and be heard for and against the proposal.

WHEREAS, 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 15303 for New Construction.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-88-134 A2.

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-88-134 A2 and upon applicant's compliance with each and all of the conditions in Exhibit B, and 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 project, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 14th day of July, 2014.**

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Jim Fitzpatrick Chair,  
Costa Mesa Planning Commission



## EXHIBIT A

### FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:

**Required Finding:** A compatible and harmonious relationship exists between the proposed use and existing buildings, site development, and uses that exist or have been approved for the general neighborhoods.

**Response:** With the implementation of the recommended conditions of approval, the proposed project will be compatible and harmonious with uses that exist within the general neighborhood. The project features quality construction and materials. The proposed site improvements and upgrades will improve and enhance the appearance of the property from Harbor Boulevard. Interface of the project with abutting residential uses per the conditions of approval for PA-88-134 A1 require permanent masonry walls a minimum height of 8 feet height as well as a landscape buffer for all of the abutting homes south of the property line.

**Required Finding:** Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.

**Response:** The on-site parking for the project exceeds the amount required by code, which requires a total of 211 parking spaces for this development; the submitted plans indicate 359 parking spaces, including the proposed deck. New light standards near residential properties will be required to be located and oriented in such a way as to minimize light spillage onto surrounding properties. This includes the light standards proposed for the parking deck.

**Required Finding:** The use complies with performance standards as prescribed elsewhere in the Zoning Code.

**Response:** The project complies with the intent of the City's Zoning Code as it pertains to building height, setbacks, and on-site landscaping, and complies with the intent of the Zoning Code as it pertains to on-site parking spaces and overall project Floor Area Ratio (FAR).

**Required Finding:** The use is consistent with the General Plan.

**Response:** Because the project, if approved, is required to be operated in compliance with the recommended conditions of approval, the project would conform to the City's General Plan. The specific General Plan objective with which the proposed project complies with is the following:

Land Use Objective LU-1F.5: Provide opportunities for the development of well-planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible commercial within a single project or neighborhood. The project also complies with the uses and development as allowed per the General Commercial designation of the property and the maximum allowable Floor Area Ratio (FAR).

**Required Finding:** The cumulative effect of all the planning applications have been considered.

**Response:** The cumulative effects of the previous conditional use permits for this site (PA-88-134 and PA-88-134 A1) have all been considered for this project and incorporated as conditions of approval for PA-88-134 A2 where appropriate.

- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) 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 current proposal involves the construction of a new second-story vehicle parking deck; however, unlike the deck that was demolished, the proposed structure will be set back 52 feet from the property line with the single-family residences to the south, and exceeds the 50-foot setback required by Code (two times the height of the structure, which is 25 feet, 4 inches in height). Per the conditions of approval for PA-88-134 A1, permanent masonry walls a minimum height of 8 feet are required along the perimeter interior side and rear property lines. Additionally, the landscape planter along the side (south) property line, adjacent to the single family residences along Princeton Drive, will be extended the full length of the side property line to provide a landscape buffer for all of the abutting homes south of the property line. The landscape buffer will also be required to be densely landscaped. The proposed development, with the recommended conditions of approval, will be compatible with the other uses in the immediate vicinity. Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses.

**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 development will be required to comply with all applicable California Building and Fire Code requirements to ensure the development is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood

**Required Finding:** Granting the conditional use permit or minor 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 project site is zoned C1 (Local Business District) and has a General Plan Designation of General Commercial. The project complies with the intent of the City's Zoning Code as it pertains to building height, setbacks, and on-site landscaping, and complies with the intent of the Zoning Code as it pertains to on-site parking spaces and the General Plan as it pertains to overall project Floor Area Ratio (FAR).

- C. 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.
- D. Portions of the proposed building are an excessive distance from the street necessitating fire apparatus access and provisions for on-site fire hydrants.

## EXHIBIT B

### CONDITIONS OF APPROVAL

- Plng.
1. The conditions of approval, code requirements, and special district requirements of PA-88-134 A2 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  2. These conditions shall supersede the conditions for PA-88-134 A1.
  3. The use shall be limited to the type of operation as described herein. Any change in the operational characteristics 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)].
  4. The following operating conditions of approval and/or mitigation measures for PA-88-134 shall continue to be complied with:
    - a. Employees shall be instructed to park on-site and not on adjacent residential streets. Additionally, it shall be ensured that adequate customer parking exists on-site.
    - b. The landscape area within the 45-foot setback adjacent to Princeton Drive (including the four existing trees) shall continue to be maintained. The Development Services Director may approve modifications to this area to accommodate the proposed College Park Entry signage.
    - c. Trees and shrubs of a sufficient height, texture, and shape shall be installed and maintained in order to obscure the dealership from residences to the east and south.
    - d. Public address system with outdoor speakers shall be prohibited.
  5. Customer and employee parking areas shall be clearly delineated on the site plan and at the project site. If parking problems arise, the operator shall institute whatever operational measures are necessary to minimize or eliminate the problem including, but not limited to, reducing the number of vehicles displayed outdoors.
  6. Test driving of vehicles shall not occur on adjacent residential streets or within residential neighborhoods. The applicant shall provide an exhibit showing the test driving routes for approval by the Planning Division.
  7. The vehicle display area at the corner of Harbor Boulevard and Merrimac Way shall not encroach into the landscape setback area.
  8. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood, including, but not limited to, excessive use of car alarms, employee honking horns, and the use of air compressors outside of buildings. The applicant and/or operator shall institute whatever security and operational measures are necessary to comply with this requirement.
  9. 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.

10. The developer shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy. This inspection is to confirm that the Planning Division conditions of approval and code requirements have been satisfied.
11. 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.
12. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
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 stormwater 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. 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. Permanent masonry wall(s) shall be maintained or constructed along the perimeter interior side and rear property lines of the development lot at a minimum height of eight feet as measured from the highest adjacent grade. The perimeter walls shall have a finished quality on both sides. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. The Development Services Director may approve other alternative design and opaque materials for the perimeter walls.
15. The landscape setback areas along the street frontages shall be landscaped with trees and vegetation. The landscape plan shall be approved prior to issuance of building permits and shall contain 24-inch box trees to the satisfaction of the Development Services Director.
16. The landscape planter along the side (south) property line, adjacent to the single family residences, shall be extended the full length of the property line to provide a landscape buffer for all of the abutting homes on this property line, and shall be a minimum of 5 feet in depth clear of the bumper overhang of parked vehicles. The landscape buffer shall also be densely landscaped, subject to the approval by the Development Services Director or designee.
17. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. Freestanding signs shall be subject to review and approval by the Planning Division/Development Services Director to ensure compatibility in terms of size, height, and location with the proposed/existing development, and existing freestanding signs in the vicinity.

18. Prior to the issuance of building permits, the applicant shall submit a lighting plan and photometric study for the approval of the City's Development Services Department. The lighting plan shall demonstrate compliance with the following:
  - The mounting height of lights on light standards shall not exceed 18 feet in any location on the project site (including the parking deck) unless approved by the Development Services Director.
  - The intensity and location of lights on buildings shall be limited to minimize nighttime light and glare to residents and shall be subject to the Development Services Director's approval.
  - All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency.
  - Lighting design and layout shall limit light spillage to no more than 0.5 foot-candles at the property line of the surrounding properties, consistent with the level of lighting that is determined necessary for safety and security purposes on site. Light standards near residential properties shall be located and oriented in such a way as to minimize light spillage onto surrounding properties.
  - The intensity of the parking deck lighting shall be reduced from 9:00 pm until dawn each day to minimize lighting impacts to surrounding properties.
19. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
20. Developer 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 (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. 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.
21. The developer shall provide, at their expense, two entry signs stating "College Park" at the corner of Harbor Boulevard and Princeton Drive to identify the College Park residential neighborhood. The final design and placement shall be subject to the approval of the Public Services and Transportation Services

Divisions. The applicant shall continue to work with staff on finalizing the signage, which will also require the approval of the owner of the 463 Princeton Drive property.

- Eng. 22. Maintain the public right-of-way in a “wet-down” condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
- Trans. 23. Remove existing street parking bays along the Harbor Boulevard frontage, construct new full height curb and gutter, and install new parkway landscaping under the direction of the Public Services Division/City Engineer.
- 24. Loading and unloading of vehicles delivered to the dealership shall be done on-site. Overlay turning templates and path of travel for trucks delivering vehicles on the site plan.
- 25. Loading and unloading of vehicles delivered to the dealership shall not occur adjacent to residential properties.

### **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. 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.
- 2. 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 one of the following actions: 1) obtains demo permit(s), grading permit(s), or building permit(s) for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits 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 zoning application.
- 3. Street address shall be visible from the fascia adjacent to the main entrance or on another prominent location. Numerals shall be a minimum twelve (12) inches in height with not less than three-fourth-inch 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 four (4) inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background.
- 4. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Years Day, Memorial Day, Independence

Day, Labor Day, Thanksgiving Day and Christmas Day.

5. Development shall comply with all requirements of Articles 3 and 9, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to commercial development standards.
6. All new on-site utility services shall be installed underground.
7. Parking stalls shall be double-striped in accordance with City standards.
8. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
9. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
10. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
11. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
12. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
13. Existing mature trees shall be retained wherever possible. Should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed and may be required on a 1:1 basis. This requirement shall be completed under the direction of the Planning Division.
14. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform with City standards. Standard drawings are available from the Planning Division.
- Bldg. 15. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted California Building Code, California Residential 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.
16. Submit grading plans, an erosion control plan, and a hydrology study for this project.
17. The applicant shall submit a soils report for this project. Soils report

recommendation shall be blueprinted on both the architectural and grading plans.

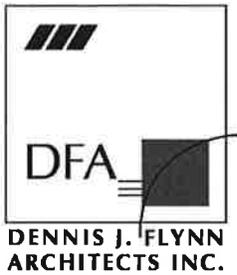
18. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2010 California Building Code CBC 1808.7.4
19. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum of 10 feet measured perpendicular to the face of the wall. CBC 1803.3.
20. Prior to or concurrent with the submittal of plans for plan check, the applicant shall prepare and submit documentation for compliance with the State Water Resources Control Board (SWRCB) Water Quality Order 99-08-DWQ; National Pollutant Discharge Elimination System (NPDES) Permit No. CAS000002 for Storm Water Discharges Associated with Construction Activity (General Permit); the California Regional Water Quality Control Board (RWQCB) Santa Ana Region Order No. R8-2002-0010 and NPDES Permit No. CAS618030; and, the City of Costa Mesa Ordinance No. 97-20 for compliance with NPDES Permit for the City of Costa Mesa. Such documentation shall include a Water Quality Management Plan (WQMP) identifying and detailing the implementation of the applicable Best Management Practices (BMPs).
- Eng. 21. 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.
22. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
23. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.
24. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Plans.
25. The storm runoff study shall show existing and proposed facilities and

- the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site.
- Trans. 26. 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. 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.
  - 27. Close unused drive approaches with full height curb and gutter per City Standards.
  - 28. Parking spaces shall comply with City Standards.
  - Fire 29. Provide four Class A fire hydrants to be located per the direction of the Costa Mesa Fire Department. See Fire Prevention.
  - 30. Provide Fire Sprinkler System per the California Fire Code.
  - 31. Provide 12-inch addresses per Costa Mesa Fire Department standard.
  - Parks/  
Pkwys 32. Plant 24-inch box Pyrus calleryana "Aristocrat" in parkway landscape areas along the Merrimac Way frontage of the project site. The street side parking along Merrimac Way will remain. Where existing driveways are closed along Merrimac Way it will be replaced with parking and, where necessary, parkway.

### **SPECIAL DISTRICT REQUIREMENTS**

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

- Sani 1. It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 to obtain Sanitary 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.
- School 3. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.
- State 4. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation.
- Water 5. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.

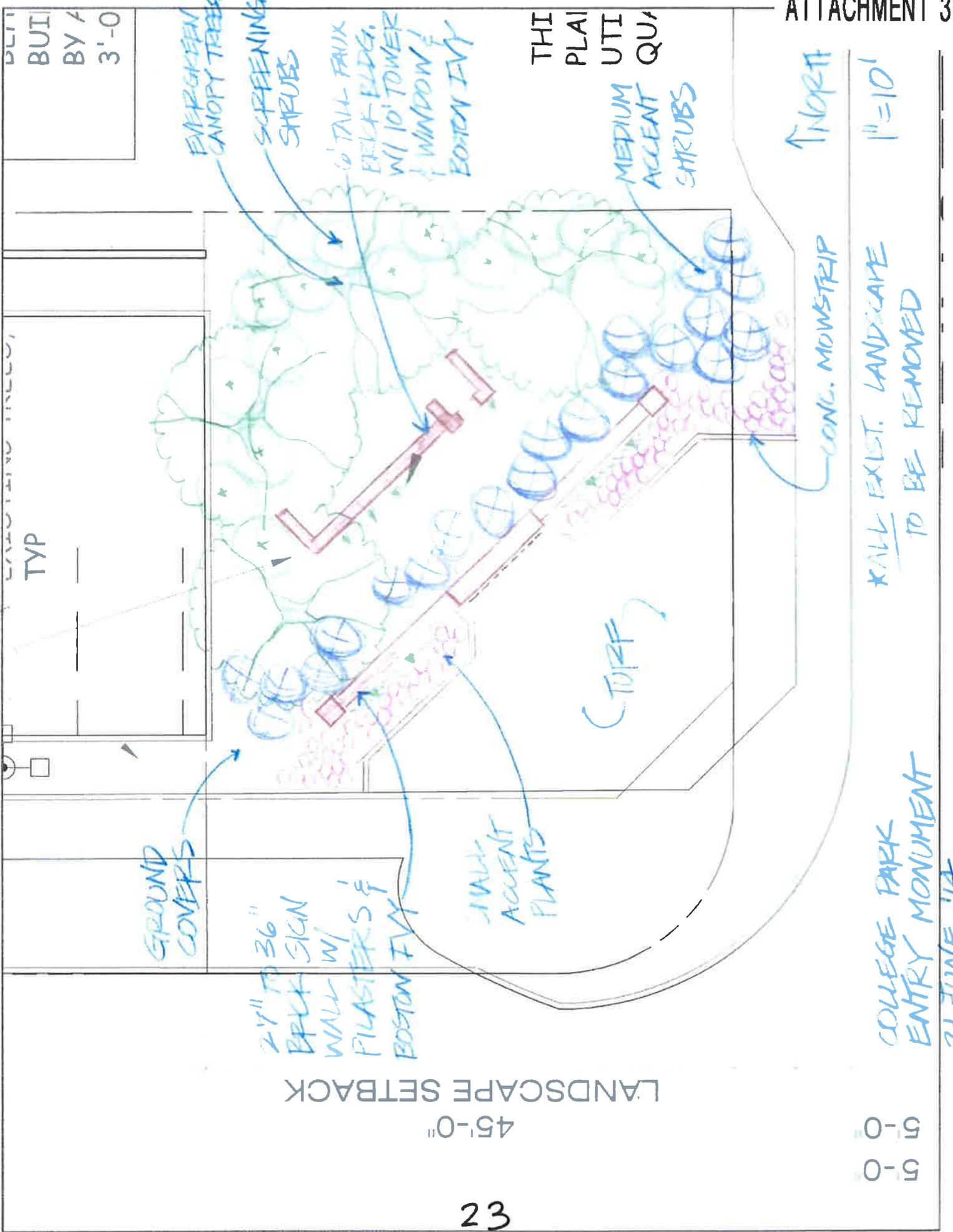


May 28, 2014

Orange Coast Buick/GMC/Cadillac  
DFA Job #21028  
Project description letter: canopy addition

Dennis Flynn Architects is proposing a 34,000 sq.ft. addition to the previously permitted 60,336 square feet, two story automotive dealership located at 2600 Harbor Boulevard. Orange Coast Cadillac would like to increase their parking capacity. This will be accomplished by increasing the size of the roof top and parking vehicles on the roof of a portion of the building. The use of the land is to remain automotive sales and service.

Linda Francis, Architect  
Dennis J. Flynn, Architects, Inc.



BUI  
 BY 7  
 3'-0

TYP  
 GROUND  
 COVERS

EVERGREEN  
 CANOPY TREES  
 SCREENING  
 SHRUBS  
 6' TALL FAUX  
 BELT BLDG.  
 W/ 10' TOWER  
 WINDOW  
 BOTTOM FLY

THIR  
 PLAI  
 UTI  
 QU  
 MEDIUM  
 ACCENT  
 SHRUBS

2' TO 36"  
 BRK SIGN  
 WALL W/  
 PLASTER S  
 BOTTOM FLY  
 WALK  
 ACCENT  
 PLANTS

LANDSCAPE SETBACK

45'-0"

↑ NORTH

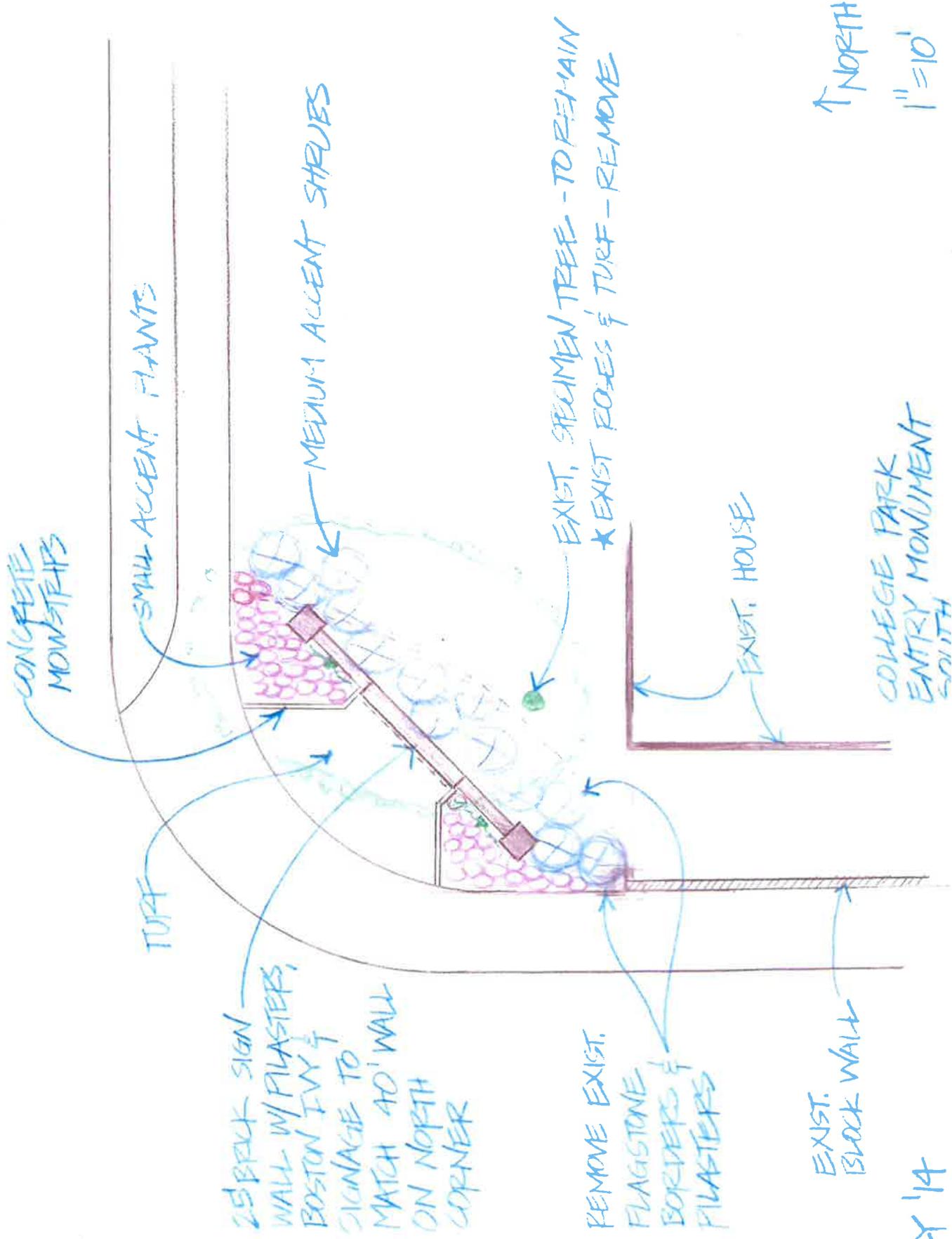
1" = 10'

CONC. MOWSTRIP

ALL EXIST. LANDSCAPE  
 TO BE REMOVED

COLLEGE PARK  
 ENTRY MONUMENT

5'-0"



↑ NORTH  
1" = 10'

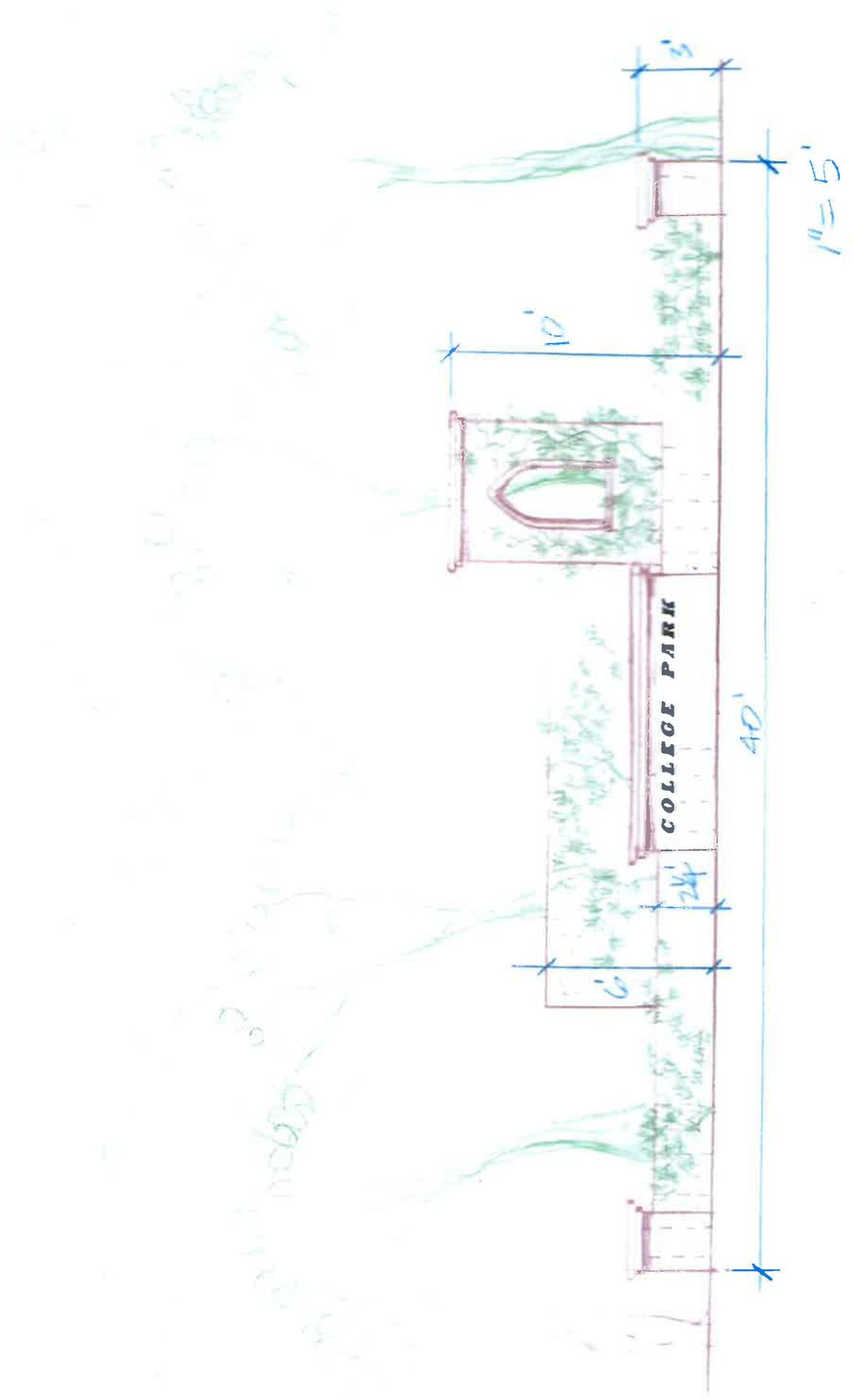
25' BRICK SIGN WALL W/ PLASTER, BOSTON IVY & SIGNAGE TO MATCH 40' WALL ON NORTH CORNER

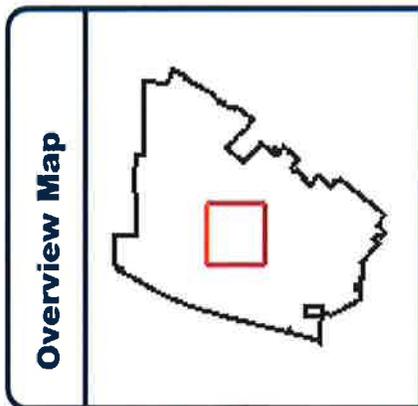
REMOVE EXIST. FLAGSTONE BORDERS & PLASTER

EXIST. BLOCK WALK

COLLEGE PARK ENTRY MONUMENT SOUTH

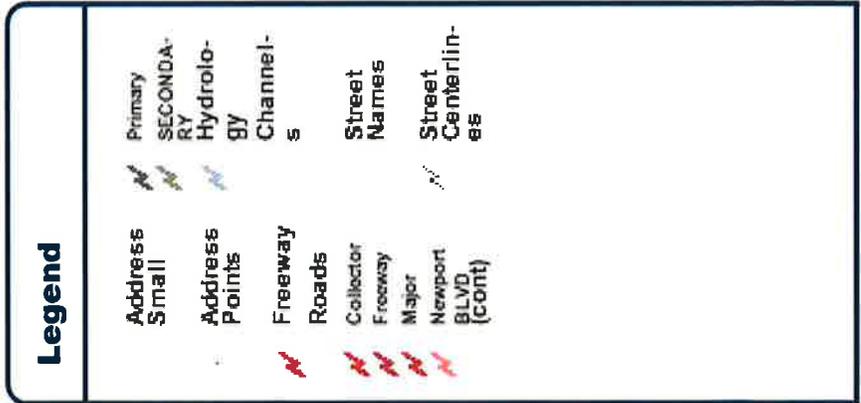
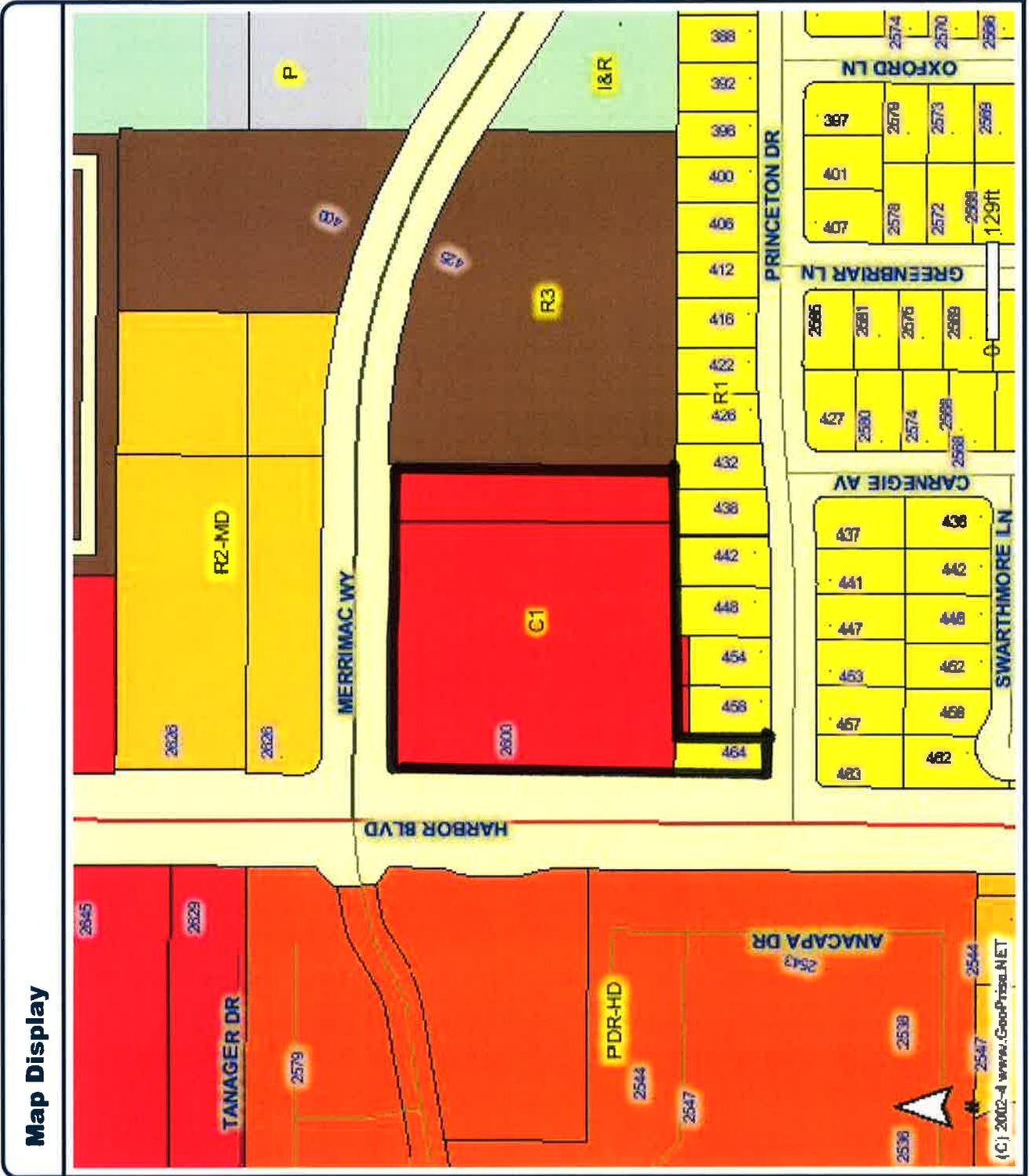
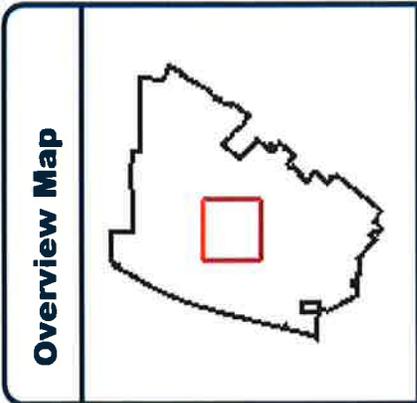
COLLEGE PARK ENTRY MONUMENT  
HARBOR & PRINCETON  
21 JUNE '14





### Legend

Address Small	Primary
Address Points	SECONDARY
Freeway	Hydrology
Roads	Channels
Collector	Street Names
Freeway	Street Centerlines
Major	
Newport Blvd (cent)	



BEFORE DECK



# Orange Coast Buick-GMC-Cadillac Coming Soon

DENNIS J. FLYNN  
ARCHITECTS, INC.  
100 E. LESLIE  
ORANGE CALIFORNIA 92668  
714) 863-2380 - denny@dfarchitect





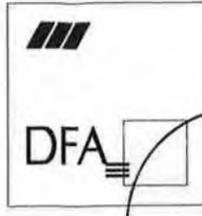
AFTER DECK

29

# Orange Coast Buick-GMC-Cadillac Coming Soon



DENNIS J. FLYNN  
ARCHITECTS, INC.  
11111 UNIVERSITY BLVD  
ORANGE, CALIFORNIA 92668  
714.808-2300 - dennis@dfarch.net



**DENNIS J. FLYNN ARCHITECTS, INC.**  
 190 S. GLASSELL ST., SUITE 200  
 ORANGE, CALIFORNIA 92866

**Orange Coast Cadillac  
 Addition to permitted building**

2600 Harbor Blvd,  
 Costa Mesa, Ca

**The Suburban  
 Collection**  
 1795 Maple Lawn  
 Troy, Michigan

**SHEET INDEX**

ARCHITECTURAL  
 T1 COVER SHEET  
 A-1 PROPOSED SITE PLAN  
 A-2 PROPOSED FIRST FLOOR PLAN  
 A-3 PROPOSED SECOND FLOOR PLAN  
 A-4 PROPOSED ROOF PLAN  
 A-5 PROPOSED ELEVATIONS

**PROJECT INFORMATION**

APN NUMBER: 141-732-07  
 PROJECT OWNER: THE SUBURBAN COLLECTION  
 1795 MAPLE LAWN, TROY, MI  
 ORANGE COAST CADILLAC  
 PROJECT NAME: 2600 HARBOR BLVD, COSTA MESA, CA  
 PROJECT ADDRESS: AUTOMOTIVE SALES AND REPAIR  
 EXISTING LAND USE: AUTOMOTIVE SALES AND REPAIR  
 PROPOSED LAND USE: AUTOMOTIVE SALES AND REPAIR  
 TOTAL LAND AREA: 4.1 ACRES (178,803 SF)  
 TOTAL BUILDING FLOOR AREA: 34,308 SF  
 FLOOR AREA RATIO: (41,688 SF/178,803 SF) = 0.23  
 LOT COVERAGE: BUILDING FOOTPRINT AREA: 41,688 SF/178,803 SF = 0.23  
 DRIVEWAY & PARKING AREA: 115,888 SF/178,803 SF = 0.65  
 OPEN SPACE AREA: 21,228 SF/178,803 SF = 0.12  
 PARKING: BEE PARKING TABULATION ON A-1  
 RATIO: 2 STORY  
 NO OF STORIES: 2 STORY  
 MAXIMUM HEIGHT OF BUILDING: 30'-0"  
 OCCUPANCY: B, S1, S2  
 CONSTRUCTION TYPE: V-B  
 SPRINKLER/DIALARMED: YES

**PROJECT DESCRIPTION:**  
 34,000 SQUARE FOOT ADDITION TO  
 PERMITTED BUILDING

**CONSULTANT LIST**

OWNER  
 THE SUBURBAN COLLECTION  
 1795 MAPLE LAWN  
 TROY, MICHIGAN 48064  
 CONTACT: TIM LEROY PH 248-519-6688 FAX 248-505-2811

ARCHITECT  
 DENNIS J. FLYNN ARCHITECTS INC.  
 300 NORTH EUCLID STREET  
 FULLERTON, CA 92832  
 714-870-4490 CONTACT: LINDA FRANCIS  
 FAX: 714-870-4420

**VICINITY MAP**



THE PROJECT SHALL COMPLY WITH:  
 2013 CALIFORNIA BUILDING CODE  
 2013 CALIFORNIA MECHANICAL CODE  
 2013 CALIFORNIA PLUMBING CODE  
 2013 CALIFORNIA ELECTRICAL CODE  
 2013 CALIFORNIA FIRE CODE  
 2013 CALIFORNIA GREEN CODE

"I HAVE REVIEWED THE TITLE-24 ENERGY CONSERVATION  
 STANDARDS FOR NON-RESIDENTIAL BUILDINGS AND THE DESIGN  
 SUBMITTED CONFORMS SUBSTANTIALLY WITH THOSE REGULATIONS."

ARCHITECT LICENSE NO

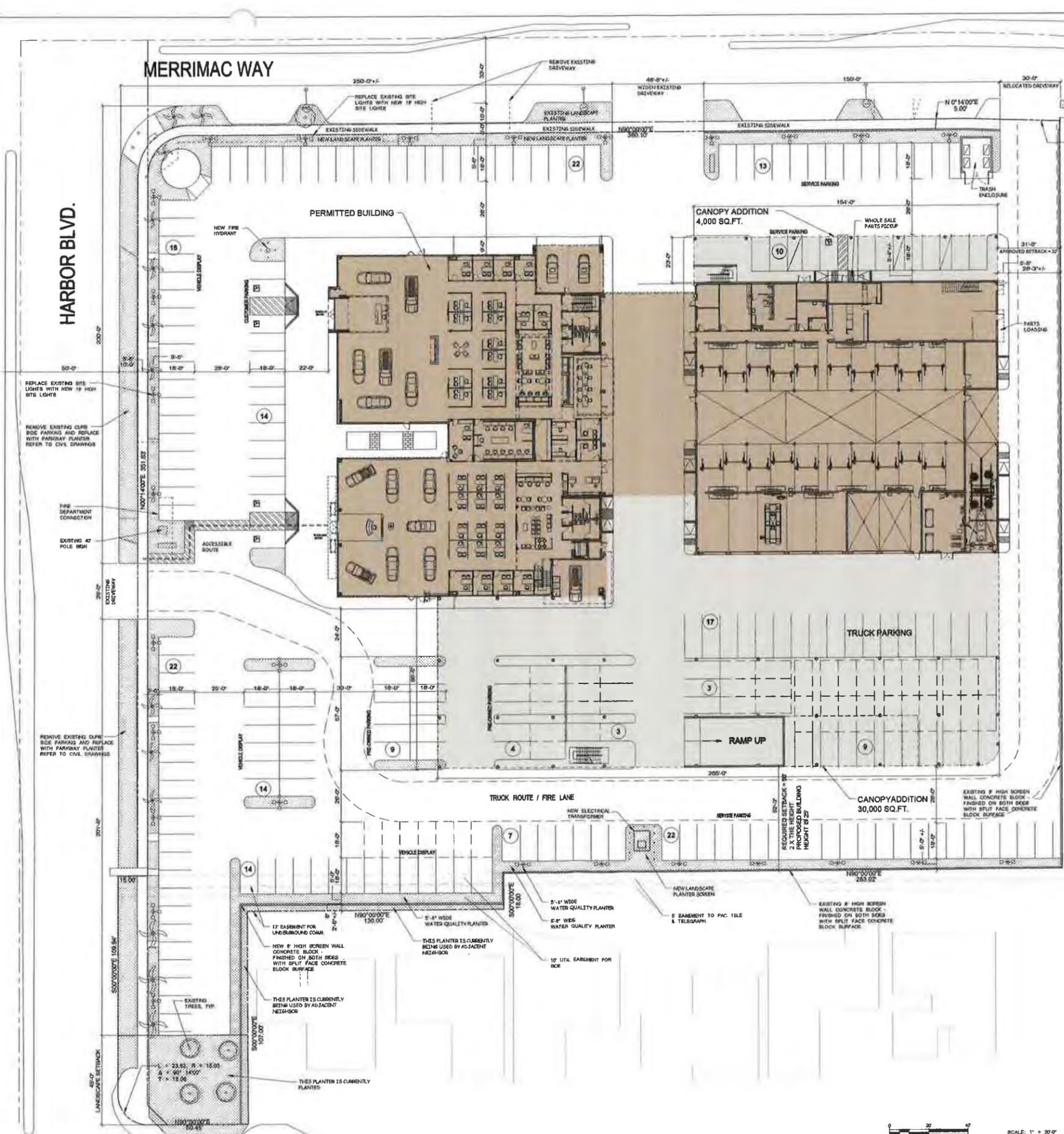
**ORANGE COAST CADILLAC  
 2600 HARBOR BLVD**

**21028**

**T-1**



**DENNIS J. FLYNN ARCHITECTS, INC.**  
 190 S. GLASSELL ST, SUITE 200, ORANGE, CALIFORNIA 92866  
 TEL: 714-602-9300 FAX: 714-602-9307



PROJECT TABULATIONS	
SITE ADDRESS: 8900 HARBOR BOULEVARD	
SITE AREA: 170,800 SF (4.1 ACRES)	
BUILDING AREA:	
FIRST FLOOR ENCLOSED BUILDING	PERMITTED: 41,600 SF
FIRST FLOOR CANOPY - PERMITTED	1,367 SF
SECOND FLOOR - PERMITTED	11,500 SF
PROPOSED ADDITIONAL CANOPY	34,000 SF
TOTAL PROPOSED BUILDING AREA	98,467 SF
BUILDING PATIO (41,848 SF/17,605 SF)	
= 23 PERCENT	
REQUIRED PARKING:	
32,770 @ 41000 +	211 SPACES
PROVIDED PARKING (FORM DRIVEWAY & OTHER PARKING PATIO)	211 SPACES
(11,858 SF/12,802 SF)	= 85 PERCENT
REQUIRED LANDSCAPE AREA:	
211 @ 28 SF.	5,978 SF
PROVIDED LANDSCAPE AREA	12,300 SF
OPEN SPACE RATIO	23.288 SF/12,802 SF
= 12 PERCENT	
CAR COUNT:	
CUSTOMER PARKING	14
SERVICE PARKING	31
DISPLAY PARKING - EMPLOYEE	288
TOTAL	333
STREET SIDE CURB PARKING:	
INFRACE BAYS	25
FRESH BAYS	1
CARWASH TUNNEL	1
REQUIRED ACCESSIBLE STALLS - 8 STALLS	
17 - DEMONSTRATED PARKING STALLS IDENTIFIED AS LOW EMITTING FUEL EFFICIENT AND CARPOOL / VAN POOL - 8% OF 211	
8 - BICYCLE PARKING STALLS REQUIRED - 1% OF 81	
PLANNING DEPARTMENT NOTES:	
13 THE ULTIMATE FINISHES MAY NOT BE FILLED / RAMPED UNDER NECESSARY TO PROVIDE PROPER DRAINAGE AND IN NO CASE SHALL IT BE RAISED IN EXCESS OF 30 INCHES ABOVE THE FINISHED GRADE OF ANY ADJUTING PROPERTY.	
18 PERMITS SHALL BE OBTAINED FOR ALL WORK ACCORDING TO THE PROVISIONS OF THE COSTA MESA ORDINANCE	
CONSTRUCTION RELATIONS OFFICER: RICHARD CARR, WITH PACIFIC WEST BUILDERS PHONE NUMBER IS (516) 267-2133 ADDRESS IS 249 FIRST STREET, SUITE 107, VAN VALLEY, CA 94588	



DENNIS J. FLYNN ARCHITECTS, INC.

190 S GLASSELL STREET, SUITE 200  
ORANGE, CALIFORNIA 92668  
(714) 692-8300 FAX (714) 692-8300

02/23/14 DEVELOPMENT PLAN SUBMITTAL

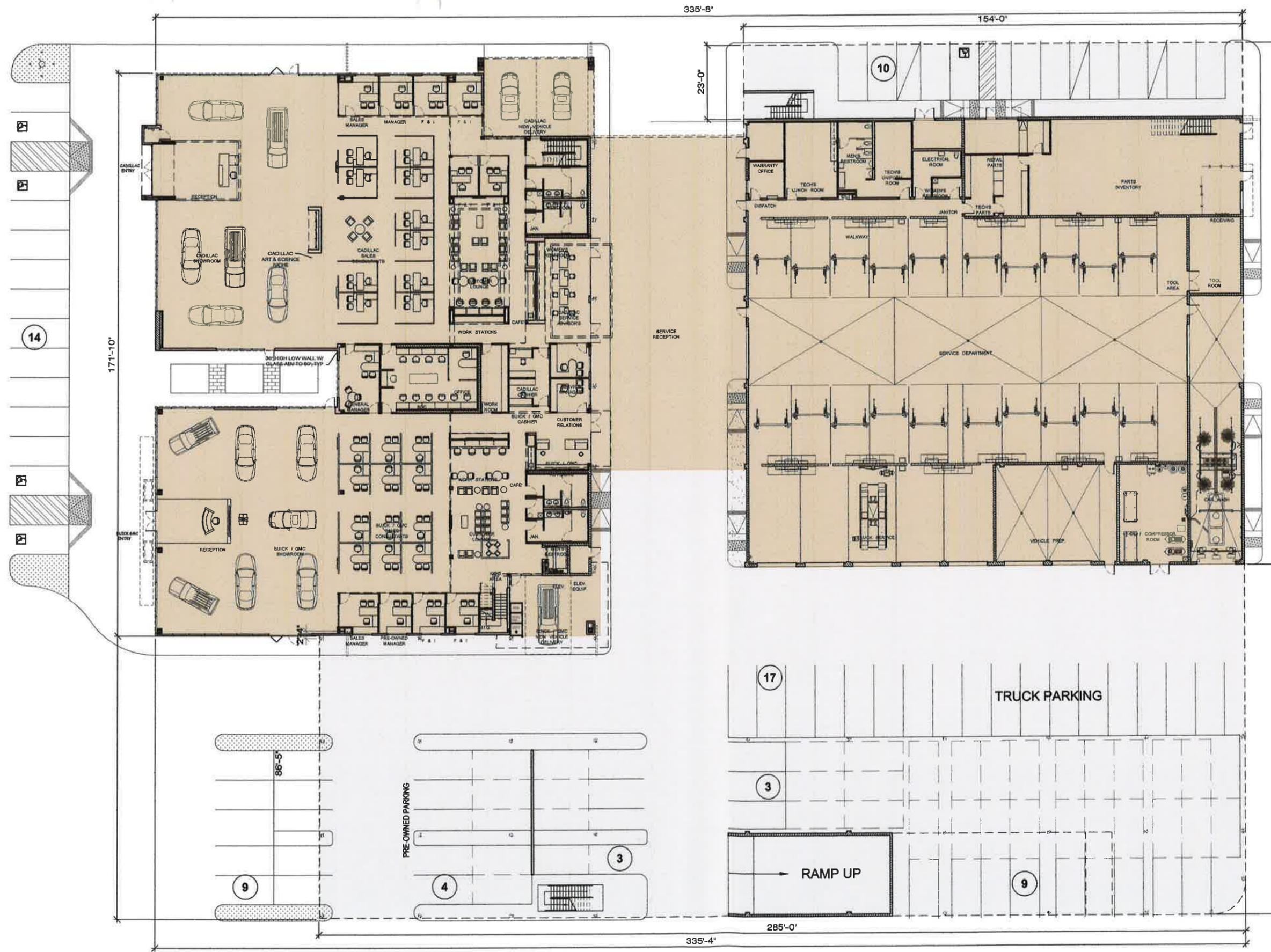
ORANGE COAST  
BUICK GMC CADILLAC  
2600 HARBOR BOULEVARD  
COSTA MESA, CALIFORNIA

CANOPY ADDITION  
SITE PLAN - ADDITION

THE SUBURBAN  
COLLECTION  
1785 MAPLE LAWN  
TROY, MICHIGAN



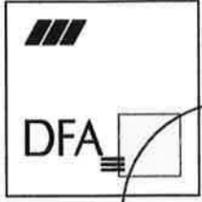
PROJECT 21028  
PRELIMINARY BID PLANS  
THESE DOCUMENTS HAVE NOT BEEN COMPLETELY REVIEWED BY THE OWNER, PROJECT TEAM OR THE BUILDING DEPARTMENT. THESE DOCUMENTS ARE SUBJECT TO REVISION. FUTURE PLAN REVISIONS MAY NOT BE CLEARLY INDICATED AS SUCH ANY BIDS MADE OR CONSTRUCTION PERFORMED BASED ON THESE DOCUMENTS IS AT THE RISK OF THOSE MAKING THE BID OR PERFORMING THE WORK.



FIRST FLOOR PLAN

32

SCALE: 3/32" = 1'-0"



DENNIS J. FLYNN ARCHITECTS, INC.

195 S. GLASSELL STREET, SUITE 200  
 ORANGE, CALIFORNIA 92660  
 (714) 802-6000 FAX (714) 802-6008

05/27/14 DEVELOPMENT PLAN SUBMITTAL

ORANGE COAST  
 BUICK GMC CADILLAC  
 2000 HARBOR BOULEVARD  
 COSTA MESA, CALIFORNIA

CANOPY ADDITION  
 FIRST FLOOR PLAN

THE SUBURBAN COLLECTION  
 1705 MAPLE LAWN  
 TROY, MICHIGAN

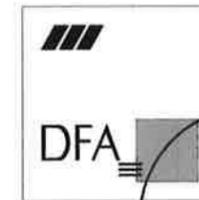
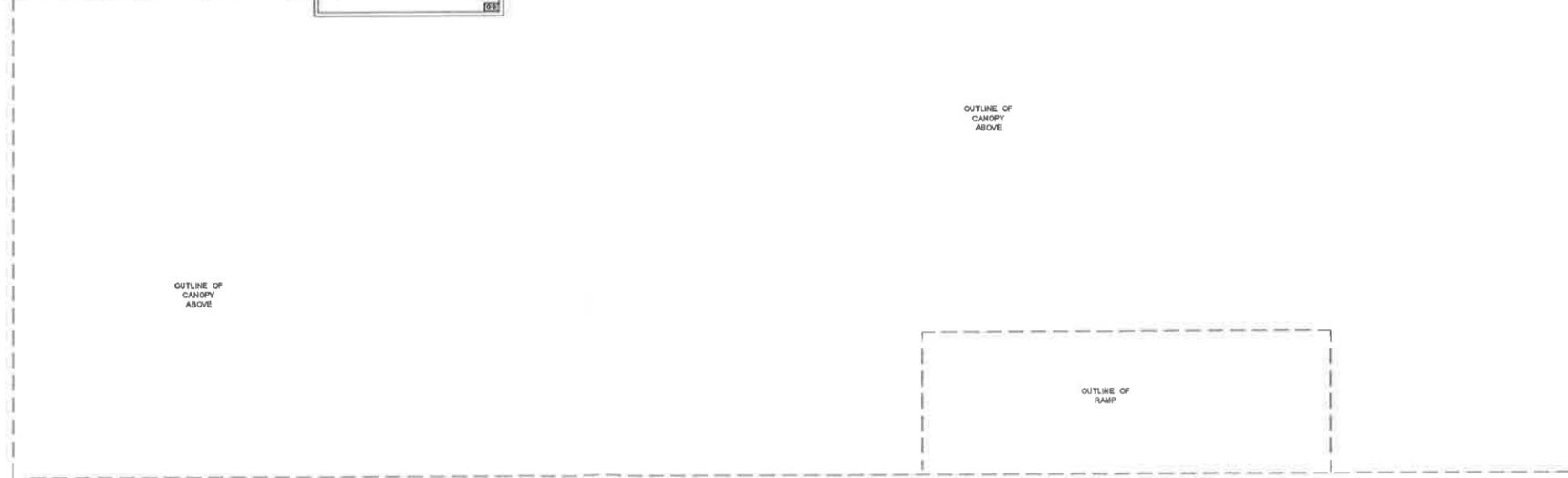
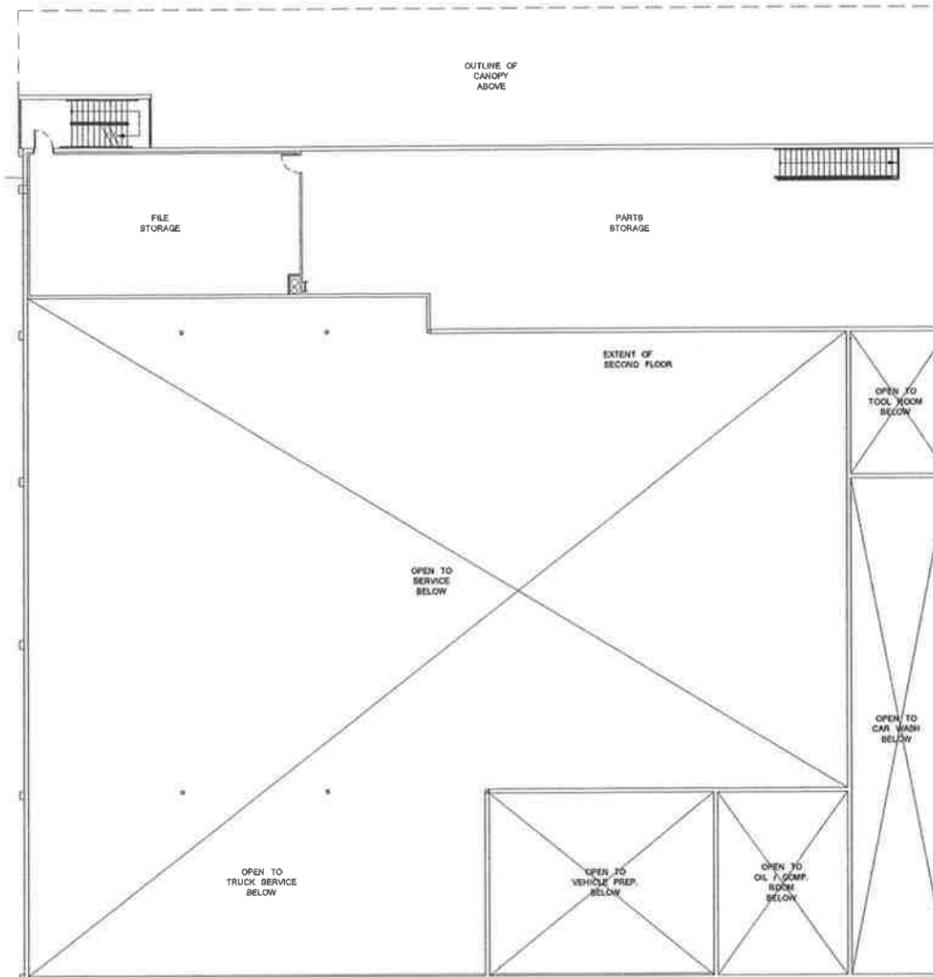
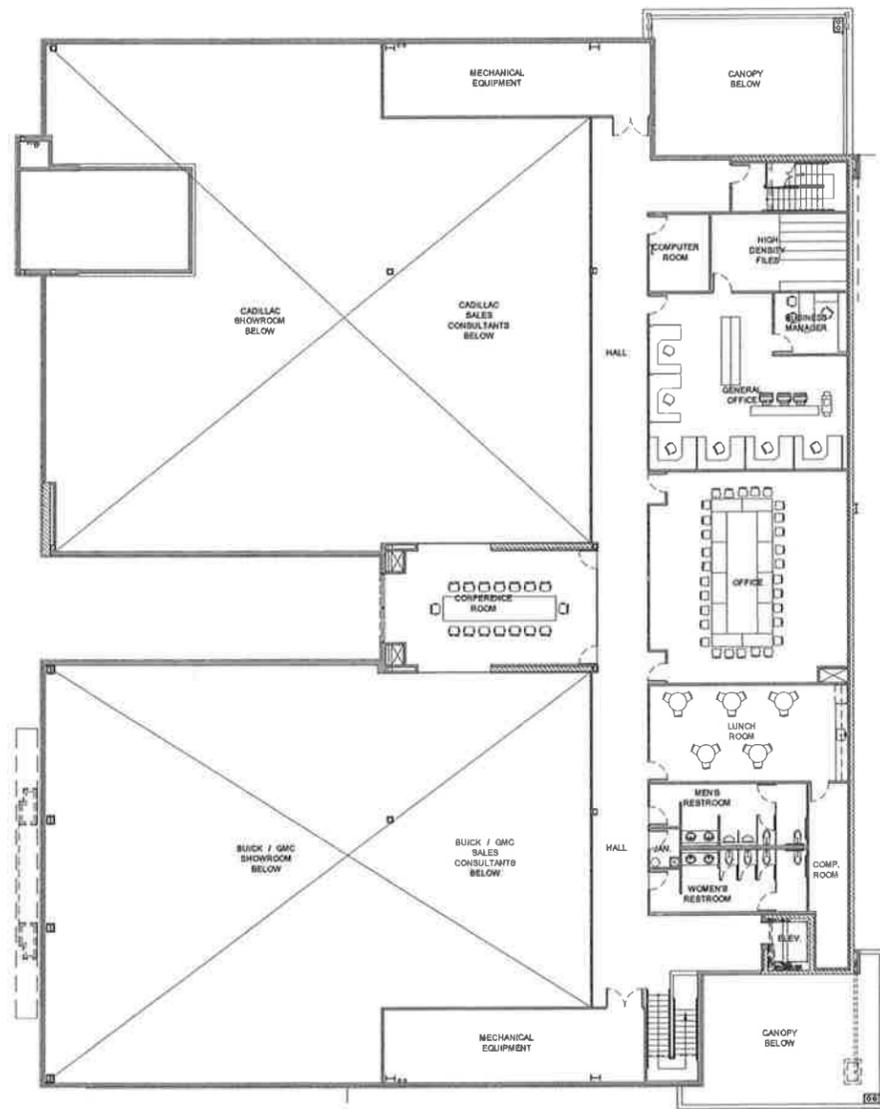
PROJECT 21028

PRELIMINARY BID PLANS  
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 THE BUILDING DEPARTMENT.  
 THESE DOCUMENTS ARE SUBJECT  
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 REVISIONS MAY NOT BE CLEARLY  
 INDICATED AS SUCH. ANY BOS  
 MADE OR CONSTRUCTION  
 PERFORMED BASED ON THESE  
 DOCUMENTS IS AT THE RISK OF  
 THOSE MAKING THE BID OR  
 PERFORMING THE WORK.



NORTH

A-2



DENNIS J. FLYNN ARCHITECTS, INC.

100 S. GLASSELL STREET, SUITE 200  
ORANGE, CALIFORNIA 92668  
(714) 802-4300 FAX (714) 802-4300

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05/2014 DEVELOPMENT PLAN SUBMITTAL

ORANGE COAST  
BUICK GMC CADILLAC  
2600 HARBOR BOULEVARD  
COSTA MESA, CALIFORNIA

CANOPY ADDITION  
SECOND FLOOR PLAN

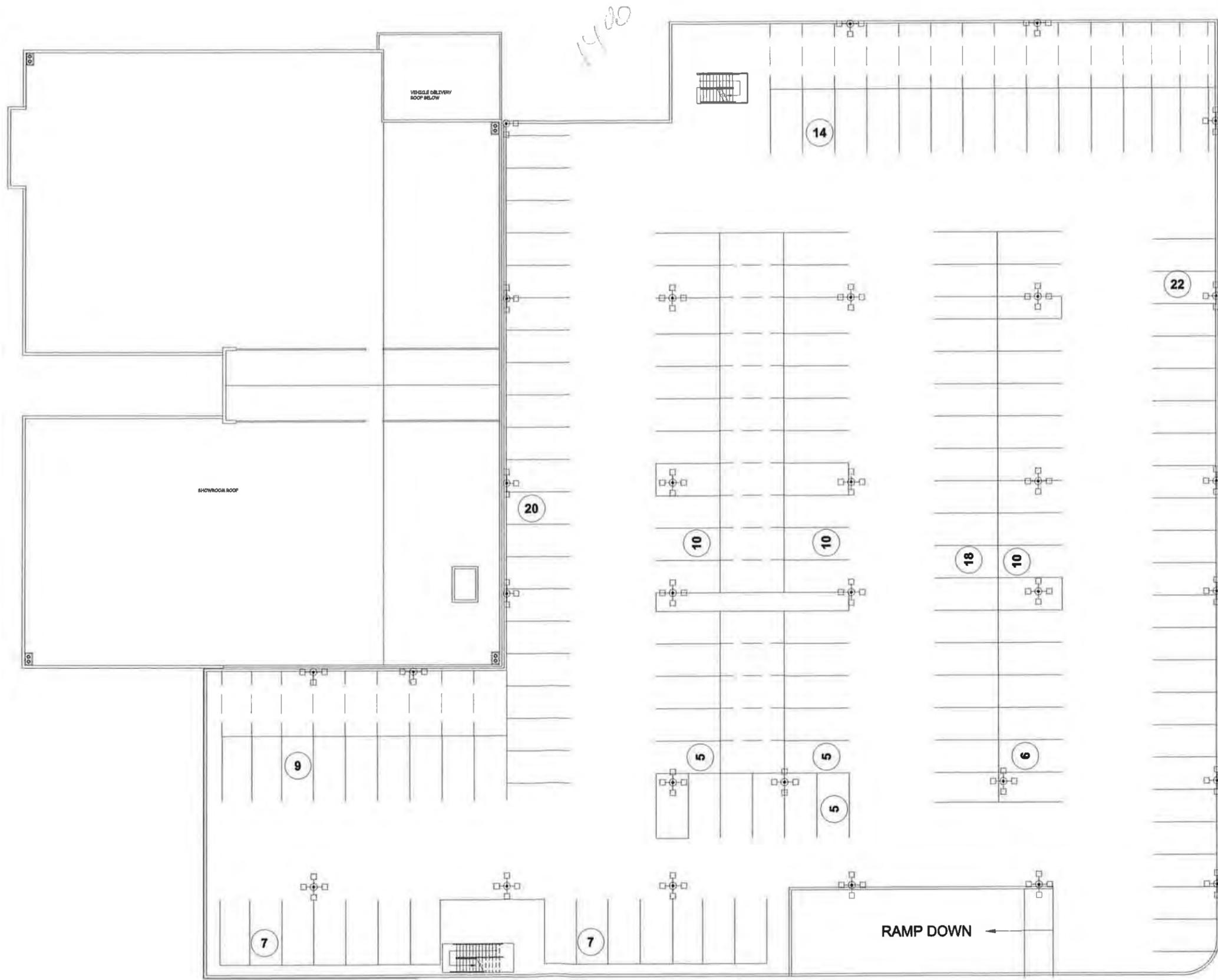
THE SUBURBAN  
COLLECTION  
1705 MAPLE LAWN  
TROY, MICHIGAN



PROJECT 21039

PRELIMINARY BID PLANS  
THESE DOCUMENTS HAVE NOT  
BEEN COMPLETELY REVIEWED BY  
THE OWNER, PROJECT TEAM OR  
THE BUILDING DEPARTMENT.  
THESE DOCUMENTS ARE SUBJECT  
TO REVISION. FUTURE PLAN  
REVISIONS MAY NOT BE CLEARLY  
INDICATED AS SUCH. ANY BIDS  
MADE OR CONSTRUCTION  
PERFORMED BASED ON THESE  
DOCUMENTS IS AT THE RISK OF  
THOSE MAKING THE BID OR  
PERFORMING THE WORK.





ROOF PLAN

34

SCALE: 3/32" = 1'-0"



A-4



DENNIS J. FLYNN ARCHITECTS, INC.

190 S. GLASSELL STREET, SUITE 200  
ORANGE, CALIFORNIA 92668  
(714) 852-9300 FAX (714) 852-8300

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09/22/14 DEVELOPMENT PLAN SUBMITTAL

ORANGE COAST  
BUICK GMC CADILLAC  
2600 HARBOUR BOULEVARD  
COSTA MESA, CALIFORNIA

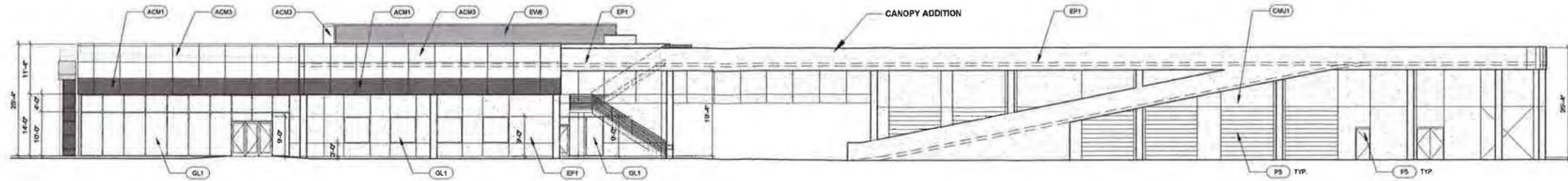
CANOPY ADDITION  
ROOF PLAN AND PARKING

THE SUBURBAN  
COLLECTION  
1735 MAPLE LAWN  
TROY, MICHIGAN



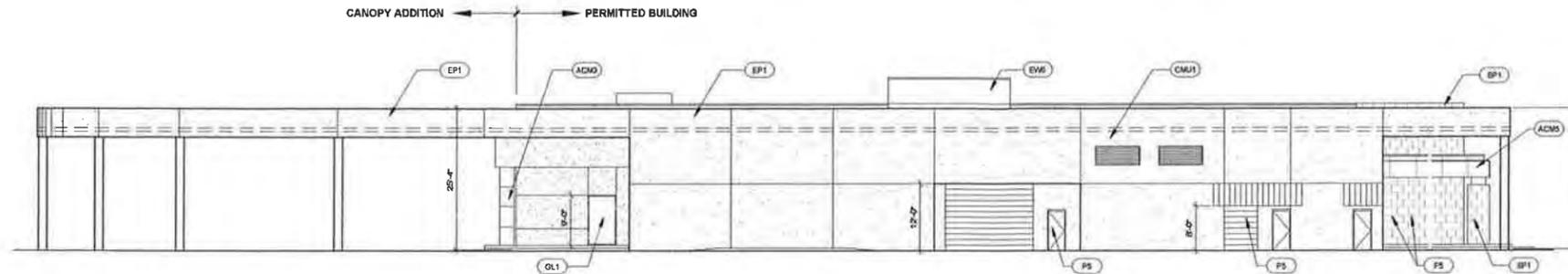
PROJECT 21028

PRELIMINARY BID PLAN. THESE DOCUMENTS HAVE NOT BEEN COMPLETELY REVIEWED BY THE OWNER, PROJECT TEAM OR THE BUILDING DEPARTMENT. THESE DOCUMENTS ARE SUBJECT TO REVISION. FUTURE PLAN REVISIONS MAY NOT BE CLEARLY INDICATED AS SUCH. ANY BID MADE OR CONSTRUCTION PERFORMED BASED ON THESE DOCUMENTS IS AT THE RISK OF THOSE MAKING THE BID OR PERFORMING THE WORK.



**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

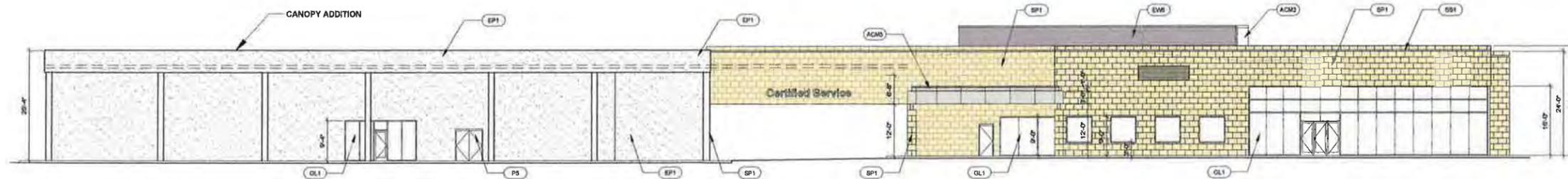


**EAST ELEVATION**

SCALE: 3/32" = 1'-0"



**BUICK GMC COLOR SCHEME**

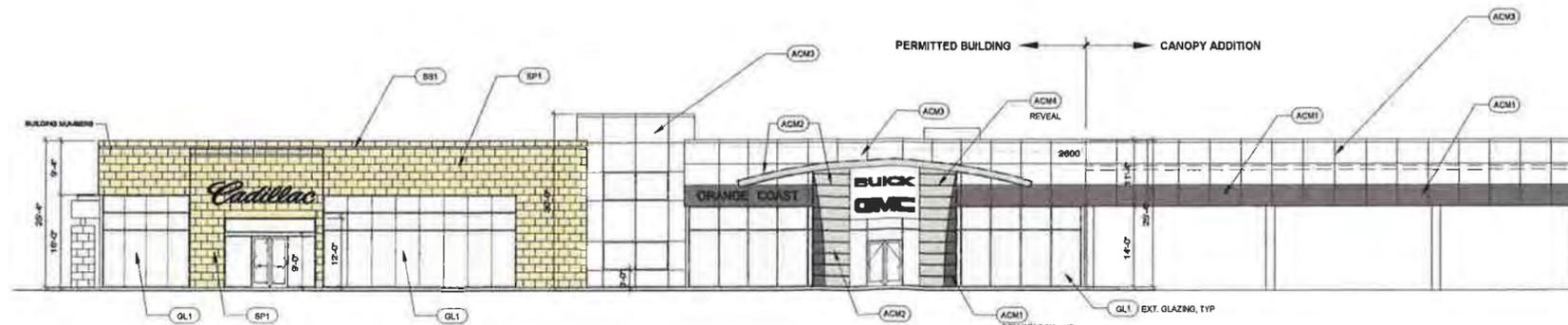


**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**CADILLAC COLOR SCHEME**

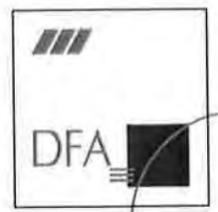
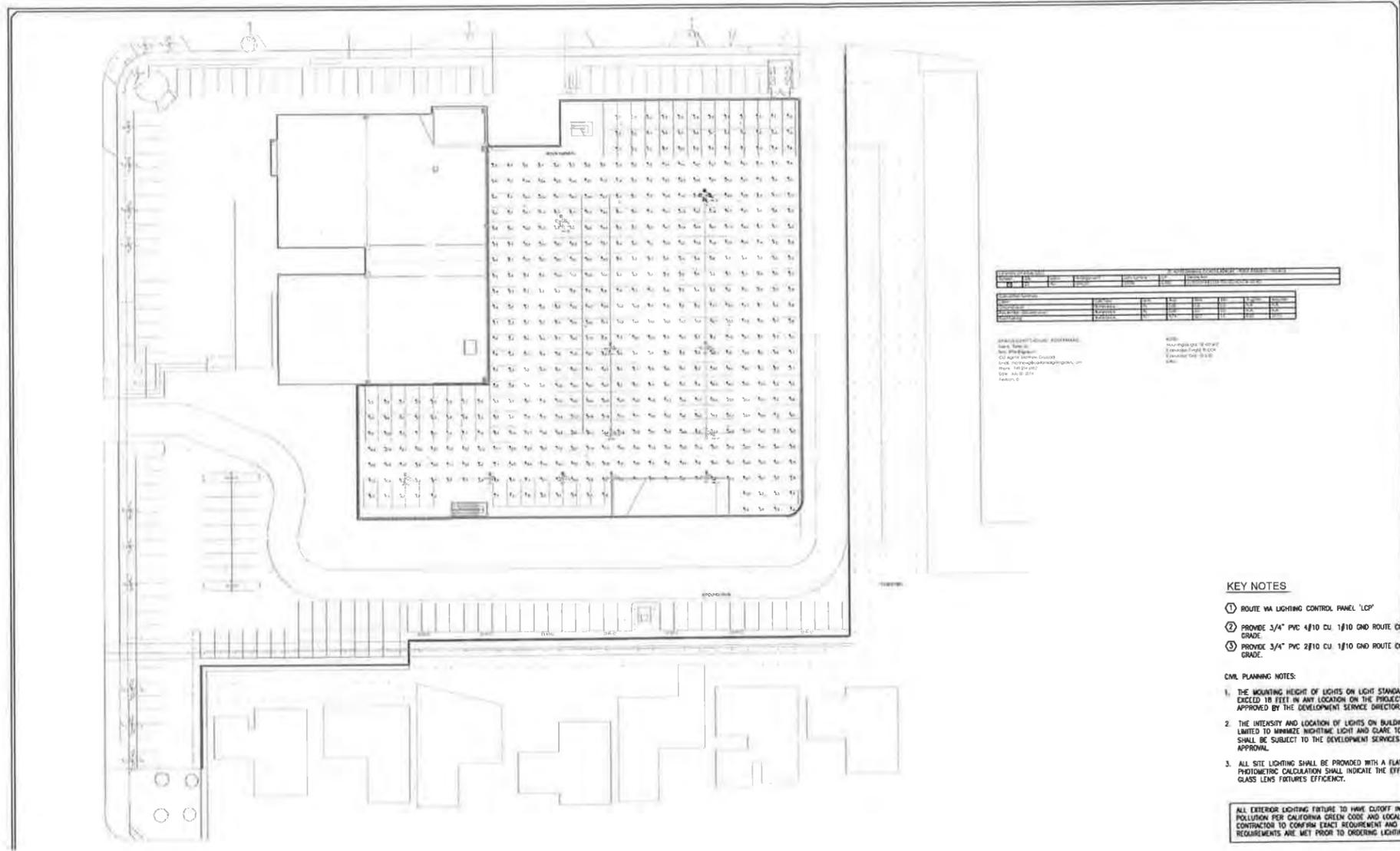


**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

KEYNOTES - (ACM)	
SP1	EXTERIOR LIMESTONE PANELS
ACM1	ALUM COMPOSITE METAL PANEL, BLACK
ACM2	ALUM COMPOSITE METAL PANEL, BRUSHED ALUMINUM
ACM3	ALUM COMPOSITE METAL PANEL, WHITE
ACM4	ALUM COMPOSITE METAL PANEL, HIGH POLISHED ALUM
ACM5	ALUM COMPOSITE METAL PANEL, CHAMPAGNE METALLIC
EP1	EXTERIOR PAINT, SNOW WHITE
EWB	CORROSION RESISTANT METAL EQUIPMENT BOXES, COLOR TO MATCH ACM2
PS	EXTERIOR PAINT, AGREEABLE GREY (METAL DOORS)
GL1	CLEAR BUTT JOINTED GLAZING, SOLARBAN 80
CMU1	SPLIT FACED UNIT, COLOR TO MATCH EP1
CMU2	PRECISION UNIT, COLOR TO MATCH EP1
SSI	4" STAINLESS STEEL REVEAL





**DENNIS J. FLYNN ARCHITECTS, INC.**

100 S GLASSSELL STREET, SUITE 200  
ORANGE, CALIFORNIA 92668  
(714) 632-9200 FAX (714) 802-9209

08/09/13 DEVELOPMENT PLAN SUBMITTAL

11/09/13 BUILDING DEPARTMENT SUBMITTAL

01/09/14 BUILDING DEPARTMENT RESUBMITTAL

02/23/14 BUILDING DEPARTMENT RESUBMITTAL

03/11/14 BUILDING DEPARTMENT RESUBMITTAL

03/13/14 CIVIL DEPARTMENT RESUBMITTAL

04/14/14 CLARIFICATION

**ORANGE COAST BUICK GMC CADILLAC**  
2600 HARBOR BOULEVARD  
COSTA MESA, CALIFORNIA

**ORANGE COAST BUICK GMC CADILLAC**  
SITE ELECTRICAL PLAN

**THE SUBURBAN COLLECTION**  
1785 MAPLE LAWN  
TROY, MICHIGAN

PROJECT 2168

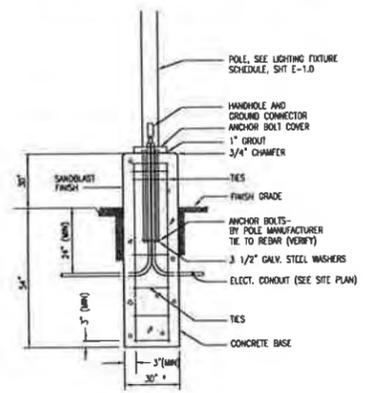
**KEY NOTES**

- ① ROUTE VIA LIGHTING CONTROL PANEL 'LCP'
- ② PROVIDE 3/4" PVC 4#10 CU 1#10 GND ROUTE CONDUIT 24" BELOW GRADE
- ③ PROVIDE 3/4" PVC 2#10 CU 1#10 GND ROUTE CONDUIT 24" BELOW GRADE

**CIVIL PLANNING NOTES**

- 1. THE MOUNTING HEIGHT OF LIGHTS ON LIGHT STANDARDS SHALL NOT EXCEED 18 FEET IN ANY LOCATION ON THE PROJECT SITE UNLESS APPROVED BY THE DEVELOPMENT SERVICE DIRECTOR.
- 2. THE INTENSITY AND LOCATION OF LIGHTS ON BUILDING SHALL BE LIMITED TO MINIMIZE NIGHTTIME LIGHT AND GLARE TO RESIDENTS AND SHALL BE SUBJECT TO THE DEVELOPMENT SERVICES DIRECTOR'S APPROVAL.
- 3. ALL SITE LIGHTING SHALL BE PROVIDED WITH A FLAT GLASS LENS. PHOTOMETRIC CALCULATION SHALL INDICATE THE EFFECT OF THE FLAT GLASS LENS FIXTURES EFFICIENCY.

ALL EXTERIOR LIGHTING FIXTURES TO HAVE CUTOFF IN LIEU OF LIGHTING POLLUTION PER CALIFORNIA GREEN CODE AND LOCAL ORDINANCE. CONTRACTOR TO CONFIRM EXIST REQUIREMENT AND LIGHTING REQUIREMENTS ARE MET PRIOR TO ORDERING LIGHTING FIXTURES.



\* ALL DIMENSIONS AND BASE SPECS SHALL BE SPECIFIED BY STRUCTURAL ENGINEER

ASSUME MINIMUM 80 MPH SUSTAINED WIND LOAD (VERIFY SPECIFIC AREA REQUIREMENT), AND 1.3 GUST FACTOR. PROVIDE POLE DATA WITH SUBMITTAL. SEE STRUCTURE PLAN FOR DESIGN CALCULATIONS

ANCHOR BOLT AND BASE PLATE SHALL BE BY POLE MANUF. COORDINATE ALL REQUIREMENTS WITH POLE MANUFACTURER.

NOTE: TOP OF BASE TO BE 30" ABOVE FINISHED GRADE IN HARDSCAPE AREAS.

**POLE BASE DETAIL**

SCALE: NONE (NOTE: POLE BASE DETAIL IS INTENDED FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR APPROVED DETAIL)

2

**From:** Nina Patel <goshiva@pacbell.net>  
**Sent:** Thursday, July 10, 2014 3:14 PM  
**To:** LEE, MEL  
**Cc:** PLANNING COMMISSION  
**Subject:** Orange Coast Dealership Renovation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mel,

I have lived at 438 Princeton Dr for over 15 years. I love my home, neighborhood and city. However, I am highly concerned and unhappy about the potential development of the Orange Coast dealership on Harbor Blvd. My home shares a wall with the dealership. Over the years, Ive dealt with the previous dealerships speaker system, bodyshop and service station noise and debris but I've been okay with it.

I recently was informed by my neighbor that the remodel includes a two story building across the entire property. This I am not okay with. I find this to be threatening to my privacy and takes away from our beautiful residential neighborhood. I do not feel comfortable knowing that a local business can potential look into my property, and I'm not comfortable with the hazardous material that will be used to construct the building which will ultimately reach my property. Lastly, having a big commercial building behind our neighborhood hinders the value, beauty and charm of our neighborhood.

The purpose of this message is to express my wishes to petition against the city permitting this development and asking the city authority to hear the voice of the residents. Please let me know how I can help prevent the development of this building and how I can help my neighbors. Furthermore, please let me know how I can obtain information regarding the development of the dealership.

Respectfully,  
Nina Patel

Jim Fitzpatrick  
Chair, Planning Commission  
Planning Division  
77 Fair Drive  
Costa Mesa, CA 92626

July 14, 2014

PH-2

Application: PA-88-134 A2

Chairman Fitzpatrick and commissioners;

I urge you to **deny** application PA-88-134 A2. I have lived at 448 Princeton Drive since College Park was built: 1956. As an original owner with pride in my home and Costa Mesa, I supported the redevelopment of the Orange Coast Buick/GMC/Cadillac dealership. But the trust I placed in this project proceeding responsibly has evaporated – and this second amendment to the project adds insult to injury.

This amendment allows rooftop parking on structures that are closer to residences than the required 50 foot setback. I strongly oppose this amendment for the following reasons:

1. Loss of faith in project proceeding as promised.
  - a. Destruction of property. Already this project has not lived up to promises. Some of my personal property was damaged during the demolition phase. While some was replaced, some was not – even after repeated calls, and a letter. How can I trust this project will proceed responsibly and in good faith?
  - b. Major change in scope & impact. I applaud the Planning Commission for bringing this to a public hearing. But this is such a major change in scope and impact on residents, it is wrong to have this as a little-discussed amendment rather than being included in the original plan and discussed as part of a larger audience.
2. Rooftop parking. I can attest having rooftop parking nearby is a huge negative impact on quality of life.
  - a. Noise/Horns – Sound carries from above. Horn honking is common at dealerships (I know better than most). Having the honking come from above is bad for neighbors.
  - b. Lights – Parking lot lights are a nuisance and an eyesore. While modern lighting technology is a huge improvement over older lights, it's still a problem. These are 15' tall light standards on top of a 25' building. There are 5 light standards with 4 lights each which line the South side of the building next to Princeton. Bad for neighbors.
  - c. Loss of privacy – I've had trash thrown down into my yard from an elevated parking structure. Water sprayed on me while in my back yard. Strangers calling out to me. This is disturbing, disrespectful and needless. Bad for neighbors.

What value does this amendment bring to Costa Mesa? None. It was not important enough to include in the original design – so its value to the dealership must be minimal as well.

The negatives outweigh the positives. **Please join me in opposing this amendment** – and keep Costa Mesa a wonderful place to live and raise a family.

Respectfully,

*Margaret C. Engard*  
"Peggy"

Margaret C. Engard  
448 Princeton Drive  
Costa Mesa, CA 92626

**Received**  
City of Costa Mesa  
Development Services Department

JUL 14 2014

July 14, 2014

To Whom It May Concern:

My name is Janice Mullis and my family has lived at on Princeton Drive over 35 years. Our three children were born here, attended schools here, we all live and play here...we are Costa Mesa.

We have had a long history with the dealership and the local government. We have seen what power, money and deception can do to pit neighbor against neighbor. Life for a resident on this end of Princeton Drive has been tumultuous in the back and in the front. The front yard where people drive fast and furiously, where people pull over or park for all sorts of reasons (i.e., dealership employee parking, student & apartment parking, cars broken down, domestic disputes, vagrancy and traffic violations). But we are not here to discuss the front yard but the deceptions currently taking place in the back yard. It is my humble opinion, that this evening is part of a cursory process, in which the parties involved were hoping during the OC Fair & summer time, few if any folks would show up in opposition. I resent that I have to be here tonight. I resent the outright deception by the parties involved. This has all the earmarks of a political bait & switch.

When we saw the first draft of the plans for the new dealership in October 2013, we were actually happy to see that there was a possibility there could at last be an improvement in the quality of life for my family that we had not seen in many years. No complaints from me, it looked like an improvement. Actually few objected to it. No one expects the dealership to go away, but we actually thought the new owners might be a good neighbor as well. No longer would the sorry excuse for privacy landscaping provide a haven for workers where they would gather to smoke and leer at the young women in my family while they sunbathed in the supposed privacy of our backyard. These same people also were fond of teasing our pets into a frenzy as well as throwing items into our backyard.

And then July 1 rolls around and the truth comes out. But only to those few who found a reason to be dissatisfied initially. Those affected like myself who did not complain, and were reasonably satisfied yet highly impacted were strategically left out of the communications which can only be construed as a plan all along to lull the neighbors into a false sense of security and then blind side them with what they had really planned all along. We were all just pawns in their game.

We have suffered in silence up to this point because we know at the end of the day, most don't care about the homeowners quality of life, or the inconveniences endured. The current construction has provided a constant barrage of dust, dirt and noise, early morning workers and heavy equipment every week day. My dogs have to be watched constantly so as not to escape through the fence. We are at the mercy of a timeline which we have had no say in, in which we have no benefit in, and which will continue to hurt our property values.

In closing, I want you to know, that I have loved raising my family here, there are many things to love about this city, the lack of transparency just isn't one of them. I would hope that you would **reconsider this current amendment** and keep your word to the citizens of this city to be "California's most transparent city." Also from your website, the preamble to the Brown Act: "The people, in delegating authority, do not give their public servants the right to decide what **IS** good for the people to know and what is **NOT** good for them to know."

Janice & Karl Mullis  
454 Princeton Drive

Attached: Before and after pictures of wall/fence; videos of removing wall and landscaping.



**ROSALES, MARTHA**

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**From:** Chau Vuong <cbtvuong@gmail.com>  
**Sent:** Monday, July 14, 2014 4:20 PM  
**To:** PLANNING COMMISSION  
**Subject:** Comments to Application No. PA-88-134 A2

I am a resident at 458 Princeton Drive, Costa Mesa.

On March 21, the car dealership behind our house, without notice or warning, tore down our surrounding shared walls to do construction. While I was at work that day, I received a call from our neighbor telling me that he had found my dog wandering precariously around the debris of the construction site. He had to take my dog into his own home so that she would not be harmed by the active bulldozers and the rubble. The dealership had taken no measures to inform us of when and how they were beginning the construction, and put my dog in danger as they blithely demolished part of our home. The dealership eventually erected a poorly constructed fence that left many gaps and holes.

During the next couple of months, I had to find many alternatives to keep my dog barricaded and safe in the backyard while I was at work. We blocked her off into a small section of the backyard, had to construct a metal pen for her, but these were not the ideal options as they didn't provide her any comfortable shade, grass or space during the hours while I was at work. I did the best I could to block off any openings, but the dealership would periodically move the fence (again, without notice) and expose more gaps for my dog to escape through. On the night of May 10 while I was out, I received a call from Costa Mesa Animal Services. My dog had escaped through an unseen gap and was been hit by a car off Merrimac and Harbor. I was devastated. The dealership's negligence caused the death of one of my best friends. No amount of money or consolation will ever bring her back to us.

--  
**Chau Vuong**  
[cbtvuong@gmail.com](mailto:cbtvuong@gmail.com)  
562/253/6220  
<http://www.linkedin.com/in/chauvuong>

*BEFORE*



**Received**  
City of Costa Mesa  
Development Services Department

JUL 14 2014 - 8:15pm -  
gc

*AFTER*



City of Costa Mesa Planning Commission  
Meeting Date: July 14, 2014  
Item # PH-2

Received  
City of Costa Mesa  
Development Services Department

Dear Planning Commission,

JUL 14 2014 at 8:45pm - JC

We are Brad and Jennifer Doane and we live at 437 Princeton Drive with our 4-yr old son, Logan. We are asking that the Planning Commission not approve the second amendment to Planning Application PA-88-134. The proposed addition of a second floor parking deck over the previously permitted dealership building and parking lot will negatively affect our quality of life and our property value.

The lighting for the second floor parking lot will be towering almost 40 feet in the air and in direct line-of-sight into our home. More disturbingly, it will pour into our young son's bedroom window all night long, making it difficult for him to get a much-needed night of sleep. This direct line-of-sight into our home will also allow anyone with access to that lot to be able to look down into our son's bedroom at any time.

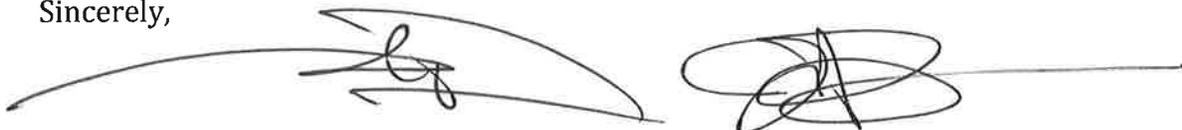
After speaking with several local real estate agents, there was unanimous consensus that the sight of the parking structure and the light pollution it will create, will most definitely have a negative impact on our property's re-sale value. Some estimates put it over -\$60,000.

Additionally, the drawing provided to give us perspective and scale of the project from the street level (see Exhibits) was grossly inaccurate in its scale and completely left out the perspective from those of us living on the south side of Princeton Drive. Re-scaling and the addition of our houses on the drawing (see Exhibits) clearly show the inadequate buffer between the proposed second floor parking lot and our neighborhood.

What was also not provided or mentioned, and we are therefore not aware was ever performed, is a photometric study of the effects of the lighting pollution from this second floor parking lot now that the fixtures would no longer be at ground level, but instead over 25 feet higher and already way above the houses of our neighbors across the street. There is also the question as to whether this amendment falls under the new Title 24 requirements. If so, those lights will be LEDs and will be considerably brighter than standard florescent fixtures. And again, has a photometric study of the effects of these brighter fixtures been performed and if so, what were the results?

We hope that you will understand the very real negative impact that this "last-second change" will have on our and our neighbor's lives. And we hope that you will see that the only positive (dealership saves a little money on inventory storage) is not worth the hurt it will put on the families on our little street, and the animosity it will create between the City of Costa Mesa, its citizens, and their business neighbors.

Sincerely,



Brad and Jennifer Doane

July 14, 2014

Leslie R. Sterrett  
Nancy Honda-Sterrett  
442 Princeton Dr.  
Costa Mesa, CA 92626

Mr. Chairman / Commissioners  
Planning Department / Development Services Division  
Costa Mesa, CA

Planning Meeting  
Planning Application PA-88-134 A2:  
Second Amendment for the Orange Coast Buick/GMC/Cadillac Dealership

Dear Sirs:

It has come to our attention that an amendment to Planning Application PA-88-134 for the Orange Coast Buick/GMC/Cadillac dealership has been submitted to construct a 34,000 square foot second floor parking deck over the dealership building, as well as over most of the proposed parking lot. This second level deck is intended for vehicle inventory storage.

I have been a resident of Costa Mesa since 1961 and at this address since 1964. My wife has resided in Costa Mesa since 1983 with a business here since 2008.

Let the record state that Nancy and I are opposed to the addition of the second floor parking deck.

According to the blueprints provided by the planning office, this new structure for the second story parking deck will be 25'4" tall and set back 52'3" from the 8' block wall behind our property. The additional 17 vertical feet will be an eyesore for many homeowners in the immediate area of Princeton Dr. Additionally the 15' light stanchions on the deck of the structure will bathe our property and that of my neighbors in bright light all through the night. This will negatively impact our quality of life in the evening and sleep at night.

In addition this parking structure will impact our privacy by providing a 22' high platform for people at the dealership to look down into our kitchen, living room and outdoor living area. Noise and noxious fumes from cars will also waft down from the deck into our living spaces. In the past we have seen people at the dealership on the parking structure, heard them making unacceptable comments to the homeowners below and smelled their cigarette smoke. We are afraid these actions will continue on the new deck. Any semblance of privacy in the aforementioned backyard zone will be forsaken. Our quality of life will be substantially downgraded.

Exhibit A:

Dashed line approximates height of canopy addition with setback at 50' as seen from back yard at 442 Princeton. Block wall height is 8'. Light stanchions will be an additional 15' above the dashed line.



Scott Nguyen  
 458 Princeton Dr  
 Costa Mesa, CA 92626

To Costa Mesa City Planning Committee,

As a resident of College park and living only a few feet away from the car dealership, I urge the planning committee to allow residents more time to review the plans in detail and be part of the discussion with the owners of the dealership.

We are not against remodeling the dealership to make our city better. However, there are several issues and concerns that the public do not know about. I and the rest of my household are concerned about the following several issues which we still need more clarification on.

For example, this is a drastic change to the original plan.

- Why the increased building size now?

- The added height close 8' from our property increases the amount of lighting visible will still expose many neighbors to the light from the dealership

This height will also increase the effects of noise and lighting from the dealership since the new wall will only be 8' tall.

Being an outdoorsman, I'm afraid of the effects of the increase building size affecting the wildlife in around the area.

Another big concern for me is that the taller building may be seen from the neighborhood and will devalue the houses in the area. Residents so not know what the building will look like so as there are no renderings from the College Park side.

In addition, there has been a serious lack of community inclusion in the stages planning of the development. This lack of community communications has increased the impact on our quality of life. - Privacy and enjoyment is gone. Because of this lack of communication on the scheduling, I was not able to secure my dog when the fence came down. Unfortunately with the commotion and unsecured temporary fencing, she ran out. We were able to retrieve her. However, when it happened again, she was hit by a car and died.

Since the start of construction we have had

- Trespassing by construction crew and equipment

- Destruction and vandalism of personal property / landscaping / lighting / sporting equipment

- Structural damage to dwelling and other structures

- Littering and increase trash from dealership activities

And I am now getting threats of Retaliation for sending communicating to owner(s) of dealership

The biggest concern for me is that the dealership has mentioned they "potentially" will be building a wall that is 3' closer to my home closer. I was notified of that only a few days ago by that this may be happening because of the cease and desist letter I sent to the dealership.



Item: PH-2

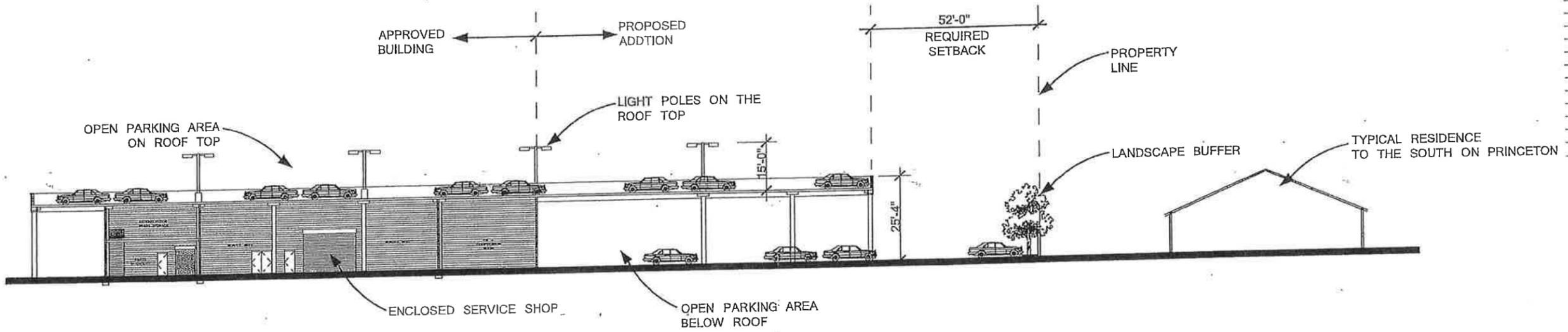
Doane - 437 Princeton

PH-2



DENNIS J. FLYNN ARCHITECTS, INC.

140 S. GARDNER STREET, SUITE 200  
ORANGE, CALIFORNIA 92667  
(714) 828-8888 FAX (714) 828-8889



ORANGE COAST CADILLAC - ADDITION  
TYPICAL CROSS SECTION LOOKING EAST

ORANGE COAST  
BUICK GMC CADILLAC  
1401 BARBERA BLVD. SUITE 100  
COSTA MESA, CALIFORNIA

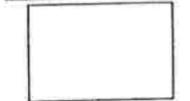
THE SUBURBAN  
COLLECTION  
1700 MAPLE LAWN  
TROY, MICHIGAN

ORANGE COAST BUICK GMC CADILLAC  
CROSS SECTION

Received  
City of Costa Mesa  
Development Services Department

JUL 14 2014 at 8:15pm JC

PERMANENT BID PRICES  
THESE DOCUMENTS HAVE NOT  
BEEN COMPLETELY REVIEWED BY  
THE DESIGN PROJECT TEAM OF  
THE BUILDING DEPARTMENT.  
THESE DOCUMENTS ARE SUBJECT  
TO SEVERAL FUTURE PLAN  
REVISIONS THAT MAY BE CLEARLY  
INDICATED AS SUCH. ANY BID  
MADE OR CONSTRUCTION  
PERFORMED BASED ON THESE  
DOCUMENTS IS AT THE RISK OF  
THE BIDDOR. THE BID OR  
PERFORMER THE WORK.



PC# BC13-00777

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