



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: SEPTEMBER 8, 2014

ITEM NUMBER: PH-3

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

DATE: AUGUST 28, 2014

FROM: PLANNING DEPARTMENT/DEVELOPMENT SERVICES DIVISION

PRESENTATION BY: MEL LEE, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
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DESCRIPTION

1. 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.
2. 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 0 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.
3. Consideration of a Planned Sign Program for the following signage: Remove the existing 40-foot high freestanding sign and replace with two new freestanding signs, one 36 feet in height and the other 23 feet in height. The two proposed freestanding signs are separated by approximately 190 feet. The overall square footage of the proposed freestanding and wall signs complies with the Costa Mesa Municipal Code (CCMC). The overall square footage of freestanding and wall signs is 442 sq. ft.

This project was continued from the July 14, 2014 Planning Commission agenda to allow time for community outreach and revisions to the project.

APPLICANT

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

RECOMMENDATION

Staff recommends the following to the Planning Commission:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332 (In-Fill Development).
2. Approve the proposed revisions, with conditions, by adoption of the attached Planning Commission resolution.

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 and a Planned Sign Program for new signage.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

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

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	120 FT	352 FT
Lot Area	12,000 SF	178,603 SF (4.1 AC)
Floor Area Ratio:		
Moderate Traffic FAR	.30 (53,581 SF)	.29 (52,779 SF) (1)
Building Height:		
	2 Stories/30 FT	2 Stories/25 FT
Interior landscaping	5,275 SF	5,625 SF
Setbacks (Buildings):		
Front (Harbor Blvd.)	20 FT	97 FT
Side (left/right)	15 FT/50 FT	54 FT/52 FT
Rear	50 FT	32 FT (2)
Setbacks (Landscaping):		
Front (Harbor Blvd.)	20 FT	5.5 FT (2)
Side (left – Merrimac Wy.)	15 FT	3 FT to 5 FT (2)
Rear	NA	NA
Parking		
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 demolished to make way for a new 52,779 square foot automotive dealership for Orange Coast Buick/GMC/Cadillac, which is currently under construction. 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 PA-88-134 and PA-88-134 A1

Planning Application PA-88-134

Conditional Use Permit to construct an additional 4,700 square feet 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 until the demolition of the old dealership.

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 with vehicle sales and service, which was approved by the Zoning Administrator on October 10, 2013, and is currently under construction.

Second Amendment to Planning Application PA-88-134(A2)

The current request 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.

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 was brought forward to the July 14, 2014 Planning Commission meeting for consideration as a public hearing item.

July 14, 2014 Planning Commission Meeting

The July 14, 2014 staff report prepared by staff recommended approval of the revised project based on the following:

- 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.
- 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 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.
- The project will comply with CCMC-required parking. CCMC requires a total of 211 parking spaces for this development; the submitted plans indicate 359 parking spaces, including the proposed deck.
- The applicant will provide, at their expense, two entry signs, identifying the "College Park" residential neighborhood, at the corner of Harbor Boulevard and Princeton Drive.

A more detailed discussion of the above is contained in the July 14, 2014 Planning Commission staff report attached to this report (Attachment No. 7).

At the July 14, 2014 Planning Commission meeting, 14 persons spoke in opposition to the project. A summary of the concerns raised by the persons who spoke included the following:

- The proposed parking deck would have a negative effect on the adjacent residential properties due to additional light and glare, as well as adverse noise and privacy impacts.
- The ongoing construction has resulted in property damage to the residential properties abutting the project site, as well as the loss of life of a family pet due to an unsecured construction fence.
- Accurate renderings showing the view of the project from the nearby residences were requested.
- Concerns about cut-through traffic in residential neighborhoods and test driving of vehicles on adjacent residential streets were raised.

The above issues are only a summary of the issues raised by the neighbors. A more detailed discussion of the issues can be found in the meeting minutes on the City's website at www.costamesaca.gov.

FOLLOW UP TO ISSUES RAISED DURING THE JULY 14, 2014 PLANNING COMMISSION MEETING

On Friday, August 22, 2014 the applicant's representative met with 15 residents in the area and presented the following solutions to the issues raised above.

- Construct a 27-foot high wall with living plant material to screen the parking deck elevation facing abutting single-family residential properties.
- Plant *Tristania Conferta* ("Brisbane Box") evergreen trees 10 feet on center within the landscape buffer proposed adjacent to the residences that will grow to a height of 25 feet within 10 years.
- Setback the light fixtures on the parking deck 52 feet from the edge of the deck (106 feet total from the adjacent single-family residential property line) and lower the proposed light fixture height from 15 feet to 12 feet in height.
- Provided more accurate "before and after" renderings of the proposed project from various angles of the adjacent residential properties.
- Prohibit employees and customers from smoking or loitering in the southerly portion of the property (nearest to single-family residential).
- Provide a traffic plan to Planning staff identifying where employees will and will not be allowed to drive test vehicles from the dealership.

The revised exhibits showing the above mentioned changes, with the exception of the traffic plan, are reflected in Attachment No. 4.

Per the request of the Planning Commission, the past Code Enforcement Cases from July 2008 to March 2014 and calls for police service from July 2012 to July 2014 are attached to this report for reference (Attachment No. 6). In six years there have been 5 code enforcement cases, all were resolved successfully and closed. The vast majority of the police calls for service since 2012 have been for parking violations and medical aid along with a variety of other causes.

PROPOSED PLANNED SIGN PROGRAM

As noted earlier, the applicant is proposing a Planned Sign Program for the project. The purpose of this program is to allow for approval of a comprehensive sign plan that is not subject to the typical code requirements. The proposed plan includes: the removal of an existing 40-foot high freestanding sign currently located midblock of the property along the Harbor Boulevard frontage and replacing it with two new freestanding signs. The first one is proposed to be 36 feet in height, to be located at the corner of Harbor Boulevard and Merrimac Way; and the other proposed to be 23 feet in height, in approximately the current location of the existing 40 foot high freestanding sign. Both signs are located within 200 feet of residentially-zoned properties across Harbor Boulevard and Merrimac Way¹. The two proposed freestanding signs are separated by

¹ The property across Harbor Bl. is zoned PDR-HD and contains an apartment complex (Harbor Village Apartments); the property across Merrimac Way, which contains the interim GMC/Cadillac Dealership, was rezoned to R2-MD in 2011 as part of a proposed 33-unit detached residential development.

approximately 190 feet. The overall square footage of freestanding and wall signs complies with code (442 sq. ft. proposed). The design of the signage is consistent with General Motors current image standards for their product brands

The criteria for approval of a Planned Sign Program include the following:

- The proposed signing is consistent with the intent of Chapter VIII (Sign Code) and the General Plan.
- The proposed signs are consistent with each other in design and construction - taking into account sign style and shape, materials, letter style, colors, and illumination.
- The proposed signs are compatible with the buildings and developments they identify - taking into account materials, colors, and design motif.
- Approval does not constitute a grant of special privilege or allow substantially greater visibility than what the standard sign provisions would allow.

Staff is in support of the proposed signage with the recommendation that the proposed 36-foot high freestanding sign also be 23 feet in height similar to the proposed mid-block sign. With the proposed changes the signage will comply with the intent of the CCMC with regard to signs based on the following:

1. On the City's Master Plan of Highways, Harbor Boulevard is designated as a Major Street (± 104 feet in width) and the proposed signage provides adequate visibility for two-way traffic on Harbor Boulevard for the dealership.
2. Freestanding sign(s) higher than 23 feet would not improve the visibility of the site for vehicles coming to or leaving from the site.
3. Because the freestanding signs will be illuminated, a sign taller than 23 feet would create additional light and glare impacts on surrounding properties.
4. The freestanding signs will be consistent in color, height, and appearance. The signage is consistent with General Motors current image standards for their product brands as well as with the intent of the CCMC.
5. Auto dealerships, by their nature, involve large and specific purchases of products with a customer base spread over a large geographical area. As a result, the signage will not constitute a grant of special privilege since it is consistent with the signage for similar auto dealerships along Harbor Boulevard. Additionally, it will not allow substantially greater visibility than what the standard sign provisions would allow for auto dealerships since the overall signage is less than the maximum allowed under CCMC.

It should also be noted that the existing 40-foot high sign is legal nonconforming and is permitted to remain as long it is not removed or substantially altered.

ENVIRONMENTAL DETERMINATION

The project is 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 because:

- 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

The project, as conditioned, conforms to the City's General Plan. The project complies with General Plan Land Use Objective LU-1F.5: to provide opportunities for the development of well-planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible commercial uses 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 proposed 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.



MEL LEE, AICP
Senior Planner



JERRY GUARRACINO, AICP
Interim Assistant Director of
Development Services

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

Distribution list including persons who spoke at the July 14, 2014 Planning Commission meeting

- Attachments:
1. Draft Approval Resolution
 2. Public Correspondence From the July 14, 2014 PC Meeting
 3. Location Maps
 4. Applicant's Revised Project Description and Exhibits (Parking Deck)
 5. Applicant's Project Description and Exhibits (Proposed Signs)
 6. Summary of Code Enforcement Cases and Calls for Police Service for 2600 Harbor Boulevard
 7. Staff Report, Plans and Exhibits From the July 14, 2014 PC Meeting

**ATTACHMENT 1
DRAFT RESOLUTION**

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 AND PLANNED SIGN PROGRAM 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:

- 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.
- b) 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.
- c) Consideration of a Planned Sign Program for the following signage: Remove the existing 40-foot high freestanding sign and replace with two new freestanding signs. The two proposed freestanding signs are separated by approximately 190 feet. The overall square footage of the proposed freestanding and wall signs complies with code. The overall square footage of freestanding and wall signs is 442 sq. ft.

WHEREAS, duly noticed public hearings were held by the Planning Commission on July 14, 2014, and September 8, 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 15332 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.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 8th day of September, 2014.

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 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 are 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 uses

within a single project or neighborhood. Specifically, 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 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. The 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.

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, which was on the property line, 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 planted with trees placed 10-feet on center. Additionally, a green wall will be constructed to screen the parking deck from the residential uses on Princeton Drive, and the setback of the light fixtures on the parking deck will be 52 feet from the edge of the deck (106 feet total from the adjacent single-family residential property line) and lowered from 15 feet to 12 feet in height. 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 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 parking, 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 information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(8) because:

Required Finding: The proposed signing is consistent with the intent of Chapter VIII (Sign Code) and the General Plan.

Response: The purpose of this program is to allow for approval of a comprehensive sign plan that is not subject to the typical code requirements. The proposed plan includes: the removal of an existing 40-foot high freestanding sign currently located midblock of the property along the Harbor Boulevard frontage and replacing it with two new freestanding signs 23 feet in height. The square footage of the total site signage will not exceed the maximum allowed under the CCMC. On the City's Master Plan of Highways, Harbor Boulevard is designated as a Major Street (± 104 feet in width) and the proposed signage provides adequate visibility for two-way traffic on Harbor Boulevard for the dealership. Freestanding sign(s) higher than 23 feet would not improve the visibility of the site for vehicles coming to or leaving from the site. Because the freestanding signs will be illuminated, a sign taller than 23 feet would create additional light and glare impacts on surrounding properties.

Required Finding: The proposed signs are consistent with each other in design and construction - taking into account sign style and shape, materials, letter style, colors, and illumination.

Response: The freestanding signs, as conditioned, will be consistent in color, height, and appearance. The remaining signage is consistent with General Motors current image standards for their product brands as well as the CCMC.

Required Finding: The proposed signs are compatible with the buildings and developments they identify - taking into account materials, colors, and design motif.

Response: As noted earlier, the remaining signage is consistent with General Motors current image standards for their product brands as well as the CCMC.

Required Finding: Approval does not constitute a grant of special privilege or allow substantially greater visibility than what the standard sign provisions would allow.

Response: Auto dealerships, by their nature, involve large and specific purchases of products with a customer base spread over a large geographical area. As a result, the signage will not constitute a grant of special privilege since it is consistent with the signage for similar auto dealerships along Harbor Boulevard. Additionally, it will not allow substantially greater visibility than what the standard sign provisions would allow for auto dealerships since the overall signage is less than the maximum allowed under CCMC.

- 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.
- E. 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 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 because 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. Further, 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 and the site can be adequately served by all required utilities and public services
- F. 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 not exceed two (2) and shall not exceed 23 feet in height. Signs shall also 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. The lighting plan shall demonstrate compliance with the following:
 - a. Setback the light fixtures on the parking deck 52 feet from the edge of the deck (106 feet total from the adjacent single-family residential property line) and lower the proposed light fixture height from 15 feet to 12 feet in height.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. 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. If the owner of the property at 463 Princeton Drive does not approve installation of the sign on their property only the sign on the northeast corner will be required.

22. The applicant shall comply with the following additional conditions of approval as described in the staff report Dated September 8, 2014 and shown on the submitted exhibits:
 - a. Construct a 27-foot high wall with living plant material to screen the parking deck elevation facing abutting residential properties.
 - b. Plant *Tristania Conferta* ("Brisbane Box") evergreen trees 10 feet on center within the landscape buffer proposed adjacent to the residences that will grow to a height of 25 feet within 10 years.
 - c. Setback the light fixtures on the parking deck 52 feet from the edge of the deck (106 feet total from the residential property line) and lower the proposed light fixture height from 15 feet to 12 feet in height.
 - d. Prohibit employees and customers from smoking or loitering in the southerly portion of the property (nearest to residential).
 - e. Provide a traffic plan for approval by the Development Services and Public Services Directors that identifies where employees will and will not be allowed to drive test vehicles from the dealership.
- Eng. 23. 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. 24. 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.
25. 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.
26. 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.

- Bldg.
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.
 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 is 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.

**ATTACHMENT 2
CORRESPONDENCE FROM THE
JULY 14, 2014 PC MEETING**

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.

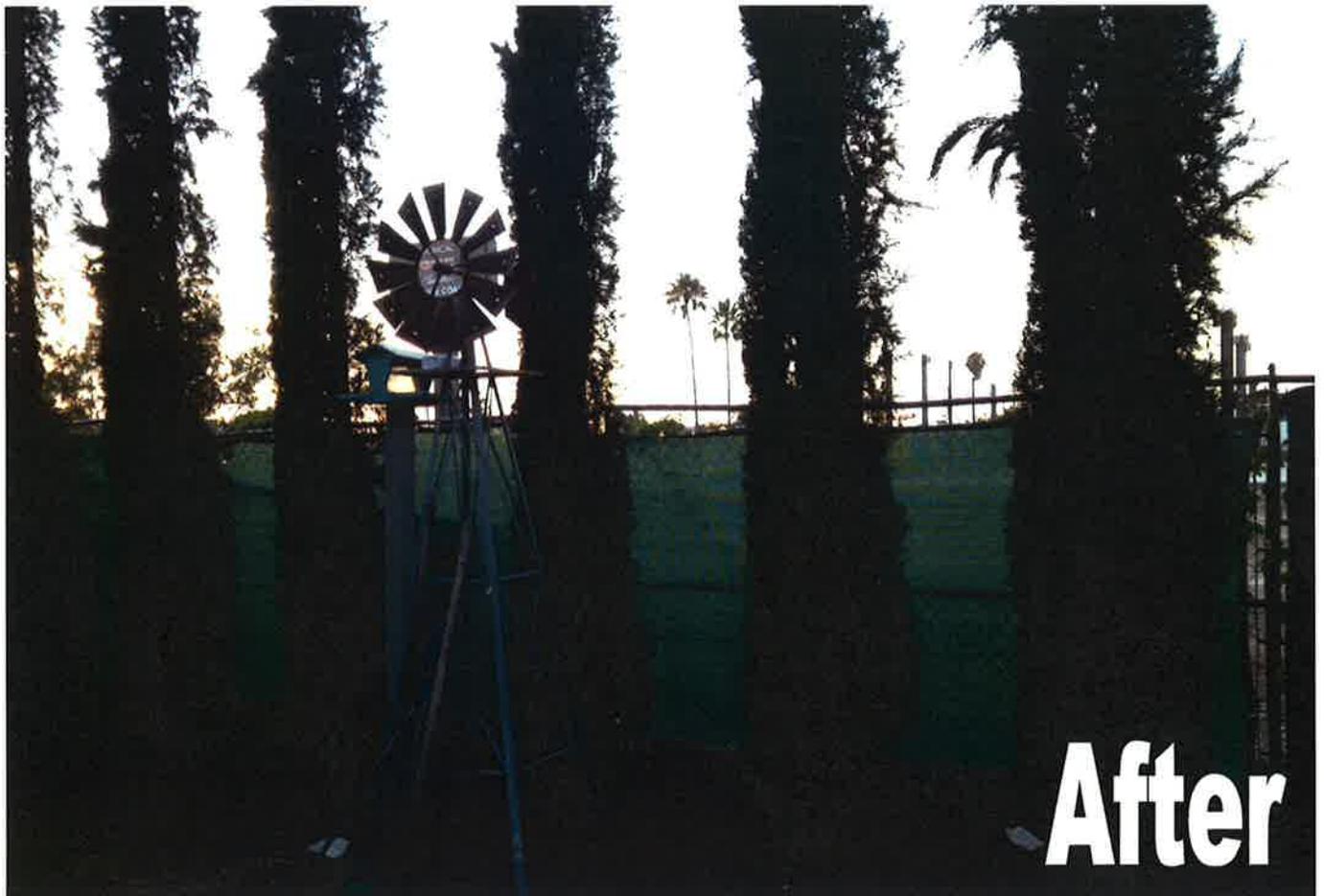
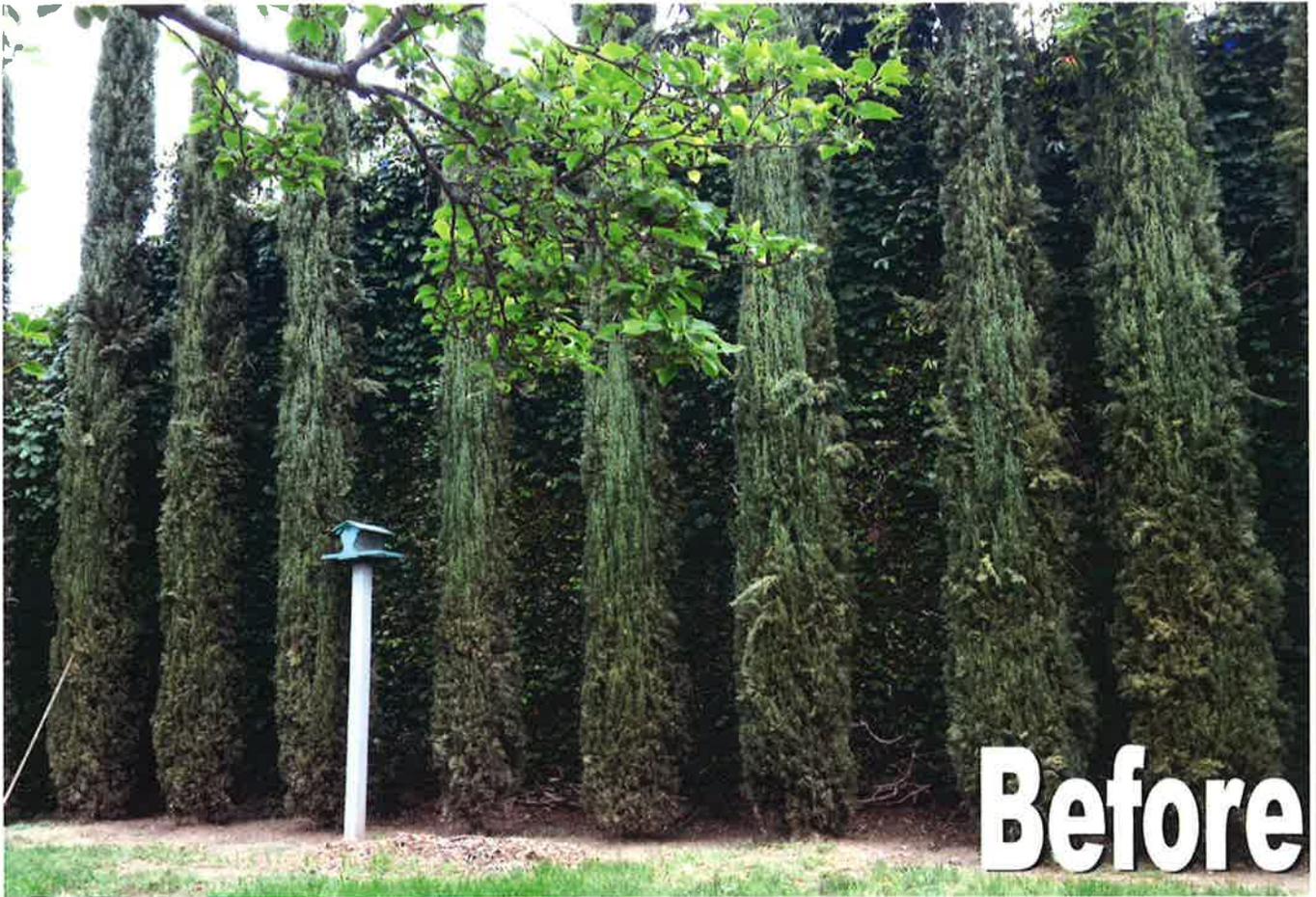
And then July 1 rolls around and the truth comes out. But only to those few who found a reason to be dissatisfied initially. Those affected like myself who did not complain, and were reasonably satisfied yet highly impacted were strategically left out of the communications which can only be construed 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

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

562/253/6220

<http://www.linkedin.com/in/chauvuong>

BEFORE



Received
City of Costa Mesa
Development Services Department

JUL 14 2014 - 8:15pm -
JC

AFTER



DAMAGES



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

Received
City of Costa Mesa
Development Services Department

JUL 14 2014 at 8:45 pm - JC

Dear Planning Commission,

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

34

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.

Our pet's privacy and health are of primary concern to us as well. Noises emanating from the structure or any visual sightings of people will trigger our dogs' natural protective instincts, i.e. Barking. Excessive barking is stressful on pets as well as neighbors. Our pets are all rescue animals having been saved from stressful situations. It is important to their health that any additional stressors be mitigated.

We are also concerned of a possibility of theft as people on the dealership deck will see into our home and backyard and target our property.

Lastly our property values will surely be degraded and a potential buyer would be less likely to purchase the property with the view of the parking structure. This is a definite and unacceptable.

In summary we have various rights including the right to privacy, the right to own property for our benefit, right to good health and the right to good will. Citing the aforementioned concerns we are in opposition to this plan to add a second floor parking deck to Orange Coast Buick/ GMC/Cadillac.

Sincerely,

Leslie R. Sterrett
Nancy Honda-Sterrett

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.

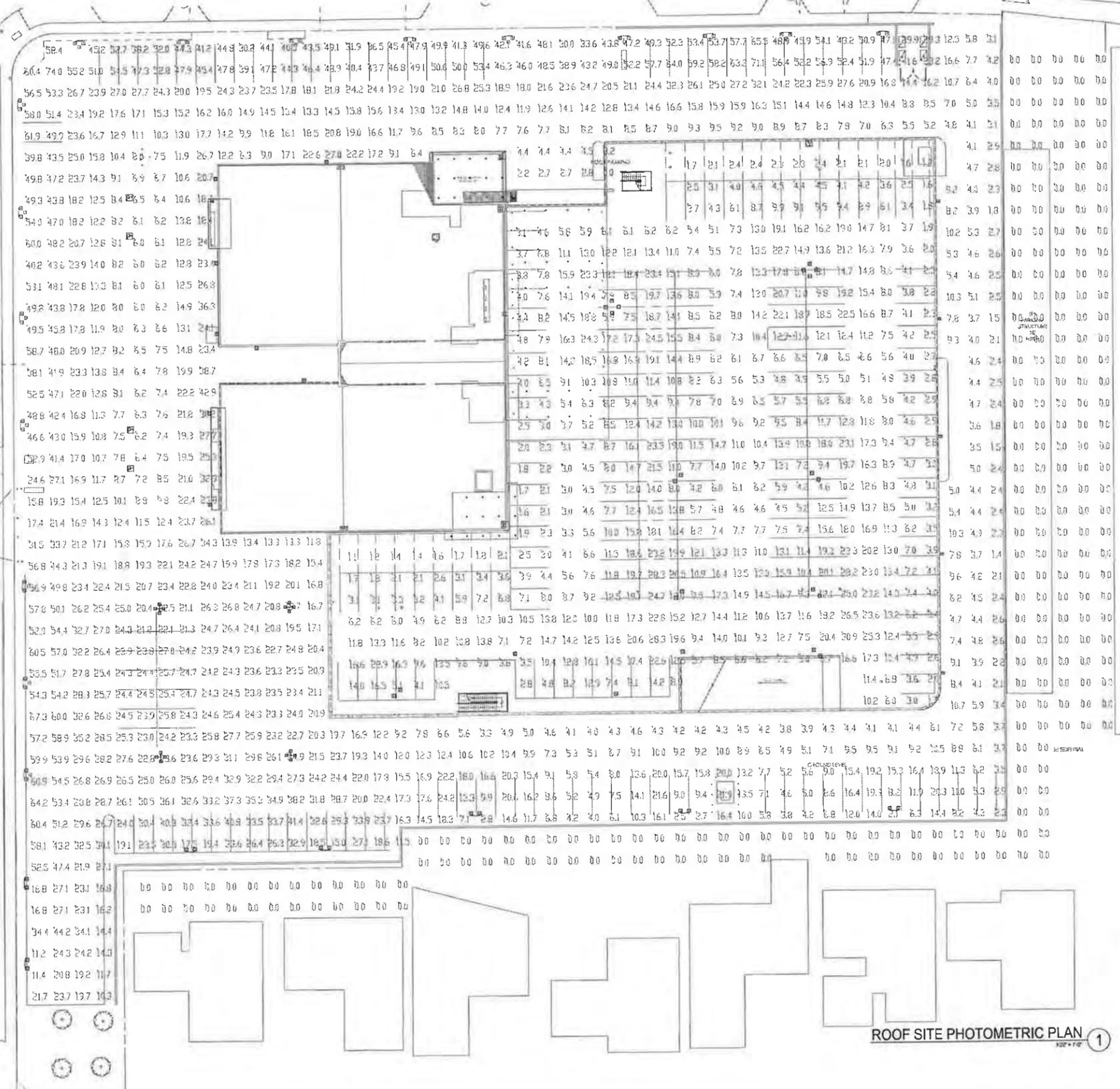
PH-2

20140703

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF
⊙	36	G-CADILLAC	SINGLE	7588	0.750
⊙	4	XSB-5X-qua	4 @ 90 DEGREES	31023	0.900
⊙	8	XSB-FTAX-W	SINGLE	29014	0.900
⊙	18	XSB-FTX-ca	SINGLE	29185	0.900
⊙	5	XAWM3-2-W	SINGLE	11960	0.900
⊙	26	I-CADILLAC	SINGLE	2378	0.750
⊙	15	H-CADILLAC	SINGLE	5242	0.750
⊙	13	H-BUICK_1	SINGLE	5242	0.750
⊙	18	XSB-FTAX-t	TWIN	29014	0.900
⊙	23	A2	SINGLE	28558	0.900
⊙	5	A2-Twin	TWIN	28558	0.900

Luminaire Sct ORANGE COAST CADILLAC - ROOF PARKING - rev7 - MG.AGI

Symbol	Description
⊙	AMERLUX LIGHTING: RD6-100-T6-E-FL (RD6 series 6 incg ROUND METAL HALIDE DOWNLIGHT)
⊙	LSI INDUSTRIES: XSB-5X-LED-HO-CW-UE
⊙	LSI INDUSTRIES: XSB-FTAX-LED-HO-CW-UE
⊙	LSI INDUSTRIES: XSB-FTX-LED-HO-CW-UE
⊙	LSI INDUSTRIES: XAWM3-2-LED-119-450-CW-UE
⊙	AMERLUX LIGHTING: RD6-39-T6-E (RD6 series 6 incg ROUND METAL HALIDE DOWNLIGHT)
⊙	AMERLUX LIGHTING: RD6-70-T6-E-FL (RD6 series 6 incg ROUND METAL HALIDE DOWNLIGHT)
⊙	AMERLUX LIGHTING: RD6-70-T6-E-FL (RD6 series 6 incg ROUND METAL HALIDE DOWNLIGHT)
⊙	LSI INDUSTRIES: XSB-FTAX-LED-HO-CW-UE
⊙	LSI INDUSTRIES XSB-FTX-LED-HO-CW-UE-HSS
⊙	LSI INDUSTRIES XSB-FTX-LED-HO-CW-UE-HSS



Received
 City of Costa Mesa
 Development Services Department
 JUL 14 2014 at 8:15 pm JC

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground Level Parking	illuminance	Fc	21.66	74.0	0.0	N.A.	N.A.
Residential - Ground Level	illuminance	Fc	0.08	0.9	0.0	N.A.	N.A.
Roof Parking	illuminance	Fc	9.58	30.9	1.1	8.71	28.09

DFA

DENNIS J. FLYNN ARCHITECTS, INC.

100 S. GLASSELL STREET, SUITE 209
 ORANGE, CALIFORNIA 92668
 (714) 902-9300 FAX (714) 902-9309

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

ORANGE COAST BUICK GMC CADILLAC
 ROOF SITE PHOTOMETRIC PLAN

THE SUBURBAN COLLECTION
 1755 MAPLE LAWN
 TROY, MICHIGAN

RPM
 Engineers, Inc
 107 DISCOVERY
 Irvine, CA 92618
 Tel: 949-450-1200
 Fax: 949-450-1004
 Contact: Frank Sheng
 e-mail: franks@rpmpe.com

PROFESSIONAL ENGINEER
 No. 015596
 Exp. 12-31-2015
 ELECTRICAL
 STATE OF CALIFORNIA
 PC# BC15-00777

E2.3

Item: PH-2

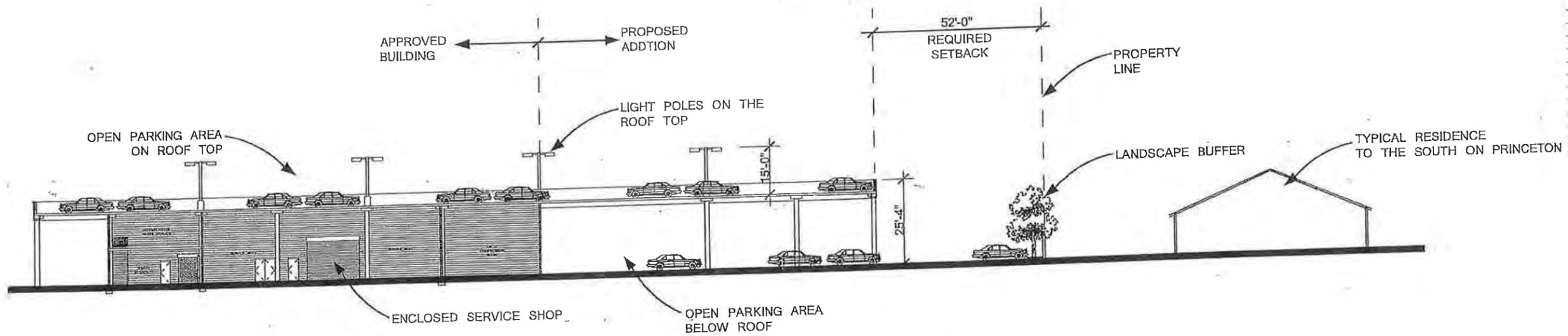
Doane - 437 Princeton

PH-2



DENNIS J. FLYNN ARCHITECTS, INC.

140 S. GARDNER STREET, SUITE 200
ORANGE, CALIFORNIA 92668
(714) 940-0000 FAX (714) 940-0001



ORANGE COAST CADILLAC - ADDITION
TYPICAL CROSS SECTION LOOKING EAST

ORANGE COAST
BUICK GMC CADILLAC
2800 S. GARDNER BOULEVARD
COSTA MESA, CALIFORNIA

ORANGE COAST BUICK GMC CADILLAC
CROSS SECTION

THE SUBURBAN
COLLECTION
1774 MAPLE LAWN
TROY, MICHIGAN

PROJECT SHEET
FORWARD BY PLANS
THESE DOCUMENTS HAVE NOT
BEEN COMPLETELY REVIEWED BY
THE OTHER PROJECT TEAM OR
THE BUILDING DEPARTMENT.
THESE DOCUMENTS ARE SUBJECT
TO FUTURE PLANS.
REVISIONS MAY NOT BE CLEARLY
INDICATED AS SUCH. ANY USE
MADE OR CONSTRUCTION
PERFORMED BASED ON THESE
DOCUMENTS IS AT THE USER'S
RISK. PLEASE READ THE SET OF
PERFORMING THE WORK.

Received
City of Costa Mesa
Development Services Department

JUL 14 2014 at 8:15pm JC

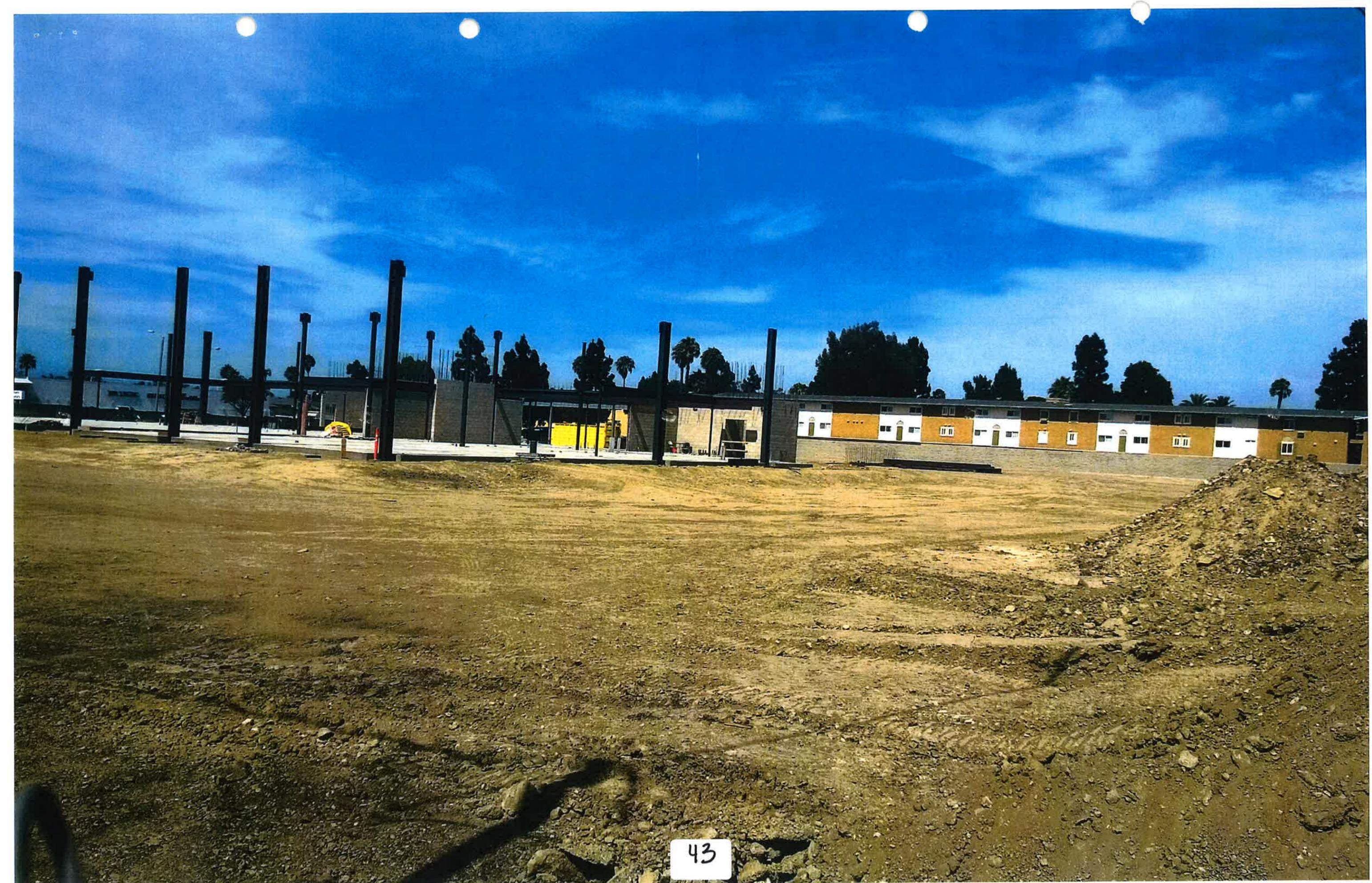


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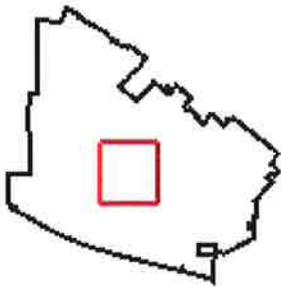
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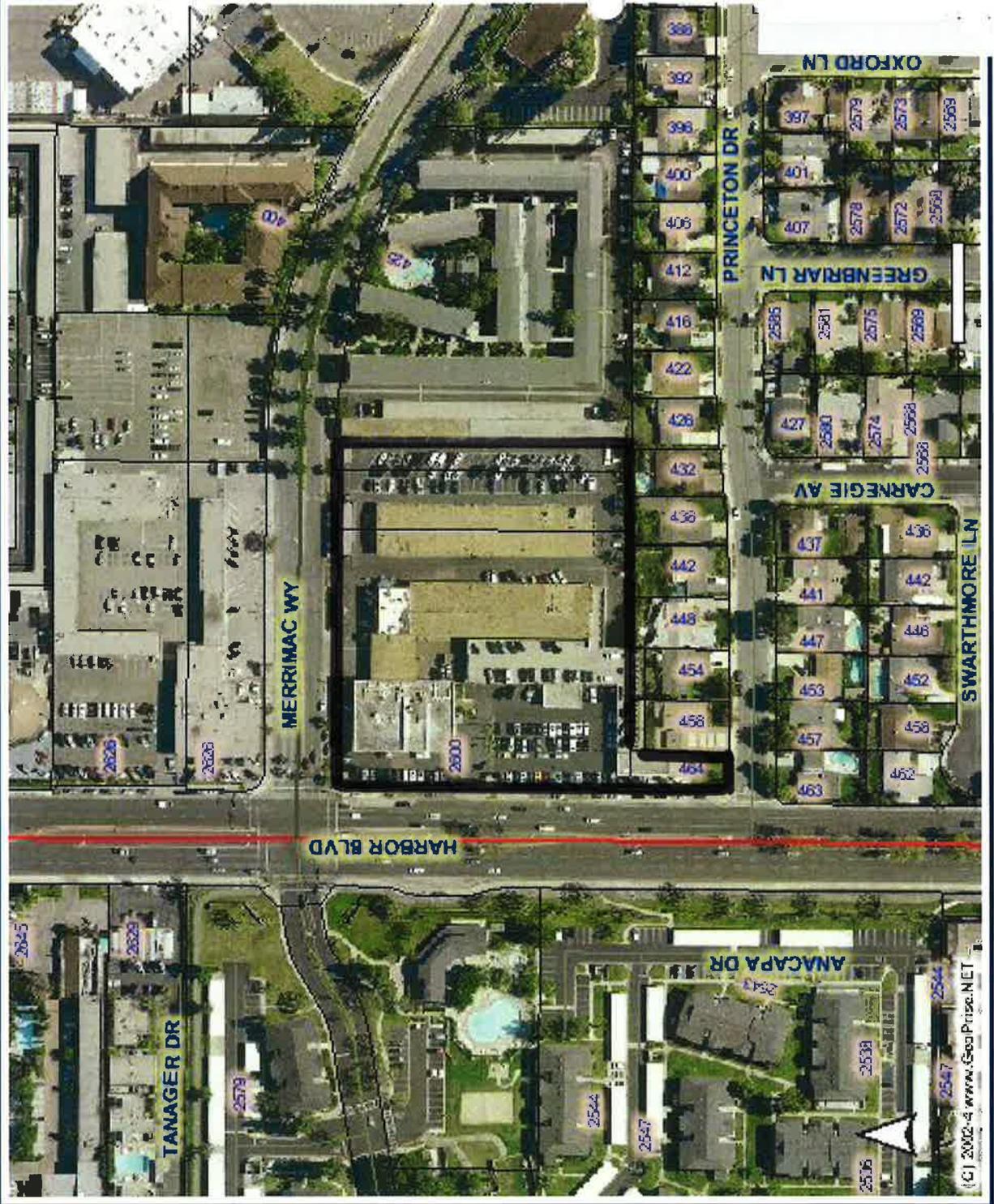
43

**ATTACHMENT 3
LOCATION MAPS**

Overview Map

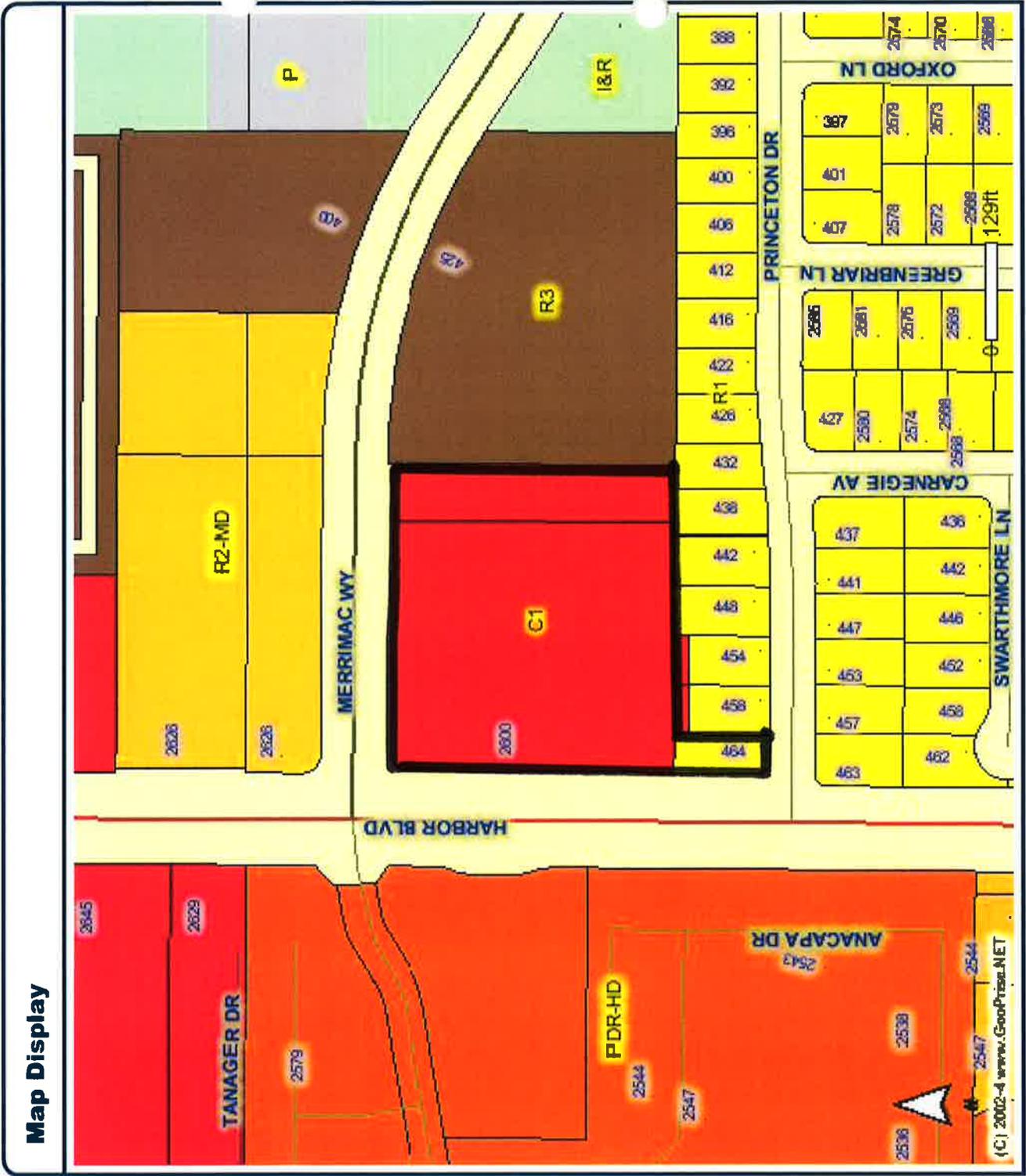
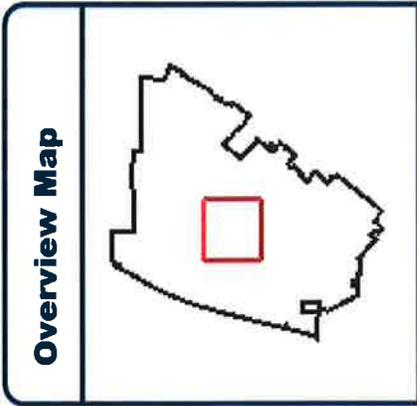


Map Display



Legend

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



Legend

46

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

**ATTACHMENT 4
APPLICANT'S REVISED PROJECT
DESCRIPTION AND EXHIBITS
(PARKING DECK)**



August 18, 2014

Planning Commission
City of Costa Mesa
77 Fair Drive, CA 92626

RE: Orange Coast Buick/GMC/Cadillac
Planning Commission July 14, 2014 – initial presentation
Request for reconsideration at September 8, 2014

Honorable Chairman, Mr. Jim Fitzpatrick, members of the Planning Commission,
Director of Economic & Development Services/Deputy CEO, Gary Armstrong

On behalf of the Buick, GMC, Cadillac Dealership at 2600 Harbor Blvd. Costa Mesa, I would like to take this opportunity to thank you and members of the community for valuable insight and discussions relative to our proposed project at your meeting of July 14, 2014. It was obvious that to be a good neighbor and a part of this community, we needed to further refine our approach, and make necessary revisions to our plans.

Our outreach and communication consultant has since carefully reviewed the process, established direct contact with individual and interested residents. He has worked with us to provide the necessary changes so that we can re-present a project while functional and operationally effective, is also sensitive and more responsive to community concerns.

The revisions to improve the plans include: relocation of the lights on the roof away from the residences, selection of a light fixtures with directional control to prevent light spillage off the property, development of a large landscape buffer with trees on south side adjacent to the residential dwellings, a large full scale “green living” wall on the south face of the building to screen the roof parking structure, security gates to control access, potential relocation of the large Harbor Blvd. pole sign to a point closer to Merrimac. Ave, as well as alternatives to provide “College Park” neighborhood identity monument entry structures and enhanced landscaping at both corners or if desired at the intersection of Princeton and Harbor. The revisions will also include other conductive and behavioral changes to assure that the safety and privacy of the neighborhood remains of utmost importance.

The attached materials and renderings provide further details of the original dealership before demolition, the proposed project, as well as “before and after” views from some of the backyards that include the proposed project enhancements.

We respectfully request your reconsideration of our improved and more community oriented project at your meeting of Sept. 8, 2014, at which time more details on all aspects of the project will be presented.

Again thank you for your input, and we will continue to strive to remain a good neighbor to Princeton Dr. residents as well as a viable business and an effective tax generator to the City of Costa Mesa.



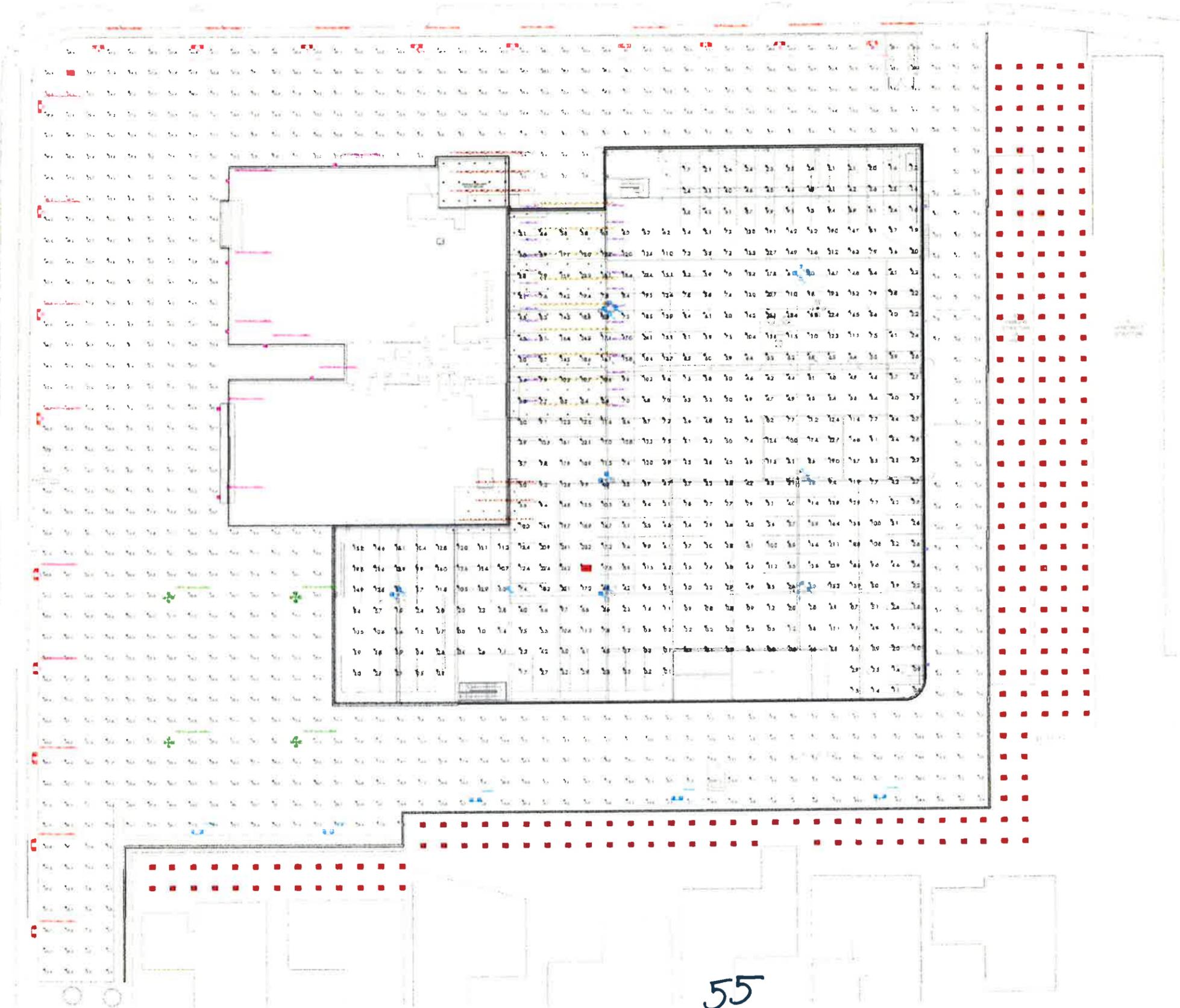
Dennis Flynn, Architect
President, Dennis J. Flynn Architects, Inc.

Cc:

Ron Maceachern, The Suburban Collection
Tim Leroy, The Suburban Collection
Peter Naghavi, In-Focus Consultants

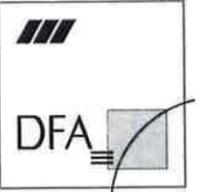
Orange Coast Cadillac
City of Costa Mesa
Planning Commission Meeting
July 14, 2014

Video Time Stamp	Name		Address	Concerns Count	Lighting	Privacy	Noise	Security	Look of Bldg	Property Value	Quality of Life	Destruction of Property	Historic references	Initially supportive	Smoking	Pet(s)	Good faith	Traffic	Site parking	Negligence	No notification	Trespassing	Increase communication with community	Monument sign	Dealership Signage	Air quality	
	First	Last																									
1 01: 25: 25	Dennis	Flynn																									Opening statement
5 01: 38: 30	Leslie	Sterrett	442 Princeton Dr.	10	X	X	X	X	X	X	X			X	X	X											Rescue animals
12 01: 58: 25	Beth	Refakes	Unknown	8	X		X			X	X					X	X						X	X		Does not live in area; comments; quality of monument sign sketches;	
9 01: 50: 05	Scott	Nguyen	458 Princeton Dr.	6							X	X					X	X				X			X	Footings into property; CEQA; fence on his property; taking away 3 feet of his land; retaliation; Commissioner Dickson asked for clarification; someone from GC stated that they will move the fence 3 feet closer to his house	
15 02: 12: 47	JJ (Janice)	Mullis	454 Princeton Dr.	6				X		X		X	X		X		X	X								Statement covered by letter.	
6 01: 41: 08	Jay	Humphrey	Unknown	5		X				X		X	X	X		X										Lives in Mesa Verde area; Dust issue	
4 01: 36: 54	Alan	Engard	931 Presidio	5	X	X			X				X	X										X			
2 01: 32: 14	Margaret	Engard	448 Princeton Dr.	5	X	X	X			X																	
13 02: 01: 39	Brad & Jennifer	Doane	437 Princeton Dr.	5	X	X			X	X	X															4 y.o. son; increase footprint by over 75%; 25' higher and 100' closer; erected steel columns	
11 01: 56: 41	Diane	Liang	Unknown	4				X	X	X	X															Submitted pictures; killed koi; dog death	
7 01: 44: 13	Barbara	Rattigan	447 Princeton Dr.	4	X		X									X		X								General traffic count up; Dealer test drives; Unclear of setbacks/heights; deck use?; dog death	
14 02: 09: 16	Theresa	Drain	427 Princeton Dr.	4													X	X	X					X		College Park owner 1998; zero lot lines; PA-88-134; street closed; underhanded tactics: buy residential lot to park cars; deception, veiled threats; meetings with police and transportation about traffic;	
10 01: 54: 06	Cindy	Brenneman	Unknown	3					X								X	X								Property owner not resident; enforcing road test route?; how are conditions enforced?	
16 02: 14: 10	Elizabeth	Rutledge	453 Princeton Dr.	3	X								X												X	42' super structure;	
3 01: 34: 42	Dan	Huber	Unknown	2	X							X									X	X				3/21 fence torn down with out notice; dog wandering construction site; 5/10 dog killed;	
8 01: 47: 55	Chau	Vuong	458 Princeton Dr.	2																						Did not speak	
	Nina	Patel	438 Princeton Dr.																							4/23 Cease & Desist letter received; Devon Lucas, Esq.; 5/7 last contact with attorney;	
02: 16: 53	Alan	Croal																									
02: 21: 58	Dennis	Flynn																									
02: 29: 08	Jeff	Matthews																									
02: 35: 55	Colin	McCarthy																									
02: 39: 15	Robert	Dickson																									
02: 42: 53	Colin	McCarthy																									



55

PROPOSED SITE PLAN - PHOTOMETRIC



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

130 S. GLASSELL STREET, SUITE 200
ORANGE, CALIFORNIA 92668
(714) 602-8100 FAX (714) 602-9329

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**ORANGE COAST
BUICK GMC CADILLAC**
2800 HARBOR BOULEVARD
COSTA MESA, CALIFORNIA

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

**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
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PERFORMING THE WORK.



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DENNIS J. FLYNN
ARCHITECTS, INC.

190 S. GLASSELL STREET, SUITE 200
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ORANGE COAST
BUICK GMC CADILLAC
2600 HARBOR BOULEVARD
COSTA MESA, CALIFORNIA

ORANGE COAST BUICK GMC CADILLAC
PROPOSED SITE PLAN

THE SUBURBAN
COLLECTION
1755 MAPLE LAWN
TROY, MICHIGAN



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MADE OR CONSTRUCTION
PERFORMED BASED ON THESE
DOCUMENTS IS AT THE RISK OF
THOSE MAKING THE BID OR
PERFORMING THE WORK.

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57

RENDERINGS - POINT OF VIEW LOCATIONS



1 Aerial - existing

58

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(714) 602-9300 • dennisf@dfarch.net





- curbside parking removed from Harbor
- new living wall on south face of building
- light poles lowered from 15' on roof top to 12'
- new trees along entire property line adjacent to residences
- new entry monument for College Park

59
1a Aerial -proposed looking east

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- new trees at 10' on center
- new landscape buffer - no landscape prior



60

2 Looking south from dealership

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- building on the property line
- 26' to top of pilasters

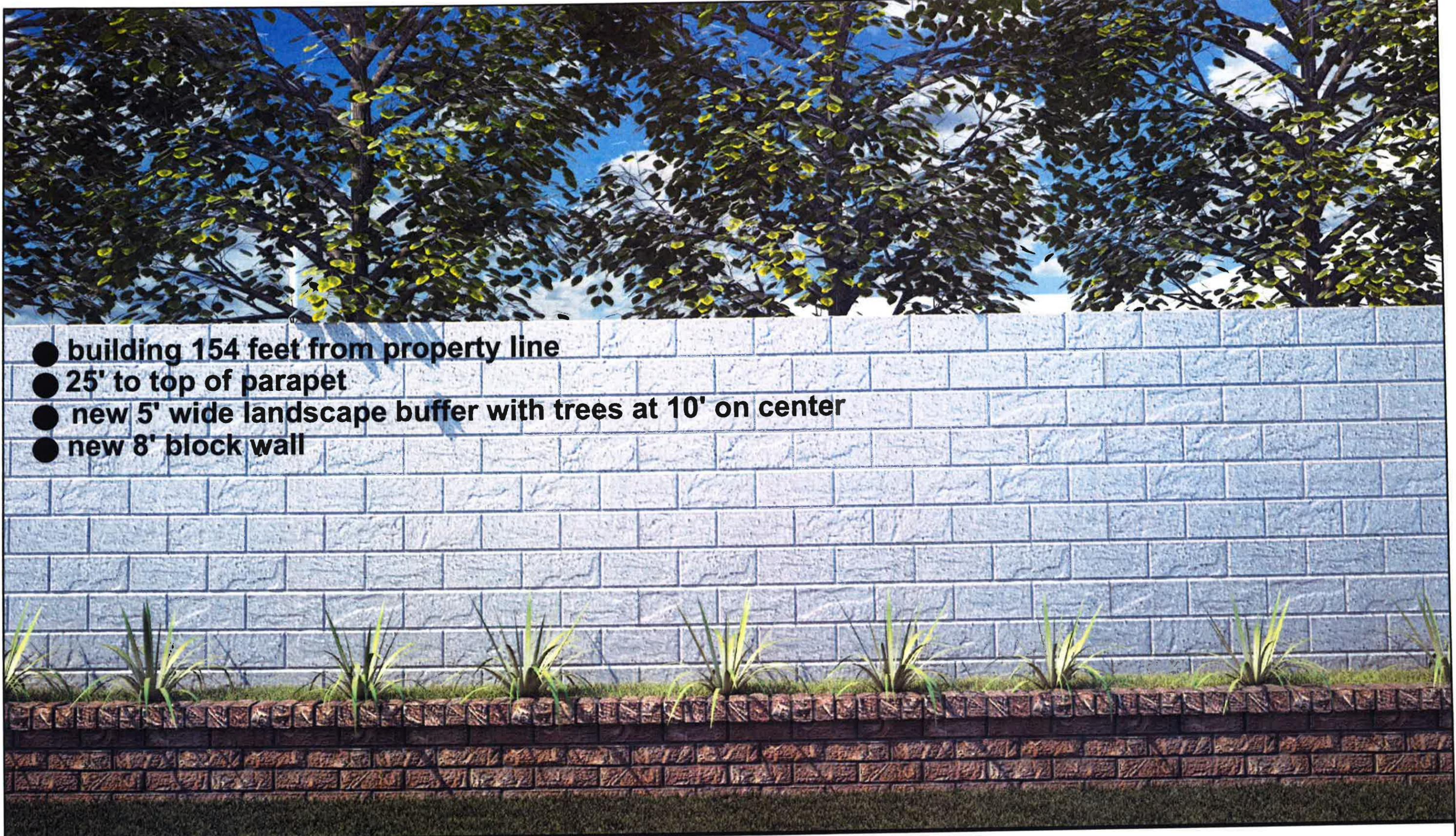
stucco wall



3 458 Princeton - existing ⁶¹

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- 
- building 154 feet from property line
 - 25' to top of parapet
 - new 5' wide landscape buffer with trees at 10' on center
 - new 8' block wall

62

4 458 Princeton - proposed

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- building 30' from property line
- 26' to top of parapet

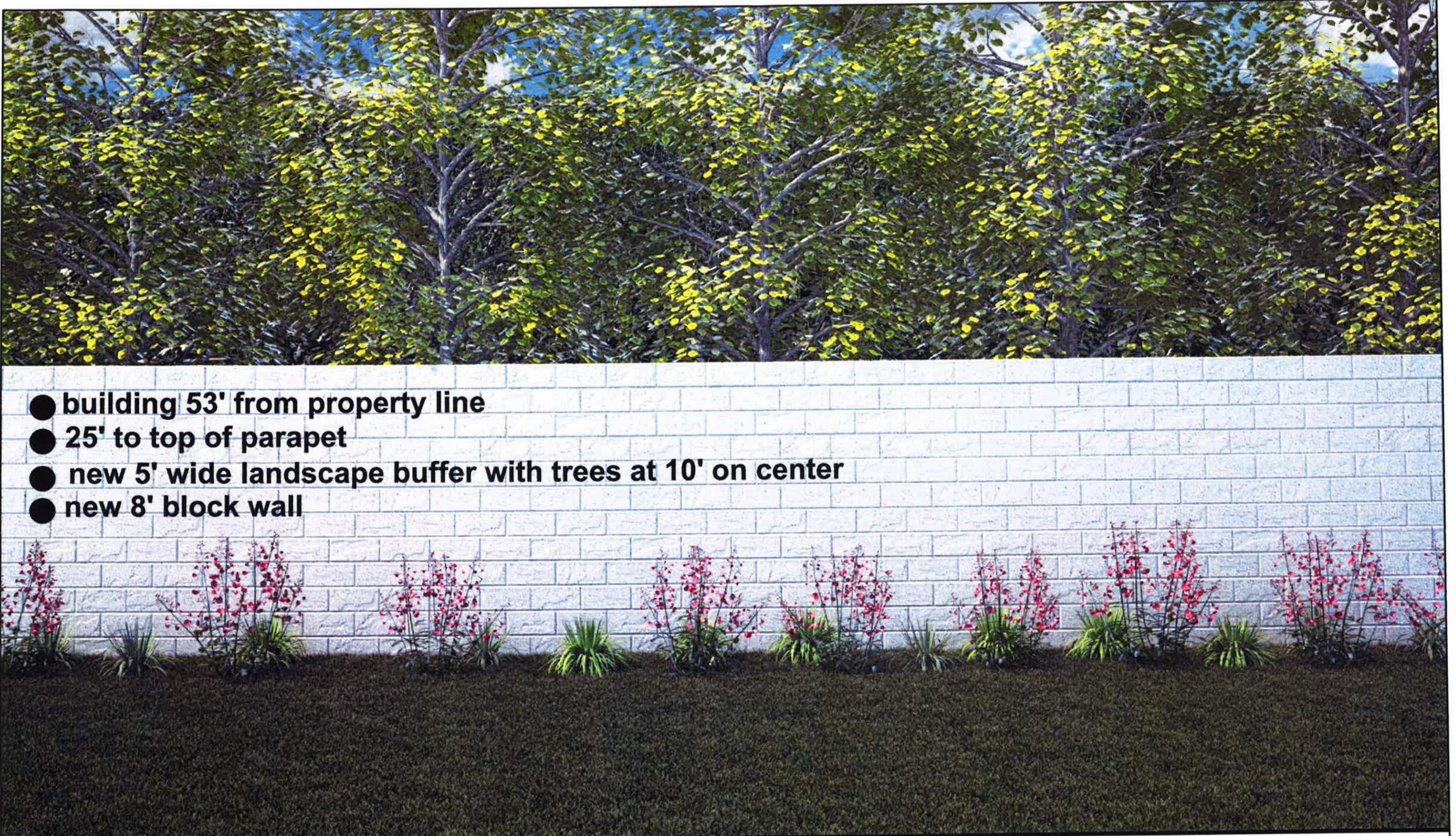


63

5 448 Princeton - existing

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- building 53' from property line
- 25' to top of parapet
- new 5' wide landscape buffer with trees at 10' on center
- new 8' block wall

64
6 448 Princeton - proposed

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7

437 Princeton - existing ^{65'}

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- property line trees at 10' on center
- trees 25' tall after 5 years - estimate
- previously 18' on center



66

8 437 Princeton - proposed landscape

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- new living wall on south face of building
- property line trees at 10' on center
- trees 25' tall after 5 years - estimate
- previously 18' on center



9 437 Princeton - ⁶⁷proposed living wall

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- curbside parking removed from Harbor
- new 10' wide landscape parkway
- new living wall on south face of building
- light poles on roof lowered from 15' to 12'
- light poles on roof moved 52' north

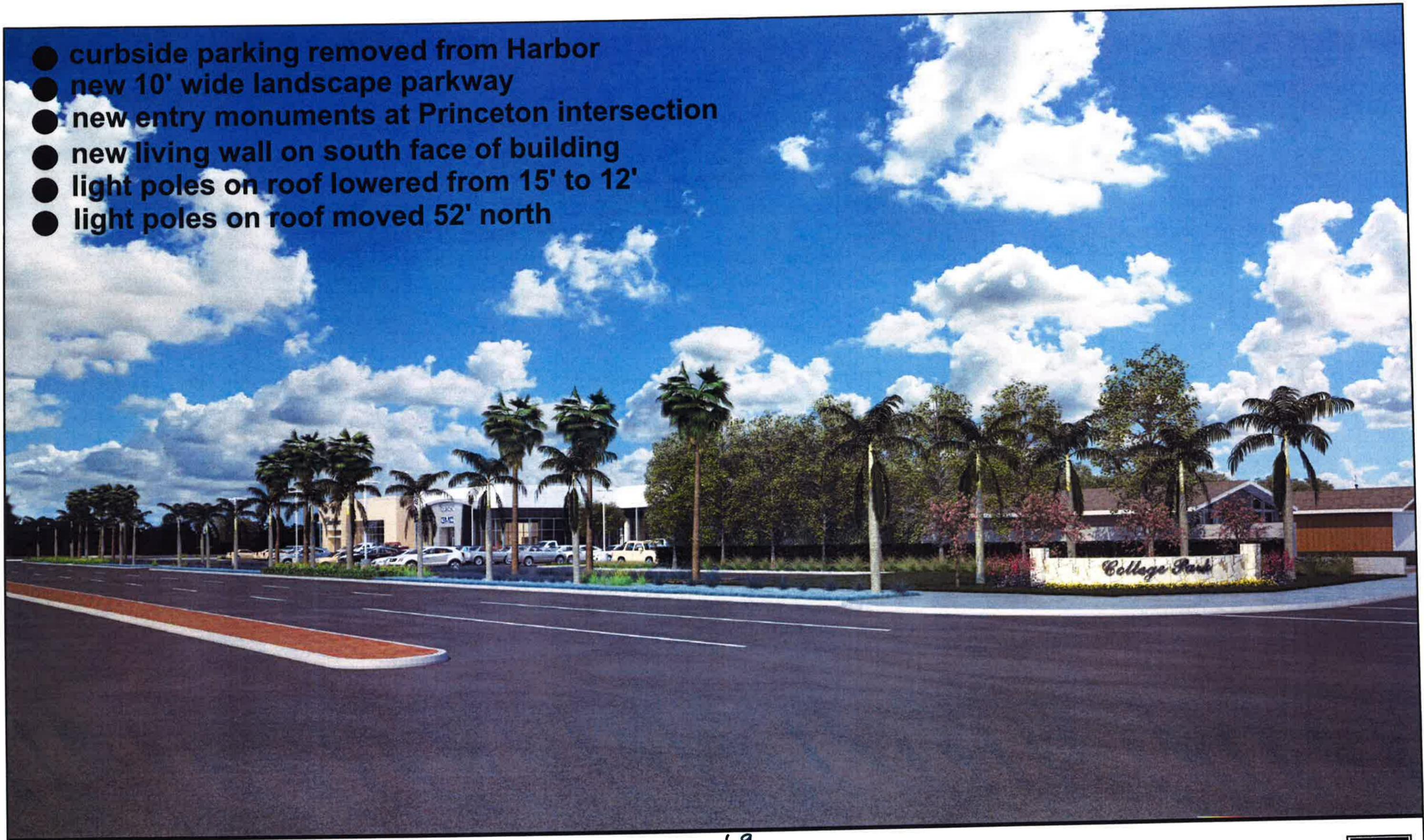


10 Harbor looking at living wall ⁶⁸

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- curbside parking removed from Harbor
- new 10' wide landscape parkway
- new entry monuments at Princeton intersection
- new living wall on south face of building
- light poles on roof lowered from 15' to 12'
- light poles on roof moved 52' north



11 Harbor street scape

69

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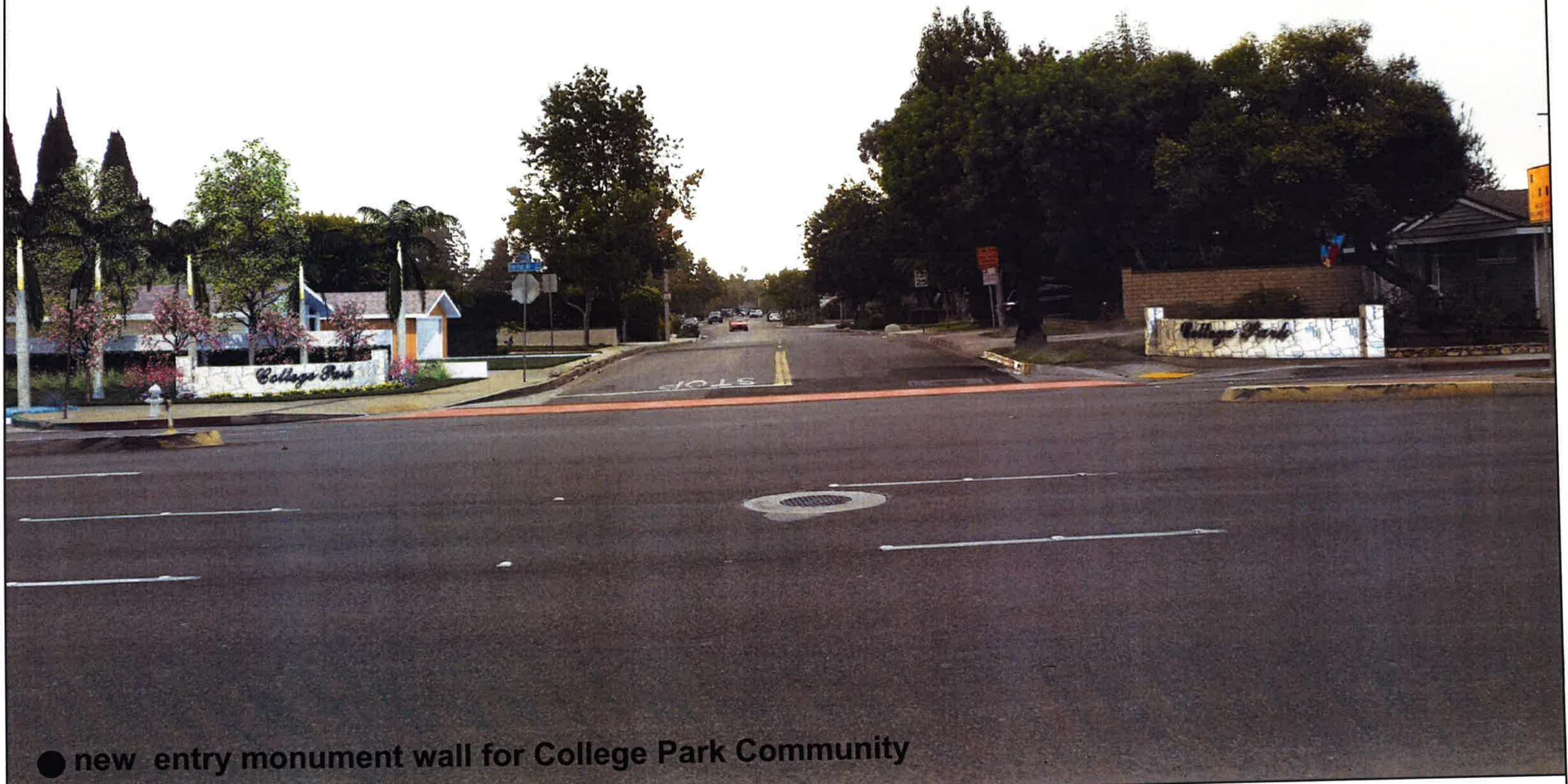
- new entry monument wall for College Park Community
- new enhanced landscape corner



70
12 Entry monument at Princeton

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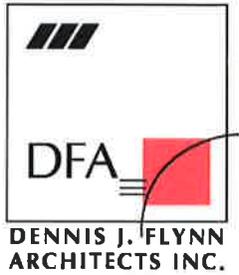
● new entry monument wall for College Park Community

13 Entry monument at Princeton - 2

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**ATTACHMENT 5
APPLICANT'S PROJECT DESCRIPTION
AND EXHIBITS
(PROPOSED SIGNS)**



August 20, 2014

Mr. Gary Armstrong
Economic and Dev. Services Director/Deputy CEO
City of Costa Mesa
77 Fair Drive, CA 92628

RE: Orange Coast Buick/GMC/Cadillac, Existing pole sign

Dear Mr. Armstrong;

Thank you for the opportunity to meet with you and Jerry on Monday to discuss details of our proposed project revisions.

As you know, we will be sharing the subject revisions with the interested residents of Princeton Dr. this Friday in hopes of creating a more positive and reasonable approach towards potential solutions for their concerns.

One of the issues raised by some residents as well as city staff, is the "unsightliness" of the existing "grand fathered in" business pole sign on Harbor Blvd. While the dealership prefers to keep this sign as is, in the spirit of working with the residents and the city, the owners are willing to consider potential re-configuration as well as relocation of the subject sign to a more suitable spot away from Princeton Dr.

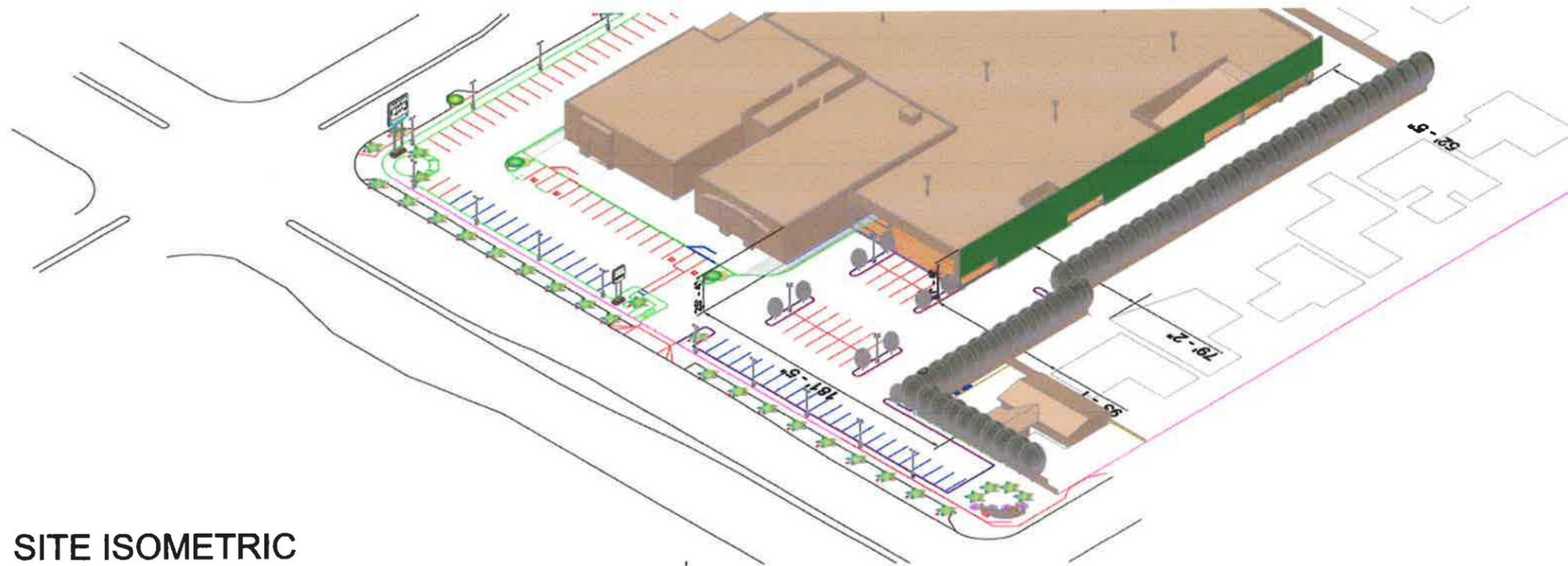
Per our conversation of Monday, please find attached a copy of a site "signage plan" and square footage calculations for the number and location of signs as proposed. We know this plan may not meet City's current sign ordinance requirements, but it reflect a fair and reasonable compromise for changes needed to remove the existing large pole sign. Please call me if I can assist in answering any questions.

Sincerely,

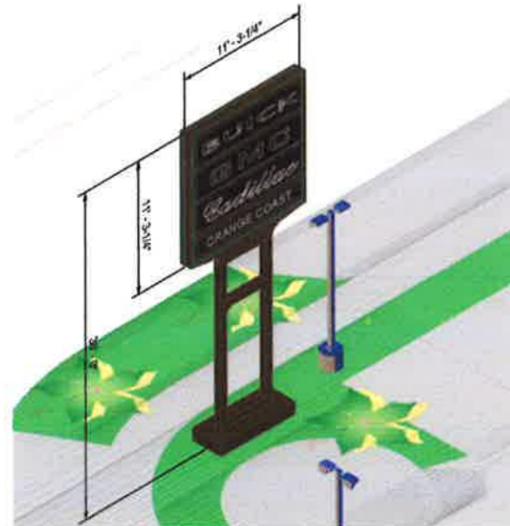
Dennis Flynn, Architect
President, Dennis J. Flynn Architects, Inc.

Cc: Jerry Guarracino, Mel Lee
Ron MacEachern, The Suburban Collection
Tim Leroy, The Suburban Collection
Peter Naghavi, In-Focus Consultants

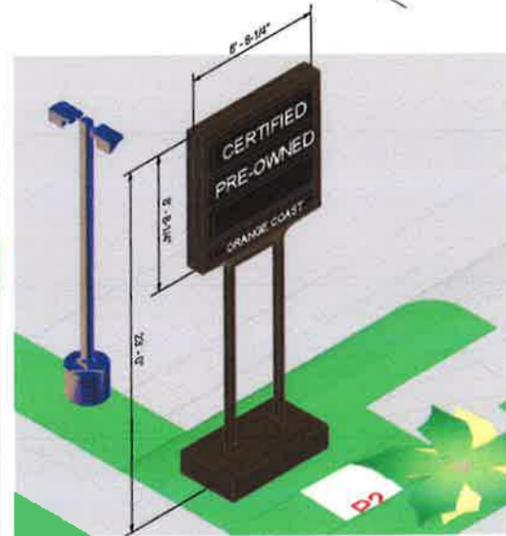
73



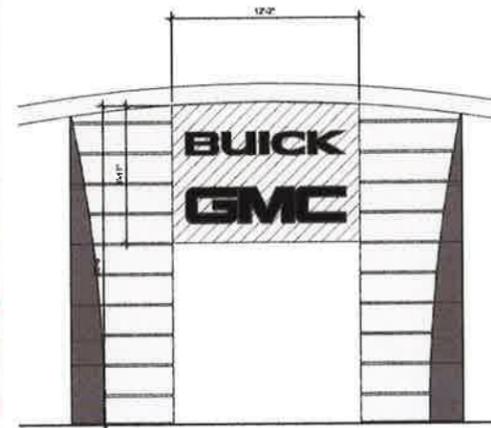
SITE ISOMETRIC



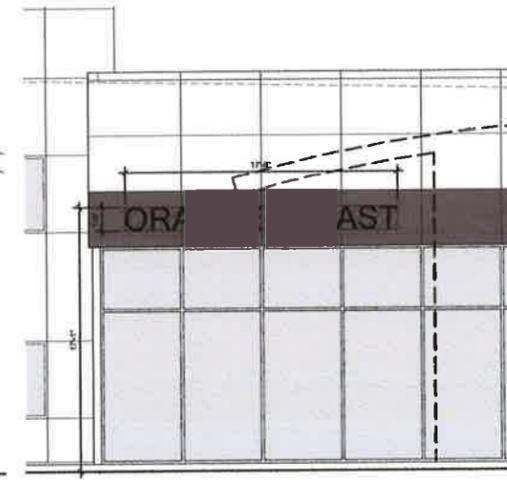
SIGN F1 - 126.6 S.F.



SIGN F2 - 71.5 S.F.



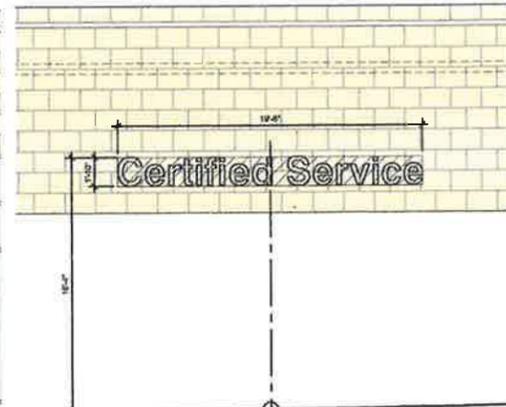
SIGN B1 - 109.3 S.F.



SIGN B2 - 26.6 S.F.



SIGN B3 - 71.3 S.F.



SIGN B4 - 36.8 S.F.

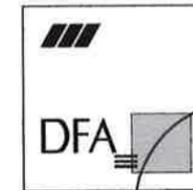
Sign Area Calculations

Allowable

	352.08'		
Frontage	109.94'	1.0 sq. ft. per lineal foot of lot width =	462.02'
Depth	400.00'	0.5 sq. ft. per lineal foot of lot depth =	200.00'
			662.02'
		Maximum Available signage area:	662 s.f.
		Maximum Available area for freestanding signage:	331 s.f.

Proposed

	ID	HGT	AREA	AVAILABLE
F1	HARBOR/MERRIMAC	P137	36'	126.6 s.f.
F2	HARBOR	P92	23'	71.5 s.f.
B1	BUICK GMC			109.3 s.f.
B2	ORANGE COAST			26.6 s.f.
B3	CADILLAC			71.3 s.f.
B4	CERTIFIED SERVICE			36.8 s.f.
PROPOSED TOTAL:			496.0 s.f.	166.0 s.f.



DENNIS J. FLYNN ARCHITECTS, INC.

199 S. CLASSELL STREET, SUITE 200
ORANGE, CALIFORNIA 92668
(714) 652-9300 FAX (714) 652-9359

THIS DOCUMENT IS PRELIMINARY AND NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER AGREES TO HOLD DENNIS J. FLYNN ARCHITECTS, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.

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

ORANGE COAST BUICK GMC CADILLAC
SIGN PROGRAM

THE SUBURBAN
COLLECTION
1700 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
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REVISIONS MAY NOT BE CLEARLY
INDICATED AS SUCH. ANY REVISIONS
MADE OR CONSTRUCTION
PERFORMED BASED ON THESE
DOCUMENTS IS AT THE RISK OF
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PERFORMING THE WORK.

PC# BC13-00777

SIGN 02

**ATTACHMENT 6
SUMMARY OF CODE ENFORCEMENT
CASES AND CALLS FOR POLICE
SERVICE FOR 2600 HARBOR
BOULEVARD**

SUMMARY OF CODE ENFORCEMENT CASES FOR 2600 HARBOR BOULEVARD FROM JULY 2008 TO
PRESENT

Case #	Date	Complaint	Status
C08-1689	7/24/08	Power washing cars at 7:00 am	No citation issued - case closed
C08-0988	4/30/08	Landscaping on second story parking deck (adjacent to residential properties) dead/ not maintained	Citations issued - voided when landscaping replaced- case closed
C09-1911	8/15/09	Banner sign between poles	Banner removed- case closed
C09-2514	10/24/09	Banner sign between trees	Banner removed- case closed
C14-0187	3/10/14	Graffiti on construction fence screen	Graffiti painted over-case closed



Costa Mesa Police Department

Calls For Service to 2600 Harbor Blvd. Car Dealership

July 24, 2012 through "go live" April 8, 2014

Call for Service with report taken:

CAD Call#	DR#	Date reported	Location	Code	Code Description
121015076158	12-012400	10/15/12 8:44 AM	ORANGE COAST CADILLAC	T487	GRAND THEFT - PHONE
121106083010	12-013400	11/6/12 3:11 PM	CADILLAC - NABERS	R487	GRAND THEFT REPORT
131009076740	13-011453	10/9/13 3:16 PM	OC BUICK GMC CADILLAC	RFRA	FRAUD REPORT
131127089437	13-013324	11/27/13 10:25 AM	OC BUICK GMC CADILLAC	RFRA	FRAUD REPORT
140120004609	14-000649	1/20/14 1:34 PM	OC BUICK GMC CADILLAC	R59C	COMMERCIAL BURGLARY
140223013327	14-001902	2/23/14 4:20 AM	OC BUICK GMC CADILLAC	459	BURGLARY
140301014849	14-002143	3/1/14 9:54 AM	OC BUICK GMC CADILLAC	902T	TRAFFIC ACCIDENT NON
140314018118	14-002654	3/14/14 5:53 PM	OC BUICK GMC CADILLAC	M901	TRAFFIC ACCIDENT MIN

Call for Service with NO report taken:

CAD Call#	DR#	Date reported	Location	Code	Code Description
120728054219		7/28/12 12:57 PM	NABERS CADI & OLDS	586	PARKING VIOLATION
120731054931		7/31/12 7:37 AM		586	PARKING VIOLATION
120731054960		7/31/12 9:32 AM		586	PARKING VIOLATION
120801055195		8/1/12 4:45 AM	GMC BUICK DEALERSHIP	TRSI	TRANSIENT
120824061434		8/24/12 3:16 PM	CADILLAC DEALERSHIP	HAZA	HAZARDOUS CONDITION
120909065805		9/9/12 9:49 PM	CADILLAC - NABERS	925C	SUSPICIOUS PERSON IN
120913066794		9/13/12 2:31 PM		586	PARKING VIOLATION
120918068207		9/18/12 9:23 AM		586	PARKING VIOLATION
120920068887		9/20/12 2:56 PM		586	PARKING VIOLATION
121002072334		10/2/12 9:08 AM		586	PARKING VIOLATION
121005073278		10/5/12 1:41 AM	CADILLAC - NABERS	TSTO	TRAFFIC STOP
121009074456		10/9/12 9:28 AM		586	PARKING VIOLATION
121023078682		10/23/12 9:20 AM		586	PARKING VIOLATION
121030080710		10/30/12 9:19 AM		586	PARKING VIOLATION
121104082296		11/4/12 1:39 AM	CADILLAC - NABERS	2315	DRIVING UNDER THE IN
121115085471		11/15/12 1:56 PM		586	PARKING VIOLATION

CAD Call#	DR#	Date reported	Location	Code	Code Description
121120086721		11/20/12 7:42 AM		586	PARKING VIOLATION
121201089547		12/1/12 4:44 PM		TSTO	TRAFFIC STOP
121206090803		12/6/12 2:42 PM		586	PARKING VIOLATION
121211091951		12/11/12 9:11 AM		586	PARKING VIOLATION
130108001709		1/8/13 9:39 AM	CADILLAC - NABERS	586	PARKING VIOLATION
130115003366		1/15/13 9:13 AM		586	PARKING VIOLATION
130205008579		2/5/13 9:18 AM	CADILLAC - NABERS	586	PARKING VIOLATION
130212010113		2/12/13 9:31 AM		586	PARKING VIOLATION
130302014727		3/2/13 12:15 AM	CADILLAC - NABERS	DIZZ	PERSON DIZZY
130315018071		3/15/13 7:40 PM	CADILLAC - NABERS	902M	MEDICAL AID
130402022935		4/2/13 11:47 PM	CADILLAC - NABERS	PC	PATROL CHECK
130509033077		5/9/13 6:05 PM		TSTO	TRAFFIC STOP
130524037673		5/24/13 5:38 PM	OLDS - NABERS	TSTO	TRAFFIC STOP
130529039045		5/29/13 2:16 PM	NABERS CADI & OLDS	DIAB	DIABETIC PROBLEM
130614043562		6/14/13 1:26 AM	CADILLAC - NABERS	TSTO	TRAFFIC STOP
130621045852		6/21/13 1:46 PM	ORG COAST CADILLAC	ACI	INJURED ANIMAL
130723055658		7/23/13 9:20 AM		586	PARKING VIOLATION
130725056298		7/25/13 1:59 PM		586	PARKING VIOLATION
130725056318		7/25/13 3:01 PM	ORANGE COAST CADILLAC	R901	INJURY TRAFFIC ACCID
130807059808		8/7/13 8:05 AM	CADILLAC - NABERS	SLEE	SLEEPER IN VEHICLE
130808060161		8/8/13 2:02 PM		586	PARKING VIOLATION
130810060666		8/10/13 3:48 AM	CADILLAC - NABERS	925M	SUSPICIOUS MALE
130914069961		9/14/13 6:41 PM	OC BUICK GMC CADILLAC	R503	VEHICLE THEFT REPORT
130926073200		9/26/13 2:17 PM		586	PARKING VIOLATION
131027081369		10/27/13 11:19 AM	OC BUICK GMC CADILLAC	RTHR	THREAT REPORT
131107084307		11/7/13 2:33 PM		586	PARKING VIOLATION
131116086503		11/16/13 5:31 AM	OC BUICK GMC CADILLAC	902M	MEDICAL AID
131120087580		11/20/13 8:33 AM	OC BUICK GMC CADILLAC	RFRA	FRAUD REPORT
131121087903		11/21/13 11:41 AM	OC BUICK GMC CADILLAC	RFRA	FRAUD REPORT
131121087945		11/21/13 2:30 PM		586	PARKING VIOLATION
131127089482		11/27/13 1:26 PM	CADI DEALERSHIP	415M	DISTURBANCE MALE
140102000262		1/2/14 2:20 AM	OC BUICK GMC CADILLAC	PC	PATROL CHECK
140114003167		1/14/14 2:35 PM	OC BUICK GMC CADILLAC	PC	PATROL CHECK
140114003181		1/14/14 3:41 PM	OC BUICK GMC CADILLAC	ACD	DEAD ANIMAL

CAD Call#	DR#	Date reported	Location	Code	Code Description
140126006257		1/26/14 6:10 PM	OC BUICK GMC CADILLAC	925M	SUSPICIOUS MALE
140302015127		3/2/14 1:07 PM	OC BUICK GMC CADILLAC	9999	*NATURE WAS INVALID
140317018923		3/17/14 10:54 PM	OC BUICK GMC CADILLAC	9999	*NATURE WAS INVALID

*data code did not convert



Costa Mesa Police Department

Calls For Service to 2600 Harbor Blvd. Car Dealership

April 9, 2014 through July 23, 2014

Call for Service with report taken:

CAD Call#	DR#	Date reported	Location	Code	Code Description
2014013996	14-005013	5/20/14 7:37 PM	ORANGE COAST BUICK	NEGLECT	CHILD NEGLECT

Call for Service with NO report taken:

CAD Call#	DR#	Date reported	Location	Code	Code Description
2014003485		4/18/14 4:30 PM	ORANGE COAST BUICK	925V	SUSPICIOUS VEHICLE

**ATTACHMENT 7
STAFF REPORT, PLANS AND EXHIBITS
FROM THE JULY 14, 2014 PC MEETING**



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**

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.

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.



 MEL LEE, AICP
 Senior Planner



 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.

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.

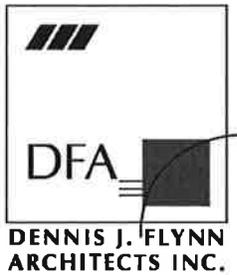
18. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2010 California Building Code CBC 1808.7.4
19. The ground immediately adjacent to the foundation 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.

BEFORE DECK



105

Orange Coast Buick-GMC-Cadillac Coming Soon



DENNIS J. FLYNN
ARCHITECTS, INC.
1000 CALIFORNIA BLVD
ORANGE COUNTY, CA 92668
(714) 862-2362 • dennis@dfaarch.com



AFTER DECK

106

Orange Coast Buick-GMC-Cadillac Coming Soon

DENNIS J. FLYNN
ARCHITECTS, INC.
ORANGE, CALIFORNIA, 92666
(714) 902-5300 - dennis@dfarch.net





DENNIS J. FLYNN ARCHITECTS, INC.

1000 W. BROADWAY, SUITE 1000
DALLAS, TEXAS 75203
PHONE: 214.760.1234
WWW.DJFLYNNARCHITECTS.COM

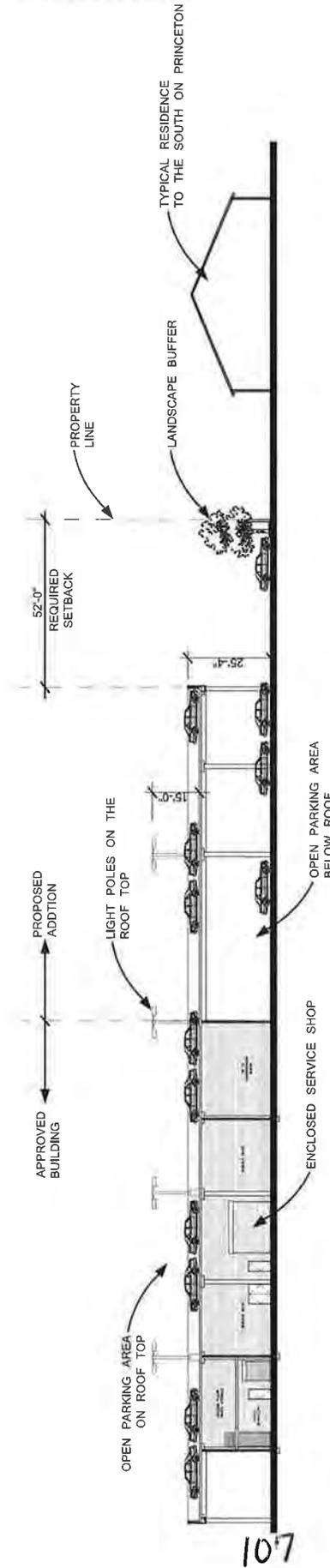
ORANGE COAST
BUICK GMC CADILLAC
2960 HARBOR BOULEVARD
CORPUS CHRISTI, TEXAS 78402

THE SUBURBAN
COLLECTION
1785 MAPLE LANE
18074 HOUSTON
TX 77058

PROJECT NUMBER
DATE
SCALE
DRAWN BY
CHECKED BY
APPROVED BY

PCF BC13-40177

A3.CS



ORANGE COAST CADILLAC - ADDITION
TYPICAL CROSS SECTION LOOKING EAST

1017

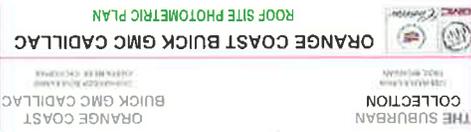
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF
36	36	G-CA DILLAC	SINGLE	7598	0.750
4	4	XSB-5X-qua	4 @ 90 DEGREES	31023	0.900
8	8	XSB-FAX-W	SINGLE	29014	0.900
18	18	XSB-FIX-Ca	SINGLE	29185	0.900
5	5	XAWM3-2-WA	SINGLE	11960	0.900
26	15	H-CADILAC	SINGLE	2378	0.750
15	13	H-RUICK	SINGLE	5242	0.750
18	18	XSB-FAX-1	TWIN	29014	0.900
23	23	A2	SINGLE	28558	0.900
5	5	A2-Twin	TWIN	28558	0.900

Symbol	Description
15	AMERLUX LIGHTING: RD6-100-T6-E-FL (RD6 series 6 inx6g ROUND METAL HALIDE DOWNLIGHT)
18	LSI INDUSTRIES: XSB-5X-LED-HO-CW-UJE
18	LSI INDUSTRIES: XSB-FIX-LED-HO-CW-UJE
18	LSI INDUSTRIES: XSB-FIX-LED-HO-CW-UJE
18	LSI INDUSTRIES: XAWM3-2-LED-119-450-CW-UJE
18	AMERLUX LIGHTING: RD6-39-T6-E (RD6 series 6 inx6g ROUND METAL HALIDE DOWNLIGHT)
18	AMERLUX LIGHTING: RD6-70-T6-E-FL (RD6 series 6 inx6g ROUND METAL HALIDE DOWNLIGHT)
18	AMERLUX LIGHTING: RD6-70-T6-E-FL (RD6 series 6 inx6g ROUND METAL HALIDE DOWNLIGHT)
18	LSI INDUSTRIES: XSB-FIX-LED-HO-CW-UJE
18	LSI INDUSTRIES: XSB-FIX-LED-HO-CW-UJE-HSS
18	LSI INDUSTRIES: XSB-FIX-LED-HO-CW-UJE-HSS

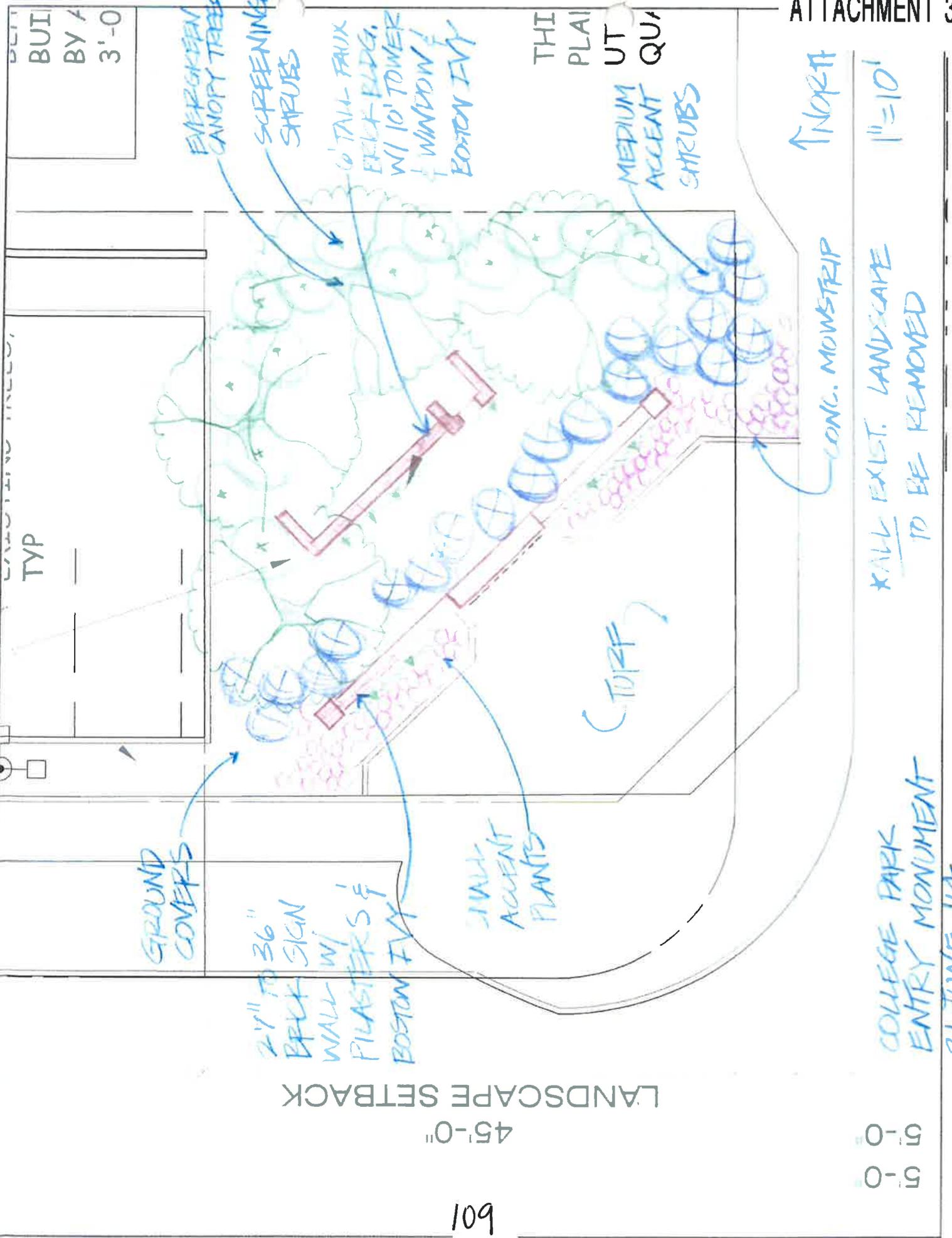
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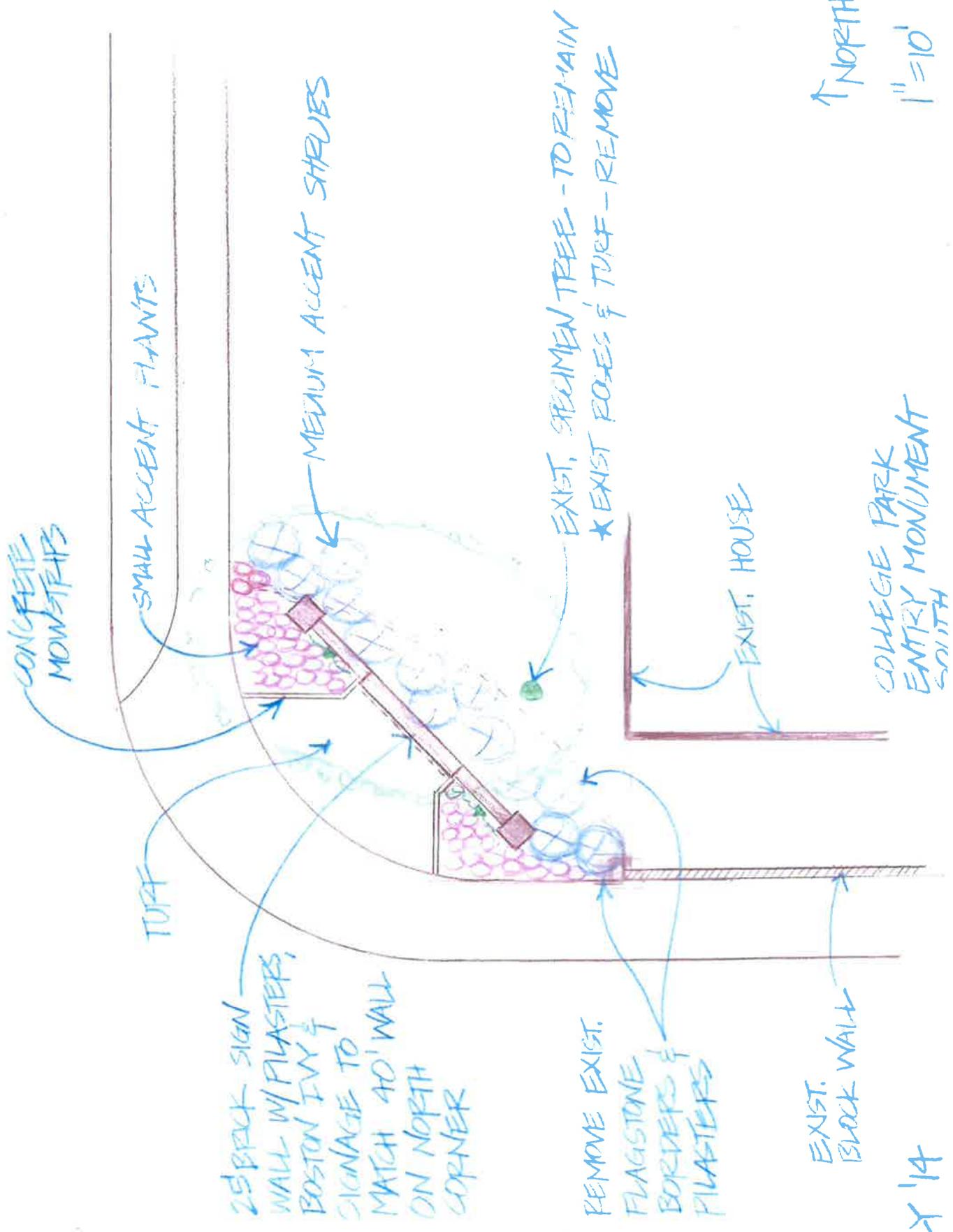


Calculation Summary						
Label	Calc Type	Units	Avg	Max	Min	Avg/Min
Ground Level Parking	Illuminance	Fc	21.66	74.0	0.0	N.A.
Residential - Ground Level	Illuminance	Fc	0.08	0.9	0.0	N.A.
Roof Parking	Illuminance	Fc	9.58	30.9	1.1	8.71
						28.09



ROOF SITE PHOTOMETRIC PLAN





↑ NORTH
1" = 10'

COLLEGE PARK
ENTRY MONUMENT
SOUTH

SMALL ACCENT PLANTS

MEDIUM ACCENT SHRUBS

EXIST. SPECIMEN TREE - TO REMAIN
*EXIST. ROSES & TURF - REMOVE

EXIST. HOUSE

CONCRETE
MOWSTEPS

TURF

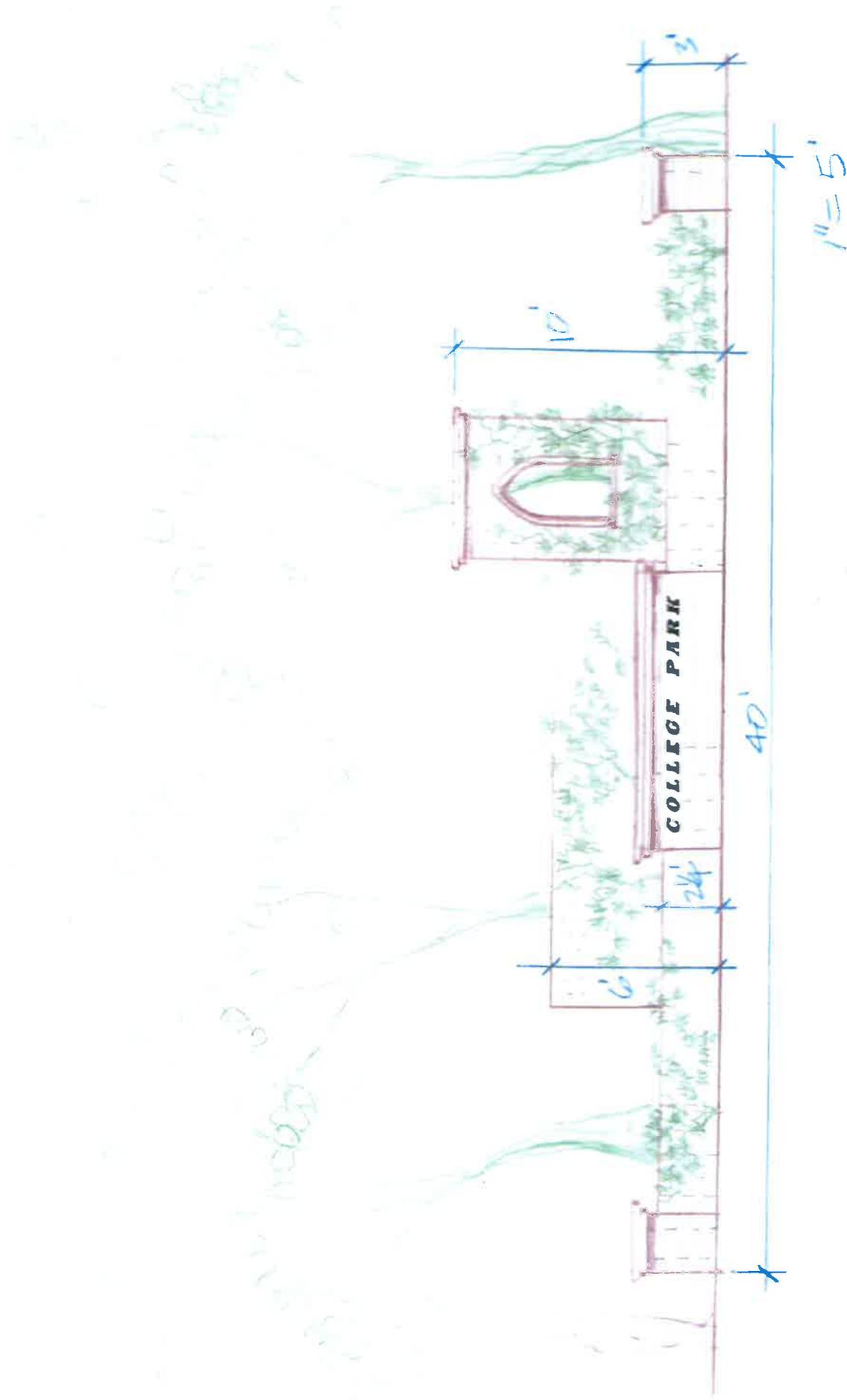
25' BRCK SIGN
WALL W/ PLASTERS,
BOSTON IVY &
SIGNAGE TO
MATCH 40' WALL
ON NORTH
CORNER

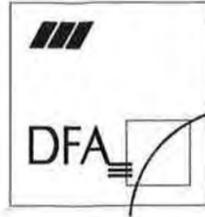
REMOVE EXIST.
FLAGSTONE
BORDERS &
PLASTERS

EXIST.
BLOCK WALK

COLLEGE PARK ENTRY MONUMENT
HARBOR & PRINCETON
21 JUNE '14

III





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

T1	COVER SHEET
A1	PROPOSED SITE PLAN
A2	PROPOSED FIRST FLOOR PLAN
A3	PROPOSED SECOND FLOOR PLAN
A4	PROPOSED ROOF PLAN
A5	PROPOSED ELEVATIONS

PROJECT INFORMATION

APN NUMBER:	141-732-01
PROJECT OWNER:	THE SUBURBAN COLLECTION 1795 MAPLE LAWN, TROY, MI
PROJECT NAME:	ORANGE COAST CADILLAC
PROJECT ADDRESS:	2600 HARBOR BLVD, COSTA MESA, CA
EXISTING LAND USE:	AUTOMOTIVE SALES AND REPAIR
PROPOSED LAND USE:	AUTOMOTIVE SALES AND REPAIR
TOTAL LAND AREA:	4.1 ACRES (178,903 SF)
TOTAL BUILDING FLOOR AREA:	94,338 SF
FLOOR AREA RATIO:	(41,088 SF/178,903 SF) = 0.23
LOT COVERAGES:	
BUILDING FOOTPRINT AREA:	41,088 SF/178,903 SF = 0.23
DRIVEWAY & PARKING AREA:	115,889 SF/178,903 SF = 0.65
OPEN SPACE AREA:	21,228 SF/178,903 SF = 0.12
PARKING:	SEE PARKING TABULATION ON A-1
NO. OF STORIES:	2 STORY
MAXIMUM HEIGHT OF BUILDING:	30'-0"
OCCUPANCY:	B, S1, S2
CONSTRUCTION TYPE:	V-B
SPRINKLERED/ALARMED:	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 248-519-8888 FAX 248-605-2811
ARCHITECT:	DENNIS J. FLYNN ARCHITECTS INC 308 NORTH BUCKLE STREET FULLERTON, CA 92833 714-870-4480 CONTACT: LINDA FRANCIS FAX: 714-870-4492

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 CALGREEN 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

21028

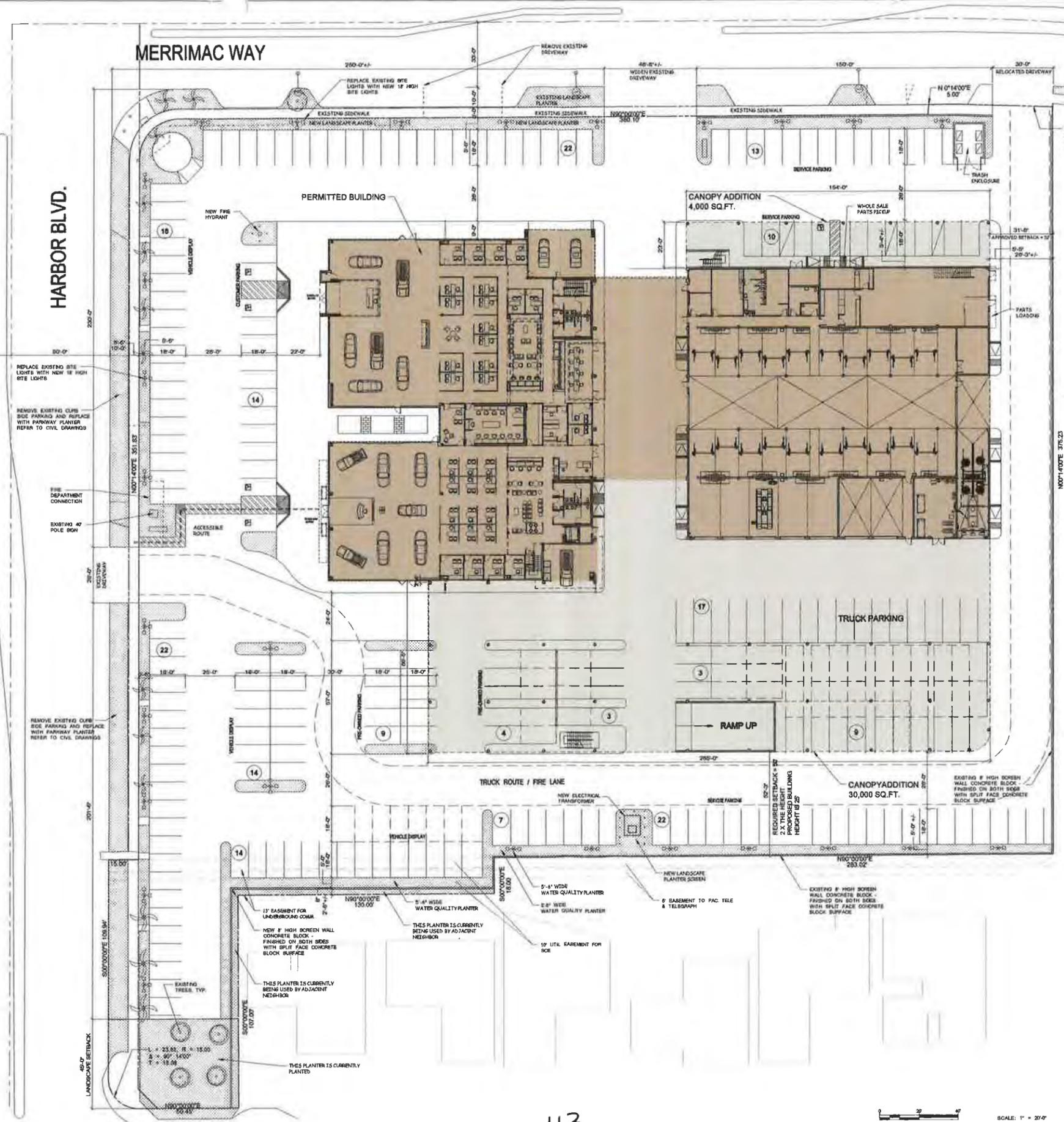
T-1



DENNIS J. FLYNN ARCHITECTS, INC.

190 S. GLASSELL ST, SUITE 200, ORANGE, CALIFORNIA 92866 TEL: 714-602-9300 FAX: 714-602-9307

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PROJECT TABULATIONS			
SITE ADDRESS: 2500 HARBOR BOULEVARD			
SITE AREA: 178,803 SF (4.1 ACRES)			
BUILDING AREA:			
FIRST FLOOR ENCLOSED BUILDING	PERMITTED	41,900 SF	
FIRST FLOOR CANOPY	PERMITTED	7,800 SF	
SECOND FLOOR	PERMITTED	11,900 SF	
PROPOSED ADDITIONAL CANOPY		34,000 SF	
TOTAL PROPOSED BUILDING AREA		95,600 SF	
BUILDING RATIO: 53.7% (95,600 SF / 178,803 SF)			
REQUIRED PARKING: 13,770 @ 471/1000 = 291 SPACES			
PROVIDED PARKING (OVERALL DRIVEWAY & OPEN PARKING RATIO): 17,539 @ 1718/1000 SF = 65 PERCENT			
REQUIRED LANDSCAPE AREA: 211 X 28 SQ. FT.			
PROVIDED LANDSCAPE AREA: 12,300 SF			
OPEN SPACE RATIO: 6.9% (12,300 SF / 178,803 SF)			
CAR COUNT:			
CUSTOMER PARKING		14	
SERVICE PARKING		31	
OVERLAY PARKING - EMPLOYEE		206	
TOTAL		351	
STREET SIDE CURB PARKING: 8			
SERVICE BAYS: 25			
PREP BAYS: 2			
CARWASH TUNNEL: 1			
REQUIRED ACCESSIBLE STALLS - 8 (STALLS)			
17 - DESIGNATED PARKING STALLS IDENTIFIED AS LOW EMITTING FUEL EFFICIENT AND CARPOOL / VAN POOL - 8% OF 211			
4 - BICYCLE PARKING STALLS REQUIRED - 5% OF 81			

PLANNING DEPARTMENT NOTES:

13. THE ULTIMATE FIREFIGHT MAY NOT BE FILED / 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 ADJACENT PROPERTY.

14. HEIGHTS SHALL BE OBTAINED FOR ALL BUILDINGS ACCORDING TO THE PROVISIONS OF THE COSTA MESA ORDINANCES.

CONSTRUCTION RELATIONS OFFICER: RICHARD CARL, WITH PACIFIC WEST BUILDERS, PHONE NUMBER IS (415) 949-0127 ADDRESS IS 243 FIRST STREET SUITE 101 SAN VALLEY, CA 92689.



DENNIS J. FLYNN ARCHITECTS, INC.

180 S. GARDNER STREET, SUITE 200
ORANGE, CALIFORNIA 92668
(714) 802-6300 FAX (714) 802-6300

05/27/14 DEVELOPMENT PLAN SUBMITTAL

ORANGE COAST
BUICK GMC CADILLAC
2500 HARBOR BOULEVARD
COSTA MESA, CALIFORNIA

CANOPY ADDITION
SITE PLAN - ADDITION

THE SUBURBAN
COLLECTION
1705 MAPLE LANE
TROY, MICHIGAN



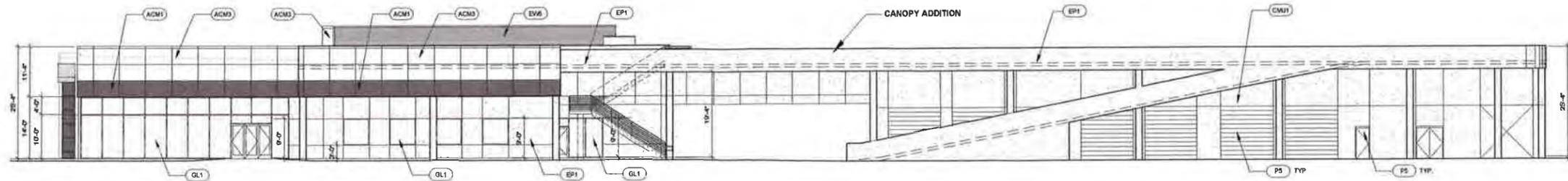
PROJECT 21028

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.

113

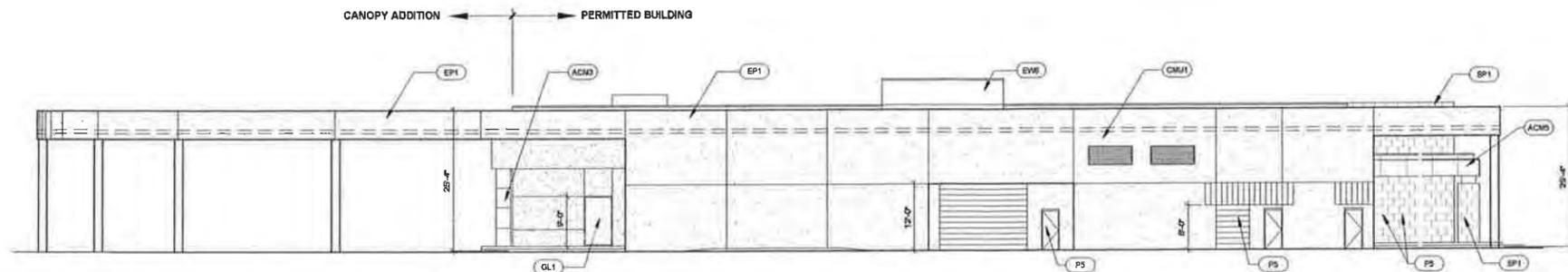
SCALE: 1" = 20'-0"

A-1



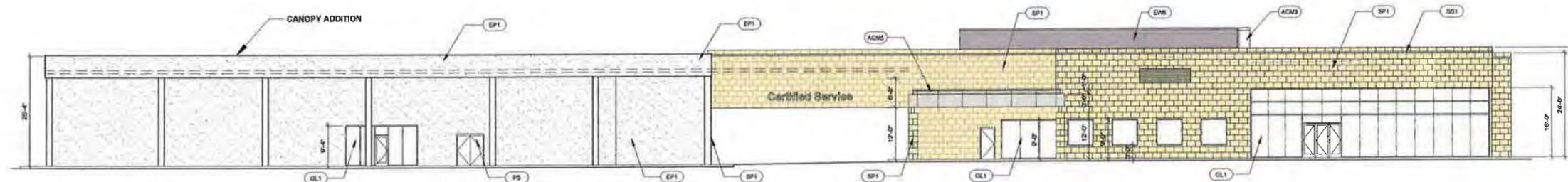
SOUTH ELEVATION

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



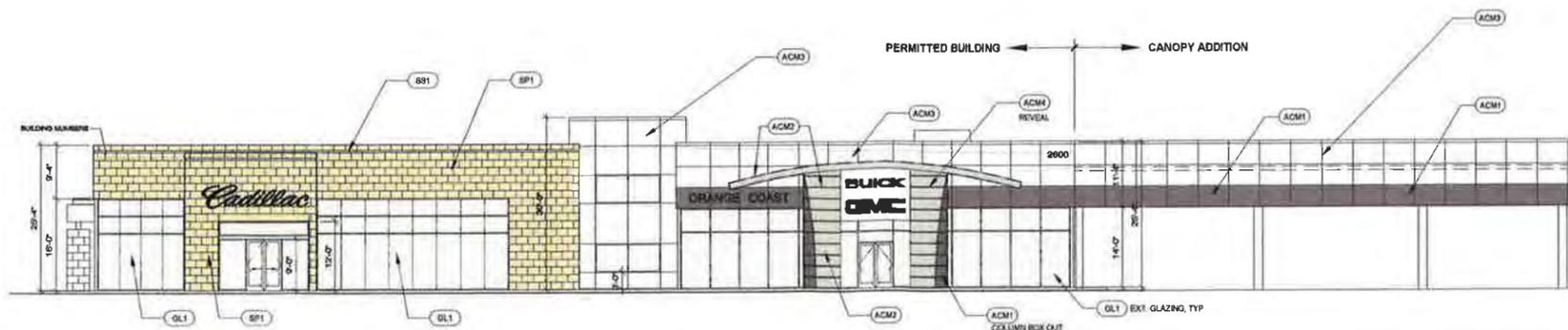
EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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



BUICK GMC COLOR SCHEME



CADILLAC COLOR SCHEME

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 - CORRUGATED METAL EQUIPMENT SCREEN, COLOR TO MATCH ACM3
- P5 - EXTERIOR PAINT, AGREEABLE GREY (METAL DOORS)
- GL1 - CLEAR BUTT JOINTED GLAZING, BOLANISH 60
- CMU1 - SPLIT FACED UNIT, (COLOR TO MATCH EP1)
- CMU2 - PRECISION UNIT, COLOR TO MATCH EP1
- SS1 - 4" STAINLESS STEEL REVEAL



DENNIS J. FLYNN ARCHITECTS, INC.

190 S. GLASSBELL STREET, SUITE 200
ORANGE, CALIFORNIA 92668
(714) 402-9300 FAX (714) 402-8000

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052714 DEVELOPMENT PLAN SUBMITTAL

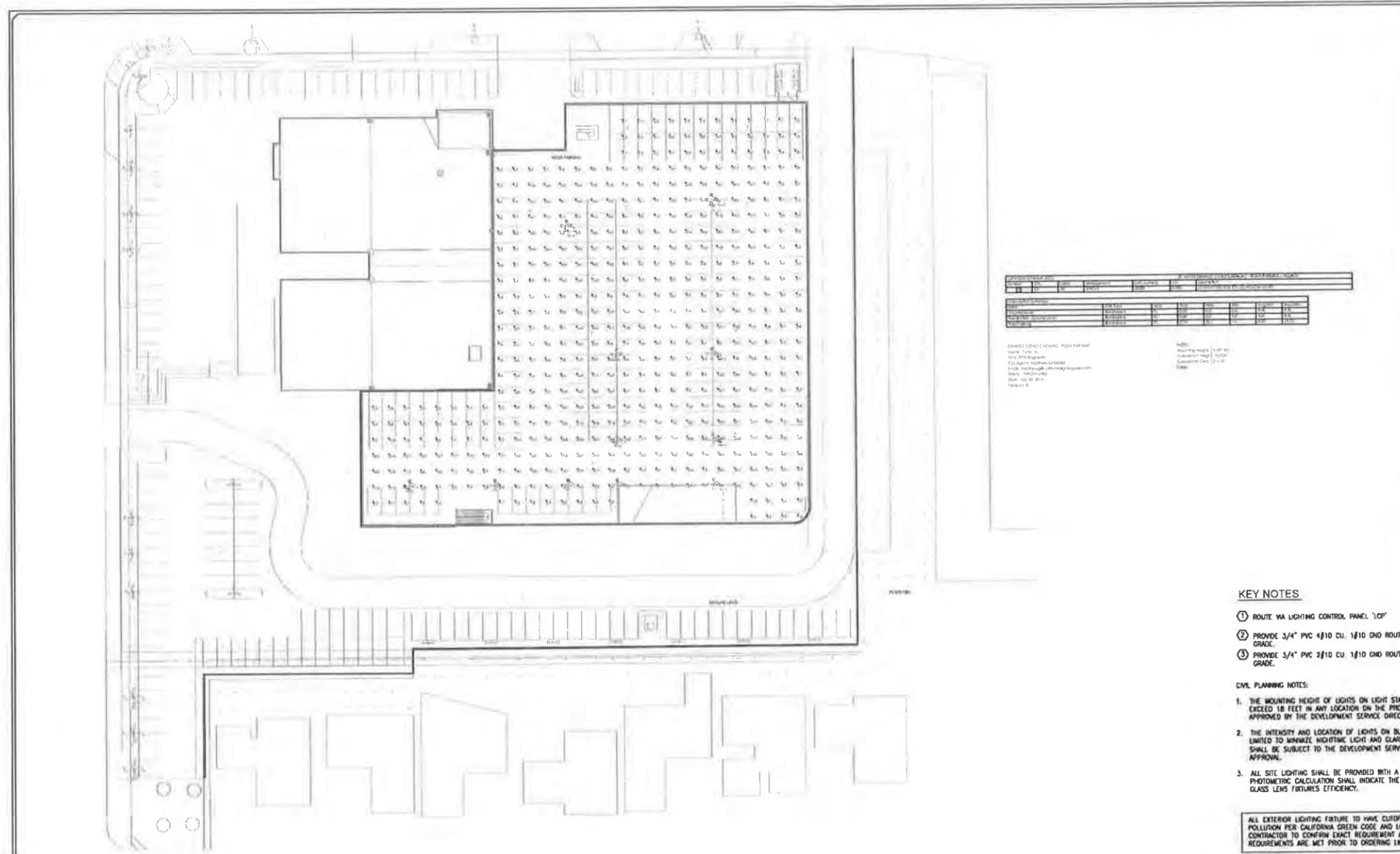
**ORANGE COAST
BUICK GMC CADILLAC**
2600 HARBOR BOULEVARD
COSTA MESA, CALIFORNIA

**CANOPY ADDITION
PROPOSED EXT ELEVATIONS**

**THE SUBURBAN
COLLECTION**
1798 MAPLE LAWN
TROY, MICHIGAN

PROJECT 21026

PRELIMINARY BID PLANS
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TO REVISION. FUTURE PLAN
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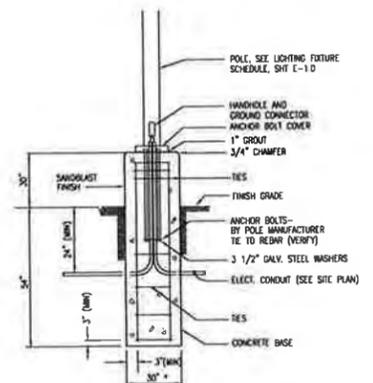
KEY NOTES

- ① ROUTE VIA LIGHTING CONTROL PANEL 'LOP'
- ② PROVIDE 3/4" PVC 4810 CU. 1/10 OH ROUTE CONDUIT 24" BELOW GRADE.
- ③ PROVIDE 3/4" PVC 2810 CU. 1/10 OH 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 BUILDINGS SHALL BE LIMITED TO MINIMIZE NIGHTTIME LIGHT AND CLARE TO NEIGHBORING AREAS 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 FEATURES EFFICIENCY.

ALL EXTERIOR LIGHTING FIXTURE TO HAVE CLIP OFF IN LIEU OF LIGHTING POLLUTION PER CALIFORNIA GREEN CODE AND LOCAL ORDINANCE. CONTRACTOR TO CONFIRM EXACT REQUIREMENT AND ENSURE REQUIREMENTS ARE MET PRIOR TO ORDERING LIGHTING FIXTURES.

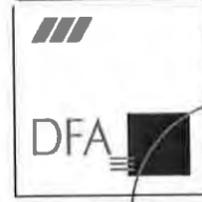


* ALL DIMENSIONS AND BASE SPECS SHALL BE SPECIFIED BY STRUCTURAL ENGINEER.
 ASSUME MINIMUM 90 MPH SUSTAINED WIND LOAD (WINDY SPECIFIC AREA REQUIREMENTS), AND 1.3 GUST FACTOR. PROVIDE POLE DATA WITH SUBMITTAL. SEE STRUCTURE PLAN FOR DESIGN CALCULATIONS.
 ANCHOR BOLTS AND BASE PLATE SHALL BE BY POLE MANUF. 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.)



DENNIS J. FLYNN ARCHITECTS, INC.

100 N. GLASSELL STREET, SUITE 200
 ORANGE, CALIFORNIA 92665
 (714) 802-6300 FAX (714) 802-9300

PROJECT: 17-00000-01 2013 APPROVED BY: DENNIS J. FLYNN
 DATE: 11/20/13
 DRAWING NO: 17-00000-01-001
 SHEET NO: 17-00000-01-001-001

08/01/13 DEVELOPMENT PLAN SUBMITTAL

11/20/13 BUILDING DEPARTMENT SUBMITTAL

01/08/14 BUILDING DEPARTMENT RESUBMITTAL

02/20/14 BUILDING DEPARTMENT RESUBMITTAL

02/11/14 BUILDING DEPARTMENT RESUBMITTAL

03/13/14 CIVIL DEPARTMENT RESUBMITTAL

04/16/14 CLARIFICATION

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

ORANGE COAST BUICK GMC CADILLAC
 SITE ELECTRICAL PLAN

THE SUBURBAN COLLECTION
 1795 MAPLE LAWN
 TROY, MICHIGAN



PROJECT: 21008



PLANNING COMMISSION SUPPLEMENTAL MEMORANDUM

MEETING DATE: SEPTEMBER 8, 2014

ITEM NUMBER: PH-3

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

DATE: SEPTEMBER 5, 2014

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER *ML*

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

Attached to this memo are the proposed vehicle routes for the GMC/Cadillac Dealership provided by the applicant for the Planning Commission's information.

Attachment: Proposed Vehicle Routes

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

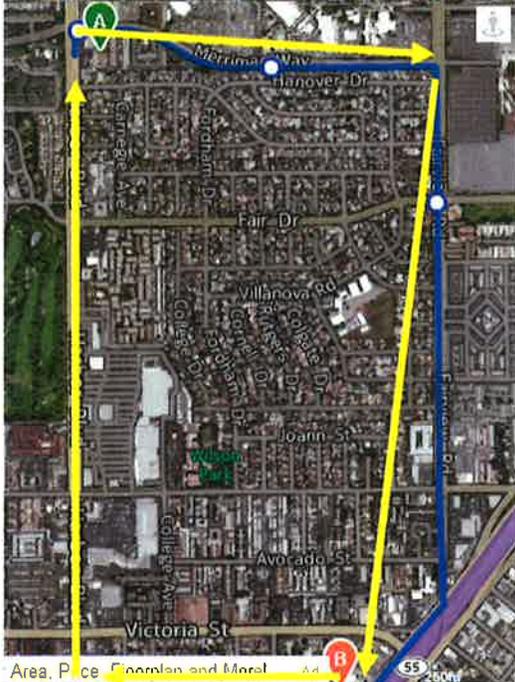
PLANNED ROUTES



DEMO ROUTE

RIGHT ONTO HARBOR BL, RIGHT ONTO ADAMS AVE, RIGHT ONTO FAIRVIEW RD, RIGHT ONTO MERRIMAC WAY

CHECK WITH A SALES MANAGER IF YOU PLAN TO DEVIATE FROM THIS ROUTE



STORAGE LOT ROUTE

2115 NEWPORT BL
COSTA MESA

EAST ON MERRIMAC WAY,
RIGHT ON FAIRVIEW RD,
RIGHT ON NEWPORT BL

PARKING STRUCTURE TOP
FLOOR

RETURN TO DEALER
RIGHT ON BAY, RIGHT ON
HARBOR



FUEL ROUTE

SHELL GAS STATION
1201 BAKER ST
COSTA MESA

NORTH ON HARBOR BL
RIGHT ON BAKER ST

RETURN TO DEALER

RIGHT ON FAIRVIEW RD
RIGHT ON MERRIMAC WAY

ATTN: Costa Mesa Planning Commission

77 Fair Drive, Costa Mesa, CA 92626

Chair: Jim Fitzpatrick

Vice Chair: Robert Dickson

Commissioners: Colin McCarthy, Jeff Mathews, and Tim Sesler

RE: PA-88-134 A2

September 6, 2014

Dear Costa Mesa Planning Commission,

This letter is to inform you of the following:

As per your carried motion in the Costa Mesa Planning Commission meeting on July 14, 2014 in regards to PA-88-134 A2, the community met with a paid representative of the applicant on August 22nd at 6:30 pm at the home of Peggy Engard at 448 Princeton Drive. In attendance were 14+ homeowners, a legal representative for the homeowners, and Mr. Peter Naghavi (applicant's representative). The meeting was also audibly recorded with the verbal consent of all present.

Mr. Naghavi presented the applicant's revisions to the plans for PA-88-134 A2 including drawings and renderings. The homeowners asked questions and Mr. Naghavi answered them to the best of his knowledge. At the conclusion of the meeting and with everyone still present, there were two votes taken amongst the homeowners:

1. Is anyone in favor of any entry monument wall(s) at the west end of Princeton Drive?

Vote results: Unanimous vote of NO

2. Is anyone in favor of the revisions to PA-88-134 A2 that have been presented today or in favor of the original plans for PA-88-134 A2? **Vote results: Unanimous vote of NO**

Witnessed by:

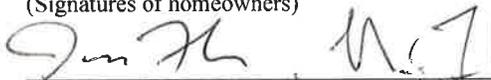


Digitally signed by Christi McGowan
DN: cn=Christi McGowan, o=BM
email=christi.mcgowan@bienertmiller.com, c=US
Date: 2014.09.07 15:45:44 -0700

Christi McGowan
Bienert, Miller, & Katzman PLC

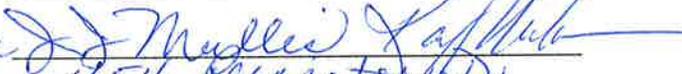
Sincerely,

(Signatures of homeowners)

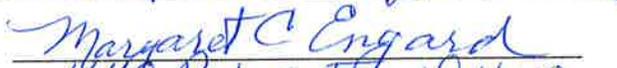

James Fowler Miluska Fowler
463 Princeton, Costa Mesa, 92626


Scott Nguyen
458 Princeton Dr. Costa Mesa CA 92626


Norman E. Rutledge Elizabeth Rutledge
453 Princeton Street Costa Mesa 92626
NORMAN E. RUTLEDGE 66128 BETH RUTLEDGE


J.J. Mueller Kathleen
454 Princeton Dr.
Costa Mesa, CA 92626


Jeff Shearer Barbara Katerigan
447 Princeton Dr. 447 Princeton Dr.

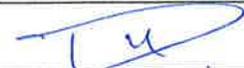

Margaret C Engard
448 Princeton Drive
Costa Mesa Ca. 92626


BRAD DOANE JENNIFER DOANE
437 PRINCETON DR.


Nancy Honchak Stewart Louise & Stewart
448 Princeton


JIM DRAIN Teresa Drain
427 PRINCETON DR.


NINA PATEL + Jennie Peter
438 PRINCETON DR


Dani Huter
2585 Green Brook Ct 92626


Patrick Karr Susan Karr
PATRICK KARR SUSAN KARR
406 PRINCETON DR









To: Costa Mesa Planning Commission
77 Fair Drive, Costa Mesa, CA 92626
Planning Division (714) 754-5245, Fax (714) 754-4856
PlanningCommission@costamesaca.gov

Attn: Chair: Jim Fitzpatrick
Vice Chair: Robert Dickson
Commissioners: Colin McCarthy, Jeff Mathews, and Tim Sesler

Re: Second Amendment to Planning Application No.: PA-88-134 A2
Applicant: Dennis Flynn Architects
Site Address: 2600 Harbor Boulevard
Zone: C1

Project: Orange Coast Buick/GMC/Cadillac:

Hearing Date: Monday, September 8, 2014, Meeting begins at 6:00 p.m. in the Council Chambers

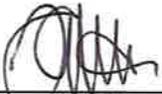
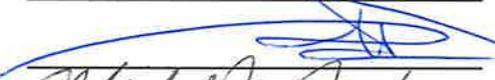
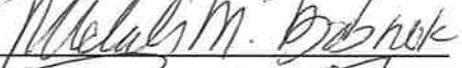
I am a resident of College Park and do not support the expansion plans for the Orange Coast Buick GMC Cadillac:

1. To construct a 34,000 square foot second floor parking deck over the previously permitted 52,779 square foot automotive dealership building, as well as a portion of the proposed parking lot.
2. Administrative adjustment to deviate from rear yard setback requirements for the second floor parking deck (50-foot rear yard setback; 32-foot setback proposed).

Signature:

date:

address:

 Sandria	9/7/14	427 Princeton Dr.
	9/7/14	427 PRINCETON DR
	9/7/14	437 PRINCETON DR
Melani M. Bobnek	9/7/14	2579 Oxford Lane
	9/7/14	2579 Oxford Lane
	9/7/14	375 Princeton Dr.
	9/7/14	384 PRINCETON DR.
	9/7/14	388 Princeton Dr.
	9/7/14	388 PRINCETON DR
Jessam Karr	9/7/14	406 Princeton
Patrick Karr	9/7/14	406 PRINCETON
	9-7-14	2585 CRENSHAW LN
	9-7-14	437 Princeton Dr
Hunt Davis	9-7-14	437 Princeton DR
Anda Stenett	9-7-14	442 Princeton Dr
Julia Stenett	9-7-14	442 PRINCETON DR

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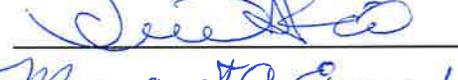
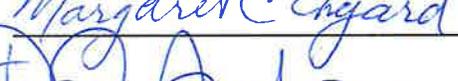
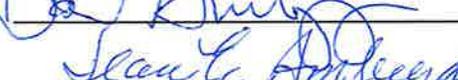
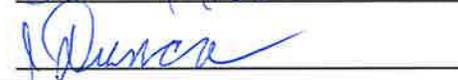
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Signature: date: address:

	9-7-14	438 PRINCETON DR
	9-8-14	458 Princeton Dr. COSTA MESA, CA 92626
	9-8-14	451 Princeton Dr. Costa Mesa
Margaret C Engard	9-8-14	448 Princeton Dr. 92626
	9-8-14	2574 CARNEGIE
Sean C. Amberg	9/8/14	3574 Carnegie Ave C.M.
	9/8/14	2568 Carnegie Ave
Carole W. Call	9/8/14	2568 Carnegie Ave
Charlie Peters	9/8/14	426 Bucknell Rd 92626
Arnell Hee	9/8/14	426 Princeton Dr.
Sean L. [unclear]	9/8/14	422 Princeton Drive
	9/8/14	422 Princeton Dr. 92626
Connie Harsh	9/8/14	416 Princeton Drive
Michael H. [unclear]	9/8/14	441 Princeton Dr.
Stacy [unclear]	9/8/14	441 Princeton Dr. 92626
	9/8/14	441 Princeton Dr. 92626

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Signature:

Ronald Chamberlain
Graham Chamberlain

date:

9-8-14

9-8-14

address:

412 PRINCETON DR. C.M.

412 Princeton Dr. C.M.

PH-3

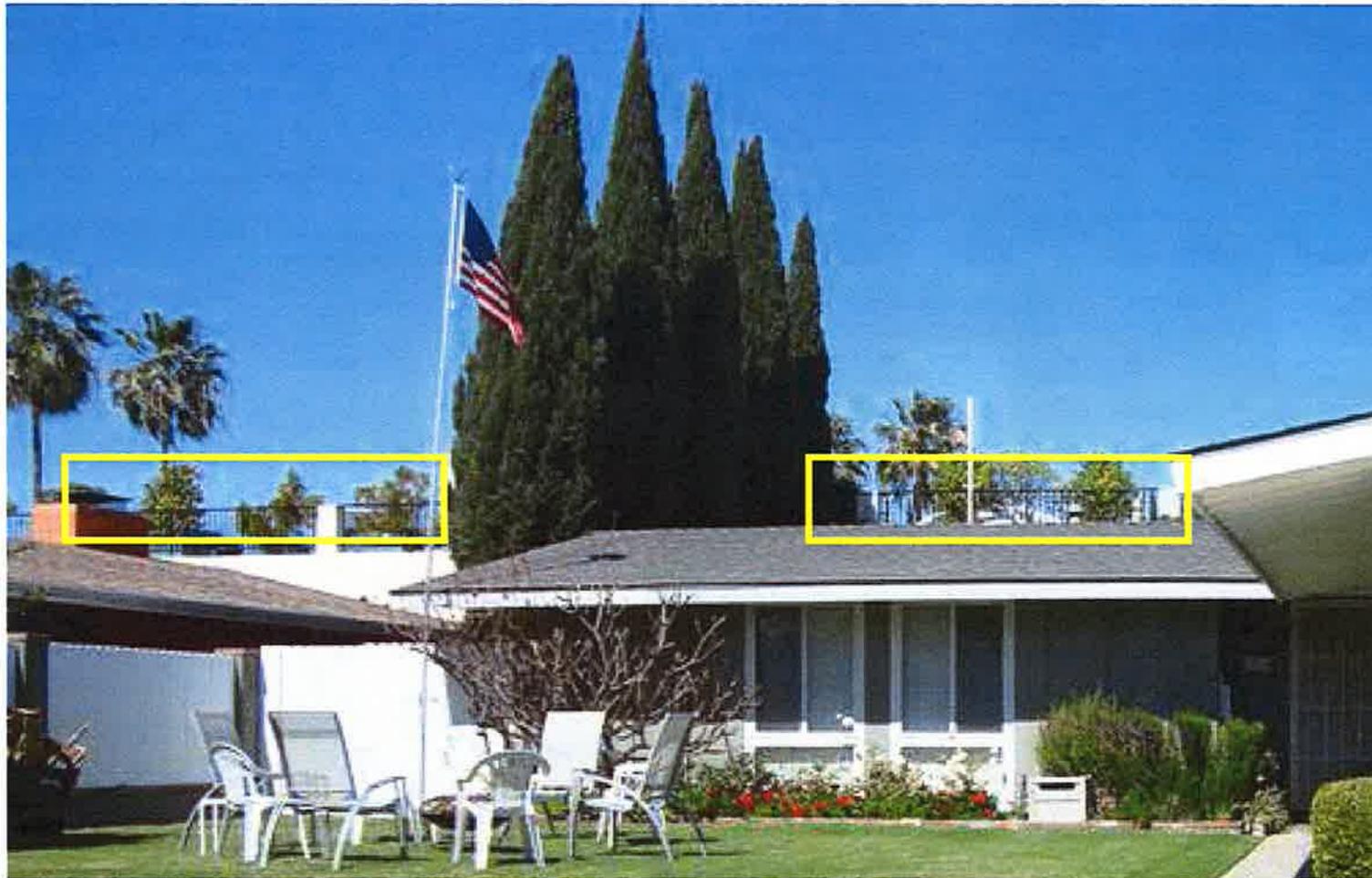
Planning Commission September 8, 2014

JJ & Karl Mullis
454 Princeton Drive

Previous



Previous dealership idea of lush landscape after 20 years



454 Princeton - Existing



Existing - from
behind house



Existing - mound
of dirt behind
fence on Harbor



Existing from
living room



Existing from
bedroom

