



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: JANUARY 26, 2015

ITEM NUMBER: PA-5

SUBJECT: PLANNING APPLICATION PA-14-32 FOR AN AUTOMOTIVE MUSEUM, CAFÉ AND VALET PARKING FOR AT 729 FARAD STREET

DATE: JANUARY 15, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: ANTONIO GARDEA, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: ANTONIO GARDEA (714) 754-5692
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DESCRIPTION

Planning Application PA-14-32: The applicant requests approval of a conditional use permit (CUP) for the following in a MG zone (General Industrial) zone:

- Establish Beverly Hills Motorsport Museum and café. This involves conversion of an existing 12,674 square foot industrial building to a vintage automotive museum with a two-level café (280-square foot at ground and 2,805 square foot at mezzanine level);
- The museum and café will be open from noon to 11:00 p.m. Monday through Saturday for general operation and membership meetings and Sundays for special events.
- On-site valet parking is proposed for all membership events (maximum 50 people) and larger special events (maximum 150 people). Valet parking will increase the parking supply from 37 spaces to 48 spaces (11 additional spaces).

Note: All of these requests are related to the operation of the Beverly Hills Motorsport Museum and Café. Each individual component of the business as described above requires discretionary approval in the form of a Conditional Use Permit (CUP) or a Minor Conditional Use Permit. Therefore, all components of the request are considered within the Conditional Use Permit application.

APPLICANT

The applicants are Gary Katsaris and Jerauld F. Clarke representing the property owner, Richard Cushman.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving the project, subject to conditions.

BACKGROUND

Project Site/Environs

The site is located near the end of the Farad Street cul-de-sac and consists of two parcels. The parcel with frontage on Farad Street is developed with a 12,674-square foot industrial building and the parcel facing Ohms Way is used primarily as surface parking. The 9,869-square foot building was constructed in 1967 and contains a 2,805 square foot mezzanine. The building was previously used as an office and warehouse (Books on Tape) and more recently has been used for indoor storage of vintage vehicles. The site is zoned as General Industrial District (MG zone) with a General Plan land use designation of Light Industry and located within the Mesa West Bluffs Urban Plan area.

ANALYSIS

Planning Application PA-13-32

Project Description

The proposed use requires a Conditional Use Permit in the MG zone. The Conditional Use Permit consists of the following components as described in Table A:

Table A - Summary of Proposed Uses

Use	Area (sf)	Days	Hours
Automotive Museum / Office (vehicle storage/ display – no sales)	9,589 sf	Monday - Saturday	12:00 noon – 11:00 p.m.
Cafe (lunch and dinner only)	3,085 sf	Monday - Saturday	12:00 noon – 11:00 p.m.
Membership Meetings with On-site Valet Parking (40-50 max. attendees)		Weekends	"
Special Events with On-site Valet Parking (150 max. attendees)		4 Annually	"

Automotive Museum

The applicant proposes to use the existing building as a vintage automobile museum with complimentary café for socializing events. The proposed museum and cafe would be open to the public, except when scheduled membership meetings or special events are scheduled. The applicant intends to showcase vintage cars in addition to a variety of Formula One racing history memorabilia and engines for display. There will be no automobile sales associated with the proposed use nor any vehicles displayed for sale in the parking area.

Eating and Drinking Establishment (Café)

Code requires a Minor Conditional Use Permit for food/beverage establishments with greater than 300 square feet of public area in the MG zone. The café is a component of the overall CUP request and would be open to the public for lunch and dinner. The applicant is proposing to convert the upper level of the building designed as a mezzanine for the main café. This area is approximately 2,805 square feet in area and has a view of the warehouse area that will be used as the automobile museum.

A small 280-square foot VIP room will be provided on the ground level to comply with the ADA requirements. The café consists of a kitchen/food bar area (approx. 420 square feet), a 16-seat beverage bar, viewing/seating area with five tables (20 seating capacity), and 678 square feet of storage area. The café and private events will include alcoholic beverage service. The applicant is currently in escrow to purchase a Type 47 (on-sale general – restaurant) license. A finding of Public Convenience or Necessity is not required for this type of ABC alcoholic beverage control license.

Membership Events / Club Meetings

The car museum and café is proposed to be reserved for private automobile membership club events. A maximum of 50 members would be participating in these pre-scheduled events which would generally occur in the evenings and weekends. The property would be closed to the general public when club events are being held and on-site valet parking will be provided.

Special Events (4 times a year)

The applicant wishes to host four annual special events, (i.e. fundraisers and private parties) with a maximum capacity of 150 people. These private parties/events would be scheduled on Friday, Saturday, or Sunday. On-site valet parking shall be provided.

On-site Valet Parking

The proposed valet parking service will be provided during club meetings (maximum 50 members) and larger special events (up to 150 members proposed). Meetings with attendance of 40 to 50 members would occur for new arrivals and showcasing of rare and vintage autos at the subject location. As proposed by the applicant, the on-site valet parking plan would create seven tandem spaces adjacent to the row of parking on the easterly side of the drive aisle leading to Ohms Way and four parking spaces in front of the building for a total of 45 parking spaces. As the attached event parking layout shows, there would be a net gain of eight parking spaces with use of the Event Parking Layout Plan (Attachment 4). The Event Parking Layout shows a one-way direction with diagonal parking spaces along the sides.

Traffic Impacts

With regard to traffic impacts, the museum is not anticipated to generate a significant demand for parking nor a large number of vehicle trips. A review by the Transportation Division indicated that the combination of a museum and café use is anticipated to generate an estimated 30 peak hour trips. Because this is below the 50 peak hour trip threshold, a traffic study was not required. However, since this is a change of use from industrial/warehouse to commercial, the project is subject to a traffic impact fee of \$29,617.

The traffic impact fee is based on the change in land use from existing general light industrial to commercial (quality restaurant). For the purpose of traffic impact fee calculations, the total 3,085-square foot area is considered as quality restaurant use, which includes conversion of the entire Mezzanine area (2,805 sf) and a portion of the first floor to VIP seating area (289 sf). The remaining area (9,589 sf) is considered as a general light industrial use for trip generation purposes. An average trip generation credit is given for the entire building based on the previous use as general light industrial. The total net trip increase is calculated at 168 daily trip ends.

Staff Justifications for Approval

Pursuant to Title 13, Section 13-29, *Planning Application Review Process*, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on the following assessment of facts and findings which are also reflected in the draft resolution.

- *The proposed use, as conditioned, is compatible with the uses in the surrounding area.* Compliance with the conditions of approval will allow this use to operate without impacting the surrounding properties and uses. The building abuts industrial and automotive repair uses. Sufficient on-site parking is provided for the use of the building as a museum and café and the valet parking service is intended for member meetings and special events. The hours of operation for the museum and café are from noon to 11:00 p.m. but the owner has indicated that the museum would rarely be open past 9:00 p.m. The proposed use is in a primarily industrial area where potential traffic and noise impacts associated with the special events and member meetings will not be impacting sensitive uses.
- *The proposed project is compatible within the land use context for this industrial area.* The site is located in an industrial area characterized by a variety of light and general industrial uses. Restaurants are permitted in the MG zone with approval of a Minor Conditional Use Permit and provided that adequate parking exists to support the use and there are no land use incompatibility issues. The property is also located in the Westside mixed-use overlay zone where adaptive reuse of industrial buildings is encouraged. The proposed use is compatible with industrial and automotive uses in the area and is not anticipated to negatively impacts surrounding properties. The

museum/café will be open to the public and offer lunch and dinner for surrounding businesses as well as a venue for private parties/events similar to the Boat House Collective.

- Revisions to the on-site valet parking plan would produce a greater number of parking spaces than currently proposed by the applicant (37 spaces existing; 48 valet spaces created). The on-site valet parking shall be revised to provide a greater number of parking spaces. The applicant's valet parking plan shows 45 parking spaces. Staff recommends that the existing parking layout with perpendicular parking to remain, where a net gain of 11 spaces could be accomplished for approximately 48 on-site parking spaces. Parking demand is anticipated to be one parking space per member. As a condition of approval, no fee shall be charged for the service to encourage patrons to park on site. Therefore the on-site valet parking would be sufficient to accommodate the anticipated demand.

Transportation Division staff have reviewed the event parking layout plan and validated the valet operations from a circulation standpoint. As a condition of approval a revised valet parking and circulation plan shall be submitted for review by the Transportation Division. With the use of a revised valet plan, the parking could increase to approximately 48 spaces. The following conditions are recommended to improve the proposed valet plan:

- Omit the diagonal parking spaces. The layout shall conform to the City's Parking Design Standards.
- No fee shall be charged for the valet parking service.
- Provide one-way traffic flow with vehicles exiting on the south side. The drive aisle shall be a minimum of 12 feet wide.
- The vehicular gate along Ohms Way shall remain open during valet operations.
- A minimum of three valet attendants should be provided during special events efficient and safe vehicle maneuvering, directing traffic and to monitor both access points.
 - The valet station should be relocated further south, allowing a minimum of four queued vehicles from Farad Street.
 - Valet attendants would circle the block and bring vehicles back to the first valet station for pick up.
 - An attendant at the second station near the gate would direct vehicles to the Farad Street entrance to avoid circulation conflicts.
- Special events shall be restricted to a maximum number of 100 people (currently 150 attendees are proposed). A parking demand of one space per each two attendees is anticipated for the larger special events. Therefore, staff recommends limiting the number of attendees to the extent that would be accommodated by the valet parking. Therefore, a condition of approval is included to limit the attendance at special events to 100 attendees and strictly require that these larger special events occur in the evenings or weekends only. As a condition of approval, any

event permit” to prevent traffic impacts to Farad Street and Ohms Way. This type of permit requires a separate application and fee and is approved as a ministerial action.

- Sufficient parking is adequately provided in the existing parking lot for the daily operations of the museum/café (35 spaces required; 37 spaces proposed). Because the automotive museum is essentially a showroom for the car collection, staff applied parking requirements based on the square footage of the proposed café and the ground floor office space (see table below).

Parking Summary

Proposed Use	Parking Ratio	Code Required Parking	Proposed Parking ¹
Museum (8,342 SF)	Unspecified	N/A	N/A
Office (1,247)	3 spaces / 1,000 SF	4 spaces	4 spaces
Café (2,805 SF mezzanine + 280 SF ground level area)	10 spaces/1,000 SF	31 spaces	33 spaces
Total SF		35 spaces min.	37 spaces

Code requires 10 spaces/1,000 square feet for eating and drinking establishments and 3 spaces/1,000 square feet for office uses. For the day to day operation of the café, adequate on-site parking should be available since the café use would require a minimum of 31 parking spaces. The office use will require 4 spaces. According to the applicant, three employees would be necessary for the daily operation of the museum and café. The museum is not anticipated to increase the parking demand beyond the requirements of the café.

- The valet parking will not impact on- and off-site uses. The valet service enables stacked parking along the easterly side of the drive aisle during special events. The valet stations are positioned at the end of the drive aisle near the building entrance and at the north side of the egress to Ohms Way. These locations do not impede on-site circulation. As conditioned, a minimum of three attendants are required to ensure safe and efficient traffic flow. The station at the end of the drive aisle near the exit gate allows monitoring of traffic from Ohms Way and helps prevent circulation conflicts. The Transportation Services staff has reviewed the vehicle circulation and has no objections to the use of valet parking for special events. A condition of approval requires that parking for café customers, auto club members and employee parking occur on-site and not within surrounding streets. In addition if parking problems surface, changes to the business operations may be required, including, but not limited to, revision of operating hours and reduction or elimination of special events to eliminate and minimize the parking impacts.

GENERAL PLAN CONFORMITY

The Light Industry land use designation allows a variety of light and general industrial uses as well as commercial uses that complement the industrial area. Therefore, approval of the automobile museum and café would allow a use and intensity that is consistent with the General Plan.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities. If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved.

LEGAL REVIEW

The draft resolutions have been reviewed and approved as to form by the City Attorney's Office.

ALTERNATIVES

The Commission has the following alternatives:

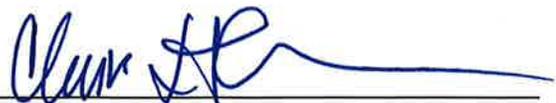
1. Approve the proposal with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow modifications or additional analysis. In the event of significant changes to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.
2. Deny the proposal. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

Staff supports approval of the proposed automobile museum and café, as well as the proposed valet parking for special events and member meetings, given that the business will be subject to conditions of approval to minimize impacts to surrounding uses.



ANTONIO GARDEA
Senior Planner



CLAIRE FLYNN, AICP
Asst. Director of Development Services

- Attachments:
1. Draft Planning Commission Resolutions
 2. Applicant's Project Description and Petition of Surrounding Businesses
 3. Plans
 4. Event Parking Layout (Valet)
 5. Location Map w/ Valet Parking Circulation

Distribution:

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

cc: Jerauld F. Clarke
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**ATTACHMENT 1
DRAFT PLANNING COMMISSION RESOLUTIONS**

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-32 FOR AN AUTOMOTIVE MUSEUM, CAFÉ AND VALET PARKING ON WEEKENDS AND SPECIAL EVENTS AT 729 FARAD STREET IN THE MG ZONE

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

WHEREAS, an application was filed by Jerauld F. Clarke, authorized agent for the property owner, Richard Cushman, requesting approval of a conditional use permit for an automobile museum and café and on-site valet parking for membership meetings and special events, in the MG zone;

WHEREAS, the primary use of the industrial building will be the automotive museum of approximately 9,589 square feet in area. As a complementary use, the museum will feature a café of approximately 3,085 square feet in area (280-square foot at ground and 2,805 square foot at mezzanine level). The museum will host on-going membership meetings on weekends and four annual special events and private parties. The proposed activities, as modified per conditions of approval, are summarized below:

Use	Area (sf)	Days	Hours
Automotive Museum / Office (vehicle storage/ display – no sales)	9,589 sf	Monday - Saturday	12:00 noon – 11:00 p.m.
Cafe (lunch and dinner only)	3,085 sf	Monday - Saturday	12:00 noon – 11:00 p.m.
Membership Meetings with On-site Valet Parking (40-50 max. attendees)		Weekends	"
Special Events with On-site Valet Parking (100 max. attendees)		4 Annually	"

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 26, 2015, with all persons provided an opportunity to speak for and against the proposed project.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning

Commission hereby **APPROVES** Planning Application PA-14-32 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-14-32 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, State, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

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 26TH DAY OF JANUARY 2015.

JIM FITZPATRICK
Chair, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(2) because:

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.

Facts in Support of Finding: The site is located in an industrial area characterized by a variety of light and general industrial uses. The proposed automotive museum and café with valet parking are uses permitted subject to approval of a conditional use permit in the MG zone. The property is located in the Westside mixed-use overlay zone where adaptive reuse of industrial buildings is encouraged. Adequate parking exists to support the use and there are no land use compatibility issues. The proposal is compatible with the surrounding industrial and automotive uses in the area. The museum's café is an amenity for museum visitors and club members but is also open to the public to provide an additional eating establishment for surrounding businesses similar to the Boathouse Collective. The museum and café will foster additional weekend and nighttime activity in the area. The membership meetings and special events occur during the weekends when most of the surrounding businesses are closed.

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.

Facts in Support of Finding: Granting the conditional use permit for the proposed automotive museum/ café and use of the facility for special events with valet parking will not be detrimental or injurious to the surrounding properties with industrial and automotive uses. Compliance with the conditions of approval will allow this use to operate without impacting the surrounding properties and uses. The 37 on-site parking spaces will provide sufficient parking for the day to day operation of the museum/café from noon to 11:00 p.m. and valet parking will be provided for membership meetings and special events. Granting the conditional use permit for valet parking is subject to conditions of approval to minimize impacts to existing off-site uses. The valet parking service is intended for special events only, including meetings with attendance of 40 – 50 members. The valet parking provides additional parking to not impact off-site parking. The proposed use, as conditioned, will not generate adverse noise, traffic, or parking impacts that are unusual for industrially zoned properties.

Finding: Granting the conditional use permits will not allow a use, density or intensity which is not in accordance with the General Plan designation for the property.

Facts in Support of Finding: The proposed automotive museum and cafe is not anticipated to generate a significant demand for parking nor a large number of vehicle trips. The special events would occur on a limited basis (four times annually) and sufficient parking is provided for weekend membership meetings. A review by the Transportation Division indicated that the combination of a museum and café use is anticipated to generate an estimated 30 peak hour trips. Because this is below the 50 peak hour trip threshold, a traffic study was not required. Since this is a change of use, the project is subject to a traffic impact fee.

- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.
- C. The project, as conditioned, is consistent with Article 3, Transportation System Management, of Chapter XII, Title 13, of the Costa Mesa Municipal Code in that the project's traffic impacts will be mitigated at all affected intersections by the payment of traffic impact fees.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. The use shall be limited to the type of operation as described in the applicant's letter of description and staff report. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
 2. Hours of operation shall be limited to 12:00 p.m. to 11:00 p.m. unless otherwise approved by the Development Services Director. Hours of operation for customer service shall not include any time between 11:00 p.m. and 6:00 a.m.
 3. Customer, auto club member and employee parking shall occur on-site and not within surrounding streets.
 4. A maximum of four special events shall be allowed per year on an evening or weekend, with a maximum capacity of 100 people. Events that anticipate a larger number of attendees shall require issuance of a special event permit from the Finance Division.
 5. The applicant shall submit a revised valet parking and circulation plan for review and approval by the Planning Division and Transportation Division. A total of 48 valet parking spaces shall be created. The layout shall conform to the City's Parking Design Standards. One way drive aisle width shall be a minimum of 12 feet.
 6. The gate along Ohms Way shall remain open during business hours.
 7. No fee shall be charged for the valet parking service.
 8. The valet stations shall be located in an area that does not interfere with required parking or drive aisles.
 9. A minimum of three attendants shall be required for valet parking services. The parking attendants shall ensure that the parking areas are monitored and coordinate the maneuvering of vehicles to and from the parking lot. Visitors shall be directed to use the Farad Street entrance.
 10. During membership meetings and special events, valet services shall be provided and utilize the easterly section of the parking lot aisle to stack vehicles.
 11. The special events and valet service shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
 12. Customer and employee parking shall occur on-site and not within surrounding streets or adjacent parking lots. If parking problems arise, the operator shall institute whatever operational measures are necessary to minimize or eliminate

- the problem, including, but not limited to, revision of operating hours and reduction or elimination of special events.
13. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 14. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
 15. The Planning Division shall review the CUP not later than six months after approval to determine if the above conditions of approval are being complied with. The Development Services Director or his/her designee may extend the Planning Application review for subsequent one year periods if all conditions of approval have been satisfied, no complaints have been received, and the site inspection reveals compliance with applicable ordinance requirements.
 16. Within 180 days of the full operations of the proposed museum café, club event, and special event, the business operator shall submit a parking assessment report to the Development Services Director for review and approval to ensure that there are no negative impacts to the adjacent properties. The plan shall show the adequacy of parking areas during normal business hours, contain real-time parking counts at peak demand times, indicate that the valet parking is sufficient for club and special events, and specifically verify that there are no parking-related conflicts to the surrounding area
 17. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
 18. Subsequent to the approval of the CUP and to create additional parking for gatherings greater than 150 persons, the applicant may apply for an amendment to the CUP to request "off-site valet parking" for the club meetings

and special events. The off-site valet parking plan may be processed by the Development Services Director or the Zoning Administrator as a minor amendment to the CUP and shall not require Planning Commission review, unless appealed. Increased frequency of events shall not be approved until the applicant demonstrates that the valet parking is sufficient

19. There shall be no outdoor sound amplification (i.e. music, announcements, etc.) at the subject property.

CODE REQUIREMENTS

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

- Plng. 1. Approval of the planning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining a business license and legally establishes the business. If the applicant is unable to establish the use within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
2. Once the use is legally established, the planning application herein approved shall be valid until revoked. The Development Services Director or his/her designee may refer the planning application to the Planning Commission for modification or revocation at any time if, in his opinion, any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances or 3) one or more of the findings upon which the approval was based are no longer applicable.
3. Parking stalls shall be double-striped in accordance with City standards.
4. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
5. 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.
6. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
7. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
8. Trash enclosure or other acceptable means of trash disposal shall be provided. Design of trash enclosure shall conform with City standards. Standard drawings are available from the Planning Division.
- Bldg. 9. Comply with the requirements of the 2013 California Building Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
- Trans. 10. The applicant shall submit a \$29,617.00 Traffic Impact Fee to the Transportation Division prior to issuance of a Building Permit. The traffic

impact fee is based upon the average daily trip generation rate of 89.95 net trip ends for the proposed use. The fee is required to fulfill mitigation of off-site traffic impacts pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated and includes credits for existing uses. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of the Minor Conditional Use Permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

SPECIAL DISTRICT REQUIREMENTS

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

- AQMD 1. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
- CDFA 2. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-14-32 FOR AN AUTOMOTIVE MUSEUM, CAFÉ AND VALET PARKING FOR SPECIAL EVENTS AT 729 FARAD STREET

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

WHEREAS, an application was filed by Jerauld F. Clarke, authorized agent for the property owner, Richard Cushman, requesting approval of a conditional use permit for a civic and community club (automobile museum), eating and drinking establishment (cafe) and on-site valet parking for special events, in the MG zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 26, 2015, with all persons provided an opportunity to speak for and against the proposed project.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Planning Application PA-14-32 with respect to the property described above.

PASSED AND ADOPTED THIS 26TH DAY OF JANUARY 2015.

JIM FITZPATRICK
Chair, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) because the proposed use is not compatible with developments in the same general area. Granting the conditional use permit will be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Granting the conditional use permit will allow a use, density, or intensity which is not in accordance with the General Plan designation for the property.
- B. The Costa Mesa Planning Commission has denied PA-14-32. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.
- C. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**ATTACHMENT 2
APPLICANT'S PROJECT DESCRIPTION
AND PETITION OF SURROUNDING BUSINESSES**

Our goal is to provide a museum which will depict many different models of autos from the early 1900's to the present . We also have formula one racing history memorabilia , and a verity of engines that drone these vehicles.

In addition, we are planning a event center for parties and club meets. Our intent is to have beer, wine, and hard liquor to serve to the public, a restaurant with a limited menu to compliment the activities. We plan to be open for lunches, early dinners and close on Sunday and holidays. Our hours in the evening will never go beyond nine PM. We will have separate events such as birthday parties, anniversaries, and special charity events. The capacity of this restaurant will be approximately 50 people. We will be ADA compliant, and get a clean bill of health from the health Department.

We hope this brief description will suffice.

Regards, Richard Cushman, owner.

richardcushman@aol.com

HOURS OF OPERATION

11:00 AM TO 11:00 PM - MONDAY THROUGH SATURDAY

CLOSED ON SUNDAY

VENUE WILL HOST SMALL BIRTHDAY PARTIES / ANNIVERSARIES /
SPECIAL VIEWING FOR NEW CAR ARRIVALS AND CLUB MEETINGS
NUMBERS WILL BE IN THE 40-50 PEOPLE RANGE.

FULL LIQUOR LICENSE TYPE: 46 OR 47 (IN ESCROW)

GARDEA, ANTONIO

From: gary katsaris <garykars@yahoo.com>
Sent: Thursday, December 18, 2014 9:15 AM
To: GARDEA, ANTONIO
Subject: Valet Parking 729 Farad

Antonio,

We will have the public enter and exit from Farad and there will be 3 parking attendants. One will be opening doors for arriving guests, while the other two will be parking cars or pulling up vehicles for those ready to leave. This is based on four parties per year. We have 43 parking spaces. If we need more on the weekends, we will have more attendants on hand to park cars

Thank you,
Gary Katsaris



TO THE City of COSTA MESA
Beverly Hills Motor Sport
729 Farad,

WOULD Limited EVENTS TO
FOUR TIMES A YEAR →
MOST of our EVENTS ARE FOR
CHARITY. THANK FOR YOUR
CONSERATION.

GARY Katsaris
GARY KATSARIS, 949-3075894
11/18/14

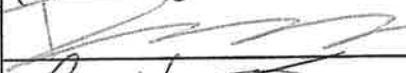
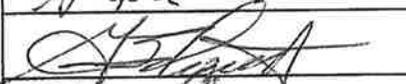
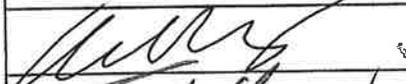
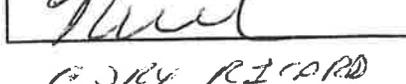
October 22, 2014

Attn: Local Community

Beverly Hills Motorsport Museum & Cafe will be opening soon at 729 Farad St. in Costa Mesa, CA. The cafe will be open for lunch and early dinner with a limited menu from 12pm to 11pm, Monday through Saturday. Alcohol will also be served. Additionally, we will host private special events on the weekends (Sundays included) for parties up to 150 people with advanced notice. We would like to have the support of all the surrounding businesses and would appreciate your signatures below acknowledging said support. Thank you for your time and consideration and we look forward to your future patronage.

Best Regards,

Richard Cushman and Gary Katsaris

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Ray Hunter	Bottal Oswey	
Stephen Z	Audio Science	
	THE SHOP	
	Hartman Fiberglass	
	SEA & SKI MARINE	
THE ALPINEZ	ANDY'S RESTORATION	
ROBERT VASESAN	Auto Straps Corp.	
	EZ Lettering Service	
	FORD'S AUTOMOTIVE	
	RAFAEL'S AUTO BODY	

GARY RICHARD

HEAVEN FOOD CHALET

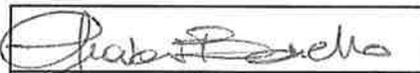
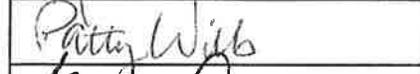
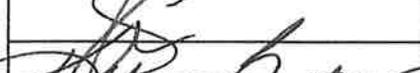
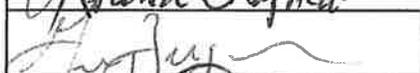
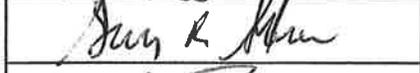
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Best Regards,

Richard Cushman and Gary Katsaris

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Normandy Metal	HONDA ACURA SERV.	
New York Hardware		
Caleb Collision		
Jack Myers	KEYS	
Joe Rogers	JOE ROGERS	
Ram Sapocita	RAM SAPOCITA	
Rosemary Wick	ROSEMARY WICK	
ATA Visual Products		
Abbas Zandi	Abbas Zandi on behalf of Pure Water Pools	
Ballance & Allen Mkt		
Kelly Pneumatics Inc		
FII WOODY'S		
Kelly Pneumatics		
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Fiji Vacations		
Perfect Under		
Site Development		
Waters of Life		
Neurological Research		
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Res. (714)
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STEVE DAHLE
 General Contractor
 Lic. 572313

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A Watkins Collision

Paul Bernstein

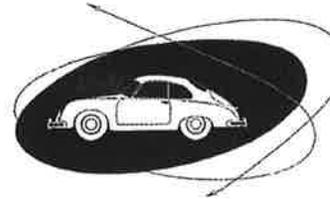
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 Tel (949) 650-6251 Fax
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Chip Butera
 President

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General Contractor
Lic. 572313

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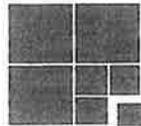
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Abbas Zaidi
 Controller

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 (C): (949) 350-0448
 (F): (949) 548-1748
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Freddy Torres
 Office Manager



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Julie Chung
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JACQUELINE PHILLIPS
Project Accountant

755 W. 17th Street, Suite A
COSTA MESA, CA 92627

TEL: (949) 499-1381 Ext: 11 FAX: (949) 499-1872
EMAIL: jphillips@seacrestdevelopers.com

**ATTACHMENT 3
PLANS**

Beverly Hills Motor Sport Museum and Cafe' Tenant Improvement

729 Farad Costa Mesa, California 92627

Legal description

TRACT NO: 4157 and Newport Mesa Tract
 LOT NO.: 10 and portion of lot 611
 ASSESSORS PARCEL NUMBER: 116-260-9,10

Consultants

Owner:
 Cushman Development Corporation
 18593 Fox Hollow Court
 Farmington, MI 48187
 206-445-6301

Consultant:
 J&K Consulting Services
 27369 Passo Placenta
 San Juan Capistrano, Ca 92675
 949-370-7015

Architect:
 Randy Ranieri Architect and Assoc. Inc.
 3141 Limerick Lane
 Costa Mesa, Ca 92626
 714-296-5502



CONSULTANT

Project Data

Plan check number: -
Building department: City of Costa Mesa
Building codes: This project to comply with 2013 CBC, 2013 CMC, 2013 CEC, 2013 CFC, and 2013 CFC City of Yorba Linda Ordinances
Occupancy classification: -
Construction classification: Type V-B (Fully Sprinklered)
Stories: Two - (2)
Project Description: Update accessible parking, Update accessible restrooms, add a food service bar and a bar on mezzanine level.

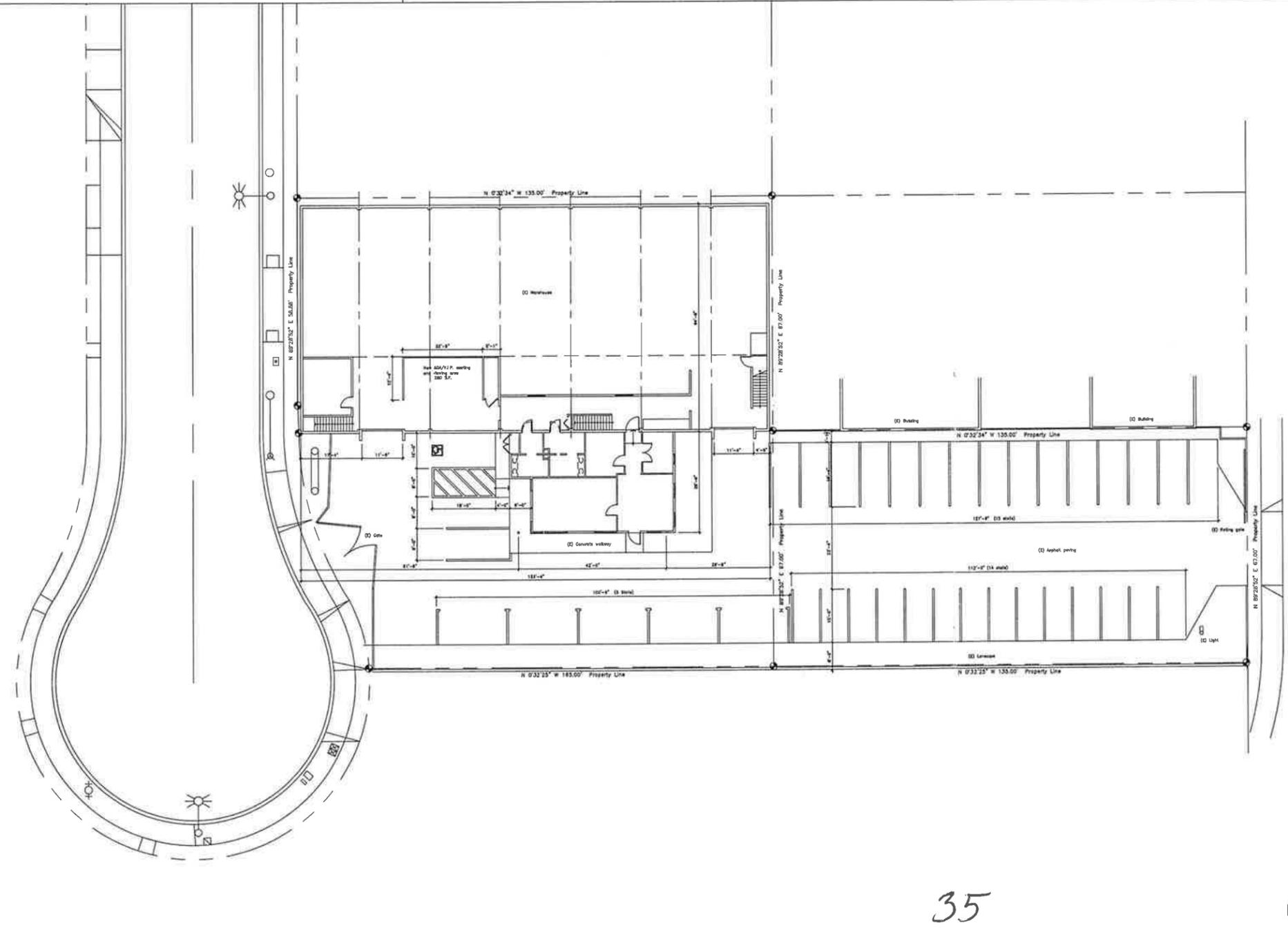
PROJECT DATA:

Lot Size:	Lot 10 9,004.5 S.F., + Lot 611 17,016 S.F. = 26,022.5	
Lot Coverage:	38%	
Building Footprint:	9,869 S.F.	
1st Floor Warehouse:	7,883 S.F.	(3/1000)=24 stalls
1st Floor Warehouse Storage:	310 S.F.	(3/1000)= 0 stalls
1st Floor Stairs:	149 S.F.	(3/1000)= 0 stalls
1st Floor ADA/V.I.P. seating:	280 S.F.	(4/1000)= 0 stalls
1st Floor Warehouse Total:	8,622 S.F.	24 stalls
1st Floor Office:	768 S.F.	(1/250) = 3 stalls
1st Floor Office Storage:	144 S.F.	(3/1000)= 0 stalls
1st Floor Restrooms:	261 S.F.	(1/250) = 1 stalls
1st Floor Electric Room:	20 S.F.	(1/250) = 0 stalls
1st Floor Hall:	56 S.F.	(1/250) = 0 stalls
1st Floor Office Total:	1,247 S.F.	4 stalls
Mezzanine:	1,738 S.F.	(3/1000)= 0 stalls
Mezzanine Storage:	678 S.F.	(1/100) = 3 stalls
Mezzanine Food Bar:	248 S.F.	(1/100) = 3 stalls
Mezzanine Bar:	141 S.F.	(1/100) = 1 stalls
Mezzanine Total:	2,805 S.F.	37 stalls provided

Sheet Index

- Architectural drawings**
- T-1 Title sheet/ project information/ general notes/ site plan
 - GN-1 General Accessibility Notes
 - GN-2 General Accessibility Details
 - GN-3 Health Department Notes
 - A-1 Overall Floor Plans
 - A-2 Enlarged Floor Plans
 - A-3 Exterior elevations

Vicinity Map



35



Existing Site Plan

Scale: 1/16"=1'-0"

1

Consultant:
J&K CONSULTING SERVICES
 27369 PASO PLACENTA
 SAN JUAN CAPISTRANO, CA 92675
 949-370-7015

Project title

Project:
 Beverly Hills Motor Sport Museum and Cafe'
 Tenant Improvement
 729 Farad
 Costa Mesa, Ca. 92627

Sheet title

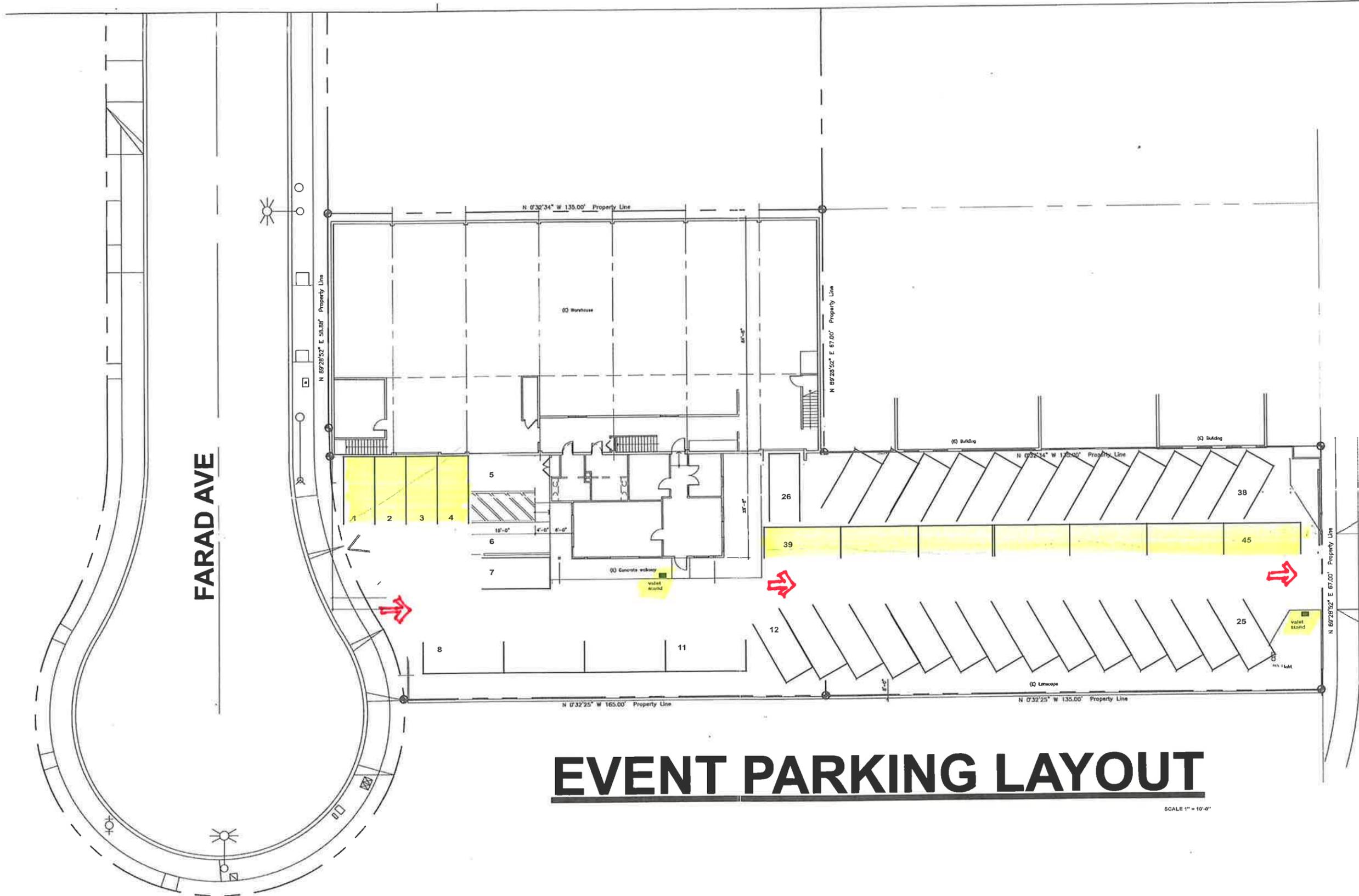
TITLE SHEET/SITE PLAN
PROJECT DATA

- Revisions**
- △
 - △
 - △
 - △

Date: 10-20-14
 Drawn: RR.,
 Sheet Number

T-1

**ATTACHMENT 4
EVENT PARKING LAYOUT (VALET)**



FARAD AVE

EVENT PARKING LAYOUT

SCALE 1" = 10'-0"

39

JEFFERSON
 1240 N. JEFFERSON # J
 BEVERLY HILLS, CA 90210
 VOICEMAIL (714) 632-8998
 FAX (714) 632-0910
ARCHITECTS

GPA

REVISION	DATE	BY	DESCRIPTION

EVENT PARKING LAYOUT
 BEVERLYHILLS MOTORSPORT
 728 FARAD
 COSTA MESA CA 92627

REVISION	DATE	BY	DESCRIPTION



SHEET
 no name

ATTACHMENT 5
LOCATION MAP W/ VALET PARKING CIRCULATION



*Disclosure: Location map prepared by Planning Division Staff