



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: AUGUST 10, 2015

ITEM NUMBER: PH-4

SUBJECT: PLANNING APPLICATION PA-15-18: CONDITIONAL USE PERMIT TO INSTALL 19 OUTDOOR CAR LIFTS IN AN EXISTING APARTMENT COMMUNITY LOCATED AT 400 MERRIMAC WAY

DATE: JULY 31, 2015

FROM: PLANNING DIVISION / DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: STEPHANIE ROXAS, ASSOCIATE PLANNER

FOR FURTHER INFORMATION CONTACT: STEPHANIE ROXAS, AICP (714) 754-5667
stephanie.roxas@costamesaca.gov

DESCRIPTION

The proposed request involves a Conditional Use Permit (CUP) to install nineteen car lifts in the parking lot of an existing gated apartment community, Coast Apartments. The car lifts represent a new technology to increase the property's parking supply and help manage parking on-site. The proposed car lifts would be installed in existing open parking spaces along the rear property line, over 275 feet away from Merrimac Way, to allow two vehicles to be parked in the same stall. The applicant proposes to install the car lifts in two phases (10 lifts initially, and 9 lift at a future date).

The apartment community, which was developed in 1968, has nonconforming parking (95 spaces existing, 112 spaces proposed). The project adds seventeen additional parking spaces to the premises, and the proposed car lifts are not visible from Merrimac Way. The proposed new technology is an experimental strategy to create long-term, sustainable parking.

APPLICANT

Roger Johnson of Vertical Parking Solutions (VPS) is the authorized agent for the property owner, Coast Apartments LLC.

RECOMMENDATION

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

BACKGROUND

Project Site/Environs

The project site is Coast Apartment Homes, a 65-unit apartment community with a mixture of one-bedroom and two-bedroom units. The apartment complex is three-stories tall and includes a gated entry. The property was originally approved by the City in 1968 under Conditional Use Permit No. C-26-68.

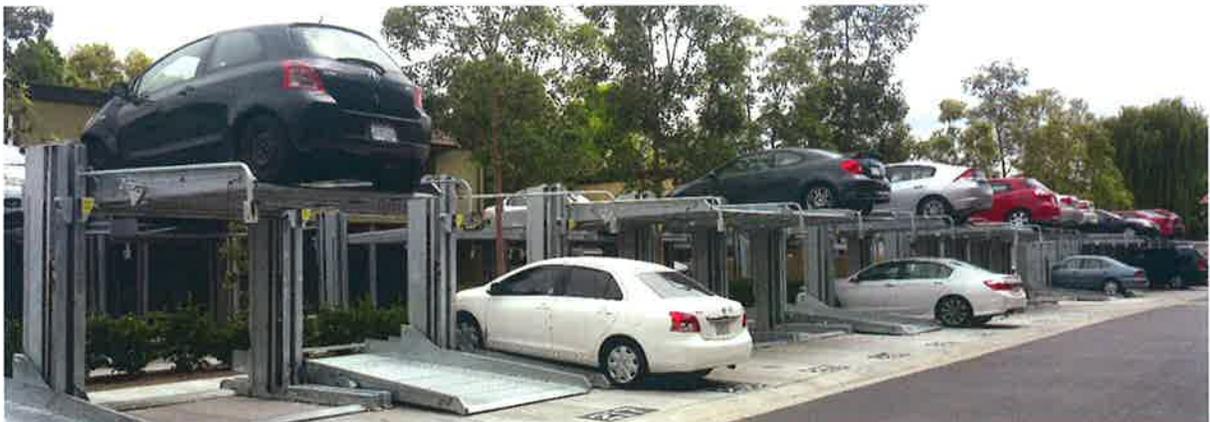
The 1.8-acre property is zoned R3 (Multiple Family Residential) and has a General Plan Land Use Designation of High Density Residential. The project site is surrounded by high density residential uses to the north and south (across Merrimac Way). The project site abuts Orange Coast College to the east and the Orange Coast car dealership to the west.

ANALYSIS

Project Description

The applicant, Roger Johnson of Vertical Parking Solutions (VPS) is requesting to install nineteen (19) car lifts in the parking lot of the apartment community. The car lifts would be installed within existing open parking spaces reserved for residents that contains 21 parking spaces. The proposed car lifts allow two vehicles to be parked within one parking space. Each car lift is 8 feet 4 inches wide, and 8 feet 2 inches tall (measured from the highest point of the car lift) and slightly wider than the existing parking spaces. Therefore, the net gain is 17 parking spaces. The raised platform can carry a vehicle up to 6000 lbs. in weight. The applicant states the proposed car lifts would be implemented in two phases; 10 lifts would be installed initially, and 9 lifts would be installed at a later date based on budgetary considerations.

Car lifts have not been utilized by any properties in the City of Costa Mesa. However, similar car lift systems have been implemented in apartments in Santa Ana (pictured below). Staff contacted the City of Santa Ana, and they indicated that car lifts in their jurisdiction have been effective and have not created substantial adverse issues or generated resident complaints.



Example of car lifts at Park Plaza Apartments (805 W. Stevens Avenue, Santa Ana)

The use of car lifts is not explicitly described in the Zoning Code. Pursuant to CMMC Section 13-30, if a proposed use is not listed in the Code and it is not substantially similar to any other permitted use in the Code, the proposed use shall require approval of a Conditional Use Permit.

Parking:

The existing apartment community contains 65 garage spaces, 26 open spaces (reserved for residents), 3 open guest parking spaces 1 employee space. The current parking requirement for this apartment complex is 184 spaces. A small portion of Merrimac Way allows for on-street parking directly in front of the project site and across Merrimac Way (in front of the neighboring Sunset Cove Apartments). Permits are not required to parking on the street.

Screening:

The car lifts are proposed along the rear property line of the apartment community, which are located over 275 feet away from the public street. The applicant proposes to install a 2-foot wide landscape strip between the car lifts and property boundary in order to screen the lifts from the neighboring apartment complex. The applicant proposed to plant four (4) 15-gallon sized trees within the landscape strip.

Proposed Car Lift Operations:

According to the applicant, individual car lifts will be assigned to an apartment. The residents in that apartment will have the option of parking their cars on the top or bottom level as long as their cars meet the height and weight restrictions. Each apartment unit will be given a unique key that will operate their designated car lift. The key is required to operate the up/down control switch which raises or lowers the platform within the car lift. The 19 proposed car lifts would be powered by a hydraulic pump located at one end of the row of car lifts. In the event of a power outage, the power unit includes a hand pump that can be used to bring a vehicle down from its elevated position. Only the management on the premises would be trained on this emergency procedure.

To train residents in how to operate the car lifts, the applicant states that the property manager will provide one-on-one training and handouts (see Attachment 5). Additionally, tenants will be required to sign a car lift rental and liability agreement, which are provided as Attachment 6 for reference.

Justifications for Approval

Pursuant to Title 13, Section 13-29(g), Findings, 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 an assessment of facts and findings which are also reflected in the draft resolution as noted on the following page:

- The existing legal, nonconforming apartment community provides fewer parking spaces than is required by current Code (95 spaces provided, 184 required per current Code). The owner is proposing this technology to create more parking.

The existing 65-unit apartment community provides parking at a rate of 1.46 parking spaces per unit. The current parking requirement for this apartment complex is 184 spaces. As detailed in the parking analysis table below, the project would increase the property's parking supply from 95 spaces to 112 spaces.

Parking Analysis		
Type of Parking	Existing	Proposed
Resident: Garage	65	65
Resident: Open	26	5
Resident: Car Lift	--	38
Guest Parking	3	3
Employee Parking	1	1
TOTAL	95	112

Although the project would not bring the site into conformance with the current city parking requirements, the addition of the proposed car lifts would add 17 parking spaces to the site.

- The proposed car lifts would help alleviate parking congestion along Merrimac Way.

A small portion of Merrimac Way allows for on-street parking (permits are not required). Currently, about three cars can park on the street directly in front of the project site, and more on-street parking is available across Merrimac Way (in front of the neighboring Sunset Cove Apartments). According to the applicant, the on-street parking spaces are regularly utilized. By making more parking available on-site, the project would help alleviate parking congestion on the streets, including along Merrimac Way.

- Additional landscaping is proposed to soften the appearance of the car lifts and minimize the visual impacts to surrounding uses.

The proposed car lifts are located along the rear property line over 275 feet away from the nearest public right-of-way. Accordingly, the car lifts would not be visible to the public. In addition, the applicant proposes to install landscaping between the car lifts and property line wall in order to minimize visual impacts to the abutting apartment complex. Conditions of approval are included requiring a minimum of 7 mature trees to be planted and maintaining the landscaping in a healthy, growing condition. As conditioned, the proposed landscaping would soften the appearance of the car lifts and minimize aesthetic impacts to neighboring properties.

- The proposed car lifts have been effective in other communities.

The applicant states that on-street street parking is regularly utilized by residents of the subject property. Each lift is valued at \$4,500, and the overall implementation of the project will cost \$85,500. The project provides a cost-effective parking management option that would create additional parking spaces for the apartment community. Additionally, similar car lift systems have been utilized by apartments in Santa Ana. Staff contacted the City of Santa Ana, and they indicated that car lifts in their jurisdiction have been effective and have not created substantial adverse issues or complaints.

- The project is considered compatible with surrounding uses and properties.

The project site is surrounded by high traffic generating uses, including Orange Coast College and several car dealerships. The project would help manage parking on-site, thereby reducing the need for residents to utilize on-street parking in a high traffic area. As conditioned, additional landscaping would be installed to screen the proposed lifts from the abutting apartment complex.

- The car lifts do not generate substantial noise during operations.

The proposed car lift system is energized by a low voltage electric motor and hydraulic pump that operates the car lifts. The noise generated by the car lifts are consistent with the normal noise levels found in a high density residential area.

- Conditions of approval are included to address safety, potential damages to private property, and indemnification of the City.

The standard indemnification condition holds the City of Costa Mesa harmless from any costs, liabilities and expenses incurred in connection with the proposed use. In addition, conditions are included requiring the property owner/manager to inspect the lifts biennially for safety and report any incidents (i.e., vehicle damage and malfunctioning car lifts) immediately to the City.

- Granting the CUP for the installation of car lifts will not allow a use, density, or intensity which is not in accordance with the General Plan.

The property owner does not propose to increase the number of apartment units, nor are changes proposed to the site that would expand or intensify the existing apartment use. The project would not increase the site's nonconformity to the current City parking standards. Accordingly, the project is consistent with the General Plan.

GENERAL PLAN CONFORMANCE

As conditioned, the proposed project is in conformance with the 2000 General Plan. The high density residential land use designation is intended for residential development with a

density of up to 20 units to the area. The project does not propose to increase the density of the property. As conditioned, the proposed project is compatible with surrounding uses.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (Class 1), Existing Facilities. This exemption applies to the minor alteration of existing public or private structures involving negligible or no expansion of use.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. Mailed Notice. A public notice was mailed to all property owners within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map)
2. On-site posting. A public notice was posted on each street frontage of the project site.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the project 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 for additional information or analysis. In the event of significant modifications 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 project. 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 to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

It is staff's opinion that the proposed use, with the recommended conditions of approval, will be consistent with City's Zoning Code and General Plan. The proposed project is

compatible with surrounding properties and uses, and conditions are included in the draft resolution that serve to minimize potential adverse impacts to the area.



STEPHANIE ROXAS, AICP
Associate Planner



CLAIRE FLYNN, AICP
Assistant Director of Development
Services

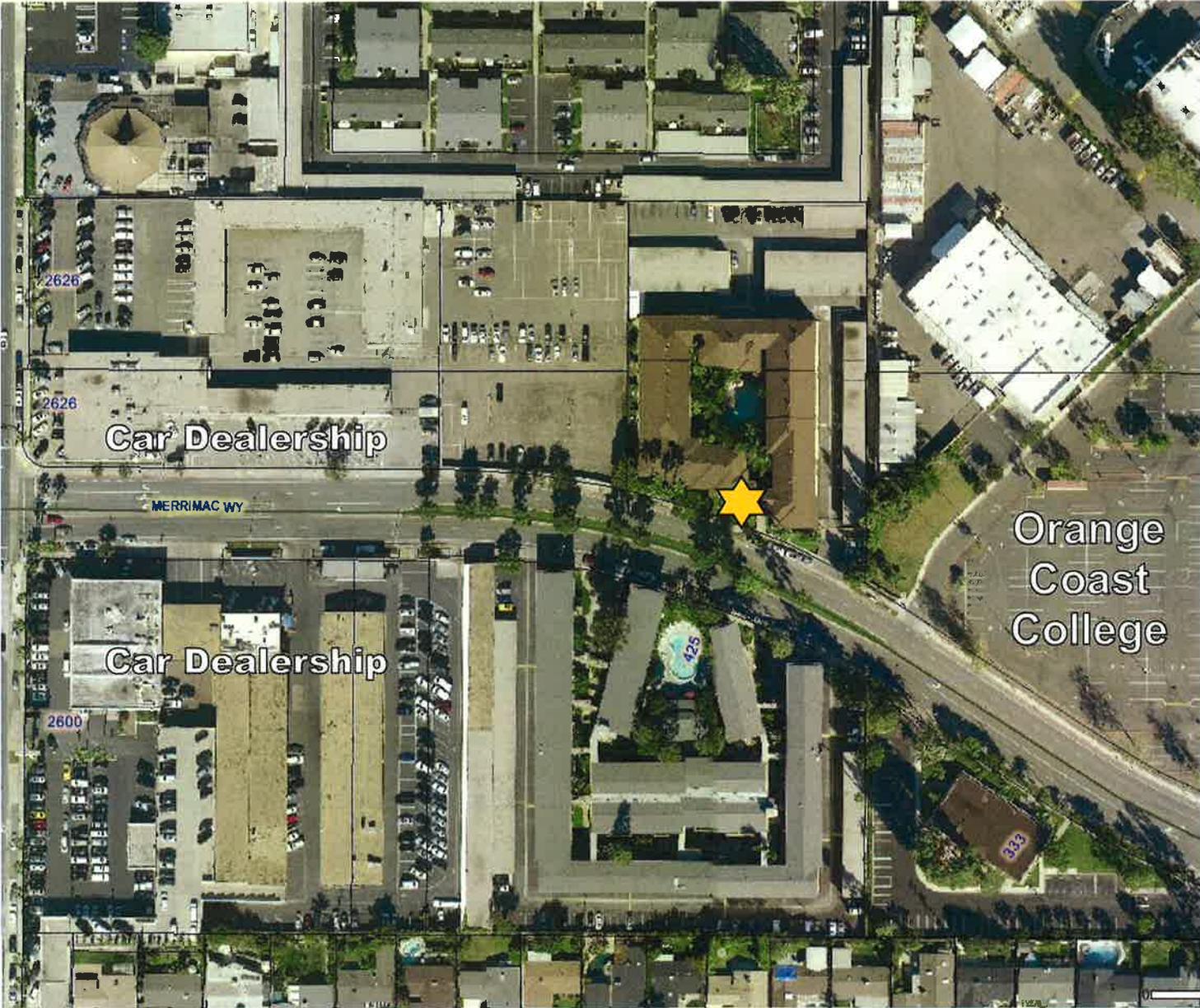
- Attachments:
1. Maps – Location, Zoning, and 500' Radius
 2. Site Photos
 3. Planning Commission Resolutions
 4. Applicant's Project Description/Justification Letter
 5. Sample Training Handouts
 6. Sample Car Lift Rental and Liability Agreements
 7. Proposed Concept Plans

Distribution:

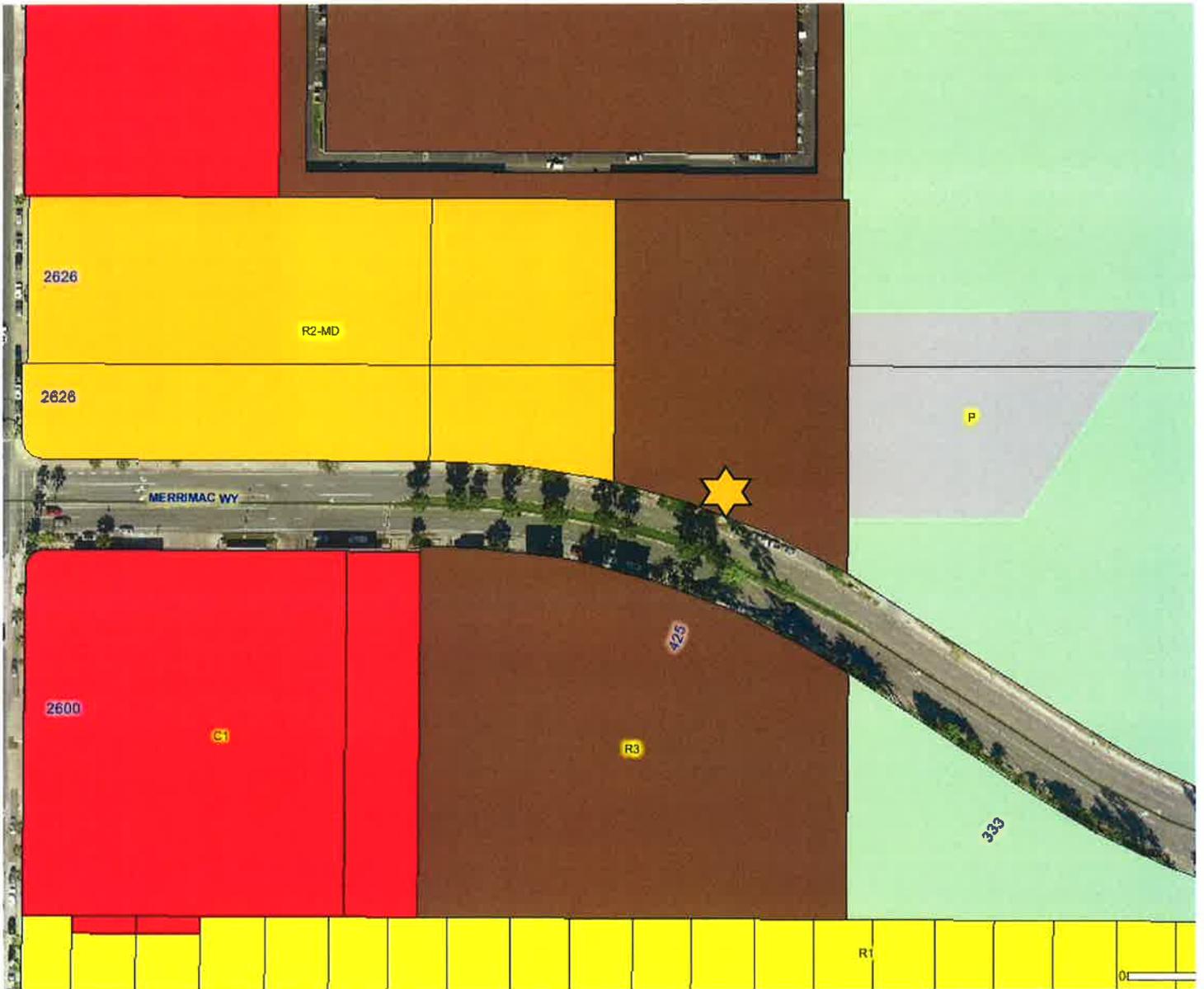
- Director of Economic & Development Services/Deputy CEO
- Assistant Development Services Director
- Senior Deputy City Attorney
- Public Services Director
- City Engineer
- Transportation Services Manager
- Fire Protection Analyst
- File (2)

VPS
Attn: Roger Johnson
15320 Barranca Parkway
Irvine, CA 92618

Location Map



Zoning Map



SITE PHOTOS



Street View across Merrimac Way





19 car lifts are proposed within these open parking spaces.



The proposed car lifts would be located along the rear property line abutting a car dealership and apartment complex. The car lifts would be screened by an existing 8-foot block wall and proposed new landscaping.



View of the project site from the neighboring car dealership. The proposed car lifts would not be visible from this adjacent property or Merrimac Way.



View of the project site from the neighboring apartment complex. The proposed car lifts would be screened by an existing 8-foot tall block wall and proposed new landscaping.

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-18 FOR A CONDITIONAL USE PERMIT TO INSTALL OUTDOOR CAR LIFTS IN AN EXISTING APARTMENT COMMUNITY LOCATED AT 400 MERRIMAC WAY

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

WHEREAS, an application was Vertical Parking Solutions (VPS), as the authorized agent on behalf of the property owner, Coast Apartments LLC, with respect to the real property located at 400 Merrimac Way;

WHEREAS, the proposed project involves a conditional use permit to install nineteen (19) car lifts in the parking lot of an existing apartment community located at 400 Merrimac Way;

WHEREAS, the project represents new technology to create additional parking spaces without aesthetic, noise, and circulation impacts that will add 17 additional parking spaces to the apartment complex;

WHEREAS, the project was reviewed in accordance with the requirements of the California Environmental Quality Act (CEQA), The State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines; and the project was determined to be exempt from further CEQA analysis under Section 15301 for Existing Facilities;

WHEREAS, a duly noticed public hearing held by the Planning Commission on August 10, 2015 with all persons having the opportunity to speak for and against the proposal;

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-15-18 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-15-18 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 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 10TH DAY OF AUGUST, 2015.

Robert L. Dickson, Jr., Chair
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (APPROVAL)

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

Finding: The proposed 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: Currently, residents of the subject apartment community regularly utilize on-street parking. The project provides a cost-effective parking management option that would create additional off-street parking spaces. Furthermore, the project site is surrounded by high traffic generating uses, including Orange Coast College and several car dealerships. The project helps manage parking on-site, thereby reducing the need for residents to utilize on-street parking in a high traffic area.

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: The existing legal, nonconforming apartment community provides fewer parking spaces than is required by current Code. The owner is proposing the installation of car lifts to make more parking available on the premises. The project would increase the property's parking supply from 95 spaces to 112 spaces, thereby adding 17 parking spaces to the site. Currently, residents of the subject apartment community regularly utilize street parking along Merrimac Way. By making more parking available at the apartment community, the project would help alleviate parking congestion on the streets. Additionally, similar car lift systems are currently used in neighboring cities and have been effective.

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

Facts in Support of Finding: The property owner does not propose to increase the number of apartment units, nor are changes proposed to the site that would expand or intensify the existing apartment use. The project does not increase the site's nonconformity to the current City parking standards. However, the project creates additional parking spaces for the apartment community to help manage parking on-site.

- B. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(e) because:

- a. The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties. The project is conditioned to minimize aesthetic impacts to the public and surrounding residential and commercial uses. Currently residents of the subject apartment community regularly utilize street parking on Merrimac Way, a high traffic area. The project will make additional parking available on the premises, and, therefore, it is anticipated to reduce traffic and parking impacts to surrounding properties. The noise generated by the car lifts are minimal and consistent with the normal noise levels found in a high density residential area.
 - b. 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. The proposed car lifts are located along the rear property line over 275 feet away from the nearest public right-of-way, and, therefore, the project is not be visible to the public. As conditioned, additional trees and landscaping will be installed between the car lifts and property line wall to minimize visual impacts to the abutting apartment complex and soften the appearance of the car lifts.
 - c. The project, as conditioned, is consistent with the General Plan. The project is consistent with the General Plan land use designation of high density residential. This designation is intended for residential development with a density of up to 20 units to the area. The project does not increase the density of the property, nor will it expand or intensify the existing apartment use.
 - d. The proposed use is compliant with performance standards as prescribed in the Zoning Code. The existing legal, nonconforming apartment community provides fewer parking spaces than is required by current Code. The project will add 17 parking spaces to the site and, as conditioned, will comply with all screening and performance standards.
 - e. The planning application is for a project-specific case and does not establish a precedent for future development. Approval will apply to this project-specific locations. Conditions have been included that are specific to the proposed project.
- C. The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (Class 1) for Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond what that existing at the time of the lead agency's determination.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. 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. The City shall have the right to choose its own legal counsel to represent the City's interests, and the applicant shall indemnify City for all such costs incurred by City.
 2. 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 Economic Development & Development Services Director/Deputy CEO or his designee, any of the findings upon which the approval was based are no longer applicable.
 3. The conditions of approval, code requirements, and special district requirements of PA-15-18 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 4. The applicant shall contact the Planning Division to arrange a Planning inspection of the site upon completion of all site improvements and prior to final approval of any building permits. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
 5. 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.
 6. Prior to the issuance of building permits, the applicant shall revise the landscape plans to include a minimum of seven (7) trees. The plans shall indicate the type, size, and height of the trees. The landscape plan, including the location and configuration of the trees, shall be subject to review and approval by the Planning Division.
 7. Landscaping shall be maintained in a healthy growing condition. Irrigation shall be installed within the new landscape strip.

8. The property owner/manager shall submit a biennial certification to the Development Services Director from a licensed engineer or other qualified professional indicating that the car lifts have passed safety inspections.
9. The property owner/manager shall report any property damage as a result of malfunctioning lifts to the Development Services Director within 48 hours of the occurrence. A review of the CUP for revocation may be warranted if there is a history of continual problems.
10. After the nineteen car lifts have been in place for a 12-month period, the deployment of additional lifts may be approved by the Development Services Director as a minor amendment to the CUP. Lifts located in areas visible from the public street or public rights-of-way are expressly prohibited.

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.

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|----------------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Const.
Hrs. | 1. | 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 <u>prohibited</u> on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. |
| Bldg. | 2. | Comply with the requirements of the adopted 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. |
| | 3. | Prior to the issuance of building permits, the applicant shall provide a structural analysis prepared by a licensed California civil engineer. |
| Bus.
Lic. | 4. | 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. |
| Fire | 5. | Occupancy shall comply with requirements for assembly occupancy per California Building Code, 2013. |

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-15-18 FOR A CONDITIONAL USE PERMIT TO INSTALL OUTDOOR CAR LIFTS IN AN EXISTING APARTMENT COMMUNITY LOCATED AT 400 MERRIMAC WAY

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

WHEREAS, an application was filed by Vertical Parking Solutions (VPS), as the authorized agent on behalf of the property owner, Coast Apartments LLC, with respect to the real property located at 400 Merrimac Way;

WHEREAS, the proposed project involves a conditional use permit to install nineteen (19) car lifts in the parking lot of an existing apartment community located at 400 Merrimac Way;

WHEREAS, a duly noticed public hearing held by the Planning Commission on August 10, 2015 with all persons having the opportunity to speak for and against the proposal.

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-15-18 with respect to the property described above.

PASSED AND ADOPTED THIS 10TH DAY OF AUGUST, 2015.

Robert L. Dickson, Jr., Chair
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
 - 1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
 - 2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
 - 3. The proposed project is not consistent with the General Plan or Zoning Code.

- B. The proposed project does not comply with Costa Mesa Municipal Code Section Code Section 13-29(g)(1) because:
 - 1. The proposed use is not substantially compatible with developments in the same general area and would be materially detrimental to other properties within the area.
 - 2. Granting the conditional use permit will be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood
 - 3. Granting the conditional use permit will allow a use, density, or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

- C. The Costa Mesa Planning Commission has denied Planning Application PA-15-18. 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.

- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

ATTACHMENT 4

March 17, 2015

City of Costa Mesa
Development Services Department
77 Fair Drive, P.O. 1200
Costa Mesa, CA 92628

Re: Car Lift Project – Conditional Use Permit
Coast Apartments
400 Merrimac Way
Costa Mesa, CA 92626

To Whom it May Concern,

The installation of eighteen SUV car lifts is proposed for the above mentioned location.

Demolition will consist of removing approximately 2,958 SF of existing asphalt and soil and haul away to an approved dump site. Following demolition, three concrete slabs will be poured.

The concrete pad sizes are (2) 6' x 174' x 4" thick and (1) 6' x 174' x 10" thick. The car lifts will be secured to the concrete pads with stainless steel anchor bolts.

Installing lifts in renovated multi-family residences allows for an increased number of vehicles to be contained within the property, instead of causing additional congestion on the public streets. This would benefit the other multi-family properties to the immediate North and South of the property mentioned above, by freeing up the street parking.

The installation of the car lifts will not distract from the views for the neighboring residences and businesses, nor will the car lifts block any public access roads.

Please contact Diane Washington if you need any further information, her direct phone number is (949) 595-5996 and her email address is dWASHINGTON@r3construction.com.

Respectfully,



Duane Kartchner
Owner Agent

Question 1:

The application form states 19 car lifts are proposed for installation and the project narrative letter states 18 lifts are proposed. However, 21 car lifts appear to be shown on the plans. Please revise accordingly and ensure consistency within the application.

Answer to Question 1:

The total car lifts to be installed will be 19 but only 10 car lifts will be installed initially. The concrete pad will be poured to accommodate all 19 car lifts.

The plans have been revised to show a concrete pad for all 19 car lifts.

We will only install 10 car lifts immediately and the other 9 at a future date. This is due to economics.

The current parking spaces on page one the plans show existing parking spaces, garages, office and guest spaces. Page two of the plans show the proposed parking spaces, garages, car lift spaces, office and guest spaces.

Question 2:

- a) Expand the project narrative letter to clarify how the car lifts will be used by the residents and/or guests (i.e. bottom and top level of car lifts would be used by the same tenant household).
- b) Explain how the car lifts operate (i.e. key system) and what energy sources are used to power the car lifts.
- c) Describe what measures the property manager plans to take to implement the car lift system (i.e., tutorials for residents, liability disclosures, etc).
- d) What size or height limitations would the property manager impose on the top level of vehicles (if any)?
- e) In the event of an emergencies (ie lifts not working), how would the property manager handle these situations?

Answer to Question 2a:

The individual car lifts will be assigned to a designated apartment. The residents in that apartment will then have the option to park their cars on the top or bottom as long as their cars will meet the height and weight requirements. Guests will never be assigned a car lift.

Answer to Question 2b:

Each car lift is operated by a key switch is that is unique to that car lift. The key switch is low voltage that energizes an electric motor that drives a hydraulic pump located on the plans at the west end of the lifts. Each hydraulic pump can operate up to 28 lifts.

Once the key is turned on, then the operator can operate the up/down control switch. Any time the operator releases the control switch the lift automatically stops.

Answer to Question 2c:

Along with one-on-one training, the property manager will use the attached documents for training purposes. Only those residents on the rental agreement will be trained on how to use the car lift. Also find attached the car lift rental and liability agreements.

Answer to Question 2d:

The car lifts are made for mid-size SUV vehicles. We train that the smaller vehicle in the household would be the vehicle placed on top. The average height of a mid-size SUV is approximately 69”.

Answer to Question 2e:

In the event of a power outage the power unit comes with a hand pump that can be used to bring a vehicle down from its elevated position. Only the management on the premises will be trained on this procedure.

Question 3:

Please revise the plans as follows:

- a) Label all garages and open parking spaces.
- b) Clearly label and distinguish between resident and guest/visitor parking spaces. Revise the parking tabulation on sheet 1 to include the number of guest/visitor parking spaces(existing and/proposed). See page one of plans.
- c) Add dimensions to detail B to indicate how high the rood for the top level car could be for Illustrative purposes).
- d) Detail A indicates that the existing parking spaces are 100 inches wide. However, the Detail B illustrates the total width of each car lifts is 100.5 inches wide. The car lifts do not appear to fit completely within a single parking space. Please clarify and revise the placement of the car lifts accordingly.
- e) Note #2 on Detail A appears to conflict with the other information in the application. Please clarify.

Answer to Question 3a:

Resident garage numbers are in a box, resident parking spaces are in a circle, office parking space is in an oval, guest parking spaces are just marked guest.

Answer to Question 3b:

Page one of the plans has been revised to show current parking totals. Page two of the plans show proposed parking totals.

Answer to Question 3c:

The dimensions could be provided as a maximum anticipated height. See Detail B.

Answer to Question 3d:

See revised detail on the plans.

Answer to Question 3e:

See revised detail on the plans.

Question 4:

The proposed car lifts must provide additional screening to soften the appearance of the lifts, especially from the view of the adjacent property owner. Staff recommends installing 2-3 foot landscape strip between the property line wall and the proposed lifts and planting narrow trees.

Answer to Question 4:

See revised plans.

Question 5:

Please be advised the staff is still awaiting comment and corrections form the the Transportation Services Division. Any comments received will be forwarded to you.

Answer to Question 5:

No additional requirements.



Car Lift Operation

Maximum vehicle weight limit: 6000 lbs.

A. Car Placement

Drive vehicle FORWARD* onto the platform until front wheels drop into wheel well or rest against wheel stop. Make sure all 4 tires are securely on platform.

Set emergency brake and place transmission in gear or park!

B. Raise The Platform

Make sure all 4 tires are securely on the platform. Before inserting the key and raising the platform, make sure all 4 sides of the platform are clear of obstacles and pedestrians. Turn key to the "ON" position. Push the "UP" button, and continue to push until the platform has reached the end of its upward travel. Stand clear of the platform and push the "DOWN" button until the platform has come to rest on the safety pins.

Don't forget to remove the key!

C. Lower The Platform

Check to see that there are no obstructions below the raised platform. Pull on the safety chain first to disengage the mechanism. After the mechanism is released, let go of the safety chain. Push the "UP" button to raise platform approximately 3 inches, until the safety pins are disengaged. Once the safety pins are disengaged, push the "DOWN" button to lower the platform. Stand clear of the moving platform until it has come to rest on the ground.

Don't forget to remove the key!



Correct vehicle placement on Car Lift

* Please note that vehicles can be parked in reverse on Car Lifts. However, vehicles parked in reverse must have the rear tires resting against the wheel stop. Failure to do so may result in the Car Lift locking and require a service call.

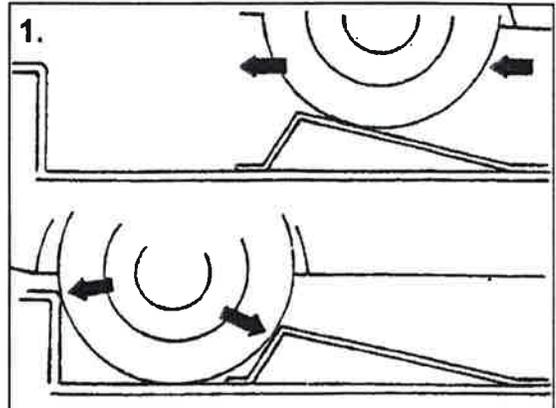
Service calls due to improper car placement will be billed to the resident.



DO NOT raise an empty Car Lift platform. The Car Lift mechanism is designed to operate with the weight of a vehicle on the platform. Platforms must remain in the "DOWN" position when not in use to avoid damage to the lift mechanism.

1. CAR PLACEMENT:

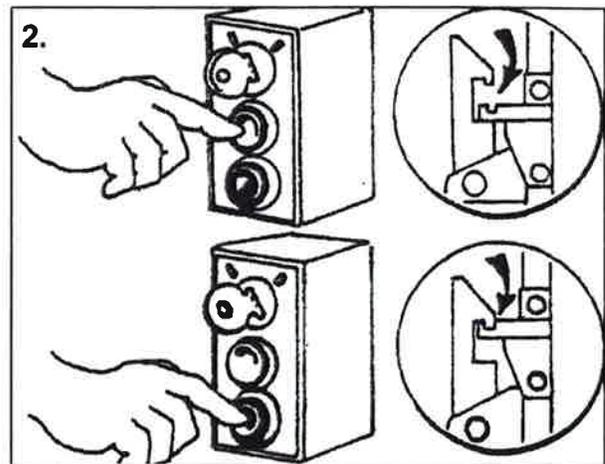
Drive vehicle onto platform until the wheels fall between the back rail of the platform and the wheel chuck. Engage emergency brake and place transmission in gear or park.



2. RAISE PLATFORM:

Make sure all 4 tires are securely on the platform before lifting. Use key and turn to "ON" position. Push "UP" button and continue to push until platform has reached the end of its' upward travel. Stand clear of platform and push the "DOWN" button until the platform has come to rest on it's safety hooks.

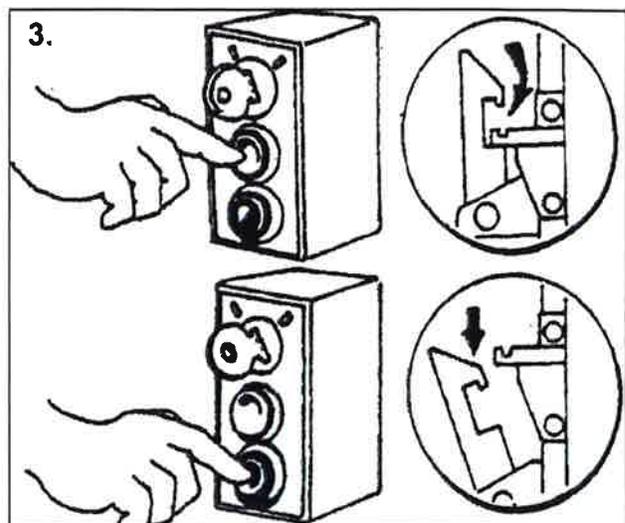
Remove key!



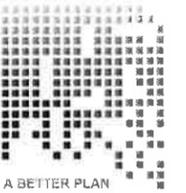
3. LOWER THE PLATFORM:

Check to see that there are no obstructions below the raised platform. Pull on the safety hook release chain first to disengage the mechanism. After the mechanism is released, let go of the safety hook release chain. Now push the "UP" button to raise platform approx. 3 inches until the safety hook is disengaged. Once the safety hook is disengaged, push the "DOWN" button to lower the platform. Stand clear of moving platform until it has come to rest on the ground.

Remove key!



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PROJECT TYPE

EXISTING SITE
PLAN

PROJECT NAME

MERRIMAC WAY
RESIDENCE

PROJECT ADDRESS

400 MERRIMAC WAY
COSTA MESA, CA 92626

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SCALE
1/16" = 1'-0"

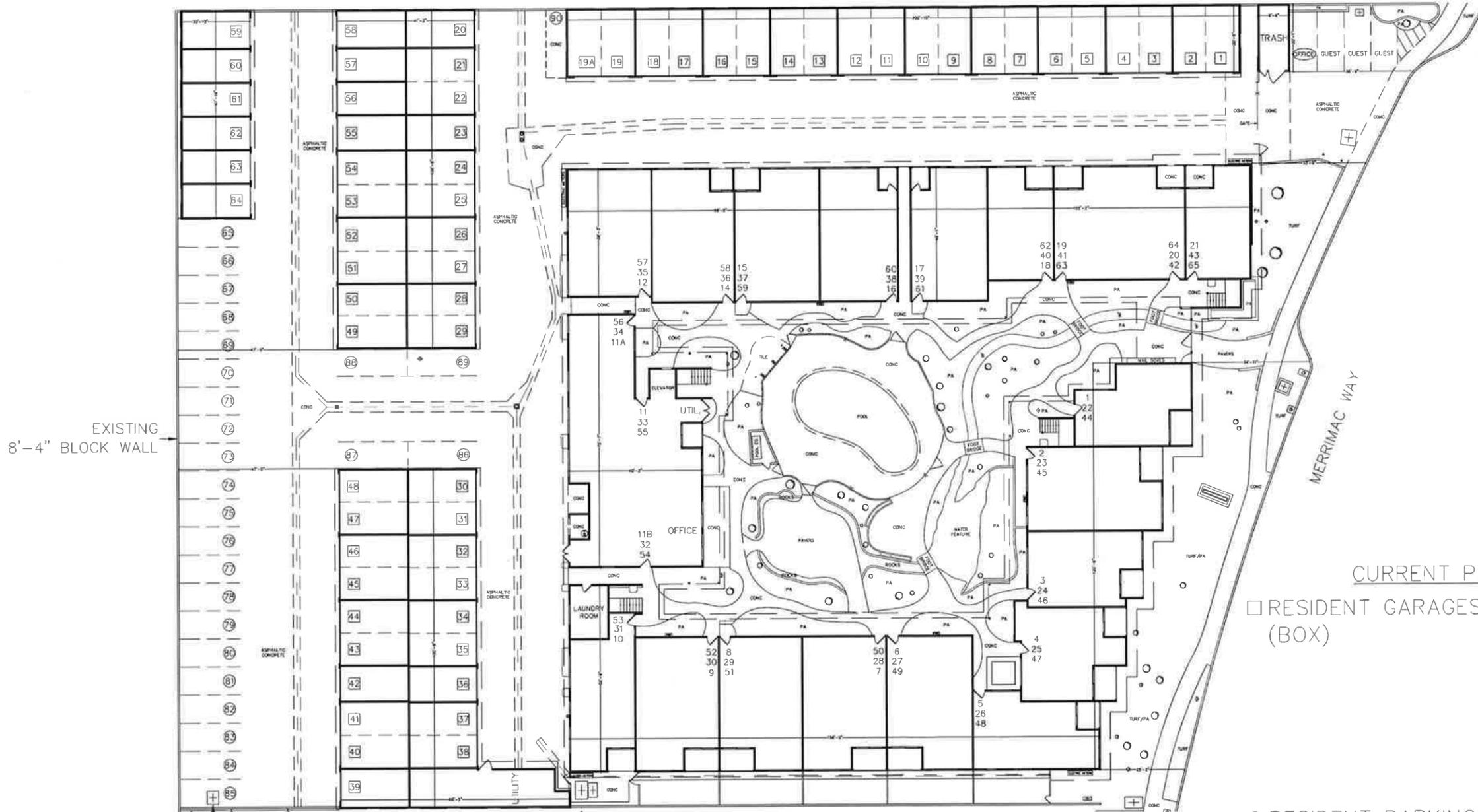
PROJECT
11229

APPROVED BY
#33

DATE
02/17/15

SHEET

1 of 2



EXISTING
8'-4" BLOCK WALL

EXISTING ELECTRICAL DISCONNECT
EXISTING 11'4" CHAIN LINK FENCE
COVERAGE BY VINES IN BACK OF
A EXISTING 5'1" BLOCK WALL

<u>CURRENT PARKING</u>		TOTAL
□ RESIDENT GARAGES (BOX)	1-19, 19A = 20 20-29 = 10 30-38 = 9 39-48 = 10 49-58 = 10 59-64 = 6	= 65
○ RESIDENT PARKING SPACES (CIRCLE)	65-85 = 21 86-90 = 5	= 26
○ OFFICE PARKING SPACE (OVAL)	AT GATE = 1	
GUEST PARKING SPACE	AT GATE = 3	
GRAND TOTAL		= 95

- LEGEND**
- BR = BRICK
 - WF = WATER FEATURE
 - PA = PLANTING AREA
 - EQ = EQUIPMENT
 - TC = TOP OF CURB
 - FL = FLOW LINE
 - TW = TOP OF WALL
 - INV = INVERT
 - TG = TOP OF GRADE
 - FF = FINISHED FLOOR
 - GFF = GARAGE FINISHED FLOOR
 - = TREE
 - = DOWNSPOUT
 - ⊕ = WATER METER
 - ⊕ = WATER HEATER
 - ⊕ = UTILITY POLE
 - ⊕ = FIRE HYDRANT
 - ⊕ = GAS LINE
 - ⊕ = GAS METER
 - ⊕ = SEWER
 - ⊕ = HOSE BIBB
 - ⊕ = UTILITY BOX
 - ⊕ = STREET SIGN
 - ⊕ = ELECTRIC METER
 - ⊕ = POST / PILASTER
 - ⊕ = ELECTRIC OUTLET
 - ⊕ = AIR CONDITIONER
 - ⊕ = DRAIN / CURB CORE CUT
 - ⊕ = IRRIGATION CONTROL VALVE

*NOTE: WINDOW DIMENSION DENOTES SILL HEIGHT FROM NEAREST FINISHED GRADE.

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