



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 13, 2016

ITEM NUMBER: PH-5

SUBJECT: REZONE R-15-01 AND PLANNING APPLICATION PA-15-30 FOR A 774-UNIT SELF-STORAGE FACILITY AND 5,000 SQUARE FOOT FOOD COURT BUILDING AT 375 BRISTOL STREET

DATE: JUNE 8, 2016

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

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

The proposed project involves the following:

1. **Initial Study/Mitigated Negative Declaration (IS/MND):** This document analyzes the environmental impacts of the proposed project. Significant environmental impacts are mitigated to below a level of significance.
2. **Rezone R-15-01:** An ordinance to rezone a 3.18-acre site from PDC (Planned Development Commercial) to C2 (General Business District).
3. **Planning Application PA-15-30:** Conditional Use Permit PA-15-30 for the demolition of the existing automotive center (Bristol Autoplex) and the development of a two-story, 774-unit mini-storage facility and 5,000 square foot food court building. No code deviations are requested.

APPLICANT/AUTHORIZED AGENT

The applicant/authorized agent is Annette Wiley, representing the property owner, Sanderson J. Ray Development.

RECOMMENDATION

Recommend that the City Council:

1. Adopt the Initial Study/Mitigated Negative Declaration for the project;
2. Give first reading to an ordinance approving Rezone R-15-01; and
3. Approve Planning Application PA-15-30 by adopting a resolution to approve the project, subject to conditions of approval.

PLANNING APPLICATION SUMMARY

Location: 375 Bristol Street Application: R-15-01 and PA-15-30

Request: 774-unit mini-storage facility and 5,000 square foot food court building

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>PDC (Exist.); C2 (Prop.)</u>	North: <u>(Acr. Bristol St.), 55 and 73 Freeways</u>
General Plan: <u>General Commercial</u>	South: <u>Santa Ana Delhi Channel and Residences (City of Newport Beach)</u>
Lot Dimensions: <u>Irregular</u>	East: <u>Golf Course (City of Newport Beach)</u>
Lot Area: <u>138,487 SF (3.18 AC)</u>	West: <u>PDC, Hotel and Shopping Center</u>
Existing Development: <u>Bristol Street Autoplex (To Be Demolished)</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	120 FT	560 FT
Lot Area	12,000 SF Min.	138,487 SF (3.18 AC)
Floor Area Ratio (FAR)	.75 (103,865 SF Max.)	(98,800 SF) - Self-Storage (6,200 SF) - Food Court and Office .76 (105,000 SF Total) (1)
No. of Stories/Building Height	2 Stories/30 FT	Food Court and Office: 1 Story/21 FT Self-Storage Building: 2 Stories/21 FT (30 FT to Top of Elevators)
Interior Landscaping	1,575 SF	2,337.5 SF
Setbacks (Buildings)		
Front	20 FT	25 FT to Food Court Building 68 FT to Self-Storage Building
Side (left/right)	15 FT/0 FT	31 FT/ 35 FT
Rear	0 FT	29 FT
Parking		
Standard	59	60
Handicap	4	4
TOTAL	63 Spaces	64 Spaces
NA = Not Applicable or No Requirement		
CEQA Status	Initial Study/Mitigated Negative Declaration	
(1) A condition of approval has been incorporated requiring the project to comply with the .75 maximum FAR as required by Code.		
Final Action	City Council	

BACKGROUND

Project Site/Environs

The project site is located in the eastern portion of City of Costa Mesa. The site is located at the southern end of Bristol Street, west of Campus Drive, where the road splits into a frontage road along SR-73 at 375 Bristol Street. A shopping center and the Ayers Hotel abuts the site to the west, and a golf course (in the City of Newport Beach) abuts the site to the east. The 55-foot-wide concrete Santa Ana Delhi Channel borders the site to the south.

The subject site is 138,487 square feet in size (3.18 Acres) and is currently developed with an automotive center (Bristol Street Autoplex) constructed in the late 1980's. The automotive center is 37,883 square feet in size and consists of three buildings with multiple tenants and a surface parking lot. The property is currently zoned PDC (Planned Development Commercial) and has a General Plan Land Use designation of General Commercial.

ANALYSIS

Project Description

The project involves the demolition of the existing site improvements and the construction of a two-story, 98,800 square foot, 744-unit self-storage facility with a freestanding, one-story, 5,000 square foot multi-tenant food court pad building. The project also includes a 1,200 square foot ground-floor management office for the self-storage facility.

Self-Storage Use

The hours of operation for the self-storage leasing office will be Monday through Saturday, 8:00 am to 6:00 pm, and Sunday, 9:00 am to 5:00 pm. Customers of the self-storage facility shall have access to the storage units via a key pad entry gates system between the hours of 7:00 am to 8:00 pm, seven days a week. The leasing office manager will not reside overnight at the facility.

Food Court Use

The proposed food court vendors will be local chefs/entrepreneurs providing unique offerings that will provide Costa Mesa residents with additional high-quality food choices. The space is planned to provide long-term flexibility to easily change the stall sizes as the tenant mix and market changes. The range of number of operators could be from a single tenant up to seven smaller lease spaces. Similar kitchen and food preparation arrangements are located at SOCO, Fourth Street Market in the City of Santa Ana, and the Anaheim Packing District in the City of Anaheim.

Architectural Features

The proposed architecture would include a prominent foreground building (food court) centrally located at the front of the project site along Bristol Street. The design of the building recalls the characteristics of adaptive re-use food halls. The proposed colors are dark wood exterior siding, with earthen tones including tan, charcoal grays, and white. The building height for both the food court building and the self-storage building is 21 feet, with the exception of the two freight elevators for the self-storage building, which are an additional 9 feet in height (30 feet total, which complies with Code).

On-Site Parking and Circulation

Vehicle access would be provided to the project via two 25-foot-wide driveways along Bristol Street. The two driveways connect into an asphalt-paved driveway that provides access to the parking and loading areas. The proposed project would include 5 open parking spaces for the office building (4 spaces per 1,000 square feet), 54 open parking spaces for the restaurant (10 spaces per 1,000 square feet and 12 spaces per 1,000 square feet over 3,000 square feet), and 4 parking spaces would be provided for the storage facility (1 space for every 200 units). Four Americans with Disabilities Act (ADA)–compliant parking spaces would be provided in front of the office entrance and in front of the restaurant entrance. Additionally, 11 recreational vehicle (RV) storage units would be located along the southwestern project boundary. The vehicle access and circulation has been reviewed by the Transportation Services Division.

Pedestrian access into the proposed self-storage facility would be provided by an accessible path from the public sidewalk along Bristol Street. A 5-foot-wide pedestrian path would surround the two-story self-storage building. The units within the second story would be accessible via four entryways to the stairwell along the pedestrian path.

“Green” Design Features

The proposed project includes energy efficient features and design elements aimed at reducing energy consumption to net zero and reducing water use. These features and elements include:

- Cool roofs that avoid heat gain;
- Naturally ventilated building;
- Rooftop solar panels;
- Energy efficient lighting, including low-energy light-emitting diode (LED) lighting and daylighting;
- Use of sustainable materials with recycled content;
- Native, drought-tolerant landscaping;
- Vegetated swales, pervious pavement for stormwater capture, filtration; and
- Urban gardens.

Zone Change

A rezone (or change) of the zoning classification of the 3.18-acre site from PDC (Planned Development Commercial) to C2 (General Business District) is proposed. The proposed rezone would be compatible with the existing General Commercial General Plan designation for the project site. The Zoning Code requires that a finding be made as to whether or not the rezone is consistent with the Zoning Code and General Plan. It is staff's opinion that the proposed rezone is consistent with the Zoning Code and General Plan as discussed in the "General Plan and Zoning Code Conformance" section later in this report.

GENERAL PLAN AND ZONING CODE CONFORMANCE

The proposed project would be in conformance with the following planning documents:

- General Plan
- Zoning Code

Conformance with the City of Costa Mesa General Plan

Future development of all land within the City of Costa Mesa is guided by the General Plan adopted in 2002. The Land Use Element of the General Plan directs long-range development in the City by indicating the location and extent of development to be allowed. The General Plan sets forth land use goals, policies, and objectives that guide new development. The General Plan land use designation for the project area is General Commercial, which is compatible with the proposed zone change from PDC (Planned Development Commercial) to C2 (General Business District).

The following analysis evaluates the proposed project's consistency with specific goals, and objectives of the General Plan, Land Use Element.

- **Goal LU-1: Land Use:** It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and, to ensure the long-term viability and productivity of the community's natural and man-made environments.

Consistency: The project would provide a self-storage facility under the title and design features of a "mini-warehouse" with a freestanding food court building that is designated for general commercial uses. The project would add to the commercial character of the community and meet the competing demands for alternative development. Therefore, the project is consistent with this General Plan goal.

- **Objective LU-1B:** Ensure the long-term productivity and viability of the community's economic base.

Consistency: The project would develop a profitable self-storage facility and food court building and would provide local employment opportunities. The proposed project would strengthen the City's economic base. Therefore, the project is consistent with this General Plan objective.

- **Goal LU-2: Development:** It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.

Consistency: The project would redevelop the property with a self-storage facility and a food court building. The project would enhance the site's visual appearance through the use of landscaping to soften the visual impact of the storage facility. The proposed project would include the use of materials and colors that create visual interest as outlined in City policies related to aesthetics. The project's design would reflect that of similar project recently constructed in the area. Therefore, the project is consistent with this General Plan goal.

- **Objective LU-2A:** Encourage new development and redevelopment to improve and maintain the quality of the environment.

Consistency: The proposed project includes the redevelopment of a site that currently has an automotive mall. Implementation of the proposed project would reduce stormwater runoff by improving on-site hydrology. The building would be designed with energy saving components including solar panels and low-energy lighting.

Conformance with the Zoning Code

The proposed food court building complies with the development standards for the C2 zone, including setbacks, building heights, and on-site parking.

Per CMMC Title 13, Chapter IX, Special Land Use Regulations, Article 7, mini-warehouses have the following use restrictions:

1. No facility shall be used for:
 - a. Any business activity (other than rental of storage units) including miscellaneous or garage sales, and transfer/storage businesses which utilize vehicles as part of the business; or
 - b. Servicing or repair of motor vehicles, boats, trailers, lawn mowers, or any similar equipment.
2. All rental contracts shall include clauses prohibiting:
 - a. The storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals; and
 - b. The use of the property for uses other than storage.

3. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval and all applicable ordinances. This requirement may be waived by the final review authority, if alternative security measures are found acceptable.

Instead of a resident manager as required above, the applicant is proposing security cameras and alarms, inside and outside, with monitors in the manager's office and an internet-based feed to the owner's offices and cell phones for 24/7 surveillance.

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 below which are also described in more detail in the draft approval resolution.

Rezone

- *The proposed rezone is required to allow for a self-storage facility on the property, while meeting the development standards of the C2 zone; the proposal is therefore consistent with the Zoning Code and the General Plan.*
- *A self-storage facility is a prohibited use in the current PDC zone. A comparable zoning classification is the General Business District/C2 zone. A rezone is necessary to allow the proposed self-storage facility subject to the approval of a conditional use permit.* The proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the C2 zone, including lot size, building setbacks, building height, and on-site parking. The General Plan land use designation for the project area is General Commercial, which is compatible with the proposed zone change to C2.
- *The project will generate less traffic in the form of average daily trips (ADT) compared to the existing commercial center (1,228 ADT existing; 886 ADT proposed).*

Linscott, Law & Greenspan, Engineers (LLG) estimated project trip generation as part of the project-specific Trip Generation Assessment. The proposed project would generate 886 daily trips, with 68 trips produced in the AM peak hour and 75 trips produced in the PM peak hour. The existing land use currently generates 1,228 trips per day (sum of both directions), with 60 trips generated during the AM peak hour and 95 trips generated during the PM peak hour. When the proposed project is compared to the existing "occupied floor area," the project is forecast to result in 342 fewer daily trips, 8 additional AM peak hour trips, and 20 fewer PM peak hour trips (see the following table):

Project Traffic Generation Forecast

ITE Land Use Code / Project Description	Daily 2-way	AM Peak Hour		Total	PM Peak Hour		Total
		Enter	Exit		Enter	Exit	
Generation Rates ^a							
Empirical Autoplex Rates (TE Occupied/TSP)	38.80	67%	33%	1.90	60%	40%	3.00
ITE 151: Mini-Warehouse (TE/TSF)	2.50	55%	45%	0.14	50%	50%	0.26
ITE 932: High-Turnover (Sit-Down) Restaurant (TE/TSF)	127.15	55%	45%	10.81	60%	40%	9.85
Costa Mesa General Plan General Commercial (TE/TSF)	40.60	1.11	0.63	1.74	1.85	2.12	3.97
Generation Forecasts							
A. Existing Site							
Existing Occupied Site Trips^b (31,653 SF)	1,228	40	20	60	57	38	95
A: Subtotal	1,228	40	20	60	57	38	95
B. Fully-Occupied Existing Floor Area (37,883 SF)							
Existing Occupied Site Trips ^b (31,653 SF)	1,228	40	20	60	57	38	95
Existing Vacancy Trips (6,230 SF)	242	8	4	12	11	8	19
B: Subtotal	1,470	48	24	72	68	46	114
C. Permitted General Plan Floor Area (41,546 SF) ^c							
General Commercial	1,687	46	26	72	77	88	165
C: Subtotal	1,687	46	26	72	77	88	165
D. Proposed Project							
Self-Storage (100,000 SF)	250	8	6	14	13	13	26
Food Court Building (5,000 SF)	636	30	24	54	29	20	49
D: Subtotal	886	38	30	68	42	33	75
Fully-Occupied Existing Center Vs Existing Site Occupancies (B -A)	242	8	4	12	11	8	19
General Plan Vs Existing Site Occupancies (C -A)	459	6	6	12	20	50	70
Proposed Project Vs Existing Site Occupancies (D-A)	-342	-2	10	8	-15	-5	-20
Proposed Project Vs Fully-Occupied Existing Floor Area (D-B)	-584	-10	6	-4	-26	-13	-39

TE/TSF = Trip end per 1,000 square feet

a. Sources: Trip Generation, 9th Edition, Institute of Transportation Engineers, (ITE) [Washington, D.C. (2012)], and Costa Mesa General Plan (2002).

b. Existing counts were conducted on Thursday, May 28, 2015. During the counts three suites consisting of 6,230 SF were vacant for a total occupancy of 31,653 SF.

c. The General Plan shows that the site is currently designated for General Commercial which has an FAR that varies from 0.75 to 0.20. For a conservative assessment an FAR of 0.30 (Moderate Traffic FAR) was assumed. Application of this FAR to the site area of 138,487 SF results in an entitled site development of 41,546 SF (138,487 SF x 0.30 FAR= 41,546 SF).

SOURCE: LLG, 2015

- The project is consistent with the Airport Environs Land Use Plan for John Wayne Airport. The Airport Environs Land Use Plan (AELUP) is the comprehensive land use plan adopted and administered by the Airport Land Use Commission (ALUC) for Orange County, as required by Section 21675 of the California Public Utilities Code. The proposed project is located less than a quarter-mile southwest of JWA, and thus is within the Airport Planning Area of JWA according to the ALUC. Land uses within the planning area boundaries of the AELUP must conform to the noise, safety and height restriction standards. The mitigation measures stipulated in Exhibit C of the Planning Commission resolution will be required to ensure that the interior noise standards for all buildings comply with the standards in the City's

Noise Ordinance. The proposed buildings would not exceed 30 feet in height and will be compatible with the AELUP height restrictions.

The project includes 360 rooftop-mounted photovoltaic modules with anti-reflective coating. The photovoltaic modules are not anticipated to create a new source of substantial reflective glare. Furthermore, as required for any project within the approach/departure corridor, the FAA's final approval would be required to ensure no glare or interference with aviation operations would occur. The FAA's 7460 Determination and the glare analysis is required to be approved prior to issuance of building permits for the new structures.

Proposed Development/Conditional Use Permit

- The project exhibits excellence in design, site planning, integration of uses and structures, and protect the integrity of neighboring development. The project will provide an infill development that will be complementary to an urban setting. The proposed architecture and site design will enhance the street view and will be compatible with existing development in the area. The overall architectural design promotes excellence and compatibility. The variety of building elevations, materials and staggered massing diminishes the boxy design appearance.

A condition of approval requires that building materials shall not be modified unless otherwise approved by the Development Services Director as consistent with the architectural design and features of the proposed development.

- The project exceeds the parking required by Code (63 spaces required; 64 spaces proposed). The proposed project would include 5 open parking spaces for the office building (4 spaces per 1,000 sf), 54 open parking spaces for the restaurant (10 spaces per 1,000 sf and 12 spaces per 1,000 sf over 3,000 sf), and 4 parking spaces would be provided for the storage facility (1 space for every 200 units). Four Americans with Disabilities Act (ADA)-compliant parking spaces would be provided in front of the office entrance and in front of the restaurant entrance. Additionally, 11 recreational vehicle (RV) storage units would be located along the southwestern project boundary.
- The proposed storage facility is compliant with the development standards for the C2 zone. The project meets or exceeds the minimum development standards required by Code with regard to parking, building height, and setbacks. Additional conditions of approval ensure compatibility with the existing community over the long-term. A condition of approval has been incorporated requiring the project to comply with the .75 maximum FAR as required by Code.
- New landscaping along Bristol Street will beautify the streetscape. The attached landscape plan, which is preliminary at this point, includes new water-efficient landscaping on the subject site. Staff has included, as a condition of approval, that landscaping be subject to final approval by the Planning Division.

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines Section 15073, the IS/MND was originally made available for a 30-day public review and comment period from May 14, 2016 to June 12, 2016. The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and mitigation measures (see Exhibit C of the Planning Commission resolution). A copy of the IS/MND is included with this report under separate cover. Response to comments received during the comment period will be provided to the Planning Commission on the date of the hearing.

LEGAL REVIEW

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

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

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 a redesign or additional 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

The project satisfies the required findings for the proposed rezone and conditional use permit and is deemed to be a high-quality development, therefore it is consistent with the intent of the General Plan and Zoning Code. Therefore, staff recommends approval of the project.



MEL LEE, AICP
Senior Planner



CLAIRE FLYNN, AICP
Asst. Development Services Director

- Attachments:
1. Location Map, Zoning Map, and 500' Radius Map
 2. Site Photos
 3. Applicant's Project Description
 4. Draft Ordinance, Resolutions and Exhibits
 5. Correspondence From Public
 6. Plans
 7. Initial Study/Mitigated Negative Declaration (Under Separate Cover)

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)

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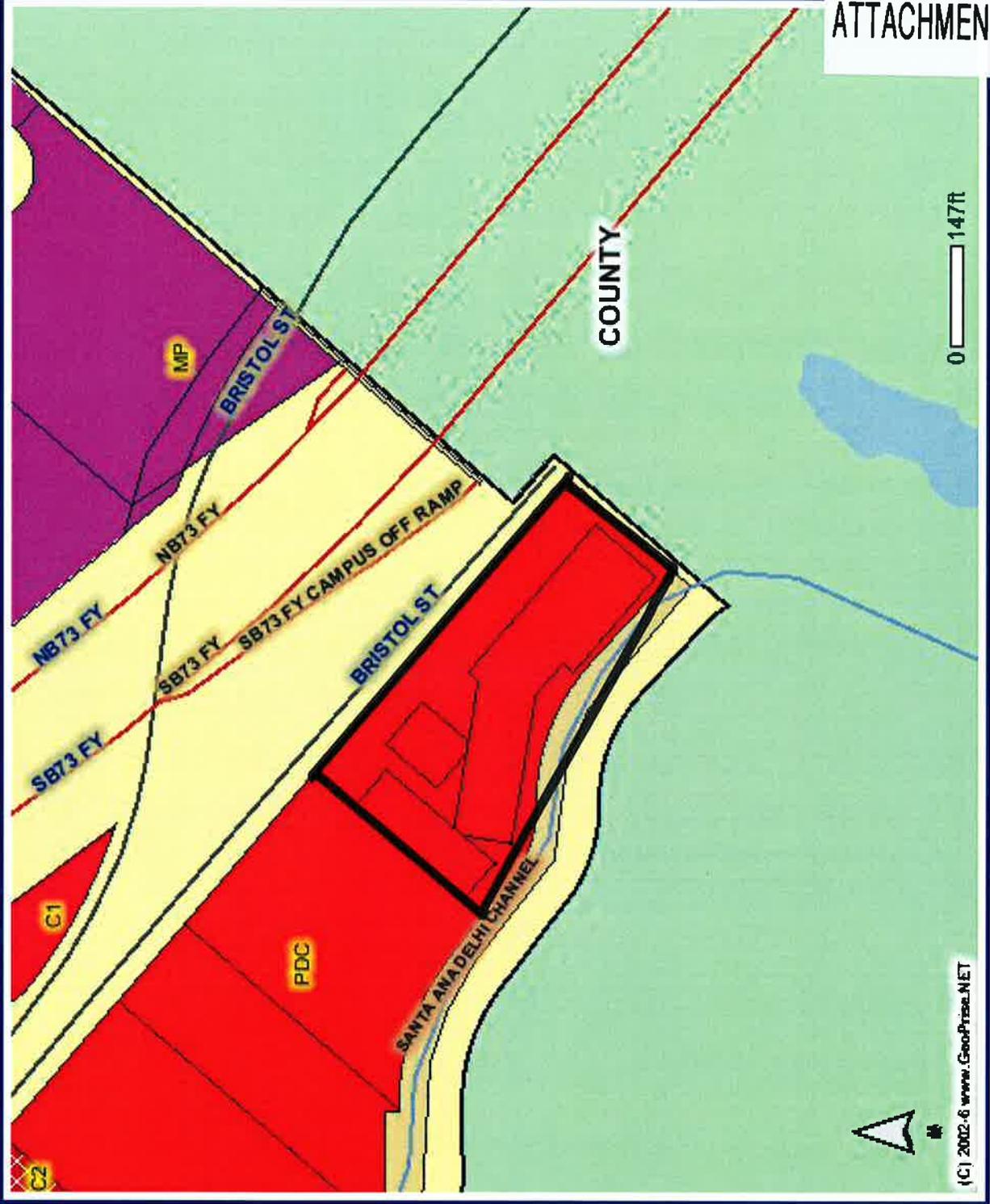
City of Costa Mesa

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Overview Map



Map Display



(C) 2002-6 www.GeoPrise.NET

ATTACHMENT 1

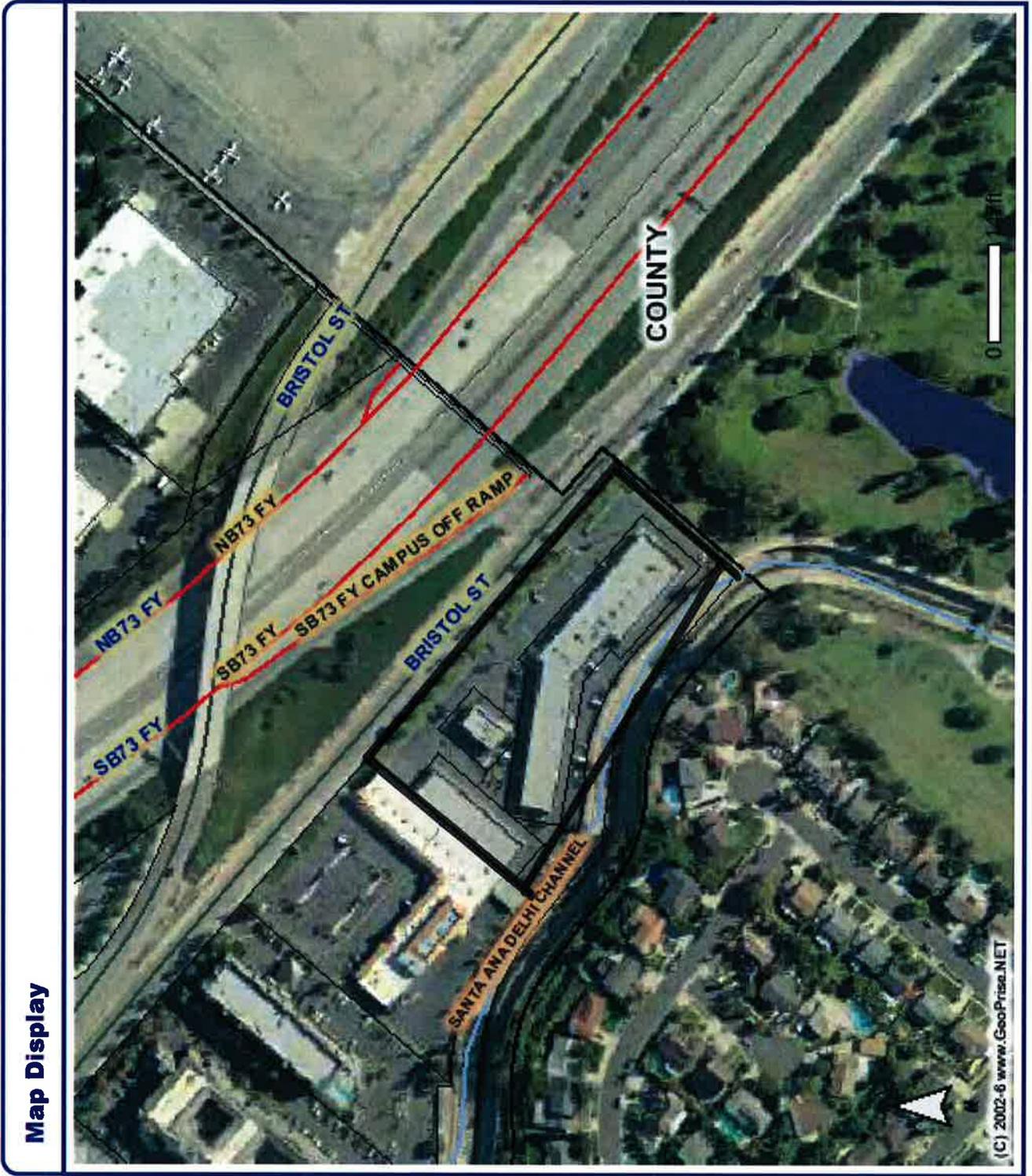
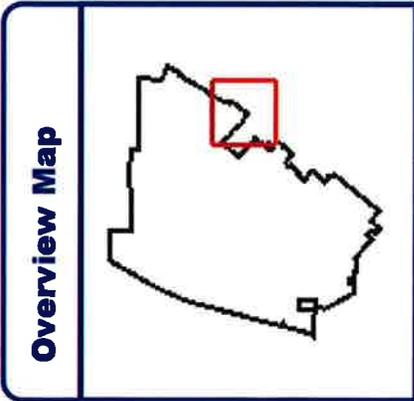
Legend

- Address Points
- Freeway
- Roads
- Collector
- Freeway
- Major
- Newport BLVD
- Primary
- SECONDARY
- Hydrology
- Channel
- Street Names
- Street Centerlines
- Parcel Lines
- City Boundary
- Water Ways

12

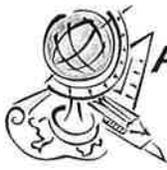
City of Costa Mesa

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Legend

Address Points	Street Names
Freeway Roads	Street Centerlines
Collector Freeway Major	Parcel Lines
Newport BLVD Primary	City Boundary
SECONDARY Hydrology Channel-	Water Ways



Advanced Listing Services Inc

Ownership Listings & Radius Maps

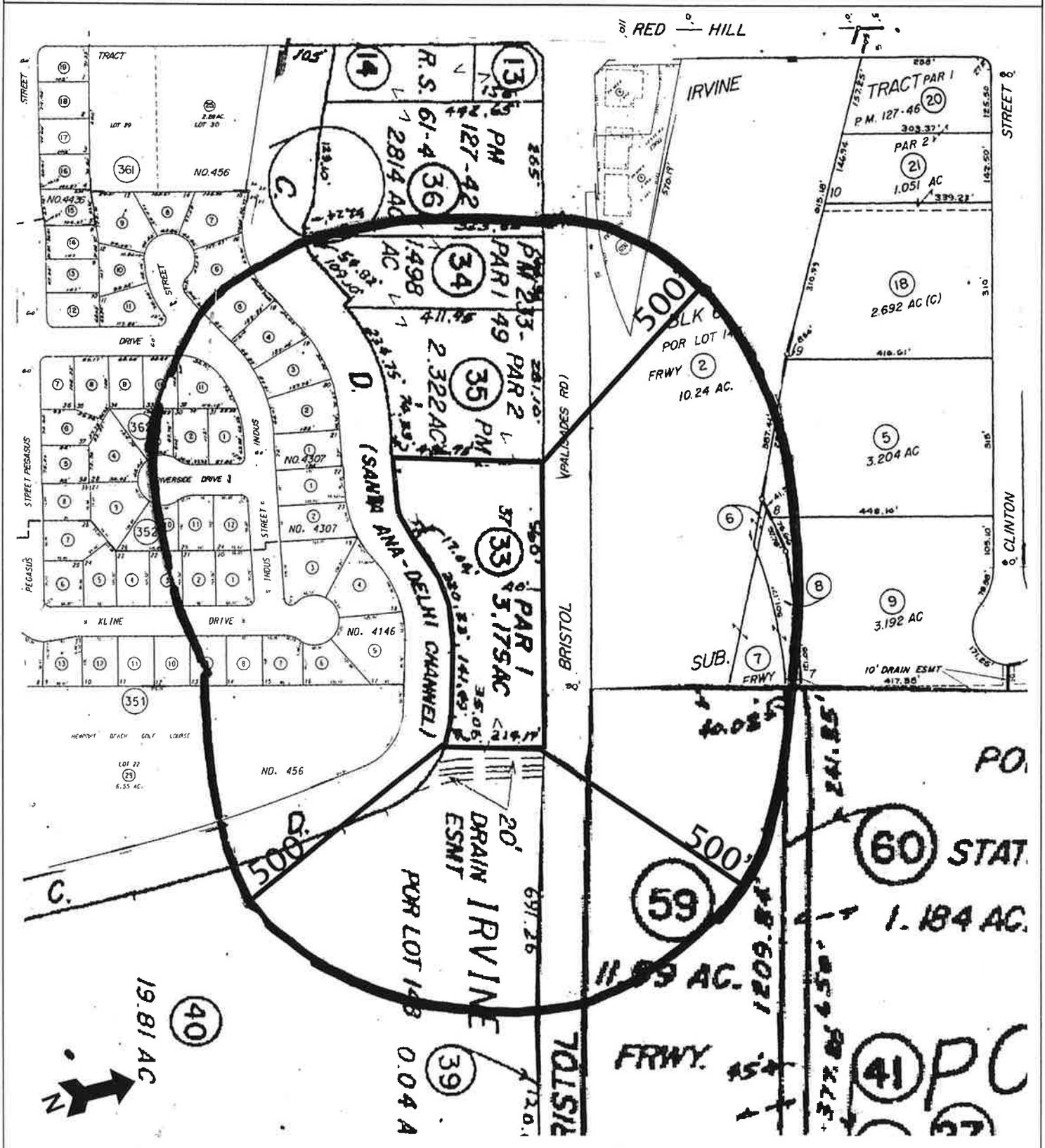
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Fax: (949) 361-3923

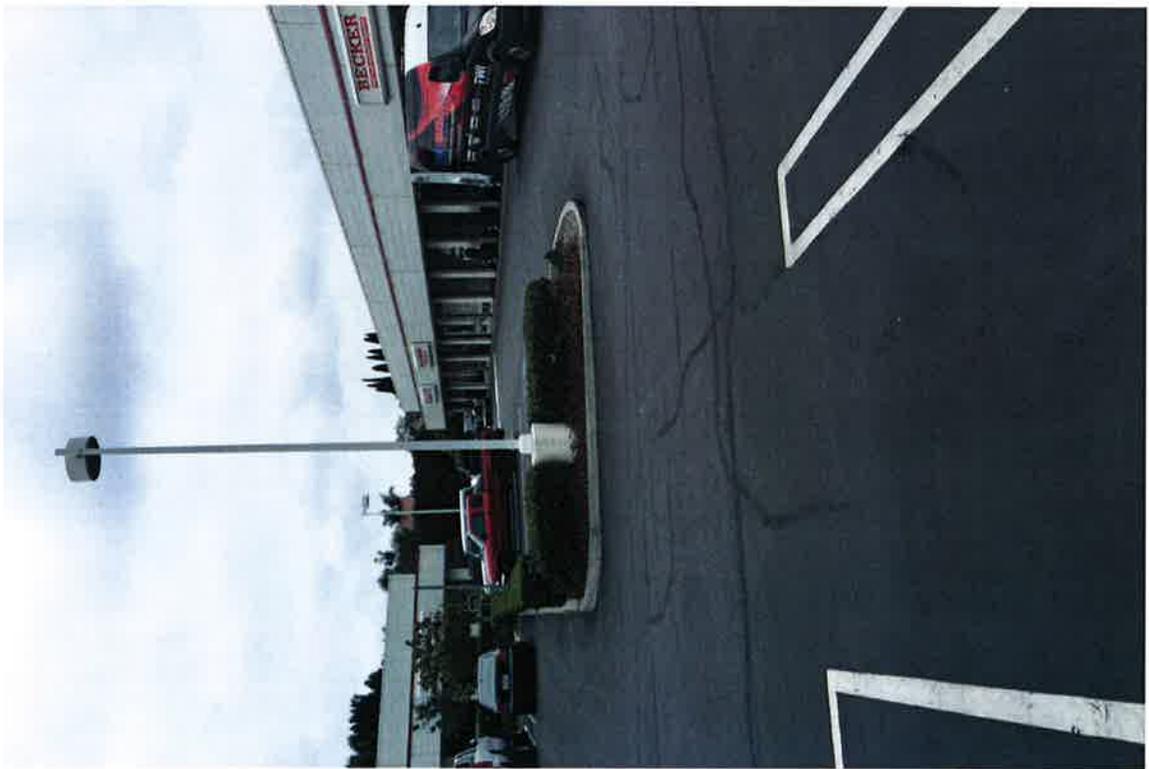
www.Advancedlisting.com

Subject APN: 119-200-33
500' Radius

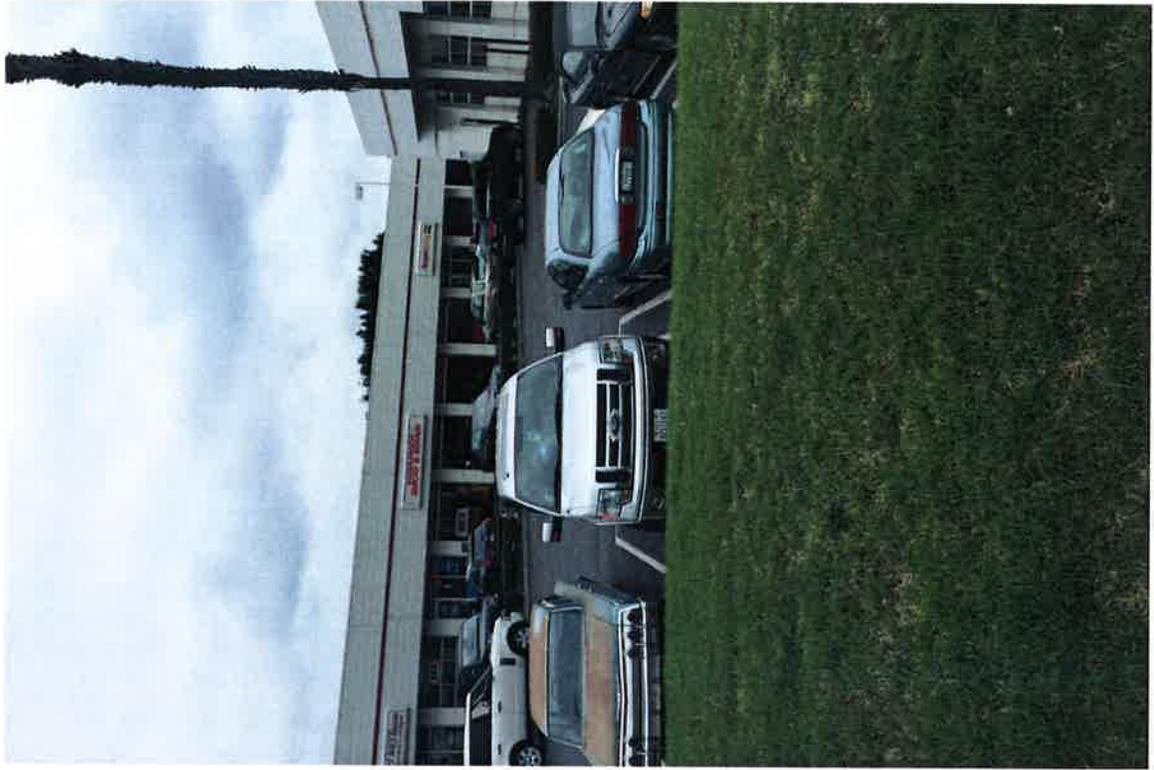
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COSTA MESA CA 92626

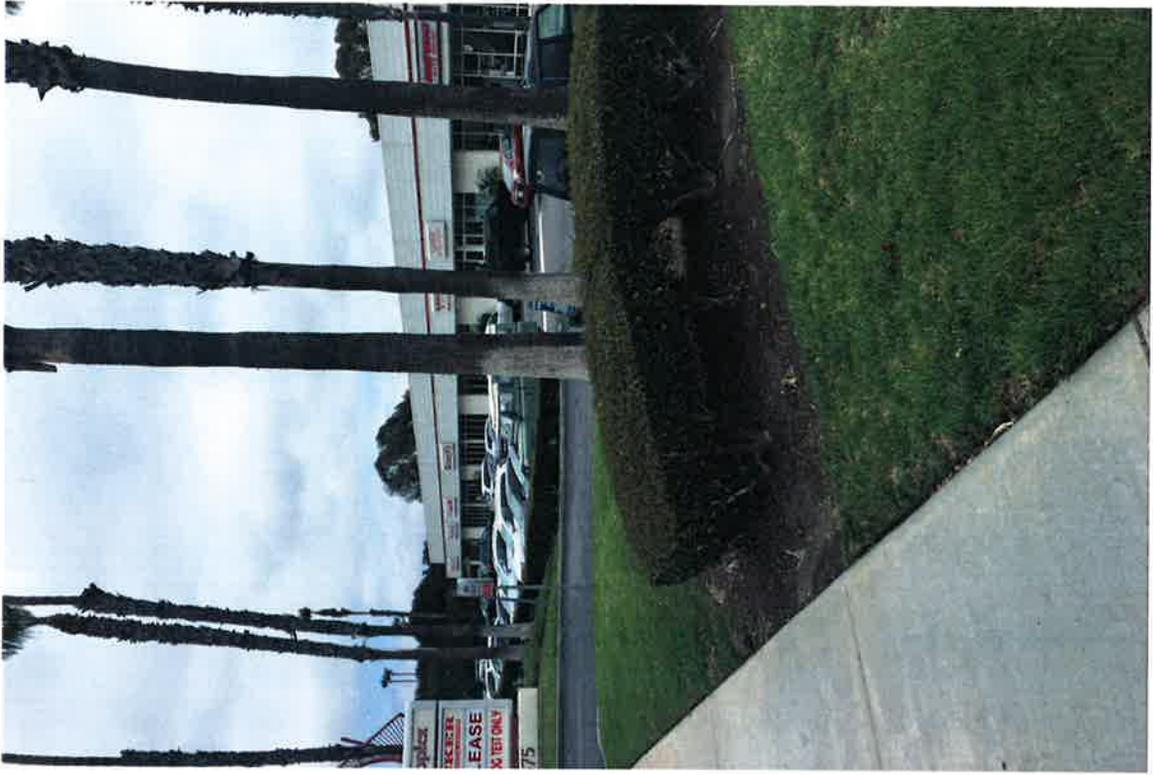


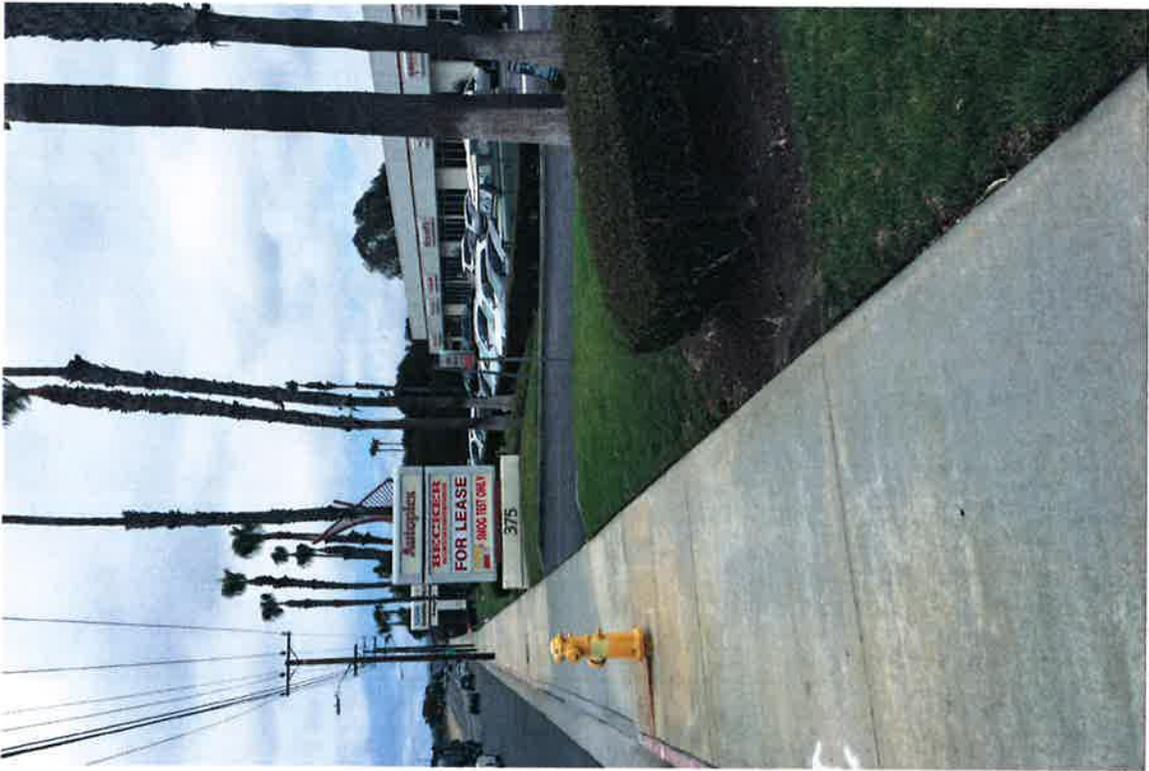


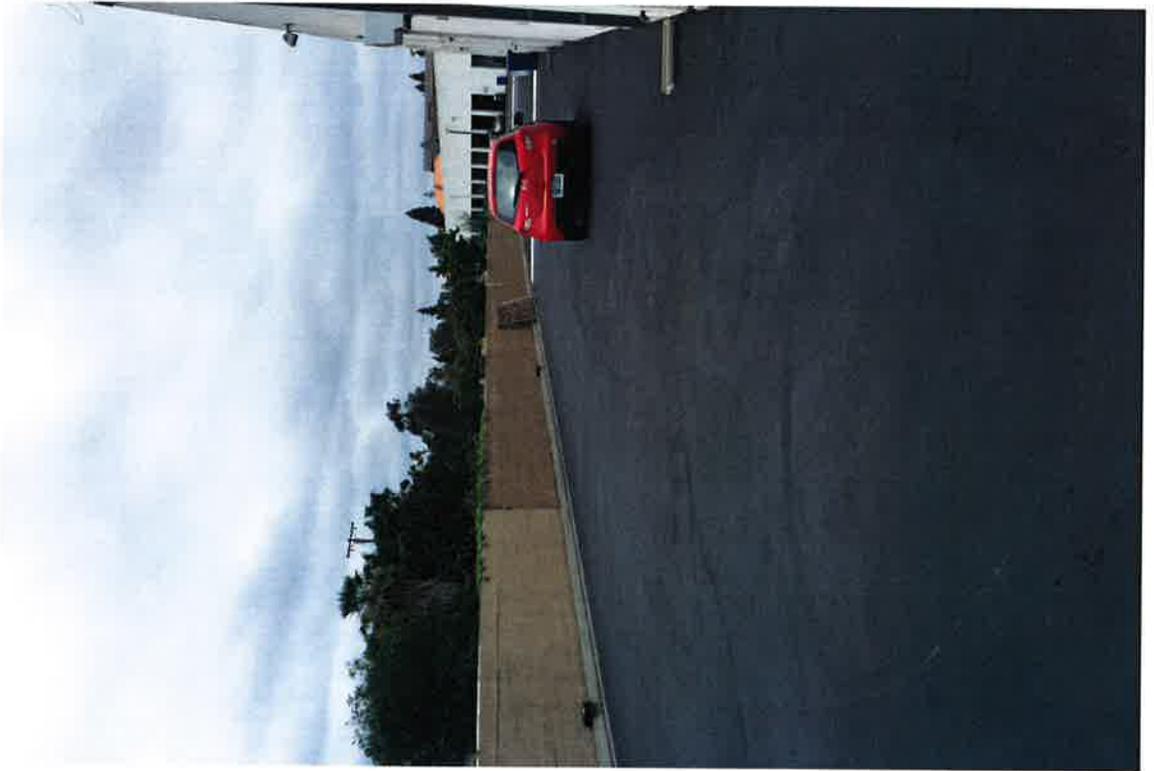
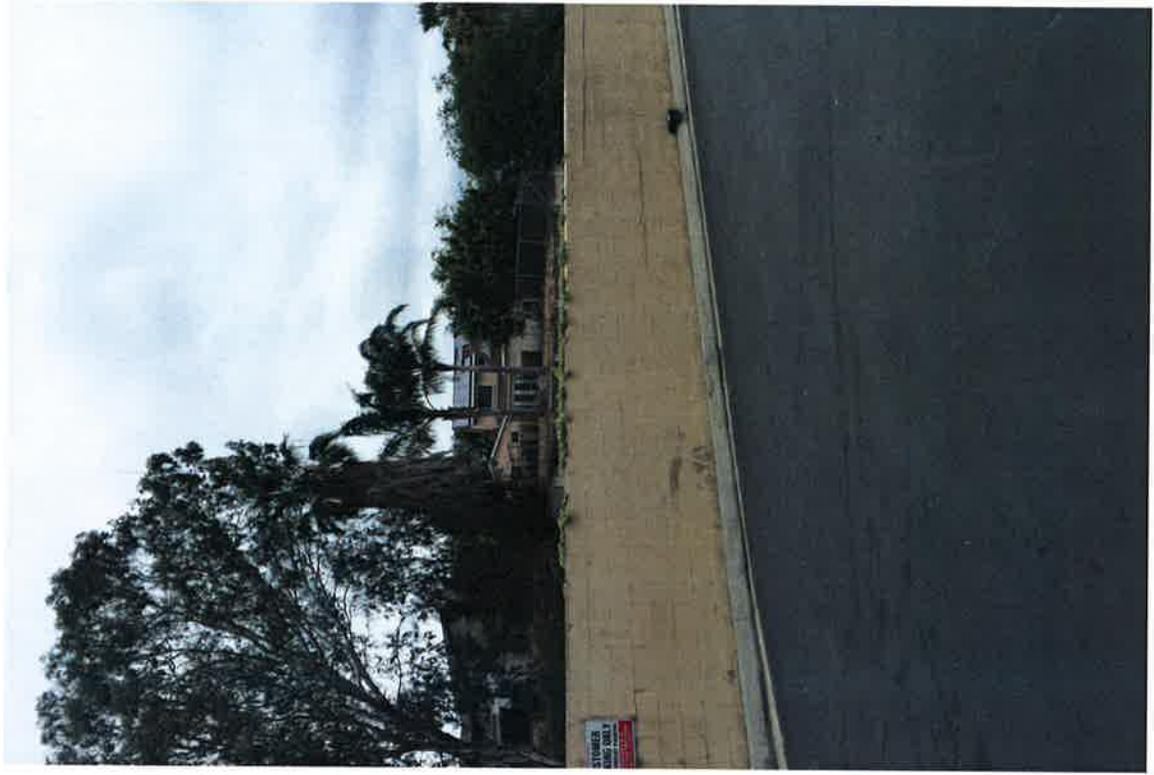


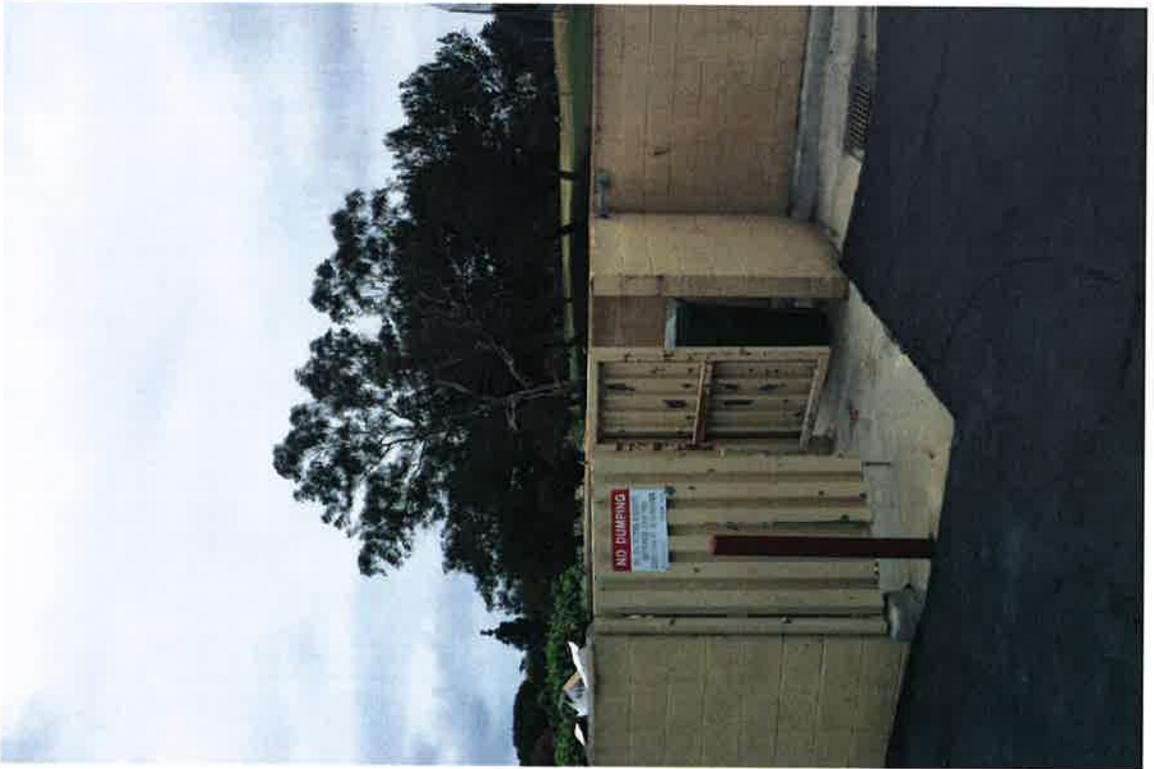
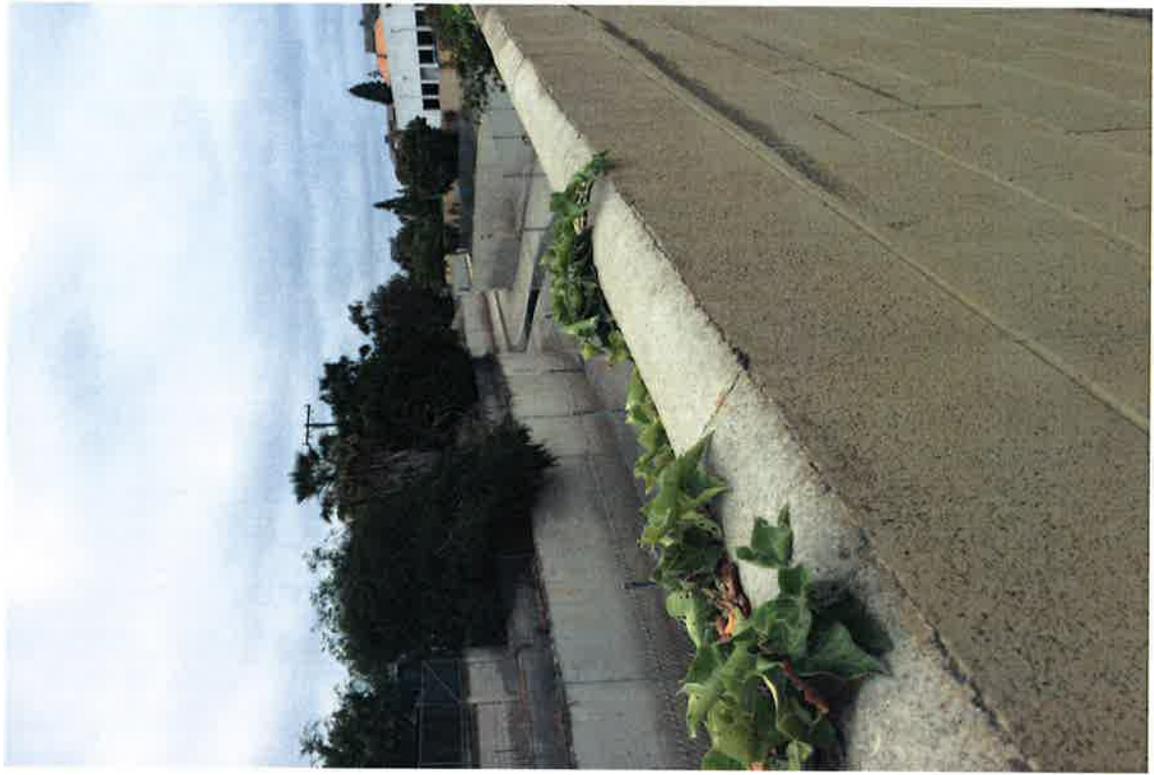


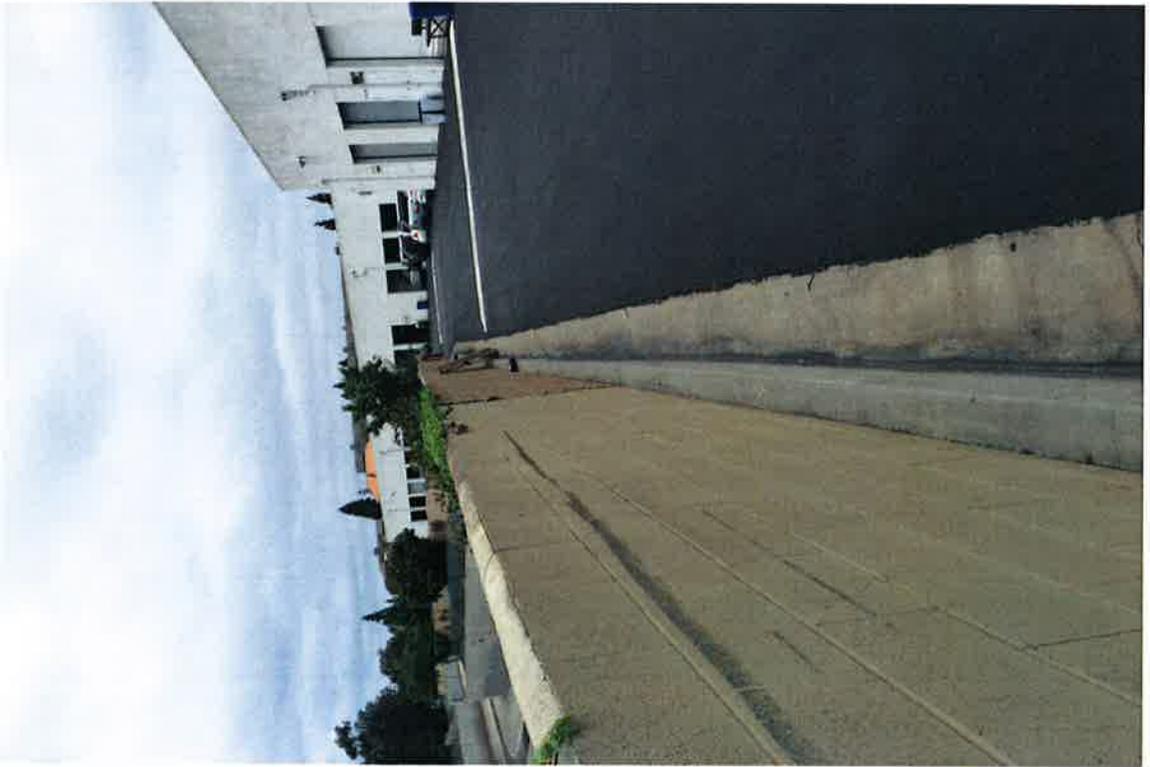












APPLICATION LETTER TO CITY OF COSTA MESA, PLANNING

375 BRISTOL MIXED-USE GOURMET FOOD HALL AND STORAGE
CONCEPTUAL DESIGN REVIEW
28 JULY 2015

PROJECT DESCRIPTION

Existing Site Conditions and Financial Realities

Replacement of an aging, automotive-related strip mall with a financially sustainable, revenue producing new facility on an extremely environmentally challenged site. 375 Bristol Street is located directly under the departing flight path from John Wayne Airport and the resulting aviation restrictions and noise conditions effectively eliminate uses currently zoned for this parcel (C2 Commercial) including office, hotel and retail.

The existing mall has struggled for years to maintain tenants as the need for small, independent auto repair businesses has declined dramatically due to the shift of the major auto manufacturers to focus on maintaining customer loyalty for service, repairs, after-market customization and parts in order to enhance their dealers' profitability. In short, the future of the AutoPlex Mall appears dim.

Proposed New Use

This proposal seeks to include a project type somewhat immune to noise problems while still resulting in a financially feasible business model, namely, self-storage. Recent market research shows sufficient demand for self-storage within the surrounding community in light of current multifamily development under construction as well as in the planning stages.

Compatibility with Surrounding Uses

The site is located at the southern end of Bristol near Campus where the road splits into a frontage road along the 73 Freeway creating only a one-way access to the property. To the West there is a retail shopping center (Mon Amie Bridal) and the Ayres Hotel. The Newport Beach Golf Course is located to the West and the property line abuts an out-of-bounds area of play. The 55' wide concrete Santa Ana-Delhi Channel Watershed borders the southerly portion of the property creating an approximately 70' buffer to the closest residential use across the channel. In addition, a 6' high concrete block wall along this property line acts as an additional protection for residential uses. Operational hours of the storage facility will be limited to a 9-5 daytime access with security access gates and personnel to monitor activity to avoid noise and potential disturbance of residential neighbors.

Given the current uses and zoning of surrounding parcels, a mixed-use proposal of retail and mini-warehouse appears to be entirely compatible for the neighborhood.

Architectural Solution:

In order to address City Planning Staff concerns about 'storage facility's potential negative impact on a vibrant street-life', this project will include a newer concept in food retail to complement other similar in-and-out, quick serve business nearby along this portion of Bristol. The architectural design proposed will create a prominent 'foreground' building with the 'Bristol Market' by placing the 5,000 SF building centrally and to the front of the site to allow views driving along Bristol Southbound. The design of the Market building will recall the characteristics of adaptive re-use food halls with a simple and clear abstract architectural form with rich, dark

wood exterior siding, expressive signage, a high vaulted, sky-lit interior space with exposed structure and systems. This building is envisioned to have acoustical shielding while maintaining daylight and views to surrounding landscaping.

Access and Circulation:

Multiple access points to the Market have been incorporated to encourage approaches from all sides with convenient vehicle parking and bike racks with a potential for a future bike path connector.

Traffic Impact:

Linscott, Law and Greenspan, Engineers, has conducted a Traffic Generation Assessment using new driveway counts for the site on a 24-hour, AM peak hour, and PM peak hour basis at the two existing driveways along Bristol using video cameras "observing" for a recent weekday. They prepared preliminary trip generation estimates showing that the proposed project generally results in fewer trips than the existing site. This report has been submitted and accepted by the City of Costa Mesa.

Views and Street Activity:

A large amount of glass will open up the space to the outside, providing a strong connection between the indoor and outdoor and the ability to see the activity inside making a lively and interesting façade along Bristol, during both daytime and evening hours. Patrons will be able to enjoy views of the surrounding landscaping and airport traffic.

The proposed food vendor mix is thought to be local, chef/entrepreneurs providing unique offerings that will provide Costa Mesa citizens with additional high quality, good value food choices.

The Self Storage component of the project will provide 744 storage units of varying sizes equaling 98,800 SF with a 1,200 SF management office. This two-story structure has been sited to the rear of the property and by utilizing the existing grades minimizes the massing as the lot slopes down from Bristol toward the Santa Ana Delhi Channel which borders the South side. The façade of the storage building will include the same dark wood siding as the Market building to accent the vertical circulation with a custom-fabricated metal façade above to add interest, articulation and richness to the building.

Landscape Concept:

The new landscape will screen the lower level of the storage building facade and draw attention to the new food market structure. The planting strategy channels the view of the property to the new food retail building from the primary approach and view opportunity, Southbound along Bristol. Strong diagonal lines of larger scale massed plantings alternate with fields of lower, more open planting, to create effective sight-lines, drawing attention from the street to the new food retail space. Plantings of low-water and drought tolerant species will replace the existing lawn on the landscape strip near the sidewalk.

Vertical planting along the North elevation of the storage building intended to cover portions of the lower wall will add to the richness of the building face. Entries to the storage units along the North façade will be softened and screened by these plantings as well as the plantings above along the Bristol Street frontage.

Green Initiatives:

The project expects to achieve a net zero energy goal with ultra low energy use with LED lighting and natural ventilation, practices to avoid heat gain such as cool roof, and power generation with roof top solar panels.

Sustainable practices in site development include vegetated swales, pervious pavement for stormwater capture and filtration.

Environmentally friendly recycled content materials with low VOC ratings are planned throughout.

An urban garden for locally grown produce is featured as an integral part of the food hall experience.

ORDINANCE NO. 16-

AN ORDINANCE OF THE CITY OF COSTA MESA GRANTING APPROVAL TO ADOPT AN ORDINANCE FOR REZONE R-15-01 TO REZONE A 3.18-ACRE SITE LOCATED AT 375 BRISTOL STREET FROM PDC (PLANNED DEVELOPMENT COMMERCIAL) TO C2 (GENERAL COMMERCIAL).

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, an application was filed by Annette Wiley, representing the property owner, Sanderson J. Ray Development, requesting approval of the following:

- ***Initial Study/Mitigated Negative Declaration (IS/MND).***
- ***Rezone R-15-01:*** An ordinance to rezone a 3.18-acre site from PDC (Planned Development Commercial) to C2 (General Business District).
- ***Planning Application PA-15-30:*** Conditional Use Permit PA-15-30 for the demolition of the existing automotive center (Bristol Autoplex) and the development of a two-story, 774-unit mini-storage facility and 5,000 square foot food court building. No code deviations are requested.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 13, 2016 with all persons having the opportunity to speak and be heard for and against the proposal.

WHEREAS, the Planning Commission has reviewed all environmental documents comprising the Initial Study/Mitigated Negative Declaration and has found that the Initial Study/Mitigated Negative Declaration considers all environmental impacts of the proposed project and a reasonable range of alternatives, and the Initial Study/Mitigated Negative Declaration is complete, adequate, and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines. In accordance with CEQA Guidelines Section 15073, the IS/MND was originally made available for a 30-day public review and comment period from May 14, 2016 to June 12, 2016.

WHEREAS, the Initial Study/Mitigated Negative Declaration for this project reflects the independent judgment of the City of Costa Mesa.

SECTION 1: REZONE. The City of Costa Mesa Official Zoning Map is hereby amended as follows:

1. There is hereby placed and included in the C2 (General Business District) zoning district a 3.18-acre parcel, identified as County Assessor Parcel Number 119-200-33 and as shown in attached Exhibit B, situated in the City of Costa Mesa, County of Orange, State of California.
2. Pursuant to the provisions of Section 13-22 of the Costa Mesa Municipal Code, the Official Zoning Map of the City of Costa Mesa is hereby amended by the change of zone described in subsection #1 above and in respective Exhibit B. A copy of the Official Zoning Map is on file in the office of the Planning Division.

Based on the evidence in the record and the findings contained in Exhibit A, **THE CITY COUNCIL HEREBY GRANTS APPROVAL TO ADOPT R-15-01**, which amends the Zoning Map of the City of Costa Mesa (Exhibit B) with respect to the property described above.

SECTION 2: ENVIRONMENTAL DETERMINATION. An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines Section 15073, the IS/MND was originally made available for a 30-day public review and comment period from May 14, 2016 to June 12, 2016. The IS/MND for this project reflects the independent judgment of the City of Costa Mesa.

SECTION 3: INCONSISTENCIES. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this ordinance, to the extent of such inconsistencies and or further, is hereby repealed or modified to the extent necessary to affect the provisions of this ordinance.

SECTION 4: SEVERABILITY. If any provision or clause of this ordinance or the application thereof to any person or circumstances is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions or clauses or applications of this ordinance which can be implemented without the invalid provision, clause or application; and to this end, the provisions of this ordinance are declared to be severable.

SECTION 5: PUBLICATION. This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof, and prior to the expiration of fifteen (15) days from its passage shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance

and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names and member of the City Council voting for and against the same.

STEPHEN M. MENSINGER
Mayor, City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

CITY ATTORNEY

CITY CLERK OF THE
CITY OF COSTA MESA

EXHIBIT A

FINDINGS

- A. **Required Finding:** The proposed rezone is consistent with the Zoning Code and the General Plan.

Facts In Support of Findings: The proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the C2 zone, including lot size, building setbacks, building height, and onsite parking. The General Plan land use designation for the project area is General Commercial, which is compatible with the proposed zone change to C2 (General Business District).

The following describes the proposed project's consistency with specific goals and objectives of the General Plan, Land Use Element.

- **Goal LU-1: Land Use:** It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and, to ensure the long-term viability and productivity of the community's natural and man-made environments.

Consistency: The project would provide a self-storage facility under the title and design features of a "mini-warehouse" with a freestanding food court building that is designated for general commercial uses. The project would add to the commercial character of the community and meet the competing demands for alternative development. Therefore, the project is consistent with this General Plan goal.

- **Objective LU-1B:** Ensure the long-term productivity and viability of the community's economic base.

Consistency: The project would develop a profitable self-storage facility and food court building and would provide local employment opportunities. The proposed project would strengthen the City's economic base. Therefore, the project is consistent with this General Plan objective.

- **Goal LU-2: Development:** It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.

Consistency: The project would redevelop the property with a self-storage facility and a food court building. The project would enhance the site's visual appearance through the use of landscaping to soften the visual impact of the

storage facility. The proposed project would include the use of materials and colors that create visual interest as outlined in City policies related to aesthetics. The project's design would reflect that of similar project recently constructed in the area. Therefore, the project is consistent with this General Plan goal.

- **Objective LU-2A:** Encourage new development and redevelopment to improve and maintain the quality of the environment.

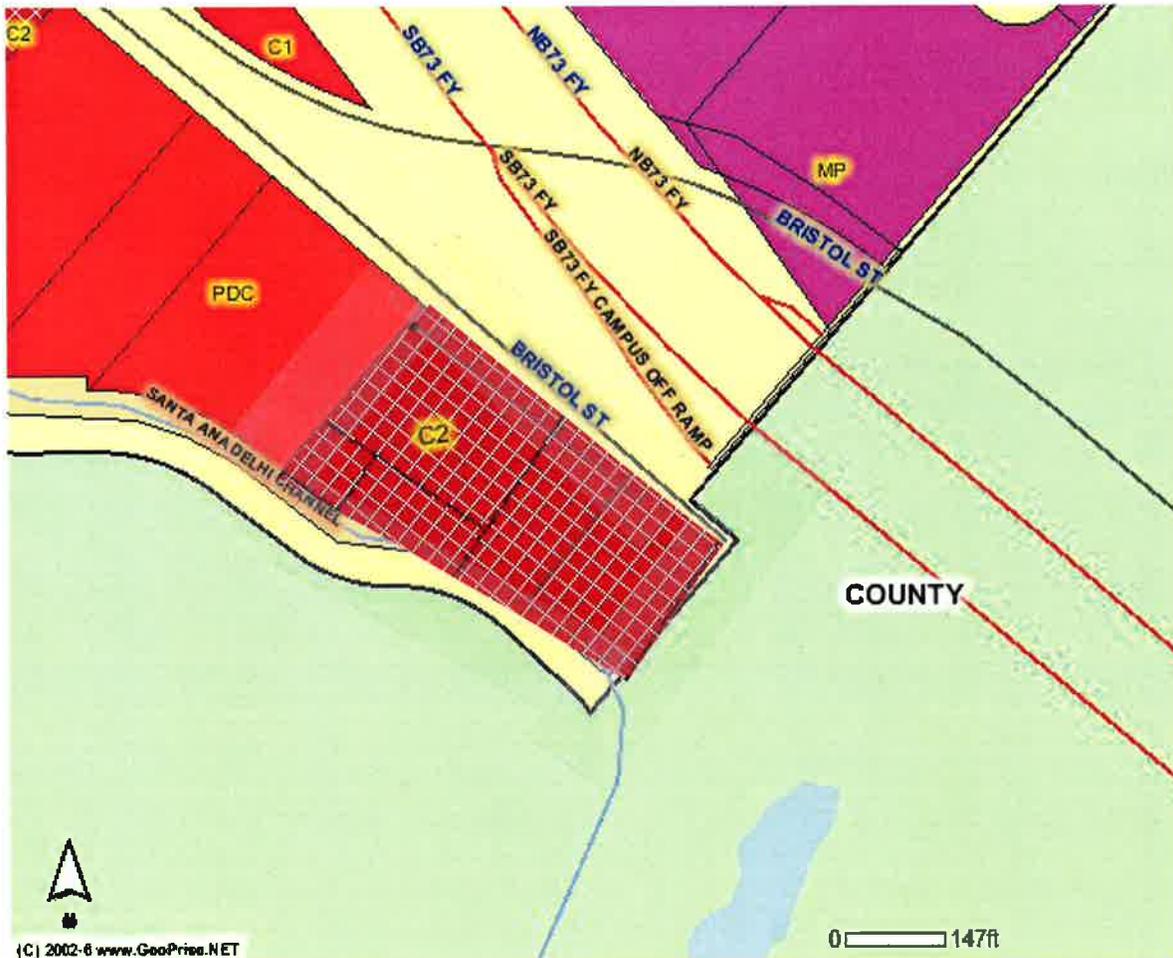
Consistency: The proposed project includes the redevelopment of a site that currently has an automotive mall. Implementation of the proposed project would reduce stormwater runoff by improving on-site hydrology. The building would be designed with energy saving components including solar panels and low-energy lighting.

- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). If any of these conditions are removed, the decision-making body must make a finding that the project will not result in significant environmental impacts, that the conditions are within the responsibility and jurisdiction of another public agency, or that specific economic, social or other considerations make the mitigation measures infeasible.

EXHIBIT B

Amendment to the Zoning Map

Change the zoning district of the 3.1-acre development site at 375 Bristol Street from Planned Development Commercial (PDC) to General Business District (C2)



RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COSTA MESA TAKE THE FOLLOWING ACTIONS: (1) ADOPT THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, (2) APPROVE AND GIVE FIRST READING TO REZONE R-15-01 FOR A REZONE OF THE ZONING CLASSIFICATION OF A 3.18-ACRE DEVELOPMENT SITE FROM PDC (PLANNED DEVELOPMENT COMMERCIAL) TO C2 (GENERAL BUSINESS DISTRICT), AND (3) APPROVE PLANNING APPLICATION PA-15-30 FOR A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A TWO-STORY, 774-UNIT MINI-STORAGE FACILITY AND 5,000 SQUARE FOOT FOOD COURT BUILDING AT 375 BRISTOL STREET.

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

WHEREAS, an application was filed by Annette Wiley, representing the property owner, Sanderson J. Ray Development, requesting approval of the following:

- ***Initial Study/Mitigated Negative Declaration (IS/MND).***
- ***Rezone R-15-01:*** An ordinance to rezone a 3.18-acre site from PDC (Planned Development Commercial) to C2 (General Business District).
- ***Planning Application PA-15-30:*** Conditional Use Permit PA-15-30 for the demolition of the existing automotive center (Bristol Autoplex) and the development of a two-story, 774-unit mini-storage facility and 5,000 square foot food court building. No code deviations are requested.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 13, 2016 with all persons having the opportunity to speak and be heard for and against the proposal.

WHEREAS, the Planning Commission has reviewed all environmental documents comprising the Initial Study/Mitigated Negative Declaration and has found that the Initial Study/Negative Declaration considers all environmental impacts of the proposed project and a reasonable range of alternatives, and the Initial Study/Negative Declaration is complete, adequate, and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines. In accordance with CEQA Guidelines Section 15073, the IS/MND was originally made available for a 30-day public review and comment period from May 14, 2016 to June 12, 2016.

WHEREAS, the Initial Study/Mitigated Negative Declaration for this project reflects the independent judgment of the City of Costa Mesa.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the conditions of approval contained within Exhibit B, and the Mitigation Monitoring Program contained in Exhibit C, respectively, the Planning Commission hereby **RECOMMENDS THAT THE CITY COUNCIL:** (1) Adopt the Initial Study/Mitigated Negative Declaration; (2) Approve and give first reading to Rezone R-15-01; and (3) Approve Planning Application PA-15-30.

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-15-30 and upon the applicant's compliance with each and all of the conditions in Exhibit B and Mitigation Measures in Exhibit C, 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 and/or mitigation measures.

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 13th day of June, 2016.

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

EXHIBIT A

FINDINGS (APPROVAL)

- A. **Required Finding:** The proposed rezone is consistent with the Zoning Code and the General Plan.

Facts In Support of Findings: The proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the C2 zone, including lot size, building setbacks, building height, and onsite parking. The General Plan land use designation for the project area is General Commercial, which is compatible with the proposed zone change to C2 (General Business District).

- B. The proposed project complies with Title 13, Section 13-29(g)(5), Conditional Use Permit, of the Municipal Code due to the following:

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

Facts in Support of Findings: The proposed use, with the recommended conditions of approval, will be compatible with the other uses in the immediate vicinity. Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses.

Finding: Granting the use 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 Findings: The use is an existing industrial project consistent with the C2 zoning of the property and, as conditioned, compatible with the properties in the vicinity. Compliance with the applicable Building and Fire Safety Codes will ensure that the use is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Finding: Granting the conditional use permit 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 Findings: The property has a General Plan Designation of General Commercial. The project, as conditioned, is consistent with the applicable provisions of the General Plan Designation. The request, as conditioned, is consistent with the following goals and objectives of the General Plan.

- The project exhibits excellence in design, site planning, integration of uses and structures, and protect the integrity of neighboring development. The project will provide an infill development that will be complementary to an urban setting. The proposed architecture and site design will enhance the street view and will be

compatible with existing development in the area. The overall architectural design promotes excellence and compatibility. The variety of building elevations, materials and staggered massing diminishes the boxy design appearance.

A condition of approval requires that enhancements to the rear and side elevations shall include enhanced detailing including articulation, projections and use of varied building materials, and shall not be modified unless otherwise approved by the Development Services Director as consistent with the architectural design and features of the proposed development.

- The project exceeds the parking required by Code (63 spaces required; 64 spaces proposed). The proposed project would include 5 open parking spaces for the office building (4 spaces per 1,000 sf), 54 open parking spaces for the restaurant (10 spaces per 1,000 sf and 12 spaces per 1,000 sf over 3,000 sf), and 4 parking spaces would be provided for the storage facility (1 space for every 200 units). Four Americans with Disabilities Act (ADA)-compliant parking spaces would be provided in front of the office entrance and in front of the restaurant entrance. Additionally, 11 recreational vehicle (RV) storage units would be located along the southwestern project boundary.
- The proposal does not require any deviations from the code requirements for the C2 zone. The project meets or exceeds the minimum development standards required by Code with regard to parking, building height, and setbacks. Additional conditions of approval ensure compatibility with the existing community over the long-term.
- New landscaping along Bristol Street will beautify the streetscape. The attached landscape plan, which is preliminary at this point, includes new water-efficient landscaping on the subject site. Staff has included, as a condition of approval, that landscaping be subject to final approval by the Planning Division.
- The project will generate less traffic in the form of daily trips than the existing development. Linscott, Law & Greenspan, Engineers (LLG) estimated project trip generation as part of the project-specific Trip Generation Assessment. The proposed project would generate 886 daily trips, with 68 trips produced in the AM peak hour and 75 trips produced in the PM peak hour. The existing land use currently generates 1,228 trips per day (sum of both directions), with 60 trips generated during the AM peak hour and 95 trips generated during the PM peak hour. When the proposed project is compared to the existing "occupied floor area," the project is forecast to result in 342 fewer daily trips, 8 additional AM peak hour trips, and 20 fewer PM peak hour trips.
- The project is consistent with the Airport Environs Land Use Plan for John Wayne Airport. The Airport Environs Land Use Plan (AELUP) is the comprehensive land use plan adopted and administered by the Airport Land Use Commission (ALUC) for Orange County, as required by Section 21675 of the California Public Utilities Code. The proposed project is located less than a quarter-mile southwest of JWA, and thus is within the Airport Planning Area of JWA according to the ALUC. Land uses within the planning area boundaries of the AELUP must conform to

the noise, safety and height restriction standards. The mitigation measures stipulated in Exhibit C of the Planning Commission resolution will be required to ensure that the interior noise standards for all buildings comply with the standards in the City's Noise Ordinance. The proposed buildings would not exceed 30 feet in height and will be compatible with the AELUP height restrictions.

The following describes the proposed project's consistency with specific goals and objectives of the General Plan, Land Use Element.

- **Goal LU-1: Land Use:** It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and, to ensure the long-term viability and productivity of the community's natural and man-made environments.

Consistency: The project would provide a self-storage facility under the title and design features of a "mini-warehouse" with a freestanding food court building that is designated for general commercial uses. The project would add to the commercial character of the community and meet the competing demands for alternative development. Therefore, the project is consistent with this General Plan goal.

- **Objective LU-1B:** Ensure the long-term productivity and viability of the community's economic base.

Consistency: The project would develop a profitable self-storage facility and food court building and would provide local employment opportunities. The proposed project would strengthen the City's economic base. Therefore, the project is consistent with this General Plan objective.

- **Goal LU-2: Development:** It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.

Consistency: The project would redevelop the property with a self-storage facility and a food court building. The project would enhance the site's visual appearance through the use of landscaping to soften the visual impact of the storage facility. The proposed project would include the use of materials and colors that create visual interest as outlined in City policies related to aesthetics. The project's design would reflect that of similar project recently constructed in the area. Therefore, the project is consistent with this General Plan goal.

- **Objective LU-2A:** Encourage new development and redevelopment to improve and maintain the quality of the environment.

Consistency: The proposed project includes the redevelopment of a site that currently has an automotive mall. Implementation of the proposed project would reduce stormwater runoff by improving on-site hydrology. The building would be designed with energy saving components including solar panels and low-energy lighting.

- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). If any of these conditions are removed, the decision-making body must make a finding that the project will not result in significant environmental impacts, that the conditions are within the responsibility and jurisdiction of another public agency, or that specific economic, social or other considerations make the mitigation measures infeasible.
- D. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated at all affected intersections and by the payment of traffic impact fees.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. The use shall be limited to the type of operation described in this staff report: a 774-unit mini-storage facility and 5,000 square foot food court building. Any change in the operational characteristics shall require review by the Planning Division and may require an amendment to the master plan, 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. The mitigation measures of the negative declaration have been included as Exhibit C. If any of these mitigation measures are removed, the decision-making body must make a finding that the project will still not result in significant environmental impacts and that the mitigated negative declaration is still valid.
 3. The project shall comply with the .75 maximum Floor Area Ratio (FAR) as required by Code.
 4. The hours of operation for the leasing office shall be Monday through Saturday, 8:00 am to 6:00 pm, and Sunday, 9:00 am to 5:00 pm. Customers of the self-storage facility shall have access to the storage units via a key pad entry gates system between the hours of 7:00 am to 8:00 pm, seven days a week. The leasing office manager shall not reside overnight at the facility.
 5. Instead of a live-in manager, the applicant shall provide security cameras and alarms, inside and outside, with monitors in the manager's office and an internet-based feed to the owner's offices and cell phones for 24/7 surveillance.
 6. The conditions of approval, code requirements, and special district requirements of PA-15-30 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 7. A decorative wrought iron fence shall be built to replace the chain link fence abutting the golf course to the east, prior to issuance of certificates of occupancy, unless otherwise approved by the Development Services Director.
 8. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division.
 9. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 10. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan,

and/or floor plan.

11. If the project is constructed in phases, the perimeter wall, landscaping along the frontages, and irrigation shall be installed prior to the release of utilities for the first phase.
12. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Specifically, elevations shall not be modified unless otherwise approved by the Development Services Director as consistent with the architectural design and features of the proposed development. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.
13. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.
14. The subject property's ultimate finished grade level may not be filled/raised in excess of 36 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
15. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
16. The project includes 360 rooftop-mounted photovoltaic modules with anti-reflective coating. Final review and approval by the FAA shall be required

to ensure no glare or interference with aviation operations occur. The FAA's 7460 Determination and the glare analysis shall be required prior to issuance of building permits.

17. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts.
18. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
19. Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:
 - a. The mounting height of lights on light standards shall not exceed 18 feet in any location on the Project site unless approved by the Development Services Director.
 - b. The intensity and location of lights on buildings shall be subject to the Development Services Director's approval.
 - c. All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency.
 - d. Lighting design and layout shall limit spill light to no more than 0.5 foot candle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site.
 - e. Glare shields may be required for select light standards.
20. All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:
 - a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from exceeding 100 feet in any direction.
 - b. Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.
 - c. Water excavated soil piles hourly or covered with temporary coverings.
 - d. Water exposed surfaces at least twice a day under calm conditions.

Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.

- e. Wash mud-covered tires and under-carriages of trucks leaving construction sites.
 - f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing project sites.
 - g. Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.
 - h. Cease grading during period when winds exceed 25 miles per hour.
21. All rubber tired dozers and graders used during the grading phase of construction shall be powered by Tier 3 engines.
22. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.
23. 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.
- Eng. 24. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-

way by sweeping or sprinkling.

CODE REQUIREMENTS

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

- Plng.
1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
 2. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 3. All applicable provisions of CMMC Section 13-171 (Development Standards for Mini-Warehouses) shall be complied with.
 4. Grading materials delivery, equipment operation, and other construction-related activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
 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 and the City's Water Efficient Landscape Guidelines, 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. All on-site utility services shall be installed underground.
 8. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
 9. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
- Bldg.
10. Comply with the requirements of the 2013 California Building Code, 2013 California Residential 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 Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings, and elements by individuals with disability shall comply with Chapter 11B of the 2013 California Building Code.

11. The applicant shall provide the following:
 - a. Accessibility shall be to and through the front door and to the commercial space from the public sidewalk.
 - b. Accessible restrooms/bathrooms shall be provided in the commercial space.
 - c. Accessible parking shall be provided.
 - d. Accessible entry door, ramps, landings, sidewalks, hallways, strike edge clearances, and elevation changes shall be provided.
 - e. Additional access requirements may be required per 2013 California Building Code.
12. Provide a plan to the County of Orange Health Dept. for review and approval.
13. Submit a precise grading plan, an erosion control plan and a hydrology study. If it is determined that a grading plan is not required, a drainage plan shall be provided.
14. Submit a soils report for this project. Soils report recommendations shall be blueprinted on both the architectural and grading plans.
15. The ground adjacent immediately to the foundation shall be slopes away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall CBC sec. 1804.3. See also exception.
16. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent 2013 California Building Code Section 1808.7.4.
- Trans. 17. Construct all proposed driveway approaches to comply with city standards.
18. Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Transportation Services Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permit/certificate of occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

19. Fulfill San Joaquin Hills Transportation Corridor Fee Ordinance requirement at the time of issuance of building permit/certificate of occupancy by submitting the required fee to the Planning Division. NOTE: This fee is subject to revision and possible increase effective July 1 of each year.
20. Close unused drive approaches, or portion of, with full height curb and gutter that comply with City Standards.
- Fire 21. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the project design features to assess compliance with the California Building Code and California Fire Code.
- WQMP 22. In order to comply with the 2003 DAMP, the proposed project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.
23. The project shall comply with the NPDES requirements, as follows:
 - a. Construction General Permit Notice of Intent (NOI) Design: Prior to the issuance of preliminary or precise grading permits, the project Applicant shall provide the City Engineer with evidence that an NOI has been filed with the Storm Water Resources Control Board (SWRCB). Such evidence shall consist of a copy of the NOI stamped by the SWRCB or Regional Water Quality Control Board (RWQCB), or a letter from either agency stating that the NOI has been filed.
 - b. Construction Phase Storm Water Pollution Prevention Plan (SWPPP): Prior to the issuance of grading permits, the Applicant shall prepare a SWPPP that complies with the Construction General Permit and will include at a minimum the following:
 - Discuss in detail the BMPs planned for the project related to control of sediment and erosion, non-sediment pollutants, and potential pollutants in non-storm water discharges;
 - Describe post-construction BMPs for the project;
 - Explain the maintenance program for the project's BMPs.
 - c. List the parties responsible for the SWPPP implementation and the BMP maintenance during and after grading. The project Applicant shall implement the SWPPP and modify the SWPPP as directed by the Construction General Permit.
24. A WQMP shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.

25. Location of the BMPs shall not be within the public right-of-way.
26. During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1529, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to asbestos. Asbestos-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.
27. During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1532.1, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead. Lead-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.
28. Prior to demolition activities, removal and/or abatement of asbestos containing building materials, lead based paints, and hazardous materials associated with the existing building materials, an investigation shall be conducted by a qualified environmental professional in consultation with the Costa Mesa Fire Department. An asbestos and hazardous materials abatement plan shall be developed by the qualified environmental professional, in order to clearly define the scope and objective of the abatement activities. The Applicant shall conduct demolition consistent with the abatement plan, applicable state requirements and City standard conditions.
- Eng. 29. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
30. A Construction Access Permit and deposit of \$730 will be required by City of Costa Mesa, Engineering Division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
31. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. commercial sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
32. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and

dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.

33. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.
34. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Map.
35. Submit for review a hydrology report and calculations prepared by a registered Civil Engineer.
36. Applicant is informed Bristol Street is under a "NO OPEN CUT" moratorium. Open cutting the street pavement during the moratorium period shall require special resurfacing requirements.

SPECIAL DISTRICT REQUIREMENTS

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

- | | |
|-------|--|
| Sani. | <ol style="list-style-type: none">1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer.3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.4. The applicant is required to contact the Costa Mesa Sanitary District at (949) 654-8400 to arrange final sign-off prior to certificate of occupancy being released.5. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements. |
| AQMD | <ol style="list-style-type: none">6. 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. |
| Water | <ol style="list-style-type: none">7. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District. |
| State | <ol style="list-style-type: none">8. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information. |

EXHIBIT C
MITIGATION MONITORING PROGRAM
BRISTOL SELF-STORAGE AND FOOD COURT

Mitigation Measure	Responsible Implementation Agency	1. Monitoring Phase 2. Enforcement Agency 3. Monitoring Agency	Date of Compliance
<p>AIR-1: The applicant shall utilize architectural coatings for both interior and exterior finishing with low or no VOC to avoid potential significant impacts to air quality. These architectural coatings shall be rated with emissions less than or equal to 50 gallons per liter.</p>	<p>Development Services Department</p>	<ol style="list-style-type: none"> 1. Design/Construction 2. Development Services 3. Development Services 	
<p>BIO-1: To avoid potential significant impacts to nesting birds, the proposed project should commence outside the general nesting season.</p>	<p>Development Services</p>	<ol style="list-style-type: none"> 1. Construction 2. Development Services 3. Development Services 	
<p>BIO-2: If the project must commence during the general nesting season, a pre-construction clearance survey should be conducted by a qualified biologist within 30 days prior to the start of the project to determine if any active nests or nestlings are present on the project site.</p> <ul style="list-style-type: none"> • If no active nesting is observed the project may commence without potential impacts to nesting birds. • If active nesting is observed, a suitable buffer will be established around the nest and a biological monitor will be on-site to determine no impact occurs. No project activities may encroach into the buffer until the nest is no longer active as determined by the biological monitor. 	<p>Development Services</p>	<ol style="list-style-type: none"> 1. Construction 2. Development Services 3. Development Services 	

EXHIBIT C
MITIGATION MONITORING PROGRAM
BRISTOL SELF-STORAGE AND FOOD COURT

Mitigation Measure	Responsible Implementation Agency	1. Monitoring Phase 2. Enforcement Agency 3. Monitoring Agency	Date of Compliance
<p>CUL-1: Prior to start of ground-disturbing activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (U.S. Department of the Interior, 2008) shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The City shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance.</p>	<p>Development Services</p>	<ol style="list-style-type: none"> 1. Construction 2. Development Services 3. Development Services 	
<p>CUL-2: In the event that paleontological resources are encountered during grading and construction operations, all construction activities shall be temporarily halted or redirected to permit a qualified paleontologist to assess the find for significance and, if necessary, develop a paleontological resources impact mitigation plan (PRIMP) for the review and approval by the City prior to resuming excavation activities.</p>			

EXHIBIT C
MITIGATION MONITORING PROGRAM
BRISTOL SELF-STORAGE AND FOOD COURT

Mitigation Measure	Responsible Implementation Agency	1. Monitoring Phase 2. Enforcement Agency 3. Monitoring Agency	Date of Compliance
<p>HAZ-1: A Soil Management Plan (SMP) should be developed for the site and used during demolition and grading to ensure proper handling and disposal of unknown affected soils encountered during excavation and grading. The SMP should specify the process for identifying, segregating, profiling and disposing of any stained soil or soil with strong odors. The SMP should also identify the specific process for removal and cleanup of the clarifier.</p>	<p>Development Services</p>	<ol style="list-style-type: none"> 1. Design 2. Development Services 3. Development Services 	
<p>NOI-1: Prior to issuance of building permits, the developer shall show evidence, and the Development Services Director shall approve, an alternative form of ventilation, such as air conditioning systems or noise-attenuated passive ventilation, shall be included in the building design to ensure that windows can remain closed for prolonged periods of time in order to meet the commercial (food hall) interior noise standard of 55 dBA CNEL established by the City. In addition, prior to issuance of building permits, the developer shall show evidence, and the Development Services Director shall approve, that all project wall assemblies (windows, doors, and wall combinations) have been designed and will be constructed to meet the interior noise standard of 55 dBA CNEL.</p>	<p>Development Services</p>	<ol style="list-style-type: none"> 1. Construction 2. Development Services 3. Development Services 	

EXHIBIT C
MITIGATION MONITORING PROGRAM
BRISTOL SELF-STORAGE AND FOOD COURT

Mitigation Measure	Responsible Implementation Agency	1. Monitoring Phase 2. Enforcement Agency 3. Monitoring Agency	Date of Compliance
<p>NOI-2: Prior to issuance of building permits, the developer shall show evidence, and the Development Services Director shall approve, an alternative form of ventilation, such as air conditioning systems or noise-attenuated passive ventilation, shall be included in the building design of the proposed office within the self-storage facility to ensure that windows can remain closed for prolonged periods of time in order to meet the office interior noise standard of 50 dBA CNEL established by the City. In addition, prior to issuance of building permits, the developer shall show evidence, and the Development Services Director shall approve, that all project wall assemblies (windows, doors, and wall combinations) have been designed and will be constructed to meet the interior noise standard of 50 dBA CNEL.</p>	<p>Development Services</p>	<ol style="list-style-type: none"> 1. Design/Construction 2. Development Services 3. Development Services 	

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, APPROVE REZONE R-15-01 FOR A REZONE OF THE ZONING CLASSIFICATION OF A 3.18-ACRE DEVELOPMENT SITE FROM PDC (PLANNED DEVELOPMENT COMMERCIAL) TO C2 (GENERAL COMMERCIAL, AND APPROVE PLANNING APPLICATION PA-15-30 FOR THE FOR THE DEMOLITION OF THE EXISTING AUTOMOTIVE CENTER (BRISTOL AUTOPLEX) AND THE DEVELOPMENT OF A TWO-STORY, 774-UNIT MINI-STORAGE FACILITY AND 5,000 SQUARE FOOT FOOD COURT BUILDING AT 375 BRISTOL STREET.

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

WHEREAS, an application was filed by Annette Wiley, representing the property owner, Sanderson J. Ray Development, requesting approval of the following:

- **Initial Study/Negative Declaration.**
- **Rezone R-15-01:** An ordinance to rezone a 3.18-acre site from PDC (Planned Development Commercial) to C2 (General Business District).
- **Planning Application PA-15-30:** Conditional Use Permit PA-15-30 for the demolition of the existing automotive center (Bristol Autoplex) and the development of a two-story, 774-unit mini-storage facility and 5,000 square foot food court building. No code deviations are requested.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 13, 2016 with all persons having the opportunity to speak and be heard 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** Rezone R-15-01 and **Planning** Application PA-15-30.

PASSED AND ADOPTED this 13th day of June, 2016.

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

EXHIBIT A

FINDINGS (DENIAL)

- A. The proposed rezone is not consistent with the Zoning Code and the General Plan.
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
- Finding:** The proposed use is not compatible with developments in the same general area and would be materially detrimental to other properties within the area.
- Finding:** 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.
- Finding:** Granting the conditional use permit will allow a use, density, or intensity which is not in accordance with the General plan designation.
- C. The Costa Mesa Planning Commission has denied Rezone R-15-01 and Planning Application PA-15-30. 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.

LEE, MEL

From: Terry Jurado <TJurado@dsrg.com>
Sent: Thursday, June 02, 2016 5:13 PM
To: LEE, MEL
Subject: Sandwich World - June 13, 2016 hearing

Good afternoon, Mr. Lee: I love Sandwich World! I go there for their delicious sandwiches and salads 2-3 times a week! I've been a steady customer for at least 10 years. It's less than 10 minutes from my Costa Mesa workplace.

We hear that the owner of the building does not want to renew their lease and wants to find a different use for the Sandwich World space. This would be a real shame. Sandwich World is very unique: it is a family-owned business where the owners and employees are always so friendly, thoughtful, and outgoing. They have great service – Olivia and Sal are the best! The food is always delicious (especially the rolls), and it's a fun atmosphere. There is always a daily special sandwich for a good price and they also have a rewards card. After you've filled your card, you get a free sandwich, chips, and a drink. It's a great deal!

All of us who frequent Sandwich World would be so very sad to see them go. We don't want anyone to lose their jobs or livelihood. Thank you for your time.

Terry Jurado
Costa Mesa, CA

LEE, MEL

From: Jacqueline Check CSM <JCheck@dsrg.com>
Sent: Thursday, June 02, 2016 6:58 PM
To: LEE, MEL
Subject: Sandwich World - Bristol Street, Costa Mesa

Dear Mr. Lee,

I understand that the owner of Sandwich World may lose its lease as the property owner is looking to change the use. If this were to occur, I believe this would be a tremendous loss for Costa Mesa and the surrounding trade area. As a huge fan of Sandwich World, I would like to show my support of this business. Since the restaurant opened in 1992, it has built a strong and loyal clientele through its outstanding customer service and its reputation for high-quality food at reasonable prices. It is a very unique sandwich shop and cannot be duplicated by any of the chains like Subway or Jersey Mike's. One actually receives personalized attention, where the owners and their staff take the time to get to know their customers. The owners of Sandwich World feel more like friends or family members rather than anonymous clerks behind a counter.

I am hopeful that the City of Costa Mesa sees the value in protecting this business and preserving its rightful place in the community, and I urge you to vote "no" to a change in use.

Thank you for your time and consideration.

Jacqueline Check
714-321-6730

LEE, MEL

From: Mark McGilvray <MarkM@usstorage.net>
Sent: Thursday, June 02, 2016 4:26 PM
To: LEE, MEL
Subject: 375 Bristol St.proposed conversion to self storage

Dear sirs: As a long time patron of Sandwich World and this retail complex, I want to express my opposition to the conversion of this retail center to self storage. This complex currently provides essential and convenient services to the local community—much more so than a storage facility. Please relay my concerns to the Planning commission.

Mark McGilvray

Westport Properties, Inc.

2201 Dupont Drive, Suite 700 | Irvine, CA 92612

P 949-748-5913 | C 949- 279-2071

markm@usstorage.net | www.usstoragecenters.com

CA DRE Corporate ID # 01106172

LEE, MEL

From: Trevor Scott <TScott@rsi-ins.com>
Sent: Friday, June 03, 2016 2:54 PM
To: LEE, MEL
Subject: 375 Bristol St.

Hi Melvin,

I'm disappointed to hear Sandwich World and the block of store front businesses along Bristol St could be replaced by storage containers.

I work in Costa Mesa. I eat lunch at Sandwich World weekly and I think small family owned businesses are an important part of the culture in Costa Mesa. Replacing them with storage containers does not serve the community properly.

I'm out of town and unable to attend the June 13th meeting but I did want this opportunity to voice my strong opposition to closing Sandwich World and the nearby shops. I hope considering the public opinion is part of the decision process.

I'm available for further discussion.

Thank you,
Trevor Scott
714-721-4955

LEE, MEL

From: Claudio Haug <Claudio@cahaugcpa.com>
Sent: Friday, June 03, 2016 2:28 PM
To: LEE, MEL
Subject: Sandwich World

Dear Mr Lee:

I have been a loyal customer of sandwich world for over 20 years. I understand that consideration is being given to converting the center to a storage facility and thus terminating the lease of the existing tenants. As a CPA, I appreciate the economic necessity for the highest and best use of a property. However, if you could give consideration to the tenants plight as well it would be appreciated.

Claudio A. Haug
Claudio A. Haug, CPA a Professional Corporation
4910 Campus Drive
Newport Beach, CA 92660-2119

949 752 2190
949 752 2177 fax

LEE, MEL

From: LYSANNE SEBASTIAN <lysannes@me.com>
Sent: Tuesday, June 07, 2016 9:54 PM
To: LEE, MEL
Subject: Supporting development of SJRD project at the Autoplex

To Whom It May Concern:

My name is Lysanne Sebastian and I live on the Eastside Costa Mesa at 2666 Club Mesa Place, Costa Mesa. As a resident of Eastside Costa Mesa, I support the project proposed by the Sanderson J. Ray Development to completely revive the autoplex property on Bristol. When Bristol Street, Costa Mesa has become an incredible entry way to South Coast Plaza with the Lab and the Camp, the plan to make improvements would bring in more money to Costa Mesa business and attract more people.

Thank you for your consideration,

Lysanne Sebastian

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LEE, MEL

From: Shirley Lee <shirley.lee02@gmail.com>
Sent: Tuesday, June 07, 2016 8:07 PM
To: LEE, MEL
Subject: Save 375 Bristol

To Whom It May Concern:

It was just brought to my attention that Sushi Imari, 375 Bristol, is being asked to relocate as the plaza is being converted to a self-storage facility. This restaurant has been a favorite dining for my family; therefore, I am sending this email for the city to reconsider the plan.

Sincerely,
Shirley Lee

BRISTOL STREET EXTRA STORAGE & FOOD HALL

CONCEPT DESIGN
01 JUNE 2016 UPDATE



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INTRODUCTION

EXISTING SITE CONDITIONS & FINANCIAL REALITIES

The scope of the project includes the replacement of an aging, automotive-related strip mall with a financially sustainable, revenue producing new facility on an extremely environmentally challenged site. 375 Bristol Street is located directly under the departing flight take-off path from John Wayne Airport and the resulting navigation issues restricting height and noise conditions effectively eliminate uses currently zoned for this parcel (C2 Commercial) including office, hotel and retail.

The existing mall has struggled for years to maintain tenants as the need for small, independent auto repair businesses has declined dramatically due to the shift of the major auto manufacturers to focus on maintaining customer loyalty for service, repairs, after-market customization and parts in order to enhance their dealers' profitability. In short, the future of the AutoPlex Mall appears dim.

PROPOSED NEW USES

This proposal seeks to include a project type somewhat immune to noise problems while still resulting in a financially feasible business model, namely, self-storage. Recent market research shows sufficient demand for self-storage within the surrounding community in light of current multifamily development under construction as well as in the planning stages.

A mixed-use concept for the site will create a balance between the self storage element with relatively infrequent visitors and traffic and a vibrant food hall building attracting people with unique offerings to enliven the streetscape with activity.

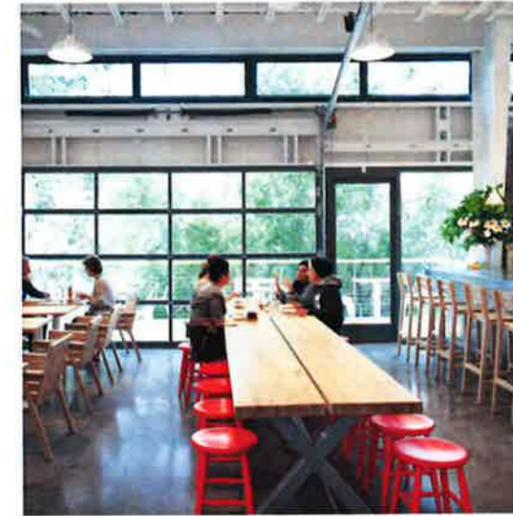


Existing conditions.

INTRODUCTION

FOOD HALL DESIGN NARRATIVE & CHARACTER

SITE HISTORY – FARM, AUTOMOTIVE, AVIATION-RELATED
TRANSITIONAL SCALE ELEMENT TO STORAGE BUILDING
ACTIVATE STREET EDGE - VIEW INTO EXCITING INTERIOR
HONEST, NATURAL MATERIALS
SIMPLE, STRAIGHTFORWARD ARCHITECTURE



VISION & GOALS

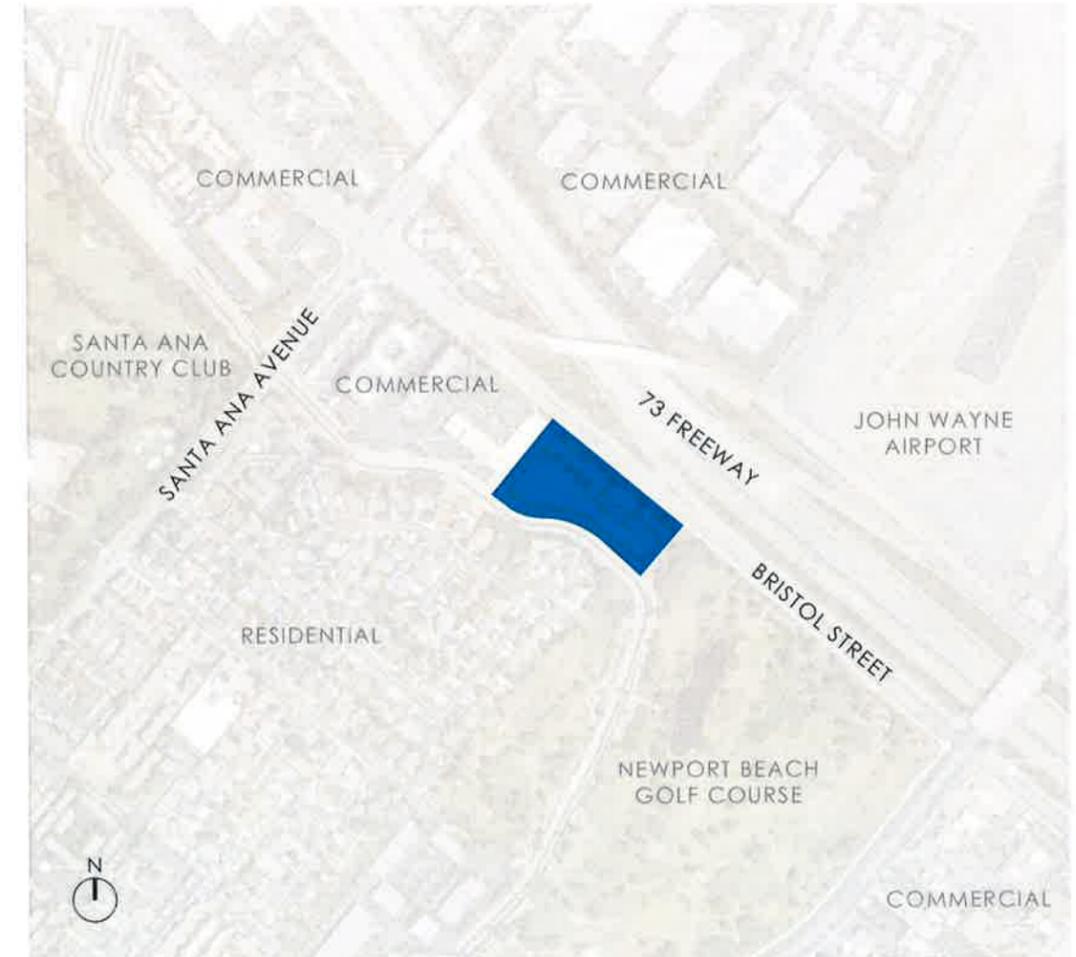
1. Create a new financially sustainable, revenue-producing facility to replace an aging auto repair-related strip mall.
2. Attract visitors with a unique, hip and trendy public market.
3. Saturate user-active spaces with daylight and landscaped vistas.
4. Treat the food hall as a foreground building and locate it at the most visible point on the property.
5. Acoustically shield user-active spaces from airport noise and highway traffic.
6. Include a flexible food hall layout to encourage reconfiguration as needed.
7. Create a distinctive, but simple screen facade at the Bristol-facing side of the storage building.
8. Integrate graphically compelling signage into the building facade with lighting to draw attention from Bristol and the 73 freeway traffic.
9. Provide gated security at entry points to Storage Drive.
10. Separate drive entries for retail and storage.
11. Maximize quantity of roll-up door units, but screen views from Bristol.
12. Provide the optimal mix and size of storage units to meet the projected market demand.
13. Incorporate sustainable, environmentally-friendly features to the maximum extent feasible.

PROJECT DESCRIPTION

COMPATIBILITY WITH SURROUNDING USES

The site is located at the southern end of Bristol near Campus where the road splits into a frontage road along the 73 Freeway creating only a one-way access to the property. To the West there is a retail shopping center with the Mon Amie Bridal shop and further West the Ayres Hotel. The Newport Beach Golf Course is located to the East and the property line abuts an out-of-bounds area of play. The 55' wide concrete Santa Ana-Delhi Channel Watershed borders the southerly portion of the property creating an approximately 70' buffer to the closest residential use across the channel. In addition, a 6'-high concrete block wall along this property line acts as an additional protection for residential uses. Operational hours of the storage facility will be limited to a 9-5 daytime access with security access gates and personnel to monitor activity to avoid noise and potential disturbance of residential neighbors.

Given the current uses and zoning of surrounding parcels, a mixed-use proposal of food-related retail and mini-warehouse appears to be entirely compatible for the neighborhood.



Site and urban context diagram.

PROJECT DESCRIPTION

ARCHITECTURAL SOLUTION

In order to address City Planning Staff concerns about 'storage facility's potential negative impact on a vibrant street-life', this project will include a newer concept in food retail to complement other similar in-and-out, quick serve business nearby along this portion of Bristol.

The architectural design proposed will create a prominent 'foreground' building with the 'Bristol Market' by placing the 5,000 SF building centrally and to the front of the site to allow views driving along Bristol Southbound. The design of the Market building will recall the characteristics of adaptive re-use food halls with a simple and clear abstract architectural form with rich, dark wood exterior siding, expressive signage, a high vaulted, sky-lit interior space with exposed structure and systems. This building is envisioned to have acoustical shielding while maintaining daylight and views to surrounding landscaping.



Food hall

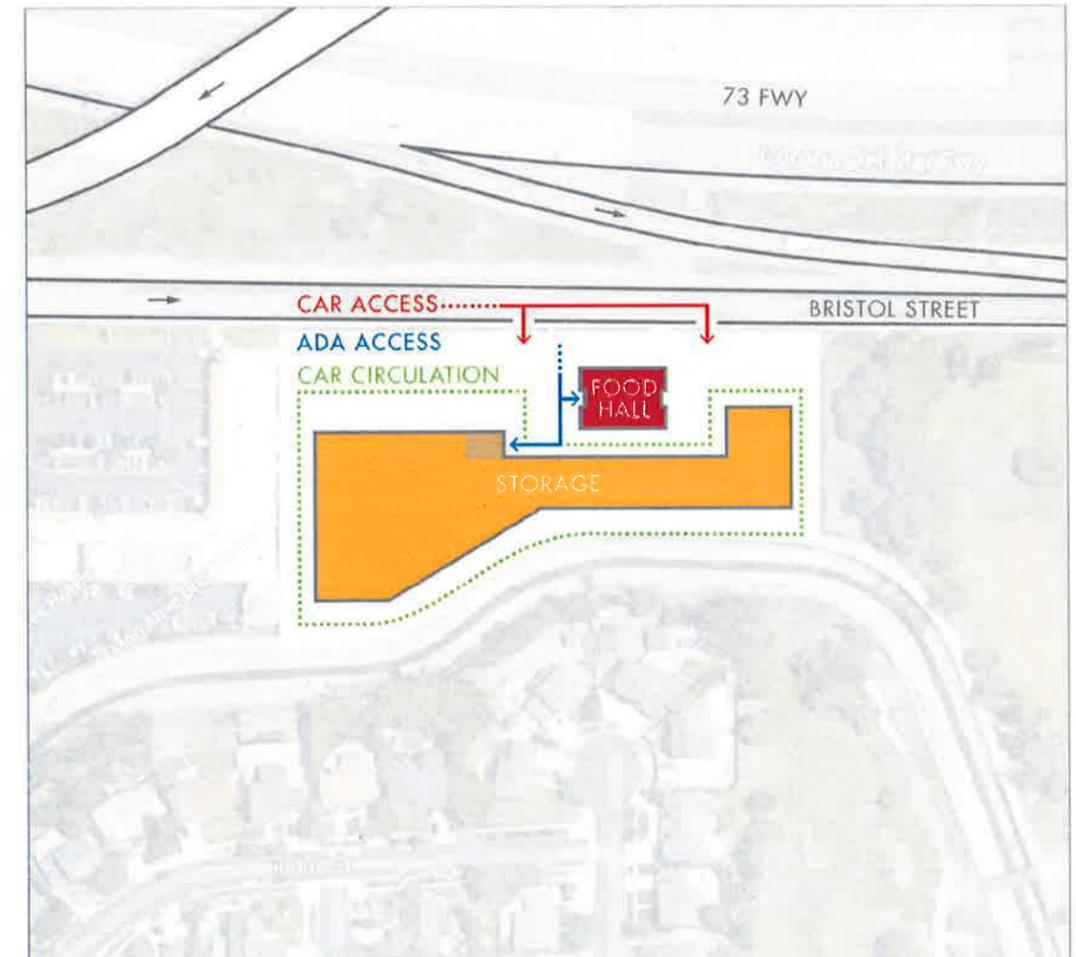
PROJECT DESCRIPTION

ACCESS & CIRCULATION

Multiple access points to the Market have been incorporated to encourage approaches from all sides with convenient vehicle parking and bike racks with a potential for a future bike path connector.

TRAFFIC IMPACT

Linscott, Law and Greenspan, Engineers, has conducted a Traffic Generation Assessment using new driveway counts for the site on a 24-hour, AM peak hour, and PM peak hour basis at the two existing driveways along Bristol using video cameras "observing" for a recent weekday. They prepared preliminary trip generation estimates showing that the proposed project generally results in fewer trips than the existing site. This report has been submitted and accepted by the City of Costa Mesa.



Vehicular, bicycle and ADA access diagram.

PROJECT DESCRIPTION

VIEWS & STREET ACTIVITY

A large amount of glass will open up the space to the outside, providing a strong connection between indoor and outdoor. The ability to see activity inside makes a lively and interesting façade along Bristol, during both daytime and evening hours. Patrons will be able to enjoy views of the surrounding landscaping and airport traffic.

The proposed food vendor mix is thought to be local chefs and entrepreneurs providing unique offerings that will provide Costa Mesa citizens with additional high-quality, good-value food choices. The self storage component of the project will provide 744 storage units of varying sizes equaling 98,800 sf with a 1,200 sf management office. This two-story structure has been sited to the rear of the property, utilizing the existing grades to minimize the massing as the lot slopes down from Bristol toward the Santa Ana Delhi Channel which borders the South side.

The storage building will include the same dark wood siding as the Market building to accent the vertical circulation with a custom-fabricated metal façade above to add interest, articulation and richness to the building.



Parking lot view towards food hall,

PROJECT DESCRIPTION

GREEN INITIATIVES

NET ZERO ENERGY SITE - ULTRA LOW ENERGY USE

COOL ROOF AVOIDS HEAT GAIN

POWER GENERATION WITH ROOF TOP SOLAR

VEGETATED SWALES, PERVIOUS PAVEMENT FOR STORMWATER CAPTURE, FILTRATION

RECREATION - CONVENIENT TO BIKE PATH

USE OF SUSTAINABLE MATERIALS WITH RECYCLED CONTENT

NATURALLY VENTILATED BUILDING

LOW ENERGY LED LIGHTING AND DAYLIGHTING

URBAN GARDEN FOR FOOD PRODUCTION

NATIVE, DROUGHT TOLERANT PLANTINGS

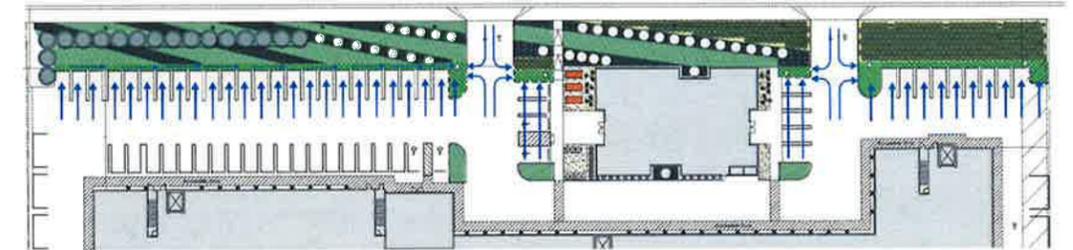


PROJECT DESCRIPTION

LANDSCAPE CONCEPT

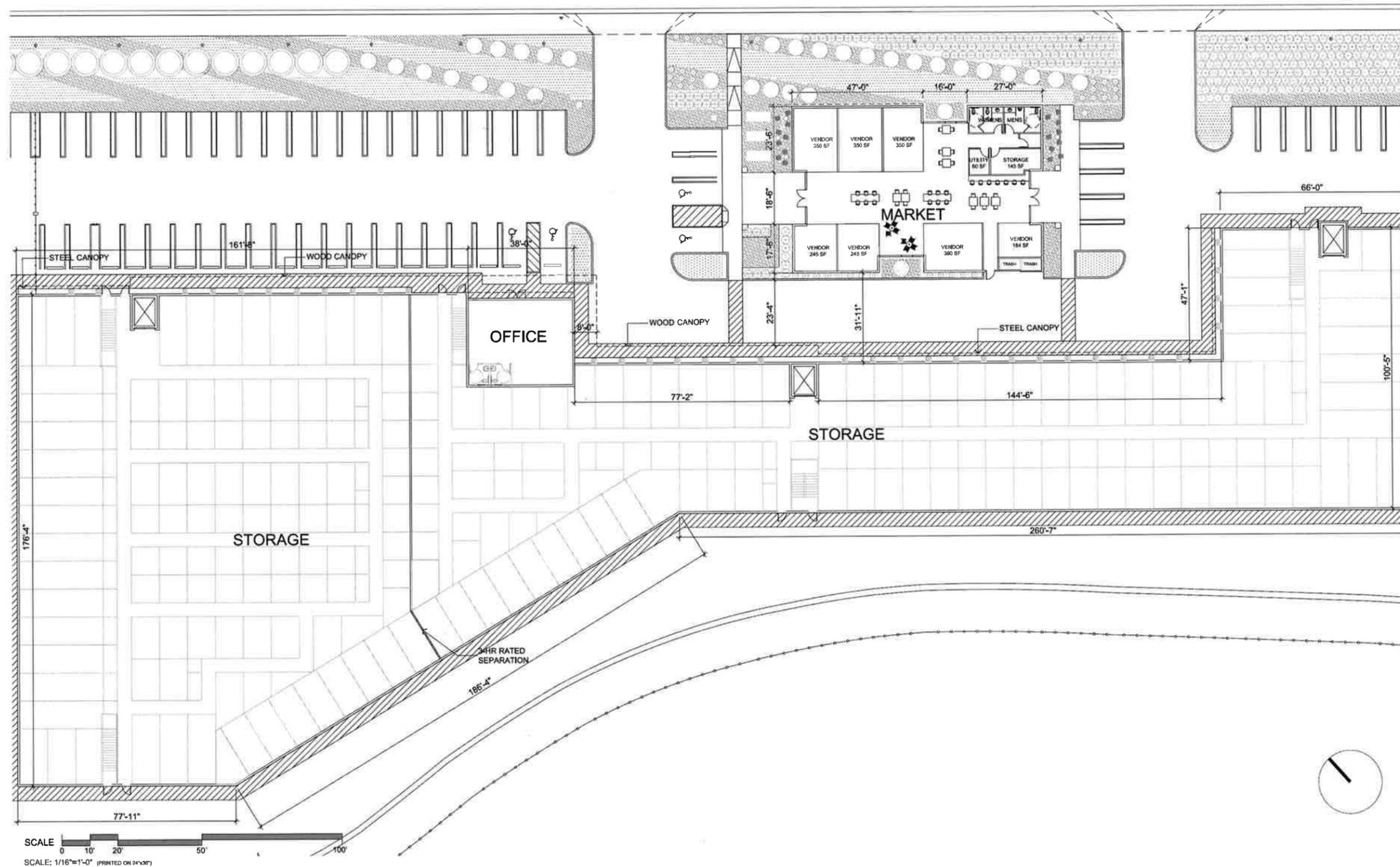
The new landscape will screen the lower level of the storage building facade and draw attention to the new food market structure. The planting strategy channels the view of the property to the new food retail building from the primary approach and view opportunity, Southbound along Bristol. Strong diagonal lines of larger scale massed plantings alternate with fields of lower, more open planting, to create effective sight-lines, drawing attention from the street to the new food retail space. Plantings of low-water and drought tolerant species will replace the existing lawn on the landscape strip near the sidewalk.

Vertical planting along the North elevation of the storage building intended to cover portions of the lower wall will add to the richness of the building face. Entries to the storage units along the North façade will be softened and screened by these plantings as well as the plantings above along the Bristol Street frontage.



Landscape diagram.

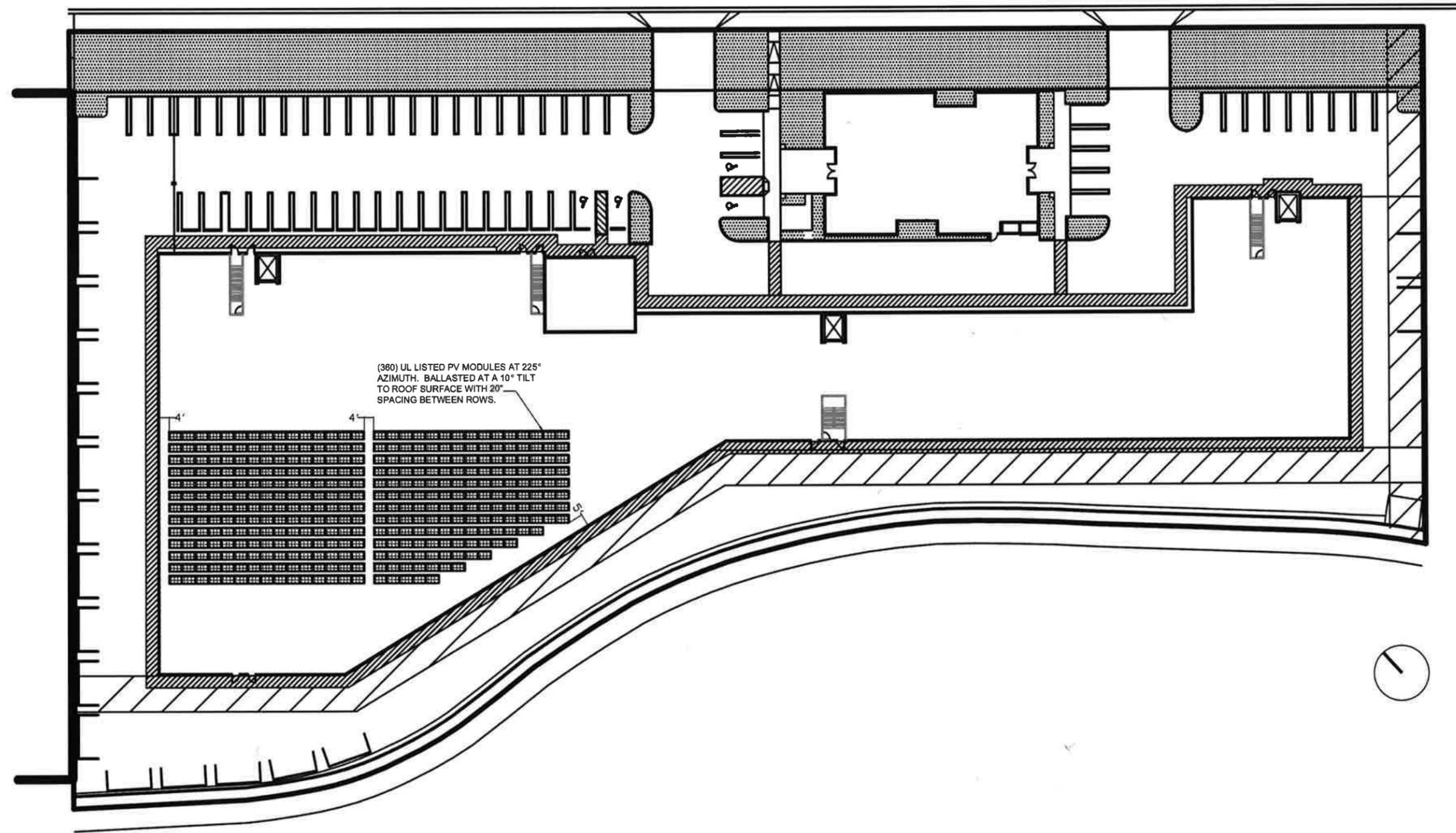
STORAGE SPACE GROUND FLOOR PLAN



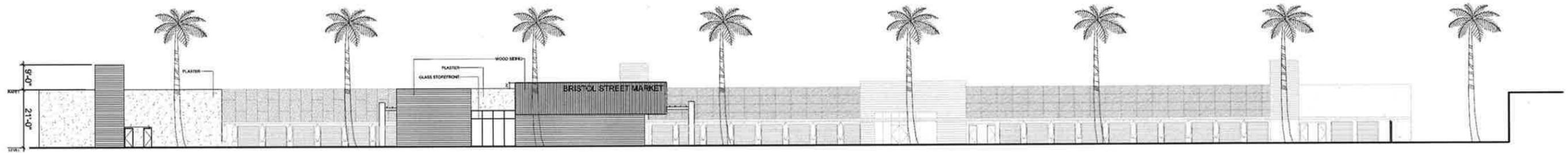
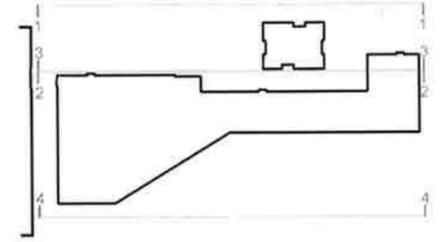
STORAGE SPACE SECOND FLOOR PLAN



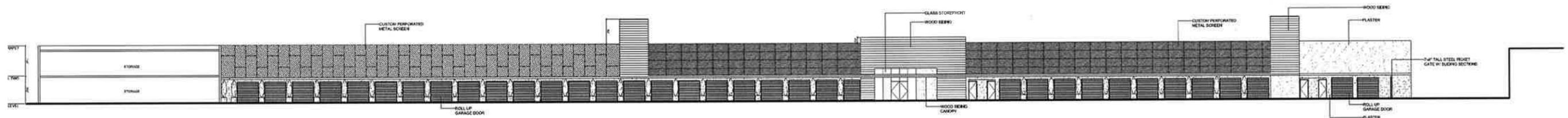
STORAGE SPACE ROOF PLAN



NORTH ELEVATIONS

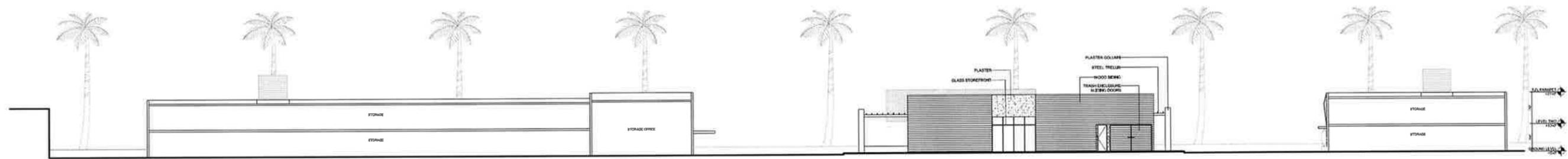
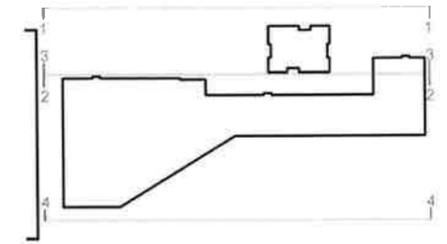


FOOD HALL (1)

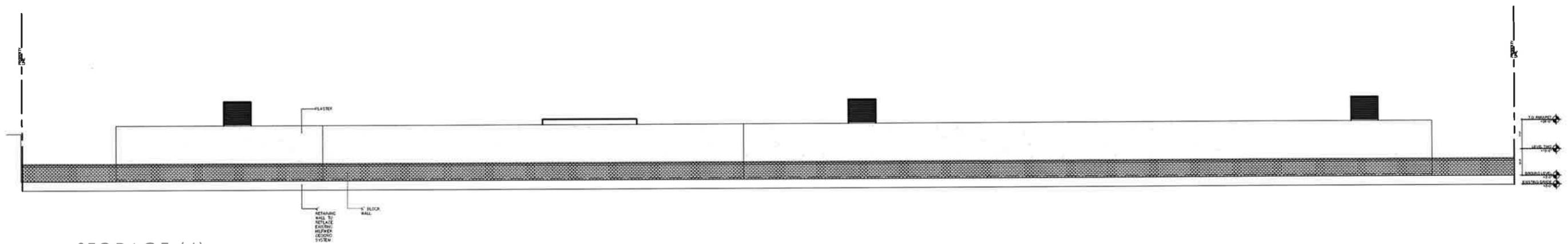


STORAGE (2)

SOUTH ELEVATIONS

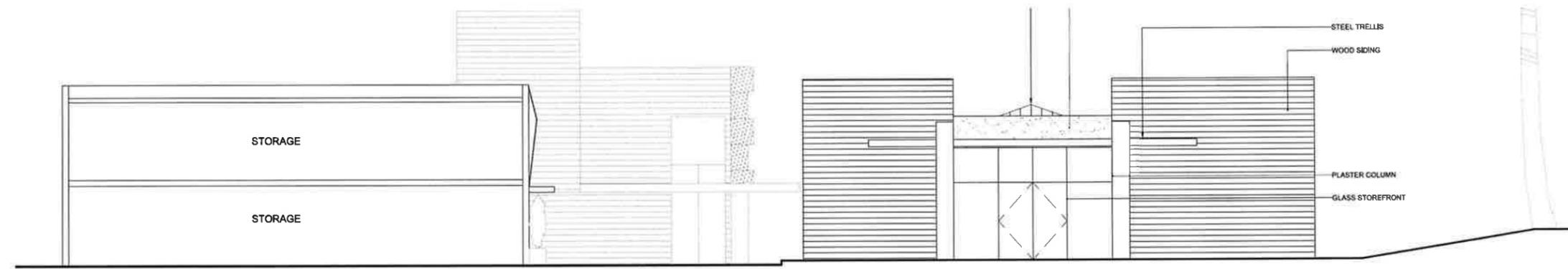
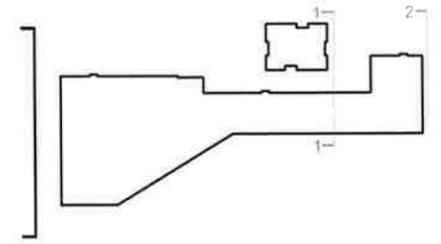


FOOD HALL (3)

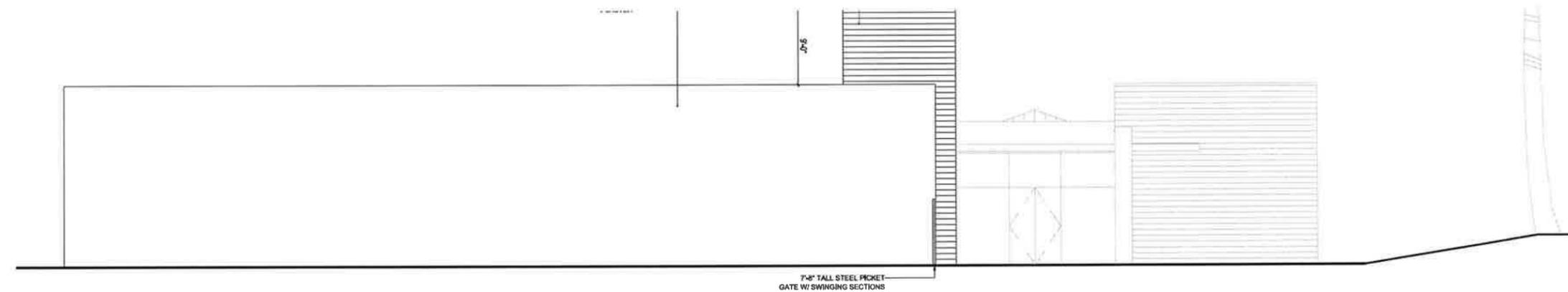


STORAGE (4)

EAST ELEVATIONS

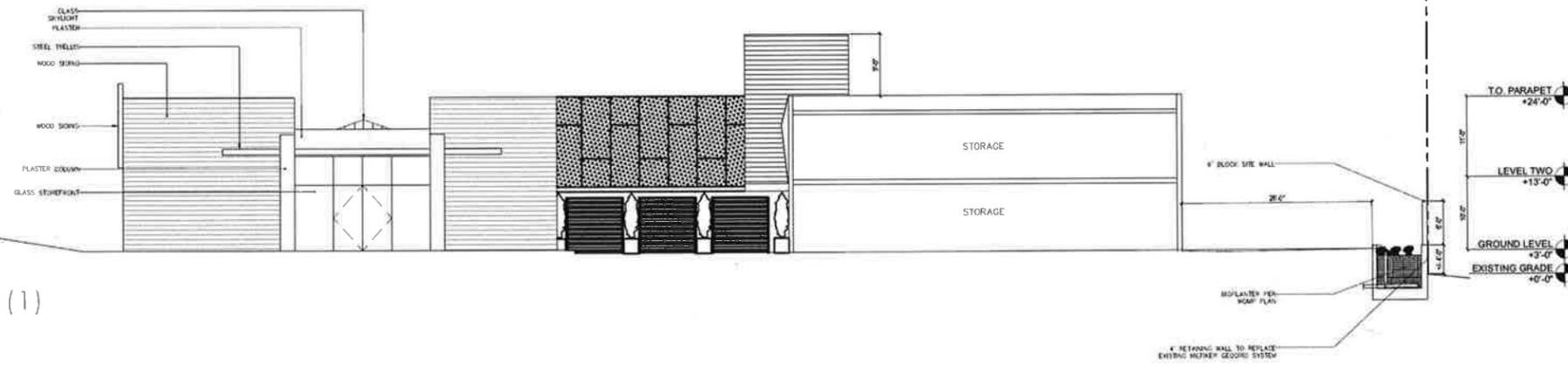
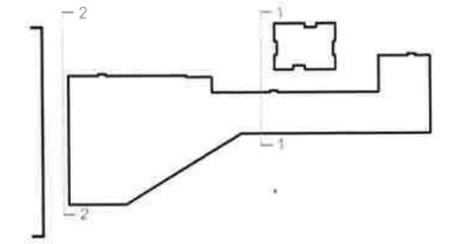


FOOD HALL (1)

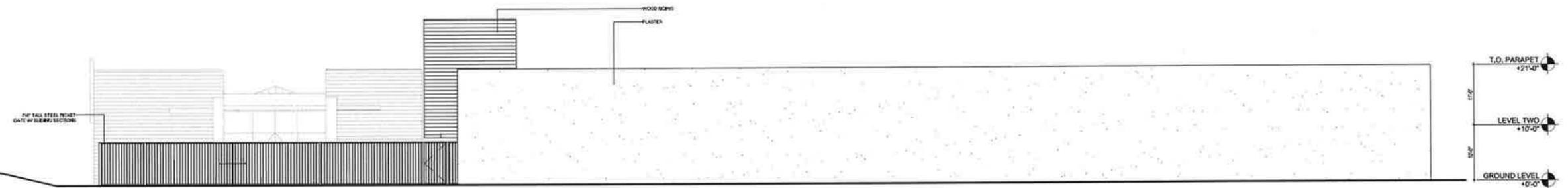


STORAGE (2)

WEST ELEVATIONS

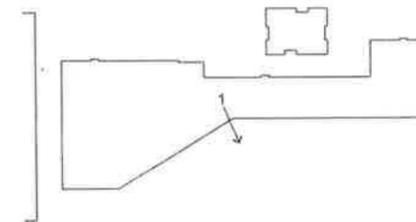


FOOD HALL (1)



STORAGE (2)

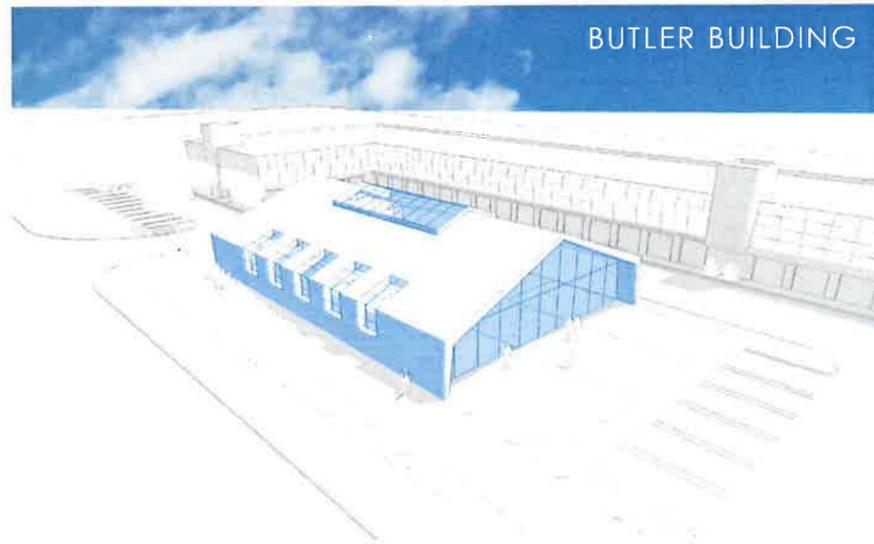
EXISTING SCREEN WALL



EXISTING SCREEN WALL (1)

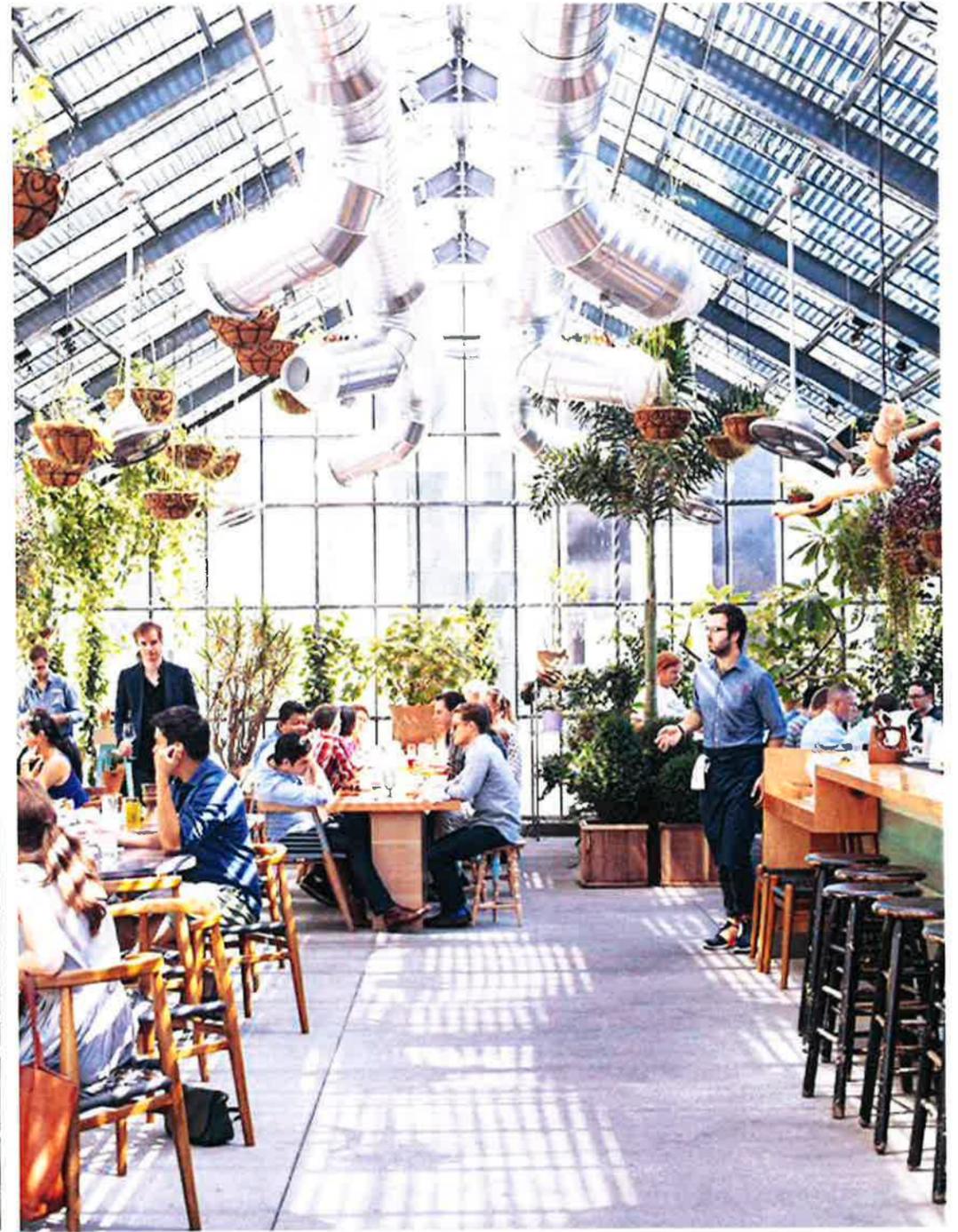
FOOD HALL CONCEPT

MASSING STUDIES & BUILDING FORM PRECEDENTS



FOOD HALL CONCEPT

REFERENCE IMAGES



SELF STORAGE CONCEPT

FACADE PRECEDENTS

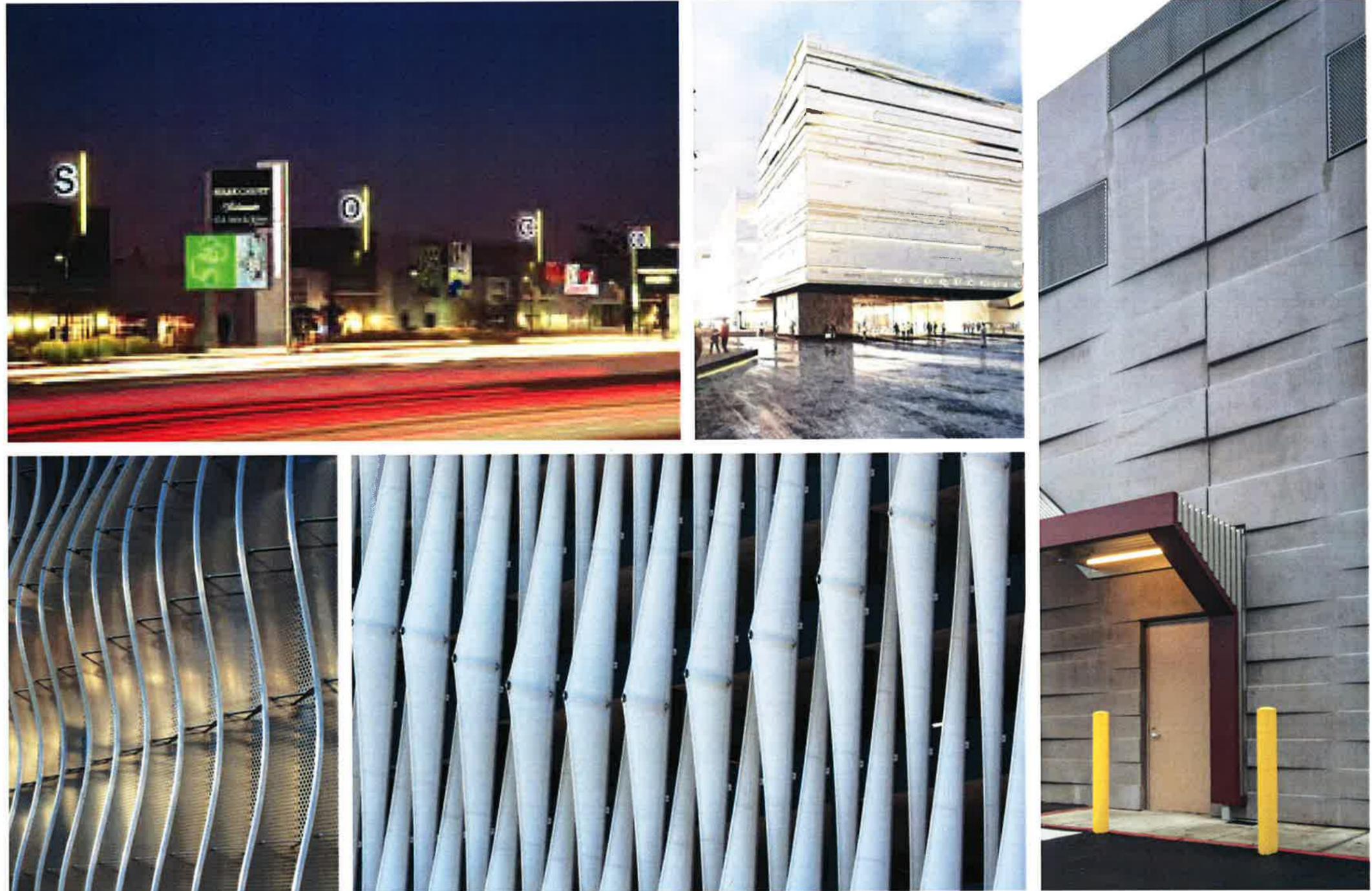


BRISTOL STREET EXTRA STORAGE & FOOD HALL

86

SELF STORAGE CONCEPT

FACADE PRECEDENTS



BRISTOL STREET EXTRA STORAGE & FOOD HALL

87

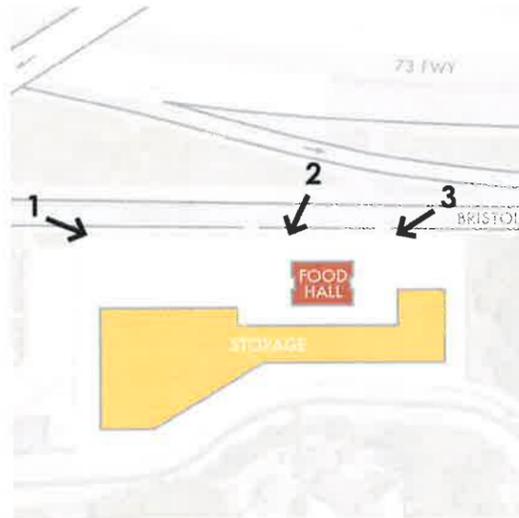
RENDERED VIEWS



AERIAL VIEW



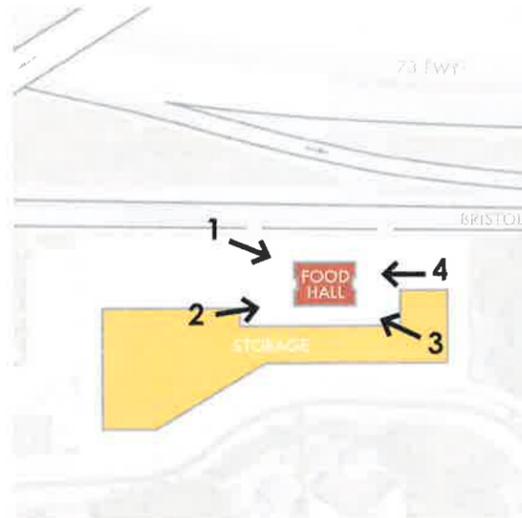
RENDERED VIEWS



VIEWS FROM BRISTOL



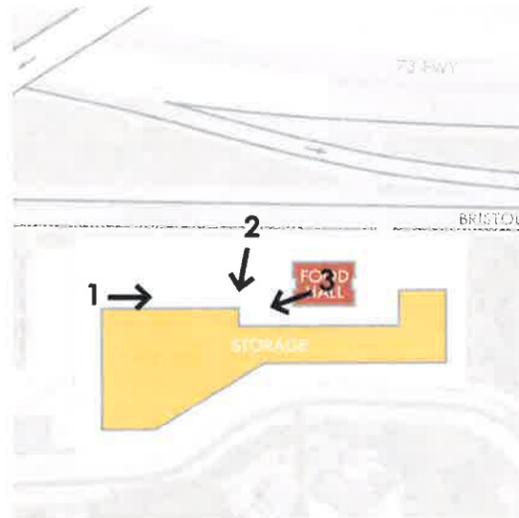
RENDERED VIEWS



FOOD HALL



RENDERED VIEWS



SELF STORAGE



LANDSCAPE CONCEPT

ACCENTUATE THE ARCHITECTURE
WATER SAVINGS
LOW MAINTENANCE & LONG-LIVED
SEASONAL COLOR & INTEREST



LANDSCAPE PROJECT GOALS

Project goals are to reduce the quantity of stormwater runoff entering into the municipal storm sewer network, to increase water quality, and to enhance the site and streetscape with regards to aesthetics, resiliency and plant longevity.

PROJECT GOALS

10-YEAR STORM RETENTION

INTEGRATION OF HABITAT AND ECOLOGY

INTEGRATION OF GREENSPACE FOR RETENTION/DETENTION

REDUCE IMPERVIOUS SURFACES

Runoff can be decreased by reducing the amount of impervious surfaces with planting, and with the use of pervious pavements.

SLOW RUNOFF

Increase the amount of time required for stormwater to runoff into municipal drains, thereby reducing the peak volume that occurs within the drainage system, helping to reduce downstream flooding. This can be accomplished with the construction of properly located rain gardens, the use of pervious paving strategies, and the use of cisterns or rain barrels.

INCREASE RUNOFF QUALITY, DECREASE RUNOFF QUANTITY

Through the thoughtful implementation of sustainable stormwater management strategies, the amount of stormwater runoff reaching city drains and pumps would be reduced, while the quality of stormwater runoff would be increased.

ENCOURAGE INFILTRATION INTO SOILS

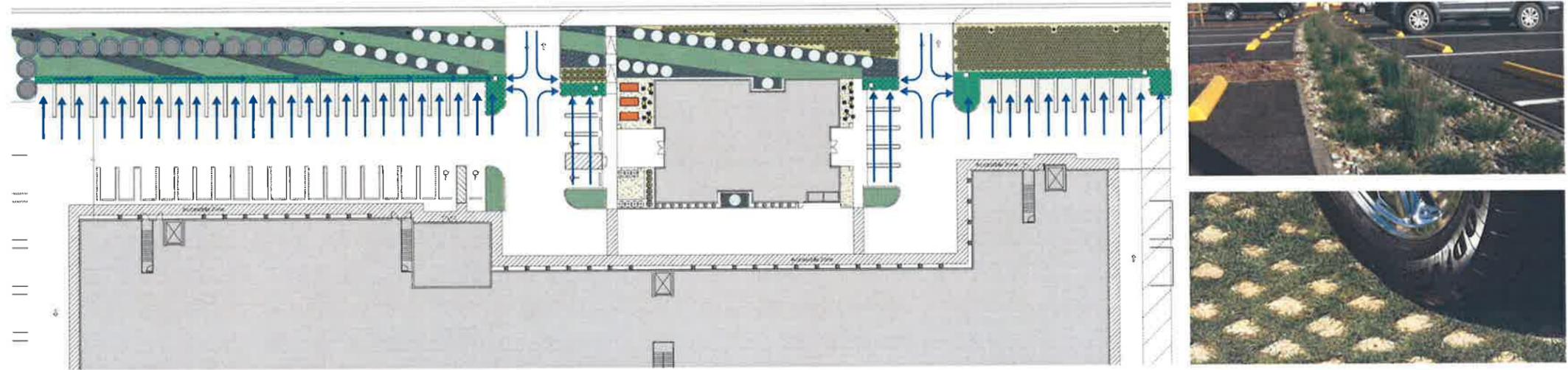
Intentionally draining into rain gardens or vegetated swales allows runoff to infiltrate into the groundwater table and to be uptake by trees and plants.

NATIVE LANDSCAPING

The use of native trees and landscape materials can help uptake stormwater after rain events. Natives are preferable because they are already suited to the climatic conditions of the region, can thrive with reduced supplemental irrigation, and are more resistance to pests and diseases.



LANDSCAPE GREEN INITIATIVE STORMWATER



VEGETATED SWALES

Vegetated swales will be used to convey stormwater towards drainage features, intercepting runoff from the parking lots, thereby encouraging infiltration into the groundwater table and filtering contaminants out of stormwater prior to overflow into the city drainage system. Runoff will be redirected through curb breaks into an infiltration trench, or atop a subsurface storage device, with the goal of increasing infiltration and detention.

PERVIOUS PAVING

In selected parking areas, pervious paving will be used in to reduce runoff by allowing stormwater to be absorbed into the ground. Each parking space will have walking aisles on either side, comfortable for all types of shoes.

BENEFITS

REDUCED STORMWATER RUNOFF

INCREASED GROUNDWATER QUALITY

INCREASED INFILTRATION INTO GROUNDWATER TABLE

INCREASED ENVIRONMENTAL QUALITY

LANDSCAPE GREEN INITIATIVE

RAISED BED EDIBLE GARDENS

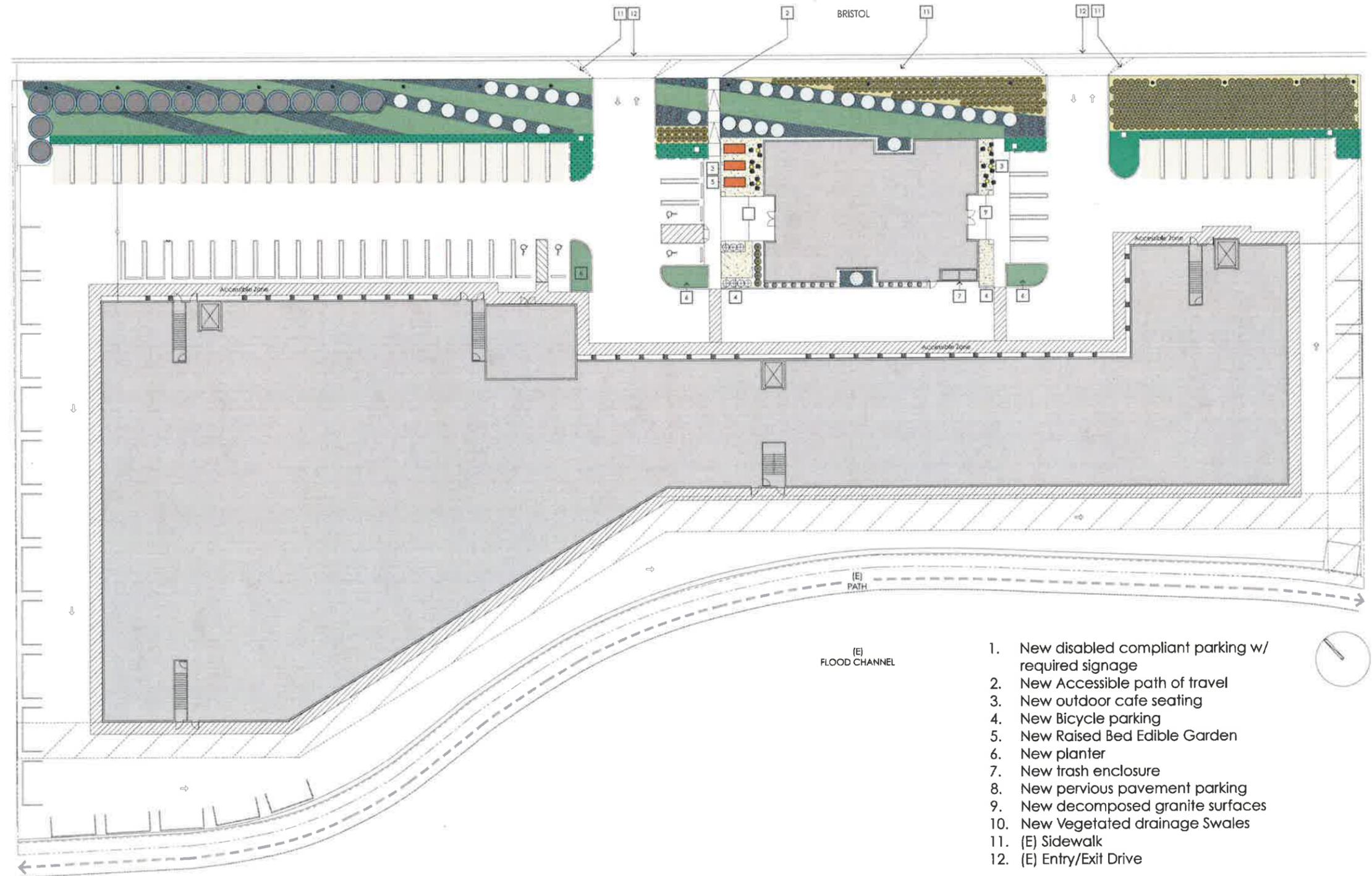
An area of the new food court yard will be devoted to an edible garden in raised beds.

CAFE SEATING

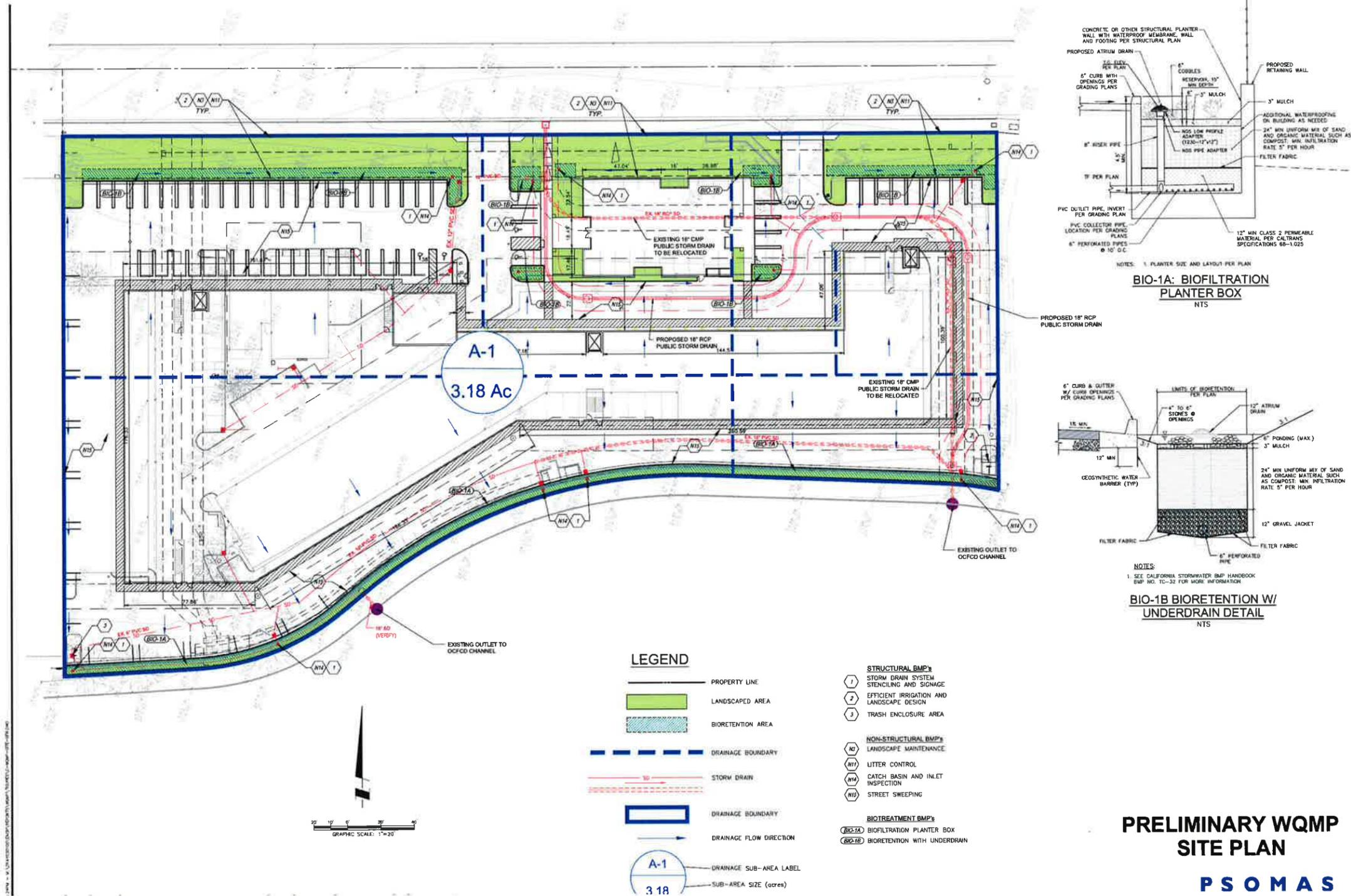
Outdoor seating will be tucked in among the garden beds,



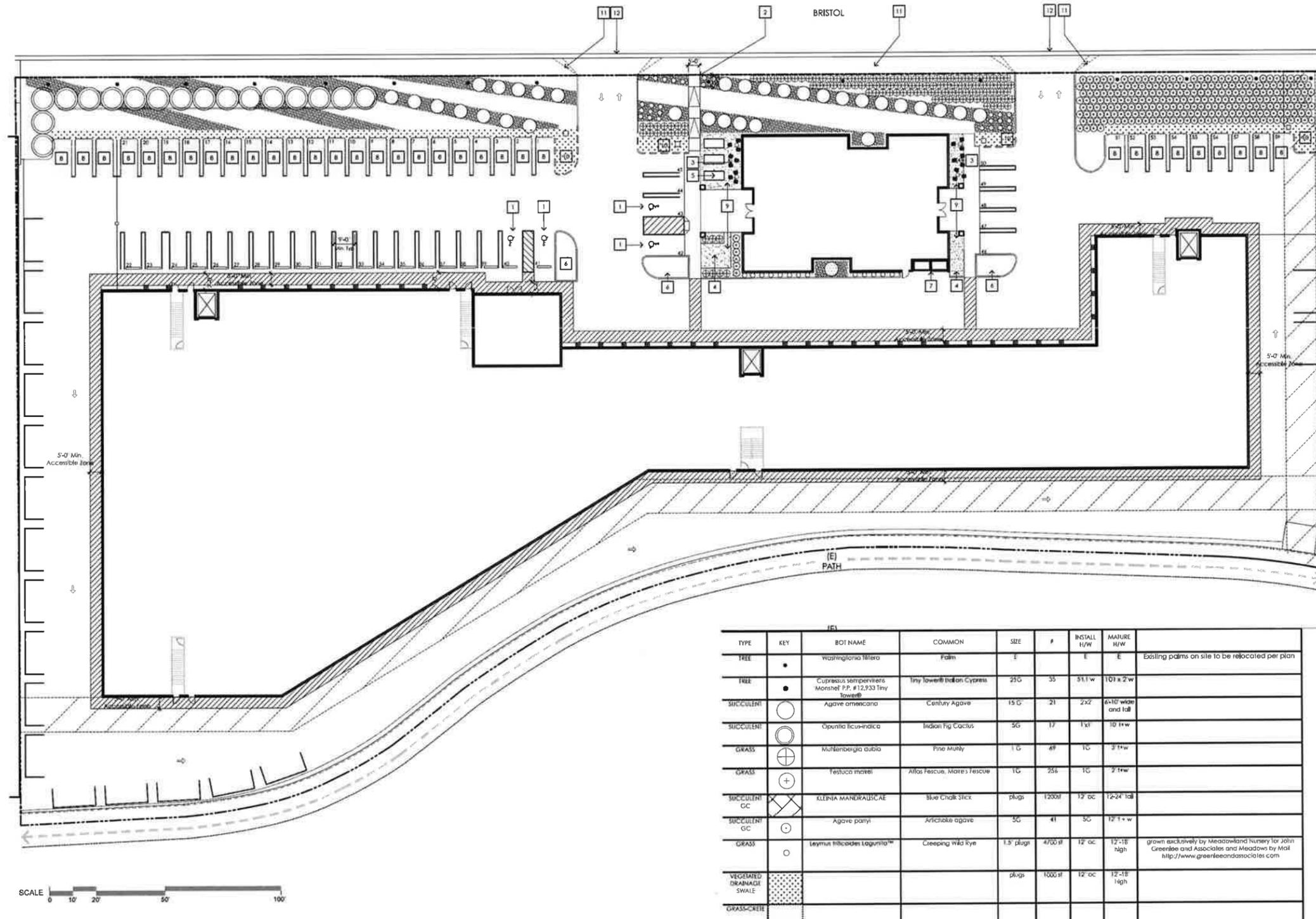
LANDSCAPE PLAN



CONCEPT DRAINAGE PLAN



LANDSCAPE PLANTING PLAN



- 1. New disabled compliant parking w/ required signage
- 2. New Accessible path of travel
- 3. New outdoor coat sealing
- 4. New bicycle parking
- 5. New Raised Bed Edible Garden
- 6. New planter
- 7. New trash enclosure
- 8. New pervious pavement parking
- 9. New decomposed granite surfaces
- 10. New Vegetated drainage Swales
- 11. (E) Sidewalk
- 12. (E) Entry/Exit Drive

LANDSCAPE PLANTINGS

LINES OF AGAVES

AGAVE AMERICANA (1)
CENTURY AGAVE

KLEINIA MANDRALISCAE (2)
BLUE CHALK STICK

AGAVE PARRYI VAR. *TRUNCATA* (3)
MESCAL AGAVE



LANDSCAPE PLANTINGS

SWATHS OF NATIVE GRASS

LEYMUS TRITICOIDES LAGUNITA[™] CREEPING WILD RYE

Leymus triticoides "Lagunita" is clearly a drought tolerant native grass. Established plantings will survive without summer water and have stayed green without irrigation well into August depending on annual rainfall. Very little summer water is required to keep the plant evergreen. Water requirements to keep it evergreen vary with soil type and location but typically one or two watering per month will keep the plantings green.

Leymus triticoides Lagunita grows upright, 12"-18" tall. It is currently being tested as a 'mowed lawn'. It has been tested at a 4" maintained height and on going studies will determine its suitability for mowing height at 1"-2". *Leymus triticoides* "Lagunita" is easy to mow with a conventional mower or string trimmer making it far easier than its densely clumping or tall native grass cousins.

Depending on soil type, fertility, moisture levels and time of year, planting from plugs 12" on-center can be a solid turf in 60-90 days. Flowering perennials, showy flowers accent grasses and flowering bulbs are easily added to plantings of *Leymus triticoides* "Lagunita". Its low rich green foliage makes an excellent ground cover grass for both natural lawns and meadows.



LANDSCAPE PLANTINGS

SWATHS OF NATIVE GRASS

FESTUCA MAIREI (1) ATLAS FESCUE

This long-lived evergreen clumping grass is one of my go-to grasses for making meadows in a Mediterranean climate. In large scale plantings it's hard to beat the Atlas fescue as a good long lived ground cover base planting. Plant plants 3-3.5' on-center with filler grasses, plugs and accent grasses planted in between. Long lived. Atlas fescue is drought tolerant but needs some summer water to be successful. Established plantings should stay 'green' with 1-3 waterings per month in most soils and all but high desert climates.

This is a go-to grass for sunny Mediterranean meadows. It's foliage looks good year round and is a great blending color with drought tolerant plants. One of the best ground cover grasses.

MUHLENBERGIA DUBIA (2) PINE MUHLY

Dependable gray green foliage in meadow settings. Its tidy gray foliage grows to 3' in dense clumps. The silvery gray slender flowers are showy and neat on the plant from summer to fall. It is drought tolerant and grows in a wide variety of soils. Best in full sun. Plant from plugs 2-3 FT on center. Pine Muhly is best in dry summer climates.





ATTACHMENT 7

Initial Study/Mitigated Negative Declaration (Under Separate Cover). [Please click here to view documents.](#)

PH-5

COLGAN, JULIE

Subject: Project on Bristol

From: Donald Ayres, III [<mailto:don3@ayresgroup.net>]

Sent: Wednesday, June 08, 2016 11:13 AM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Project on Bristol

Hello Mel,

I met with Walkie Ray yesterday and he showed me his proposed project on Bristol, next to our Ayres Plaza and Ayres Hotel. From the looks of the elevation design and lay out of the food court and mini-storage behind it, I feel it would be a nice upgrade to this part of Bristol St. and Costa Mesa, in general. I just thought I would pass that note on to you and your team.

Respectfully,

Donald B. Ayres, III

Ayres Hotels
355 Bristol St. Suite A
Costa Mesa, CA 92626
O) 714-540-6060 Ext. 141
C) 949-244-5387

We Care About People-We Value Teamwork-We Deliver Results

PH-5

COLGAN, JULIE

From: Byron Mauss <byronm@amlegalgroup.com>
Sent: Wednesday, June 08, 2016 2:59 PM
To: LEE, MEL; PLANNING COMMISSION; CITY COUNCIL
Subject: Re-Zoning Application - 375 Bristol Street, Costa Mesa, California

Dear Planning Commission and City Council:

My name is Byron Mauss and I am an owner of a law firm business located in Costa Mesa. I am informed that the Planning Commission will be considering an application for the re-zoning of the commercial property referenced above at your meeting scheduled for June 13, 2016, with the purpose of the re-zoning to allow a self-storage facility. As a business owner in Costa Mesa, the current businesses located in this strip retail center are important to me as a consumer, and I use them frequently. I would prefer that the existing businesses located here remain in place.

Thank you for your consideration.

Best regards,

Byron Mauss

ASSAYAG ♦ MAUSS
A Limited Liability Partnership

Byron B. Mauss

byronm@amlegalgroup.com

2915 Redhill Avenue
Suite 200
Costa Mesa, CA 92626
Phone: (714) 427-6800
Fax: (714) 427-6888

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PH-5

COLGAN, JULIE

Subject: Bristol Storage Project

From: Soojin Lim [<mailto:slim@1wicdesign.com>]
Sent: Thursday, June 09, 2016 8:34 PM
To: LEE, MEL <MEL.LEE@costamesaca.gov>
Subject: Bristol Storage Project

Hi Mel,

I am writing this email to support Bristol storage project as a business owner and resident of Costa Mesa. I believe the project represents a benefit to the City due to improvements to landscaping, aesthetics, street frontage and sustainable initiatives. I understand some customers of Sushi Imari and sandwich shop are opposed to this project but I believe the new food hall can provide a more lively place for the community.

Soojin Lim CID, LEED AP ID+C

1WiC Design

tel: 949 - 903 - 5632
fax: 714 - 540 - 1949
418 Enclave Cir. #304
Costa Mesa, CA 92626

PH-5

COLGAN, JULIE

From: Lee, Jiyong <Jiyong.Lee@PacificLife.com>
Sent: Wednesday, June 08, 2016 1:36 PM
To: LEE, MEL; PLANNING COMMISSION; CITY COUNCIL
Subject: Sushi Imari - 375 Bristol

I just want to write this and let you know that I am very sad to hear about the proposed rezone of the above property. This is one of my favorite restaurant and I wish they can keep their business on their current location.

Ji Lee

=====
The information in this e-mail and any attachments are for the sole use of the intended recipient and may contain privileged or confidential information. Delivery to other than the intended recipient shall not be deemed to waive any privilege. Any unauthorized use, disclosure, copying or distribution of this message or attachment is strictly prohibited. If you believe that you have received this e-mail in error, please contact the sender immediately and delete the e-mail and all of its attachments.
=====

PH-5

COLGAN, JULIE

Subject: Support for Sandwich World

From: Kevin Bikhazi [<mailto:kevin@ocwebkings.com>]

Sent: Wednesday, June 08, 2016 1:42 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Support for Sandwich World

Hi Mel,

I just wanted to put my support in for Sandwich World. I believe there will be a city vote on June 13th on whether or not to shut down Sandwich World and other surrounding businesses to turn the 375 Bristol St. complex into a storage facility.

My employees and I regularly visit Sandwich World to get a healthy and well-priced lunch. They really have the best sandwiches in town and we'd be very disappointed to see them shut down. I know that many other people rely on Sandwich World for an excellent lunch including top business executives, law enforcement/other emergency services, and the surrounding residential community.

I hope that you can consider our support for Sandwich World in your decision on June 13th.

Thank you very much Mel!

Kevin Bikhazi
OC Web Kings
4590 MacArthur Blvd #500
Newport Beach, CA 92660
Tel: (949) 701-6831
Email: kevin@ocwebkings.com
Website: www.ocwebkings.com

PH-5

COLGAN, JULIE

From: Robert Yim <boyd0981@yahoo.com>
Sent: Friday, June 10, 2016 6:55 AM
To: LEE, MEL; PLANNING COMMISSION; CITY COUNCIL
Subject: Support the Merchants of 375 Bristol

I have been a patron of Imari Sushi, this business establishment, for the past ten years. I drive from LA to Costa Mesa for this place. Otherwise, I have no reason to be in your city.

I ask you to support the merchants of 375 Bristol. Keep the businesses open. Do NOT allow this building to be turned into a self storage building.

Please take a look at the YELP and read all the wonderful comments their customers write about them.

They have great service and great food.

Sincerely,

Robert Yim

PH-5

COLGAN, JULIE

Subject: Re-zoning Application - 375 Bristol Street, Costa Mesa, CA

From: Gena H. Reed [<mailto:genahreed@gmail.com>]

Sent: Friday, June 10, 2016 12:46 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: Re-zoning Application - 375 Bristol Street, Costa Mesa, CA

To the Planning Commission and City Council:

As a business owner in Costa Mesa, I want to support the Bristol Storage project. I believe the project represents a substantial benefit to the City due to improvements to landscaping, aesthetics, street frontage and sustainable initiatives.

Thank you for your consideration.

Regards,

Gena H. Reed
949.350.5390

P4-5

COLGAN, JULIE

From: taehee kim <taehee0327@gmail.com>
Sent: Wednesday, June 08, 2016 11:07 PM
To: LEE, MEL; PLANNING COMMISSION; CITY COUNCIL
Subject: I do not want to have sushi Imari forehead disappear.

I too loved the sushi Imari. Have a good time together in my life. My family, there are memories of a friend. I do not want to have sushi Imari forehead disappear.
The storage place in 375 bristol do not want you coming. Because it is just next to the storage. And also I do not want the sushi Imari forehead disappear.

PH-5

COLGAN, JULIE

From: George Bean <georgebean@sbcglobal.net>
Sent: Thursday, June 09, 2016 3:17 PM
To: COLGAN, JULIE; LEE, MEL; PLANNING COMMISSION; CITY COUNCIL
Subject: Re: 375 Bristol Street staff report
Attachments: Opposition.pdf

Dear Mr. Lee and members of the Planning Commission:

Please find attached the Opposition of the Merchants of 375 Bristol to the planned re-zone of that property.

Thank you,

George Bean

On Thursday, June 9, 2016 11:15 AM, "COLGAN, JULIE" <JULIE.COLGAN@costamesaca.gov> wrote:

Please see the link below for 375 Bristol Street staff report.

<http://www.costamesaca.gov/ftp/planningcommission/agenda/2016/2016-06-13/PH-5.pdf>

Thank you,

Julie Colgan | Administrative Secretary
City of Costa Mesa | Development Services Department
714-754-5612 | julie.colgan@costamesaca.gov

HAVE A BLESSED 2016!!!

In re:

J. Ray Sanderson/Cardinal Development –
Bristol Center, a California general partnership

Application to rezone

**OPPOSITION OF MERCHANTS TO
PROPOSED RE-ZONING AND
DESTRUCTION OF BUILDINGS AT
375 BRISTOL, COSTA MESA**

Hearing:

Date: Monday, June 13, 2016

Time: 6:00 p.m.

Place: 77 Fair Drive

Costa Mesa, CA



Merchants of 375 Bristol
Costa Mesa, CA 92626
Contact: George H. Bean
(714) 904-9338

**CITY OF COSTA MESA
PLANNING COMMISSION**

<p>In re:</p> <p>J. Ray Sanderson/Cardinal Development – Bristol Center, a California general partnership</p> <p>Application to rezone</p>	<p>OPPOSITION OF MERCHANTS TO PROPOSED RE-ZONING AND DESTRUCTION OF BUILDINGS AT 375 BRISTOL, COSTA MESA</p> <p><u>Hearing:</u></p> <p>Date: Monday, June 13, 2016 Time: 6:00 p.m. Place: 77 Fair Drive Costa Mesa, CA</p>
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TO THE MEMBERS OF THE PLANNING COMMISSION AND THE CITY COUNCIL OF
COSTA MESA:

The merchants of 375 Bristol (“Merchants”) submit this opposition to the Application of J. Ray Sanderson/Cardinal Development (“Owners”) to replace the AutoPlex Mall located at 375 Bristol in Costa Mesa (the “Center”) with a self-storage facility.

I. INTRODUCTION

The Owners claim that the Center is aging and unsustainable in its current form. The exact opposite is true. The Merchants work exhaustively to create a thriving marketplace, which generates jobs for over 60 employees, generates significant tax revenue, about \$350,000

annually, and supports the livelihoods of numerous small-business merchants. The Owners claim that the need for small, independent auto repair businesses has declined dramatically. Again, this is simply not true. Many of the automotive shops in the Center have been there for decades and have a fiercely loyal clientele. The other usages such as a sandwich shop, a sushi restaurant, cross-fit, and mixed-martial arts, all have loyal followings, too. The Owners claim that “avigation (sic) restrictions and noise conditions effectively eliminate uses currently zoned for this parcel.” Not true. The Center currently houses a variety of uses, all of whom are fighting tooth and nail to keep their businesses and livelihoods from being destroyed by this proposed project. The “vacancies” of which the Owners complain are actually a product of their own mishandling of a pad that used to be occupied by Jiffy Lube. They have cemented over the wells that would allow such a use in the future. The Owners, with a little creativity, could coordinate the types of tenants to harmonize the uses. For example, certain types of merchants utilize parking in the mornings (coffee houses), some utilize parking in the mid-day (sandwich shops) and some utilize parking in the evenings (cross-fit, sushi). It would not take much effort on the Owner’s part to keep the tenancy at high levels with an appropriate mix of uses.

II. PROPOSED NEW USE

The Owners propose to erect a self-storage facility on the site. Costa Mesa already has twenty (20) self-storage facilities. One more will not serve the citizens of Costa Mesa well. The General Plan of Costa Mesa provides that its intent is to strive to maintain and improve a socially-cohesive, economically-viable, and physically attractive community. This is not achieved by replacing an existing Center that produces significant tax revenue and serves over one-hundred-fifty-thousand (150,000) customers annually (see the Economic Impact Chart attached to this opposition) with a nameless, faceless storage facility.

The City of Costa Mesa already has twenty (20) self-storage facilities, serving the population of approximately 110,000. By contrast, Irvine only has twelve (12) self-storage facilities, yet has 350,000 residents. Santa Ana has sixteen (16), serving 250,000 residents and Newport Beach has seven (7) to serve 87,000 residents. There is no reason that Costa Mesa needs two to five times more self-storage than all of their neighboring cities. Further, Costa Mesa is only sixteen (16) square miles, while the neighboring cities range from twenty-seven (27) to sixty-six (66) square miles. The disproportionate number of self-storage facilities does not serve to “retain the residential character of the City.” Thus, it is not consistent with the objectives of the General Plan which requires the Commission and the Council to maintain a socially-cohesive and physically attractive community.

III. ZONING CHANGE

The Owners seek approval to re-zone the property from Planned Development Commercial (PDC) to General Business (C2). This is a downgrade. The definition of PDC is a district intended for retail shops, offices and service establishments, including but not limited to, hotels, restaurants, theaters, museums, financial institutions, and health clubs. The definition of C2 is a district which provides for uses which are generally less compatible with more sensitive land uses of a residential or institutional nature. (Costa Mesa Municipal Code Section 13-20) The Owners want to replace a thriving, community-oriented marketplace with a stolid, indifferent self-storage facility.

The purpose of the Zoning Code of Costa Mesa is to “promote the public health, safety, general welfare and preserve and enhance the aesthetic quality of the city by providing regulations to ensure that an appropriate mix of land uses occur in an orderly manner.” (See

City of Costa Mesa Municipal Code Section 13-2). The City's guardians are charged with achieving a pattern of zoning that:

- (a) Establishes a balance of land uses to preserve the residential character of the city.
- (b) Ensures the long term productivity and viability of the community's economic base.
- (c) Promotes land use patterns and development which contribute to community and neighborhood identity

Yet another self-storage building will not preserve the residential character of the city. The project will reduce the productivity and viability of the community's economic base and a self-storage facility does nothing to contribute to community and neighborhood identity. The long-term Merchants have developed relationships with the citizens of Costa Mesa. These long-term relationships contribute to community, both financially and culturally. A self-storage facility does not.

IV. REVENUE

The Merchants of 375 Bristol contribute significant revenue to the coffers of the City of Costa Mesa. The two largest sources of revenue for the City of Costa Mesa are property taxes and sales tax. The Merchants contribute about \$350,000 per year in taxes and inject over \$7,000,000 into the local economy. (Please see attached Economic Impact Chart). The same will not be true of a self-storage facility. The Planning Commission's finding that the proposed project would strengthen the City's economic base would be an error. A self-storage facility will produce much less revenue for the City, the County and the State. Therefore, any finding that the project is consistent with the General Plan would be based on a false premise. The Owner's idea of a food court is a pipe dream. The Owners say that this spot is no longer viable as a strip

mall that houses restaurants, yet they ask you to believe that a food court inside a storage facility is going to fly. They are insulting your intelligence.

V. CONCLUSION

This attempt to re-zone and change the use at 375 Bristol is a short-sighted blunder. It will put more than 60 people out of work. It will deprive the citizens of Costa Mesa of a popular and necessary destination for auto repair, fitness and restaurants. It will lower the tax revenue for the City of Costa Mesa and most importantly it will make the City of Costa Mesa a less desirable place to live. The Merchants have developed relationships with their customers. They have become friends who are delighted to see each other. It is an oasis for the hard-working people of Orange County to come and see a friendly face that greets them by name and knows their order.

The Planning Commission and the City Council have a responsibility to the citizens of the City of Costa Mesa, to promote regulations that contribute to the community and support a sustainable, appropriate mix of land uses. There is no reason to permit a drastically disproportionate number of self-storage facilities that do not contribute to our community.

We ask that the Planning Commission carefully consider whether this project is consistent with the intent of the General Plan. It is certainly not in the best interests of the people of Costa Mesa, nor the Merchants of 375 Bristol, and does not promote a socially-cohesive, economically-viable, and physically attractive community.

Respectfully submitted by the Merchants of 375 Bristol, in the City of Costa Mesa

COLGAN, JULIE

Subject: Re Autoplex Tenant Concerns

From: Paul Freeman <paul@shibumistrategies.com>

Subject: Re Autoplex Tenant Concerns

Date: June 9, 2016 at 4:25:55 PM PDT

To: Claire Flynn <claire.flynn@costamesaca.gov>

Claire,

Hope this finds you well.

You've asked what we've done or are doing in liaison with tenants to try and address outstanding tenant concerns. I'm writing this letter, via email, in response.

A bit of background — We've been planning this redevelopment for some time, and for at least the last five years lease renewals have had language reflecting the eventually.

More recently we sent a letter to tenants in August last year, advising them of our forthcoming application to the city and asking that if anyone had particular concerns, or wanted simply to talk all this through, we wanted to hear from them. We said that we would make the time needed to meet in an effort to address their issues, and a number of tenants did reach out and we met with them.

During the last ten or eleven months, there have been such ad hoc discussions; also tenant meetings held independently of Autoplex ownership and management.

Earlier this week we sent out our most recent letter to tenants. In that letter we noted the Commission's upcoming public hearing next week. We noted that everyone has a right to speak at such hearings, while stating again that we would be pleased to meet with tenants who wish to meet.

It's a shame of course that the redevelopment of the Autoplex would cause existing tenants, most if not all, to relocate. On the other hand, we feel confident that current patrons of the Autoplex restaurants will be more than pleased with the new food hall.

By the way, the new food hall will have 35% more space devoted to food compared with the status quo.

Unfortunately, the center is not sustainable as it is. Not all tenants today are paying market rents, and this is especially true for non-auto related uses. Plus the industry for auto related uses has changed, with dealers now relying more on parts and service for survival: this does not bode well. Between the aviation easement, airplane noise and limited visibility and access off a one-way street, this site is highly constrained, i.e., this is a truly challenging site.

Our project we think makes the best of the situation: by greatly improving aesthetics from public views and providing more and better food options for those who live and work nearby — all with a net reduction in traffic. The proposed project would prove a good-looking, and quiet, use, one we believe that would serve to make a far stronger "gateway" statement at the edge of Costa Mesa.

I'm told some tenants recognize the situation for what it is. Some have said they are grateful to have had such a solid head's up, such advance notice. Many are at least somewhat relieved to have learned that the earliest they would have to relocate is October of 2017. Which would mean they'll have had — at a minimum — 28 months' notice to plan their move.

Please call if you'd like to discuss any of this at greater length, Claire; to discuss this or any other issue.

I hope this helps to answer your question. Thanks very much.

Best,
P



Paul Freeman | 949 • 351 • 9500

shibumistrategies.com

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PH-5

COLGAN, JULIE

From: theresa lee <sang-theresa@sbcglobal.net>
Sent: Sunday, June 12, 2016 2:40 PM
To: PLANNING COMMISSION
Subject: Sushi Imari, Support the Merchants at 375 Bristol

Planning Commission,

Sushi Imari is my favorite restaurant and I do not want it to close. Do you remember your favorite restaurant growing up? Well, Sushi Imari is that restaurant for my children.

It would not be good for the community to have this strip mall toppled to replace it with a storage facility and a food court. Sushi Imari serves the Costa Mesa community and the surrounding Orange County cities with delicious and affordable sushi. I know of over 100 families that frequently dine and love to eat at Sushi Imari. I personally love the warm hospitality of the owners and staff and the absolutely delicious and fresh sushi served daily.

A food court can not "provide Costa Mesa residents with additional high-quality food choices" like Sushi Imari. The good will, delicious food, and the superb service that Sushi Imari has provided the Costa Mesa community for 11.5 years is paramount. You can experience it daily when dining at the restaurant. There is always a line to be seated because so many people love the food and dining experience at Sushi Imari.

Please do not close Sushi Imari. Sushi Imari is my favorite restaurant.

Theresa Lee

PH-5

COLGAN, JULIE

Subject: 375 Bristol Buildings

From: Joe P [mailto:joe_dede@hotmail.com]

Sent: Sunday, June 12, 2016 6:49 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: 375 Bristol Buildings

It is my understanding that a proposal to demolish and replace the buildings at 375 Bristol will be heard by the Planning Commission on Monday June 13, 2016. Please express the opinion of many that the loss of the businesses in this location to a self storage facility would be most unfortunate and a great inconvenience. I, along with my coworkers have utilized businesses at this location at least weekly for the better part of 20 years. The loss of this convenience in an area with so many offices and businesses would be regrettable.

Please share our opinion with the Planning Commission.

Thank you.....Joe Petitpas

PH-5

COLGAN, JULIE

Subject: [BULK]

Importance: Low

From: Sarah Yim [<mailto:pockadot777@gmail.com>]

Sent: Friday, June 10, 2016 6:59 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: [BULK]

Importance: Low

To whom it may concern:

I have been a patron of Imari Sushi, this business establishment, for the past ten years. I drive from Alhambra to Costa Mesa for this place. Otherwise, I have no reason to be in your city.

I ask you to support the merchants of 375 Bristol. Keep the businesses open. Do NOT allow this building to be turned into a self storage building.

Please take a look at the YELP and read all the wonderful comments their customers write about them.

They have great service and great food.

Sincerely,

Sarah Yim

COLGAN, JULIE

From: Erick Becker <ebecker@cwlawyers.com>
Sent: Friday, June 10, 2016 3:03 PM
To: LEE, MEL; PLANNING COMMISSION; Mayor
Subject: 375 Bristol rezoning

I am writing to register my opposition to the proposed rezoning of the commercial center at 375 S.E. Bristol to make way for a self-storage facility. I believe that the best use for the property is a commercial retail center. I frequently patronize businesses in the center, and the various restaurants and services provided are beneficial to those working in the Bristol corridor. Eliminating this center will not benefit the citizens of Costa Mesa, will harm the small businesses in the center, and will eliminate numerous jobs. I sincerely hope the city denies the request to rezone the property. Thank you, Erick Becker

Erick J. Becker
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Newport Beach, CA 92660
Tel: (949) 852-1800
Fax: (949) 852-8510
Email: ebecker@cwlawyers.com
Bio: [Attorney Profile](#)
www.cumminsandwhite.com



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PH-5

COLGAN, JULIE

Subject: 375 Bristol: Sanderson JRay Development

From: Gregory Ashton [<mailto:gpashton@sbcglobal.net>]

Sent: Friday, June 10, 2016 2:23 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: 375 Bristol: Sanderson JRay Development

Dear Mel:

My name is Greg Ashton and I'm sending this note in support of the Sanderson JRay development proposed for 375 Bristol.

As we know, Costa Mesa is one of the most desirable communities in Orange county thanks to its diversity in community, culture and commerce. My wife and I have owned our home on the Eastside for nearly 20 years and can't imagine raising our two children anywhere else. Professionally, I am a licensed California Architect and currently employed as a Principal Concept Architect for Walt Disney Imagineering; I have a BArch from Cal Poly Pomona and an MArch from Harvard University. That being said, I feel well qualified in my personal and professional support of this development.

This is an exciting proposal on several levels: first is the design team's skillful use of interesting building and landscape materials. Second, is the scale of the development which scales well proportionally between the surrounding neighborhood and the 73 Freeway. But the trait that has the most potential is the programmatic combination of self-storage and food hall : these two user groups should sympathetically enhance usage and, if ideally, act as a developmental catalyst for other improvements along the south end of Bristol.

Sanderson JRay have a track record of seeking interesting ways to distinguish their business developments through design and artistic dimensions. The proposal by the Wiley Architects design team is no exception. As Costa Mesa moves forward, shedding its post-war, suburban image, projects like this will play a key role in fulfilling that transition into a mature city, with a central role in the commerce and character of coastal Orange County.

Feel free to contact me if I can express my support further.

Sincerely,
Greg Ashton
gpashton@sbcglobal.net
[949.650.6480](tel:949.650.6480)

PH-5

COLGAN, JULIE

Subject: Support the Merchants of 375 Bristol

From: ireneyim64@hotmail.com [<mailto:ireneyim64@hotmail.com>]

Sent: Friday, June 10, 2016 2:21 PM

To: LEE, MEL <MEL.LEE@costamesaca.gov>

Subject: RE: Support the Merchants of 375 Bristol

To whom it may concern:

I have been a patron of Imari Sushi, this business establishment, for the past ten years. I drive from Alhambra to Costa Mesa for this place. Otherwise, I have no reason to be in your city.

I ask you to support the merchants of 375 Bristol. Keep the businesses open. Do NOT allow this building to be turned into a self storage building.

Please take a look at the YELP and read all the wonderful comments their customers write about them.

They have great service and great food.

Sincerely,

Irene Yim

COLGAN, JULIE

From: Tyler M <tmabery@gmail.com>
Sent: Monday, June 13, 2016 12:59 PM
To: LEE, MEL; PLANNING COMMISSION; CITY COUNCIL
Subject: Merchants of 375 Bristol

I would like to ask for you guys to please consider other options to profiting rather than closing family owned businesses to open another self storage facility. Sandwich World is a staple to many businesses around the area and we would be really sad to lose such a great place. I know you guys will do the right thing. There is a self storage facility right down the road, we don't need another one. If you do need more storage then there are other locations.