



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, GARY ARMSTRONG, AND JAY TREVINO
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: AUGUST 18, 2016
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

WKB

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. Project descriptions have been kept brief for this notice. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

ZA-16-24 **1370 Adams Avenue**

Minor conditional use permit to construct a temporary fire station consisting of a 3,072 square-foot modular building, storage containers, surface parking, and canopies, on a vacant portion of the Orange Coast College site. The temporary fire station will remain up to 24 months while the new Fire Station 1 at 2803 Royal Palm Drive is constructed.

Approved, subject to conditions of approval.

Comments received: None.



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

August 18, 2016

Jerry Marchbank
c/o Coast Community College District
1370 Adams Avenue
Costa Mesa, CA 92626

**RE: MINOR CONDITIONAL USE PERMIT ZA-16-24 TO CONSTRUCT A
TEMPORARY FIRE STATION FACILITY AT ORANGE COAST COLLEGE
1370 ADAMS AVENUE, COSTA MESA**

Dear Mr. Marchbank:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings attached and subject to the conditions listed. The decision will become final at 5:00 p.m. on August 25, 2016, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Mel Lee, at (714) 754-5611, or at mel.lee@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description
 Findings
 Applicant's Project Description and Conceptual Plans

cc: Arash Rahimian, Public Services/Engineering
 Tim Vasin, Fire Department
 Fire Protection Analyst
 Building Safety Division
 Transportation Services Division

BACKGROUND

Existing Fire Station No. 1

Fire Station No. 1, located at 2803 Royal Palm Drive, was built in the early 1960's. The existing building consists of 6,900 square feet of living quarters, offices, and meeting rooms, a 2,600 square foot fire apparatus bay, and an Emergency Management Services (EMS) center (9,500 square feet total). According to Fire Department staff, the existing fire station has exceeded its useful life, and is no longer compliant with current standards and modern building codes. The City Council determined that it was more cost effective to construct a new state-of-the art fire station rather than repair or remodel the existing facility.

Award of Contract for Design and Construction for New Fire Station

The City Council allocated funding towards the design and construction of a new Fire Station at this location in Fiscal Year 2015-2016.

On November 17, 2015, City Council approved New Business Item 1 for further development funding for Fire Station 1.

The estimated timeline of the project from design (current stage) to completion is approximately two years, with an estimated completion date of mid-2018. The project will be reviewed by the City Council in late 2016 when the construction contract is awarded.

Planning Commission Approval of New Fire Station

On January 11, 2016, The Planning Commission approved Planning Application PA-15-34, a master plan to demolish the existing Costa Mesa Fire Station No. 1 and to construct a new one story, 11,675 square foot fire station facility with new living quarters, fire apparatus bay, offices and meeting rooms. To accommodate the demolition and construction associated with the new fire station, a temporary fire station is proposed to be located at the Coast Community College site for the next 24 months.

PROJECT DESCRIPTION

The request is a minor conditional use permit to construct a temporary fire station consisting of a 3,072 square foot modular building, storage containers, surface parking, and canopies, on a vacant portion of the Orange Coast College site. The temporary fire station will remain up to 24 months while the new Fire Station 1 at 2803 Royal Palm Drive is constructed.

A search was completed to locate a site within a half-mile radius of the current station in order to meet the response time standards currently in use by the Fire Department, and to stay within the predesignated budget. The land specified for lease is located at 1370 Adams Avenue, where the offices for Coastline Community College District are located. A portion of this property is an open dirt lot. A contractor will construct a temporary modular building containing the living quarters for fire personnel that is estimated at 48 feet by 64 feet in size. In addition, a canopy approximately 40 feet in length, 15 feet in width, and 19 feet in height, constructed of metal and canvas material, will garage a fire engine adjacent to the modular building. Utilities which include sewer, water, and electrical, will be installed along with a station alerting dispatch system for communications.

The site will also include two steel storage box containers sizes 8 feet by 20 feet and 8 feet by 40 feet in size. Asphalt and crushed rock have been specified for vehicle travel and parking areas with chain link fencing encompassing the area in use by the Fire Department. The project construction and colors will be consistent with the landscape and surrounding area.

ANALYSIS

Justifications for Approval

Staff has reviewed the proposed temporary use and supports the request based on the following:

- *The use will not be detrimental to surrounding properties or uses, nor allow a use, density, or intensity which is not in accordance with the general plan designation for the property.* Approval of the use will not be detrimental to surrounding properties or uses, nor allow a use, density, or intensity which is not in accordance with the general plan designation for the property. The site is zoned I&R (Institutional and Recreational) and has a General Plan Land Use Designation of Public/Institutional, which is consistent with the proposed temporary fire station use. The use will be required to comply with all applicable Building and Fire Safety regulations to ensure that no adverse impact to the public health, safety, or welfare is created as a result of this project.
- *The request is consistent with the following objective of the 2015-2035 General Plan: Objective LU-5: Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.*
Consistency: The use provides needed fire protection services for the Mesa Verde area of Costa Mesa. The use is consistent with this objective.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15311, Accessory Structures, of the CEQA Guidelines.

FINDINGS

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

Finding: The use would not be materially detrimental to other properties within the area.

Facts in Support of Findings:

- The use will not be detrimental to surrounding properties or uses, nor allow a use, density, or intensity which is not in accordance with the general plan designation for the property. Approval of the use will not be detrimental to surrounding properties or uses, nor allow a use, density, or intensity which is not in accordance with the general plan designation for the property. The site is zoned I&R (Institutional and Recreational) and has a General Plan Land Use Designation of Public/Institutional, which is consistent with the proposed temporary fire station use. The use will be required to comply with all applicable Building and Fire Safety regulations to ensure that no adverse impact to the public health, safety, or welfare is created as a result of this project.

Finding: Granting the minor conditional use permit will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Findings:

- The use will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property. Approval of the use will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. The use will be required to comply with all applicable Building and Fire Safety regulations to ensure that no adverse impact to the public health, safety, or welfare is created as a result of this project, and is a temporary use which will be removed from the site once the new Fire Station No. 1 is completed.

Finding: Granting the minor conditional use permit will not allow a use, density, or

intensity which is not in accordance with the General plan designation.

Facts in Support of Findings:

The request is consistent with the following objective of the 2015-2035 General Plan:

- **Objective LU-5:** *Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.*

Consistency: The use at this location provides needed fire protection services for the Mesa Verde area of Costa Mesa until the new fire station is completed. The use is consistent with this objective.

- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15311, Accessory Structures, of the CEQA Guidelines.
- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITION OF APPROVAL

- PIng. 1. Approval of the zoning application is valid for 24 months from the effective date of this approval and will expire at the end of that period unless applicant requests an extension of time.

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.

- PIng. 1. All contractors and subcontractors doing construction-related activity on the site, shall 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. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.

- Bldg. 3. If the modular unit is California State approved, then the Building Division shall only need to have two approved sets by the State and will require an additional plan showing how accessibility to the exterior door is compliant. If not then the Modular unit shall comply with the following:

Comply with the requirements of the following adopted codes: 2013 California Building Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code, and 2013 California Energy Code (or the applicable adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, and 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.

SPECIAL DISTRICT REQUIREMENTS

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

1. Applicant shall prepare a temporary sewer plan and pay fees meeting Costa Mesa Sanitary District approval for the temporary fire station. Contact permits@cmsdca.gov (949) 645-8400, extension 229.



CITY OF COSTA MESA

P.O. BOX 1200

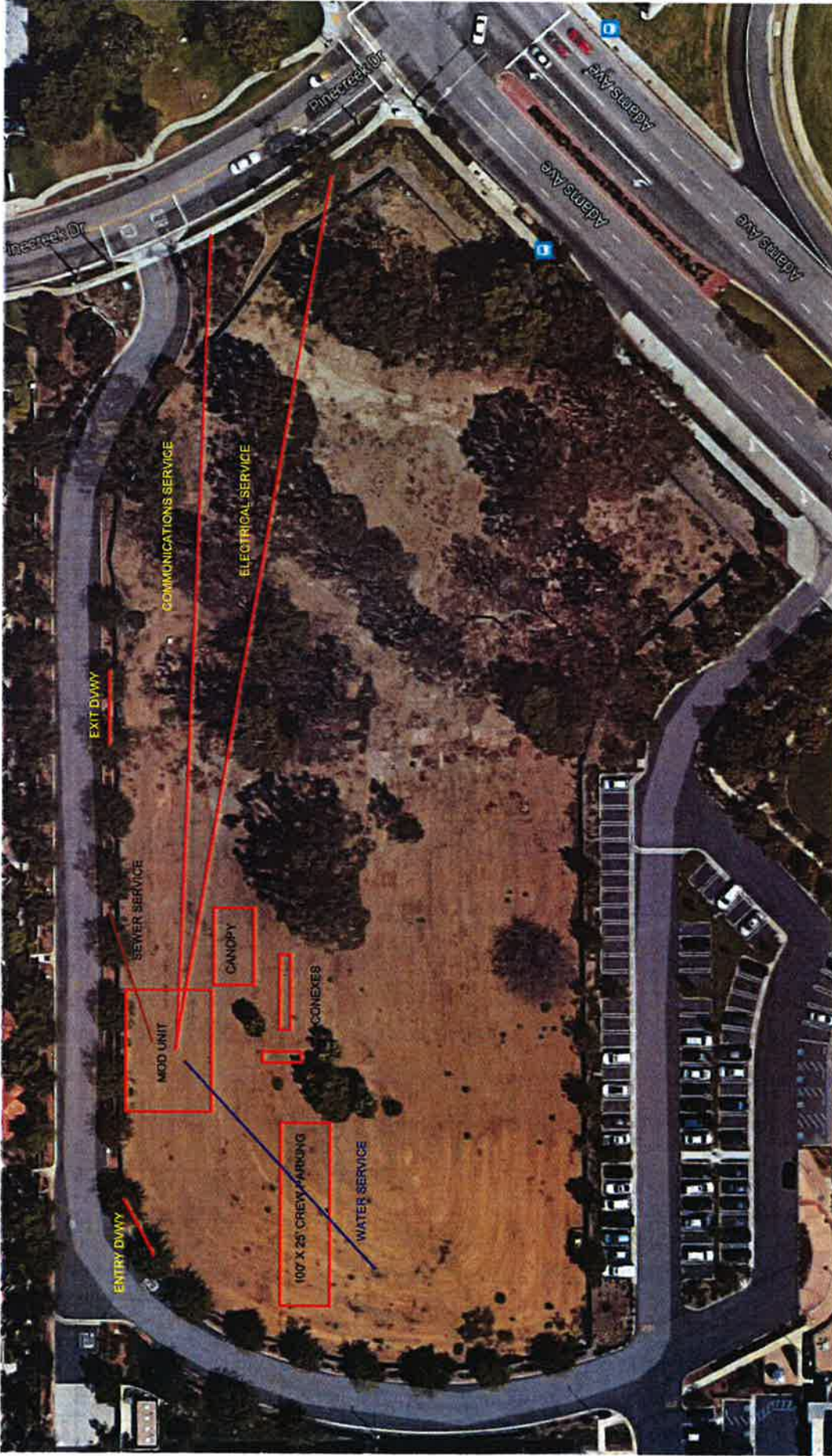
CALIFORNIA 92628-1200

FROM THE OFFICE OF THE FIRE DEPARTMENT

COSTA MESA FIRE DEPARTMENT PROJECT DESCRIPTION

Approval has been granted for the building of a new fire station at 2803 Royal Palm Avenue in the city of Cota Mesa and is expected to commence early in 2017. With the approval came the need to temporarily relocate the fire station and personnel in order to meet the emergency needs of the city and citizens. Research has been completed to locate a site that was within a half mile radius in order to meet the response time standards currently in use by the fire department and within a budget. The land specified for lease is located at 1370 Adams Avenue which contains an open dirt lot on the Coastline College Community property. A company will be used to construct a temporary modular fire station that is estimated at 48 feet by 64 feet in size. In addition, a canopy approximately 40 feet in length, 15 feet in width, and 19 feet in height will be constructed to garage a fire engine adjacent to the modular fire station made of metal and canvas material. Utilities which include sewer, water, and electrical will be established and an alarm system for communications will be installed. The site will include two steel storage box containers sizes 8 feet by 20 feet and 8 feet by 40 feet. Asphalt and crushed rock have been specified for vehicle travel and parking with chain linked fencing encompassing the area in use by the fire department. The project construction and colors are consistent with the landscape and surrounding area. We will require the temporary modular fire station site and buildings for twelve to eighteen months.

PROJECT LOCATION AND SITE MAP: Coordinates 33.675360, -117.915880

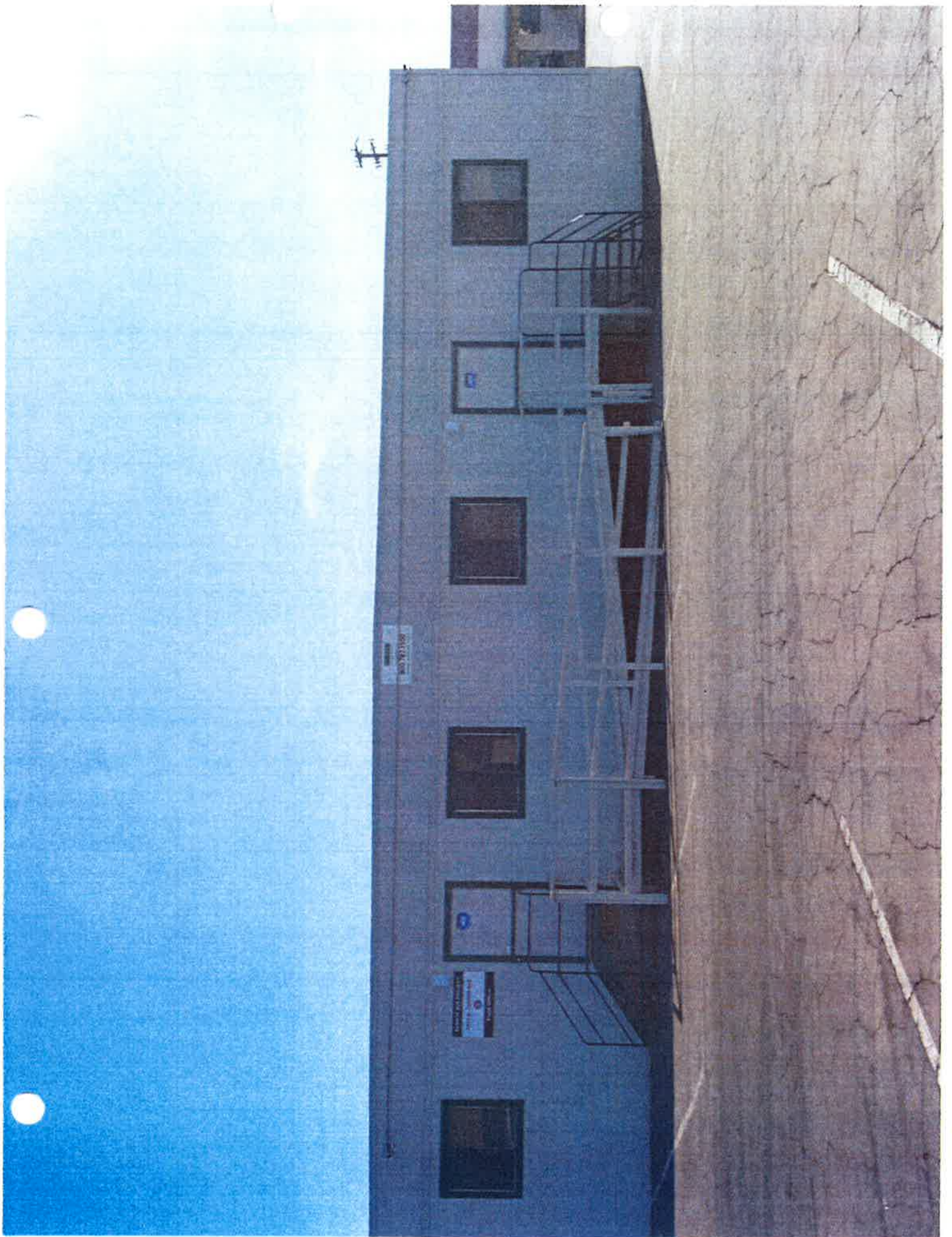


MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. 2A-16-24

Approval in Concept

SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.

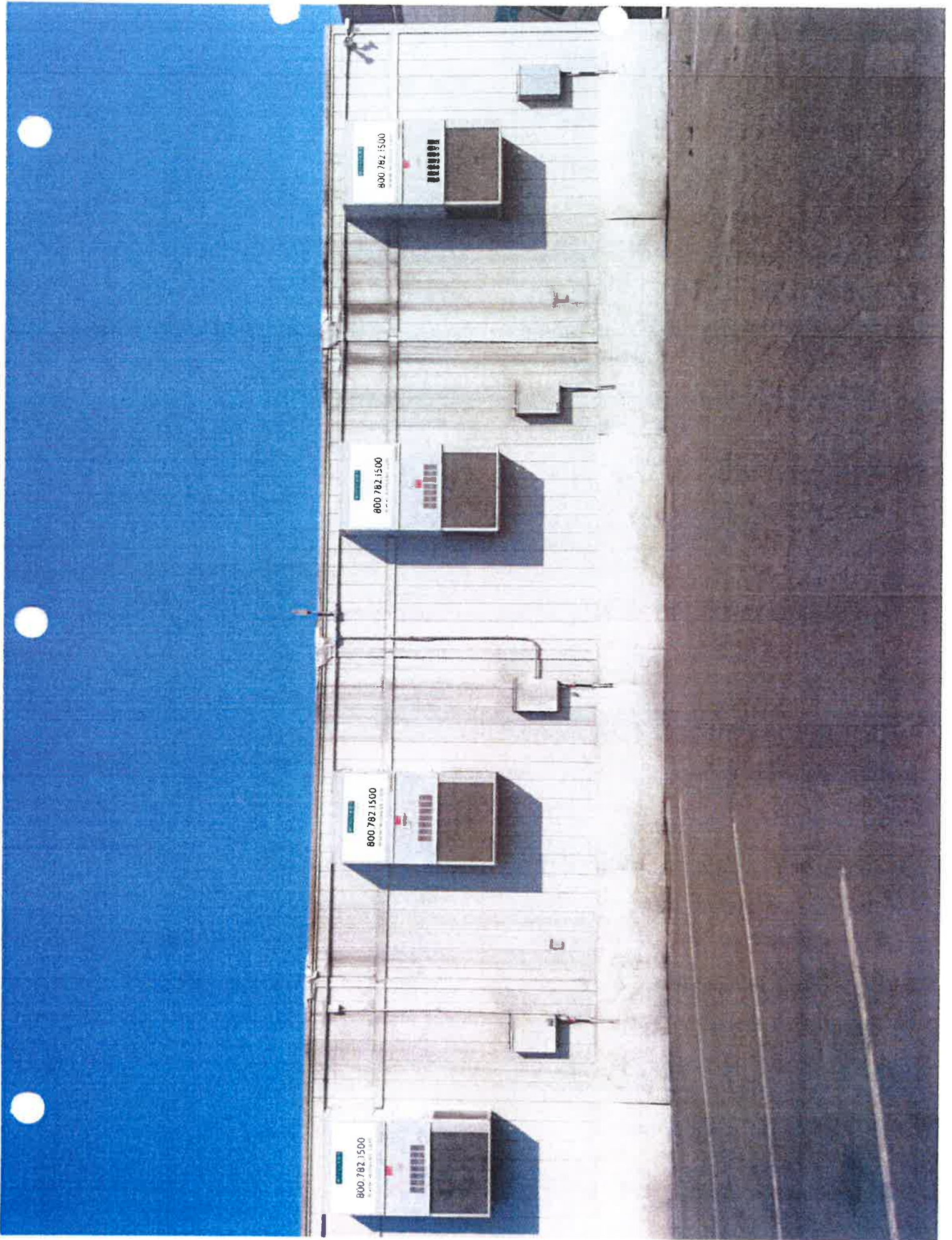
BY MEC DATE 8/19/16



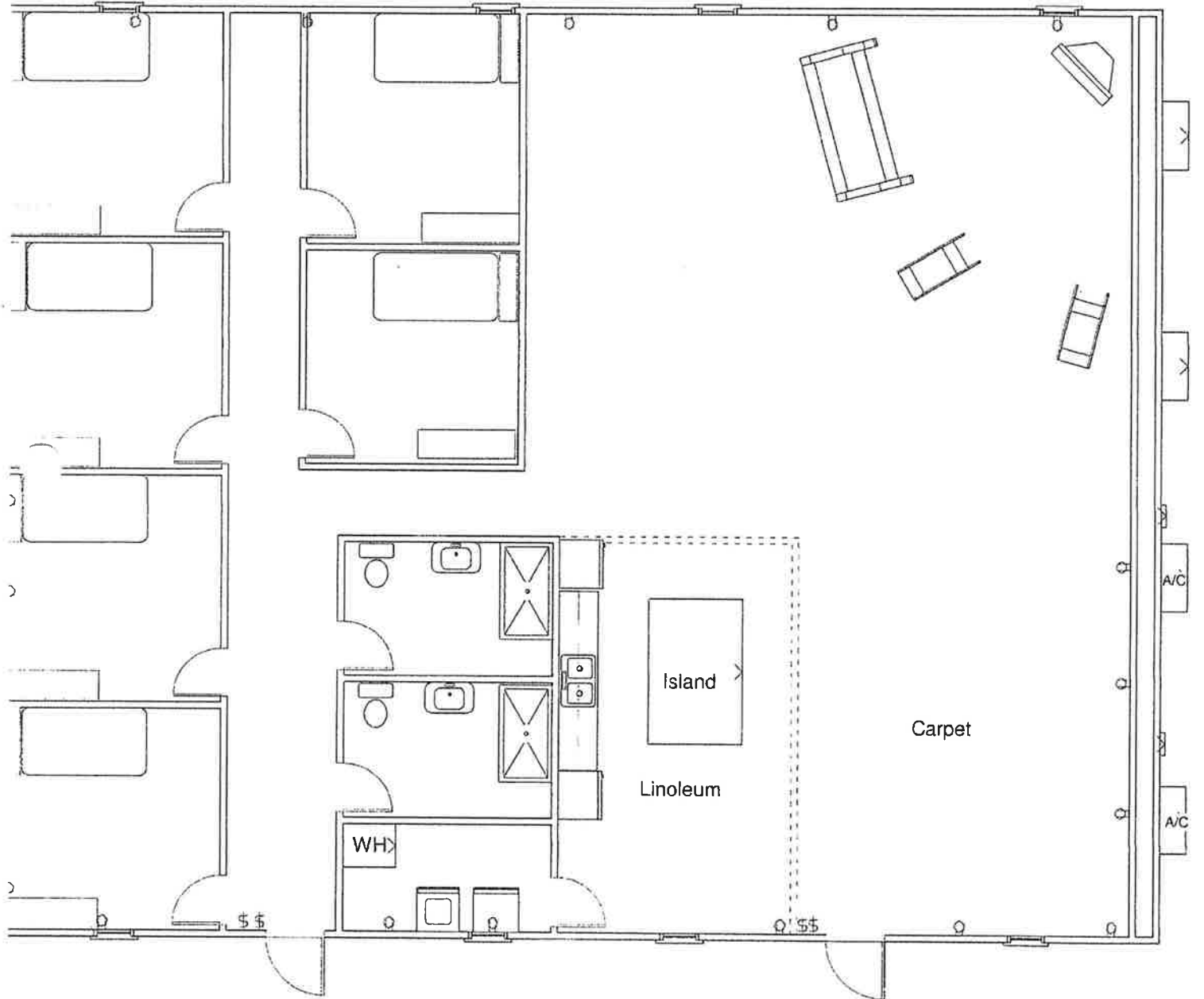


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