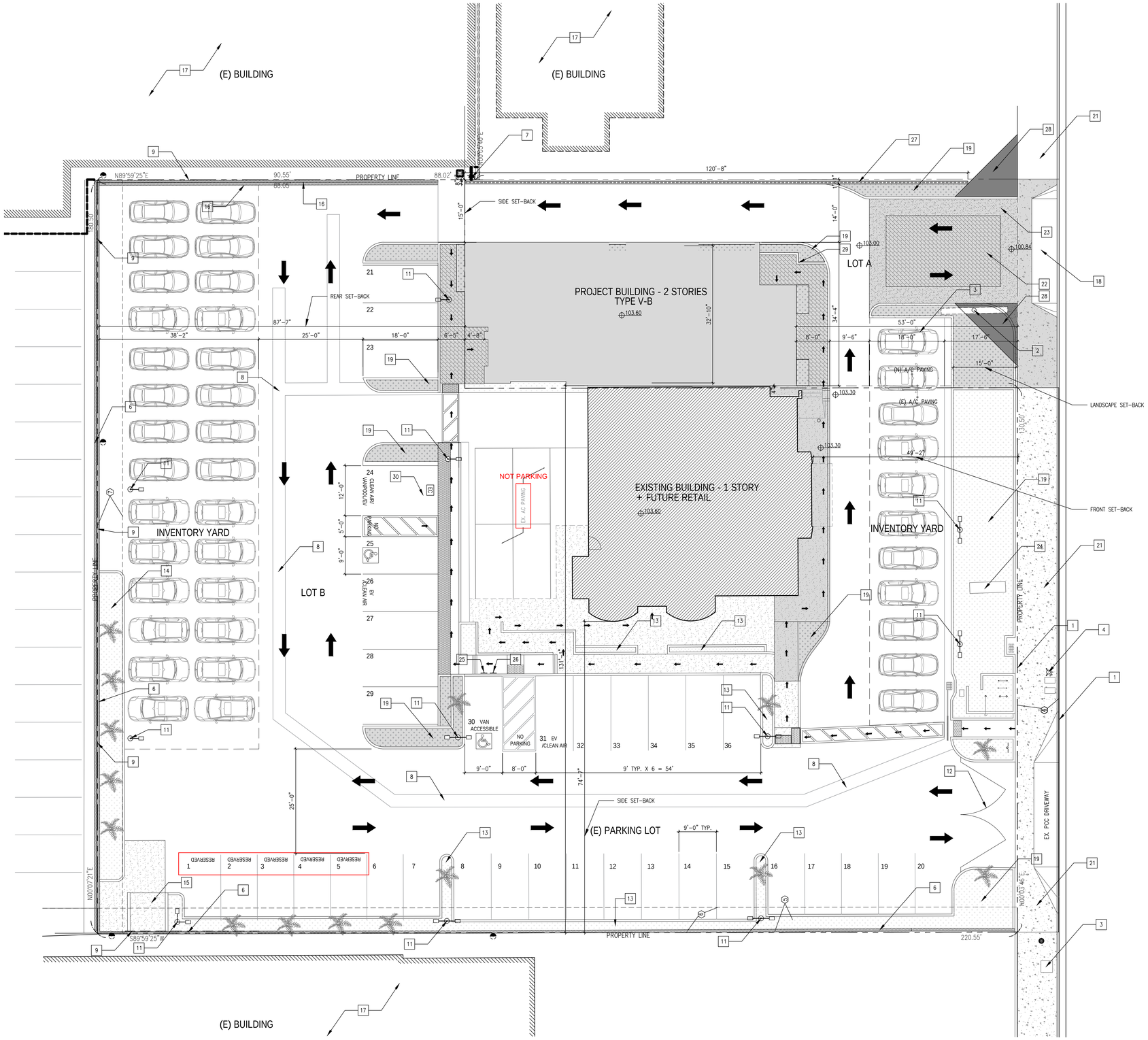
CITY OF COSTA MESA
PUBLICATION

NOTICE IS HEREBY GIVEN that the Costa Mesa Zoning Administrator will render a decision on **Thursday, July 21, 2022,** or as soon as possible thereafter, on the following item:

Application No.: ZA-21-54 (PA-03-04 A1), DR-21-10 & LL-21-03
Applicant/Agent: Nash Auto / Source Architecture
Site Address: 2665 & 2673 Harbor Blvd.
Zone: C1 (Local Business District)
Description: Zoning Application 21-54 (PA-03-04 A1) is a request for a Minor Conditional Use Permit (MCUP) to amend previously approved Conditional Use Permit PA-03-04, for an auto dealership (Nash Automotive). The proposed amendment is to allow the demolition of the existing building located on 2665 Harbor Blvd and the construction of a new two-story 4,033-square-foot building for the existing automobile dealership (Nash Auto). The project also includes Development Review 21-10 for construction of the proposed building in the C2 zone, and Lot Line Adjustment 21-03 for the consolidation of two lots into one.
Environmental Determination: The project is categorically exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3) for the permitting and/or minor alteration of New Construction.
Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. There will be **no public hearing** on this request. Any written correspondence must be emailed to ZAPublicComments@costamesaca.gov prior to **12:00 PM** on the day of the decision date (see above). The decision letter can be downloaded from the City's website following the decision date at: http://www.costamesaca.gov/index.aspx?page=940 If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, prior to the decision date.



1 SITE PLAN

SCALE: 1"=10'-0"

SITE PLAN KEY NOTES

1. NOT USED
2. (E) OVERHEAD SIGN POST
3. (E) UTILITY
4. (E) FIRE HYDRANT
5. (E) WATER
6. (E) BLOCK WALL
7. (E) POWER POLE
8. (E) 3'-0" PCC GUTTER
9. (E) PROPERTY LINE
10. (E) METAL GATE
11. (E) PARKING LIGHT
12. (E) METAL GATE
13. (E) LANDSCAPE/GRASS
14. NOT USED
15. (E) TRASH ENCLOSURE
16. (E) RETAINING WALL
17. (E) SURROUNDING NEIGHBORING BUILDINGS
18. NEW DRIVEWAY PER CITY STANDARD, SEE CIVIL.
19. (N) LANDSCAPE AREA
20. (N) ACCESSIBLE ROUTE
21. (E) CONCRETE SIDEWALK
22. (N) INTERLOCKING BRICK
23. (N) CONCRETE PAVEMENT
24. (E) MON. SIGN
25. (N) ACCESSIBLE SIGN
26. (N) TOWAWAY SIGN
27. (N) RETAINING WALL, SEE CIVIL
28. SITE-DISTANCE TRIANGLE, 15'
29. (N) CONCRETE CURB, 6"
30. (N) EV CHARGING STATION

SITE PLAN SYMBOL LEGEND

- PROJECT BUILDING FOOTPRINT
- EXISTING BUILDING
- (E) LANDSCAPE AREA, SEE LANDSCAPE
- (N) SITE DEVELOPMENT, SEE LANDSCAPE
- VEHICULAR TRAFFIC DIRECTION
- ACCESSIBLE ROUTE PER 11B-206, MIN. 4'-0" CLEAR WIDTH, MIN. 5' x 5" CLEAR SPACE IN FRONT OF THE DOORS SHOULD BE PROVIDED. THE SLOPE IN THE DIRECTION OF TRAVEL SHOULD BE LESS THAN 5% AND THE SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL SHOULD BE LESS THAN 2%. CONTRACTOR TO VERIFY THE SLOPE. ANY NECESSARY WORK SHOULD BE DONE TO ENSURE THE SLOPE AS REQUIRED.
- ACCESSIBLE PARKING STALL
- STANDING SIGN/ VAN ACCESSIBLE SIGN 25
- TOW-AWAY SIGN 26
- EC EV CHARGING STATION
- CLEAN AIR/ VANPOOL/EV DESIGNATED PARKING STALL, FOR EV
- (E) CON'C, BROOM FINISH
- SITE-DISTANCE TRIANGLE, 15'
- (E) 6" CON'C BLOCK WALL, 6 HIGH
- TRUNCATED DOME
- (N) INTERLOCKING BRICK
- (E) P.C.C. SLAB
- (E) WROUGHT IRON FENCE
- (E) CHAIN LINK FENCE
- (E) BLOCK WALL
- (E) RETAINING WALL
- (E) WOOD FENCE
- (E) TREE (E) PARKING LIGHT (E) PALM
- 4 5 6 7 (E) EASEMENT, SEE CIVIL TOPO SERVEY MAP

SOURCE
ARCHITECTURE
6101 BALL RD., #205, CYPRESS, CA 90630
P: (714) 309-7444
E: Pkim@Source-Architecture.com

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH SOURCE ARCHITECTURE AND VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE PLANS AND SPECIFICATIONS ARE COPYRIGHTED BY SOURCE ARCHITECTURE, INC.

SEAL/SIGNATURE

CONSULTANT

COMMERCIAL OFFICE
2655 & 2673 HARBOR BLVD, COSTA MESA, CA 92626

ONYX INVESTMENTS LLC
2665 HARBOR BLVD, COSTA MESA, CA 92626

PROJECT:

OWNER:

TITLE

(N) SITE PLAN

DATE	REVISION	BY
	ORIGINAL	

DRAWN BY: APPROVED:

DATE: SCALE:

SHEET:

A-1.2

OF SHEETS