NOTICE OF A ZONING ADMINISTRATOR DECISION DATE

The Costa Mesa Zoning Administrator will make a decision regarding the following application:

Decision Date:	April 16, 2026, or soon thereafter	**City Hall Address:** *(No meeting required.)*	City Hall 77 Fair Drive Costa Mesa, CA 92626
Application No.	PMCP-25-0012	**Applicant/Agent:**	Gordon Graham / Roderick Graham
Site Address:	2952 Century Place	**Zone:**	General Industrial (MG)
Contact:	Planning Division (714) 754-5245	**Email comments to:**	ZAPublicComments@costamesaca.gov
Website:	www.costamesaca.gov		

Description: The applicant requests a Minor Conditional Use Permit (PMCP-25-0012) to allow for the outdoor storage of RVs. The outdoor RV storage is proposed to be located at the rear of the property behind the existing building. The business hours of operation are Monday through Saturday from 9:00 a.m. to 5:00 p.m.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

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 staff report and related documents may be viewed on the City's website at https://www.costamesaca.gov/. 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.

CITY OF COSTA MESA
ZONING ADMINISTRATOR STAFF REPORT

SUBJECT: Minor Conditional Use Permit PMCP-25-0012, is a request for outdoor storage of RVs for an existing indoor auto storage business.

SITE LOCATION: 2952 Century Place

APPLICANT: Roderick Graham

OWNER: Gordon Graham

PLANNER: Jeffrey Rimando, Assistant Planner
714-754-5012 or jeffrey.rimando@costamesca.gov

DECISION DATE: April 16, 2026

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Minor Conditional Use Permit application based on findings of fact and subject to the conditions of approval.

DECISION:

This Zoning Administrator will make a decision on April 16, 2026, or soon thereafter. Pursuant to Costa Mesa Municipal Code (CMMC) Section 13-29(j), the Zoning Administrator's decision will become final at 5:00 p.m. on April 23, 2026, unless appealed by an affected member of the public or called-up for review by a member of the City Council.

COMMENTS OR CONCERNS:

If you have any comments or concerns about the proposed project, please email those by April 16, 2026, in writing Assistant Planner, Jeffrey Rimando at jeffrey.rimando@costamesaca.gov, or submit to the Economic & Development Services Department located at 77 Fair Drive, Post Office Box 1200, 92628-1200.

ATTACHMENTS: Staff Report, Applicant Letter, Plans

PLANNING APPLICATION SUMMARY

Location	2952 Century Place	**Application Number**	PMCP-25-0012
Request	Minor Conditional Use Permit PMCP-25-0012, is a request for outdoor storage of RVs for an existing indoor auto storage business.		
CEQA	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)		
Final Action	Zoning Administrator		

SUBJECT PROPERTY

Zoning District	MG (General Industrial)
General Plan Land Use Designation	Light Industrial
Overlays / Specific Plan	SoBECA Urban Plan (not applied as part of this project)
Lot Dimensions	Lot Width: 170 FT (Irregular) Lot Depth: 225 FT (Irregular)
Lot Area	39,204-square-feet (approximately 0.9 acres)
Existing Development	One story industrial building with surface parking.

SURROUNDING PROPERTY

	Zoning District	**General Plan Land Use Designation**	**Existing Development:**
North	MG (General Industrial)	Light Industry	Multi-tenant industrial development
East	MG	Light Industry	Multi-tenant industrial development
South	MG	Light Industry	Multi-tenant industrial development
West (Across Century Pl)	MG	Light Industry	Multi-tenant industrial building (co-working offices, marketing office, insurance agency, etc.)

INDUSTRIAL DEVELOPMENT STANDARDS COMPARISON

Development Standard	**Required / Allowed**	**Proposed / Provided**	**Meets Code**
Parking			
Project Site / Development (15,556 square foot total floor area)	47 spaces (industrial parking ratio) [1]	29 spaces	No [2]

[1] Industrial parking requirement is 3 spaces per 1,000 sq. ft. of gross floor area for the first 25,000 sq. ft. of building; 2 spaces per 1,000 sq. ft. of gross floor area between 25,001 and 50,000 sq. ft. of building; and 1.5 spaces per 1,000 sq. ft. of gross floor area for anything over 50,001 sq. ft. of building.

[2] Subject property is subject to Assembly Bill (AB) 2097, since it is located within one-half mile of two major transit stops. Pursuant to AB 2097, the City is barred from imposing a minimum parking requirement on the project.

SETTING

The project site is located on the east side of Century Place near the end of the cul-de-sac that's accessed from the intersection of Baker Street. The irregularly shaped, 0.9-acre lot contains a 15,556 square-foot, single story industrial building (see Figure 1 below). The property includes a surface parking lot and two point of ingress/egress along Century Place.

Figure 1 Project Location

The property has a General Plan Land Use Designation of Light Industry and a Zoning Designation of MG (General Industrial). The Light Industrial General Plan Land Use Designation is intended for a variety of light and general industrial uses including auto-related uses such as storage, repair, and sales. The existing building is currently occupied by an indoor auto storage business ("Century Parkway").

Properties surrounding the project site to the north, south, east, and west (Century Place) have similar Light Industrial Land Use designations with MG (General Industrial) zoning designations. The surrounding properties are developed with multi-tenant industrial buildings with uses including automotive repair, brewery, and an electrical supply store.

BACKGROUND:

The site was originally developed with an industrial building in 1969 and historically has been utilized for various industrial uses. The applicant, who is also the business owner of Century Parkway, previously occupied and utilized the building as an air-conditioning general contractor business ("Dependable Graham Air Conditioning Inc."). In 2025, the applicant changed the business name and use to operate an indoor automotive and Recreational Vehicle (RV) storage facility. With the proposed Minor Conditional Use Permit (MCUP) application, the applicant intends to expand his existing business operations to allow RVs to be stored outdoors.

REQUEST:

Pursuant to Costa Mesa Municipal Code (CMMC) Section 13-44, the applicant requests MCUP approval for an activity "not underroof" to allow for outdoor RV storage at the rear of the property. The CMMC requires that all uses be conducted underroof unless a minor conditional use permit is approved by the City for outdoor activities.

STANDARD OF REVIEW:

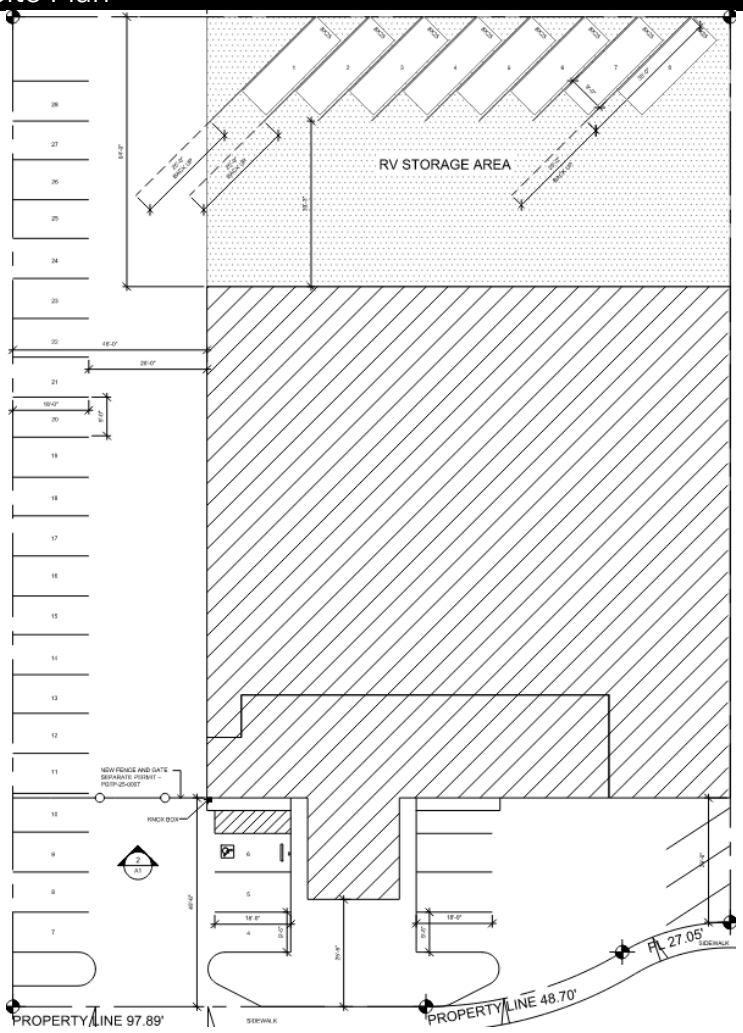
To approve an MCUP application under CMMC Section 13-29(g)(2)(a-c), the proposed use must meet specific criteria. The project must be compatible with surrounding developments and should not be detrimental to nearby properties. Additionally, granting the permit must not harm public health, safety, or welfare, nor permit a use, density, or intensity inconsistent with the general plan or specific plans for the property.

Furthermore, all applications must adhere to broader "Review Criteria" outlined in the CMMC. These include ensuring neighborhood compatibility, safety and design consistency, compliance with performance standards, and alignment with the general plan and/or applicable specific plans. Each application is project-specific and evaluated on its unique merits to ensure it aligns with the City's development standards.

DESCRIPTION:

As described in the attached project description letter (Attachment 1), the applicant is proposing to store RVs outdoors at the rear of the property behind the existing building. According to the site plan (Figure 2 below), the designated storage area is approximately 7,936 square feet (64 feet width x 124 feet depth). No improvements are proposed to the interior or exterior of the building, and 29 surface parking spaces would be maintained on the property. The existing business operates Monday through Saturday from 9 a.m. to 5 p.m. and the hours of operation are not proposed to change. Access to the RV storage area is proposed to be limited to employees only.

Figure 2 Site Plan



ANALYSIS:

The subject property is located at the end of the cul-de-sac of Century Place and is primarily surrounded by other industrial and commercial uses such as a brewery, auto repair shop, and private coworking offices. No residential uses are located within the immediate area. The outdoor storage area is only for RV storage and no other services such as auto repair, body work, or detailing would be provided outdoors. Staff supports the requested outdoor RV storage area because it's location and operation would not generate noise, visual impact, or odors which are atypical of permitted light industrial uses in the surrounding area. In addition, the expanded operations would allow the existing business to continue serving the community by being able to provide more service beyond their current capacity within their existing building.

Parking

The property currently contains a 15,556 square foot building which requires 47 parking spaces, based on the industrial parking ratio of 3 spaces per 1,000 sq. ft. of gross floor area for the first 25,000 square feet of building area.

A total of 29 parking spaces would be provided on the site which does not comply with the City parking requirements. However, the project site is subject to Assembly Bill (AB) 2097 due to its proximity to the intersection of Baker Street and Bristol Street, and thus, the City is barred from imposing any minimum parking requirement on the projects.

GENERAL PLAN CONFORMANCE:

The following analysis evaluates the proposed project's consistency with applicable policies and objectives of the 2015-2035 General Plan.

1. **Policy LU-6.7:** *Encourage new and retain existing businesses that provide local shopping and services.*

   Consistency: The proposed outdoor RV storage would expand the operations of the existing business allowing for storage opportunities for large vehicles which cannot be parked at many residences throughout the City.

REVIEW CRITERIA:

The following are the applicable Review Criteria pursuant to CMMC Zoning Code Section 13-29 (e):

(1) Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.

The proposed project is compatible and harmonious with the development and uses of the surrounding properties because the outdoor RV storage would not generate excessive noise or result in a significantly higher parking demand or traffic generation. In addition, the storage is screened behind the existing building.

(2) Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.

The proposed project is limited to the outdoor RV storage at the rear of the site behind the existing building. No interior or exterior improvements are proposed to the existing buildings. Generally, the site development would remain.

(3) Compliance with any performance standards as prescribed in the Zoning Code.

The proposed outdoor RV storage complies with the applicable development standards of the Zoning Code, with the exception of parking. The project site is subject to Assembly Bill 2097, and thus, the City is barred from imposing a minimum parking requirement on the project and no additional parking is required.

(4) Consistency with the General Plan and any applicable specific plan.

The property has a General Plan designation of Light Industry. Under the General Plan designation, the RV storage use is permissible. The proposed project conforms to the City's General Plan including Policy LU-6.7 as previously mentioned. The project site is within the SoBECA Urban Plan, however the proposed project would not be utilizing the Urban Plan.

(5) The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

The zoning application is for a unique project-specific case at a unique site with special circumstance and will not be precedent setting for future development.

FINDINGS:

Pursuant to CMMC Section 13-29(g) (2), Minor Conditional Use Permit Findings, in order to approve the project, the Zoning Administrator shall find that the evidence presented in the administrative record demonstrates that the proposed project substantially meets specified findings. Staff recommends approval of the request, based on the following assessment of facts and findings.

The proposed project complies with Title 13, Section 13-29(g)(2), Minor Conditional Use Permit "findings," based on the following:

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

Facts in Support of Finding: Consistent. The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area in that proposal

would involve outdoor storage, the nature of the activity would not generate noise, excessive traffic, or other detrimental effects on the surrounding uses.

b. 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 Finding: Consistent. The MCUP would only allow outdoor storage of RVs. No auto services such as repair, body, or detailing would be provided. The project site is surrounding by industrial zoned properties with no residential properties located within the immediate area. As proposed and conditioned, the use would not generate excessive traffic or other detrimental effects on the surrounding uses.

c. 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 and any applicable specific plan for the property.

Facts in Support of Finding: Consistent. The granting of this MCUP does not allow a use, density, or intensity that is inconsistent with the General Plan in that the existing use and proposed outdoor RV storage is permitted and would comply with the zoning requirements. The proposal is also consistent with the General Plan's Land Use policy LU-6.7 in that the use would continue the operations of an existing business providing auto and RV storage services to the community.

California Environmental Quality Act (CEQA):

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 15301 for the permitting and/or minor alteration of Existing Facilities. The project would provide an outdoor RV storage service which would not increase the floor area of the existing building on site or substantially change the use. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The Project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

CONCLUSION:

Approval of the project would allow for the outdoor storage of RVs for the existing business (Century Parkway). The proposal is in conformance with the General Plan, Zoning Code, Planning Application Review Criteria, and the required findings can be

made. The proposed project, as conditioned, would be compatible with the surrounding businesses and would not be materially detrimental to other properties within the area. Therefore, staff recommends approval of the proposed project, subject to the conditions of approval contained in this report.

CONDITIONS OF APPROVAL (PMCP-25-0012):

Plng. 1. The use shall be limited to the type of operation described in the staff report. Any change in the operational characteristics shall be subject to Planning Division review and may require an amendment to the Minor Conditional Use Permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].

2. The applicant shall defend, with attorneys of City's choosing, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. 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.

3. 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.

4. Outdoor RV storage shall only be permitted at the rear of the property in the designated storage area. No auto-related services such as, but not limited to, auto repair, auto body, auto detailing, etc. shall be provided outdoors. Living or sleeping within the RVs shall be prohibited. The storage of other vehicles may be permitted with prior authorization from the Planning Division.

5. A copy of the conditions of approval for the Minor Conditional Use Permit PMCP-25-0012 must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.

CODE REQUIREMENTS:

The following list of 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. The applicant is also required to comply with any other applicable State and local laws not provided below.

Plng. 1. A building permit shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.

Bldg. 2. Comply with the requirements of the most recent adopted, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, California Energy Code, California Existing Building Code, California Administrative Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa at the time of plan submittal or permit issuance. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with Chapter 11B of the California Building Code.

Fire 3. Comply with the requirements of the 2022 California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire & Rescue.

MCUP Application for Century Parkway LLC

Location: 2952 Century Place, Costa Mesa, CA 92626

The MCUP is for Long Term Outdoor RV storage.

USE:
Long Term (month-to-month / annual) Outdoor / Indoor RV / Auto Storage. High end RV's and Classic / Sports / Collector's vehicles. (Outdoor storage for RV's)

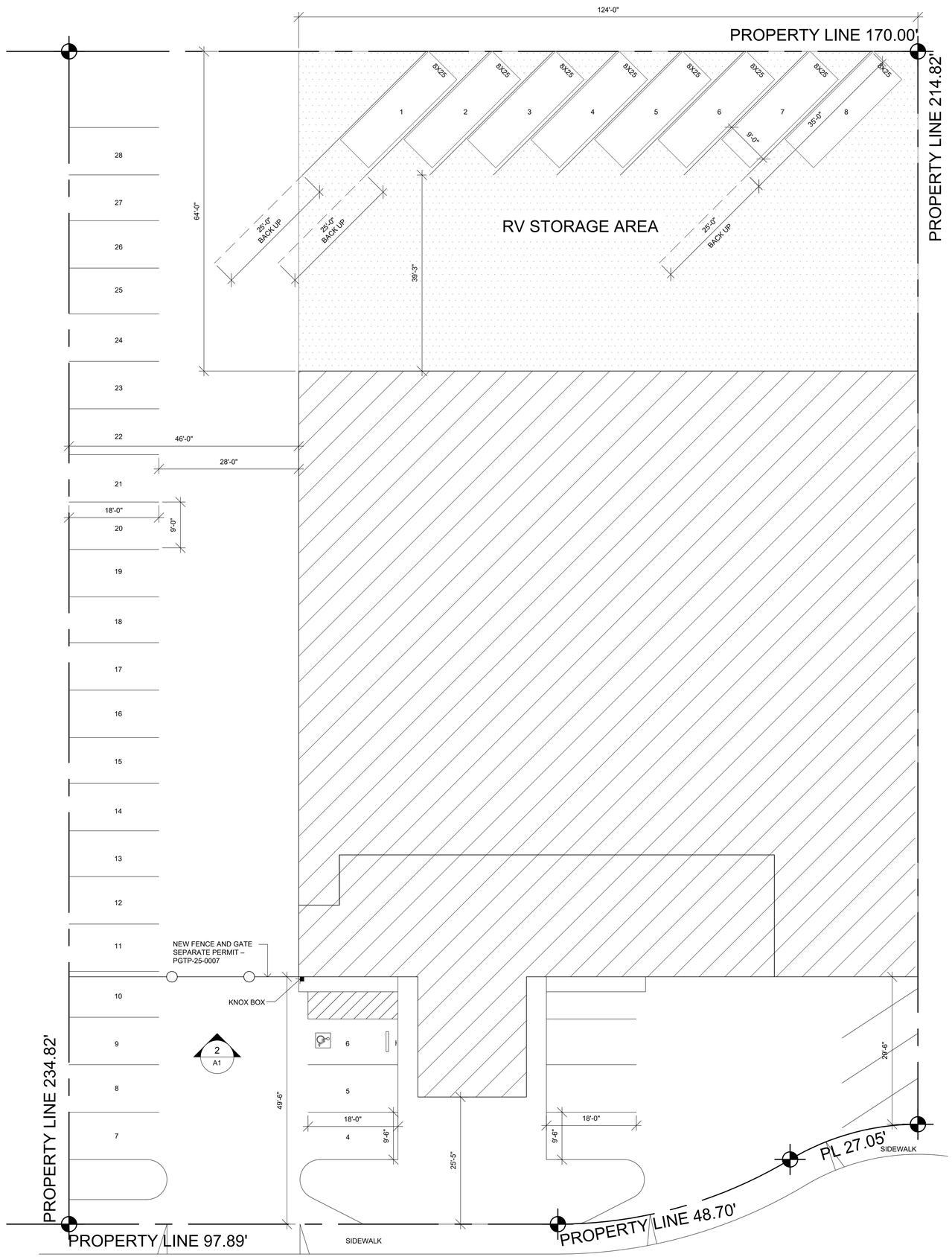
We are the property owners and the property was originally operated under the names of Graham Brother's Heating and Air-Conditioning and Dependable Graham Heating and Air-Conditioning. The Storage yard and Parking was used to store cranes, service trucks, large oversized delivery / service truck. Up to 50 vehicles were stored at our property at one time.

The outside storage area is approximately 20,000 sq.ft..We will be operating under the name of Century Parkway LLC.

We will be operating Monday - Saturday 9am - 5pm.

The proposed us is substantially the same or less than how the HVAC businesses were operated as storage / parking areas. EXCEPT, the impact to the properties will be substantially less to neighboring properties as the statistical use of RV's by RV owners is about 3-4 times a year for an average of 10 days. In other words, there will be little day to day impact vs. the HVAC businesses daily operations of service / delivery vehicles. We intend to rent to high end, well maintained RV's that are no more than 10 years old.

There will be no improvements made to the property. It will be operated as-is with the exception of possibly adding a security gate on the North parking entrance. It would be manually operated and opened during business ours.



SCOPE OF WORK

NO NEW IMPROVEMENTS TO BUILDING. REINSTALL FENCE AND GATE - NEW GATE AND FENCE SEPARATE PERMIT (PGTP-25-0007)

GENERAL INFORMATION

JOB ADDRESS:	2952 CENTURY PLACE COSTA MESA, CA 92626	EXISTING SQ FT	15,556 SQ FT
TOTAL STORIES:	TWO STORY		
OCCUPANCY TYPE:	GROUP B		
CONST. TYPE:	IV - NON-SPRINKLER		
APN:	418-202-11		

CODE INFORMATION

2022 CALIFORNIA BUILDING CODE
BUILDING STANDARDS ADOPTED BY THE COMMISSION FOR THE 2022 CALIFORNIA BUILDING CODE (PART 2 OF TITLE 24), BASED ON THE 2022 INTERNATIONAL BUILDING CODE.

2022 CALIFORNIA RESIDENTIAL CODE
BUILDING STANDARDS ADOPTED BY THE COMMISSION FOR THE 2022 CALIFORNIA RESIDENTIAL CODE (PART 2.5 OF TITLE 24), BASED ON THE 2022 INTERNATIONAL RESIDENTIAL CODE. ALL NEW RESIDENTIAL BUILDINGS ARE REQUIRED TO BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER.

2022 CALIFORNIA ELECTRICAL CODE
BUILDING STANDARDS ADOPTED BY THE COMMISSION FOR THE 2022 CALIFORNIA ELECTRICAL CODE (PART 3 OF TITLE 24), BASED ON THE 2008 NATIONAL ELECTRICAL CODE.

2022 CALIFORNIA MECHANICAL CODE
BUILDING STANDARDS ADOPTED BY THE COMMISSION FOR THE 2022 CALIFORNIA MECHANICAL CODE (PART 4 OF TITLE 24), BASED ON 2022 UNIFORM MECHANICAL CODE.

2022 CALIFORNIA PLUMBING CODE
BUILDING STANDARDS ADOPTED BY THE COMMISSION FOR THE 2022 CALIFORNIA PLUMBING CODE (PART 5 OF TITLE 24), BASED ON THE 2022 UNIFORM PLUMBING CODE.

2022 CALIFORNIA ENERGY CODE
NO CHANGES WERE PROPOSED FOR THE 2022 CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24) THAT WAS EFFECTIVE ON JANUARY 1, 2022.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
BUILDING STANDARDS ADOPTED BY THE COMMISSION FOR THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (PART 11 OF TITLE 24). ALL NEW RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS SHALL COMPLY.

SHEET INDEX

ARCHITECTURAL
A0 PROJECT DATA, SITE PLAN
A1 1ST FLOOR PLAN
A2 2ND FLOOR PLAN

CITY NOTES

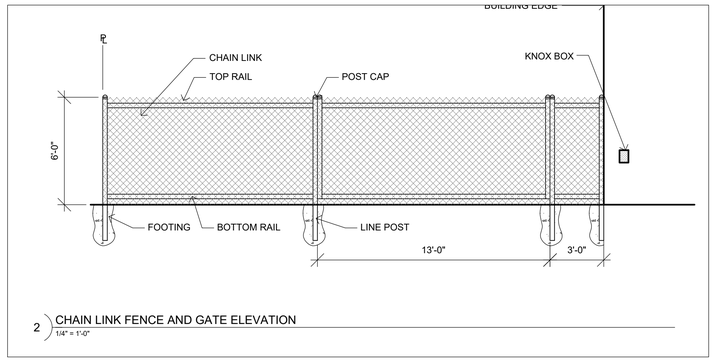
1. THE RV STORAGE AREA SHALL NOT OBSTRUCT THE MINIMUM 25'-0" AISLE WIDTH NEEDED TO BE MAINTAINED FOR THE EXISTING PARKING STALLS.
2. NO FLAMMABLE OR COMBUSTIBLE LIQUID WILL BE STORED ON SITE.
3. GATE PERMIT WILL BE PROCESSED SEPARATELY FROM THE MCUP. GATE PERMIT NOT TIED TO MCUP SO YOU MAY APPLY AND WE CAN PROCESS THE GATE PERMIT WHILE THE MCUP IS STILL BEING PROCESSED SEPARATELY. STILL WOULD WANT THE PROPOSED GATE LOCATION SHOWN ON THE MCUP PLAN SET WITH A NOTE ON THE PLAN SET CLARIFYING IT IS UNDER REVIEW UNDER A SEPARATE PERMIT. THE PLAN SET FOR THE GATE PERMIT APPLICATION SHOULD HAVE ADDITIONAL DETAILS FOR REVIEW.

JJAB DESIGN LLC
7281 LA MANCHA CIRCLE
UNIT D
HUNTINGTON BEACH, CA
949.274.6585
JJABDESIGN@GMAIL.COM
JASON BLACKMORE

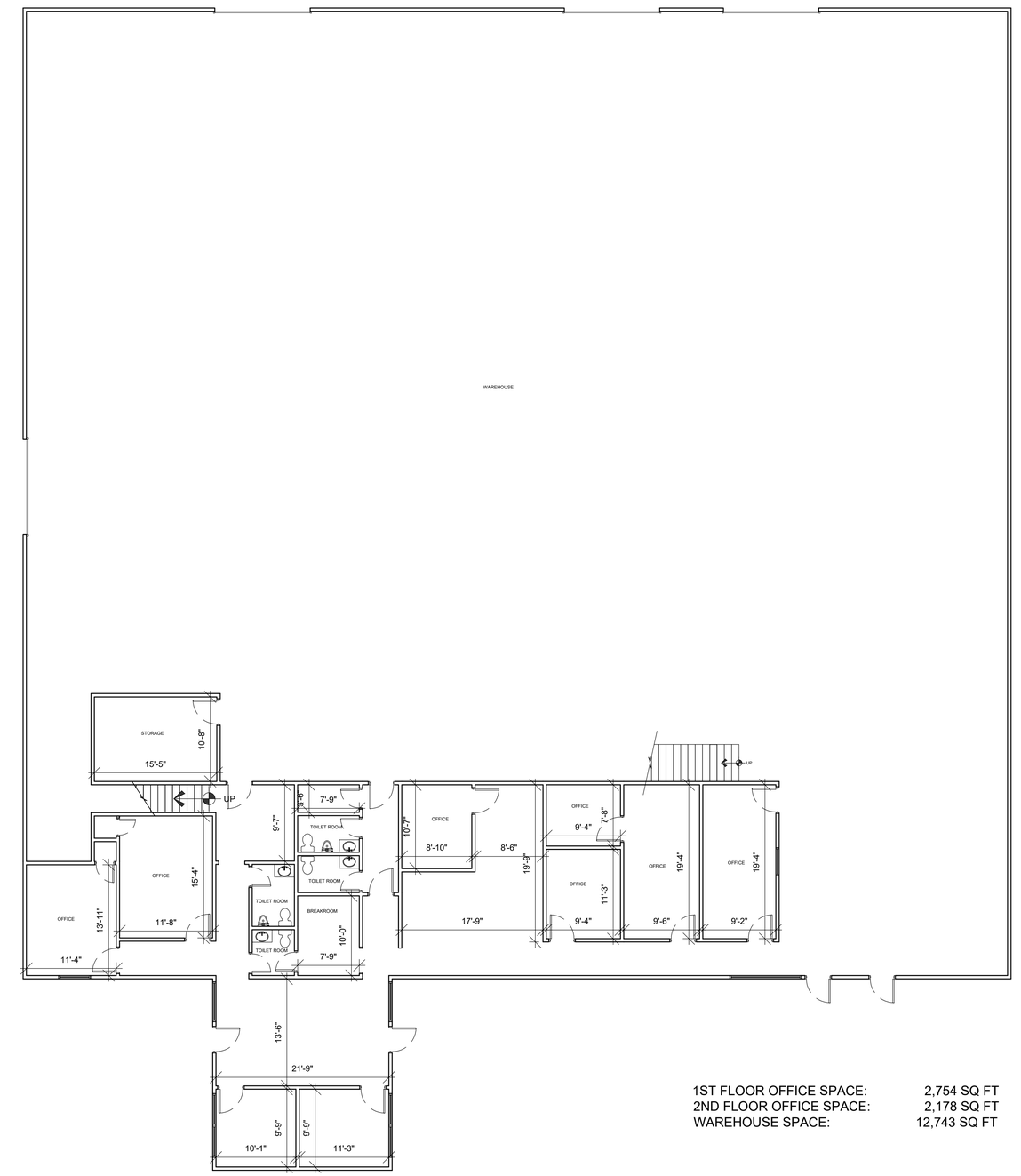
2952 CENTURY PLACE
COSTA MESA, CA 92626

CONTENT
SITE PLAN

PREPARED BY	JJB
PROJECT	241101
DATE	11.18.2025
SHEET	A0



2 CHAIN LINK FENCE AND GATE ELEVATION
1/4" = 1'-0"



1ST FLOOR OFFICE SPACE:	2,754 SQ FT
2ND FLOOR OFFICE SPACE:	2,178 SQ FT
WAREHOUSE SPACE:	12,743 SQ FT

1 FIRST FLOOR

JJAB DESIGN LLC
7281 LA MANCHA CIRCLE
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HUNTINGTON BEACH, CA
949.274.6585
JJABDESIGN@GMAIL.COM
JASON BLACKMORE

2952 CENTURY PLACE
COSTA MESA, CA 92626

CONTENT
FIRST FLOOR PLAN

PREPARED BY	JJB
PROJECT	241101
DATE	11.18.2025
SHEET	A1

JJAB DESIGN LLC
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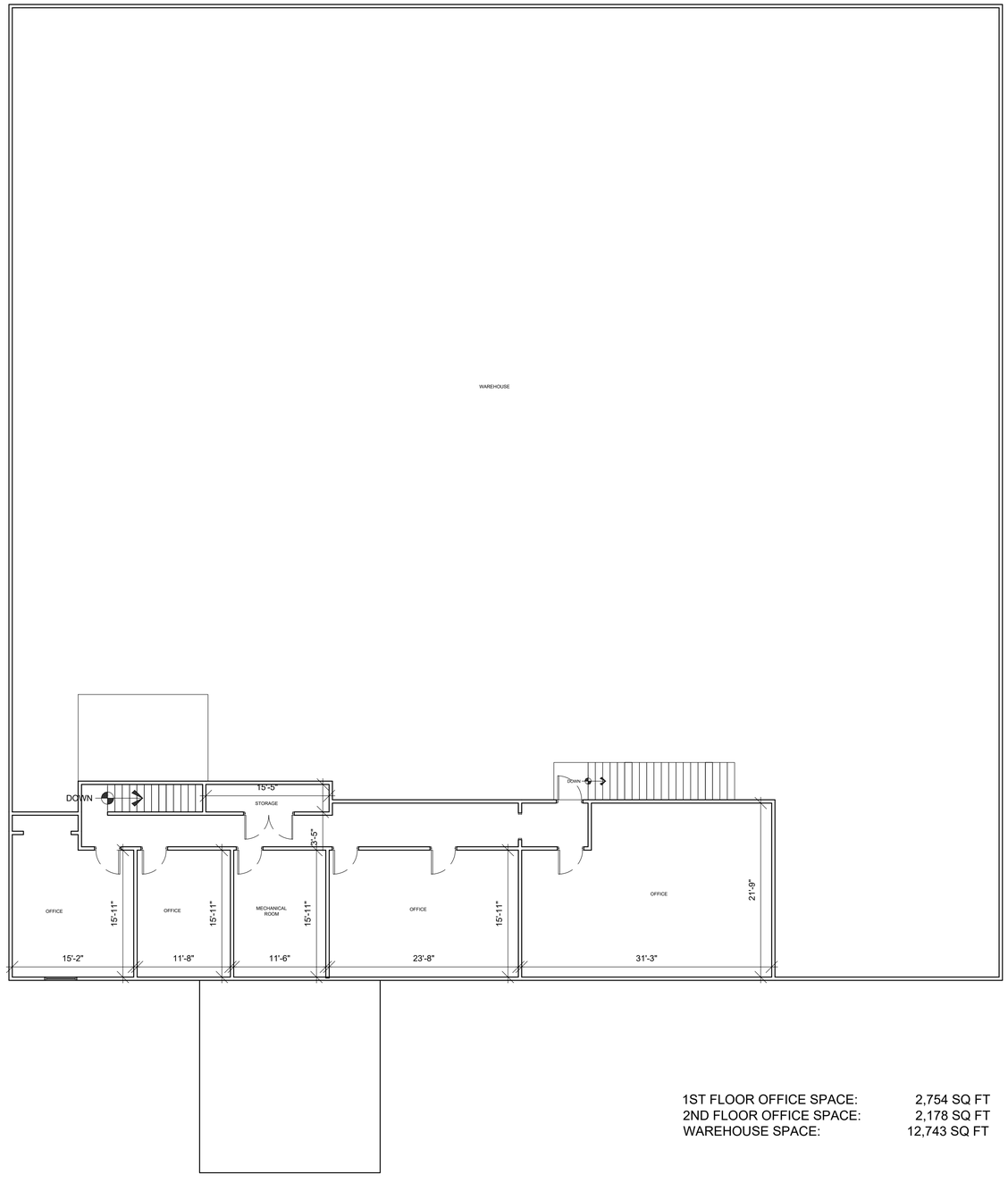

1ST FLOOR OFFICE SPACE: 2,754 SQ FT
2ND FLOOR OFFICE SPACE: 2,178 SQ FT
WAREHOUSE SPACE: 12,743 SQ FT

1 SECOND FLOOR

2952 CENTURY PLACE
COSTA MESA, CA 92626

CONTENT
SECOND FLOOR PLAN

PREPARED BY	JJB
PROJECT	241101
DATE	11.18.2025
SHEET	A2