



**FILE:** PA01-0118

**DATE:** January 9, 2002  
**TO:** File/Record/Applicant  
**FROM:** Thomas B. Mathews, Director, Planning and Development Services Department  
**SUBJECT:** Planning Application PA01-0118 for Site Development Permit  
**APPLICANT:** Fletcher Jones Motorcars

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**I. NATURE OF PROJECT:**

The applicant, Fletcher Jones Motorcars, proposes the development of a commercial airport shuttle service and secured automobile parking facility on a lot at 2172 SE Bristol Street. As clients arrive for the shuttle service they will pull into the secured area; luggage will be transferred to the shuttle; clients will board the shuttle (a 6-9 passenger van) and will be transported to their point of destination. Clients will also be picked up at the airport and returned to the parking facility to retrieve their cars.

The subject property is a portion of lot 142 of Tract 706 and consists of 18,480 square feet. It is designated as Community Commercial in the Land Use Element of the General Plan and is designated GC "General Commercial" District in the Santa Ana Heights Specific Plan. Access to the site is taken from a 27-foot driveway off Bristol, a one-way southbound street. The lot is bordered by Bristol Street and the #73 Corona del Mar Freeway to the east; commercial properties (GC) to the north and south and properties designated BP "Business Park" and REQ "Residential Equestrian" to the west.

The development is immediately adjacent to Enterprise Rent-A-Car, which received an administrative Site Permit in June 1998 under PA 98-0043. The shuttle service center is a one-story, 640 square feet building (office area with a men's and women's restroom) with a maximum height above finished floor of 12'-8". While the Zoning code requires 3 parking spaces for office use at 1 space per 250 square feet, the plan proposes 4 off-street parking spaces, including 1 handicapped space. The plan also includes 1 shuttle bus parking stall and 51 on-site vehicle storage spaces in a gated area. These spaces are accessed by company personal only, the clients do not park or retrieve their own cars in the gated storage area. The storage area is a valet service and therefore does not have to meet the County's standard for parking lots. The storage area may or may not be striped.

The proposed site lighting is "shoe box" type (non-spill) fixtures on 16-foot poles. The existing wood fence to the rear of the property will be removed and replaced with an 8-foot slump stone masonry wall in compliance with the Site Development Standards of the Santa Ana Heights Specific Plan (page IV-23, #1). The applicant expressed an interest in retaining the mature landscaping bordering the property to the east and west as shown on the photograph submitted with the Planning Application.

Two signs are proposed: a monument sign and a wall sign on the building canopy. The signage proposed for the facility is allowed in the "GC" Zone of the Specific Plan provided that the wall sign does not exceed one (1) square foot of sign area for each linear foot of frontage of the building. The site plan shows that the building will have 20 feet of frontage, however the GC sign regulations permits one sign of 25 square feet. The monument sign is conditioned not to exceed 50 square feet in area or 4 feet in height. The signs conform to the Specific Plan regulations. All other provisions of the Santa Ana Heights Specific Plan (setbacks, height, etc) are also met.

Representatives of the Santa Ana Heights Planning Advisory Committee (PAC) met with the applicant, reviewed the plans and recommended approval of the project provided that staff verifies that the project complies with all applicable criteria of the Specific Plan and that the rear property-line wall conforms to Exhibit 15 of the Specific Plan. At their meeting on December 4, 2001, the PAC recommended approval of the proposal with a condition that the shuttle buses do not drive on any the Specific Plan residential streets.

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**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code sections and 7-9-150 "Discretionary Permits and Procedures" and the Santa Ana Heights Specific Plan.

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**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is covered by Final EIR 508A, previously certified on February 26, 1985. Prior to project approval, this EIR was found adequate to satisfy the requirements of CEQA by the Director. Appendix A contains the required CEQA Finding.

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**IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director  
Planning and Development Services Department

By: \_\_\_\_\_  
Chad G. Brown, Chief  
CPSD/Site Planning Section

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**ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval

**APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to the Planning and Development Services Dept.