



FILE: PA03-0057

DATE: August 27, 2003

TO: File/Record/Applicant

FROM: Bryan Speegle, Director, Planning and Development Services Department

SUBJECT: Planning Application PA03-0057 for Site Development Permit

APPLICANT: Quality Car Company, applicant
Parsons Family Trust, property owner
Triad Commercial Management, agent

I. NATURE OF PROJECT:

Quality Car Company requests approval of expansion of an existing used car sales operation to become a new car dealership incorporating the entire block surrounded by Beach Boulevard, which would be the main customer access, Pine, Adams, and Midway Place. The dealer service department would not be located on site, but a block away at 15135 Jackson Street, previously approved under PA98-0092 for all but engine and transmission replacement, major bodywork, and car painting service. Customers will bring their cars directly to that service department at 15135 Jackson Street. Each customer will receive service information upon purchase, including the service address, location, and an introduction to the service manager. At no time would cars awaiting service or customer pick-up ever be left on the street at either the service or sales facility.

The proposal entails 5096 sq. ft. of "motor vehicle sales", for which the Zoning Code requires 13 parking spaces on-site. 13 are provided, but they are proposed to be designated for customers only.

At the existing service center, 1 block away, they have 31 parking spaces for 9 bays, customers and employees. Proposed is employee parking for (9) current employees at the service facility, PLUS (8) from the new car dealership, leaving 14 for customers arranging service or dropping off, loaners, and finished cars awaiting pick-up. A condition has been imposed (No.7) requiring identification of the means by which this shared parking arrangement will be perpetuated.

The project also includes signage for the new car dealership, using an existing 20' tall pole sign, a new 15' pylon, and building signage. The project also includes adding 5 new light poles to those existing, to a height of 20'.

The project site is in the Midway City unincorporated area, zoned C2 "General Business" District, and has a General Plan land use designation of "Community Commercial".

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

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures"; and Section 7-9-85.2(m) of the applicable C2 "General Business" District regulations.

III. ENVIRONMENTAL DOCUMENTATION:

In accordance with Section 21080(c) of the Public Resources Code and CEQA Guidelines Section 15074, Negative Declaration No. PA 030057, was prepared for this project and became final on August 25, 2003. It reflects the independent judgment of the lead agency, Orange County, and satisfies the requirements of CEQA. Appendix A contains the required Finding.

IV. CERTIFICATION:

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

Bryan Speegle, Director
Planning and Development Services Department

By: (ORIGINAL SIGNED)
Chad Brown, Section Chief
CPSD/Site Planning Section

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.