



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER, AND PLANNING COMMISSION
FROM: Seimone Jurjis, Community Development Director
SUBJECT: Report of actions taken by the Zoning Administrator and/or Planning Division staff for the week ending February 24, 2023.

**COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS**
(Non-Hearing Items)

Item 1: Marshall Goldman Automobile Dealership – Staff Approval (PA2022-0301)
Site Address: 2540 and 2542 West Coast Highway and 110 Tustin Avenue

Action: Approved

Council District 2

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
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COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

Subject: Marshall Goldman Automobile Dealership (PA2022-0301)
▪ Staff Approval for Substantial Conformance

Site Location 2540 and 2542 West Coast Hwy and 110 Tustin Avenue

Applicant DMP Properties; Brian Martini

Legal Description Lot 16 of Tract No. 1133

On **February 23, 2023**, the Community Development Director approved Staff Approval (PA2022-0301) to allow an existing automobile dealership and boutique showroom to occupy an adjacent suite and found said changes to be minor and in substantial conformance with Use Permit No. UP2010-037. This approval is based on the following findings and is subject to the following conditions.

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** MU-H1 (Mixed-Use Horizontal 1)
- **Zoning District:** MU-MM (Mixed-Use Mariner's Mile)
- **Coastal Land Use Plan Category:** MU-H (Mixed-Use Horizontal)
- **Coastal Zoning District:** MU-MM (Mixed-Use Mariner's Mile)

I. BACKGROUND

On December 9, 2010, the Planning Commission approved Use Permit No. UP2010-037 to allow operation of a 3,308 square foot automobile dealership (Vehicle Sales use), known as McLaren Automotive, in an existing commercial building at 2540 and 2542 West Coast Highway. The use was limited to display and sales of vehicles only, with the inventory, storage, maintenance, and repair of vehicles conducted at their primary location in Beverly Hills. McLaren Automotive vacated the space in 2021 and the property has been vacant since that time.

The proposed tenant, Marshall Goldman Motor Sales and Leasing, is seeking to expand their operations to Newport Beach by using the subject property as a satellite location for retail sales only. In November 2019, Marshall Goldman Motor Sales and Leasing opened its first California dealership in Beverly Hills which includes a showroom and transports, services, details, photographs, and markets vehicles. The Beverly Hills location will continue to serve as the primary location with the Newport Beach location serving as an ancillary showroom.

The existing tenant space at 110 Tustin Avenue was previously used as a wine store (retail sales) and operated under Use Permit No. 2007-006. The space has been vacant and will now be occupied by Marshall Goldman Motor Sales and Leasing and operated under this Staff Approval (PA2022-0301).

II. PROPOSED CHANGES

The applicant requests a staff approval for substantial conformance with Use Permit No. UP2010-037 (PA2010-165) to modify an existing 3,308 square foot automobile dealership and boutique showroom. The project proposes to demolish an interior wall between the existing automobile dealership (2540 and 2542 West Coast Highway) and adjacent vacant space (110 Tustin Avenue) that was previously occupied by a wine store. The new space would be utilized with the same operational characters of the existing space. The proposed modification will increase the automobile dealership by 1,450 square feet for a total of 4,758 square feet. The new space will also allow for an additional loading area on-site, to be restriped, that is outside of the public right-of-way.

The subject space will be used exclusively as a sales boutique and showroom for 15-25 vehicles to be stored inside the building, which is similar in use to the previous tenant, McLaren Automotive. All vehicle servicing, detailing, maintenance, and marketing will be completed at the Beverly Hills location. Once the vehicles are prepared for sale, the vehicle will be transported to the location in Newport Beach on a single-car flatbed and unloaded onto the site. The on-site operable vehicles are to be used for display only and no test drives will be performed.

III. FINDINGS

Pursuant to Section 20.54.070 (Changes to an Approved Project) of the Newport Beach Municipal Code (NBMC), the Community Development Director may authorize minor changes to an approved site plan, architecture, or the nature of the approved use without a public hearing where the Director first finds that the changes:

Finding:

A. *The changes are consistent with all applicable provisions of this Zoning Code.*

Facts in Support of Finding:

1. Vehicle Sales that include a display of vehicles on-site are an allowed use in the MU-MM (Mixed-Use Mariner's Mile) Zoning District, subject to approval of a Conditional Use Permit. McLaren Automotives operated under Use Permit UP2010-037 and Marshall Goldman will operate under the same use permit.
2. The expansion of the automobile dealership into the adjacent tenant space will be on the same property within the same Zoning District. No additional floor area is proposed, and the building envelope would remain the same. There are no other changes to the operational characteristics of the previous automobile dealership.

3. The project site is nonconforming because it does not provide the required number of parking spaces. However, Section 20.38.06.B of the Newport Beach Municipal Code indicates that a use may be changed to a new use without providing additional parking provided no intensification or enlargement occurs and the new use requires a parking rate of no more than one (1) space per 250-square-foot of gross building area. The existing vehicle sales use at 2540 and 2542 West Coast Highway (i.e. original suite) required a parking rate of no more than one (1) space per 250-square-foot per UP2010-03. The parking rate for the former wine store (Retail Sales) was calculated at one (1) parking space per 250-square-foot and no additional floor area is proposed, therefore the project would not result in intensification or enlargement pursuant to Section 20.38.06.B.

Finding:

- B. *The changes do not involve a feature of the project that was a basis for or subject of finding or exemptions in a negative declaration or Environmental Impact Report for the project.*

Facts in Support of Finding:

1. The project was categorically exempt from the requirements of CEQA under Class 1 (Existing Facilities), which exempts the ongoing use of existing commercial buildings where there is negligible or no expansion of use.
2. The proposed changes to the existing building will not compromise the original Class 1 (Existing Facilities) exemption under the CEQA Guidelines as the request involves minor alterations to an existing commercial tenant space.

Finding:

- C. *The changes do not involve a feature of the project that was specifically addressed or was the subject of a condition(s) of approval for the project or that was a specific consideration by the applicable review authority in the project approval.*

Facts in Support of Finding:

1. The proposed changes do not involve a feature that was specifically addressed in the approval for Use Permit No. UP2010-037.
2. Alterations and remodels require the approval of a building permit. A building permit must be issued for any tenant improvements, change of occupancy, and new signs and must comply with all development standards.
3. Additional conditions of approval for the automobile dealership have been included as a part of this Staff Approval to provide zoning clearance for the use.

4. As authorized by UP2010-037, the automobile dealership utilizes the Tustin Avenue right-of-way as the sole point of access and location for pick-up/drop-off of vehicles for sale. The existing use permit limits pick-ups and drop offs to 15 times a year, maximum. The proposed project will comply with the existing pick up/drop off limits and will improve access by creating an on-site delivery area. Pursuant to Condition No. 21 of UP2010-037, the new tenant will be required to submit a detailed traffic control plan and operable vehicle drop-off/pick-up procedure for review and approval by the City Traffic Engineer prior to implementation.

Finding:

- D. *The changes do not result in an expansion or change in operational characteristics of the use.*

Facts in Support of Finding:

1. The new area of the automobile dealership is within an existing commercial building and does not expand the gross floor area of the total existing building. No new square footage is proposed to be added to the building. Both the wine store (Retail Sales) and automobile dealership (Vehicle Sales) are commercial in use and do not increase the required number of parking spaces.
2. The proposed introduction of a new vehicle sales tenant and modification of the existing automobile dealership is minor in nature and does not represent a substantial change in the operational characteristics of the existing uses. The change in use of the former wine store (Retail Sales) for use as an automobile dealership (Vehicle Sales) does not increase the intensity of the use.
3. Vehicle Sales, Office Only, is a permitted use in the MU-MM (Mixed-Use Mariner's Mile) Zoning District and a use permit is only required in this case due to the display of vehicles inside the showroom. The proposed project will incorporate the same characteristics of a showroom for sales and will not include more intense operational characteristics such as repairing, detailing, and servicing of vehicles.

IV. CONDITIONS

All previous conditions of approval of UP2010-037 shall remain in full force and effect as stated in Attachment No. CD 2. The following conditions are specific to this Staff Approval and do not serve to modify or amend those conditions of the original permit.

Planning Division

1. All previous conditions of approval for Conditional Use Permit No. UP2010-037 (PA2010-165) shall remain in force and effect.
2. The development authorized by this staff approval shall be in substantial conformance with the approved site plan (Attachment No. CD 3).

3. The Community Development Director may add to or modify conditions to this staff approval or revoke this staff approval upon determination that the operations, which is the subject of this staff approval, causes injury, or is detrimental to the public health, safety, peace, or general welfare of the community if the property is operated or maintained so as to constitute a public nuisance.
4. This approval does not relieve the applicant of compliance with other City or State requirements. The Applicant is required to obtain all applicable permits from the City Building Division and Fire Department. Prior to the issuance of any building, mechanical, and/or electrical permits, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. A copy of these conditions of approval shall be incorporated into the drawings approved for the issuance of permits.
5. *To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of Marshall Goldman Automobile Dealership including, but not limited to, Staff Approval (PA2022-0301). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages that which City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.*

Public Works Division

6. The applicant shall utilize the on-site loading area as the primary loading area for drop-off and pick-up of display operable vehicles.

Fire Department

7. The on-site display vehicles shall maintain a fuel tank level that does not exceed one-quarter tank or five (5) gallons, whichever is less. Fuel tanks and fill openings shall be closed and sealed to prevent tampering.
8. The on-site display vehicle batteries shall be disconnected.

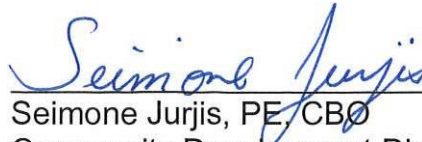
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Prepared by:



Jenny Tran, Assistant Planner

Approved by:



Seimone Jurjis, PE, CBO
Community Development Director

Attachments: CD 1 Vicinity Map
CD 2 UP2010-037 (Resolution No. PC 1828)
CD 3 Site Plan

Attachment No. CD 1

Vicinity Map

VICINITY MAP



Staff Approval
(PA2022-0301)

**2540 and 2542 West Coast Hwy
and 110 Tustin Avenue**

Attachment No. CD 2

UP2010-037 (Resolution No. PC 1828)

RESOLUTION NO. 1828

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH APPROVING CONDITIONAL USE PERMIT NO. UP2010-037 TO ALLOW VEHICLE SALES AT 2540-2542 WEST COAST HIGHWAY (PA2010-165)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by McLaren Newport Beach, with respect to property located at 2540-2542 West Coast Highway, and legally described as Tract 1133, Lot 16, requesting approval of a conditional use permit.
2. The applicant proposes an automobile dealership in an existing commercial building. The proposed use would be limited to sales of vehicles only, with the inventory, storage, maintenance, and repair of vehicles conducted off-site.
3. The subject property is located within the Mixed Use Mariner's Mile (MU-MM) Zoning District and the General Plan Land Use Element category is Mixed Use Horizontal 1 (MU- H1).
4. The subject property is located within the coastal zone and the Coastal Land Use Plan category is Mixed Use Horizontal (MU- H).
5. A public hearing was held on December 9, 2010, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt under the requirements of Section 15301 of the California Environmental Quality Act under Class 1 (Existing Facilities).
2. The proposed project would be located in an existing commercial building and involve only minor alterations to the interior and exterior.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.020.F of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

A. The use is consistent with the General Plan and any applicable specific plan;

Facts in Support of Finding:

- A-1. The project site is designated is Mixed-Use Horizontal 1 (MU-H1) by the Land Use Element of the General Plan and the Coastal Land Use Plan. The MU-H1 designation provides that the inland frontage of Coast Highway in the Mariners' Mile Corridor Highway shall be developed for marine-related and highway-oriented general commercial uses while the properties to the rear of the commercial frontage may be developed for free-standing neighborhood-serving retail, multi-family residential units, or mixed-use buildings that integrate residential with retail uses.
- A-2. The proposed use is retail in character and would not include the more intense operations associated with vehicle sales, such as maintenance and repair and installation of related equipment and parts.
- A-3. The proposed use would provide a highway-oriented general commercial use called for the Coast Highway frontage, but would not conflict with the neighborhood-serving mixed-use village identified in the Land Use Element of the General Plan.
- A-4. The subject property is not part of a specific plan area.

Finding:

B. The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code;

Facts in Support of Finding:

- B-1. The proposed use is in the General Vehicle/Equipment Sales land use category, which is allowed in the MU-MM Zoning District with the approval of a conditional use permit.
- B-2. The proposed use is consistent with the Mariners' Mile Strategic Vision and Design Framework because it provides a highway-oriented general commercial use on the Coast Highway frontage that is compatible with the neighborhood-serving mixed-use village envisioned for the inland properties.

Finding:

- C. The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity;*

Facts in Support of Finding:

- C-1. The proposed project is conditioned to prohibit the more intense operations associated with vehicle sales, such as maintenance and repair and installation of related equipment and parts and, therefore, would not conflict with the neighborhood-serving mixed-use village envisioned for the inland properties in Mariner's Mile.

Finding:

- D. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities; and*

Facts in Support of Finding:

- D-1. The project site is located within an established commercial district that contains adequate public services and utilities.
- D-2. The project site is located within a commercial district that is developed with variety of retail sales, office, and boat sales uses.
- D-3. The project site consists of three parcels totaling 21,393 square feet and is developed with two commercial buildings totaling 9,913 square feet. The proposed use would be located in a 3,308-square-foot tenant space, which is sufficient to accommodate the use as proposed.
- D-4. The proposed project is conditioned to prohibit the more intense operations associated with vehicle sales and is therefore suitable to occupy a commercial retail tenant space.
- D-5. The project site is accessible from West Coast Highway and Tustin Avenue and has vehicular access from Tustin Avenue.

Finding:

- E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

Facts in Support of Finding:

- E-1. The proposed use would be limited to sales of vehicles only, with the inventory, storage, maintenance, and repair of vehicles conducted at an off-site service facility.
- E-2. Vehicles stored on-site would for sales display only and would only be permitted within the interior of the building.
- E-3. Vehicle test drive routes would be restricted and prohibited within residential areas.
- E-4. The delivery of vehicles would be subject to traffic control plans and vehicle drop-off/pick-up procedures reviewed and approved by the City Traffic Engineer.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Planning Commission of the City of Newport Beach hereby approves Conditional Use Permit No. UP2010-037 (PA2010-165), subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of Title 20, Zoning Code, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 9th DAY OF DECEMBER, 2010.

AYES: Eaton, Unsworth, Hawkins, McDaniel, Ameri, Toerge, and Hillgren

NOES: None

ABSTAIN: None

ABSENT: None

BY: 
Earl McDaniel, Chairman

BY: 
Michael Toerge, Secretary

EXHIBIT "A"

CONDITIONS OF APPROVAL

(Project-specific conditions are in italics)

PLANNING

1. *The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval, except for the following modifications:*
 - a. *The double-sided project sign shall either remain in its current location or shall be removed.*
 - b. *The frontage of 106 Tustin Avenue (currently occupied by Balboa Cleaners) shall be treated in a manner to compliment the exterior improvements proposed for the project's tenant space.*
2. *Conditional Use Permit No. 2010-037 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 of the Newport Beach Municipal Code, unless an extension is otherwise granted.*
3. *The use shall be limited to the sale of motor vehicles only and related equipment, parts, and merchandise. The sale or rental of construction equipment, recreational vehicles, trucks, and similar vehicles and equipment shall not be permitted.*
4. *Vehicles stored on-site shall be for purposes of sales display only and shall only be permitted within the interior of the building. No other storage, maintenance, repair, or rental of vehicles shall be permitted.*
5. *All proposed signs shall be in conformance with the approved Comprehensive Sign Program for the project site and provisions of Chapter 20.67 of the Newport Beach Municipal Code.*
6. *Test driving of vehicles shall be prohibited on all residential streets.*
7. *The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.*
8. *The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Conditional Use Permit.*

9. This approval was based on the particulars of the individual case and does not in and of itself or in combination with other approvals in the vicinity or Citywide constitute a precedent for future approvals or decisions.
10. This Conditional Use Permit may be modified or revoked by the City Council or Planning Commission should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
11. Any change in operational characteristics, expansion in area, or other modification to the approved plans, shall require an amendment to this Conditional Use Permit or the processing of a new Conditional Use Permit.
12. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code. The maximum noise shall be limited to no more than depicted below for the specified time periods unless the ambient noise level is higher:

Location	Between the hours of 7:00AM and 10:00PM		Between the hours of 10:00PM and 7:00AM	
	Interior	Exterior	Interior	Exterior
Residential Property	45dBA	55dBA	40dBA	50dBA
Residential Property located within 100 feet of a commercial property	45dBA	60dBA	45dBA	50dBA
Mixed Use Property	45dBA	60dBA	45dBA	50dBA
Commercial Property	N/A	65dBA	N/A	60dBA

13. Prior to the issuance of a building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Department.
14. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or the leasing agent.
15. No outside paging system shall be utilized in conjunction with this establishment.
16. A Special Events Permit is required for any event or promotional activity outside the normal operational characteristics of the approved use, as conditioned, or that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the Newport Beach Municipal Code to require such permits.
17. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages,

actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of McLaren Newport Beach including, but not limited to, Conditional Use Permit No. 2010-037, and the determination that the project is exempt under the requirements of the California Environmental Quality Act. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

- 17A. The applicant shall designate the City of Newport Beach as the "point of sale" for all taxable sales and lease transactions occurring on the Site (2540-2542 West Coast Highway) and the development of any improvements thereon, including, but not limited to, the purchase of construction goods and materials, in all reports to the California State Board of Equalization in accordance with the Bradley-Burns Uniform Sales and Use Tax Law (Revenue and Taxation Code 72000 et seq.), as it may be amended or substituted from time to time, and on sales tax returns to the State of California for all taxable sales occurring on the Site and lease transactions occurring on the Site and the development and operation of any and all improvements thereon, including, but not limited to, the purchase of construction goods and materials.

Building Department Conditions

18. The applicant is required to obtain all applicable permits from the City Building and Fire Departments. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements. Approval from the Orange County Health Department is required prior to the issuance of a building permit.

Public Works Conditions

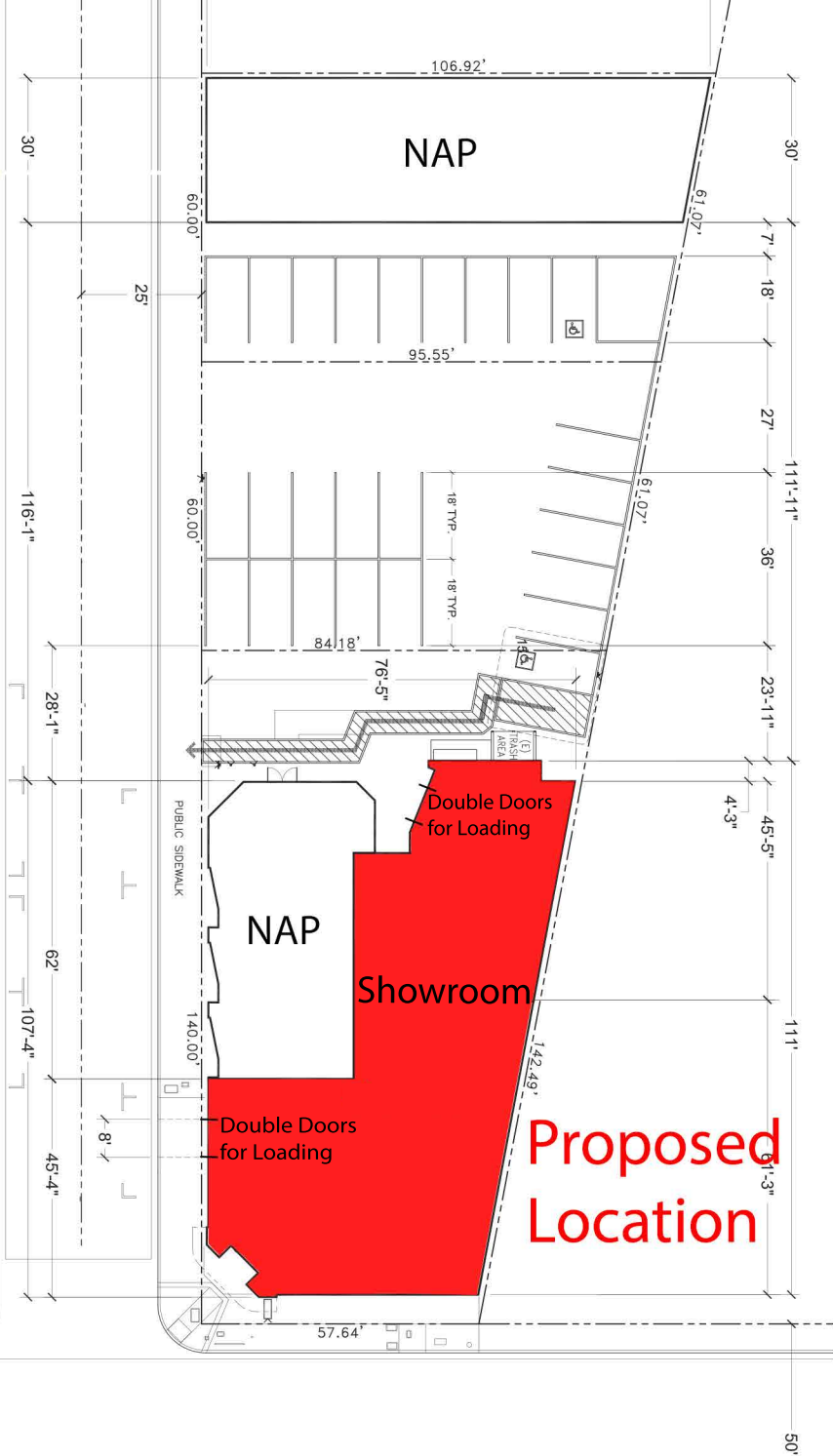
19. *The applicant shall be required to reconstruct the curb, gutter and sidewalk within the proposed vehicle drop-off and pick up in front of the showroom access doors on Tustin Avenue to accommodate the additional loading due to vehicles being driven over the sidewalk area. The limits of the reconstruction to be determined by the Public Works Department.*
20. *Drop-off/pick-up display operable vehicles shall be allowed up to 15 times per year, without the benefit of a Temporary Street and Sidewalk Closure Permit.*

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21. *The applicant shall submit a detailed traffic control plan and operable vehicle drop-off/pick-up procedure, including delivery route, for review and approval by the City Traffic Engineer prior to implementation. At the discretion of the City Traffic Engineer, the applicant shall be required to modify the traffic control plans and procedures, should any issues or concerns arise. Revised plans and procedure shall be reviewed and approved by the City Traffic Engineer.*
 22. *The traffic control plan shall indicate curb, gutter and sidewalk to be reconstructed to accommodate the additional vehicular weight.*
 23. *Applicant is required to obtain a Temporary Street and Sidewalk Closure permit from the Public Works Department for drop-off/pick-up of non-operable vehicles (i.e., rolling chassis and Formula One race car). Traffic control plans and drop-off/pick-up procedures shall be submitted for review and approval by the City Traffic Engineer at the time of permit submittal.*
 24. *Vehicles used for test drives shall be parked on-site. The test drive route shall be limited to West Coast Highway from Tustin Avenue to Beach Boulevard and Tustin Avenue from West Coast Highway to the on-site parking lot only. Any revisions to the test drive route shall require review and approval from the City Traffic Engineer.*

Attachment No. CD 3

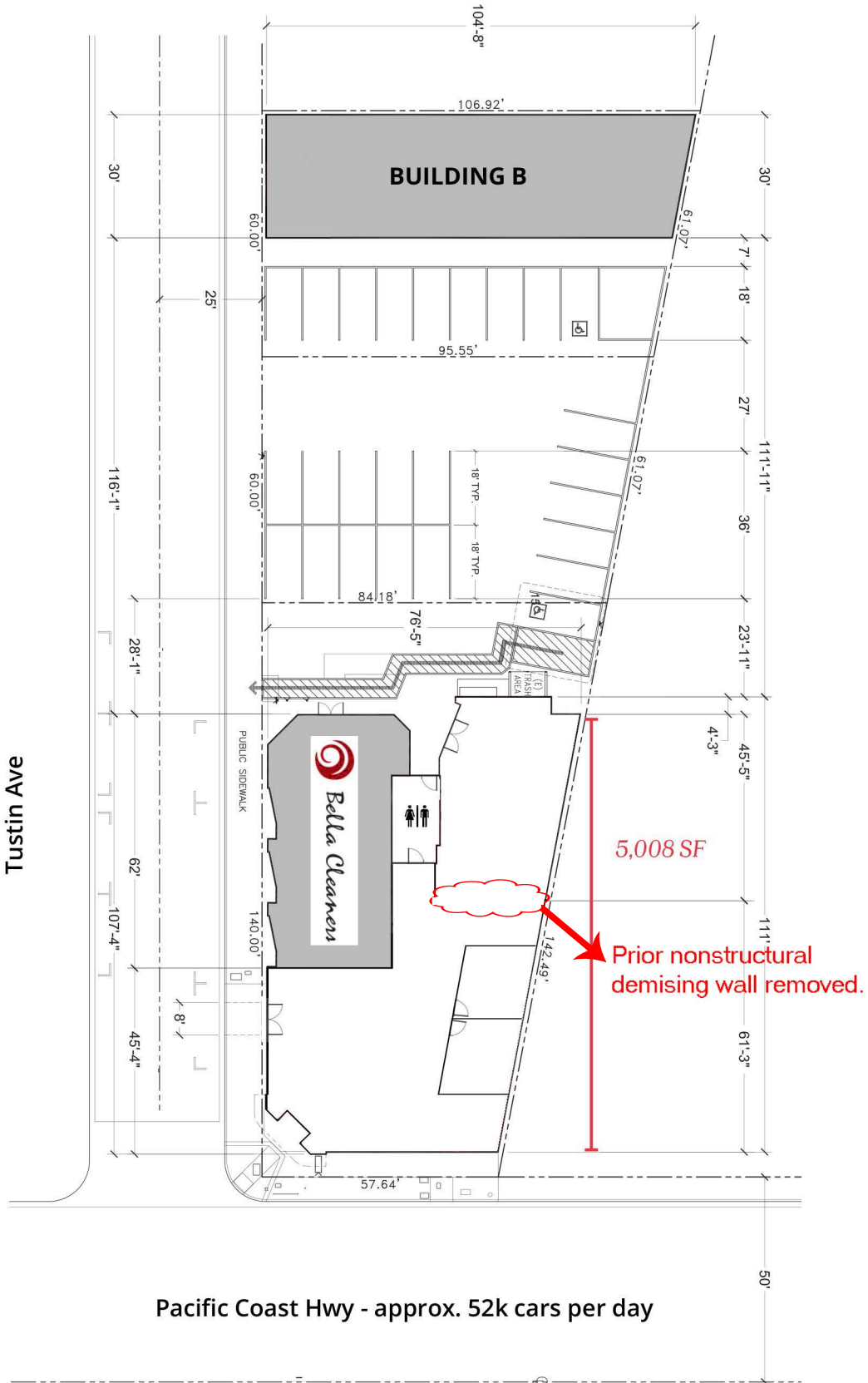
Site Plan

Tustin Ave



West Coast Hwy

Tustin Ave



Pacific Coast Hwy - approx. 52k cars per day