



To:

CITY OF COSTA MESA,  
PLANNING DEPARTMENT

September 2, 2025

Re: Use Letter for Conditional Use Permit – 2648 Newport Blvd.

To whom it may concern, we are requesting to use the recently purchased property at 2648 Newport Blvd. as a secured parking lot to store our trucks which are not currently being used. The existing building on site would be used as secure storage.

This site will not be open to the public, nor will any offices be located within this property. Those services will remain at our main office, which is located at 1643 Placentia Ave., also within the City of Costa Mesa. We also have active tow yards in the City of Orange and in Lake Forest.

With this property being used for storage vs. being an active tow yard, the frequency in which trucks will be arriving to and leaving the property will be minimal. We estimate 15 trucks will enter or leave the yard once each day. As a driver comes on shift he will park his car on the property and leave in his tow truck. Returning it at the end of his shift and re-claiming his car.

In order to clean up the site for our intended use we propose to rebuild the sidewalk, curb and gutter along our entire street frontage and pour a new concrete driveway and approach. We propose to refinish the asphalt paving internally in the lot and add parking blocks/stops. We propose a new block wall with a motorized gate and all new landscaping to help beautify and screen from the street. The landscaping will consist of low maintenance, low water use planting with specimen palm species as accents. We also plan to give the building on property a fresh coat of paint to clean it up.

We appreciate your time and review and hope we can move this project forward.

Yours truly;

A handwritten signature in black ink, appearing to be "DP" followed by a long horizontal stroke.

David Padua