



CITY COUNCIL AGENDA REPORT

MEETING DATE: AUGUST 2, 2004

ITEM NUMBER:

**SUBJECT: GENERAL PLAN AMENDMENT GP-04-02/REZONE PETITION R-04-02/
LOT LINE ADJUSTMENT LL-04-01 FOR
1695 SUPERIOR AVENUE AND 635 W. 17TH STREET**

DATE: JULY 20, 2004

FROM: DEVELOPMENT SERVICES DEPARTMENT—PLANNING DIVISION

PRESENTATION BY: CLAIRE L. FLYNN, AICP, ASSOCIATE PLANNER

FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, (714) 754-5278

RECOMMENDED ACTION:

The Planning Commission recommends that the City Council take the following actions:

- (1) Adopt mitigated negative declaration and mitigation monitoring program;
- (2) Approve General Plan Amendment GP-04-02;
- (3) Give first reading to the ordinance for Rezone Petition R-04-02;
- (4) Approve Lot Line Adjustment LL-04-01, by adopting the attached resolution;

BACKGROUND:

On January 5, 2004, City Council approved a General Plan amendment screening request for a proposed change in the General Plan land use designation of 1695 Superior and 635 W. 17th Street from Light Industry to Neighborhood Commercial. Furthermore, Council directed staff to analyze the potential of expanding the General Plan amendment to include the adjacent industrial parcel to the west and two parcels to the south. The minutes excerpt is provided as Attachment 6.

On July 12, 2004 the Planning Commission recommended adoption of the initial study/mitigated negative declaration and approval of the proposed project on a 4-0 vote (DeMaio absent). The PC Resolution, staff report, and minutes excerpt are attached (Attachments 7 and 8).

ANALYSIS:

Project Location

The project site is located at 1695 Superior Avenue and 635 W. 17th Street and is approximately one acre in size (Vicinity Map, Attachment 1). Former development at 1695 Superior Avenue included a gas station building with six fuel pump stations. This gas station has been closed for over a year. Keegan's Concrete was formerly located at 635 W. 17th Street.

Project Description

General Plan Amendment GP-04-02/Rezone Petition R-04-02/Lot Line Adjustment LL-04-01 are planning actions requested by Eugene Stirbu, property owner, for the following: (1) change the General Plan land use designation of the project site from Light Industry to Neighborhood Commercial; (2) rezone property from General Industrial (MG)/Commercial Limited (CL) to Local Business District (C1); and (3) combination of two contiguous parcels into one parcel. The Zoning Administrator is the final review authority for lot line adjustment applications. However, the lot line adjustment is being processed concurrently with the General Plan amendment and rezone as part of the overall proposed project.

Following is a summary table of the proposed project and site characteristics:

Table 1 – Summary Table

SITE ADDRESSES:	1695 Superior Avenue and 635 W. 17 th Street
LOT AREA:	34,628 sq.ft. (.79 acre) at 1695 Superior 9,153 sq.ft (.21 acre) at 635 W. 17 th Street Total: approx. one acre
EXISTING GENERAL PLAN	Light Industry, Maximum 0.15 FAR for high traffic generating uses, 6,567 sq.ft. building allowed
EXISTING USES/BUILDINGS	Vacant Gas Station: A 600 sq.ft. building with six pump stations at 1695 Superior Avenue Keegan's Concrete: A 1,156 sq.ft. building at 635 W. 17 th Street
PROPOSED GENERAL PLAN AMENDMENT	Change from Light Industry to Neighborhood Commercial maximum FAR of 0.25 for moderate traffic generating uses (maximum 10,945 sq.ft. general retail building).
PROPOSED REZONE	Lot Line Adjustment & Rezone from General Industrial (MG)/Commercial Limited (CL) to Local Business District (C1)

Consistency with 2000 General Plan

The proposed project is consistent the City's 2000 General Plan for the following reasons:

1. *Traffic Impacts are Less than Significant.* A traffic analysis was completed by Austin-Foust Associates, Inc. on March 25, 2004. Although there is an increase of 298 average daily trips compared to the allowable development under the existing General Plan land use designation, the traffic analysis concluded that the proposed project would not worsen traffic conditions compared to future General Plan conditions, nor affect levels of service. Therefore, the proposed project would not exceed the General Plan development capacity (in terms of significant population growth, traffic impacts, employment generation) nor cause a significant increase in the existing traffic load and capacity of the street system. Please refer to the IS/MND for a full analysis.
2. *Land Use Compatible with Surrounding Uses.* The 17th Street/Superior Avenue intersection has a number of major retail stores including Trader Joes, PetSmart, and Michaels. Compatible zoning districts in the immediate area include General Commercial (C2), Commercial Limited (CL), and Local Business (C1) Districts. Development of commercial uses (e.g. retail stores, restaurants, and general office uses) would be compatible with the existing commercial land uses to the north and east of the project site and therefore consistent with the commercial character of properties at the intersection of 17th Street .
3. *Proposed Commercial Uses within Development Capacity of General Plan.* Future development would be restricted to a maximum 10,945 sq.ft. general retail building. Proposed commercial uses would result in less than significant, incremental increase in traffic, employment, and population and would therefore be within the development capacity of the General Plan.

Alternative Land Use Designations

Alternative land use designations are typically evaluated as a part of the overall review of the General Plan amendment. The following table describes land use designations that would be similar to the proposed Neighborhood Commercial designation.

Table 3 – Comparative Land Use Designation

Land Use	Maximum FAR	Potential Development (General Retail Store)
Industrial Park	0.20 FAR high-traffic generating use	8,756 sq.ft. building
Neighborhood Commercial*	0.25 FAR moderate-traffic generating use	10,945 sq.ft. building
General Commercial	0.30 FAR moderate-traffic generating use	13,134 sq.ft. building

*Staff recommended land use designation.

The Planning Commission did not consider these alternatives as superior to the proposed project based on the following:

1. Industrial Park does not permit general retail businesses. Under the Industrial Park land use and corresponding CL (Commercial Limited) zone, commercial uses may be allowed provided that the commercial use is determined to be complementary to the industrial area. As a retail grocery store, Grower's Direct would not be considered complementary to the industrial/manufacturing area. Therefore, this alternative is not consistent with the applicant's objective to relocate the business.
2. General Commercial involves greater density and intensity. Under the General Commercial land use designation and corresponding C1 zone, the Grower's Direct business would be a permitted use. However, this land use designation would allow greater density and traffic generation compared to the Neighborhood Commercial land use.

Expanded Study Area

At the hearing for the screening request, Council directed staff to analyze expanding the General Plan amendment to include the adjacent industrial parcel to the west and two parcels to the south of the project site (Attachment 1). Specifically, the analysis would indicate (a) if a site-specific FAR was required to avoid significant traffic impacts, and (b) any feasible lot combination incentives.

The parcels in the expanded study area have multiple owners and lot combination incentives may be necessary in order to assemble all of the parcels into one for the purposes of creating a cohesive retail development. The attached exhibits provide a vicinity map of the each parcel and summary information (Attachments 2a-2c).

Direction for Further Research

The Planning Commission is requesting direction to commence further research based on the following:

- *Lack of Interest from Applicant.* The applicant has expressed a willingness to work with the City in this study, but he is also anxious to begin the work required to relocate the Grower's Direct business. He is willing to consider site design alternatives for the proposed commercial building in anticipation of any future lot combination or commercial development of the adjacent parcels.
- *Lack of Interest from Property Owners.* The applicant has communicated with the property owner at 647 W.17th Street and indicated that the owner was not interested in a lot combination to expand the commercial area. In addition, the owner has recently signed a lease with a new tenant. Staff has also contacted each property owner by phone and has not received a response to date.
- *Significant Traffic Impacts are Projected.* Transportation Services Division staff conducted a preliminary traffic analysis which indicated that the change in land use of these three parcels from Light Industry to Neighborhood Commercial would result in a significant adverse impact at the Newport Boulevard/West 17th Street intersection. However, the inclusion of only one lot to the west of the project site may not result in significant adverse impacts.
- *Environmental Impact Report is required.* The magnitude of this impact would require that an environmental impact report be prepared to fully address the significant traffic impacts associated with a General Plan amendment/rezone for these adjacent industrial parcels. City Council would need to authorize funding for the preparation of the report at an estimated cost of \$60,000 - \$75,000. (Actual costs would be determined once the City receives proposals.) This report would require 6-8 months to prepare.

Task A - Site-Specific FAR

The expanded study area increases the project area from 1.0 acre to 2.79 acres. Table 3 summarizes the change in maximum development potential from the existing General Plan land use designation for the additional properties in the expanded study area. As can be noted, the retail development potential increases from 10,945 square feet for the subject parcels above to 30,165 square feet for the expanded study area. If the proposed project is approved as requested, a site-specific FAR to limit the maximum build out of the project site will not be required. However, a site specific FAR to limit commercial development on any of the adjacent parcels would likely be required to avoid significant traffic impacts. This would conflict with the concept of providing lot combination incentives (see following section). Funding would need to be authorized for traffic studies to determine appropriate FAR limits for the adjacent parcels under a Neighborhood Commercial Land Use designation.

Table 3 – Retail Uses in Expanded Study Area

Site Address	Existing FAR of Industrial Uses	0.15 Maximum FAR (existing Light Industry land use designation)	0.25 Maximum FAR (if amended to Neighborhood Commercial land use designation)
647 W. 17 th Street 28,557 sq.ft. (.66 ac)	0.18 FAR (5,248 sq.ft. bldg.)	4,283 sq.ft. retail building	7,139 sq.ft. retail building
1677 Superior Avenue 36,787 sq.ft. (.86 ac)	0.29 FAR (10,800 sq.ft. bldg.)	5,518 sq.ft. retail building	9,197 sq.ft. retail building
1675 Superior Avenue 11,539 sq.ft. (.27 ac)	0.21 FAR (2,380 sq.ft. bldg.)	1,731 sq.ft. retail building	2,884 sq.ft. retail building
Total Study Area (incl. one-acre project site) (2.79 acres)		20,288 sq. ft. retail building	30,165 sq. ft. retail building

Task B - Lot Combination Incentives

An Environmental Impact Report would be required to expand the General Plan amendment to include all additional parcels. If the environmental analysis provides overriding considerations for the significant adverse traffic impacts, possible lot combination incentives may include the following:

1. Maximum build out potential is increased. The existing FARs for the parcels in the expanded study area range from 0.18 to 0.29 FAR. The Neighborhood Commercial land use designation would allow greater commercial intensity with a maximum 0.25 FAR.
2. Retail/Commercial Center is created. Combining the lots in the expanded study area may create a cohesive, unified commercial center that would attract higher end commercial businesses. These types of businesses may be preferred to the existing industrial uses of the properties.

Initial Study/Mitigated Negative Declaration

An initial study was prepared, pursuant to the California Environmental Quality Act (CEQA). According to the initial study and mitigated negative declaration, which reflect the independent judgment of the City of Costa Mesa, the proposed project would not have a significant effect on the environment. Proposed mitigation requiring the removal of any hazardous wastes/underground storage tanks will eliminate impacts related to

hazardous wastes. Environmental review will be required for any future development to identify any new, significant environmental effects or substantial increase in the severity of previously determined effects, where applicable.

ALTERNATIVES:

The City Council has the following alternatives:

1. Approve the proposed project. Proposed commercial development would be in conformance with the City's General Plan, as proposed. This would allow the development of a maximum 10,945 square foot commercial building and would allow the Grower's Direct business to expand and relocate as currently planned by the business owner.
2. Deny the proposed project. The existing General Plan land use and zoning would not permit a general retail store at 735 W. 17th Street. The approximately one-acre project site would allow a maximum 6,567 square foot retail store, which would be inconsistent with the applicant's objective.
3. Approve an alternative General Plan land use designation. The General Commercial land use designation would satisfy the applicant's objective to relocate the Grower's Direct store; however, it could result in greater traffic generation and building density, as compared to the Neighborhood Commercial land use.

OR

4. Continue the item. Continue the item to expand the General Plan amendment study area to include the adjacent industrial parcels and authorize funding for consultant services to prepare an Environmental Impact Report. This alternative would require an estimated \$60,000-\$75,000 in consultant services and also 6-8 months of time to prepare/circulate the document.

FISCAL ANALYSIS:

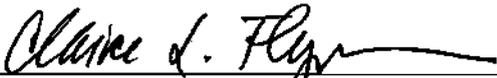
The proposed project does not require fiscal review.

LEGAL ANALYSIS:

The City's Attorney's office has reviewed the draft resolution and ordinance and approved them as to form.

CONCLUSION:

The Planning Commission recommends approval of the proposed project and is seeking further direction regarding analysis of the expanded study area. Based on the fact that an environmental impact report may be required and the adjacent property owners seem to be disinterested, the Planning Commission did not wish to delay the processing of the proposed project. The applicant is looking forward to submitting a development proposal for a new Grower's Direct building on the project site. While he is willing to work with the City regarding an expanded commercial center at the southwest corner of W. 17th Street/Superior Avenue, he is prepared to submit a development project in the immediate future.



CLAIRE L. FLYNN, AICP
Associate Planner



PERRY VALANTINE
Asst. Dev. Svcs. Director



DONALD D. LAMM
Dep. City Mgr. - Dev. Svcs. Director

- Attachments:
1. Vicinity Map
 2. Exhibits of Adjacent Properties
 3. Draft Council Resolution
 4. Draft Ordinance
 5. Lot Line Adjustment
 6. Minutes Excerpt of CC meeting on 1/05/04
 7. Minutes Excerpt of PC meeting on 7/12/04
 8. 7/12/04 Planning Commission Staff Report
 9. Initial Study/Mitigated Negative Declaration (separately bound document)

File Name: 080204GP0402

Date: 72004

Time: 1100 a.m.

cc: City Manager
Assistant City Manager
Acting City Attorney
Deputy City Manager-Development Svcs. Dir.
Public Service Director
City Clerk (2)
Staff (4)
File (2)

Julio Gener/Patricia Arroyo
Studio 3 Architects
20101 SW Birch St., #210
Newport Bch, CA 92660

Eugene Stirbu
4331 Alonzo Avenue
Encino, CA 91316

Vicinity Map

1695 Superior Avenue & 635 W. 17th Street



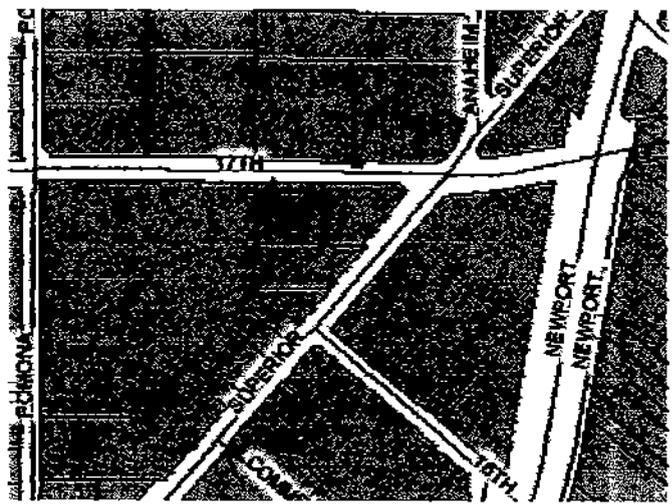
Legend

- Hydrology Channels
- Street Names
- Parcel Lines
- City Boundary
- Ortho Photography
- Parcels

Attachment 2

Exhibits of Expanded Study Area

647 W. 17th Street



Location: 647 W. 17th Street
Costa Mesa, CA 92627

Zone: General Industrial (MG)

General Plan: Light Industry

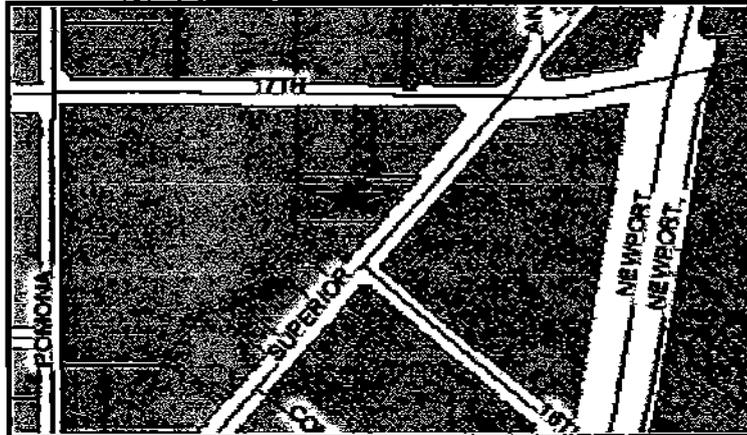
Owner: Marie Stabler & Valarie Clark
1740 E. Ocean Blvd.
Balboa, CA 92661

Lot Area: 0.66 acres

Existing Development: Featherstone Painting, Blinn & Young Inc. (Canvas)

Existing FAR: 0.18 FAR

1677 Superior Avenue



Location: 1677 Superior Avenue
Costa Mesa, CA 92627

Zone: General Industrial

General Plan: Light Industry

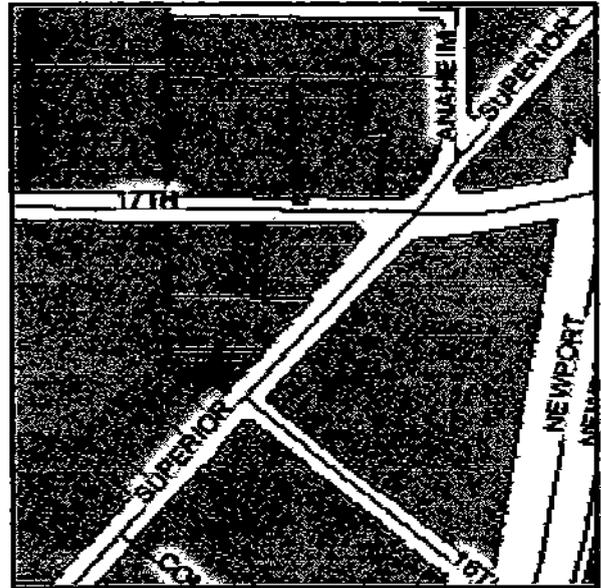
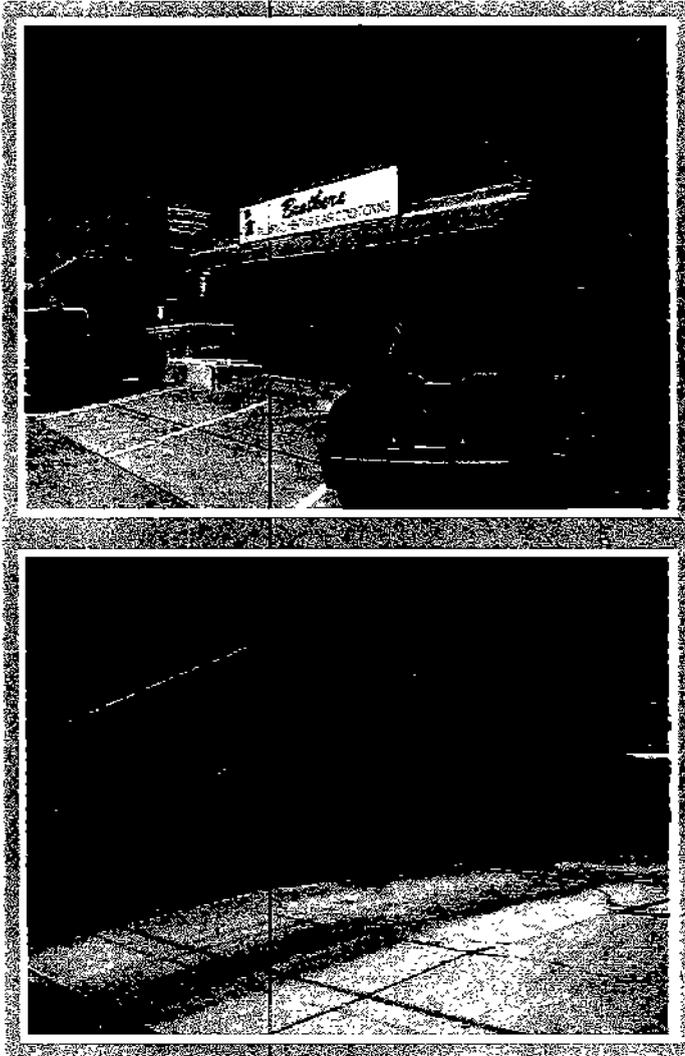
Owner: Warren Clark
1740 Ocean Blvd.
Balboa, CA 92661

Lot Area: .86 acres

Existing Development: TJ's Awnings, Medicine Chest Services,
Clean House Design, Reclaim

Existing FAR: 0.29 FAR

1675 Superior Avenue



Location: 1675 Superior Avenue
Costa Mesa, CA 92627

Zone: General Industrial (MG)

General Plan: Light Industry

Owner: Paul Carlos
74399 Gary Ave.
Palm Desert, CA 92260

Lot Area: 0.27 acres

Existing Development: Joe Carlos Plumbing, Brothers Heating & AC

Existing FAR: 0.21 FAR

Attachment 3

Draft Resolution

RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR GENERAL PLAN AMENDMENT GP-04-02/REZONE R-04-02/LOT LINE ADJUSTMENT LL-04-01 FOR 1695 SUPERIOR AVENUE AND 635 W. 17TH STREET.

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Julio Gener of Studio 3 Architects, authorized agent for Eugene Stirbu, property owner, with respect to the real property located at 1695 Superior Avenue and 635 W. 17th Street, requesting the following: (1) change the General Plan land use designation of the project site from Light Industry to Neighborhood Commercial; (2) rezone of property from Commercial Limited (CL)/ General Industrial (MG) to Local Business District (C1); and (3) combination of two contiguous parcels into one parcel.

WHEREAS, the project site consists of two parcels with a General Plan land use designation of Light Industry;

WHEREAS, the current zoning of the property at 1685 Superior Avenue and 635 W. 17th Street is Commercial Limited (CL) and General Industrial (MG), respectively;

WHEREAS, proposed project is consistent with the Zoning Code and the 2000 General Plan;

WHEREAS, the resulting parcel will conform to the State Subdivision Map Act and all applicable ordinances and regulations of the City of Costa Mesa, including the submission of a conformed copy of the Lot Line Adjustment prior to final building inspections;

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and an Initial Study/Mitigated Negative Declaration was prepared and available for public review from June 21, 2004 through July 10, 2004; and

WHEREAS, according to the initial study and Mitigated Negative Declaration, which reflect the independent judgment of the City of Costa Mesa, the proposed project could not have a significant effect on the environment. Additionally, the evidence in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on July 12, 2004; and

WHEREAS, the Planning Commission recommended that City Council approve the proposed project, by adopting Resolution PC-04-46.

THEREFORE BE IT RESOLVED that the City Council does hereby adopt the Mitigated Negative Mitigated Negative Declaration and Mitigation Monitoring Program.

BE IT FURTHER RESOLVED that the City Council does hereby approve the proposed project and find and determine that adoption of this resolution is expressly predicated upon the applicant's compliance with all applicable regulations of the City of Costa Mesa and any mitigation measures. Any approval granted by this resolution shall be subject to review, modification, or revocation if the applicant demonstrates a failure to be in compliance.

PASSED AND ADOPTED this _____ day of _____, 2004.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk of the
City of Costa Mesa

City Attorney

Attachment 4
Draft Ordinance

ORDINANCE 04-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING REZONE PETITION R-04-02 CHANGING THE ZONING OF 1695 SUPERIOR AVENUE AND 635 W. 17th STREET TO LOCAL BUSINESS DISTRICT (C1)

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: There is hereby placed and included in the C1 zone all the real property shown on attached Exhibit "1" and described as 1695 Superior Avenue and 635 W. 17th Street, Assessor Parcel Numbers 424-301-03 and 424-301-02, respectively, situated in the City of Costa Mesa, County of Orange, State of California.

SECTION 2: Pursuant to the provisions of Section 13-22 of the Costa Mesa Municipal Code, the Zoning Map of the City of Costa Mesa is hereby amended by the change of zone described in Section 1 hereof and in Exhibit 2.

SECTION 3: This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof, and prior to the expiration of fifteen (15) days from its passage shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names and member of the City Council voting for and against the same.

PASSED AND ADOPTED this _____ day of _____, 2004.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk of the
City of Costa Mesa

City Attorney

STATE OF CALIFORNIA)

)ss

COUNTY OF ORANGE)

I, JULIE FOLCIK, Deputy City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above foregoing Ordinance No. 04-___ as introduced and considered section by section at a regular meeting of said City Council held on the ___ day of _____, 2004, and thereafter passed and adopted as a whole at the regular meeting of said City Council held on the ___ day of _____, 2004, by the following roll call vote:

AYES:

NOES:

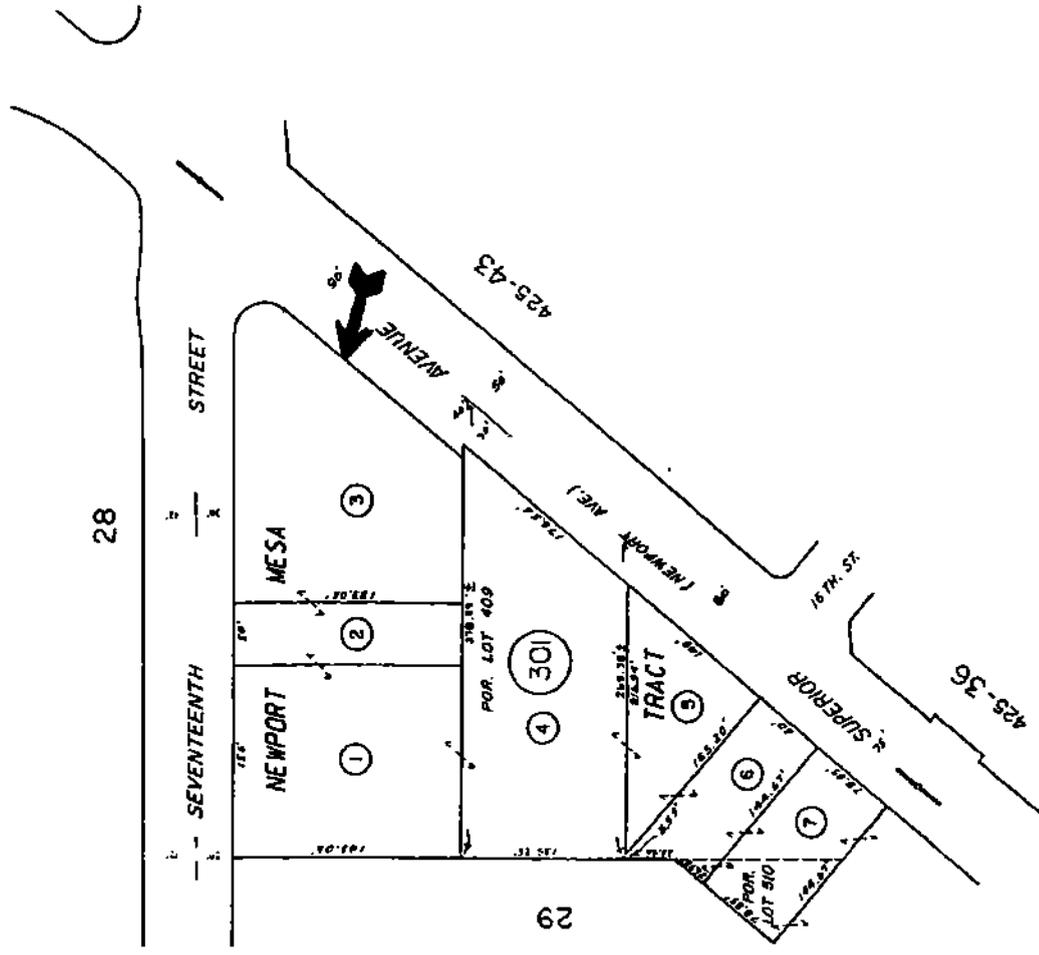
ABSENT:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this ___ day of _____, 2004.

Deputy City Clerk and ex-officio Clerk of the
City Council of the City of Costa Mesa

424-30

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR'S DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. COPYRIGHT ORANGE COUNTY ASSESSOR 2000



21
EXHIBIT 1

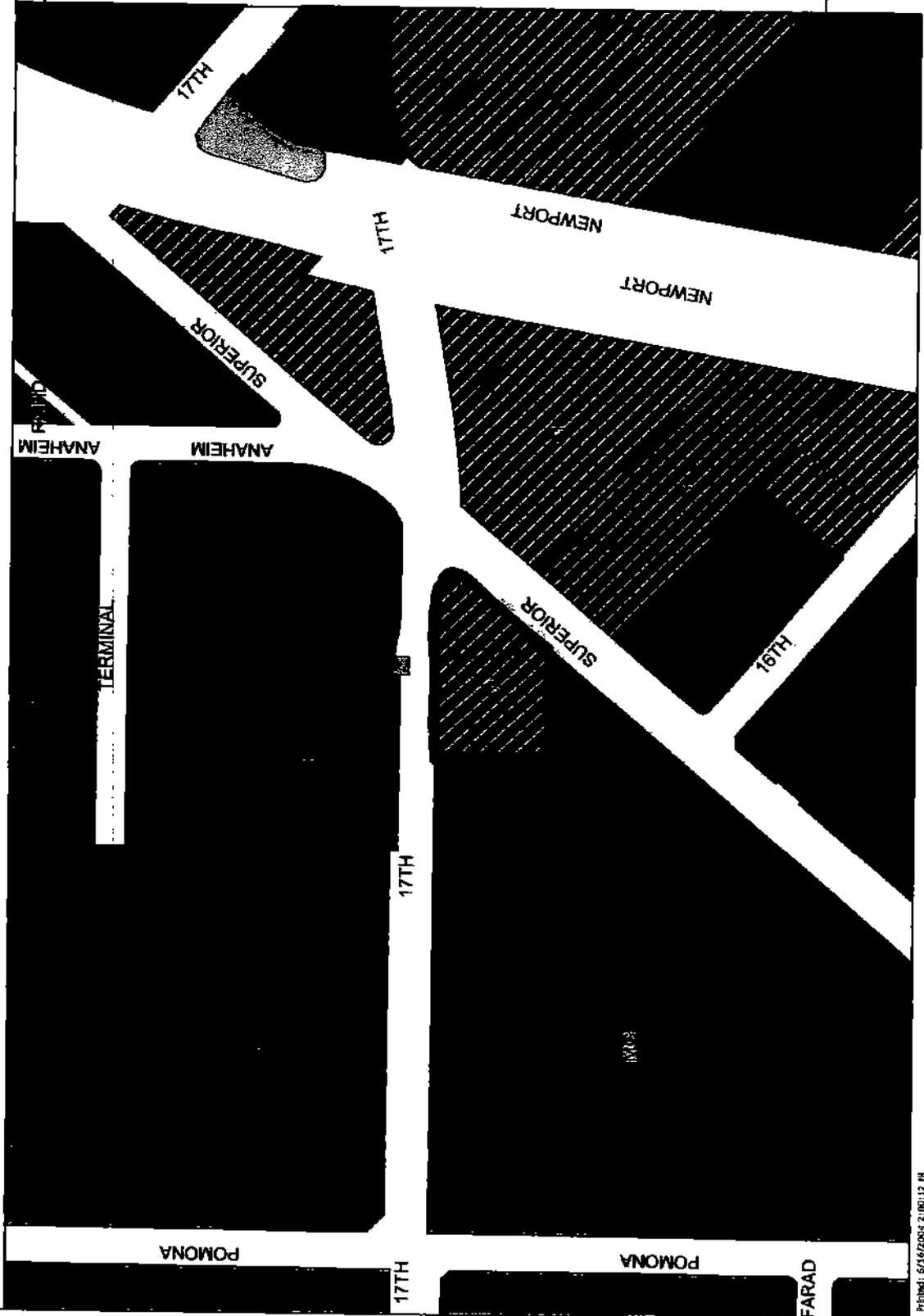
ASSESSOR'S MAP
BOOK 424 PAGE 30
COUNTY OF ORANGE

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

NEWPORT MESA TRACT M.M. 5-1

MARCH 1980

1695 Superior Avenue 635 W. 17th Street



- Legend**
- Street Names
 - Parcel Lines
 - Zoning
 - Other
 - Administrative & Professional
 - Local Business
 - Local Business & School
 - General Business
 - Commercial Limited
 - Institutional Recreational
 - Institutional & Recreational - School
 - General Industrial
 - Industrial Park
 - OC/O
 - Off Street Parking
 - Planned Development Commercial
 - Planned Development Industrial
 - Planned Dev. Res. (High Density)
 - Planned Dev. Res. (Low Density)
 - Planned Dev. Res. (Medium Density)
 - Planned Dev. Res. (H. Cost/Neas)
 - Single Family Residential
 - Multi Family Res. (High Density)
 - Multi Family Res. (Medium Density)
 - Multi Family Residential
 - Tomr Center
 - Parcels



Powered By GeoSmart.net

Printed: 5/16/2004 2:00:12 PM

Attachment 5
Lot Line Adjustment

Lot Line Adjustment No. 04-01**EXHIBIT "A"
LEGAL DISCRIPTION****Parcel 1**

All that portion of land in the City of Costa Mesa, County of Orange, State of California, lying within that certain parcel of land described in a Grant Deed, recorded on June 18, 2003, as Document No. 20033000709173, of Official Records, in the office of the County Recorder of said County.

Said parcel of land being described more particularly as follows in said Document No. 20033000709173:

That portion of Lot 409 of Newport Mesa Tract, in the City of Costa Mesa, County of Orange, State of California, as per map recorded in Book 5, Page 1 of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the most Easterly corner of said lot, being the intersection of the center lines of Seventeenth Street and Newport Road as shown on said map; Thence South $89^{\circ} 42' 34''$ West 556.94 feet along the North line of said Lot, said North line being the centerline of said Seventeenth Street to the Northwest corner of said Lot; Thence South $0^{\circ} 17' 26''$ East 213.05 feet along the West line of said Lot; Thence North $89^{\circ} 42' 34''$ East 376.32 feet parallel with the North line of said Lot, to the Southeasterly line of said Lot being the centerline of said Newport Road; Thence North $40^{\circ} 00' 00''$ East 279.31 feet to the Point of Beginning.

Except the West 206.00 feet thereof.

Together with: all that portion of land in the City of Costa Mesa, County of Orange, State of California, lying within that certain parcel of land described in a Grant Deed, recorded on December 10, 2003, as Document No. 2003001469159, of Official Records, in the office of the County Recorder of said County.

Said parcel of land being described more particularly as follows in said Document No. 2003001469159:

The East 50 feet of the West 206 feet of the following described property:

That portion of Lot 409 of Newport Mesa Tract, in the City of Costa Mesa, County of Orange, State of California, as shown on a map recorded in Book 5, Page 1 of Miscellaneous Maps, records of said Orange County, described as follows:

Beginning at the most Easterly corner of said lot, being the intersection of the center lines of Seventeenth Street and Newport Road as shown on said map, running thence West along the North line of said lot (*said North line being the center line of a 60.00 foot Street known as Seventeenth Street*) 559.10 feet along the North line to the Northwest corner of said Lot; Thence South along the West line of said Lot 213.06 feet; Thence East parallel with the North line of said Lot 378.59 feet to a point in the Southeasterly line of said Lot (*said Southeasterly line being the center line of 60.00 foot Street known as Newport Road*) 279.25 feet Southwesterly from the Point of Beginning; Thence Northeasterly along said Southeasterly line of said Lot 279.25 feet to the Point of Beginning.

Containing _____ square feet, more or less.

See EXHIBIT "B" attached hereto and by this reference made a part hereof.



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE CITY CLERK AT (714) 754-5223**