



CITY COUNCIL AGENDA REPORT

MEETING DATE: JULY 5, 2006

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-05-56
THE IRVINE COMPANY - IRVINE APARTMENT COMMUNITIES
450 ANTON BOULEVARD**

DATE: JUNE 22, 2006

FROM: DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTATION BY: MEL LEE, AICP SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP SENIOR PLANNER
(714)754-5611**

RECOMMENDATION:

The Planning Commission, on a 3 to 0 vote (Commissioners Egan and Hall were absent), recommended that the City Council take the following actions:

1. Adopt the Initial Study/Mitigated Negative Declaration; and
2. Approve PA-05-56, by adoption of the attached resolution, subject to conditions.

BACKGROUND:

The approximately 40-acre project site is located in the North Costa Mesa Specific Plan. The site is bounded by Sakioka Drive to the west, Sunflower Avenue to the north, and Anton Boulevard to the south and east. The site is addressed as 450 Anton Boulevard and is referred to as "Area 7 - Sakioka Lot 1".

In 1999, City Council approved Development Agreement DA-99-02. The agreement covered the entire Sakioka Farms land holdings and required the property owner to dedicate land to the City to accommodate freeway on-and-off-ramps. In exchange for the dedication, the owner obtained vested land use entitlements for 20 years, subject to compliance with the Zoning Code requirements in effect at the time the agreement was adopted (1999), including the approval requirements for a master plan, which, at the time, required final approval by City Council¹. Also, as one of the public benefits of the development agreement, the project is subject to park in lieu fees even though the proposed homes are rental units.

¹ In 2005, the Zoning Code was amended allowing final approval of a master plan by Planning Commission.

ANALYSIS:

The developer is requesting approval of a master plan for development of 890 multi-family residential apartment homes. The proposed homes are a combination of studio, one-bedroom, and two-bedroom units. The units are located in clusters of 46, three-story buildings. Parking for residents is provided in tuck-under garages, covered, and open parking spaces. Parking for guests is provided along the internal private street and in front of the project's leasing office and main recreational building. The site exceeds code requirements for on-site parking (1,717 parking spaces required; 1,739 spaces proposed).

The architecture is a California "Santa Barbara" style with mission tile concrete roofs, decorative windows with balcony and shutter treatments, and plaster wall surfaces. Because Development Agreement DA-99-02 predates the City's Residential Design Guidelines, the project is not required to be evaluated against these requirements. The building design provides enhanced exterior elevations such as horizontal and/or vertical plane breaks, roof plane breaks, and appropriate architectural details.

Recreational amenities include clubrooms, theater, fitness center, business center, swimming pools, heated spas, outdoor fireplaces, barbeque area, tot lot, and half basketball court, in addition to a large open grass area at the center of the project. A second recreation area, which includes a pool with pool house, and heated spa, is located at the northerly portion of the site (near Sunflower Avenue). The common open space area provided for this development exceeds the total open space required by code.

Vehicle access is provided via two gated entries, one off Anton Boulevard (across from the Experian offices) and the second from an existing access road off Sakioka Drive, adjacent to the Metro Fire Station No. 6 and across the street from The Lakes apartments. These access roads will be linked internally with a loop road. The project's traffic analysis, included in the Mitigated Negative Declaration, concluded that a traffic signal was not needed at the project's entrance on Sakioka Drive based on traffic volumes. However, Transportation Services has determined that a traffic signal at this intersection will provide enhanced safety to the residents of the development as well as the driving public. The applicant has agreed to the installation of this traffic signal via the recommended conditions of approval.

In addition to the master plan, the applicant is requesting approval of an insignificant variance to allow 80 feet of landscape parkway to be reduced in width from 20 feet to 10 feet, to accommodate an OCTA bus turnout for a portion of Sunflower Avenue near Anton Boulevard. The Commission determined there is justification for the variance due to the site's location next to a heavily traveled street (Sunflower Avenue), and the total length of the reduced setback to accommodate the turnout is approximately 80 feet of the approximately 1,380 total feet of lot frontage along Sunflower Avenue, or 0.05 percent. The proposed setback reduction is for the landscaping only; the buildings still comply with required code setbacks.

The development agreement requires the developer to pay a park fee for this project even though the homes are rental units. For this project the park fee is \$4,829.09 per unit, for a total fee of \$4,297,890.10. The developer will receive a credit of \$2,600,000.00 for their private park improvements, thereby resulting in a cash fee

payment, to our park development fund, in the amount of \$1,697,890.10. The fee is required to be paid prior to issuance of building permits.

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project. The IS/MND identified impacts that would be reduced to a level considered less than significant or no impact with appropriate conditions of approval and mitigation measures. The IS/MND was made available for public review, as required by CEQA. A copy of the IS/MND is attached as a separately bound document.

Additional project details and analysis are provided in the attached Planning Commission Agenda Report.

ALTERNATIVES CONSIDERED:

City Council may consider the following alternatives:

1. Adopt the Mitigated Negative Declaration and approve PA-05-56 with the recommended conditions of approval and mitigation measures; or,
2. Deny PA-05-56. If the project is denied, the project cannot be constructed and the applicant could not submit substantially the same project for six months.

FISCAL REVIEW:

Fiscal review of the subject request is not necessary.

LEGAL REVIEW:

Legal review of the subject request is not necessary.

CONCLUSION:

The Commission determined that the proposed project will be a very high quality apartment Home Village serving the metro area needs, therefore the project is consistent with the goals and objectives of the 2000 General Plan, North Costa Mesa Specific plan, and Development Agreement No. 99-02.



MEL LEE, AICP
Senior Planner



DONALD D. LAMM, AICP
Deputy City Mgr./Dev. Svs. Director

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- ATTACHMENTS:
1. Zoning/Location Maps
 2. Plans
 3. Draft City Council Resolution and Exhibits
 4. Minutes from Planning Commission Meeting of June 12, 2006
 5. Planning Commission Agenda Report
 6. Planning Commission Resolution
 7. Initial Study/Mitigated Negative Declaration (Separately Bound Document)

File Name: 070506PA0556

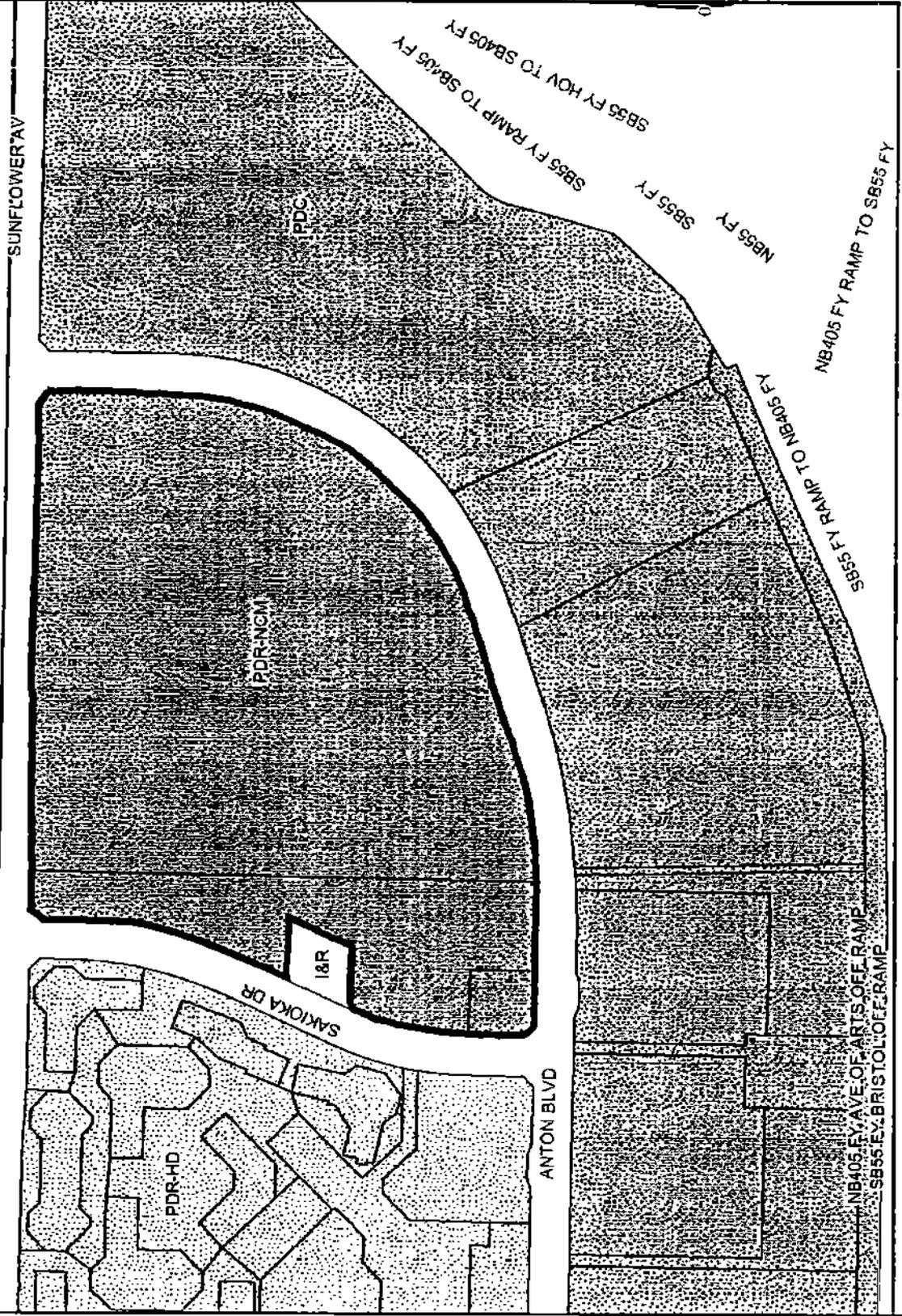
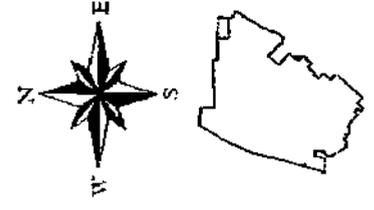
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PA-05-56

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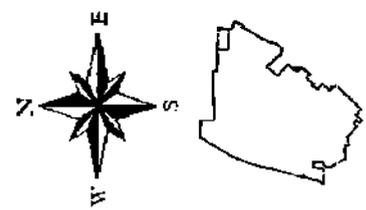
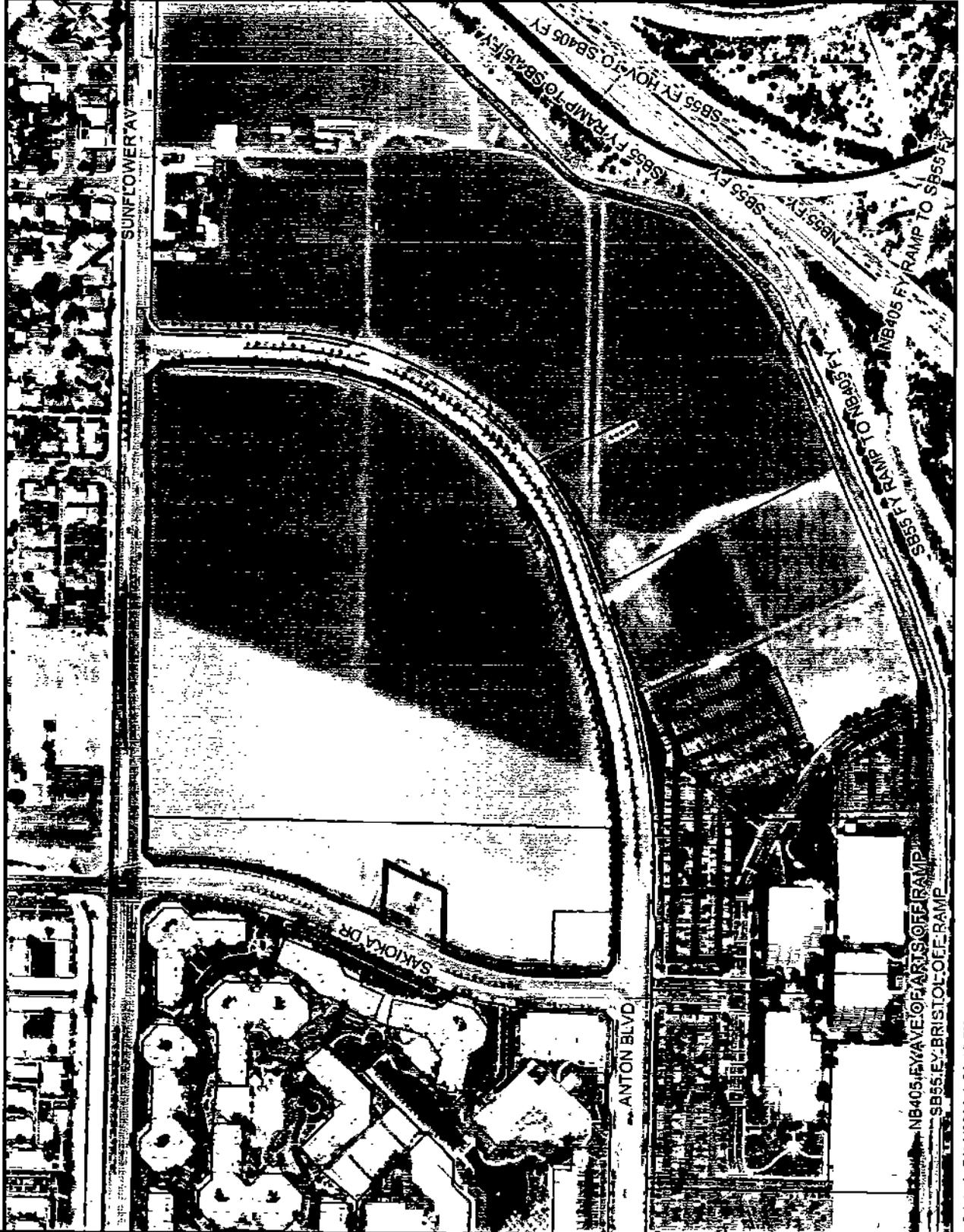
- Street Names
 - Parcel Lines
 - City Boundary
 - Zoning
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| AP | C1 | C1-S | C2 | CL | I&R | I&R-S | MG | MP | P | PDC | PDI | PDR-HD | PDR-LO | PDR-MD | PDR-NCM | R1 | R2-HD | R2-MD | R3 | TC |
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- Parcels



450 ANTON BLVD.

Legend

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



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CITY OF COSTA MESA

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DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE CITY CLERK'S OFFICE
AT (714) 754-5225**