



CITY COUNCIL AGENDA REPORT

MEETING DATE: OCTOBER 17, 2006

ITEM NUMBER: _____

SUBJECT: NORTH COSTA MESA HIGH-RISE RESIDENTIAL PROJECTS AND FINAL PROGRAM EIR NO. 1052 (SCH #2006011077)

DATE: OCTOBER 2, 2005

FROM: DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

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

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

RECOMMENDATION:

Continue to City Council meeting of November 7, 2006 to allow additional time for Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC) review.

PROPOSED PROJECT:

The North Costa Mesa High-Rise Residential Projects consist of the following:

- FINAL PROGRAM EIR NO. 1052 (SCH#2006011077)
- GENERAL PLAN AMENDMENT GP-06-02
- ZONING CODE AMENDMENT CO-06-05
- NORTH COSTA MESA SPECIFIC PLAN AMENDMENT SP-06-02
- PRELIMINARY MASTER PLAN PA-05-53 FOR SEGERSTROM TOWN CENTER (SITE 1)
- PRELIMINARY MASTER PLAN PA-05-52 FOR ORANGE COUNTY MUSEUM OF ART (SITE 2)
- PRELIMINARY MASTER PLAN PA-05-47 FOR SYMPHONY TOWERS (SITE 3)
- FINAL MASTER PLAN PA-05-48 AND VESTING MAP FOR THE CALIFORNIAN (SITE 4)
- PRELIMINARY MASTER PLAN PA-05-50 FOR PACIFIC ARTS PLAZA (SITE 5)

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ANALYSIS

On September 11, 2006, Planning Commission recommended City Council approval of the proposed high-rise residential projects, briefly summarized in Attachment 1. Prior to Council action, the proposed project must also be considered by the Airport Land Use Commission (ALUC) and the Federal Aviation Administration (FAA). These determinations by external agencies are still pending; therefore, Council review of these projects should be continued.

The attached *Responses to Comments* document includes responses to significant environmental comments raised during the public review period of the Draft Program EIR. The Draft Program EIR previously submitted to City Council, along with the enclosed Responses to Comments document and redlined/strikeout (errata pages), constitute the Final Program EIR. The Final Program EIR and technical appendices may also be downloaded from the City's website at: www.ci.costa-mesa.ca.us. Electronic compact discs of the document are also available from the Planning Division at (714) 754-5245 upon request without charge.

CONCLUSION

The FAA and Airport Land Use Commission need to consider the proposed project. Once the necessary determinations with regard to air navigation safety and consistency with the Airport Environs Land Use Plan have been made, the City Council will be able to consider the proposed project. Thus, staff recommends continuance of this item to the November 7, 2006 Council meeting to allow time for the FAA and ALUC to process these projects.

DISTRIBUTION: City Manager
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ATTACHMENT: 1 Responses to Comments

File Name: 101706EIR1052CONT	Date: 100206	Time: 3:45 p.m.
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ATTACHMENT 1

PROJECT DESCRIPTION

The North Costa Mesa High-Rise Residential Projects include five developments with a combined total of 1,269 units in eight high-rise residential towers and two midrise buildings. The proposals would create a unique housing type and will be the first of this kind of housing type in Costa Mesa. The new buildings will feature world-class architecture designed by renown architects and will complement the cultural and entertainment arts center uses at South Coast Plaza Town Center area. The proposed project would meet the housing needs of the high-income segments of the community at a level no greater than which can be supported by planned infrastructure improvements. Table 1 summarizes the proposed development and includes the net change in vehicle trips compared to General Plan conditions, which includes previously unbuilt entitlements and proposed demolition.

The five proposed projects are briefly described below, and

- Site 1 – Segerstrom Town Center by South Coast Plaza Partners: Preliminary Master Plan PA-05-53 for: (a) demolition of 84,025 sq.ft. office buildings and (b) conversion of a maximum of 103,355 sq.ft. of unbuilt office entitlement for the construction of a maximum of 225 residential high-rise units, resulting in 233,170 sq.ft. of office space at 3420 Bristol Street in a TC zone; (a) demolition of 31,500 sq.ft. of theaters and (b) construction of a maximum of 50 additional residential high-rise units atop an unbuilt 200-room hotel entitlement at 3400 Bristol Street in a TC zone.
- Site 2 – Orange County Museum of Art by the Orange County Performing Arts Center: Preliminary Master Plan PA-05-52 for construction of a maximum of 80 residential high-rise units atop an unbuilt 140,000 sq.ft. museum building entitlement at 605 Town Center Drive in a TC zone. The museum would occupy three to four floors, and include exhibit space, museum offices, a gift shop, restaurant uses, and cultural conference facilities. Underground parking is included as a component of the project to serve the museum and residential uses.
- Site 3 – The Californian at Town Center by Fifield Properties: Final Master Plan PA-05-48 for: (a) demolition of 21,349 sq.ft. of Lakes Pavilions Retail Center and (b) construction of a maximum of 250 residential high-rise units within two 25-story residential high-rises with additional 2,350 sq.ft. of ancillary retail at 580 Anton Boulevard in a PDR-HD zone. Approval of a Vesting Tentative Tract Map VT-17017 is also requested.
- Site 4 – Symphony Towers by J.K. Sakioka Company/Stockbridge/South Coast/AMS Craig: Preliminary Master Plan PA-05-47 for: (a) demolition of 17,529 sq.ft. of existing restaurants, (b) conversion of an unbuilt 300-room hotel entitlement, (c) construction of a maximum of 484 residential high-rise units within two 24-story high rises and two 6-story midrises, with additional 6,000 sq.ft. of ancillary retail at 585 Anton Boulevard in a PDC zone. The preliminary master plan would include a total of 484 residential units, consisting of a wide range of bedroom mix and 6,000 square feet of ground level retail uses.
- Site 5 – Pacific Arts Plaza by Maguire Properties: Preliminary Master Plan PA-05-50 for: (a) demolition of a 67,450 sq.ft. office building and (b) construction of a maximum 180 residential high-rise units at 675 Anton Boulevard in a TC zone. This development would require the demolition of the existing 5-story bank building. The proposed tower may include subterranean parking, as well as some at-grade parking and/or a parking structure. The project may include residential units ranging from studios to three bedrooms.

Table 1 - Project Development Summary and Net Change in Trips Compared to General Plan Conditions

Existing Development Of Project Site ³	Previously Unbuilt Entitlements	Proposed High-Rise Building	Slated for Demolition	Net Change in Trips (General Plan Conditions compared to Proposed Project) ⁵
Site 1 - Segerstrom Town Center – Sub-Area of South Coast Plaza Town Center at 3400 and 3420 Bristol Street				
31,500 sq. ft. theaters (2)	200-key hotel 220,000 sq.ft.	Max. 50 units in addition to unbuilt hotel entitlement	31,500 sq.ft. theaters (2)	-35 trips am peak hour 0 trips pm peak hour
84,025 sq.ft. office	336,525 sq.ft. office tower	Max. 103,355 sq.ft. conversion of unbuilt office entitlement to a maximum of 225 residential high-rise units resulting in 233,170 sq.ft. of office space	84,025 sq.ft. office	+525 trips ADT
Site 2 - Orange County Museum of Art – Sub-Area of South Coast Plaza Town Center at 605 Town Center				
Vacant	140,000 sq.ft. art museum/academy	Max. 80 units atop unbuilt 140,000-sq.ft. museum building	N/A	+37 trips am peak hour +45 trips pm peak hour +484 trips ADT
Site 3 – The Californian at Town Center – Sub-Area of The Lakes Pavilions at 580 Anton Boulevard				
21,349 sq.ft. retail	N/A	Max. 250 units within two 25-story residential high-rises and 2,350 sq.ft. of ancillary retail	21,349-sq.ft. Lakes Pavilion Retail Center	+98 trips am peak hour +17 trips pm peak hour + 45 trips ADT
Site 4 – Symphony Towers – Sub-Area of South Coast Metro Center at 585 Anton Boulevard				
17,529 sq.ft. of two restaurants	200,950 sq.ft. (300-key hotel)	Two 24-story high rises and two 6-story mid-rises: 484 dwelling units 6,000 sq.ft. ancillary retail	17,529 sq.ft. (2 existing restaurants)	+45 trips am peak hour -18 trips pm peak hour -869 trips ADT
Site 5 - Pacific Arts Plaza – Sub-Area of South Coast Plaza Town Center at 675 Anton Boulevard				
67,450 sq.ft. of office	N/A	180-unit residential high-rise tower	67,450 sq.ft. of office	-22 trips am peak hour 0 trips pm peak hour +346 trips ADT
TOTAL NET CHANGE IN TRIPS				+123 trips am peak hour +44 trips pm peak hour +531 trips ADT
TOTAL NET CHANGE IN COMMERCIAL/OFFICE SQ. FOOTAGE: GENERAL PLAN TO PROJECT GENERAL PLAN:				-402,283 square feet
TOTAL NET CHANGE IN RESIDENTIAL				+1,269 units
NOTES:				
1. <i>Overall Acreage of Specific Plan Area</i> – Refers to the total acreage of the development area identified in the NCMSF. Exception: the acreage for the South Coast Plaza Town Center (Area 4 of Specific Plan) has been identified by sub-area.				
2. <i>Net Site Specific Acreage</i> – Refers to a smaller site area within the overall Specific Plan area where the development project is proposed.				
3. <i>Existing Development of Project Site</i> – Refers to existing development in the proposed development site area and not the entire Specific Plan area.				
4. Floor Area Ratio does not include square footage of parking areas, parking structures, elevator shafts, stairwells, and mechanical equipment rooms.				
5. A comparison of the existing General Plan conditions (including unbuilt planned entitlements and proposed demolition of structures) and the proposed project results in the "net change in trips."				