



CITY COUNCIL AGENDA REPORT

MEETING DATE: NOVEMBER 21, 2006

ITEM NUMBER:

**SUBJECT: FINAL MASTER PLAN PA-05-48 AND VESTING TENTATIVE TRACT MAP VT-17017
FOR THE CALIFORNIAN AT TOWN CENTER AT 580 ANTON BOULEVARD**

DATE: NOVEMBER 6, 2006

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

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

FOR FURTHER INFORMATION CONTACT: CLAIRE FLYNN, (714) 754-5609

RECOMMENDATION

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

- Approve Final Master Plan PA-05-48 and Vesting Tentative Tract Map VT-17017, which includes modification of existing landscape easements from 25 feet to 20 feet along Avenue of the Arts and from 25 feet to 15-20 feet along Anton Boulevard, by adoption of the attached resolution.

BACKGROUND

In December, 2005, five developers in the South Coast Plaza Town Center and South Coast Metro area collectively submitted applications for high-rise residential projects. On August 14, 2006, the Planning Commission held its first public hearing to receive public comments on the Draft Program EIR.

On September 11, 2006, the Planning Commission recommended City Council approval of the proposed project on a 5-0 vote.

The required amendments to the City's General Plan, Zoning Code, and North Costa Mesa Specific Plan are discussed in a separate staff report. This staff report provides discussion/analysis on the proposed final master plan and subdivision for The Californian at Town Center.

DESCRIPTION

The Californian at Town Center involves Final Master Plan PA-05-48 for: (a) demolition of 21,349 sq.ft. of The Lakes Pavilions Retail Center and (b) construction of a maximum of 250 residential high-rise units, inclusive of a four-level parking structure with 529 parking spaces, 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.

PLANNING APPLICATION SUMMARY

Location: 580 Anton Boulevard Application Number: Final and Vesting Tent. Tract Map
Master Plan PA-05-48 VT-17017

Request: The Californian at Town Center

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: PDR-HD North: The Lakes Apartments and Wyndham Hotel
 General Plan: High Density Residential South: South Coast Metro Center
 Lot Dimensions: Irregular East: Sakioka Lot 1 (future Irvine Apartment Community)
 Lot Area: 87,115 sq.ft. (about 2 acres) West: South Coast Plaza Town Center
 Existing Development: The Lakes Pavilions Retail Center

DEVELOPMENT STANDARD COMPARISON

| <u>Development Standard</u> | <u>Zoning Code or NCMSP Requirement</u> | <u>Proposed Project</u> |
|---------------------------------------|--|---|
| General Plan – High Density Res. | 20 du/ac | 125 du/ac ¹ |
| Zone – PDR-HD | 1 du per 2,178 sf = 20 dwelling units | 1 du per 348 sf = 125 dwelling units ¹ |
| Lot Size – Development Lot | | |
| Lot Width | 100 ft. | Irregular |
| Lot Area | 12,000 sf | 87,115 sq.ft. |
| Site Coverage – Overall Project: | | |
| Buildings | Not Applicable | Not Applicable |
| Perimeter Open Space | 20' abutting Public ROW | 20' abutting Public ROW ² |
| Open Space | 42% of total site area at grade OR as allowed by NCMSP ⁴ | 30% of total site area at grade; ⁴ minimum 42% of total site area if landscaped podium and private pool/deck/and walkways are included. |
| Min. private open space patio/balcony | min. 100 sf | min. 100 sf ⁶ |
| Setbacks for Development Lot | | |
| Front (Anton Boulevard) | 20' | 20' abutting Public ROW ² |
| Side (Ave of Arts on left side) | 20' | 20' |
| Side (Interior PL on right side) | None required | 30' |
| Rear (interior) | None required | 0' |
| Building Height | 110' AGL | Approx. 25 stories/280' AGL |
| Parking: ³ | | |
| Tenant | 1.5 to 2.0 spaces per unit | 1.8 spaces per unit: 450 spaces |
| Guest | 0.5 spaces per unit with credit of 0.25 spaces per unit above 50 units = 75 spaces | 75 spaces |
| TOTAL | Min. 525 spaces | 525 spaces⁵ |
| Driveway Width: | Min. 16 ft. | > 16 ft. wide |

¹ Site-specific density requires General Plan and North Costa Mesa Specific Plan Amendments;

² Final master plan approval will also include modification of existing landscape easements from 25 feet to 20 feet along Avenue of the Arts and from 25 feet to 15-20 feet along Anton Boulevard. A 5-foot encroachment into the perimeter open space of an exterior staircase for the east tower is proposed.

³ North Costa Mesa Specific Plan, as amended, allows approval of compact and tandem parking spaces.

⁴ North Costa Mesa Specific Plan, as amended, allows inclusion of above-ground common recreational areas in open space calculation.

⁵ Total parking supply may be adjusted accordingly with associated changes in proposed bedroom mix provided that the project conforms with the NCMSP parking requirements. ⁶ Project includes a minor modification for 4-foot encroachment of balconies into street setback at Anton Blvd.

ANALYSIS

Project Location

The project site at 580 Anton Boulevard is currently developed with The Lakes Pavilions comprised of 7,709 square feet of retail and 13,640 square feet of quality sit-down restaurants, for a total of 21,349 commercial square feet. The Wyndham Hotel is located to the north, the Marriott to the east, and the Lakes Apartments to the north/northeast.

Final Master Plan

The Zoning Code requires approval of a master plan prior to development in a Planned Development Zone. While all the North Costa Mesa high-rise residential projects are processing master plans, The Californian at Town Center is the only project with a final master plan. The other four projects are preliminary master plans. The primary distinction is that “preliminary” master plans provide a general description of a proposed development, while a “final” master plan provides specific details regarding the site plan, floor plans, elevations, parking supply, landscape plan, architecture, on-site amenities, and vehicle/pedestrian circulation.

The final master plan review allows consideration of the structures’ scale, site planning, landscaping, and appearance, with the goal of promoting design excellence while giving consideration to the project’s compatibility with existing uses and consistency with the North Costa Mesa Specific Plan. The site plan, floor plans, elevation drawings, and landscape concept plan are attached (Attachment 2, Exhibit “D” of Resolution). Table 1 below summarizes the proposed project.

Table 1 – The Californian at Town Center

| Project Location | Property Owner | Authorized Agent |
|---|--|--|
| 580 Anton Boulevard | Roger and Barbara Allensworth | Tim O'Brien/Ben Ortega The Fifield Companies 2010 Main Street, Suite 610 Irvine, CA 92614 |
| Existing unbuilt entitlement | None | |
| Existing uses to be demolished | 21,349 sq.ft. of retail and restaurant uses | |
| Proposed development | 250 residential units within two 25-story residential high rises plus 2,350 sq.ft. of resident serving retail uses | |
| Maximum building height | 280 feet above ground level (AGL) | |
| Net increase in trips*: | +98 trips am peak hour +17 trips pm peak hour + 45 trips ADT | |
| Net decrease in commercial square footage*: | -18,999 sq.ft. of commercial | |
| Net increase in residential units*: | +250 owner-occupied dwelling units | |

*Net increase refers to comparison of proposed project to General Plan build-out conditions.

The following analysis provides analysis of the proposed project:

- *Building height and scale is appropriate for the City's urban center.* The Californian at Town Center features two towers (west and east tower) at a maximum building height of 271' to 273' AGL and 25 stories. The current height limit in this Specific Plan Area is 110 feet. The proposed building height is consistent with the scale of existing structures in North Costa Mesa. The Plaza Tower at the northwest corner of Avenue of the Arts/Anton Boulevard is 288' AGL, and the Center Tower is 287' AGL. This area is considered the City's urban center; therefore, high-rise residential structures of this height and scale are compatible with this area. The NCMSP is proposed to be amended to reflect a maximum height limit of 280' AGL at the Lakes.
- *Overall architectural design and building materials promotes design excellence.* The Californian at Town Center is designed by the world-renowned firm of Keating Khang Architects. The contemporary-style building is an inspired replication of The Californian high-rise residential building in Los Angeles. As shown in the full-color architectural rendering, proposed building materials will include pre-cast concrete panels, custom etched glass, and variable stone surfaces. The high-rise will also consist of the finest building materials including laminated clear glass, spandrel glass, monolithic glass guard rails, pre-cast concrete panels, and coated aluminum. The two towers also feature an exterior staircase with a textured surface.
- *Site Plan considers compatibility with abutting commercial and residential properties.* The contemporary architecture and steel/glass/stone construction would complement the Plaza Tower, Marriott Suites Hotel, and Wyndham Hotel, as well as other existing buildings in the South Coast Plaza/South Coast Metro area. Final Program EIR No. 1052 includes an aesthetic analysis to examine the shade/shadow impacts of the proposed towers on The Lakes Apartments and concluded that no significant impacts would result from project implementation. In the worst-case scenario for the summer and winter solstice, the proposed project would result in one hour of shade/shadow on The Lakes Apartments within the significance threshold (10:00 a.m. to 3:00 p.m.) during the Winter Solstice (December 21), and this impact did not exceed the two-hour significance threshold for shade/shadow impacts. (Please refer to the aesthetics section of the Final Program EIR for more information).
- *Proposed parking complies with NCMSP standards, as amended.* The NCMSP, as amended, requires that tenant parking supply be provided in the range of 1.5 to 2.0 parking spaces per unit and that guest parking be provided at 0.5 spaces per unit with a 0.25 credit for units above 50. The 450 proposed tenant parking spaces (1.8 tenant spaces per unit) and 75 guest parking spaces comply with this requirement. In addition, the NCMSP, as amended, allows tandem and compact parking spaces. The tandem parking spaces will primarily be offered to the larger units and/or offered together to a single tenant and not shared between two different tenants to minimize complications with the use of tandem parking stalls. A condition requires that a pair of tandem parking stalls be offered to occupants of a single unit. It should be noted that the proposed 525 parking spaces are based on the currently proposed bedroom mix. If the bedroom mix is adjusted, the total parking supply may also be modified accordingly provided that the project conforms to the NCMSP parking requirements.
- *Landscape Concept Plan features diverse plant palette and water features.* The Landscape Concept Plan is generally consistent with the City's landscape standards for high-density residential development. The Concept Plan features a grouping of trees along Anton

Boulevard and landscape screening of the parking structure along Avenue of the Arts. A series of low reflecting pools beginning at the southwest corner of the property are intended to create a visual waterline to the lake. Staff will work with the developer to select tree species that would be consistent with the overall landscape theme of the South Coast Metro area and also complement the palette featured in the new Avenue of the Arts traffic circle. A condition of approval addresses this issue.

- On-site recreational amenities comply with NCMSP standards. The project will include a rooftop view deck on the eastern and western towers. If the rooftop decks were considered a story, this would be the 26th story of the building. Another amenity deck will include a community pool and a spa located on the fifth tier of the parking structure. The deck will include chaise lounges and other patio furniture surrounding the pool. Each tower will include a community room that could be used for events such as homeowner association meetings. A gym will be provided, and while the final placement has not yet been determined, it is likely that the gym would be located on the ground floor overlooking the lake. The proposed project also includes a minor modification for a 4-foot encroachment of balconies into the front street setback along Anton Boulevard.
- Reduction of landscape easements by five to ten feet. A 25-foot landscaped easement currently exists along Anton Boulevard and Avenue of the Arts. When granted, the easement was consistent with the 25' perimeter landscape setback required for planned developments. Since then, this perimeter setback requirement was reduced to 20 feet. Similar to the recently-approved Irvine Apartment Communities project on Sakioka Lot 1, the applicant is requesting a five-foot reduction in the landscape easement from 25 feet to 20 feet on Avenue of the Arts and Anton Boulevard. This is consistent with the current perimeter setback requirements in a planned development zone. Additionally, on a portion of Anton Boulevard, the easement is proposed reduced to 15 feet to accommodate an exterior staircase for the east tower. The 20-foot landscape easements on Avenue of the Arts and 15-20 foot landscape easement on Anton Boulevard shall be reflected on the final map. A 20-foot easement would still accommodate the 13-foot wide combination bikepath/sidewalk required along the north side of Anton Boulevard. A condition of approval requires that the 20-foot easement along both Avenue of the Arts and Anton Boulevard exclude all structures except for items such as tree wells, tables/chairs, exterior staircase, and light-box monuments. A maintenance agreement is also required as a condition of approval ensuring that the property owner maintains the landscaping and all improvements within this easement at their own cost.
- Pedestrian linkages to the lake are to be maintained. Pedestrian access to the common lake amenity will be provided through sidewalks on Avenue of the Arts and Anton Boulevard. Pedestrian linkages between the adjacent Wyndham Hotel and the Marriott Suites Hotel will be improved as a part of the project. Signage will be provided in order to direct pedestrians between the sites.
- Site Plan maximizes view of the lake. All of the components of The Lakes development are oriented to a common lake water feature located in a central public open space easement. The Californian at Town Center takes advantage of the view of the lake. The north side of the proposed towers will feature private balconies for the new residents, and these will be staggered along the building elevation for privacy purposes. Neighboring balconies would not have a direct view to their next door neighbor if both are enjoying the balconies at the same time. Furthermore, the proposed Symphony Towers buildings were reasonably sited to maximize the view gateway of the Lakes between the two towers at the Californian at Town Center instead of being completely blocked by the two towers.

- On-site Ancillary Retail Uses to serve pedestrian and high-rise residents. The approximately 2,350 square feet of walk-up retail shall consist of retail businesses with the primary purpose of supporting pedestrians and the on-site residential community rather than drive-by customers. Permitted walk-up retail uses include, but are not limited to, periodical stand/kiosk, café, sandwich shop, juice bar, wireless internet café, neighborhood drycleaner, or other similar uses as deemed appropriate by the Development Services Director. Parking for employees shall be provided on the upper decks (Levels P2-P4) of the parking structure. A minimum of four parking spaces shall be provided for employee parking.

Consistency with General Plan, NCMSP, and Zoning Code

General Plan Amendment GP-06-02 and Zoning Code Amendment CO-06-05 were required to allow high-rise residential development in the High Density Residential Land Use designation/PDR-HD zoning district and to specify exterior noise standards for certain outdoor common recreational amenity areas of a high-rise residential development. The proposed project conforms with the General Plan and Zoning Code, as amended. The final master plan established a high-rise residential development option that complies with total number of residential units and non-residential building square footage, identified for this sub-area in Area 5 of the North Costa Mesa Specific Plan, as amended per SP-06-02.

FAA No Hazard Determination

The Federal Aviation Administration (FAA) issued a Determination of No Hazard on October 17, 2006 for the proposed Californian at Town Center project. The FAA No Hazard Determination established a maximum building height of 306 feet above mean sea level (271 to 273 feet above ground level) for the two proposed high-rise residential towers at 580 Anton Boulevard. Since the original proposal involved a building height of 280' AGL, the proposed buildings were accordingly reduced in height by up to 9 feet to be consistent with the FAA's determination. The final master plan is adjusted to reflect the maximum 271' to 273' of building height allowed by the FAA.

Additional Conditions of Approval

Library Services Impact Fee Program

The Planning Commission reviewed the Statement of Overriding Considerations which addressed cumulative impacts to library services that could not be mitigated to below a level of significance. Planning Commission added the following condition of approval related to library impacts:

"Prior to issuance of building permits, the project applicant shall pay a library services impact fee for the development costs for expanded or new library facilities pursuant to the Library Services Impact Fee Program, if such a program is established by the City of Costa Mesa by December 31, 2008 (Sites 1-5)."

Aviation

Staff has added conditions of approval related to air navigation safety to the Conditions of Approval/Mitigation Measure Monitoring Program. These aviation-related conditions reflect the No Hazard Determinations issued by FAA and also require a buyer's notice and aviation easement for the proposed projects (see City Manager's letter to JWA, Attachment D of General Plan staff report). Please see the Monitoring Program (Exhibit B) of the master plan resolution for more

information. Additional errata pages for the Aviation section of the Final Program EIR are also attached as Attachment E of General Plan staff report.

Vesting Tentative Tract Map VT-17017

As shown in the proposed vesting tentative tract map (Exhibit "D" of Resolution), the proposed subdivision is a one-lot subdivision for residential condominium purposes. A vesting tentative tract map shows a 15 to 20-foot wide landscape easement dedicated to the City of Costa Mesa along Avenue of the Arts and Anton Boulevard.

Approval of the vesting map allows the project to continue to be subject to the development standards and City fees in place at the time the map was deemed complete, even if standards later become more restrictive or City fees are increased.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) requires a Program EIR be prepared for the proposed project. Final Program EIR No. 1052 was prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines. The Final Program EIR serves as project-specific environmental analysis for the Californian at Town Center project, and no additional environmental review is required.

LEGAL REVIEW

The City Attorney's office approved the attached resolution as to form.

ALTERNATIVES CONSIDERED

City Council may take the following actions:

1. Approve Final Master Plan PA-04-58/VT-17017 subject to conditions.
2. Deny Final Master Plan PA-04-58/VT-17017.

CONCLUSION

The developer is proposing a 250-unit high-rise residential development, with limited ancillary retail of 2,350 square feet, which would contribute a unique type of upscale, ownership housing type to the City's housing stock. The project will feature world-class architecture and quality building materials to reinforce the contemporary urban image of this cultural arts center. With recent permit streamlining code amendments, only Planning Commission approval of a final master plan and a vesting tentative tract map is required. However, since the master plan is a component of a larger project (i.e. General Plan amendment and Specific Plan amendment) that do require City Council approval, this final master plan is also being forwarded for City Council approval. Final Program EIR, No. 1052 concludes that environmental impacts could be mitigated to below a level of significance with the exception of air quality and library services impacts. The Planning Commission recommends approval of the proposed project due to

conformance with the General Plan, Zoning Code, and North Costa Mesa Specific Plan as amended.

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Attachments: 1. Vicinity Map
 2. Council Resolution
 Exhibit "D" contains Site Plan, Floor Plans, Landscape Plan,
 Elevation Drawings, and Vesting Tentative Tract Map

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DEVELOPMENT SERVICES DEPARTMENT

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