

RESOLUTION NO. PC-07-74

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING FINAL MASTER PLAN PA-07-18 AND VESTING TENTATIVE TRACT MAP VT-17207 FOR THE SYMPHONY TOWERS HIGH-RISE RESIDENTIAL PROJECT AT 585/595 ANTON BOULEVARD IN A PDC ZONE.**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, an application was filed by Patrick Tooley of Wilson Meany Sullivan, authorized agent for J.K. Sakioka Company/Stockbridge/South Coast/AMS Craig, for the Symphony Towers High-Rise Residential Project at 585/595 Anton Boulevard in Area 6, South Coast Metro Center, of the North Costa Mesa Specific Plan;

WHEREAS, the proposed Symphony Towers project is comprised of the following: (1) Final Master Plan PA-07-18 for (a) demolition of 17,529 sq.ft. of existing restaurants and (b) conversion of an unbuilt 300-room hotel entitlement to facilitate the construction of a maximum of 484 residential condominiums within a 26-story (Tower I) and 16-story high-rise building (Tower II), two six-level parking structures containing a total of 1040 parking stalls, and an additional 6,000 sq.ft. of ancillary retail in Tower II located at 585/595 Anton Boulevard in a PDC zone; and (2) Vesting Tentative Tract Map VT-17207 for a subdivision for common-interest development purposes and a reduction of the landscape easement (25 feet--existing, 16 to 20 feet—proposed) adjacent Anton Boulevard (south side) within the project limits;

WHEREAS, Final Master Plan PA-07-18 includes a minor modification for a maximum 4-foot encroachment of the main building and architectural design features into the 20-foot open space perimeter setback along Anton Boulevard and Avenue of the Arts (20-foot setback required, 16 to 20 foot setback proposed);

WHEREAS, Vesting Tentative Tract Map VT-17207 includes a five foot reduction in the landscape easement along the south side of Anton Boulevard within the project limits from 25 feet to 16 to 20 feet. Minor encroachments of the main buildings and specified items may be allowed in the landscape easement. The modification of the landscape easements and vacation of the existing bus turnout on Anton Boulevard requires City Council approval;

WHEREAS, The site-specific residential density of 100 dwelling units per acre and site-specific nonresidential FAR of .03 FAR is a development option for the Symphony Towers subarea of Area 6, South Coast Metro Center, in the North Costa Mesa Specific Plan. City Council approved this maximum allowable density/FAR pursuant to the adoption of General Plan Amendment GP-06-02 and North Costa Mesa Specific Plan Amendment SP-06-02 in January 2007.

WHEREAS, Final Program EIR No. 1052 for the North Costa Mesa High-Rise Residential projects considers all environmental impacts of the proposed project and a reasonable range of alternatives, and the Final EIR is complete and adequate and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines;

WHEREAS, the City Council certified Final Program EIR No. 1052 for the North Costa Mesa High-Rise Residential projects, inclusive of the proposed Symphony Towers project, by adoption of Resolution No. 06-94 on November 21, 2006;

WHEREAS, the City Council approved Preliminary Master Plan PA-05-47 for the Symphony Towers in January 2007. The preliminary master plan establishes a high-rise residential development option that complies with total number of residential units and non-residential building square footage, floor area ratio, and trip budget maximums identified for this sub-area in Area 6 of the North Costa Mesa Specific Plan, as amended per SP-06-02;

WHEREAS, the Federal Aviation Administration (FAA) issued a No Hazard Determination on October 31, 2006, which established a maximum building height of 306 feet

above mean sea level (approx. 274 feet above ground level) and 206 feet above mean sea level (approx. 173 feet above ground level) for specified areas of the project site at 585/595 Anton Boulevard;

WHEREAS, pursuant to Public Utilities Code 21676, the City Council overruled the Orange County Airport Land Use Commission's Determination of Inconsistency by separate resolution in January 2007;

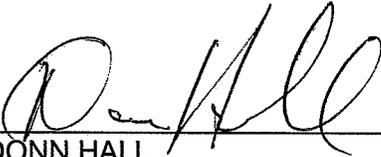
WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 8, 2007 with all persons having been given the opportunity to be heard both for and against the proposed project;

NOW, THEREFORE, BE IT RESOLVED that based on the evidence in the record, the findings contained in Exhibit "A", and subject to conditions of approvals/mitigation measures contained in Exhibits "B" and "C", the Planning Commission hereby APPROVES Final Master Plan PA-07-18 and VT-17207 (Exhibit "D") with respect to the property described above.

BE IT FURTHER RESOLVED that, subsequent to the approval of Final Master Plan PA-07-18, any future dedication of land for roadway purposes, including but not limited to, any required deceleration lanes and vehicle turnout lanes on Anton Boulevard and Avenue of the Arts within the project limits will not diminish the previously-approved maximum allowable development of 484 units and 6,000 sq.ft. of ancillary retail uses for the Symphony Towers site;

BE IT FURTHER RESOLVED that the Planning Commission finds and determines that its recommendation for the approval of Final Master Plan PA-07-18/VT-17207 is expressly predicated upon applicants' compliance with each and all conditions of approvals contained in Exhibit "B" and Mitigation Monitoring Program contained in Exhibit "C".

PASSED AND ADOPTED this 8 th day of OCTOBER, 2007

  
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DONN HALL  
Chair, Planning Commission

