



REDEVELOPMENT AGENCY AGENDA REPORT

ITEM NO: IX. 1

MEETING DATE: 8/19/08

SUBJECT: RDA EXECUTIVE DIRECTOR'S REFERRAL:
**MASTER PLAN AMENDMENT RA-08-01 TO THE TRIANGLE SQUARE
MASTER PLAN (PA-89-31/RA-89-05) FOR MAJOR FAÇADE
RENOVATION AND RELATED IMPROVEMENTS AT 1870 HARBOR
BLVD./1875 NEWPORT BLVD.**

DATE : AUGUST 1, 2008

FROM: DEVELOPMENT SERVICES/REDEVELOPMENT AGENCY

CONTACT: CLAIRE L. FLYNN, AICP, PRINCIPAL PLANNER (714) 754-5278

DONALD D. LAMM, EXECUTIVE DIRECTOR (714) 754-5270

RECOMMENDATION:

Approve Master Plan Amendment RA-08-01 to Triangle Square Master Plan (PA-89-31/RA-89-05), subject to conditions by adoption of attached RDA Resolution (*refer to Page 7*).

APPLICANT:

Michael Flynn of KTG Y Group, Inc., authorized agent for Greenlaw Partners.

BACKGROUND:

Proposed Project

Triangle Square is located on a 4.45-acre triangular property between Harbor Boulevard, Newport Boulevard, and West 19th Street in a PDC (Planned Development Commercial) zone (*Vicinity Map, Attachment 1*).

The proposed project includes a major façade renovation consisting of demolition/construction of stairs, elevators, and storefronts in select areas, new construction/remodeling of tower elements, replacement of existing tile roof with

new material, new additions/demolitions to leasable retail areas, and other related building enhancements.

Minor encroachments of new escalators, canopy, and stairs into the Newport Boulevard street setback are proposed (13-foot setback originally approved, 2-foot to 10-foot setbacks proposed).

Triangle Square Master Plan

City Council approved the Triangle Square Master Plan in 1989. The master plan consisted of the following:

- 185,010 square foot shopping center with retail and restaurant uses.
- Variance from building coverage requirements (30% building coverage originally required by Code; 32.5% approved by variance).
- Conditional Use Permit to deviate from shared parking.
- Encroachments into the 25-foot perimeter open space setback (8-foot setback on W. 19th Street and Harbor Boulevard; 13-foot setback on Newport Boulevard).
- Overall building height of 78 feet
- 1,150 parking spaces

RDA Executive Director Referral:

Redevelopment Policy 95-01, Project Review Procedures, was adopted on November 8, 1995. This policy sets forth two key provisions:

- Section III of this policy delegates the review of planning actions in the Redevelopment Area pursuant to the planning process outlined in the Zoning Code.
- Agency Executive Director must make a recommendation of consistency with the Costa Mesa Redevelopment Plan and may refer planning applications to the RDA for consideration.

In this case, the Zoning Code allows the proposed request to be considered at a staff level. Section 13-38(g), Master Plan, of the Zoning Code allows minor amendments to existing master plans in planned development zones to be approved by Planning staff.

The Agency Executive Director considered that proposed minor amendments to the Triangle Square Master Plan do not involve issues such as:

- A change in the use or character of the development;
- An increase in the overall density or floor area ratio of the development;
- Increase in overall coverage of structures;

- Reduction in required off-street parking;
- Increase in trip budget standards established in General Plan.

Although the proposed request could be considered at a staff level, the Redevelopment Agency Executive Director has referred this proposal to the Redevelopment Agency because of significant community interest in Triangle Square.

The Executive Director considered it to be beneficial to review the proposed improvements at a public hearing to provide an opportunity for feedback from the community and the Redevelopment Agency. It would also showcase the major remodeling efforts proposed by the new property owner, who also concurred with the referral process.

DISCUSSION:

Purpose of the Major Renovation

Triangle Square is a prominent retail, dining, and entertainment venue with remarkable visibility at a gateway in Costa Mesa. Although some tenants enjoy patronage as a desirable gathering place (i.e. Yard House, Club Sutra), more than one-half of the shopping center is unoccupied. The GAP, a former major tenant, vacated their space earlier this year. (*Applicant Letter, Attachment 2*).

The purpose of the major renovation of Triangle Square includes:

- Revitalize the shopping center as a major destination in downtown Costa Mesa
- Reinvigorate Triangle Square from early nineties Spanish Mediterranean architecture to a more contemporary style.
- Improve pedestrian circulation with new escalators and stairwells.
- Enhance vehicle parking and circulation within the parking structure areas.
- Create more inviting entrances to the parking garage from the street level.

Conformance to Triangle Square Master Plan

The following discusses some of the proposed amendments to the Triangle Square Master Plan for exterior and interior improvements. The proposal is in substantial conformance with the original Master Plan, and the proposed amendments are considered standard remodeling activities (*Attachment 3, Site Plan/Floor Plan/Elevations*).

No net increase in the building square footage (185,010 sq.ft/0.95 FAR), overall building height (78 feet), or reduction in parking supply (1,150 parking spaces) is contemplated.

- *Façade Enhancements feature a vibrant color palette and exterior building materials to give Triangle Square a more contemporary appearance.*
 - The former Niketown dome will receive an updated look. All of metalwork encircling the dome will be removed, including the 3-foot metal spire atop the dome. The dome will be re-clad with faux copper sheet metal or fiberglass, and new foam, stone-finished corbels will be added.
 - The central rotunda along Harbor Boulevard will undergo a major renovation. The upper columns (ribs) and octagonal roof will be replaced by a gable roof with new faux copper sheet metal or fiberglass roofing. New foam coping and decorative column bases will be added.
- *Plaza Level improvements will improve the customer's experience as a gathering place and new storefronts will showcase the retail areas.* The substantial metalwork trellis structure on the terrace will be removed, and this plaza area will feature new outdoor furniture and grouped seating arrangements. The existing floor opening near the main dome at Newport/19th Street will be filled with a deck and concrete fill. An existing corridor at the Plaza level (southside) will align directly with public restrooms. There will also be a new entrance to the Plaza level from the parking garage. Storefronts within the Plaza level will be enhanced throughout this level.
- *Street Level improvements will enhance pedestrian circulation and increase storefront visibility along the major street frontages.*

Along Newport Boulevard:

- The existing stairs near Sutra Lounge will be demolished and replaced by escalators (13-foot setback originally approved, 7-foot setback proposed).
- A new glass elevator will be installed adjacent to the new escalators. The main staircase flanking the entry will be completely demolished, and a new stair will be configured to lead to the plaza level (13-foot setback originally approved, 10-foot setback proposed).
- The escalators between the Yard House and the former Niketown will be demolished and replaced with a canopy-covered escalator (13-foot setback originally approved, 7-foot setback proposed for

escalator at street level and 2-foot setback proposed for landing/railing overhang at Plaza level).

- The stairs flanking the former Niketown dome will be removed, a new staircase will be built just south of the existing stairs (13-foot setback originally approved, 8-foot setback proposed).

Along Harbor Boulevard and West 19th Street:

- Façade enhancements are to occur with no new encroachments or changes to the building footprint to occur.
- *No net new building square footage is proposed.* Approximately 5,400 square feet of new building square footage is proposed to be demolished and also added throughout the Plaza and Street levels. The new building additions generally account for new corridor areas and new leasable retail space. Areas of the existing building will be equally demolished to ensure that there is **no net new increase** in building square footage. The previously-approved 0.95 FAR for Triangle Square is unchanged.
- **NOTE:** Animated Media Boards may be submitted for consideration at a later date as an amendment to the Triangle Square Planned Signing Program. Signage is not considered in this application.

Consistency with Comprehensive Design Plan

The “*Comprehensive Design Plan*” for the Downtown Redevelopment Project Area was adopted in February, 1985. The Plan includes architectural guidelines, recommended building and accent materials, and building color schemes.

Staff finds that the proposed façade improvements are consistent with the Comprehensive Design Plan because:

- Sand-finished stucco continues to be a dominant exterior material of the building.
- Varied accents include copper sheet metalwork, stone-finished foam coping/corbels, brass medallion accents, faux balconies, and window awnings.
- While the proposed color palette offers more vivid colors compared to the traditional Spanish Mediterranean colors of Triangle Square, the color scheme remains unified and harmonious. Proposed color palette includes vibrant earth tones (reds, corals, yellows, and sandstones) and varying greens.
- Simple roof forms include varying roof designs such as dome-style and mansard roofs.

- While the plan recommends mission clay tile, the proposed prefabricated copper sheet metal or fiberglass cladding on the domed roofs will create a cohesive and modern look to the building.

CONCLUSION:

Staff finds that the proposed façade enhancements and related interior improvements to Triangle Square are minor amendments to the Master Plan. These proposed changes are consistent with the Comprehensive Design Plan adopted by the Redevelopment Agency in 1985 and are in substantial conformance to the Triangle Square Master Plan. The proposed renovation may help transform Triangle Square into a vibrant destination in downtown Costa Mesa. No material changes to the building square footage, overall building height, and parking supply are proposed.

CLAIRE L. FLYNN, AICP
Principal Planner

DONALD D. LAMM, AICP
Executive Director

Attachments: 1. [Vicinity Map](#)
 2. [Applicant Letter](#)
 3. [Site Plan/Floor Plan/Elevations](#)

cc: City Manager
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RDA RESOLUTION NO. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING MASTER PLAN AMENDMENT RA-08-01 TO THE TRIANGLE SQUARE MASTER PLAN (PA-89-31/RA-89-05) FOR MAJOR FAÇADE RENOVATION AND RELATED IMPROVEMENTS AT 1870 HARBOR BLVD./1875 NEWPORT BLVD.

THE REDEVELOPMENT AGENCY OF THE CITY OF COSTA MESA HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the project site at 1870 Harbor Boulevard/1875 Newport Boulevard is located in the Costa Mesa Downtown Redevelopment Project Area, originally established in 1973;

WHEREAS, the Redevelopment Agency adopted the Comprehensive Design Plan for the Redevelopment Project Area in 1985;

WHEREAS, Master Plan Amendment RA-08-01 was filed by Michael Flynn of KTG Y, Inc., authorized agent for property owner Greenlaw Partners, Inc.;

WHEREAS, Master Plan Amendment RA-08-01 is an application for a minor amendment to the Triangle Square Master Plan adopted in 1989 (PA-89-31/RA-89-05). The proposed request involves major façade renovation to all three building elevations along Newport Boulevard, West 19th Street, and Harbor Boulevard. The proposal also includes interior renovations such as new stairwells, escalators, corridors, remodeled storefronts, additions/demolitions of building square footage, and other related improvements to enhance pedestrian and vehicle circulation.

WHEREAS, the proposed project includes minor building additions and demolitions which do not involve a net increase in the previously-approved building square footage for Triangle Square of 185,010 square feet (0.95 FAR);

WHEREAS, the proposed project includes minor changes in roof forms / roof lines which do not exceed the maximum 78-foot building height approved for Triangle Square;

WHEREAS, the proposed project does not involve any reduction in the overall parking supply of 1,150 parking spaces;

WHEREAS, the project involves minor building encroachments into the Newport Boulevard front setback for new escalators, elevators, and stairwells

(13-foot setback originally proposed, minimum 2 to 10 foot setbacks proposed). However, these are considered minor building encroachments that would not have a significant impact on the pedestrian circulation system, vehicle circulation system, and open space/landscaped areas or deprive the street nor other properties of necessary light and air;

WHEREAS, Animated Media Boards may be submitted for consideration at a later date as an amendment to the Triangle Square Planned Signing Program. However, signage is not considered in this application;

WHEREAS, Redevelopment Policy No. 95-01 and Section 13-38(g), Master Plan, of the Zoning Code allow minor amendments to existing master plans in planned development zones to be approved by Planning staff. However, the Agency Executive Director has used his discretion to refer the proposed project to the Redevelopment Agency for its consideration;

WHEREAS, a duly-noticed public hearing was held by the Redevelopment Agency on August 19, 2008 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 contained in Exhibit "B", the Redevelopment Agency hereby APPROVES Master Plan Amendment RA-08-01 to the Triangle Square Master Plan (PA-89-31/RA-89-05) with respect to the property described above.

BE IT FURTHER RESOLVED that the Redevelopment Agency finds and determines that its approval of Master Plan Amendment RA-08-01 is expressly predicated upon applicant's compliance with each and all conditions of approvals contained in Exhibit "B", as well as all applicable federal, state, and local laws.

PASSED AND ADOPTED this nineteenth day of August 2008, by the following roll call vote:

AYES: Agency members

NOES: Agency members

ABSENT: Agency members

Chairperson of the Redevelopment Agency

ATTEST:

Secretary, Redevelopment Agency of the City of Costa Mesa

EXHIBIT "A"

FINDINGS

- A. Pursuant to Section 13-29(g)(5) of the Municipal Code, the Triangle Square Master Plan (PA-89-31/RA-89-05), as amended by Master Plan Amendment RA-08-01, meets the broader goals and is in conformance to the 2000 General Plan, Zoning Code, Redevelopment Plan, and Comprehensive Design Plan in that the final master plan continues to exhibit excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
 - a. The proposed Master Plan Amendment RA-08-01 is compatible and harmonious with uses both onsite as well as those on surrounding properties. Specifically, the proposed building will be complementary in design, materials, and architecture as the existing buildings in the Redevelopment Project Area.

 - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.

 - c. The planning application is for a project-specific case and does not establish a precedent for future development. Minor building encroachments into the Newport Boulevard street setback (13-foot originally approved, 2-10 foot encroachments requested) would not a significant impact on the required perimeter open space, vehicle/pedestrian circulation, landscaping, or surrounding properties.

 - d. The cumulative effects of Master Plan Amendment RA-08-01 have been considered.

- C. The "Comprehensive Design Plan" for the Downtown Redevelopment Project Area was adopted in February, 1985. The Plan includes architectural guidelines, recommended building and accent materials, and building color schemes. The proposed façade improvements and related improvements are consistent with the Comprehensive Design Plan because:
 - a. Sand-finished stucco continues to be a dominant exterior material of the building.

 - b. Varied accents include coppersheet metalwork, stone-finished foam coping/corbels, brass medallion accents, faux balconies, and window awnings.

- c. While the proposed color palette offers more vivid colors compared to the traditional Spanish Mediterranean colors of Triangle Square, the color scheme remains unified and harmonious. Proposed color palette includes vibrant earth tones (reds, corals, yellows, sandstones) and varying green shades.
 - d. Simple roof forms include varying roof designs such as dome-style and mansard roofs.
 - e. The proposed prefabricated copper sheet metal or fiberglass cladding on the domed roofs will create a cohesive and modern look to the building.
- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities
- E. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management of Title 13 of the Municipal Code. Payment of a traffic impact fee is not required.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. As applicable, Master Plan Amendment RA-08-01 shall comply with the conditions of approval, code requirements, and mitigation measures of originally approved Triangle Square Master Plan (PA-89-31/RA-89-05). The conditions of approval and code requirements for RA-08-01 shall be blueprinted on the page following or containing the site plan.
2. The developer shall contact the Planning Division to arrange for an inspection of the site prior to the final inspections. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
3. Developer shall submit any minor amendments to the final master plan to the Development Services Director for review and approval prior to submission of working plans/drawings for plan check. In addition to the minor amendments described in Section 13-28 (g) (3) of the Municipal Code, architectural design revisions are considered minor amendments.
4. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). With the exception of back-flow prevention devices, ground-mounted equipment shall not be located in any landscaped setback visible from the street and shall be screened from view, under the direction of Planning Staff. The mechanical screens shall be designed to be of the same materials and architecturally compatible with the buildings.
5. The main building encroachments as identified in the proposed site plan shall not be further modified, unless approved through the appropriate planning process by the Development Services Director.
6. Enhanced design elements and architectural treatment as shown in the approved color elevation drawings shall be implemented to the satisfaction of the Development Services Director. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through the master plan review process, or in the requirement to modify the construction to reflect the approved plans.

Eng.

7. Developer shall maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

Transp.

8. Developer shall submit detailed engineering plans depicting the reconstruction of vehicle entry lanes for both Broadway and Harbor entrances including any changes in curb, curb width, and modifications to curb returns. Note: Entry design must be sufficient to accommodate full size delivery vehicles to the interior loading docks.
9. In 2009 the City will begin a project to widen Newport Boulevard between 19th Street and 17th Street. The project includes lane closures that may affect the applicants work. The Developer shall coordinate and schedule all activities so as to not impact the Newport Boulevard widening project activities. Contact Dave Sorge at 714-754-5183 or Tom Banks at 714-754-5222 to coordinate any work that may affect Newport Bouelvard.

Building

10. If deemed necessary by the Building Official, Developer shall submit a soils report for this project prior to issuance of grading permits. One boring shall be at least 10'0" deep. Soils report recommendations shall be blueprinted on the plans.
11. If deemed necessary by the Building Official, Developer shall submit grading and drainage plans for this project.
12. Erosion control plan and implementation measures shall also be submitted during the demolition phase and exterior remodel.

Fire

13. Any interior alteration shall require corresponding alteration/upgrade to the fire sprinkler system as deemed necessary by the Fire Marshal.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. All applicable federal, state, and local laws which are applicable to the project shall be complied with, regardless of whether they are identified herein. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of the minor amendment to the final master plan shall be for a period of one year, unless the applicant applies for and is granted an extension of time.
2. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division. (Roof-mounted equipment enclosed in the mechanical penthouse is permitted as part of the approval of the final master plan.)
3. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and final releases will not be granted until all such licenses have been obtained.
4. All on-site utility services shall be installed underground.
5. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box under the direction of the Planning Division.
6. Five (5) sets of detailed landscape and irrigation plans shall be required as part of the project plan check review and approval process. Three (3) sets shall be provided to the representative water agency and two (2) set shall be submitted to the Planning Division for review. Plans shall be approved by the water agency with two (2) approved sets forwarded by the applicant to the Planning Division for final approval prior to issuance of building permits.
7. Two (2) sets of landscape and irrigation plans, approved by both the water agency **and** the Planning Division, shall be attached to two of the final building plan sets.
8. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-103 through 13-108 as well as irrigation requirements set forth by the water agency. Consult with the representative water agency. Mesa Consolidated Water District, Ray Barela (949) 631-1291.
9. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
10. Construction equipment, vehicles, or work between the hours of 7:00 a.m. and 8:00 p.m., provided that all required permits for such construction, repair, or remodeling have been obtained from the appropriate City Departments.
- Bldg. 11. Comply with the requirements of the California Code of Regulations, Title 24, also known as the California Building Standards Code, as

amended by the City of Costa Mesa.

12. The project applicant shall require the contractor to comply with the SCAQMD's regulations during construction, including Rule 402 which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction. Specific measures to reduce fugitive dust shall include the following:
 - a. Moisten soil prior to grading.
 - b. Water exposed surfaces at least twice a day under calm conditions and as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
 - c. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.
 - d. Wash mud-covered tires and under-carriages of trucks leaving construction sites.
 - e. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites.
 - f. Securely cover loads of dirt with a tight fitting tarp on any truck leaving the construction sites to dispose of excavated soil.
 - g. Cease grading during periods when winds exceed 25 miles per hour.
 - h. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance. A screen shall be provided at a reasonable height to ensure construction dust and debris are contained as much as possible to prevent impacts from construction on neighboring properties.
13. The proposed project shall comply with Title 24 of the California Code of Regulations established by the Energy Commission regarding energy conservation standards. The project applicant shall incorporate the following in building plans:

Solar or low emission water heaters shall be used with combined space/water heater units.

Double paned glass or window treatment for energy conservation shall be used in all exterior windows.

- Eng. 14. A construction access permit and deposit of \$2,730 will be required by City of Costa Mesa Engineering Division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
- If closure of any part of the parkway/sidewalk area for scaffolds or closure of any traffic lanes during construction for trucks/vehicles/equipment are necessary, Developer is required to obtain an encroachment permit from the City of Costa Mesa and Caltrans (if on Newport Boulevard) for traffic control for lane(s) closures.
- Trans. 15. Developer shall provide a 25-foot minimum distance from the far side of proposed drive aisles for all parking spaces to provide adequate space for turning movements. Developer shall comply with the City's Parking Design Standards.
- Fire 16. Water mains shall be of adequate size to deliver 1,000 gallons per minute simultaneously from the closest hydrant(s) to any and all points of the development with a minimum residual pressure of 20 psi.
17. Provide "blue dot" reflective markers on all on-site fire hydrants.
18. Provide an automatic fire sprinkler system according to NFPA 13.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani 1. Developer shall contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- AQMD 2. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district.