CITY COUNCIL AGENDA REPORT

MEETING DATE: NOVEMBER 1, 2011 ITEM NUMBER: PH-2

SUBJECT: REVIEW OF PLANNING APPLICATION PA-11-22: DESIGN REVIEW AND VARIANCE FROM MAXIMUM NUMBER OF STORIES AND BUILDING HEIGHT REQUIREMENTS FOR A NEW COMMUNITY BUILDING AT 2775 MESA VERDE DRIVE EAST

DATE: OCTOBER 20, 2011

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: WENDY SHIH, ASSOCIATE PLANNER

FOR FURTHER INFORMATION CONTACT: WENDY SHIH (714) 754-5136
WENDY.SHIH@COSTAMESACA.GOV

RECOMMENDATION:

Adopt the attached resolution to uphold or reverse the Planning Commission's decision to approve Planning Application PA-11-22, a design review and variance for a new community building for the residents of Villa Venetia and Pine Brook Village apartments. The application includes the following:

1. **Variance** from maximum number of stories and building height requirements (two stories/27 feet allowed; three stories/44 feet proposed).

2. **Deviation from the Residential Design Guidelines** for second-to-first floor ratio (80 percent maximum recommended; 86 percent proposed).

BACKGROUND:

Project Site

Villa Venetia is a 468-unit apartment complex bounded by Adams Avenue, Mesa Verde Drive East, and Golf Course Drive. It was originally developed as part of a larger residential community, which includes the 496-unit Pine Brook Village apartments located across Golf Course Drive to the southeast. Both apartment complexes are under common ownership. The property is zoned R3 (Multiple-Family Residential District) and has a General Plan land use designation of High Density Residential.

The Villa Venetia apartment community features a central open space containing a lake, tennis courts, pools/spa, barbeque grilling area, and a leasing office with a community/fitness center.

Meeting History

On August 22, 2011, by a vote of 4 to 0 (Commissioner Fitzpatrick absent), Planning Commission denied without prejudice Planning Application PA-11-15 for a 61-foot high community building. Planning Commission denied the application due to the extent of the variance request for the building height of the proposed community building, which would have exceeded the height of the existing leasing office on the same property by 17 feet:

- 61-foot building height originally proposed
- 41-foot building height of existing leasing building
- 27-foot building height permitted by Code

On October 10, 2011, by a vote of 5 to 0, Planning Commission approved a revised plan for the community building, under Planning Application PA-11-22, for a reduced building height from 61 feet to 44 feet (inclusive of architectural tower and decorative chimney). The architectural tower element was reduced from 61 feet to 41 feet, which is consistent with the existing 41-foot high leasing office building.

The Planning Commission staff report from October 10, 2011 is included as Attachment 3. The video of the public hearing can be viewed on the City's Web page:

http://www.ci.costa-mesa.ca.us/CMCalendar.htm

The applicant's updated letter of justification for the proposed project is attached (Attachment 2).

Call for Review by City Councilmember

On October 17, 2011, Councilmember Wendy Leece filed a request for City Council review of the project on behalf of the residents from the surrounding neighborhood. The attached review application included the following concern: "After reviewing the decision by the Planning Commission, it is [her] opinion that the Costa Mesa Zoning Code is not being followed in approving the variance". (Review Application, Attachment 3).

ANALYSIS:

Variance Findings

The variance approval is based on three legal findings; two of which are questioned in the review application:

- ***Variance Finding 1a***: Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications. *[Section 13-29 (g) (1) a.]*

- ***Variance Finding 1b***: The deviation granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated. *[Section 13-29 (g) (1) b.]*

De Novo Hearing

The purpose of this report is to highlight or clarify the evidence in the administrative record that was presented to the Planning Commission prior to its action to approve the proposed project.

This report neither adds any new evidence that was not considered by the Planning Commission nor provides any further justification for the approval of the variance request.

As a de novo hearing, City Council may act to uphold or reverse the Planning Commission's decision.

Evidence for Required Findings

State Law requires that the variance request be considered in an equivalent manner and subject to similar expectations, requirements, and limitations as would be required for other properties in the identical zone and in the vicinity.

With regard to the two variance findings in question, following is a summary of the Planning Commission's consideration of evidence in the administrative record prior to rendering a decision on the project.

- *The unique size, shape, and location of the 20-acre property represent special circumstances to justify approval of the variance request. [Page 5 of 10/10/11 PC Report.]*

  Special circumstances applicable to the property exist to justify approval of the variance from number of stories and building height requirements. Specifically, the variance could be justified due to the unique size, shape, and location of the parcel, which is 20 acres, more than twice the size of other multiple-family residential properties in the immediate area. The property is also uniquely shaped and bounded by Adams Avenue, Mesa Verde Drive East, and Golf Course Drive. The community building would only be visible off-site from Golf Course Drive and the apartment buildings immediately surrounding the new facility.

- *The proposed project shall be "subject to conditions" to ensure that residential development standards are equivalent to or exceed those required for similar structures located in the R3 zone. [Page 2 of 10/10/11 PC Report].*

The approval of a variance request does not constitute a waiver from compliance to the other required development standards in the R3 zone. Evidence was given regarding the other residential development standards were either met or exceeded.

1. The proposed building exceeds street setback requirement (minimum 10 feet required; 25 – 32 feet proposed).

2. The proposed project provides additional parking in excess of the existing parking supply (net increase of 89 new parking spaces). The applicant proposes to reconstruct carports and replace an upper deck tennis court with parking for a net gain of 89 parking spaces on the property, including 20 parking spaces in the subterranean parking structure.

3. The outdoor "amenity courtyard" containing the swimming pool satisfies the open space requirement for the project in the same manner as the manmade lake. Technical note: The Zoning Code is silent as to making distinctions between a pool area and an artificial lake, as both would qualify as open space areas.

- *The applicant indicated that the variance is necessary to realize a substantial property right enjoyed by other R3 zoned properties, but which the property owner cannot enjoy due to such special circumstances and practical difficulties. (Applicant Letter - Attachment 2).*

In this case, the substantial property right involved the right to provide common recreational facilities desired by the residents in an apartment complex in an R3 zone. The applicant expressed the practical difficulty of the ongoing maintenance of the two-acre lake, which apparently had become an environmental and maintenance burden on the property owner. The owner wished to exercise his right to replace this passive recreational amenity with an actively-used community building, sundeck, and pool area for the 1,700 residents

- *Buildings in the R3 zone are required to exhibit design excellence and be compatible in scale and architecture to other on-site structures. [Page 7 of 10/10/2011 PC report].*

In addition to replacing the lake with a more active recreational amenity area, evidence was given regarding the proposed community building, which would be similar in scale and architecture to other on-site buildings inclusive of the existing 41 foot high leasing building. The site contains two and three-story structures with heights ranging from 26 feet to 41 feet and the second floor exceeding 80 percent of the first floor.

- *The intent of the Code related to scale and character of existing residential neighborhood would be still met with the approval of the variance. [Page 6 of 10/10/2011 PC report.]*

  There are no other R3-zoned properties with building height variances in the immediate vicinity. The architectural context of surrounding properties was analyzed.

  For example, the new building would be located 25 feet to 32 feet from the Golf Course Drive property line (10 feet required) and more than 100 feet away from any Pine Brook Village apartments across Golf Course Drive and more than 300+ feet away from the single family homes at Mesa Verde Collection. The scale and architecture of the proposed building would be similar to the design of the proposed Mesa Verde Senior Residential Community at the northwest corner of Harbor Boulevard and Mesa Verde Drive.

ALTERNATIVES CONSIDERED:

City Council may consider the following alternatives:

1. *Uphold Planning Commission's decision to approve PA-11-22.* This would allow the construction of the project as proposed, subject to conditions and Code requirements. The draft Council resolution has been updated to reflect the discussion contained in this report.

2. *Reverse Planning Commission's decision and deny PA-11-22.* If Council denies the application, the project may not be constructed as proposed and a similar request involving discretionary approval may not be submitted for six months. However, a proposed building that complies with the height limitations of the R3 zone could be submitted for plancheck at any time.

FISCAL REVIEW:

Fiscal review is not required.

LEGAL REVIEW:

The City Attorney's office has confirmed the legality of the Planning Commission's action and approved the draft Council resolutions as to form.

ENVIRONMENTAL REVIEW:

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures. If the project is approved, it would be exempt from CEQA under Section 15303 for New

Construction. If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved.

CONCLUSION:

De novo literally translates to "anew" "afresh" or "a second time." A de novo hearing is essentially a new proceeding where the proposal is presented to the City Council for final consideration. In its decisionmaking, Council is not restricted to the evidence that was previously presented to the Planning Commission. In this case, the variance request is a discretionary decision that can be approved or denied by the City Council.

WENDY SHIH
Associate Planner

KHANH NGUYEN
Interim Development Services Director

DISTRIBUTION: Chief Executive Officer
City Attorney
Public Services Director
Transportation Svs. Manager
City Engineer
City Clerk
Staff (4)
File (2)

Gary Polodna
Peak West Development LLC.
5347 South Valentia Way, Ste. 240
Greenwood Village, CO 80111

UDR Villa Venetia Apartments LP
1745 Shea Center Dr., Ste. 200
Highlands Ranch, CO 80129

ATTACHMENTS:
1. Draft Resolutions
2. Applicant Letter dated October 20, 2011
3. Review Application
4. Planning Commission Staff Report
5. Location/Aerial Map
6. Plans

RESOLUTION NO. 11-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA TO UPHOLD THE PLANNING COMMISSION'S ACTION AND APPROVE PLANNING APPLICATION PA-11-22 FOR A DESIGN REVIEW AND VARIANCE FOR A NEW COMMUNITY BUILDING

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Peak West Development, LLC, representing the property owner UDR Villa Venetia Apartments LP, with respect to the real property located at 2775 Mesa Verde Drive East, requesting approval of a Design Review for a new 23,109 square-foot community building with below-grade parking for use by tenants of both Villa Venetia and Pine Brook Village apartments in the R3 zone. The Design Review includes the following:

1. **Variance** from maximum number of stories and building height requirements (two stories/27 feet allowed; three stories/44 feet proposed).

2. **Deviation from the Residential Design Guidelines** for second-to-first floor ratio (80 percent maximum recommended; 86 percent proposed).

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 10, 2011, with all persons provided an opportunity to speak for and against the proposed project, and PA-11-22 was approved by the Planning Commission;

WHEREAS, a review of PA-11-22 was filed by Council Member Wendy Leece on behalf of residents from the neighborhood;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," the City Council hereby **UPHOLDS** the Planning Commission's action and **APPROVES** Planning Application PA-11-22 for a design review and variance for a new community building.

PASSED AND ADOPTED this 1st day of November 2011.

GARY MONAHAN
Mayor, City of Costa Mesa

ATTEST:

_____
CITY CLERK OF THE
CITY OF COSTA MESA

APPROVED AS TO FORM:

_____
CITY ATTORNEY

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, JULIE FOLCIK, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above Council Resolution No. 10__ as considered at a regular meeting of said City Council held on the ____ day of _____, 2011, and thereafter passed and adopted as a whole at the regular meeting of said City Council held on the ____ day of _____, 2011, by the following roll call vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this ___ day of _____, 2011

_____
City Clerk, City of Costa Mesa

EXHIBIT "A"

FINDINGS

A. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:

a. The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties.
b. Safety and compatibility of the design of the building and other site features, including functional aspects of the site development, have been considered.
c. The variance for building height and story limit and design review do not have bearings on changing the use, density, or intensity of the existing property. Therefore, the granting of the deviation will not permit a project which is inconsistent with the High Density Residential General Plan land use designation for the property.
d. The planning application is for a project-specific case and does not establish a precedent for future development.
e. The cumulative effect of all the planning applications has been considered.

B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (g)(1) because:

a. Special circumstances applicable to the property exist to justify approval of the variance from number of stories and building height requirements. Specifically, the variance could be justified due to the unique size, shape, and location of the parcel, which is 20 acres, more than twice the size of other multiple-family residential properties in the immediate area. The property is also uniquely shaped and bounded by Adams Avenue, Mesa Verde Drive East, and Golf Course Drive. The community building would only be visible off-site from Golf Course Drive and the apartment buildings immediately surrounding the new facility.

b. The deviation granted is subject to conditions as will assure that the deviation authorized will not constitute a grant of a special privilege inconsistent with the limitation upon other structures in the same zone and on the same property.

(1) The intent of the Code related to scale and character of existing residential neighborhood is still met with the approval of the variance. Buildings in the R3 zone are required to exhibit design excellence and be compatible in scale and architecture to other on-site structures. The proposed structure is similar in scale with the existing development on the property, which contains buildings that also exceed two stories and 27 feet in height. The new building will also be located 25 feet to 32 feet from the Golf Course Drive property line (10 feet required) and more than 100 feet away from any Pine Brook Village apartments across Golf Course Drive and more

than 300+ feet away from the single family homes at Mesa Verde Collection. The scale and architecture of the proposed building is similar to the design of the proposed Mesa Verde Senior Residential Community at the northwest corner of Harbor Boulevard and Mesa Verde Drive.

(2) The approval of a variance request does not constitute a waiver from compliance to the other required development standards in the R3 zone. The following residential development standards were either met or exceeded:

(a) The proposed building exceeds street setback requirement (minimum 10 feet required; 25 – 32 feet proposed).

(b) The proposed project provides additional parking in excess of the existing parking supply (net increase of 89 new parking spaces). The applicant proposes to reconstruct carports and replace an upper deck tennis court with parking for a net gain of 89 parking spaces on the property, including 20 parking spaces in the subterranean parking structure.

(c) The outdoor "amenity courtyard" containing the swimming pool satisfies the open space requirement for the project in the same manner as the manmade lake. The Zoning Code is silent as to making distinctions between a pool area and an artificial lake, as both would qualify as open space areas.

(3) Additionally, the applicant demonstrated that the variance is necessary to realize a substantial property right enjoyed by other R3 zoned properties, but which the property owner cannot enjoy due to such special circumstances and practical difficulties. In this case, the substantial property right involves the right to provide common recreational facilities desired by the residents in an apartment complex in an R3 zone. The applicant also expressed the practical difficulty of the ongoing maintenance of the two-acre lake, which had become an environmental and maintenance burden on the property owner. The proposed project would allow the owner to exercise his right to replace this passive recreational amenity with an actively-used community building, sundeck, and pool area for the 1,700 residents.

c. The building height deviation and design review do not have bearings on changing the use, density, or intensity of the existing property. Therefore, the granting of the deviation will not permit a project which is inconsistent with the High Density Residential General Plan land use designation for the property.

C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g) (14) in that:

a. The project meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site

planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks. A condition is included to require the provision of a water feature along Golf Course Drive This would also be consistent with the intent of the original approval of the development which included significant water features.

b. The proposed development plan meets the broader goals of the General Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. The proposed building complements and further enhances the existing Italianate architecture on the property with the tower element, covered loggia, arched windows and columns, and cast stone accents/details. All windows on the southwest elevation, facing existing apartments on the same property, will have translucent glass so as to minimize privacy impacts. A condition requiring screen landscaping to include trees, vines, and/or other planting materials, under the direction of the Planning Division, is included to further minimize privacy impacts and to soften the back side of the community building.

D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction.

E. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

F. An aesthetic analysis of the compatibility between the site and adjacent residential uses related to shade/shadow impacts, neighborhood character, and privacy, demonstrated limited impacts to onsite residents. The proposed project is considered compatible with surrounding residential uses, including Pine Brook Village, the Mesa Verde Collection, and the proposed Mesa Verde Senior Residential Community.

EXHIBIT "B"

CONDITIONS OF APPROVAL

Plng

1. Provide landscape screening, including trees, vines, and/or other planting materials, along the west side of the new community building to further minimize privacy impacts and to soften the appearance of the back (west) side of the building. The landscape plan shall be approved prior to issuance of building permits. This condition shall be completed under the direction of the Planning Division.
2. Any change in the proposed operation of the community building as a residential amenity space may be subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
3. The use of the community building shall be limited to the onsite residents of Villa Venetia and Pine Brook Village. Leasing of the building to third parties is expressly prohibited.
4. The building shall not be used as an extension of the leasing office (i.e. provision of additional administrative offices) unless approved by the Development Services Director.
5. Windows on the southwest elevation of the second floor shall not contain clear glass / vision glass unless expressly approved by the Development Services Director after making appropriate findings with regard to privacy impacts.
6. The tower shall not contain any functional bells, clocks, or devices which have noise generating features.
7. The variance from the maximum allowable building height and number of stories shall only be applied to the community building as currently proposed. The variance shall not apply to buildings elsewhere on the property nor any other future changes to the community building unless the appropriate approvals for such a request are obtained.
8. The approved address/unit of the building shall be blueprinted on the site plan and on all floor plans in the working drawings as part of the plan check submittal package.
9. Detailed exterior elevation plans with corresponding sample color/materials board shall be submitted to the Planning Division as part of the plan check submittal package.
10. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
11. SCAQMD Rule 403 shall be adhered to, ensuring the cleanup of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation,

open storage pile, or disturbed surface area beyond the property line of the emission sources. Particulate matter deposits on public roadways are also prohibited.

12. Adequate watering techniques shall be employed to partially mitigate the impact of construction –generated dust particulates. Portions of the project site that are undergoing earth moving operations shall be watered such that a crust will be formed on the ground surface and then watered again at the end of the day.
13. Grading operations shall be suspended during first and second stage ozone episodes or when winds exceed 25 mph.
14. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
15. To avoid an alley-like appearance, the driveway shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
16. All rooftop mechanical equipment shall be screened under the direction of the Planning staff.
17. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted.
18. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
19. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning staff.
20. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, additional second story windows, 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 a discretionary review process such as a design review or a variance, or in the requirement to modify the construction to reflect the approved plans.

21. The conditions of approval, Code requirements, and special district requirements of Planning Application PA-11-22 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
22. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
23. If construction activity occurs from March 15 to August 15, the applicant shall retain a qualified biologist to survey the project site for the presence of any occupied nests of birds and waterfowl within the immediate vicinity of the proposed community building site, no more than three days prior to any construction activity (i.e. draining the lake, recontouring the lake, grading, earthmoving, etc.). If active nests of migratory birds are located, the biologist shall determine reasonable measures to ensure protection of nesting migratory birds. These measures shall depend on factors such as the bird species and the construction schedule. The applicant shall implement the recommendations of the biologist to the satisfaction of the Development Services Director with regard to protection of migratory birds and waterfowl prior to commencement of construction activity (i.e. draining the lake, recontouring the lake, grading, earthmoving, etc.).
24. If construction activity occurs from November 15 to March 15 (wintering season), the applicant shall retain a qualified biologist to perform preconstruction surveys on a weekly basis during the first month prior to construction. The applicant shall implement the recommendations of the biologist to the satisfaction of the Development Services Director with regard to protection of migratory birds and waterfowl prior to commencement of construction activity (i.e. draining the lake, recontouring the lake, grading, earthmoving, etc.).

Trans

25. The City will review the need for a pedestrian crosswalk on Golf Course Drive, adjacent to the proposed community building, within one year following the completion of the project. If the need for crosswalk is determined, the applicant shall be responsible for full cost of providing a flashing crosswalk with decorative treatments and required access improvements. The applicant shall post a bond or similar financial commitment for an amount of $60,000 towards these improvements. The commitment expires if the need for crosswalk is not determined in the one year following the completion of the project.

PC

26. The applicant shall provide a water feature and enhanced landscaping in the landscape setback area along Golf Course Drive adjacent to the proposed pool area. Schematic drawings for the water feature shall be approved prior to issuance of the building permit for the community building to the satisfaction of the Development Services Director.

RESOLUTION NO. 11-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA TO REVERSE THE PLANNING COMMISSION'S APPROVAL AND DENY PLANNING APPLICATION PA-11-22 FOR A DESIGN REVIEW AND VARIANCE FOR A NEW COMMUNITY BUILDING

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Peak West Development, LLC, representing the property owner UDR Villa Venetia Apartments LP, with respect to the real property located at 2775 Mesa Verde Drive East, requesting approval of a Design Review for a new 23,109 square-foot community building with below-grade parking for use by tenants of both Villa Venetia and Pine Brook Village apartments in the R3 zone. The Design Review includes the following:

1. **Variance** from maximum number of stories and building height requirements (two stories/27 feet allowed; three stories/44 feet proposed).

2. **Deviation from the Residential Design Guidelines** for second-to-first floor ratio (80 percent maximum recommended; 86 percent proposed).

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 10, 2011, with all persons provided an opportunity to speak for and against the proposed project, and PA-11-22 was approved by the Planning Commission;

WHEREAS, a review of PA-11-22 was filed by Council Member Wendy Leece on behalf of residents from the neighborhood;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," the City Council hereby **REVERSES** the Planning Commission's approval and **DENIES** Planning Application PA-11-22 for a design review and variance for a new community building.

PASSED AND ADOPTED this 1st day of November 2011.

GARY MONAHAN
Mayor, City of Costa Mesa

ATTEST:

_____
CITY CLERK OF THE
CITY OF COSTA MESA

APPROVED AS TO FORM:

_____
CITY ATTORNEY

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, JULIE FOLCIK, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above Council Resolution No. 10__ as considered at a regular meeting of said City Council held on the ____ day of _____, 2011, and thereafter passed and adopted as a whole at the regular meeting of said City Council held on the ____ day of _____, 2011, by the following roll call vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this ___ day of _____, 2011

_____
City Clerk, City of Costa Mesa

EXHIBIT "A"

FINDINGS

A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (e) because:

   a. The proposed development and use is not compatible and harmonious with uses both on site and those on surrounding properties.
   b. Safety and compatibility of the design of the building and other site features, including functional aspects of the site development, have been considered.
   c. The project is not consistent with the General Plan.
   d. The planning application is for a project-specific case and does not establish a precedent for future development.
   e. The cumulative effect of all the planning applications has been considered.

B. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (g)(1) because:

   a. Special circumstances applicable to the property do not exist to justify approval of the variance from building height and number of stories requirements.
   b. Approval of the deviation would constitute a grant of special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.
   c. Granting of the deviation will allow a development which is not in accordance with the General Plan.

C. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(14) because:

   a. The project does not meet the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. The proposed development is not compatible and harmonious with existing and/or anticipated development on surrounding properties. This includes site planning, landscaping, appearances, scale of structures, location of windows, and any other applicable features relative to a compatible and attractive development.
   b. The proposed development plan does not meet the broader goals of the General Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

D. The City Council has denied PA-11-22. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply

to this project because it has been rejected and will not be carried out.

ATTACHMENT 2

Peak West Development, LLC

5347 South Valentia Way
Suite 240
Greenwood Village, CO 80111
Phone 303.706.0410
Fax 303.706.0482

October 20, 2011

Ms. Wendy Shih
Associate Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

RE: Villa Venetia Apartments Variance Request
Planning Application #PA-11-~~15~~ 22

Dear Ms. Shih:

As you know, Peak West Development requested a building height variance for a new Community Building with below grade parking to be constructed on the existing Villa Venetia Apartments property. That variance was approved with conditions by the Costa Mesa Planning Commission on October 12th, and has subsequently has been called up for appeal before the City Council.

The proposed Community Building will serve the needs of over 1,700 residents of Villa Venetia and the adjacent Pine Brook Village. Both properties are owned by our client, UDR, Inc. The building will house resident amenities including a Fitness Center, Business Center, Media Room, and a Great Room with a demonstration kitchen for hosting resident social activities, and restrooms and an equipment room for the adjacent swimming pool. The building will also house a below-grade parking structure containing 20 parking spaces. Adjacent to the proposed Community Building will be an amenities courtyard containing a resort-style swimming pool, spas, cabanas, barbeque grills, and outdoor dining areas.

The Costa Mesa Municipal Code currently allows buildings of two stories with a maximum height of 27 feet on land zoned for residential use. We are proposing a building of two stories over below-grade parking (technically considered three stories) at a height of 41 feet (44 feet including the chimney cap). We believe that the proposed Community Building as designed is appropriate for the site for the following reasons:

- If the approximately 15,000 square feet of floor area required to house the desired resident amenities were contained in a single floor, the resulting building footprint would reduce the open space on the site to below 40% as required by the Costa Mesa Municipal Code and reduce the land available for outdoor amenities for residents.

- The current numbers of parking spaces at the property meet the requirements of the original approvals for its development, but are less than what would be provided under current standards. The inclusion of the below-grade parking in the proposed building would help alleviate that shortfall.
- The ridge line of the main roof of the building would be 40 feet above grade, and the top of the entrance/elevator tower would reach the height of 41 feet, the same height as the roof of the Leasing Center building which currently exists on the site. We believe that the proposed building is of appropriate scale in relationship to the adjacent buildings.
- The building will have sloped tile roofs, stucco walls painted in various shades of ocher, sienna, or umber, awnings, cast stone accents, and wrought iron detailing. The design of the building will reflect and enhance the existing "Italianate" design of the Villa Venetia property, and we believe that its aesthetics will be a positive contribution not only to the property but to the community around it.
- Although the proposed building will be seen by motorists and pedestrians on Golf Course Drive, it should not be noticeably visible from adjacent properties other than Pine Brook Village. Again, the proposed building will serve the residents of Pine Brook Village as well, which is under common ownership with Villa Venetia.

Our program requirements for the new Community Building could be accommodated in a two-story structure with a flat roof and without parking. Such a building would be as-of-right under current zoning and therefore not require the variance granted by the Planning Commission. However, we believe that such a building would not be compatible with the Italianate design of the existing buildings on the site, would not provide additional parking, and would be inferior to the design we have proposed when viewed from Golf Course Drive.

Several residents from the surrounding neighborhood commented during the Planning Commission meeting about the loss of the view of the existing manmade "lake" from Golf Course Drive. Our decision to remove the lake was based on two considerations:

- While the view of the existing lake may be attractive, the amenities courtyard that is planned to take its place will provide active recreation opportunities that will be more highly valued by the residents of Villa Venetia and Pine Brook Village.
- Preliminary engineering reports indicate that the existing lake and associated water features are consuming over 20,000 gallons of water per day through seepage and evaporation. The property currently has about two acres of water surface area; our plan is to reduce the size of the water surface by half and install a new pond liner in the remaining water feature areas. This will result in a fraction of the water consumption that currently occurs today, consistent with UDR's "green" approach to both new development and renovation of existing properties.

To the best of our knowledge there are no conditions in the original approvals for the project that require the retention of the water features.

In summary, we are proposing a plan to update a 1970s era property to meet current market conditions and the needs of our over 1,700 residents. Although this plan could be implemented as-of-right under current zoning, we requested and received a zoning variance in order to improve the

quality and functionality of the design, which we believe benefits not only the property but the larger community as well. We hope that the City Council members will agree.

If there is any additional information you require for this planning application, please contact me at 303-706-0410 or gary.polodna@cspres.com . Thank you.

Sincerely,

Gary Polodna

ATTACHMENT 3

Costa Mesa

City of Costa Mesa

RECEIVED
CITY CLERK
2011 OCT 17 PM 4:58
CITY OF COSTA MESA

☒ Appeal of Planning Commission Decision/Rehearing -$1,220.00
☐ Appeal of Zoning Administrator/Staff Decision -$690.00

APPLICATION FOR APPEAL, REHEARING, OR REVIEW

Applicant Name* Council Member Wendy Leece

Address

Phone Representing

REQUEST FOR: ☐ REHEARING ☐ APPEAL ☒ REVIEW**

Decision of which appeal, rehearing, or review is requested: (give application number, if applicable, and the date of the decision, if known.)

Planning Application PA-11-22
Villa Venetia Apartments, 2775 Mesa Verde Drive East.
Review of the determination by the Planning Commission regarding the Design review and Variance from maximum number of stories and building height requirements for a new community building.

Decision by: Planning Commission

Reasons for requesting appeal, rehearing, or review:

Several residents from the neighborhood of the proposed project have called me to voice their concerns about the proposed project and I am appealing the Planning Commission's decision on behalf of these residents.

Also, after reviewing the decision by the Planning Commission, it is my opinion that the Costa Mesa Zoning Code is not being followed in approving the variance.

The Zoning Code requires that in order to grant a variance there must be a finding that some special circumstance prevents the property owner from enjoying privileges enjoyed by other property owners with IDENTICAL zoning in the vicinity.

This is also required under State law.

See Costa Mesa Zoning Code letter (g) findings.(1) (a) and (b).

The Planning Commission failed to identify any circumstance which prevents enjoyment of privileges enjoyed by others in the vicinity with identical zoning and failed to identify any other property in the vicinity with identical zoning.

Date: 10-17-11 Signature: Wendy Leece

*If you are serving as the agent for another person, please identify the person you represent and provide proof of authorization.
**Review may be requested only by Planning Commission, Planning Commission Member, City Council, or City Council Member

For office use only – do not write below this line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:
If appeal, rehearing, or review is for a person or body other than City Council/Planning Commission, date of hearing of appeal, rehearing, or review:

PLANNING COMMISSION AGENDA REPORT

ATTACHMENT 4

MEETING DATE: OCTOBER 10, 2011

SUBJECT: PLANNING APPLICATION PA-11-22: DESIGN REVIEW AND VARIANCE FROM MAXIMUM NUMBER OF STORIES AND BUILDING HEIGHT REQUIREMENTS FOR A NEW COMMUNITY BUILDING AT 2775 MESA VERDE DRIVE EAST

DATE: SEPTEMBER 29, 2011

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER
(714) 754-5136 WENDY.SHIH@COSTAMESACA.GOV

PROJECT DESCRIPTION

This is a revised proposal for a new community building at Villa Venetia Apartments. The project was previously submitted under Planning Application PA-11-15, which was denied without prejudice by the Planning Commission on August 22, 2011. This action allowed the applicant to resubmit a revised proposal without the requisite six month delay.

The applicant reduced the proposed overall building height from 61 feet to 44 feet (inclusive of architectural tower and decorative chimney). The architectural tower element was reduced from 61 feet to 41 feet, which is consistent with the existing 41-foot high leasing office building. All other aspects of the proposal remain the same.

The applicant requests approval of a proposed 23,109 square-foot community building with below-grade parking for use by tenants of both Villa Venetia (subject property) and Pine Brook Village (across Golf Course Drive to the east) apartments. As an accessory structure providing recreational amenities, the new community building is not subject to additional parking requirements. Other planned improvements which are not subject to discretionary review include parking lot restriping and carport redesigns. The overall net gain in new parking spaces is 89 spaces. The Design Review includes:

1. **Variance** from maximum number of stories and building height requirements (two stories/27 feet allowed; three stories/44 feet proposed).

2. **Deviation from the Residential Design Guidelines** for second-to-first floor ratio (80 percent maximum recommended; 86 percent proposed).

APPLICANT

The applicant is Peak West Development LLC, representing the property owner, UDR Villa Venetia Apartments LP.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

PLANNING ZONING REVIEW SUMMARY

Location: 2775 Mesa Verde Drive East Planning Application: PA-11-22

Request: Design Review: Variance from maximum number of stories and building height requirements and deviation from Residential Design Guidelines for a new community building serving both Villa Venetia and Pine Brook Village apartments.

SUBJECT PROPERTY:

Zone: R3
General Plan: High Density Residential
Lot Dimensions: Irregular
Lot Area: 20 acres
Existing Development: 468-unit apartment complex.

SURROUNDING PROPERTY:

North: R1 (SFR) and C1 (commercial)
South: PI (Tanager Park); R1 (SFR); R3 (multi-family)
East: PDR-MD (multi-family)
West: R1 (SFR)

DEVELOPMENT STANDARD COMPARISON

Development Standard	City Requirement	Proposed/Provided
Lot Size:	12,000 SF	20 acres (844,733 SF)
Lot Width:	100 FT	Approx. 620 FT
Density:	1 unit/2,178 SF	1 unit/1,805 SF[1]
Open Space (includes landscaped areas, walkways, pool, tennis court, and lake):		
Open Space	40% min. required	40% (340,269 SF) proposed
	43% (366,128 SF) existing	
Building Height:	2 stories/ 27 FT	3 stories/ 44 FT[2]
Building Setback (Golf Course Drive):	10 FT min.	25 FT – 32 FT
2nd to 1st floor ratio[3]:	80% max.[3]	86% (5,693 SF/6,635 SF)[3]
Building Separation:	10 FT min.	31 FT min.
Parking:		
Covered	471	653
Open	255	162
TOTAL	726[1]	815

CEQA Status: Exempt- Class 3
Final Action: Planning Commission

1 Existing density and parking approved under Zone Exception Permit ZE-114-69 for a residential project containing both Villa Venetia (subject property) and Pine Brook Village apartments (across Golf Course Drive to the east). The new community building does not trigger additional parking requirements.

2 Variance requested to deviate from maximum building height requirements. 44 ft. building height includes a 2 ft. decorative chimney cap (maximum roof height is 41 ft. for the tower element).

3 Residential Design Guidelines (second floor area calculation includes "open volume" area).

BACKGROUND

Project Site

Villa Venetia is a 468-unit apartment complex bounded by Adams Avenue, Mesa Verde Drive East, and Golf Course Drive. It was originally developed as part of a larger residential community, which includes the 496-unit Pine Brook Village apartments located across Golf Course Drive to the southeast. Both apartment complexes are under common ownership. The property is zoned R3 (Multiple-Family Residential District) and has a General Plan land use designation of High Density Residential.

The Villa Venetia apartment community features a central open space containing a lake, tennis courts, pools/spa, barbeque grilling area, and a leasing office with a community/fitness center.

Previous Planning Application PA-11-15 (61-Foot High Community Building)

During the Planning Commission meeting on August 22, 2011, five residents in the surrounding neighborhood spoke in opposition to the proposed community building. The residents concerns included:

- The loss of the existing scenic/lake view from Golf Course Drive which is enjoyed by many passerby's;
- Aesthetic impacts of the overall building height;
- Additional approvals of building height variances for the Villa Venetia/Pine Brook development;
- Increased traffic on Golf Course Drive.

Planning Commission denied Planning Application PA-11-15 due to the height of the proposed community building, which exceeded the height of the existing leasing office by 17 feet.

Project Description for Planning Application PA-11-22 (44-Foot High Community Building)

The applicant reduced the proposed building height from 61 feet to 44 feet for this application. All other aspects of the proposal remain the same.

As described in the previous staff report, the applicant proposes a number of upgrades to the property, including the following:

- Construct a new Italianate-themed, 23,109 square-foot community building, for both Villa Venetia and Pine Brook Village apartments, which will house resident amenities including a fitness center, yoga/exercise room, business center, great room, media room, poker room, and large outdoor patio areas. It will also have below-grade parking. The existing community/fitness center, which is in the same building as the leasing office, will be converted into additional management office space.

- Reconstruct carports and replace upper deck tennis court with parking for a net gain of 89 parking spaces on the property (includes parking beneath the new community building).

- Reconfigure the manmade lake, canals, and add an "amenity courtyard" with pool, spa, splash pad fountain, cabanas, fire pit and barbeque grills.

This application is for the proposed community building, which requires approval of a design review, including a variance and deviation from the residential design guidelines. The community building is strictly for the use of residents of Pine Brook Village and Villa Venetia, and it is not proposed to be leased to third parties. Additionally, the building does not include additional administrative office space for leasing purposes. Therefore, as an accessory use, no additional parking is required for the new building.

The other site upgrades will comply with applicable Code standards and are included for informational purposes with this application.

According to the applicant, the proposed project is anticipated to generate approximately 30 to 40 short-term construction jobs. The new community building will also create one or two additional positions in property operations.

Variance for Building Height & Story Limit

The applicant requests approval of a variance to deviate from the maximum number of stories and building height requirement for the new community building (maximum two stories/27 feet allowed; three stories/44 feet proposed).

The following describes the varying building heights of the proposed community building and a comparison with the previous proposal under Planning Application PA-11-15:

Description	Proposed Height Above Grade Level PA-11-15[1]	Proposed Height Above Grade Level PA-11-22
Partially Subterranean Parking Structure with 20 Parking Spaces	6 feet AGL	6 feet AGL
Level 1: Fitness/Business Center	19 feet AGL	19 feet AGL
Level 2: Terrace Kitchen/Great Room/Media Room	40 feet AGL	40 feet AGL
Roof Tower with Open Volume	58 feet AGL	41 feet AGL
Overall Building Height	61 feet (58 feet AGL + 36" spire)	44 feet (includes 2 ft. chimney plus 2 ft. decorative cap above the great room)
Net Change in Proposed Building Height	17 feet reduction in overall building height	

1 Planning Application PA-11-15 was denied without prejudice by the Planning Commission on August 22, 2011.

Code defines building height as the "distance from the grade to the highest point on the roof, including roof-top mechanical equipment and screening." In this case, while the hip roof ridge of the majority of the building is at 40 feet and the tower at its highest point is at 41 feet, the chimney cap is included for an overall building height of 44 feet.

For zoning purposes, Code also indicates that any basement level four feet above grade shall be considered a story. Because the partially subterranean basement is six feet above grade at the driveway, it is considered a story for an overall number of three stories for the community building (parking structure + level 1 + level 2 = 3 stories).

Deviation from Residential Design Guidelines

The design review includes a deviation from the design guideline for second-to-first floor ratio (80 percent maximum recommended; 86 percent proposed). The proposed floor plan and overall design of the building did not change from the applicant's previous submittal.

The first floor area is 6,635 square feet, which includes all enclosed building space. The second floor area is 5,693 square feet, which includes the massing calculation of the tower element and open volume space above the yoga/exercise room.

ANALYSIS

Justification for Approval of PA-11-22

Staff recommends approval of the application because staff believes the following can satisfy legal findings for approval of the project. While the proposal may meet the legal standard to justify variance approval in staff's opinion, it should be noted that the revised proposal has not addressed the community's concerns with regard to the loss of the lake amenity.

- *The unique size and shape of the 20-acre lot allows an opportunity to seek relief from the maximum number of stories and building height requirement.*

  Specifically, the parcel on which the new 23,109 square-foot community building is proposed is 20 acres, more than twice the size of other multiple-family residential properties in the immediate area. The community building will provide a centralized location (along Golf Course Drive) for additional amenities serving both Villa Venetia and Pine Brook Village apartments, which were developed together as a 40-acre apartment community.

  Condition no. 2 through 4 limits the use of the community building to onsite residents of Villa Venetia and Pine Brook Village, and prohibits any change in the operation of the building as a residential amenity space unless approved by the Development Services Director.

  The property is also uniquely shaped and bounded by Adams Avenue, Mesa Verde Drive East, and Golf Course Drive. Villa Venetia and Pine Brooke Village apartments straddle Golf Course Drive, which spans between Mesa Verde Drive East and the Costa Mesa Golf and Country Club site. The community building would only be visible off-site from Golf Course Drive and the apartment buildings immediately surrounding the new facility.

Staff believes that it would be appropriate to consider these special circumstances applicable to the property to justify approval of the variance request. Additionally, it would be consistent with the existing apartment community that was approved by the Planning Commission and City Council in 1969, under Zone Exception Permit ZE-114-69. The approval includes deviations from maximum number of stories and building height. The project was approved based on its unique qualities as a small planned community, where a comprehensive approach was considered in designing the orientation of structures, landscaping, recreation areas, living unit size and vehicular access separation from pedestrian access.

Condition no. 7 states that the variance from the maximum building height and number of stories shall only be applied to the community building as currently proposed.

- *The proposed building height is considered compatible with neighboring development (Pine Brook Village and Mesa Verde Collection) and proposed development (Mesa Verde Senior Residential Community.)*

Staff believes that the proposed design and location of the community building will not negatively impact views from on- or off-site. The proposed structure is similar in scale to the existing leasing office building. The new building will also be located 25 feet to 32 feet from the Golf Course Drive property line (10 feet required) and more than 100 feet away from any Pine Brook Village apartments across Golf Course Drive and more than 300+ feet away from the single family homes at Mesa Verde Collection. The scale and architecture of the proposed building is similar to the design of the proposed two to four stories, 52-foot high Mesa Verde Senior Residential Community at the northwest corner of Harbor Boulevard and Mesa Verde Drive.

Additionally, existing mature trees line the street in front of the proposed building. The applicant will plant additional trees and plantings within the street setback as shown on the conceptual Golf Course Drive elevation plan and per the City's Landscaping Standards. An elevation plan comparing existing and proposed building heights along Golf Course Drive is also provided in Attachment no. 4.

Some of the two-story apartment buildings on- and off-site were also built over garages (three stories total). The existing two-story leasing office/community building has varying roofs ranging from 27 feet to 41 feet above grade. The main roof ridge of proposed community building is 40 feet above grade, which includes four feet of parking structure that projects above majority of the grade (except the lower grade at the driveway).

- *Consistent with existing residential properties in the R3 zone. Privacy concerns related to building height and window locations are also addressed through architectural design.*

The applicant has reduced the proposed architectural tower element from 61 feet to 41 feet, which is consistent with the existing 41-foot high leasing office building. A decorative cap for the chimney above the great room, which is centrally located on the building and not highly visible from off-site, will bring the overall building height to 44 feet. Therefore, staff believes that approval of the variance for number of stories and building height will not constitute a grant of special privileges inconsistent with the limitation upon other structures in the same zone and on the same property, which contains buildings that exceed two stories and 27 feet high.

The tower element of the proposed building is for architectural purposes, enclosing and projecting above the elevator/staircase. The tower does not contain a platform or attic space; therefore, no privacy impacts are associated with views into apartments from the tower.

Condition no. 6 does not allow the tower to contain functional bells, clocks, or devices which have noise generating features.

The southwest elevation of the proposed building is parallel to Building Y of the apartment complex. Privacy impacts are eliminated because there are no clear glass windows located along this entire elevation. There are four recesses with metal faux windows which are designed to resemble real windows. The single large window featured in the proposed "poker room" is translucent glass and not vision glass.

All other building elevations are not adjacent to apartment units.

- *Shade/shadow effects of the proposed structures will be limited to the onsite residents.*

The location of the Villa Venetia across from Pine Brook Village limits aesthetic impacts to these properties under a single ownership. The residents of these communities would be primarily affected by the proposed structure. The architect indicated that the shade/shadow impact to the apartment units is not significant, especially considering that the shadows would not affect any active outdoor recreation use. Additionally, the new community building will be located at an angle to the sun's east-west direction and approximately 30 feet away from apartment Building Y, which is similar or greater than other buildings within the same complex that are parallel to one another.

Therefore, the proposed building height is considered compatible with the existing residential structures.

- *The project meets the purpose and intent of the Residential Design Guidelines.*

The design guidelines are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. The site contains two and three-story structures with heights ranging from 26 feet to 41 feet and the second floor exceeding 80 percent of the first floor. Staff believes that the proposed building complements and further enhances the existing Italianate architecture on the property with the tower element, covered loggia, arched windows and columns, and cast stone accents/details.

The windows on the west elevation of the proposed community building face existing windows and decks on apartment Building Y. However, all windows on this elevation will have translucent glass so as to minimize privacy impacts and direct views into existing windows on the same property. In order to further minimize privacy impacts and to soften the back side of the community building, staff has included **condition no. 1**, requiring landscape screening to include trees, vines, and/or other planting materials under the direction of the Planning Division.

- *Approval of the application will facilitate additional parking, common amenities, and overall upgrade of the property.*

  With exception of the building story/height variance, the project complies with all applicable Residential Development Standards. The project will increase on-site parking by 89 spaces of which 20 spaces are provided in the proposed partially subterranean parking structure. The proposal will create a central community building with additional resort-style amenities for two apartment complexes. The applicant has also indicated that the entire property will be upgraded, and while specific paint colors have not been selected at this time, it will include Italianate color scheme for all new and existing structures.

Demolition of the Lake

During the August 22, 2011, Planning Commission meeting, residents in the surrounding neighborhood spoke in opposition to the proposed community building. In addition to concerns with aesthetic impacts of the overall building height, the residents were concerned with the loss of the existing scenic/lake view from Golf Course Drive which is enjoyed by many passerbys.

From a technical standpoint with regard to zoning compliance, the proposed swimming pool/sundeck would satisfy the open space requirement for the project in the same manner as the manmade lake. Code is silent as to making distinctions between a pool area and an artificial lake, as both would qualify as open space areas. Staff reviewed the original approval of the development in 1969 which did not contain any conditions for the retention of the artificial lake along Golf Course Drive.

If Planning Commission wishes to consider a condition that may help beautify Golf Course Drive despite the demolition of the lake, Commission may include the following suggested condition:

The applicant shall provide a water feature and enhanced landscaping in the landscape setback area along Golf Course Drive adjacent to the proposed pool area. Schematic drawings for the water feature shall be approved prior to issuance of the building permit for the community building to the satisfaction of the Development Services Director.

This condition may or may not satisfy the community's concerns regarding the loss of the lake amenity but it appears that the applicant is willing to incorporate a water element into the design. Schematic drawings of a water feature may be available before or at the Planning Commission meeting.

GENERAL PLAN CONFORMITY

The building height deviation and design review do not have bearings on changing the use, density, or intensity of the existing property. Therefore, the granting of the deviation will not permit a project which is inconsistent with the High Density Residential General Plan land use designation for the property.

ALTERNATIVES

The Planning Commission may consider the following alternatives:

1. *Approve the application.* This would allow the applicant to construct the community building as proposed, subject to conditions and Code requirements.

2. *Deny the application.* If Commission denies the application, the proposed community building would not be permitted and a similar request may not be submitted for six months unless the application is denied without prejudice. A community building that complies with City standards (two stories/27 feet high) and Residential Design Guidelines could be permitted at staff level.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures. If the project is approved, it would be exempt from CEQA under Section 15303 for New Construction. If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved.

CONCLUSION

Staff recommends approval of the application because legal findings could be made to justify approval of the variance to deviate from the maximum number of stories and building height requirement.

WENDY SHIH
Associate Planner

CLAIRE FLYNN, AICP
Acting Asst. Development Services Director

Attachments: 1. Draft Planning Commission Resolutions
2. Location Map
3. Plans

Distribution: Interim Development Services Director
Deputy City Attorney
City Engineer
Transportation Svs. Mgr.
Fire Protection Analyst
Staff (4)
File (2)

Gary Polodna
Peak West Development LLC.
5347 South Valentia Way, Ste. 240
Greenwood Village, CO 80111

UDR Villa Venetia Apartments LP
1745 Shea Center Dr., Ste. 200
Highlands Ranch, CO 80129

File: 101011PA1122	Date: 092911	Time: 1:30 p.m.

RESOLUTION NO. PC-11- 50

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-11-22 FOR A DESIGN REVIEW AND VARIANCE FOR A NEW COMMUNITY BUILDING

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Peak West Development, LLC, representing the property owner UDR Villa Venetia Apartments LP, with respect to the real property located at 2775 Mesa Verde Drive East, requesting approval of a Design Review for a new 23,109 square-foot community building with below-grade parking for use by tenants of both Villa Venetia and Pine Brook Village apartments in the R3 zone. The Design Review includes the following:

1. **Variance** from maximum number of stories and building height requirements (two stories/27 feet allowed; three stories/44 feet proposed).

2. **Deviation from the Residential Design Guidelines** for second-to-first floor ratio (80 percent maximum recommended; 86 percent proposed).

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 10, 2011, with all persons provided an opportunity to speak for and against the proposed project.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-11-22 for a design review and variance for a new community building, with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-11-22 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, State, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 10th day of October 2011.

Colin McCarthy

COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on October 10, 2011, by the following votes:

AYES:	COMMISSIONERS	MCCARTHY, CLARK, SALCEDO, FITZPATRICK, DICKSON
NOES:	COMMISSIONERS	NONE
ABSENT:	COMMISSIONERS	NONE
ABSTAIN:	COMMISSIONERS	NONE

Claire Flynn

CLAIRE FLYNN, AICP
Secretary, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

A. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:

a. The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties.
b. Safety and compatibility of the design of the building and other site features, including functional aspects of the site development, have been considered.
c. The variance for building height and story limit and design review do not have bearings on changing the use, density, or intensity of the existing property. Therefore, the granting of the deviation will not permit a project which is inconsistent with the High Density Residential General Plan land use designation for the property.
d. The planning application is for a project-specific case and does not establish a precedent for future development.
e. The cumulative effect of all the planning applications has been considered.

B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (g)(1) because:

a. Special circumstances applicable to the property exist to justify approval of the variance from number of stories and building height requirements. Specifically, the variance could be justified due to the unique size, shape, and location of the parcel, which is 20 acres, more than twice the size of other multiple-family residential properties in the immediate area. The property is also uniquely shaped and bounded by Adams Avenue, Mesa Verde Drive East, and Golf Course Drive. The community building would only be visible off-site from Golf Course Drive and the apartment buildings immediately surrounding the new facility.

b. The deviation granted is subject to conditions as will assure that the deviation authorized will not constitute a grant of a special privilege inconsistent with the limitation upon other structures in the same zone and on the same property. The intent of the Code related to scale and character of existing residential neighborhood is still met with the approval of the variance. The proposed structure is similar in scale with the existing development on the property, which contains buildings that also exceed two stories and 27 feet in height. The new building will also be located 25 feet to 32 feet from the Golf Course Drive property line (10 feet required) and more than 100 feet away from any Pine Brook Village apartments across Golf Course Drive and more than 300+ feet away from the single family homes at Mesa Verde Collection. The scale and architecture of the proposed building is similar to the design of the proposed Mesa Verde Senior Residential Community at the northwest corner of Harbor Boulevard and Mesa Verde Drive.

c. The building height deviation and design review do not have bearings on changing the use, density, or intensity of the existing property. Therefore, the granting of the deviation will not permit a project which is inconsistent with the High Density Residential General Plan land use designation for the property.

C. The information presented substantially complies with Costa Mesa. Municipal Code Section 13-29(g) (14) in that:

a. The project meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks. A condition is included to require at least 50 percent of the lake area visible from Golf Course Drive to be preserved to address the community's concerns regarding the loss of the lake amenity. This would also be consistent with the intent of the original approval of the development which included significant water features.

b. The proposed development plan meets the broader goals of the General Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. The proposed building complements and further enhances the existing Italianate architecture on the property with the tower element, covered loggia, arched windows and columns, and cast stone accents/details. All windows on the southwest elevation, facing existing apartments on the same property, will have translucent glass so as to minimize privacy impacts. A condition requiring screen landscaping to include trees, vines, and/or other planting materials, under the direction of the Planning Division, is included to further minimize privacy impacts and to soften the back side of the community building.

D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction.

E. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

F. An aesthetic analysis of the compatibility between the site and adjacent residential uses related to shade/shadow impacts, neighborhood character, and privacy, demonstrated limited impacts to onsite residents. The proposed project is considered compatible with surrounding residential uses, including Pine Brook Village, the Mesa Verde Collection, and the proposed Mesa Verde Senior Residential Community.

EXHIBIT "B"

CONDITIONS OF APPROVAL

Plng

1. Provide landscape screening, including trees, vines, and/or other planting materials, along the west side of the new community building to further minimize privacy impacts and to soften the appearance of the back (west) side of the building. The landscape plan shall be approved prior to issuance of building permits. This condition shall be completed under the direction of the Planning Division.
2. Any change in the proposed operation of the community building as a residential amenity space may be subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
3. The use of the community building shall be limited to the onsite residents of Villa Venetia and Pine Brook Village. Leasing of the building to third parties is expressly prohibited.
4. The building shall not be used as an extension of the leasing office (i.e. provision of additional administrative offices) unless approved by the Development Services Director.
5. Windows on the southwest elevation of the second floor shall not contain clear glass / vision glass unless expressly approved by the Development Services Director after making appropriate findings with regard to privacy impacts.
6. The tower shall not contain any functional bells, clocks, or devices which have noise generating features.
7. The variance from the maximum allowable building height and number of stories shall only be applied to the community building as currently proposed. The variance shall not apply to buildings elsewhere on the property nor any other future changes to the community building unless the appropriate approvals for such a request are obtained.
8. The approved address/unit of the building shall be blueprinted on the site plan and on all floor plans in the working drawings as part of the plan check submittal package.
9. Detailed exterior elevation plans with corresponding sample color/materials board shall be submitted to the Planning Division as part of the plan check submittal package.
10. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
11. SCAQMD Rule 403 shall be adhered to, ensuring the cleanup of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation,

open storage pile, or disturbed surface area beyond the property line of the emission sources. Particulate matter deposits on public roadways are also prohibited.

12. Adequate watering techniques shall be employed to partially mitigate the impact of construction –generated dust particulates. Portions of the project site that are undergoing earth moving operations shall be watered such that a crust will be formed on the ground surface and then watered again at the end of the day.
13. Grading operations shall be suspended during first and second stage ozone episodes or when winds exceed 25 mph.
14. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
15. To avoid an alley-like appearance, the driveway shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
16. All rooftop mechanical equipment shall be screened under the direction of the Planning staff.
17. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted.
18. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
19. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning staff.
20. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, additional second story windows, 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 a discretionary review process such as a design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
21. The conditions of approval, Code requirements, and special district

requirements of Planning Application PA-11-22 shall be blueprinted on the face of the site plan as part of the plan check submittal package.

22. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
23. If construction activity occurs from March 15 to August 15, the applicant shall retain a qualified biologist to survey the project site for the presence of any occupied nests of birds and waterfowl within the immediate vicinity of the proposed community building site, no more than three days prior to any construction activity (i.e. draining the lake, recontouring the lake, grading, earthmoving, etc.). If active nests of migratory birds are located, the biologist shall determine reasonable measures to ensure protection of nesting migratory birds. These measures shall depend on factors such as the bird species and the construction schedule. The applicant shall implement the recommendations of the biologist to the satisfaction of the Development Services Director with regard to protection of migratory birds and waterfowl prior to commencement of construction activity (i.e. draining the lake, recontouring the lake, grading, earthmoving, etc.).
24. If construction activity occurs from November 15 to March 15 (wintering season), the applicant shall retain a qualified biologist to perform preconstruction surveys on a weekly basis during the first month prior to construction. The applicant shall implement the recommendations of the biologist to the satisfaction of the Development Services Director with regard to protection of migratory birds and waterfowl prior to commencement of construction activity (i.e. draining the lake, recontouring the lake, grading, earthmoving, etc.).

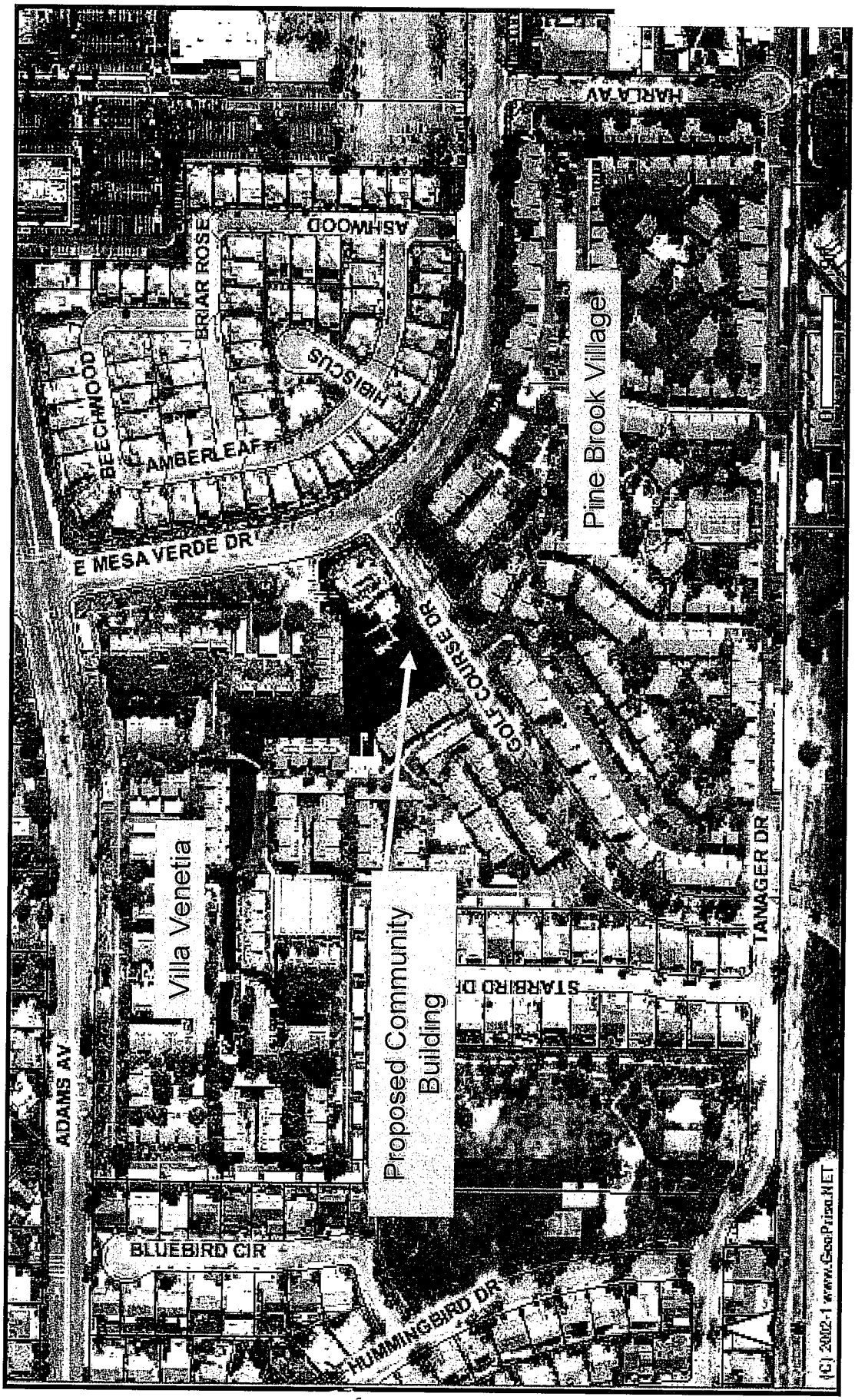
Trans

25. The City will review the need for a pedestrian crosswalk on Golf Course Drive, adjacent to the proposed community building, within one year following the completion of the project. If the need for crosswalk is determined, the applicant shall be responsible for full cost of providing a flashing crosswalk with decorative treatments and required access improvements. The applicant shall post a bond or similar financial commitment for an amount of $60,000 towards these improvements. The commitment expires if the need for crosswalk is not determined in the one year following the completion of the project.

PC

26. The applicant shall provide a water feature and enhanced landscaping in the landscape setback area along Golf Course Drive adjacent to the proposed pool area. Schematic drawings for the water feature shall be approved prior to issuance of the building permit for the community building to the satisfaction of the Development Services Director.

LOCATION MAP



ATTACHMENT 6

Villa Venetia Apartments

CONCEPTUAL PLANNING PACKAGE

September 7th, 2011

Sheet Index:

01 | Site Context Plan & Existing Conditions

02 | Overall Site Concept Plan

03 | Proposed Amenity Courtyard Area

04 | Community Building | Floor Plans

05 | Community Building | Elevations

06 | Parking Study Analysis

07 | Open Space Analysis

08 | Golf Course Drive Elevation

09 | Conceptual Grading

10 | Community Building Photo Simulations

UDR

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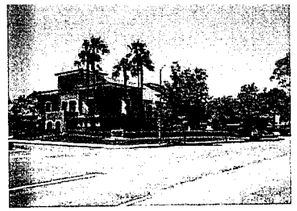
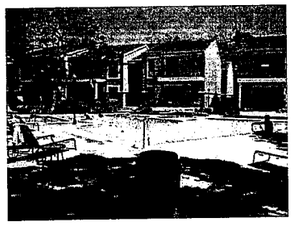
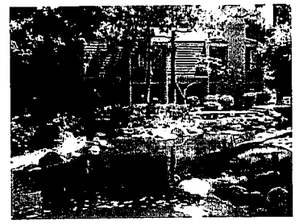
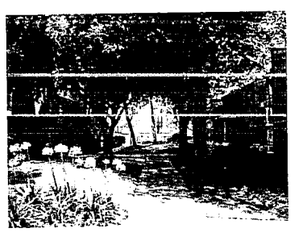
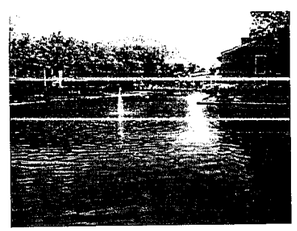
Architect
NewmanGarrison + Partners
Newport Beach, California

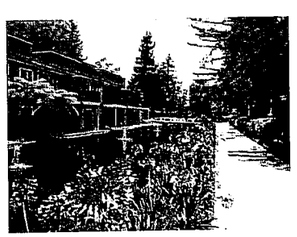
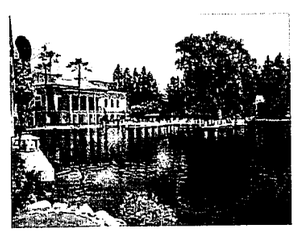
Landscape Architect
LandStudio360
Orange, California

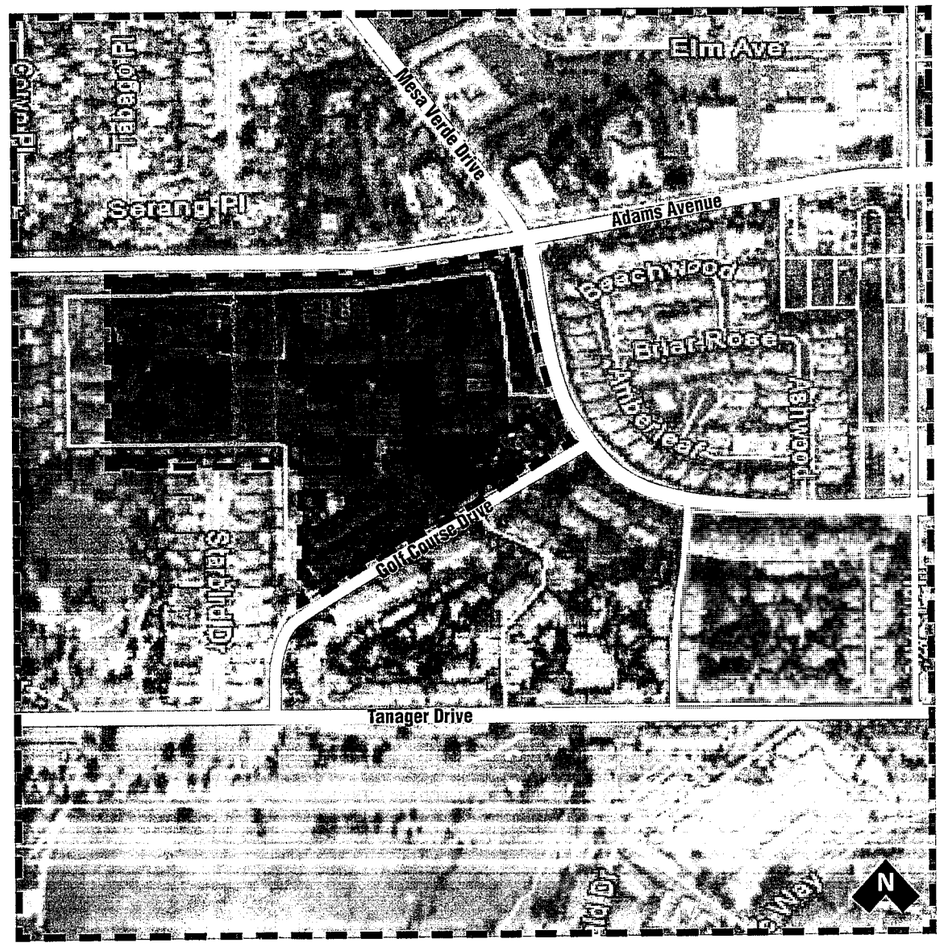


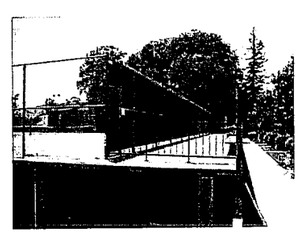
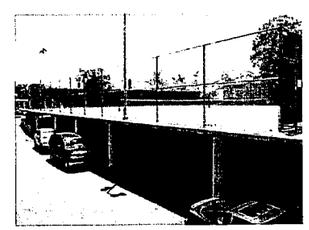






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Villa Venetia Apartments

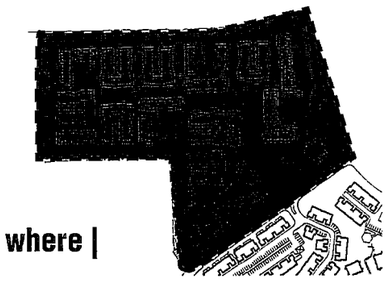
Context Map and Existing Site Conditions

UDR | Peak West | Costa Mesa, California | July 22nd, 2011

LEGEND | what

Total Site Area	**19.4 Acres**
Existing	
Residential Buildings	23
Community / Leasing Building	1
Total Existing Apartments	468
Total Existing Parking Stalls	726
Proposed	
Residential Buildings	23
Community Building	1
Leasing Building	1
Total Proposed Apartments	468
Total Proposed Parking Stalls	815

where |



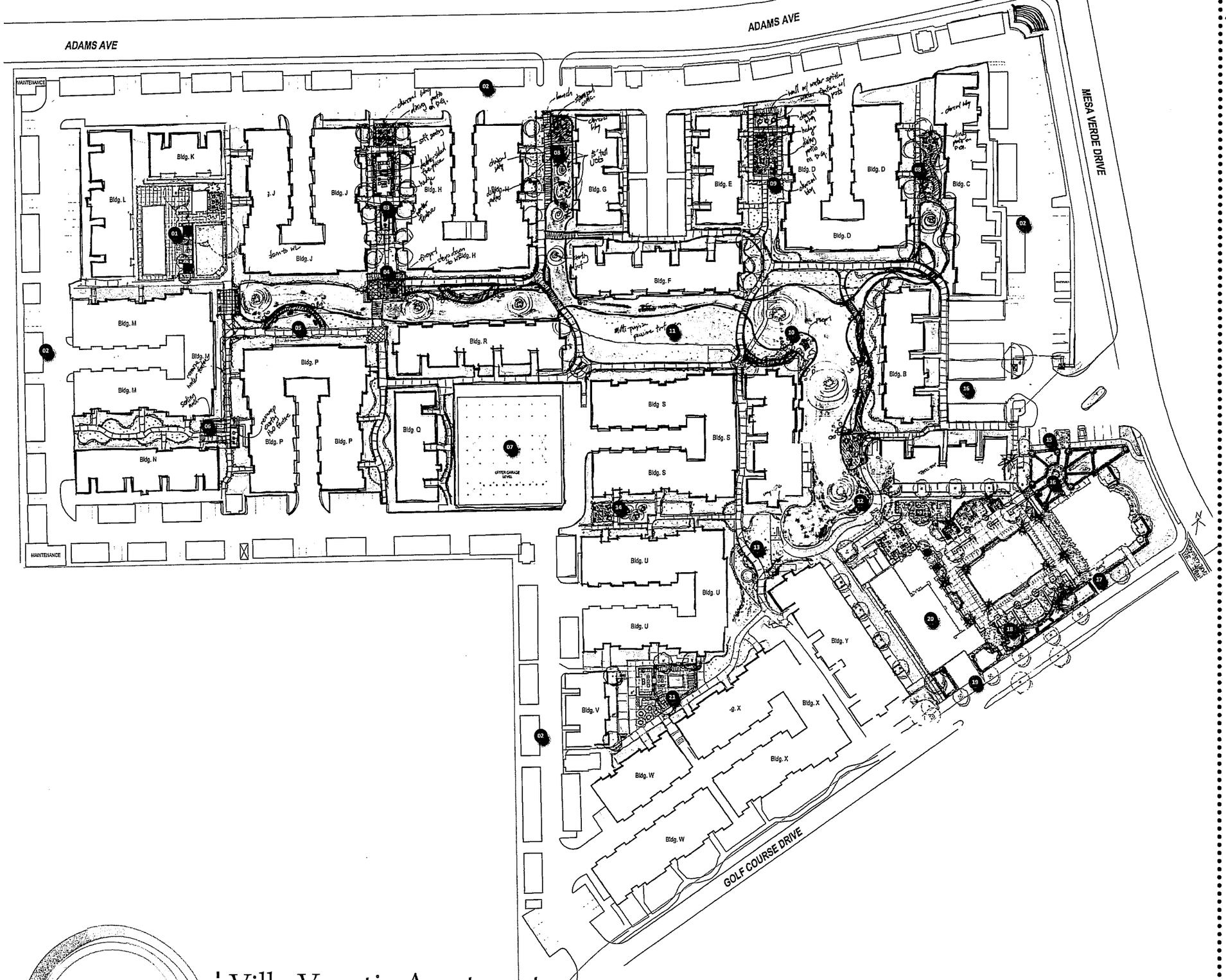
CONCEPT SCHEMATIC PACKAGE

Site Context
Map & Existing Photos

July 22nd, 2011

Villa Venetia

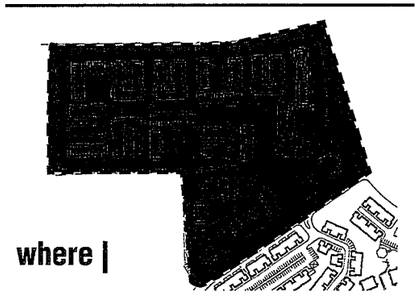
01



LEGEND

1. Secondary Pool Courtyard
2. Cantilevered Parking
3. Community Amenity Area with Fireplace, Charcoal BBQ, and Seating Area
4. Lakeside Firepit and Seating Area
5. Lake Overlook
6. Community Seating Area with Re-Configured Fountain
7. Two-Level Parking Deck with Removal of Existing Tennis Courts
8. Communal Seating Area with Charcoal BBQ
9. Community Amentiy Area with Charcoal BBQs, Fountain and Dining Area
10. Lake Overlook with Firepit
11. Multi-Purpose Passive Turf Area
12. Re-Defined Lake Edge with Geyser
13. Apartment Community Walkway
14. Communal Seating Area with Re-Configured Water Feature
15. Vehicular Entry Gate
16. Future Resident Parking
17. Leasing Office
18. Proposed Amenity Courtyard with Pool, Spa, Splashpad Fountain, Cabanas and BBQs *(See sheet: Villa Venelita 03)*
19. Resident Parking Access Drive from Golf Course Drive
20. New Community Building
21. Secondary Spa Amenity Courtyard

what |



where |

CONCEPT SCHEMATIC PACKAGE

Concept Plan
Overall Site Concept Plan

July 22nd, 2011

Villa Venetia

02

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Villa Venetia Apartments

Overall Site Concept Plan

UDR | Peak West | Costa Mesa, California | July 22nd, 2011

0 40 80 160
Scale: 1" = 40'-0'

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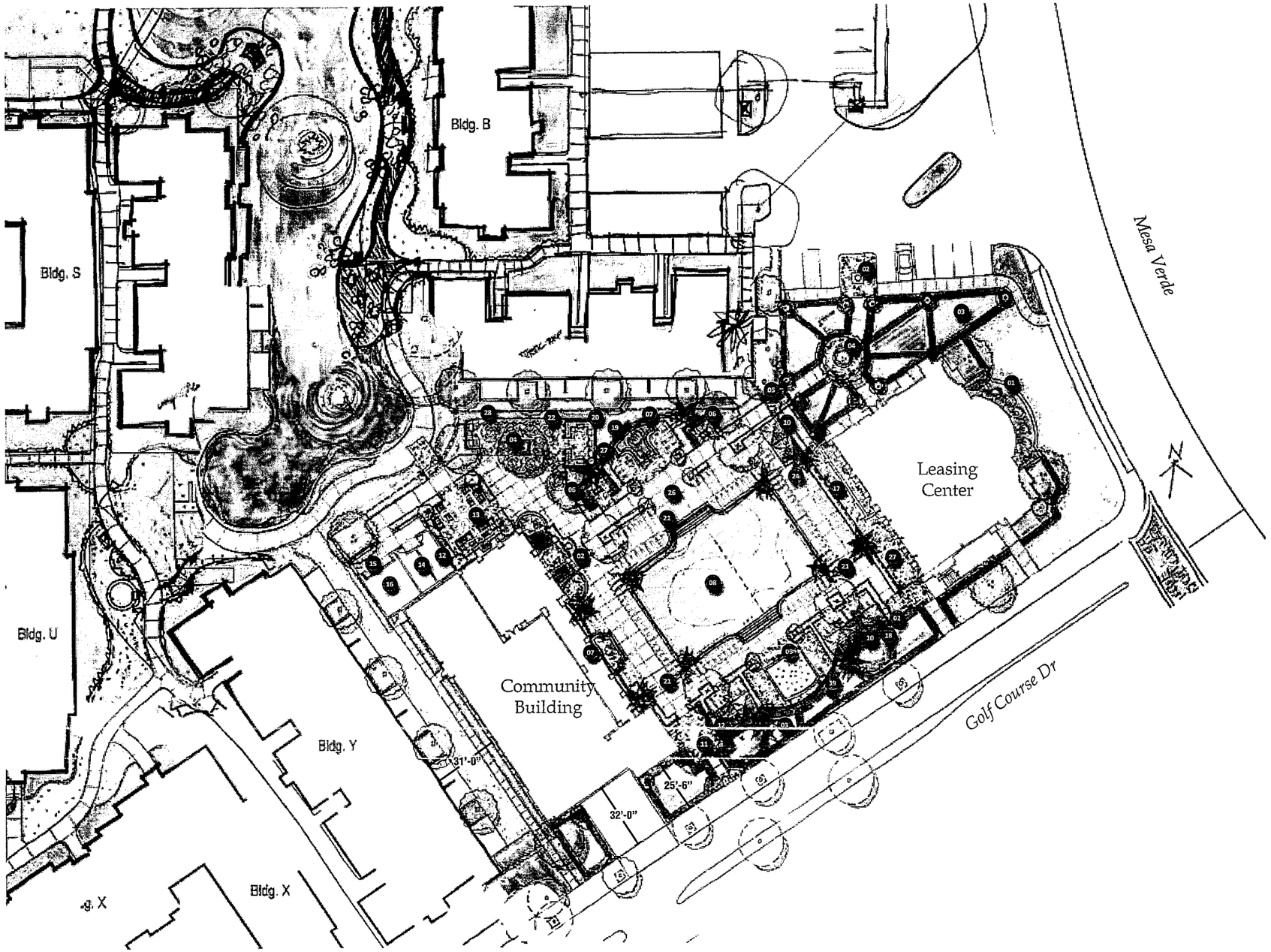
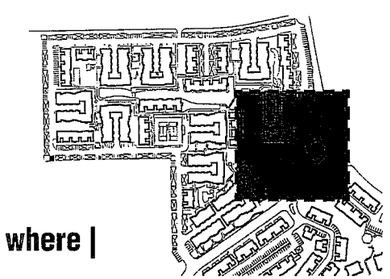


LEGEND | what

1. Water feature with water troughs/decorative spitters and signage on wall
2. Object d'art or sculpture
3. Parterre garden
4. Raised seat wall with specimen tree as focal point
5. Entry portico
6. Fire pit with soft seating area
7. Spa pool with water spitter
8. Swimming pool *(4,150 S.F.)* with beach entry
9. Pop-jet Fountain *(20' x 20')* with seat walls on 3 sides
10. Cabana *(10' x 10')* – 7 total; with daybed and/or sectional sofa, iPod hook-ups, & ceiling fan in each cabana
11. Entry court to Community Building and pool area entry
12. Wall Fountain
13. Fireplace with soft seating furniture lounge area
14. Restrooms *(400 S.F.)*
15. Shower alcove
16. Pool equipment room *(400 S.F.)*
17. Tubular steel pool fence *(5' high)*
18. 6' high CMU wall with plaster finish to match architecture
19. Arched colonnade to match architecture of Community Building
20. Outdoor kitchen area with BBQ grills *(7 total)*, covered ice bucket, and bar counter w/ 6 barstools
21. Chaise lounge *(112 total)*
22. Table with 4 chairs with umbrella *(10 total)*
23. Table with 2 chairs *(3 total)*
24. Lounge Daybed (6 total) with umbrella *(5 total)*
25. Sand Chair *(8 total)*
26. Colored concrete with retardant finish
27. Colored concrete pavers set on concrete sub base
28. Stone paving set on concrete sub base



where |

CONCEPT SCHEMATIC PACKAGE

Concept Plan

Proposed Amenity Courtyard Area

July 22nd, 2011

Villa Venetia

03

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Villa Venetia Apartments

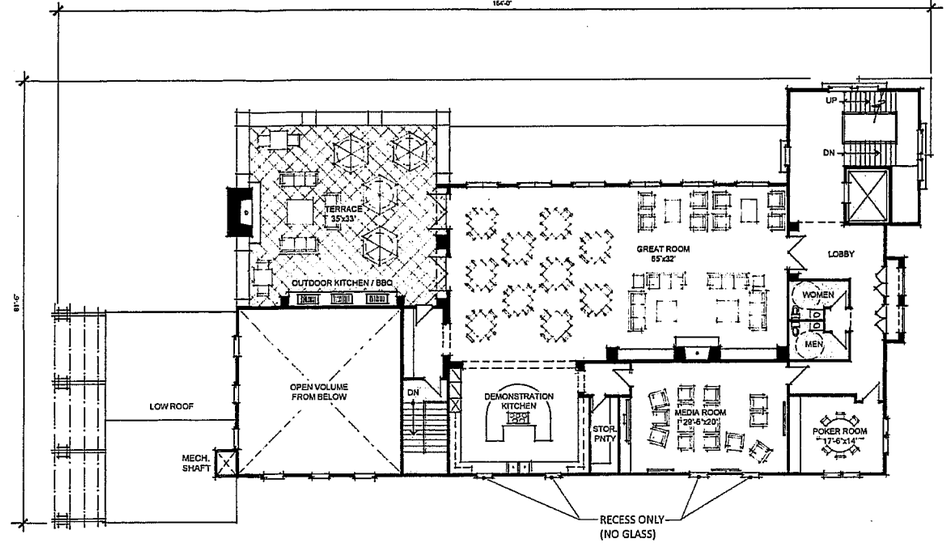
Proposed Amenity Courtyard Area

UDR | Peak West | Costa Mesa, California | July 22nd, 2011

0 20 40 80

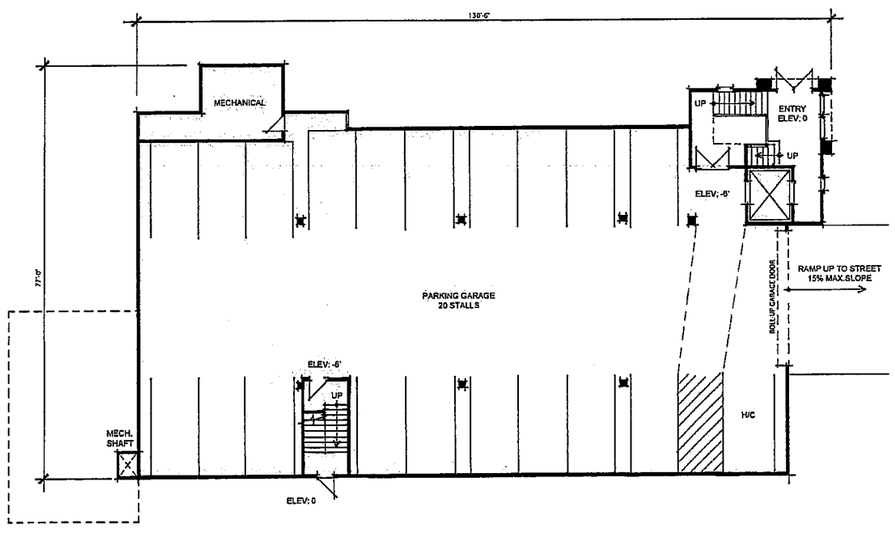
Scale: 1" = 20'-0'

N



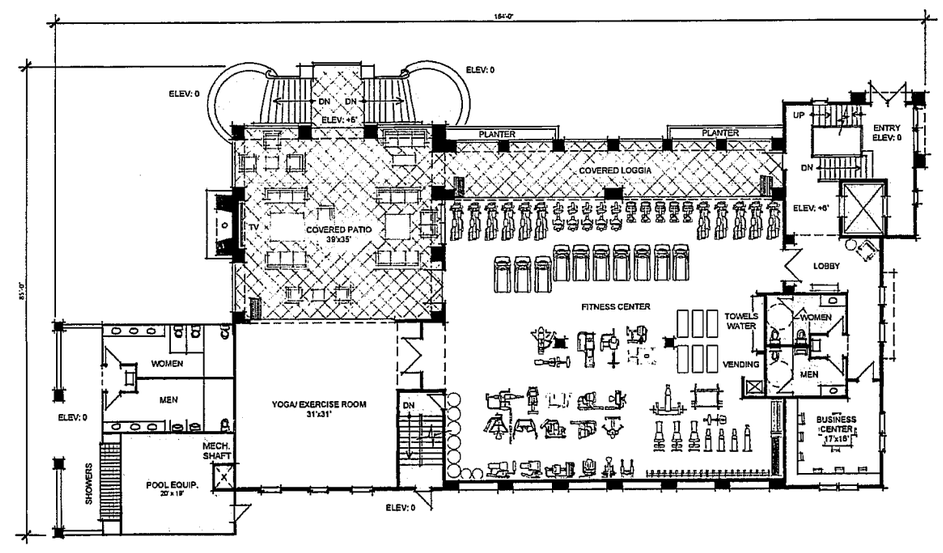
LEVEL 2 - FLOOR PLAN

SCALE: 3/32" = 1'-0"



SUBTERRANEAN PARKING LEVEL

SCALE: 3/32" = 1'-0"



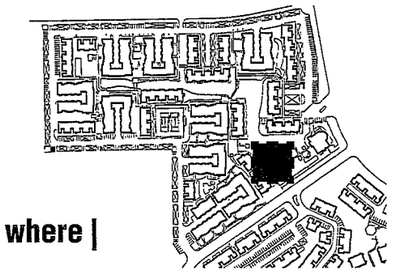
LEVEL 1 - FLOOR PLAN

SCALE: 3/32" = 1'-0"

LEGEND | what

Villa Venetia Community Building
Area Tabulations

	Conditioned Bldg Area	Unconditioned Bldg Area	Other Area	Total Area
Parking Level				
Building Entry	524			524 SF
Parking Area		7,638		7,638 SF
Mechanical		285		285 SF
Subtotal Parking Level	524	7,923	0	8,447 SF
Level 1				
Resident Amenities	5,785			5,785 SF
Pool Restrooms		450		450 SF
Pool Equipment		400		400 SF
Covered Patio			1,420	1,420 SF
Loggia			675	675 SF
Subtotal Level 1	5,785	850	2,095	8,730 SF
Level 2				
Resident Amenities	4,732			4,732 SF
Terrace			1,200	1,200 SF
Subtotal Level 2	4,732	0	1,200	5,932 SF
Totals	11,041	8,773	3,295	23,109 SF



where |

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Villa Venetia Apartments

Proposed Community Building | Floor Plan

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P: 949.755.0818

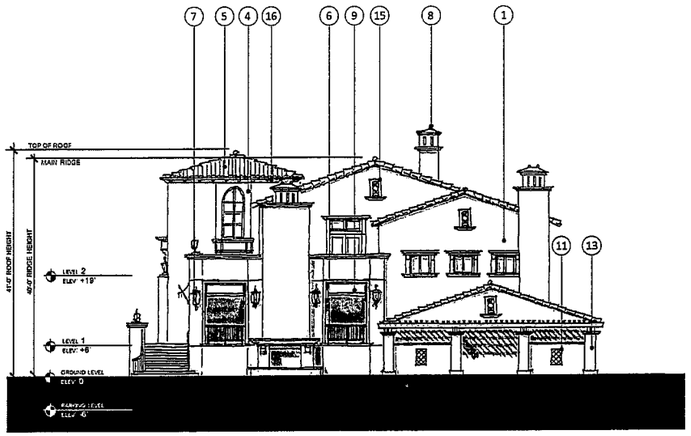
CONCEPT SCHEMATIC PACKAGE

Community Building
Floor Plans

September 7th, 2011

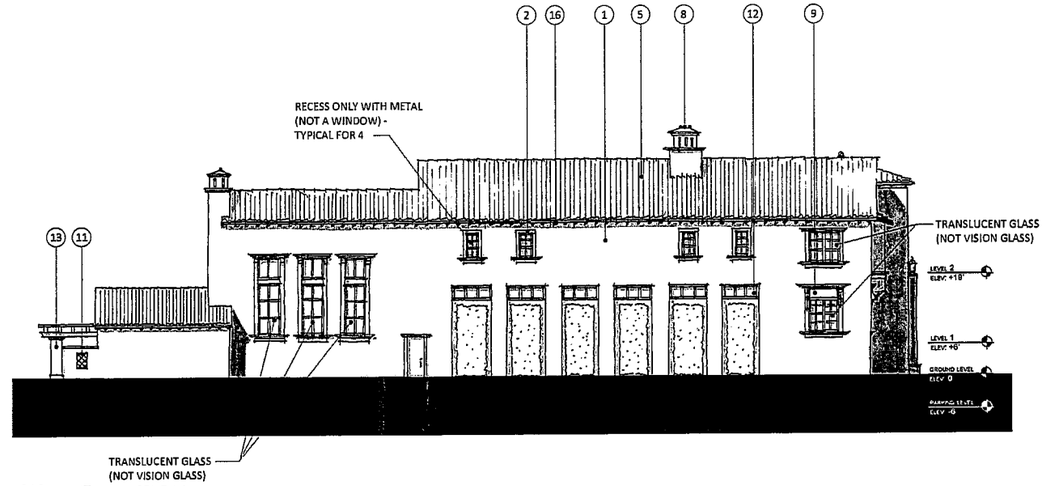
Villa Venetia

04



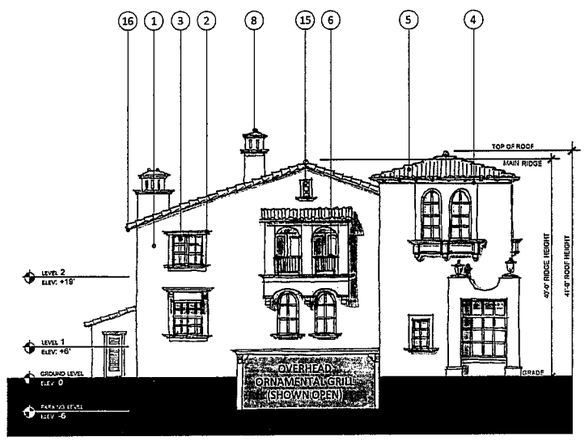
North Elevation

SCALE: 3/32" 1'-0"



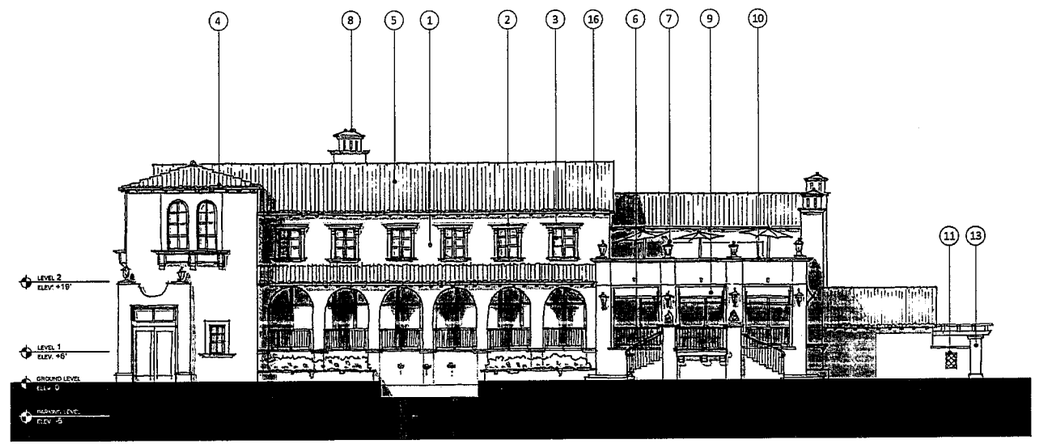
West Elevation

SCALE: 3/32" 1'-0"



South Elevation

SCALE: 3/32" 1'-0"



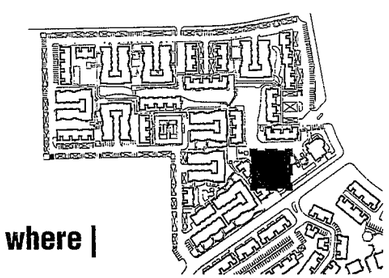
East Elevation

SCALE: 3/32" 1'-0"

LEGEND | what

MATERIAL SELECTIONS

1. STUCCO WALLS
2. STUCCO DETAILS (FOAM)
3. COLORED ALUMINUM WINDOWS AND DOORS
4. CAST STONE WINDOW SURROUNDS
5. CONCRETE 'S' TILE ROOF
6. WROUGHT IRON RAILINGS
7. DECORATIVE METAL LIGHT FIXTURES
8. DECORATIVE METAL CHIMNEY CAPS
9. CANVAS AWNINGS W/ IRON HARDWARE
10. CAST STONE WALL CAPS
11. CAST STONE ACCENTS/DETAILS
12. DECORATIVE METAL ACCENTS/DETAILS
13. CAST STONE COLUMNS
14. CAST STONE FIREPLACE SURROUND
15. RECESSED GABLE DETAILS W/ IRON
16. COMPOSITE WOOD RAFTER TAILS - PAINTED



where |

CONCEPT SCHEMATIC PACKAGE

Community Building

Elevations

September 7th, 2011

Villa Venetia

05

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Villa Venetia Apartments

Proposed Community Building | Elevations

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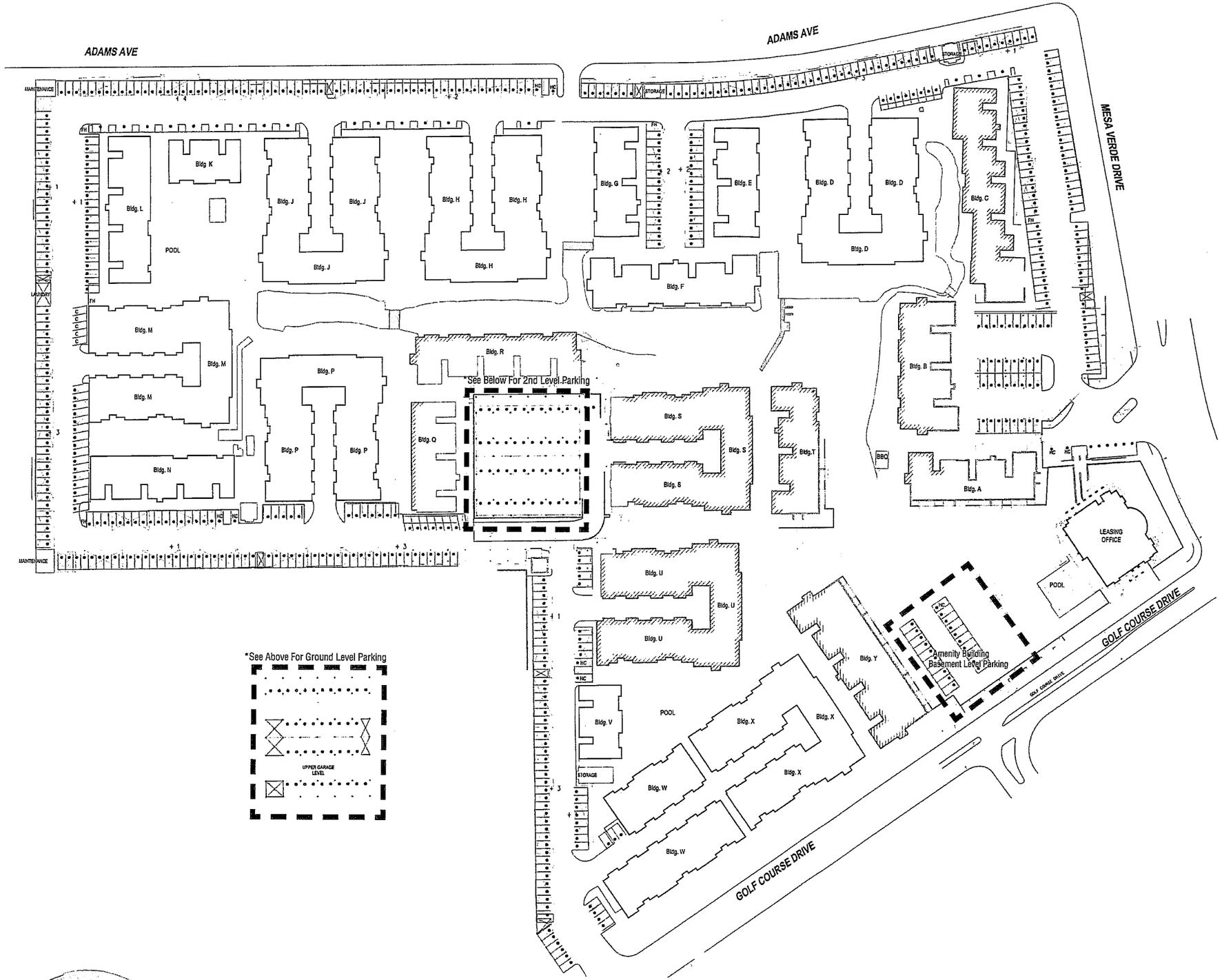
Newport Beach, CA 92660
P: 949.756.0918



LandStudio360 LandscapeArchitecture

Villa Venetia Apartments

Parking Study Analysis

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47

0 40 80 160

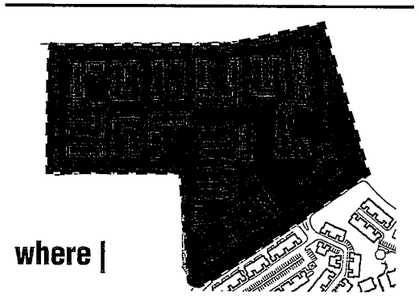
Scale: 1" = 40'-0'

N

LEGEND | what

EXISTING PARKING STALL QUANTITIES	
Existing Parking in Garages	185 Stalls
Existing Parking Under Carports	238 Stalls
Existing Parking Under Tennis Court	48 Stalls
Exsiting Parking in Standard Stalls	244 Stalls
Existing Accessible Parking Stalls	5 Stalls
Existing Future Resident Stalls	6 Stalls
Total Existing Stalls	**726 Total Stalls**

PROPOSED PARKING STALL QUANTITIES	
Parking in Garages	185 Stalls
Parking Under Carports	400 Stalls
Parking in Parking Garage	48 Stalls
Parking atop Parking Garage	40 Stalls
Parking in Community Building	20 Stalls
Parking in Standard Stalls	86 Stalls
Parking in Compact	5 Stalls
Accessible Parking Stalls	9 Stalls
Future Resident Stalls	22 Stalls
Total Proposed Stalls	**815 Total Stalls**
Net Gained Stalls	**89 Stalls**



where |

CONCEPT SCHEMATIC PACKAGE

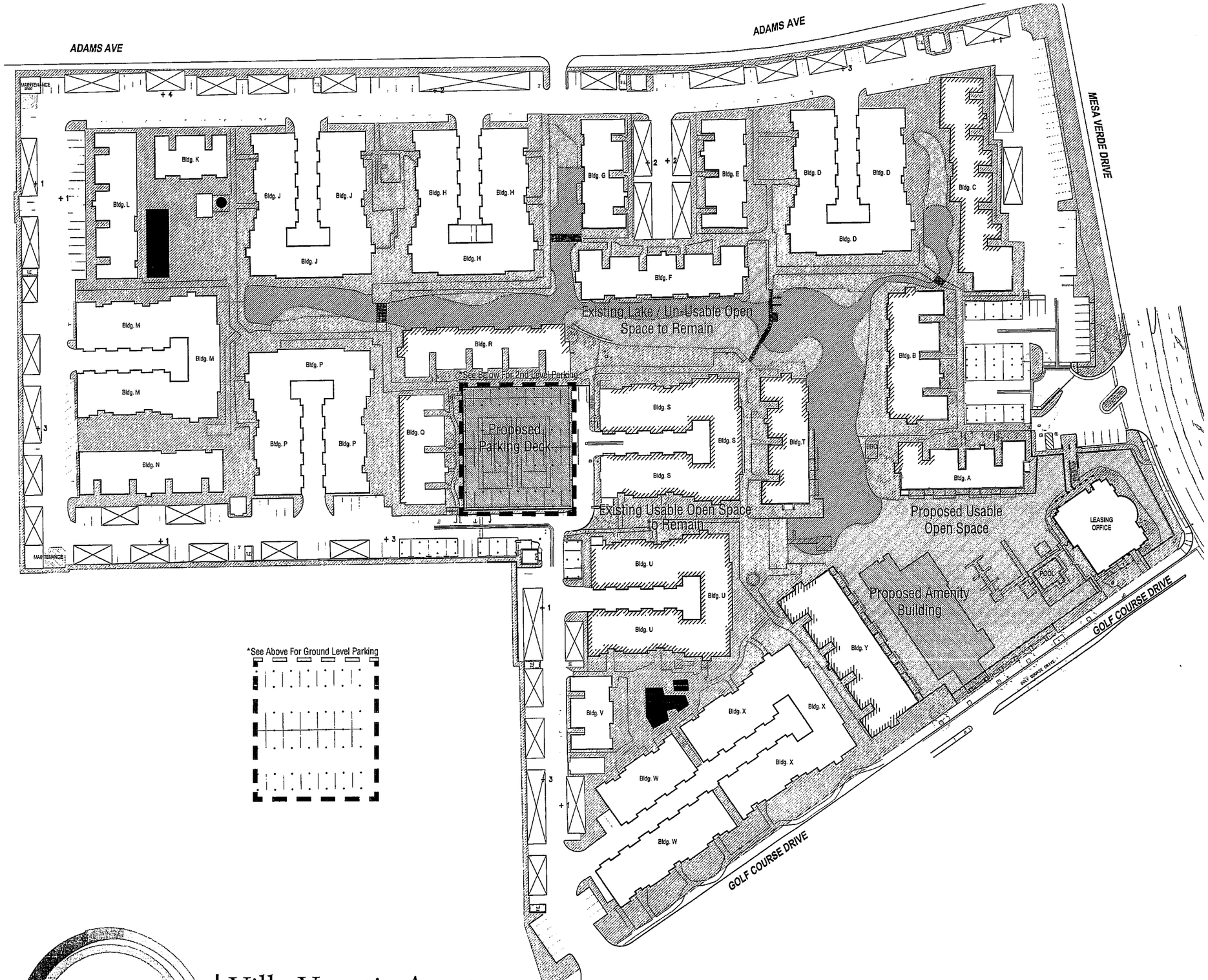
Concept Plan

Parking Study

July 22nd, 2011

Villa Venetia

06



LEGEND

TOTAL SITE AREA

Total Site	19.4 Acres

EXISTING OPEN SPACE

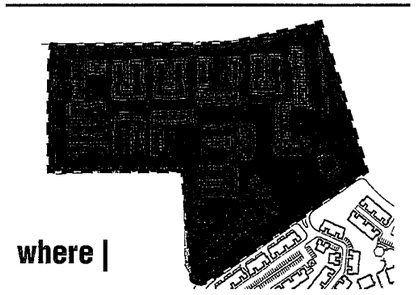
Existing Overall Open Space	8.4 Acres
Percentage Overall Open Space	**43.2%**
Existing Lake/Un-Usable Open Space	2.3 Acres
Total Usable Open Space	**6.1 Acres**
Percentage Usable Open Space	**31%**

PROPOSED OPEN SPACE

Proposed Overall Open Space	7.8 Acres
Proposed Percentage Overall Open Space Proposed Lake/	**40.2%**
Un-Usable Open Space	0.9 Acres
Proposed Total Usable Open Space	**6.9 Acres**
Proposed Percentage Usable Open Space	**35.6%**

REQUIRED OPEN SPACE

City of Costa Mesa Minimum Open Space	40%



where |

LandStudio360 LandscapeArchitecture

Villa Venetia Apartments

Open Space Study Analysis

UDR | Peak West | Costa Mesa, California | July 22nd, 2011

48

0 40 80 160

Scale: 1" = 40'-0'

N

CONCEPT SCHEMATIC PACKAGE

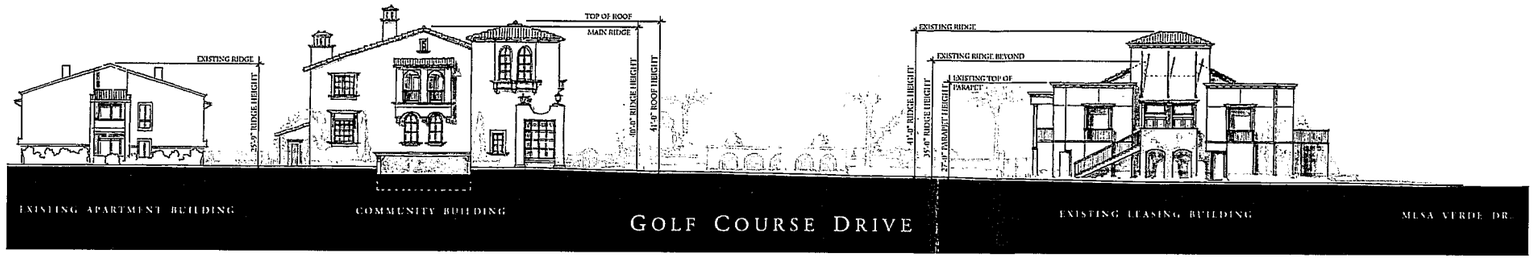
Concept Plan

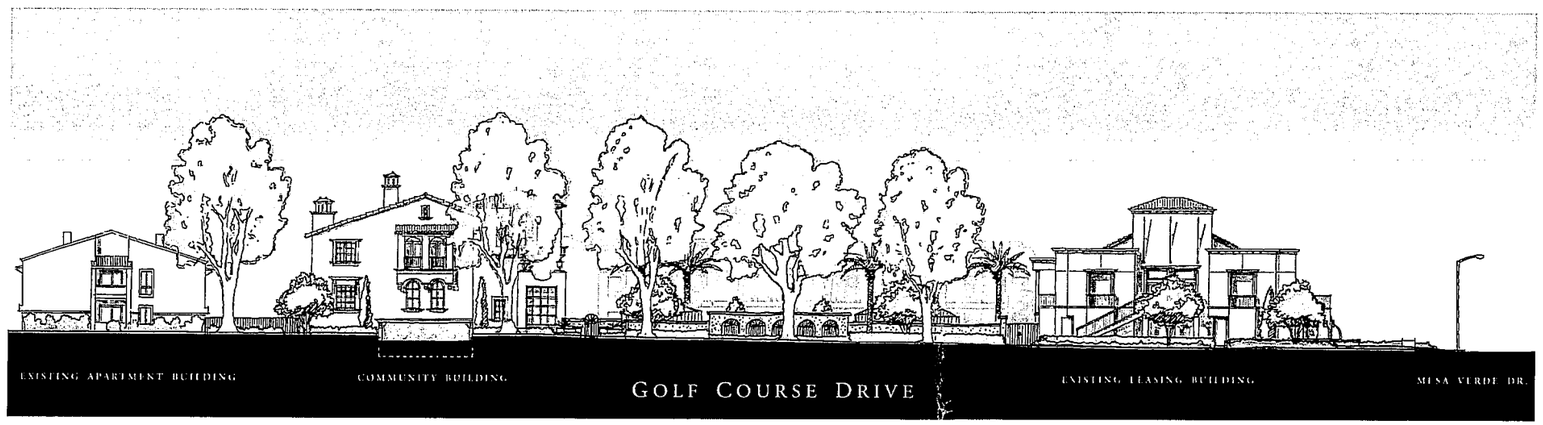
Open Space Study

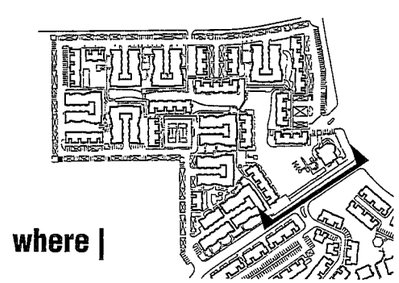
July 21st, 2011

Villa Venetia

07







where |

CONCEPT SCHEMATIC PACKAGE

Conceptual Elevation
Golf Course Drive

September 7th, 2011

Villa Venetia

08

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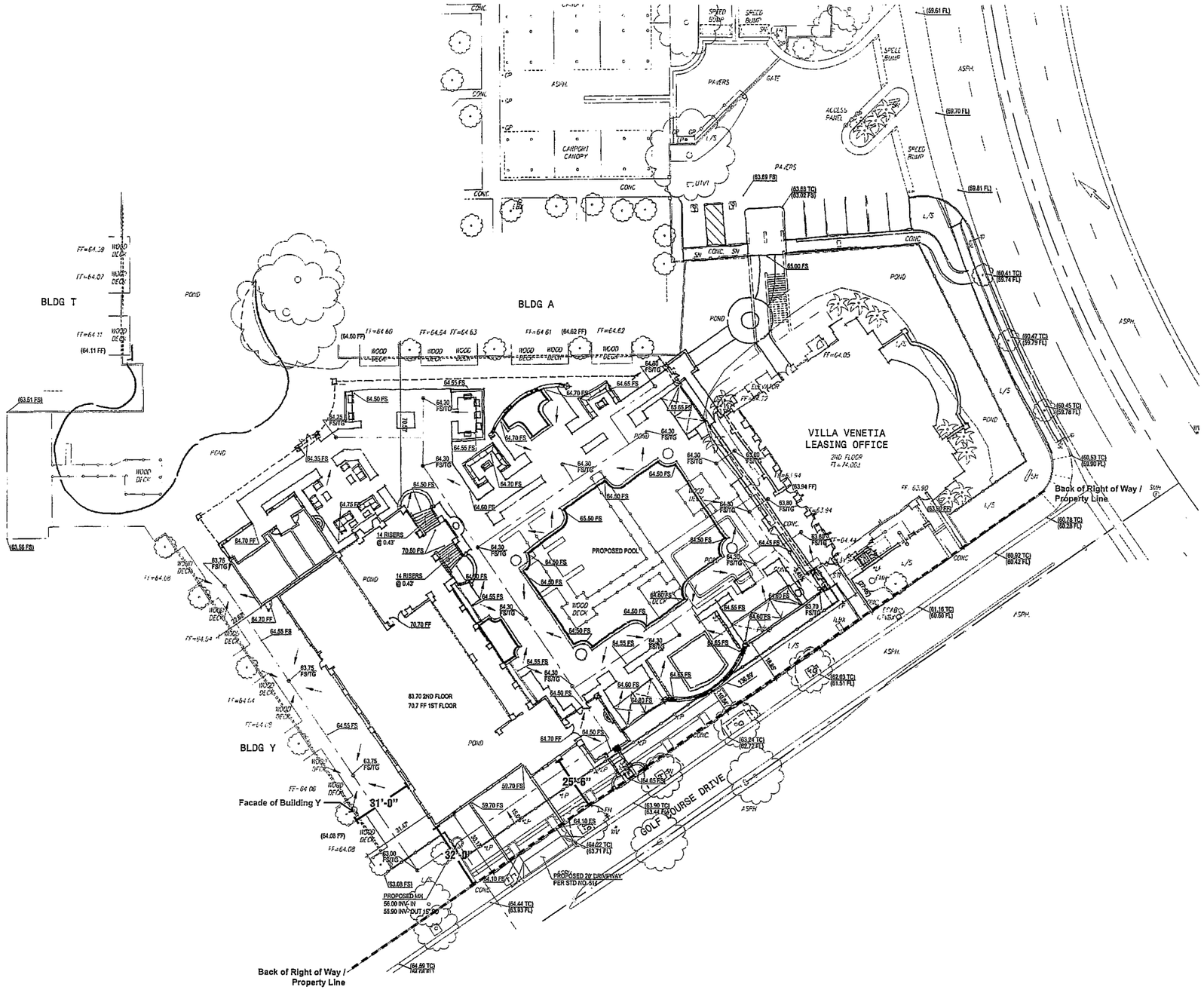
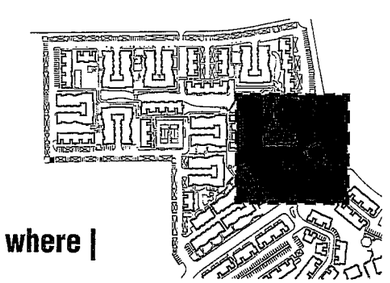
Villa Venetia Apartments

Golf Course Drive Elevation

UDR | Peak West | Costa Mesa, California | September 7th, 2011

0 20 40 80
Scale: 1" = 20'-0'





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Conceptual Grading Plan

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50

0 20 40 80

Scale: 1" = 20'-0'

N

CONCEPT SCHEMATIC PACKAGE

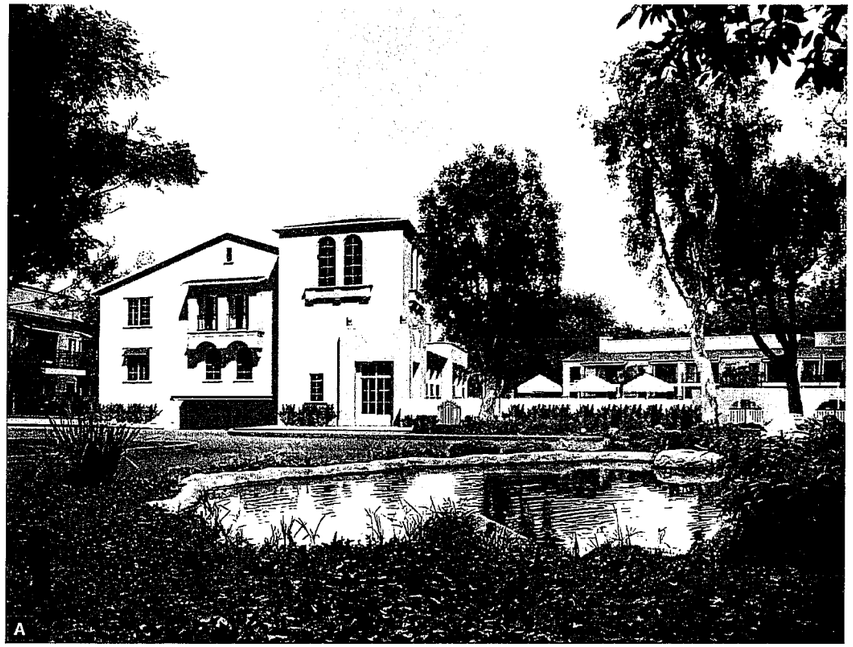
Concept Plan

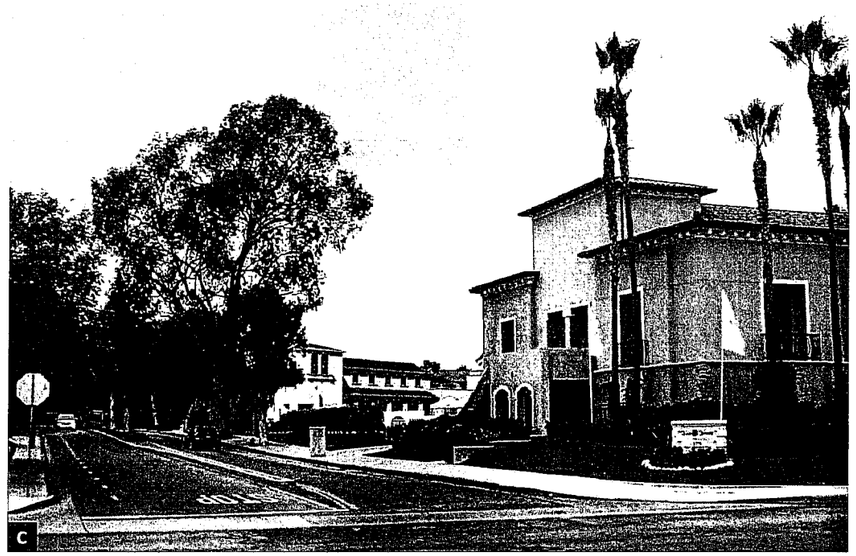
Conceptual Grading

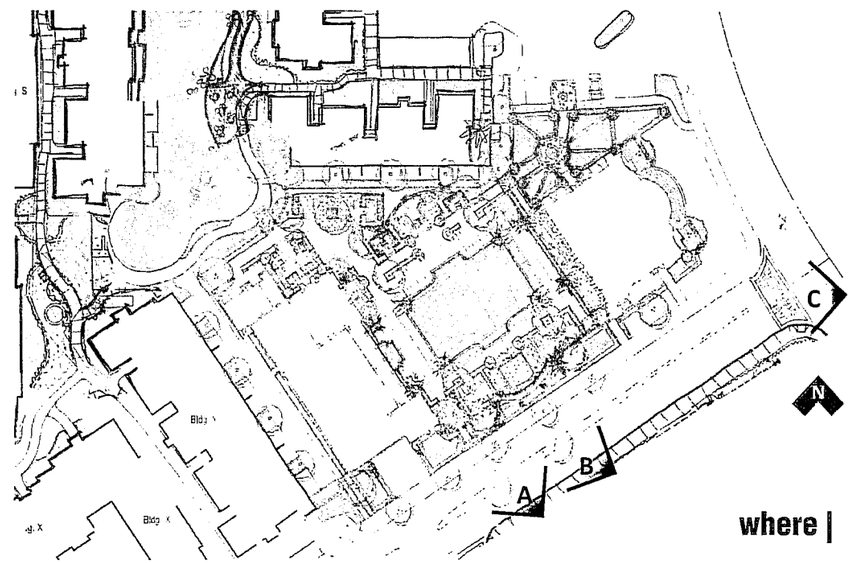
July 22nd, 2011

Villa Venetia

09







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Villa Venetia Apartments

Community Building Photo Simulations

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CONCEPT SCHEMATIC PACKAGE

Photo Simulations
Community Building

September 7th, 2011

Villa Venetia

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