

Received
City of Costa Mesa
Development Services Department
FEB 05 2014

February 4, 2014

ATTACHMENT 6

Ms. Minoo Ashabi, AIA
Principal Planner
City of Costa Mesa, CA 92628

**RE: Notice of Public Hearing for 36 unit live / work project at 2023, 2025 and 2027
Placentia Ave., Costa Mesa, CA (the "Project")**

Dear Ms. Ashabi,

Thank you for taking the time last week to discuss with me the proposed development of the Project. As discussed, I am one of the owners of 2013 S. Placentia Ave., Costa Mesa which is directly adjacent to the Project. On behalf of the owners, I wanted to reiterate that overall we think that the project will be an improvement to the surrounding neighborhood and community.

However, we have a number of serious reservations and concerns with respect to the Project as it affects our property and the neighborhood generally. These concerns are as follows:

1. Access and Safety:

The Project and our property share a common drive way for ingress and egress pursuant to a reciprocal easement agreement. The original grant of easement was in 1959. The intent of this easement was simply to allow each property owner access to their respective parcels. The uses have co-existed harmoniously for many years. The current proposal, however, significantly increases the use of the easement in such a way as to create unsafe conditions for the users of both properties and, in particular, would burden our property in a way that was never intended.

Having been drafted close to 55 years ago, the shared driveway easement did not contemplate the issues arising from a pre-existing relatively low density industrial project then sharing access with a high density residential use due to rezoning. Upon closer examination of the easement, you will see that, as a practical matter, the current configuration of the Project creates an untenable situation for both property owners. The easement is currently 24 feet (12 feet on each property). Trucks and cars will be using a very small driveway and the potential for accidents is inevitable. Under the current configuration of the Project, cars will back out of their respective parking stalls on our property and block cars exiting the apartment complex, specifically from Buildings 5 and 6, and vice versa. Please see the attached site plan.

Furthermore, with the garages of Buildings 5 and 6 in the proposed apartment complex opening up into the driveway easement area without any setback, traffic will be blocked for vehicles accessing both parcels. These issues will be heightened in the morning when employees come to the industrial complex and the residents are leaving to go to work at the same time. Deliveries to the industrial complex further compound this problem, particularly in the early morning rush hours. We are concerned about the safety of the residents of the Project and the users of our property as the space is literally too tight to properly accommodate the traffic flow,

particularly with trucks. It is entirely foreseeable that emergency access to either property might be blocked due to this situation.

Please remember that the average length of a car is approximately 13.50 feet. You can easily imagine two cars trying to back up into a 12 foot easement at the same time or a car and a truck trying to move through the same space. We can also easily imagine owners parking in the easement even if prohibited. We would like to see the garages turned so that they do not open up into the common easement area so as to avoid these problems. At the minimum, the proposed setback for Building 9, in the apartment complex is more appropriate for Buildings 5 and 6 as well given the inherent limitations on egress and ingress based on a shared driveway. An earlier plan for the Project located the garages on the other side of the Project and this would entirely eliminate this issue as well.

2. **Landscaping:** In terms of the new site plan, there is essentially no landscaping proposed to visually soften or buffer Buildings 5 and 6 and the garage doors that will face the front of our building. The common area driveway should provide for setbacks which would then provide room for landscaping. This would seem equally important for the residents of the Project as for our users.

3. **Disclosure:** All future buyers and tenants of the Project should be made aware of and sign off in writing that they are purchasing/leasing residential units adjacent to an active industrial complex. Some inherent conflicts will surely arise due to the proximity of two fundamentally different uses – industrial and residential -- so close to one another. I am sure the City of Costa Mesa will be involved, along with us as the adjacent property owner, in solving these potential issues long after the developer has sold out. A disclosure required as a condition of the approval will reduce the potential for such future conflicts.

4. **Construction Traffic:** Lastly, we want to make sure that construction traffic and vehicles do not block, stand, stage or use the easement ingress/egress as they will create safety issues in blocking both emergency vehicles and other cars and trucks trying to access our property. This should be specifically referenced as a condition to any permits or other approvals granted for the Project with sufficient teeth to ensure compliance.

I have enclosed for your review an aerial and a description of the easement as well as parcel map(s).

We appreciate your consideration concerning these issues and we look forward to working closely with the City of Costa Mesa to resolve the issues related to the proposed residential development next door and adjacent to us.

Sincerely,

Greg Ashwill

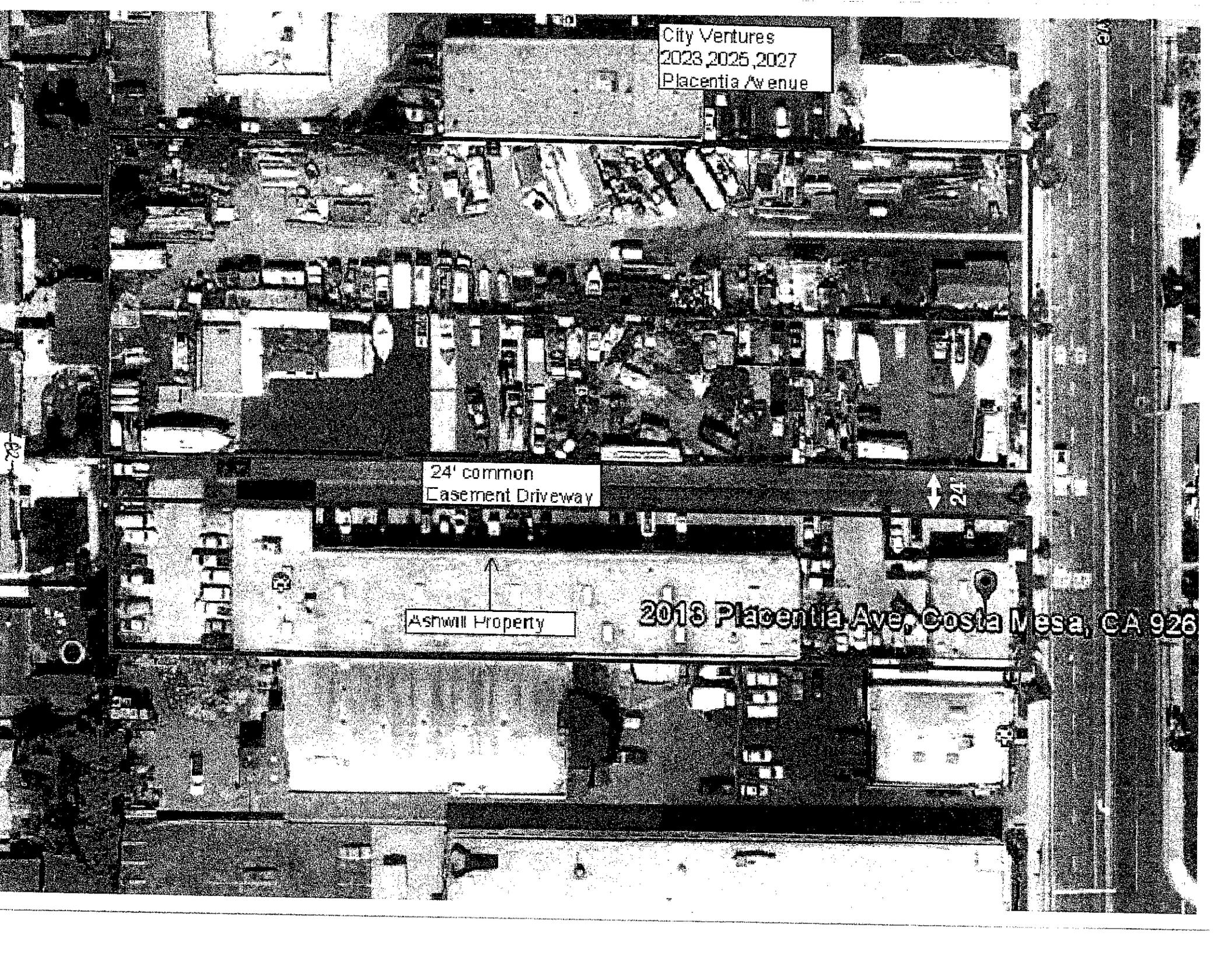
City Ventures
2023, 2025, 2027
Placentia Avenue

24' common
Easement Driveway

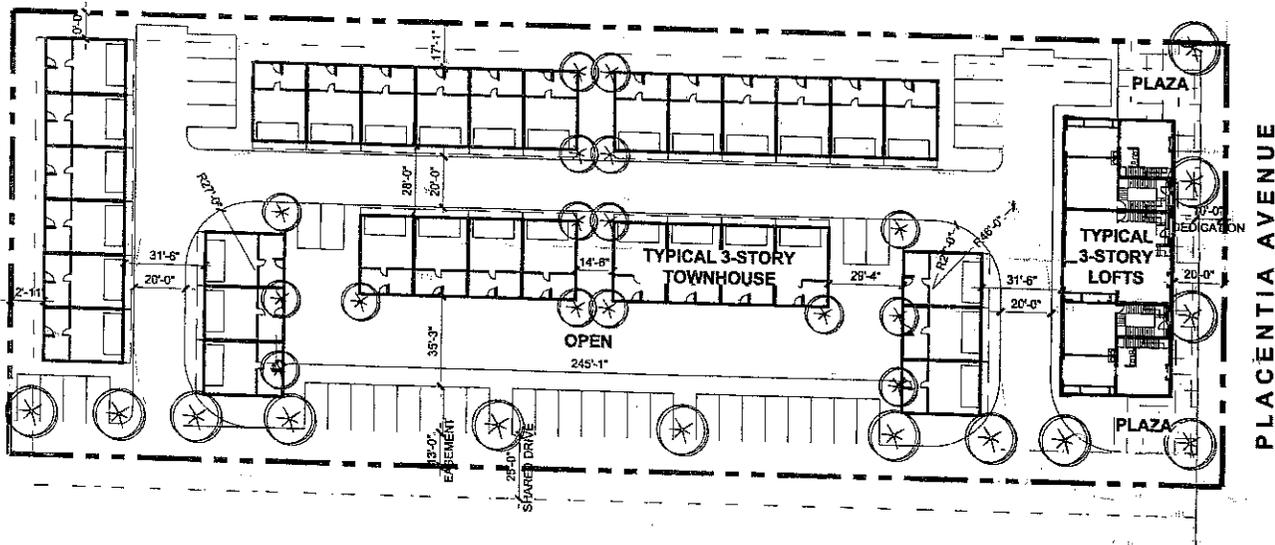
24'

Ashwill Property

2018 Placentia Ave, Costa Mesa, CA 926



-83-



SITE SUMMARY

Site Area:
1.88 Ac.
Units:
(32) Townhouse Units
1531 sq ft (2bdr+flex/2.5ba)
(6) Loft Units
1415-1560sf (2bdr/2ba)
(38) Total
Density:
20.2 du/ac

Open Space Required :
200sf/unit
38x200SF = 7600sf/unit
Open Space Provided:
8795sf (primary courtyard only)
231sf/unit

PARKING SUMMARY

Required: 3.0 per unit
(1 Covered Spaces per unit)
38x3 = 114 Total Spaces

Provided:
Garage Parking: 73 Spaces
Open Guest: 41 Spaces

PLACENTIA & 20TH

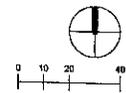


City Ventures
1500 Quail Street
Newport Beach, Ca 92660
949.258.7555

CONCEPTUAL SITE PLAN

Costa Mesa, CA
475 N 285-4711

KULCO



A1.0

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



148752
173

9-11-59

BK 4878
Pg 188
of OR

BOOK 4878 PAGE 188

AGREEMENT CREATING EASEMENT 148752

THIS AGREEMENT entered into this ^{August} ~~11th~~ day of ~~December~~,
¹⁹⁵⁹ 1958, by and between S. J. COOK and ELSIE B. COOK, husband and
wife, as parties of the first part and STANLEY W. SCHULTE and
DOLLY SCHULTE, husband and wife, parties of the second part,

WITNESSETH:

That the first parties are the owners of that certain real
property located in the City of Costa Mesa, County of Orange,
State of California, known as 2025 Placentia Avenue in said City
and described as:

The North $\frac{1}{2}$ of Lot 13 and the South $\frac{1}{2}$ of
Lot 12 all in Block A, Tract 612, as per
map recorded in Book 20, Pages 1 & 2, Mis-
cellaneous Maps, Records of Orange County,
California.

That the second parties are the owners of the real prop-
erty located in the City of Costa Mesa, County of Orange, State
of California, known as 2013 Placentia Avenue in said City and
described as:

The South $\frac{1}{2}$ of Lot 13 and the North $\frac{1}{2}$ of
Lot 14 all in Block A, Tract 612, as per
map recorded in Book 20, Pages 1 & 2, Mis-
cellaneous Maps, Records of Orange County,
California.

That the parties hereto are desirous of creating a common
right-of-way for ingress and egress and for utilities, for the
benefit of each of them;

NOW, THEREFORE, the parties agree with each other as fol-
lows: *Count # 62 & S $\frac{1}{2}$ Lot 12 & N $\frac{1}{2}$ Lot 13*

That an easement for ingress and egress and for utilities
in favor of the South $\frac{1}{2}$ of Lot 13 and the North $\frac{1}{2}$ of said Lot
14, is created over the Southerly 11 feet of the North $\frac{1}{2}$ of said
Lot 13, and an easement over the Northerly 11 feet of the South
 $\frac{1}{2}$ of Lot 13 is created in favor of said North $\frac{1}{2}$ of said Lot 13

1.

-612

ASHTON, DROMAN AND MARCHETTI
ATTORNEYS AT LAW
SUITE 600
2540 NEWPORT BLVD
P. O. BOX 422
NEWPORT BEACH, CALIFORNIA
92645

SEP 11 1969

148752
173

and the South $\frac{1}{2}$ of said Lot 12 for the purpose of creating a common right-of-way for ingress and egress for the installation of utilities such as water, gas, electricity and sewer, 22 feet in width, for the benefit of both parties.

It is agreed between the parties that the first party will improve the roadway over the easement as made and the second parties shall pay one-half the cost at such time as they start using the facilities. The sewer is to be installed by the first of the parties hereto needing or desiring such facility and the other party agrees to pay one-half of the cost thereof at such time as he desires to utilize such facility and takes a connection on said property. The same procedure shall be followed with reference to any joint water, power or gas facilities but each of the parties hereto may, at his own cost and expense, install his individual water, power or gas facilities.

Each of the parties hereto does hereby grant, sell and convey unto the other party as grantees, their heirs and assigns, a perpetual easement over the 11 foot strip hereinabove described for the purposes herein set forth, which said easement shall run with said described property and the title thereto, and be binding upon the respective grantors and their heirs and on any person that shall hereinafter acquire such title to said described properties.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year first above written.

S. J. COOK

Elsie S. Cook

FIRST PARTIES

Stanley W. Schulte

Billy Schulte

2.

SECOND PARTIES

148752
173

SEP 11 1989

4878 PAGE 180

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.

On August 11, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared S. J. Cook and Elaine S. Cook, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said
County and State.

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.

On August 11, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stanley W. Schulte and Dolly Schulte, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said
County and State.

RECORDED AT RECORDS OF
4878 PAGE 180
SEP 11 1989
OFFICIAL RECORDS OF
COUNTY OF ORANGE CALIFORNIA

\$3.60

152

RECORDING REQUESTED BY

BK 13729P0 482

4316

13.00

9-4-1980

RECORDED AT REQUEST OF
ORANGE COUNTY TITLE CO.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIFORNIA
8:30 A.M. SEP 4 1980
L.M. A. BRANCH, County Recorder

ALL FEES REQUESTED SHALL BE PAID AND DEBIT STATEMENTS SHOWN
BELOW SHALL BE RETURNED TO:

Name Fred McGavran
Street Address 2013 Placentia
Coast, Mesa, Ca
City & State

Name
Street Address
City & State

MAIL TAX STATEMENTS TO

THIS SPACE IS TO BE USED BY THE GRANTEE TO RECORD ANY OTHER INSTRUMENTS WHICH MAY BE REQUIRED BY THE GRANTEE

EASEMENT
GRANT DEED

THE UNDERSIGNED GRANTEE(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0 consideration less than \$100
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 unincorporated area (X) city of Coasta, Mesa, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

Sylvester J. Cook and Elsie A. Cook trustees, under a declaration of trust dated March 31, 1977

hereby GRANT(s) to Frank L. McGavran, an unmarried man, Charles McGavran, a married man, Fred McGavran, a married man, Sam Kniss, a married man, and Gary G. Jordan and Katherine Jordan, husband and wife, as joint tenants each as to an undivided one-fifth interest.

the following described real property in the City of Coasta, Mesa, County of Orange, State of California:

An easement for ingress, egress, and public utilities over the northerly 1 foot of the Southerly 12 feet of Parcels 1 and 2 as per map filed in Book 149, Pages 1 and 2 of Parcel Maps in the office of the county recorder of said county.

It is the intention of the grantors by this grant of easement to widen the existing road over the southerly portion of their land.

40379-5

Dated 29 August 1980

STATE OF CALIFORNIA
COUNTY OF Orange

On 29 August 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared

Sylvester J. Cook, and Elsie A. Cook trustees,

known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Sylvester J. Cook, Trustee
Elsie A. Cook, Trustee



Signature: *Roy E. McCarole*
NOTARY PUBLIC IN AND FOR SAID STATE

(this area for official notary seal)

RECORDED BY

BK 13729PG 493

4317
\$4.00

RECORDING REQUIREMENTS BY
 ALL OTHER RECORDS MUST BE IN THIS AND RELATED STATUTORY CODES
 BEFORE THIS RECORD IS RECORDED

Name: Mr and Mrs Cook
 Street Address: 3318 Maryland
 City & State: Costa Mesa, Ca

MAIL TAX STATEMENTS TO

Name: Same as above
 Street Address: Same as above

RECORDED AT REQUEST OF
 ORANGE COAST TITLE CO.
 ITS OFFICIAL RECORDS OF
 ORANGE COUNTY, CALIFORNIA
 8:45 P.M. SEP 4 1980
 101 A. BRANCH, County Recorder

9-4-1980

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
 DOCUMENTARY TRANSFER TAX is 0 consideration less than \$100
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 unincorporated area city of Costa Mesa AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 Frank L. Mc Gavran, Charles Mc Gavran, Fred Mc Gavran, Sam Kniss,
 Gary G. Jordan and Katherine Jordan,
 hereby GRANT(s) to
 Sylvester J. Cook and Elsie S. Cook trustees under declaration of
 trust dated March 11, 1977.

the following described real property in the City of Costa Mesa
 County of Orange State of California:

An easement for ingress, egress and public utilities over the southerly
 1 foot of the northerly 12 feet of the South 1/2 of Lot 12 of Block
 "A" of Tract 612, Costa Mesa Terrace as shown on a map recorded in
 Book 20 Pages 1 and 2 of Miscellaneous Maps.

It is the intention of the grantor by this grant of easement to widen
 the existing road over the northerly portion of their land.

40379

Dated August 18, 1980

STATE OF CALIFORNIA) ss.
 COUNTY OF Orange
 On AUGUST 18, 1980 before me, the
 undersigned, a Notary Public in and for said State, personally
 appeared FRANK L. Mc Gavran
 whose name is subscribed to the foregoing instrument, and acknowledged to me to
 be the person whose name is subscribed to the within instrument and acknowledged the same.
 WITNESS my hand and official seal.

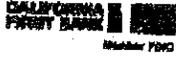
Frank L. Mc Gavran
 Frank L. Mc Gavran
Charles Mc Gavran
 Charles Mc Gavran
Fred Mc Gavran
 Fred Mc Gavran
Sam Kniss
 Sam Kniss
Gary G. Jordan
 Gary G. Jordan

Signature Marian Martuny
 NOTARY PUBLIC IN AND FOR SAID STATE

OFFICIAL SEAL
 MARIAN MARTUNY
 Notary Public in and for
 ORANGE COUNTY
 My Commission Expires July 18, 1982

(Individual)

BK 13729P0 494



STATE OF CALIFORNIA
COUNTY OF Orange]SS

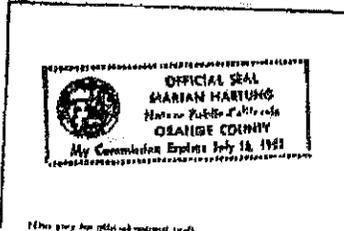
On August 19, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared Sam Arnes

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same

WITNESS my hand and official seal

Signature Marian Hartung

Form #12 (7/78) P.S.



(Individual)



STATE OF CALIFORNIA
COUNTY OF Orange]SS

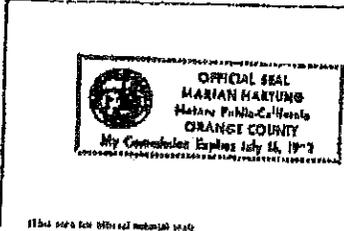
On August 19, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared Fred McGavran and Charles McGavran

known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same

WITNESS my hand and official seal

Signature Marian Hartung

Form #12 (7/78) P.S.



(Individual)



STATE OF CALIFORNIA
COUNTY OF Orange]SS

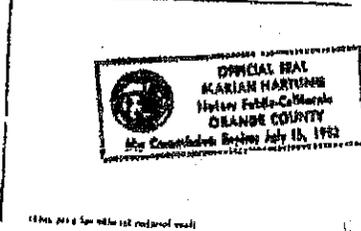
On August 21, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared Katharine Jordan and Gary B. Jordan

known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same

WITNESS my hand and official seal

Signature Marian Hartung

Form #12 (7/78) P.S.



RECORDED

84-525078

RECORDING REQUESTED BY

AND WHEN RECEIVED SHALL THIS INSTRUMENT BE OPEN TO THE PUBLIC FOR INSPECTION

Recorded at the request of
ORANGE COUNTY TITLE CO.

8:00
A.M. DEC 2 0 1984

Official Records
Orange County, California

John A. Arnold Recorder

\$5.00

Name
Street Address
City & State
Mr. & Mrs Cook
3318 Maryland
Costa Mesa, California

MAIL TAX STATEMENTS TO

Name
Street Address
City & State
SAME AS ABOVE

TYPE NUMBER AND
ISSUE NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INSTRUMENT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ None; Consideration less than \$100.00

- computed on full value of property conveyed, or
 - computed on full value less value of liens or encumbrances remaining at time of sale.
 - unincorporated area
- city of Costa Mesa, AND

21151

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Frank L. McGavran, Charles Mc Gavran, Fred Mc Gavran, Sam Kniss, Gary G. Jordan
and Katherine Jordan

hereby GRANT(s) to
Sylvester J. Cook and Elsie S. Cook trustees under declaration of trust dated
March 31, 1977.

the following described real property in the City of Costa Mesa
County of Orange, State of California:

An easement for ingress, egress and public utilities over the southerly 1 foot
of the northerly 12 feet of the South 1/2 of Lot 13 of
Block "A" of Tract 612, Costa Mesa Terrace as shown on a map recorded in Book 20
Pages 1 and 2 of Miscellaneous Maps.

It is the intention of the grantor by this grant of easement to widen the
existing road over the northerly portion of their land.

This easement deed is recorded for the purpose of correcting that certain easement
deed recorded September 4th, 1980, in Book 13729, Page 493, of Official Records.

40379-5

Dated _____

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me, the
undersigned, a Notary Public in and for said State, personally
appeared _____

_____ known to me to
be the person whose name _____ subscribed
to the within instrument and acknowledged that
_____ executed the same.

WITNESS my hand and official seal.

Signature _____

Frank L. McGavran
FRANK L. MCGAVRAN
Charles Mc Gavran
CHARLES MCGAVRAN
Fred Mc Gavran
FRED MCGAVRAN
Sam Kniss
SAM KNISS
Gary G. Jordan
GARY G. JORDAN
Katherine Jordan
KATHERINE JORDAN

84-525078

RECORDING REQUESTED BY

AND THESE RECORDS SHALL REMAIN THE PROPERTY OF THE COUNTY OF ORANGE UNTIL THE STATEMENT IS FILED

Recorded at the request of ORANGE COAST TITLE CO.

8:00 DEC 20 1984 A.M.

Official Records Orange County, California

Official Seal

\$5.00

Mr. & Mrs Cook 3318 Maryland Costa Mesa, California

SEE STATEMENT

STATE OF CALIFORNIA

COUNTY OF ORANGE

On December 12, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared

Charles Mc Gauran

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature: Tamara A. Mederiter



(This area for official notarial seal)

more than \$100.00 at time of sale. AND G. Jordan

8/15

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

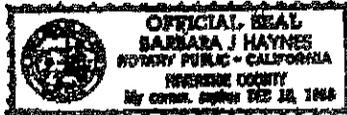
On DECEMBER 10, 1984 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

GARY G. JORDAN & KATHERINE JORDAN

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that executed the same.

WITNESS my hand and official seal.

Signature: Barbara J. Haynes



STATE OF CALIFORNIA

COUNTY OF ORANGE

On DECEMBER 10, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared

FRANK L. MCGAURAN

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this instrument and acknowledged that executed the same.

WITNESS my hand and official seal.

Signature: Linda M. McFann

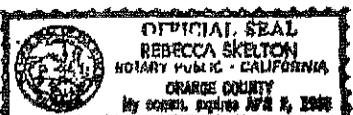


State of California County of Orange

On this 5th day of December, in the year 1984, before me, Rebecca Skelton a Notary Public in and for the County, personally appeared Fred Mc Gauran and Sam Kolas

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to this instrument, and acknowledged that he/she executed it.

(SEAL)

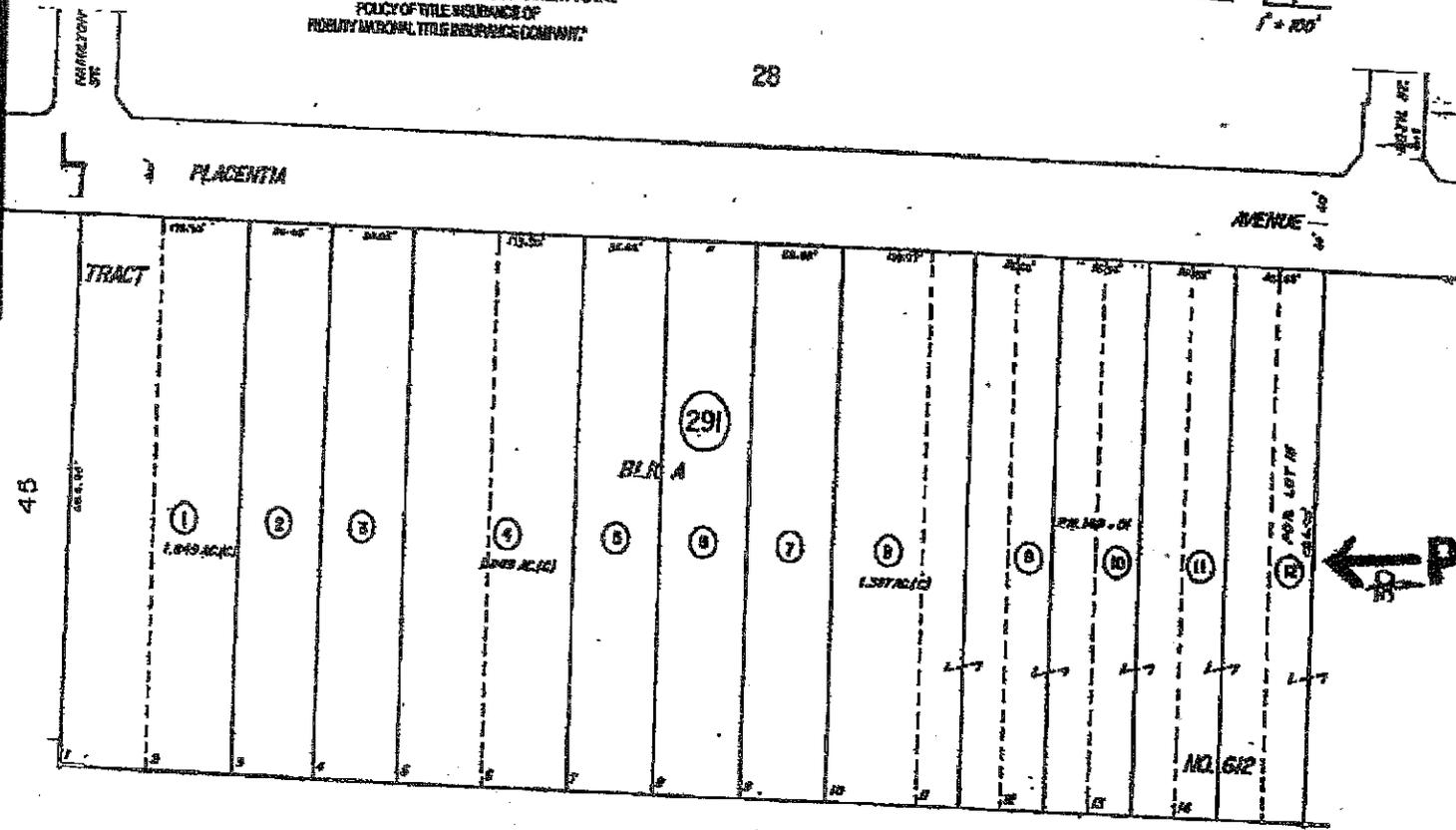
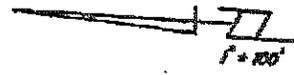


WITNESS my hand and official seal, Signature: Rebecca Skelton Notary Public in and for the County and State.

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PROVIDED ONLY THE ASSESSOR'S OFFICE FOR OFFICIAL USE. ITS ACCURACY NOT ASSURED. ANY LIABILITY FOR OTHER USES, NOT TO BE REPRODUCED WITHOUT ORANGE COUNTY ASSESSOR

THIS MAP IS FURNISHED AS A MATTER OF ACCOMMODATION ONLY. AND NO LIABILITY IS ASSUMED BY ITS ATTACHMENT TO THE POLICY OF THE INSURANCE OF FIDELITY AND BOND, TITLE INSURANCE COMPANY.

28



50

MARCH 1982

TRACT NO 612 M. M. 20-1

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 422 PAGE 28 COUNTY OF ORANGE



Page 1 of 5
-92-
Created

1 PST



1919 S. State College Blvd.
Anaheim, CA 92806-6114

A  Sempra Energy utility™

February 4, 2014

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Attn: Minoo Ashabi

**Subject: Proposed Mitigated Negative Declaration - Planning Application PA-13-21
Urban Master Plan Deviation in the Mesa West Bluffs Urban Plan Area;
Costa Mesa**

This letter is not to be interpreted as a contractual commitment to serve the proposed project but only as an information service. Its intent is to notify you that the Southern California Gas Company has facilities in the area where the above named project is proposed. Gas facilities within the service area of the project could be altered or abandoned as necessary without any significant impact on the environment.

Information regarding construction particulars and any costs associated with initiating service may be obtained by contacting the Planning Associate for your area, Arturo Arzaluz, at (714) 634-3040.

Sincerely,

Armando Torrez
Technical Services Supervisor
Orange Coast Region- Anaheim

AT/ps
mitnegda.doc

Received
City of Costa Mesa
Development Services Department

JAN 21 2014 13-066

January 16, 2014

Ms. Minoo Ashabi, AIA Principal Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92626

SUBJECT: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration for the
36-unit live/work project at 2023, 2025 and 2027 Placentia Avenue

Dear Ms. Ashabi:

The County of Orange has reviewed the Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration for the 36-unit live/work project at 2023, 2025 and 2027 Placentia Avenue located in City of Costa Mesa and has no comments at this time. We would like to be advised of any further developments on the project. Please continue to keep us on the distribution list for future notifications related to this project.

Sincerely,

Polin Modanlou, Manager
Strategic Land Planning Division
OC Public Works/OC Planning Services
300 North Flower Street
Santa Ana, California 92702-4048
Polin.modanlou@ocpw.ocgov.com

PM/yj

DEPARTMENT OF TRANSPORTATION

DISTRICT 12

3347 MICHELSON DRIVE, SUITE 100

IRVINE, CA 92612-8894

PHONE (949) 724-2000

FAX (949) 724-2019

TTY 711

www.dot.ca.gov

Received
City of Costa Mesa
Development Services Department



JAN 13 2014

*Flex your power!
Be energy efficient!***January 7, 2014**

Mino Ashabi
City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92626

File: IGR/CEQA
SCH#: 2013121079
Log #: 3615
SR-55

Subject: 36-Unit Live/Work Project

Dear Ms. Ashabi,

Thank you for the opportunity to review and comment on the **Initial Study and Mitigated Negative Declaration (IS/MND) for the 36-Unit Live/Work Project**. The project consists of the development of 36 units with a floor area ratio of 0.92. The proposal also includes attached three-story and two-story townhome style development and a three-story attached six-unit building facing Placentia Avenue with 69 garage parking spaces and 39 open parking spaces. The nearest state transportation facility to the project site is SR-55.

The California Department of Transportation (Department) is a commenting agency on this project and has no comment at this time. However, in the event of any activity within the Department's right-of-way, an encroachment permit will be required.

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to contact us, please do not hesitate to call Miya Edmonson at (949) 724-2228.

Sincerely,

Maureen El Harake, Branch Chief
Regional-Community-Transit Planning

C: Scott Morgan, Office of Planning and Research

-95-

ASHABI, MINOO

From:

Sent: Sunday, January 12, 2014 11:51 AM

To: RIGHEIMER, JIM; MONAHAN, GARY; MENSINGER, STEPHEN; GENIS, SANDRA; LEECE, WENDY; ASHABI, MINOO; ARMSTRONG, GARY; jimfitzeco@gmail.com; rdickson.cmpc@gmail.com; colinkmccarthy@yahoo.com; aventrue@ca.rr.com; twsesler@gmail.com

Subject: Letter re: 2023/2025/2027 Placentia Ave.

hello all,

please find the included info below re: 2023/2025/2027 Placentia Ave. hard copy to be mailed.

thank you!

cynthia

----- Forwarded Message -----

From: "LEECE, WENDY" <wendy.leece@costamesaca.gov>

To:

Cc: "ARMSTRONG, GARY" <GARY.ARMSTRONG@costamesaca.gov>

Sent: Saturday, January 11, 2014 9:17 PM

Subject: RE: letter

Thank you for your letter Ms. Breatore.

Gary, what is the status of this project? When will it go before the planning commission?

Thank you.

Wendy Brooks Leece, City Council Member

City of Costa Mesa

77 Fair Drive

P O Box 1200

Costa Mesa, CA 92628-1200

wendyleece@costamesaca.gov

costamesaca.gov

Please Click on 60th Anniversary Celebration to find Volunteer Application.

The City of Costa Mesa is celebrating its 60th anniversary in 2013, and to commemorate this milestone, the City has created this page dedicated to events, news, and other information



related to the anniversary and festivities.

©

From:
Sent: Saturday, January 11, 2014 10:39 AM
To: LEECE, WENDY; LEECE, WENDY; wendyleece@gmail.com
Subject: letter

January 10, 2014

Attn.: Costa Mesa City Council Members, Costa Mesa Planning Commission Members,
 Minoo Ashabi, City of Costa Mesa Principal Planner
 Gary Armstrong, Economic and Development Services Director

Re: Proposed project at 2023/2025/2027 Placentia Ave., Costa Mesa, CA 92627

These comments must be included in any further development plans for the subject project referenced above. The questions and comments below are what I can provide at this current time. I'm sure I will have more questions in the future if this project is actually approved in its current form.

- According to plans these 3 story townhomes have roof decks that will look down on immediately adjacent low density private properties i.e. backyards private windows
- City plan says light industrial? Mixed Use? Urban Overlay?
- Plan is deceptive, as the address stated on plan is 2023/2025/2027 Placentia which is not the case according to plan on city's website
- Project is actually abutting residences at 2014, 2020 and 2022 Federal Avenue in R1 zone as far as I can tell. It's very confusing.
- The plan is not clear or at very best vague re: front, side and back setbacks on map
- **13' - 20' setbacks for a 3 story complex**, with a roof deck next to neighbor's yard are completely inappropriate to insure privacy at abutting R1 address'
- The original plan for this property type is part of the West Bluff's Urban Overlay included in redevelopment plan that was disbanded by Governor of California
- When the new successor dept. was formed after disbanding – were the overlay parameters changed or just a copy of code info from old redevelopment plan?

- 97 -

- Why was Redevelopment plan disbanded? Was it because of issues and possible problems in that program?
- Does this project, and all of West Bluff projects that will abut R1 properties, take into account the current property owners/property tax payers' rights in the adjacent low density residential neighborhood
- Does this project favor new higher density development over current private property owners in low density r1 homes
- How can a "live/work" project of this size be appropriate in this area when the city and developer cannot even ensure this will actually be live/work
- Why would city want to add development on this site that may or may not be owner occupied when completed
- How can the city prevent this townhome complex from becoming an "apartment type complex" bordering R1 single family homes with all of the loss of privacy, noise and traffic to go with it?
- Does this take away the R1 property owners rights to have input over the multifamily home projects that will allow these issues i.e. property privacy, noise and traffic
- Would developing this current plan set a precedent for future projects in Westside Costa Mesa?

I am opposed to the 3 story projects that have a minimum 13'- 20' setbacks from R1 properties

If this project is built, it will cause property values to drop on Federal Ave. and much of the Freedom Home neighborhood

I find that the "NEW" proposed project at 2023/2025/2027 Placentia is not compatible and harmonious with the surrounding single family residence properties and is much too large in scale, would decrease property values due to loss of privacy, would create considerable noise 24 hours a day, and traffic issues. It will create a burden on R1 "low density homes" and their owners. The proposed project does not substantially comply with Costa Mesa Municipal Code because:

The proposed addition plan is not compatible and harmonious with the surrounding properties and is too large in scale.

The project is not in accordance with current municipal code for development in R1 neighborhood, and abutting R1 low density homes

CL Commercial Limited District

This district is intended for unique areas of land which, due to the proximity of residential development or the potential for traffic circulation hazards, requires **special precautions** to be taken to assure appropriate development. The district is also intended for industrial areas where commercial uses must be considered according to their compatibility with existing or permitted industrial uses.

In response to City of Costa Mesa's proposal to adopt a Mitigated Negative Declaration for the Project:

"The Mitigated Negative Declaration is based on the finding that, through compliance with the Standard Conditions and Mitigation Measures, the Project's potential significant adverse impacts would be reduced to a less than

significant level.”

I completely disagree and feel that this project's potential significant adverse impacts **would not** be reduced to a less than significant level and is completely inappropriate for this property.

Thank you for your time,
Cynthia C. Breatore

Canyon Park / Freedom Home neighborhood



AN EDISON INTERNATIONAL COMPANY

January 24, 2014

Mino Ashabi, Principal Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Jenelle Godges, Region Manager
Local Public Affairs
7333 Bolsa Avenue
Westminster, CA 92683

Received
City of Costa Mesa
Development Services Department
JAN 30 2014

Re: 36-Unit Live/Work Project at 2023, 2025, and 2027 Placentia Avenue

Southern California Edison (SCE) appreciates the opportunity to provide review and comment on the Initial Study/Mitigated Negative Declaration for the 36-unit live/work project at 2023, 2025, and 2027 Placentia Avenue. The proposed project would include an urban master plan for the development of 36-unit live/work units (30 lofts and live/work units and six residential units) on a 1.88-acre property.

SCE is the electrical service provider for the City of Costa Mesa. SCE maintains an electrical system that consists of a network of electrical facilities (transmission, distribution, and supporting appurtenances) within the City. SCE has not evaluated the electric service requirements for the proposed project. Based on the scope of the project, it may require upgrades to SCE's electric system and infrastructure. To initiate the service evaluation, SCE requests that the project developer contact our Local Planning Department at (714) 895-0244.

SCE is concerned about potential impacts to our easements or proposed structures in close proximity to our facilities. If the project proposes to impact SCE facilities or its land related rights, please forward five (5) sets of project plans, and a PDF copy of the same, depicting SCE's facilities and its associated land rights to SCE's Real Properties Department at the address below. Any proposed use will be reviewed on a case-by-case basis by SCE for compatibility with SCE right-of-way constraints and rights. Approvals or denials will be in writing based upon review of the maps provided by the developer.

Real Properties Department
Southern California Edison Company
2131 Walnut Grove Avenue
G.O.3 – Second Floor
Rosemead, CA 91770

Please be advised if development plans result in the need to build new or relocate existing SCE electrical facilities that operate at or above 50 kV, they may result in significant environmental impacts subject to CEQA review as required by the California Public Utilities Commission's (CPUC) General Order 131-D. If those significant environmental impacts are not identified and addressed in this environmental document, SCE may be required to pursue a later, separate, mandatory CEQA review through the CPUC, which may delay approval of the SCE power line portion of the project for two years or longer.

If you have any questions regarding this letter, please do not hesitate to contact me at Jenelle.Godges@sce.com or (714) 895-0271.

Sincerely,

Jenelle Godges
Local Public Affairs Region Manager
Southern California Edison Company



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178

(909) 396-2000 • www.aqmd.gov

E-Mailed: January 23, 2014
minoo.ashabi@costamesaca.gov

January 23, 2014

Ms. Minoo Ashabi
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Review of the Draft Mitigated Negative Declaration (Draft MND) for the 36-Unit Live/Work project at 2023, 2025 and 2027 Placentia Avenue

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comment is intended to provide guidance to the Lead Agency and should be incorporated into the final California Environmental Quality Act (CEQA) document as appropriate.

Surrounding Light Industrial Land Uses

The SCAQMD staff recognizes the potential long term regional air quality benefits from the proposed mixed use project that may reduce vehicle miles traveled (VMT) in the region. However, the SCAQMD staff is concerned about the project's placement of sensitive land uses¹ (i.e., residential units) in an existing light industrial area. Specifically, the project site is surrounded by light industrial uses that appear to include auto body repair, waste handling and other uses. Such uses are sometimes associated with odor and other air quality concerns among both residents and businesses. Therefore, the SCAQMD staff recommends that the Lead Agency provide additional information/discussion in the final CEQA document that identifies potential emissions sources from light industrial facilities surrounding the project site. In the event that the Lead Agency determines that the light industrial operations surrounding the project site could trigger potential air quality and odorous impacts to future residents the Lead Agency should include mitigation measures necessary to minimize such impacts.

SCAQMD Contact Information

The SCAQMD staff requests that the Lead Agency provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the CEQA document. Further, staff is available to work with the Lead Agency to address these issues and any

¹ California Air Resources Board. April 2005. "Air Quality and Land Use Handbook: A Community Health Perspective." Accessed at: <http://www.arb.ca.gov/ch/landuse.htm>

other questions that may arise. Please contact Dan Garcia, Air Quality Specialist CEQA Section, at (909) 396-3304, if you have any questions regarding the enclosed comments.

Sincerely,

Ian MacMillan
Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

IM:DG

ORC131227-02
Control Number



1919 S. State College Blvd.
Anaheim, CA 92806-6114

A  Sempra Energy utility™

February 4, 2014

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Attn: Mino Ashabi

**Subject: Proposed Mitigated Negative Declaration - Planning Application PA-13-21
Urban Master Plan Deviation in the Mesa West Bluffs Urban Plan Area;
Costa Mesa**

This letter is not to be interpreted as a contractual commitment to serve the proposed project but only as an information service. Its intent is to notify you that the Southern California Gas Company has facilities in the area where the above named project is proposed. Gas facilities within the service area of the project could be altered or abandoned as necessary without any significant impact on the environment.

Information regarding construction particulars and any costs associated with initiating service may be obtained by contacting the Planning Associate for your area, Arturo Arzaluz, at (714) 634-3040.

Sincerely,

Armando Torrez
Technical Services Supervisor
Orange Coast Region- Anaheim

AT/ps
mitnegde.doc

ASHABI, MINOO

From:
Sent: Monday, February 10, 2014 12:53 PM
To: ASHABI, MINOO; RIGHEIMER, JIM; MONAHAN, GARY; MENSINGER, STEPHEN; GENIS, SANDRA; LEECE, WENDY; ARMSTRONG, GARY; "jimfitzeco@gmail.com"; "rdickson.cmpc@gmail.com"; "colinkmccarthy@yahoo.com"; "aventru@ca.rr.com"; "twesesler@gmail.com"
Cc: GUARRACINO, JERRY
Subject: Information for Public Hearing for 2025/2027 Placentia

To: Mino Ashabi, Principal Planner, Costa Mesa Planning Commission, Costa Mesa City Council Members,

Gary Armstrong, Director of Development and Planning

Re: Proposed Plan and TTM at 2023/2025/2027 Placentia Ave. dated January 31, 2014. For the Public Hearing Meeting on February 10, 2014

Hello Again,

Please find my comments and questions in response to development plans for 2023, 2025, 2027 Placentia Avenue & include them in any planning/zoning & development documents for this project. Add my comments and questions in any documentation for consideration and review at Public Hearing Meeting of February 10, 2014.

These are my concerns:

The Council Screening of this proposed project was included in the February 4, 2014 meeting, prior to the Public Hearing Meeting scheduled for February 10, 2014. Also it was not agendized for the 02/04/14 screening meeting and was only referred to in oral statements.

Although I am pleased to note that the developer removed the 6 3-story residential units from R1 property line and

replaced them with 2 story units, I am still concerned that the 1st floors will have only a 10 foot setback. Because of the way these lots are situated, the 3rd stories of the many of the units will **still have views** into the backyards and private windows of the R1 properties on Federal Ave. I don't see how this can be mitigated with a project of this size. Perhaps a computer model with line of site could be generated to give residents an idea of how this project would affect our R1 properties and neighborhood if built in this form.

I feel there should be a "light and shadow" study done for this project for the residents on Federal Ave.

What types of trees may be used to mitigate the boxy appearance and to beautify the project as seen from Federal Ave?

In reading the First Carbon Solutions' document provided, I took note and have of the comments below:

So Cal Edison Real Properties Department

I am interested to see how Edison's' easements, right of way constraints and rights will be handled and if they have any effect on the homes on Federal Ave.

South Coast Air Quality Management District

What does "The project placement of sensitive land uses, i.e. residential units" mean?

I am concerned of how final traffic improvements would be designed to accommodate ingress and egress to these homes and business'. Placentia Ave is a notoriously busy & dangerous route. Unfortunately there have been fatalities here. Along with the Lighted Crosswalk I believe there would need to be stop lights and or stop signs installed.

In looking over the geotechnical documentation from SoilWorks, I am curious of what the term "constraints" in regards to ground water means. I may have more questions on this report as I look over that document further.

The parking for homes and small business are very restricted according to plan details. I don't understand how they can be appropriate for all of these live/work residential units.

I still don't understand how the live/work aspect can or will be monitored is it prior to building? At the TTM level? It's very confusing.

I feel that live/work townhomes and lofts are a good idea, but there is more work to be done.

I look forward to more changes for the plan and consideration of issues I've listed. It could be a good fit for our neighborhood if **all** precautions are taken to preserve harmony, privacy, and the rights of residents to quiet enjoyment of our homes.

Thank You to Minoo, staff and the proponents of this plan for development for all of your hard work!

Cynthia C. Breatore

ASHABI, MINOO

From:
Sent: Saturday, February 22, 2014 2:37 PM
To: ASHABI, MINOO; RIGHEIMER, JIM; MENSINGER, STEPHEN; GENIS, SANDRA; LEECE, WENDY; ARMSTRONG, GARY; jimfitezco@gmail.com; rdickson.cmpc@gmail.com; colinkmccarthy@yahoo.com; aventrue@ca.rr.com; twsesler@gmail.com; GUARRACINO, JERRY
Subject: Proposed High Density Project on Placentia

Attn.: Costa Mesa City Council Members, Costa Mesa Planning Commission Members,
Minoo Ashabi, City of Costa Mesa Principal Planner
Gary Armstrong, Economic and Development Services Director

I am concerned about a proposed high density project on Placentia. The plans are not clear, but appear to be 2 and 3 story structures that overlook private homes on Federal Avenue. While this project doesn't directly effect my home, projects of this sort do effect the whole neighborhood. We are long time Canyon Park/Freedom Home residents and hope to keep the integrity of our close knit neighborhood. A project of this sort is not compatible with single family residences and has the probability of increased noise and traffic as well as decreased property values. Please reconsider approval for this project.

Thank you in advance for your consideration.

Diane Rybacek