

## RESOLUTION NO. PC-15-58

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING THAT THE CITY COUNCIL (1) ADOPT THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, (2) ADOPT GENERAL PLAN AMENDMENT GP-14-04 FOR THE 224-UNIT RESIDENTIAL PROJECT LOCATED AT 2277 HARBOR BLVD (STATE CLEARINGHOUSE NUMBER 2015091026)**

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

WHEREAS, an application was filed by Diamond Star Associates, Inc., on behalf of owner of real properties located at 2277 Harbor Boulevard, requesting approval of the following:

1. **Initial Study/Mitigated Negative Declaration (ISMND) (State Clearinghouse #2015091026).** Adoption of the Initial Study - Mitigated Negative Declaration (ISMND) for the project.
2. **General Plan Amendment GP-14-04.** Change the land use designation from General Commercial to High Density Residential. Per the applicant's request, the proposed base density is 166 units (40 du/acre) with a density incentive for an additional 58 dwelling units to be justified by (a) provision of 20 affordable units for moderate-income households and (b) complete demolition of the Costa Mesa Motor Inn. Therefore, for the 4.15-acre project site the General Plan Amendment would specify an overall site-specific density of 54 du/acre for the proposed 224-unit apartment complex and a site-specific building height for the 5-level parking structure.
3. **Rezone R-14-04.** A rezone to change the zoning classification from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density).
4. **Zoning Code Amendment CO-14-02.** A zoning ordinance to amend Costa Mesa Municipal Code Title 13 to make specific references to the parcel, where appropriate, including the site-specific height and density for the development site in the PDR-HD zone and any other related changes. The proposed 224-unit project would require an amendment to Table 13 58 (Planned Development

Standards) to allow a site-specific density of 54 dwelling units per acre for this project.

5. **Planning Application PA-14-27.** A Master Plan application for the 224-unit apartment project;

WHEREAS, the City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22, 2002;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa;

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, an amendment to the General Plan Land Use Element is proposed to allow for an overall site-specific density of 54 du/acre for the proposed 224-unit apartment complex (83 units as allowed in the High Density Residential Land Use designation; 224 units proposed);

WHEREAS, text amendment(s) to the City's General Plan to reflect a site-specific density of 54 dwelling units per acre, and a site-specific height of four stories and five levels is proposed for the project site.

WHEREAS, the General Plan Amendment involves an amendment to the Land Use Map of the City of Costa Mesa (Exhibit A) and a text amendment to the Land Use Element of the City's General Plan (Exhibit B);

WHEREAS, approval of the project is pending adoption of Ordinance No. 15-\_\_ for Rezone R-14-04;

WHEREAS, approval of the project is pending adoption of Ordinance No. 15-\_\_ for Code Amendment CO-14-02;

WHEREAS, duly noticed public hearings were held by the Planning Commission on October 12, 2015 with all persons provided an opportunity to speak for and against the proposed project;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the Initial Study/Mitigated Negative Declaration (IS/MND) was circulated from September 11, 2015 to October 10, 2015 for public review and comment.

WHEREAS, the Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and identified potentially significant impacts related to air quality, hazards and hazardous materials, and noise;

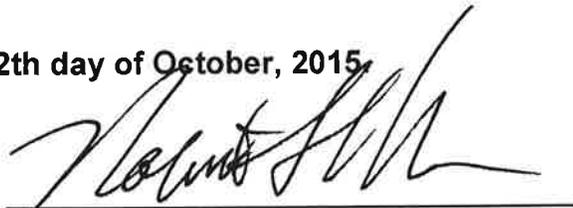
WHEREAS, the IS/MND identified appropriate measures that will mitigate the identified impacts to a level that is less than significant;

WHEREAS the Planning Commission hereby recommends that the City Council find that proposed residential project will not have a significant negative impact on the environment with the incorporation of the mitigation measures identified in the IS/MND;

WHEREAS, the Planning Commission recommends approval of the General Plan Amendment, Code Amendment, and Planning Application and by separate resolution;

BE IT RESOLVED that, based on the evidence in the record, the Planning Commission hereby **RECOMMENDS CITY COUNCIL APPROVAL of the Initial Study/Mitigated Negative Declaration and ADOPTION** of General Plan Amendment GPA-14-04 which amends the General Plan Land Use Map as set forth in Exhibit "A" and Land Use Element as set forth in Exhibit "B", attached to this resolution with respect to the property described above.

**PASSED AND ADOPTED this 12th day of October, 2015.**



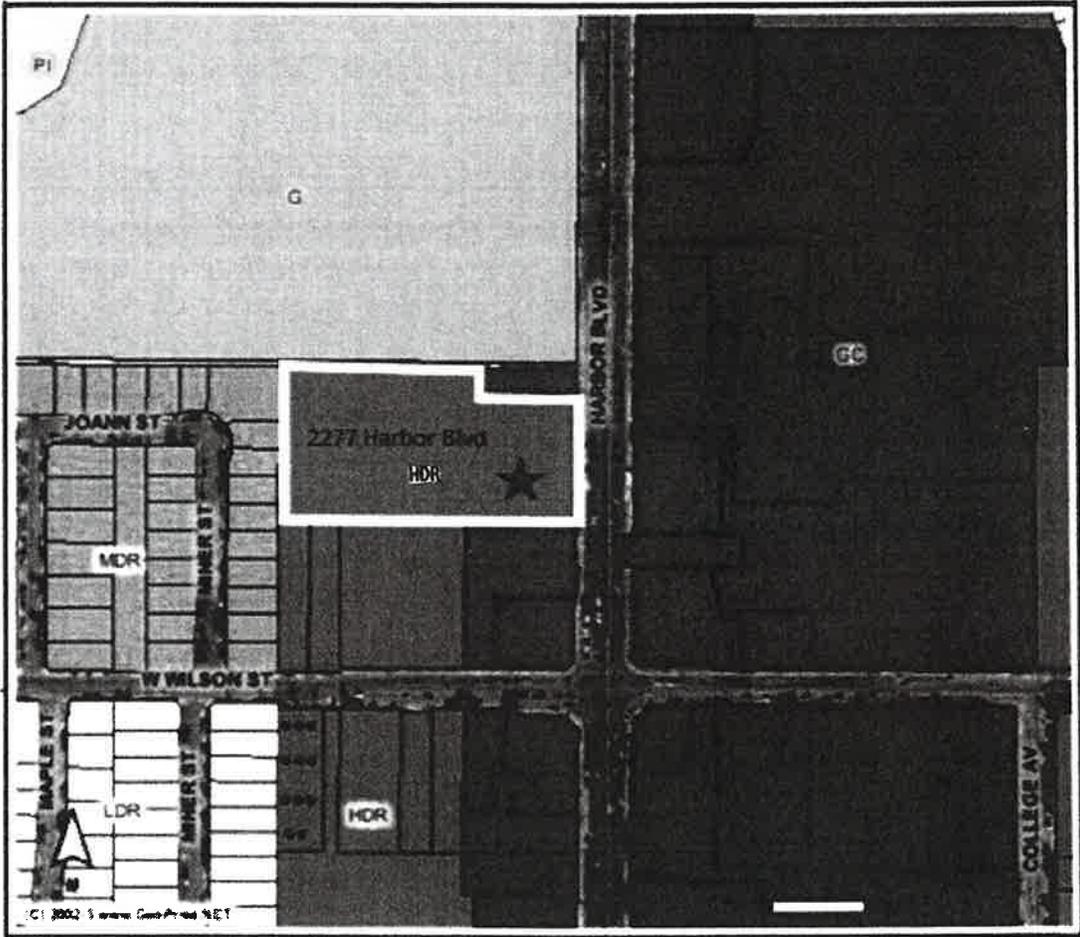
Robert L. Dickson Jr., Chair  
Costa Mesa Planning Commission



EXHIBIT "A"

Map Amendment to the Land Use Map

Change the land use designation of the 4.15-acre development site at 2277 Harbor Blvd from General Commercial (GC) to High Density Residential (HDR)



## EXHIBIT "B"

### Text Amendment to Land Use Element

The proposed General Plan Amendment GP-14-04 would amend the following sections of the Land Use Element as underlined and italicized below:

#### **LAND USE DESIGNATIONS**

##### **High-Density Residential**

In 2015, General Plan Amendment GP-14-04 was approved for a 224-unit apartment project on a 4.15-acre site at 2277 Harbor Boulevard. A base density of 40 du/acre was approved with a development incentive allowing increased density to 54 du/acre due to the provision of twenty on-site affordable units for moderate-income households and the complete demolition of the Costa Mesa Motor Inn. The overall site-specific maximum density is 54 units/acre and site-specific maximum building height is four stories/60 feet for the apartment buildings and five levels/50 feet for the five-level parking structure. Based on the average household size of 2.5 persons per unit, the projected population density would be 135 persons per acre."

##### **Building Height**

The proposed revision to the General Plan objective/policy language is underlined and italicized below:

**Objective LU-1C** Promote land use patterns and development, which contribute to community and neighborhood identity.

**Policy LU-1C.2** Limit building height to four stories above grade south of the I-405 Freeway, except for special purpose housing, such as elderly, affordable, or student housing. An exception is for the Newport Plaza property at 1901 Newport Boulevard where a six-level parking structure is allowed, the property at 125 East Baker Street where a five-story, 240-unit apartment building and six-story parking structure are allowed, and the property at 2277 Harbor Boulevard where a four-story, 224-unit apartment building and five-level parking structure are allowed (GP-14-04).

TABLE LU-1: LAND USE DESIGNATIONS (2005)

Land Use Designation	Residential Density DU/Acre <sup>1</sup>	Floor Area Ratio	Acres Developed	Acres Undeveloped (1999)	Total Acres	% of City
Low-Density Residential	≤8	Same as Neighborhood Commercial	2,143.4	1.8	2,145.2	26.6%
Medium-Density Residential <sup>1,6</sup>	≤12	Same as Neighborhood Commercial	777.3	30.7	808.0	10.0%
High-Density Residential <sup>1,6</sup>	≤20 <sup>2</sup>	Same as Neighborhood Commercial	824.1	<del>42.0</del> 46.2	<del>866.1</del> 870.3	<del>10.7%</del> 10.8%
Commercial-Residential	≤17.4	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic	42.6	0.9	43.5	0.5%
Neighborhood Commercial <sup>6</sup>	-	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	42.4	2.5	44.9	0.6%
General Commercial <sup>6</sup>	≤20	0.20/High Traffic 0.30/Moderate Traffic 0.40 Low Traffic 0.75/Very Low Traffic	<del>605.1</del> 600.9	20.8	<del>625.9</del> 621.7	7.7%
Commercial Center <sup>6</sup>	≤20 ≤40 site-specific density for 1901 Newport Blvd <sup>3</sup>	0.25/High Traffic 0.35/Moderate Traffic 0.45 Low Traffic 0.75/Very Low Traffic 0.70 Site-Specific FAR for 1901 Newport Blvd <sup>3</sup>	29.4	63.3	92.7	1.1%
Regional Commercial	≤20	0.65/0.89 <sup>4</sup>	114.7	0.0	114.7	1.4%
Urban Center Commercial	≤20 <sup>9</sup> ≤100 Site-Specific Density for South Coast Metro Center <sup>5</sup>	0.50 Retail 0.60 Office 0.79 Site-Specific FAR for South Coast Metro Center <sup>5</sup>	134.2	26.2	160.4	2.0%
Cultural Arts Center	Varies <sup>7</sup>	1.77 <sup>7</sup>	49.0	5.0	54.0	0.7%
Industrial Park	≤20	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	696.5	17.7	714.2	8.8%
Light Industry <sup>6</sup>	≤20	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	375.5	6.6	382.1	4.7%
Public/Institutional	-	0.25	1,281.3	0.5	1,281.8	15.9%
Golf Course	-	<0.01	560.1	0.0	560.1	6.9%
Fairgrounds	-	<0.10	146.4	0.0	146.4	1.8%
<b>Total</b>			<b>7,822.0</b>	<b>218.0</b>	<b>8,040.0</b>	<b>100.0%</b>

1. Within the Medium- and High-Density Residential designation, existing residential units legally built in excess of the dwelling units per acre standard may be rebuilt at the same higher density subject to other zoning code standards. The allowable density or number of units to be redeveloped would be limited to the 1990 General Plan density with a 25% incentive bonus for Medium-Density or a 50% incentive bonus for High-Density; or the existing number of units, whichever is less. 2. See High-Density Residential text regarding areas in North Costa Mesa where the density allowance exceeds 20 units per acre. 3. See Commercial Center text. 4. See Regional Commercial text. 5. See Urban Center Commercial text. 6. See text for Mixed-Use Development provisions. 7. See Cultural Arts Center text for additional discussion.

RESOLUTION NO. PC-15-59

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COSTA MESA: (1) APPROVE AND GIVE FIRST READING TO REZONE ORDINANCE R-14-04 AND (2) ADOPT ZONING CODE AMENDMENT CO-14-02 TO AMEND COSTA MESA MUNICIPAL CODE TITLE 13 FOR A SITE-SPECIFIC DENSITY OF 54 DWELLING UNITS PER ACRE AND SITE SPECIFIC BUILDING HEIGHT FOR THE 2277 HARBOR BOULEVARD APARTMENT PROJECT.**

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

WHEREAS, The proposed project is a four-story, 224-unit apartment complex (60-foot maximum height proposed) at a density of 54 dwelling units (du's) per acre with a five-level parking structure (50-foot maximum height proposed) with 503 parking spaces, along with the following specific entitlements:

1. **Initial Study/Mitigated Negative Declaration (ISMND) (State Clearinghouse #2015091026).** Adoption of the Initial Study - Mitigated Negative Declaration (ISMND) for the project.
2. **General Plan Amendment GP-14-04.** Change the land use designation from General Commercial to High Density Residential. Per the applicant's request, the proposed base density is 166 units (40 du/acre) with a density incentive for an additional 58 dwelling units to be justified by (a) provision of 20 affordable units for moderate-income households; and (b) complete demolition of the Costa Mesa Motor Inn. Therefore, for the 4.15-acre project site the General Plan Amendment would specify an overall site-specific density of 54 du/acre for the proposed 224-unit apartment complex and a site-specific building height for the 5-level parking structure.
3. **Rezone R-14-04.** A rezone to change the zoning classification from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density).
4. **Zoning Code Amendment CO-14-02.** A zoning ordinance to amend Costa Mesa Municipal Code Title 13 to make specific references to the parcel, where appropriate, including the site-specific height and density for the development

site in the PDR-HD zone and any other related changes. The proposed 224-unit project would require an amendment to Table 13-58 (Planned Development Standards) to allow a site-specific density of 54 dwelling units per acre for this project.

5. **Planning Application PA-14-27.** A Master Plan application for the 224-unit apartment project;

WHEREAS, Rezone R-14-04 will amend the zoning district from C1 (Local Business District) to PDR-HD (Planned Development Residential, High Density);

WHEREAS, a site specific amendment to the Zoning Code is proposed for a site-specific density of 54 dwelling units per acre and a site-specific height of four stories/5 levels for the development of the project as described above.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 12, 2015, with all persons having the opportunity to speak and be heard for and against the proposal.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the Initial Study/Mitigated Negative Declaration (IS/MND) was circulated from September 11, 2015 to October 10, 2015 for public review and comment;

WHEREAS, the Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and identified potentially significant impacts related to air quality, hazards and hazardous materials, and noise;

WHEREAS, the IS/MND identified appropriate measures that will mitigate the identified impacts to a level that is less than significant;

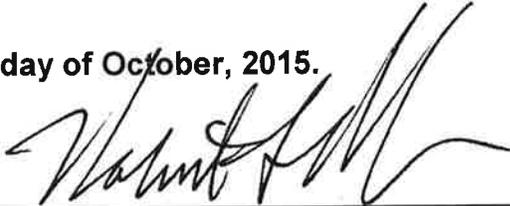
WHEREAS the Costa Mesa Planning Commission hereby recommends that the City Council find that proposed residential project will not have a significant negative impact on the environment with the incorporation of the mitigation measures identified in the IS/MND;

WHEREAS, the Planning Commission recommended that City Council approve General Plan Amendment GP-14-04 and Master Plan PA-14-27, by separate resolutions;

BE IT RESOLVED that, based on the evidence in the record, the Planning Commission hereby **RECOMMENDS THAT THE CITY COUNCIL APPROVE AND GIVE**

**FIRST READING TO REZONE R-14-04 (EXHIBIT 1) ADOPT CO-14-02 (EXHIBIT 2)**  
which amends the Zoning Code with respect to the property described above.

**PASSED AND ADOPTED this 12th day of October, 2015.**



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Robert L. Dickson Jr., Chair  
Costa Mesa Planning Commission



EXHIBIT 1  
ORDINANCE NO. 15-\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, TO REZONE A 4.15-ACRE PARCEL FROM C1 (LOCAL BUSINESS DISTRICT) TO PDR-HD (PLANNED DEVELOPMENT RESIDENTIAL – HIGH DENSITY) FOR PROPERTY LOCATED AT 2277 HARBOR BLVD.**

**THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:**

WHEREAS, City Council approved the Initial Study/Mitigated Negative Declaration and adopted General Plan Amendment GP-14-04 by separate resolution to change the land use designation of the 4.15-acre property at 2277 Harbor Boulevard from General Commercial to High Density Residential;

WHEREAS, Rezone R-14-04 involves a change in the zoning district of real property located at 2277 Harbor Boulevard from C-1 (Local Business District) to PDR-HD (Planned Development Residential-High Density);

WHEREAS, Rezone R-14-04 is consistent with the 2000 General Plan adopted in January, 2002 as amended by GP-14-04;

WHEREAS, Rezone R-14-04 will allow residential development at a maximum density of 54 du/ac, as allowed by the General Plan;

WHEREAS, the PDR-HD zone is a consistent zone in the High Density Residential land use designation;

WHEREAS, Zoning Code Amendment CO-14-02 will amend Costa Mesa Municipal Code Title 13 to make specific references to the parcel, where appropriate, including the site-specific height and density for the development site in the PDR-HD zone and any other related changes. The proposed 224-unit project would require an amendment to Table 13-58 (Planned Development Standards) to allow a site-specific density of 54 dwelling units per acre for this project.

**SECTION 1. REZONE.** The City of Costa Mesa Official Zoning Map is hereby amended as follows:

a. There is hereby placed and included in the PDR-HD (Planned Development Residential-High Density) zoning district a 4.15-acre parcel, identified as Assessor Parcel Numbers 422-163-31 and as shown in attached Exhibit "1," situated in the City of Costa Mesa, County of Orange, State of California.

b. Pursuant to the provisions of Section 13-22 of the Costa Mesa Municipal Code, the Official Zoning Map of the City of Costa Mesa is hereby amended by the change of zone described in subsection a hereof and in the respective Exhibit "1A". A copy of the Official Zoning Map is on file in the office of the Planning Division.

**SECTION 2. ENVIRONMENTAL DETERMINATION.** The proposed rezone was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines. An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated from September 11, 2015 to October 10, 2015. The City Council found that proposed residential project will not have a significant negative impact on the environment with the incorporation of the mitigation measures identified in the IS/MND.

**SECTION 3. INCONSISTENCIES.** Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

**SECTION 4. SEVERABILITY.** If any provision or clause of this ordinance or the application thereof to any person or circumstances is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions or clauses or applications of this ordinance which can be implemented without the invalid provision, clause or application; and to this end, the provisions of this ordinance are declared to be severable.

**SECTION 5. PUBLICATION.** This ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof, and, prior to the expiration of fifteen (15) days from its passage, shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the

office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names of the members of the City Council voting for and against the same.

**PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2015.**

\_\_\_\_\_  
Mayor of the City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

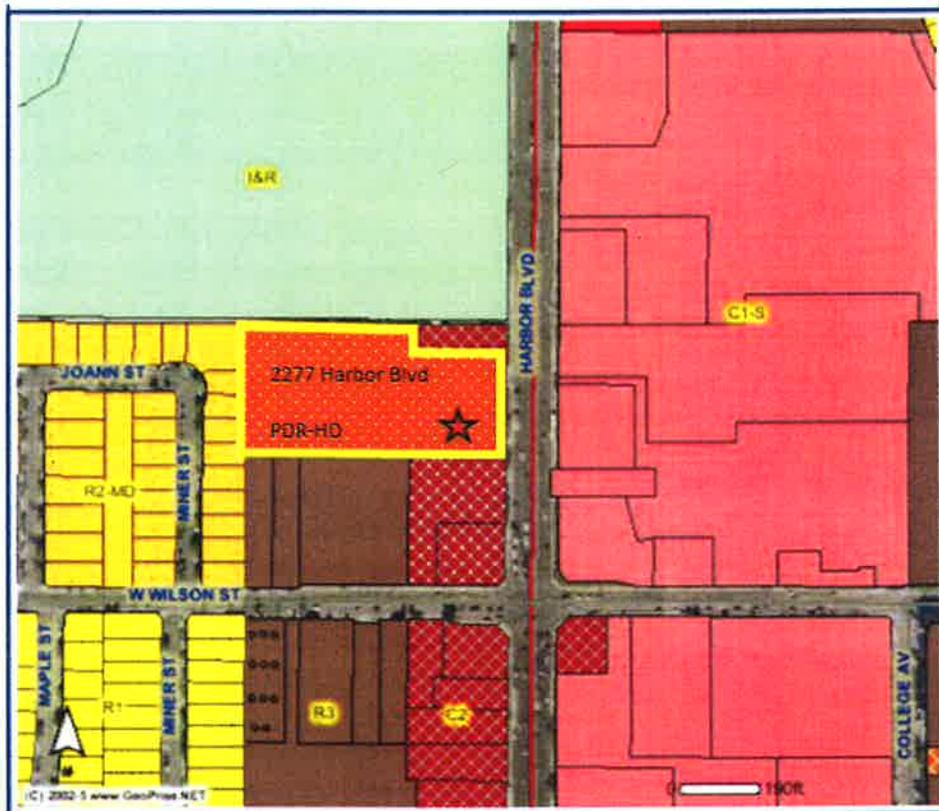
\_\_\_\_\_  
City Clerk of the City of Costa Mesa

\_\_\_\_\_  
City Attorney

EXHIBIT 1A

Amendment to the Zoning Map

Change the zoning designation of the 4.15-acre development site at 2277 Harbor Boulevard from Local Commercial District (C1) to Planned Development Residential- High Density (PDR-HD)



## EXHIBIT 2

The revised Table 13-58 is presented with changes as underlined and italicized below:

<b>Revised Table 13-58 (Planned Development Standards)</b>						
<i>Development Standard</i>	<i>PDR-LD</i>	<i>PDR-MD</i>	<i>PDR-HD</i>	<i>PDR-NCM</i>	<i>PDC</i>	<i>PDI</i>
Maximum Density per Section 13-59 <b>MAXIMUM DENSITY CRITERIA.</b>  (dwelling units per acre)	8	12	20  Note: See North Costa Mesa Specific Plan for exceptions.  Note: The maximum density for 125 East Baker Street is 58 dwelling units per acre (CO-13-02).  <u><i>Note: The maximum density for 2277 Harbor Boulevard is 54 dwelling units per acre (CO-14-02).</i></u>	35	20	Note: The maximum density for 1901 Newport Boulevard is 40 dwelling units per acre. See North Costa Mesa Specific Plan for exceptions.

**RESOLUTION NO. PC-15-60**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COSTA MESA ADOPT MASTER PLAN PA-14-27 FOR THE PROPOSED DEVELOPMENT OF A FOUR-STORY 224-UNIT RESIDENTIAL APARTMENT BUILDING (60 FEET OVERALL HEIGHT) THAT WRAPS AROUND A FIVE-LEVEL PARKING STRUCTURE (50 FEET OVERALL HEIGHT) WITH 503 PARKING SPACES IN THE STRUCTURE WITH A SITE-SPECIFIC BUILDING HEIGHT DEVIATION TO ALLOW A FIVE LEVEL PARKING STRUCTURE (MAXIMUM 4 LEVELS ALLOWED)**

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

WHEREAS, The proposed project is a four-story, 224-unit apartment complex (60-foot maximum height proposed) at a density of 54 dwelling units (du's) per acre with a five-level parking structure (50-foot maximum height proposed) with 503 parking spaces, along with the following specific entitlements: the following:

1. **Initial Study/Mitigated Negative Declaration (ISMND) (State Clearinghouse #2015091026).** Adoption of the Initial Study - Mitigated Negative Declaration (ISMND) for the project.
2. **General Plan Amendment GP-14-04.** Change the land use designation from General Commercial to High Density Residential. Per the applicant's request, the proposed base density is 166 units (40 du/acre) with a density incentive for an additional 58 dwelling units to be justified by (a) Provision of 20 affordable units for moderate-income households and (b) Complete demolition of the Costa Mesa Motor Inn. Therefore, for the 4.15-acre project site the General Plan Amendment would specify an overall site-specific density of 54 du/acre for the proposed 224-unit apartment complex and a site-specific building height for the 5-level parking structure.
3. **Rezone R-14-04.** A rezone to change the zoning classification from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density).

4. **Zoning Code Amendment CO-14-02.** A zoning ordinance to amend Costa Mesa Municipal Code Title 13 to make specific references to the parcel, where appropriate, including the site-specific height and density for the development site in the PDR-HD zone and any other related changes. The proposed 224-unit project would require an amendment to Table 13 58 (Planned Development Standards) to allow a site-specific density of 54 dwelling units per acre for this project.

5. **Planning Application PA-14-27.** A Master Plan application for the 224-unit apartment project;

WHEREAS, A Master Plan application for the proposed development of a four-story 224-unit residential apartment building for the development of the project as described above.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 12, 2015, with all persons having the opportunity to speak and be heard for and against the proposal.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the Initial Study/Mitigated Negative Declaration (IS/MND) was circulated from September 11, 2015 to October 10, 2015 for public review and comment.

WHEREAS, the Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and identified potentially significant impacts related to air quality, hazards and hazardous materials, and noise;

WHEREAS, the IS/MND identified appropriate measures that will mitigate the identified impacts to a level that is less than significant;

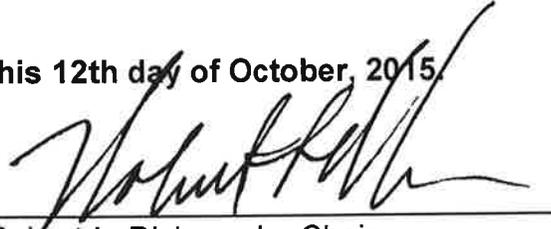
WHEREAS the Planning Commission hereby recommends that the City Council find that proposed residential project will not have a significant negative impact on the environment with the incorporation of the mitigation measures identified in the IS/MND;

WHEREAS, the Planning Commission recommended that City Council approve General Plan Amendment GP-14-04, Rezone R-14-04, and Master Plan PA-14-27, by separate resolutions;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained in Exhibit B,

and all the mitigation measures indicated in the Mitigation Monitoring Program contained within Exhibit C, respectively, as well as with compliance of all applicable federal, state, and local laws, the Planning Commission hereby **RECOMMENDS THAT THE CITY COUNCIL APPROVE PA-14-27** with respect to the property described above.

**PASSED AND ADOPTED** this 12th day of October, 2015.



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Robert L. Dickson Jr., Chair  
Costa Mesa Planning Commission



## EXHIBIT A

### FINDINGS

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

**Finding:** A compatible and harmonious relationship exists between the proposed use and existing buildings, site development, and uses that exist or have been approved for the general neighborhoods.

**Facts in Support of Findings:** With implementation of the mitigation measures identified in the IS/MND for the proposed project, all potentially significant environmental impacts have been reduced to less than significant levels. With the implementation of the recommended conditions of approval, the proposed project will be compatible and harmonious with uses that exist within the general neighborhood. The project features quality construction and materials. The proposal provides on-site amenities comparable with quality residential units. The proposed parking is adequate to meet the demand for this project.

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

**Facts in Support of Findings:** The proposed on-site parking will be sufficient to accommodate the proposed mix of units within this project. The standard conditions indicate payment of traffic impact fees to mitigate project-generated traffic impacts. The project will provide adequate sight distance for vehicles at all project drive approaches. Prior to issuance of Building Permits, the project shall submit a Lighting Plan and Photometric Study. The project has been conditioned to comply with these conditions; as a result, the safety and compatibility of the project has been insured.

**Finding:** The use is consistent with the General Plan.

**Facts in Support of Findings:** The project proposes a rezone of the property to Planned Development Residential – High Density (PDR-HD) and a Zoning Code Text Amendment to the maximum density of 54 dwelling units per acre. Subject to approval of the proposed rezone and text amendment, the project complies with the City's Zoning Code as it pertains to building height, setbacks, open space, as well as on-site parking as it pertains to on-site parking spaces and overall project density.

**Finding:** The cumulative effect of all the planning applications have been considered.

**Facts in Support of Findings:** The cumulative effects of General Plan

Amendment GP-14-04, Zoning Code Amendment CO-14-02, Rezone R-14-04, and Master Plan PA-14-27 have all been considered for this project and no significant impacts were identified.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(5) because:

**Finding:** The Master Plan meets the broader goals of the General Plan and the Zoning Code by exhibiting excellence in design, site planning, and integration of uses and structures and protection of the integrity of neighboring development.

**Facts in Support of Findings:** The Master Plan application is for the proposed development of a four-story 224-unit residential apartment building (60 feet overall height) that wraps around a five-level parking structure (50 feet overall height) with 503 parking spaces in the parking structure with a deviation to allow a five-level parking structure (maximum 4 levels allowed). With regard to the master plan, the following is noted:

The project features quality construction and materials. The building design and roof elements reflect a modern style, i.e., characterized by simplified square and rectangular building forms with a variety of flat planes, projections, and recesses. The exterior consists of alternating finishes, including white smooth stucco finish, limestone finish, metal finish, and clear glass windows. Additional accents will be provided along building elevations, and replacement of the existing block wall/razor wire fence will be provided with a decorative 6-foot block wall along the west and south property lines. Landscaping throughout the proposed project will include drought tolerant landscape materials.

The proposal provides on-site amenities comparable with quality residential developments. The proposed project is designed as a high-quality luxury apartment development with multiple amenities. The proposed residential amenities include a two-story fitness center gym and recreation room, business center and computer library center, internet café, multi-purpose room with surround sound theater, and indoor/outdoor lounge and fireplace. Also provided will be four passive and active courtyards, including one with a pool and spa. A passive dry creek linear park is proposed along the 20-foot wide setback running along the north and west property lines. The park will provide a variety of features, including a 4-foot decomposed granite pathway for walking, benches along the pathway for sitting, exercise stations, and dog waste stations for dog-walkers.

The proposed project meets the parking requirements per the Zoning Code. The project proposes a new 5-level parking structure for 503 covered parking spaces. The parking structure provides for subterranean parking for a portion of guest spaces, and includes privacy gates for added security. The 5-level structure will be wrapped around on three sides (excluding south elevation) by the proposed apartment building, and a welded wire mesh grid system that

supports the growth of landscape vines, and woven metal wire cloth will be used for screening the 5-level parking structure.

The project has been designed to be compatible with the surrounding uses in the area and future apartment tenants will be notified of the existing uses in the vicinity of this project. The project has been designed as a self-contained residential community with on-site amenities as discussed above. The architectural style of the building, with its clean modern lines, glass, wood and metal accents, is visually compatible with the architecture of the surrounding commercial area.

- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. An Initial Study/Mitigated Negative Declaration was prepared for the proposed project, pursuant to the California Environmental Quality Act. Although the proposed project could have a significant effect on the environment, mitigation measures have been included as conditions of approval that reduce impacts to the fullest extent reasonable and practicable.
- D. Mitigation Measures from the IS/MND have been included as conditions of approval (Exhibit C). If any of these conditions are removed, the Planning Commission must make a finding that the project will not result in significant environmental impacts, that the condition(s) are within the responsibility and jurisdiction of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.
- E. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.
- F. The rear building of this development is at an excessive distance from the street, but the plan does not lend itself to fire apparatus access or placement of an on-site fire hydrant. Problems associated with the depth of buildings on the property can be somewhat reduced by installation of a standpipe system and a residential sprinkler system.

## EXHIBIT B

### CONDITIONS OF APPROVAL FOR PA-14-27

- Plng.
1. The approval of Master Plan PA-14-27 shall be contingent upon City Council's final approval of General Plan Amendment GP-14-04, Rezone R-14-04, and Zoning Code Amendment CO-14-02.
  2. Final Master Plan PA-14-27 shall comply with the conditions of approval, code requirements, special district requirements, and mitigation measures of the IS/MND for this project and as listed in the attached Mitigation Monitoring Program (Exhibit C).
  3. Mitigation measures from the IS/MND for this project have been included as Exhibit C. If any of these conditions are removed, the City Council must make a finding that the project will not result in significant environmental impacts, that the conditions are within the responsibility of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.
  4. The conditions of approval including Mitigation Measures incorporated by reference in these Conditions of Approval as Exhibit C, code requirements, and special district requirements of PA-14-27 shall be blueprinted on the face of the site plan as part of the plan check submittal package
  5. A parking management plan shall be submitted to the Development Services Director and the Transportation Services Manager prior to final occupancy of the building. The parking management plan shall denote the following:
    - a. Method of allocation of assigned parking.
    - b. Location of visitor parking, including appropriate signage.
    - c. Location of security gates, if any, and how gates will be operated.
    - d. Location of employee parking.
    - e. Provide proof of a contract with a towing service to enforce the parking regulations if parking problems arise.
  6. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. This includes use of exterior finish materials, as shown Sheet A3.00 of Attachment 8. 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 minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
  7. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site 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. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.

8. The developer shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy. This inspection is to confirm that the Planning Division conditions of approval and code requirements have been satisfied.
9. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
10. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
11. The project shall incorporate green building design and construction techniques where feasible; CAL Green Code or higher as determined by applicant. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
12. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
13. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. Freestanding signs shall be subject to review and approval by the Planning Division/Development Services Director to ensure compatibility in terms of size, height, and location with the proposed/existing development, and existing freestanding signs in the vicinity.
14. All proposed signage must conform to residential sign regulations per Zoning Code.
15. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Developer is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
16. Prior to final inspection, the applicant shall demolish existing block wall with razor fencing along the south and west property lines, as well as any existing wall/fencing along the neighboring commercial property abutting the northeasterly portion of the development lot, and replace with a 6-foot high decorative block wall under the direction of Planning staff. Metal

fencing is permitted along north and east perimeter of development lot that abuts the existing bike trail and Harbor Boulevard only. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screening by trees and landscaping.

17. Developer shall submit a detailed Landscape Plan for the public and private open spaces, for review and approval by the Development Services Department, prior to any construction landscape improvements. The plan shall include all decorative hardscape and landscape improvements as shown on the conceptual plans to provide visual relief for the project from the street. Final materials shall be subject to approval by the Planning Division.
18. Perimeter landscaping shall be planted with trees and vegetation. The landscape plan shall be approved prior to issuance of building permits and shall contain additional 24-inch box trees above the minimum Code requirements to the satisfaction of the Development Services Director. Compliance with this requirement may include upgrading smaller sized trees to 24-inch box trees or providing additional 24-inch box trees. Existing mature trees shall be retained wherever possible. Should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed and may be required on a 1:1 basis, unless otherwise approved by the Planning Division. This requirement shall be completed under the direction of the Planning Division.
19. Prior to issuance of first certificate of occupancy for the first unit, an Affordable Housing Agreement for the twenty affordable units for moderate-income households shall be finalized, executed, and recorded against the property. The Affordable Housing Agreement shall be in form and substance as approved by the City Attorney's office to specifically address the terms, conditions, and covenants on the affordable housing units.
20. Prior to issuance of grading permits, developer shall identify to the Development Services Director a construction relations officer to act as a community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities.
21. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to businesses during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or

- Transportation Services Manager.
22. Prior to issuance of building permits, the building plans shall demonstrate that all units are equipped with a mechanical ventilation system that will properly filter the indoor air. The ventilation system can be a component of the air conditioning system with the distinction being that clean, ventilated air flow does not necessarily need coolant.
  23. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Building official prior to issuance of grading permits.
  24. Developer shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
  25. A "Notice to Tenants" shall disclose the surrounding commercial uses in the area, including but not limited to, the existing communication towers adjacent to the development lot, and operational characteristics, such as hours of operation, delivery schedules, outdoor activities, noise, and odor generation of neighboring businesses. The Tenant Notice shall be reviewed/approved by the City Attorney's office and Development Services Director prior to issuance of building permits and shall be included as a reference document in the Tenants' Lease Agreement. The Tenant's Notice shall serve as written notice of the existing communication towers, noise environment and any odor-generating uses within the vicinity of the project.
  26. If the project is constructed in phases, perimeter fences/walls, landscaping along the frontages, and irrigation shall be installed prior to completion of the first phase.
  - PC 27. The applicant shall implement the Long-Term Occupant Relocation Assistance Plan, as described in the October 12, 2015 communication (attached as Exhibit B1), prior to issuance of building permit. An action report, indicating that the relocation of long-term occupants, shall be submitted and approved to the satisfaction of the Development Services Director
  - Parks/  
Pkwys 28. Provide street tree for Harbor Blvd including Crape myrtle, Lagerstroemia fauriei, (color to be determined by applicant) in a varietals including

- Muskogee, Tuscarora or Natchez Street is jacaranda mimosifolia. As alternate Queen Palms would be allowed.
- Eng. 29. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
30. Protect wrought iron fence and landscaping on the north side of the property within the City's bike trail.
31. A "Hold Harmless Agreement" to tie to the City storm drain system will be required prior to obtaining a permit from the City of Costa Mesa, Engineering Division.
32. Submit a request to the City of Costa Mesa Public Services Department to vacate the 12 foot alley on the north side of the property and maintain utility easements.
33. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct a 6-foot P.C.C. sidewalk per City of Costa Mesa Standards adjacent to the property line as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk. The parkway between the curb and sidewalk shall be landscaped per City of Costa Mesa Public Services direction.

#### **CODE REQUIREMENTS FOR PA-14-27**

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
3. Development shall comply with all requirements of Article 1, Chapter 5, and Article 9, Chapter 5 of Title 13 of the Costa Mesa Municipal Code relating to development standards for multi-family residential projects.
4. Developer shall pay any applicable park impact fee or dedicate parkland to meet the demands of the proposed development. As of November 30, 2015, the new park impact fee is calculated at \$5,000 per new multi-family dwelling unit.
5. Street address shall be visible from the public street and shall be displayed on the complex identification sign. If there is no complex identification sign, the street address may be displayed on the fascia adjacent to the main entrance or on another prominent location. Street address numerals shall be a minimum six (6) inches in height with not

less than one-half-inch stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be four (4) inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background.

6. Parking stalls shall be double-striped in accordance with City standards.
7. Driveway ramp slope shall comply with the standards contained in the City's parking ordinance.
8. All new on-site utility services shall be installed underground.
9. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
10. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
11. The project shall be subject to the submission of legal instruments setting forth a plan or manner of permanent care and maintenance of all common open space and other facilities provided in the final development plan.
12. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous Portland Cement Concrete curbing.
13. The parking structure shall be landscaped per the provisions of Costa Mesa Municipal Code Section 13-105(4) - Parking Structure Landscape Requirements.
14. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits. The two (2) sets of landscape and irrigation plans shall be attached to two of the final building plan sets.
15. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
16. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards. Standard drawings are available from the Planning Division.
17. If present and/or projected exterior noise exceeds 60 CNEL, California Noise Insulation Standards, Title 25, California Code of Regulations require a maximum interior noise level of 45 CNEL for residential structures. If required interior noise levels are achieved by requiring that windows be unopenable or closed, the design for the structure must also specify the means that will be employed to provide ventilation and cooling if necessary, to provide a habitable interior environment.
18. In compliance with the City's mitigation monitoring program, the applicant shall submit a compliance report to the Planning Division along with plans

for plan check or prior to commencement of the project's activity if no construction is involved, that lists each mitigation measure and states when and how the mitigation measures are to be met.

- Bldg.
19. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
  20. This project shall comply with the in-Building Public Safety Radio System Coverage per Section 5-130 to 5-137 of the Costa Mesa Municipal Code. At plan check submittal 6 copies of an in-building Public Safety Radio System Coverage report (Radio System Report) shall be submitted to the Building and Safety Division. The Radio System Report shall be certified by an FCC licensed radio technician as provided by the property owner/applicant. The technician is required by Section 5-133 to conduct initial tests and shall be employed by the owner, the engineer or architect of record, or agent of the owner, but not by the contractor or any other person responsible for the work.
  21. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum of 10 feet measured perpendicular to the face of the wall. CBC 1803.3., unless otherwise approved by the City Engineer and allowed by the soils engineer.
  22. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into a 5-foot setback area from the property line. They may project a maximum of 12 inches beyond the 3-foot setback. CRC Tables R302.1(1) and R302.1(2).
  23. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans. If applicable to this project the soil's report shall address how the new slop shall be maintained to avoid any future failure.
  24. Show compliance with Chapter 11A and 11B of the 2013 California Building Code.
  25. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge device a minimum of 12 inches plus 2 percent. 2010 California Residential Code Section R403.1.7.3. 2013 California Building Code CBC 1808.7, unless otherwise approved by the City Engineer.
  26. Submit a precise grading plans, an erosion control plan and a hydrology study.
  27. Prior to or concurrent with the submittal of plans for plan check, the applicant shall prepare and submit documentation for compliance with the State Water Resources Control Board (SWRCB) Water Quality Order 99-08-DWQ; National Pollutant Discharge Elimination System (NPDES)

Permit No. CAS000002 for Storm Water Discharges Associated with Construction Activity (General Permit); the California Regional Water Quality Control Board (RWQCB) Santa Ana Region Order No. R8-2002-0010 and NPDES Permit No. CAS618030; and, the City of Costa Mesa Ordinance No. 97-20 for compliance with NPDES Permit for the City of Costa Mesa. Such documentation shall include a Water Quality Management Plan (WQMP) identifying and detailing the implementation of the applicable Best Management Practices (BMPs).

- Eng. 28. For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to an administrative penalty as follows: \$1,000 or 3% of the total project value, whichever is greater.
29. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
30. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.
31. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicants expense.
32. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of plans.
33. The storm runoff study shall show existing and proposed facilities draining directly to the flood control channel adjacent to the property.
34. Obtain an encroachment permit from the Engineering Division for any work in the City public right-of-way. Pay required permit fee & cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer. In order to comply with the 2003 Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and

approval.

a) A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.

b) Location of BMPs shall not be within the public right-of-way.

- Trans. 35. Fulfill mitigation of off-site traffic impacts at the time of issuance of Certificate of Occupancy by submitting to the Transportation Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based upon the average daily trip generation 232 net trip ends for the proposed project and includes a credit for any previously existing use. At the current rate the Traffic Impact Fee is estimated at: \$41,992.00. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of Certificate of Occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
36. Developer will be fully responsible for the design and implementation (construction) of median modifications along Harbor Boulevard to restrict left-turn in and out of the project site. The modification shall include the construction of a raised median diverter. The median modifications will include addition and removal of landscaping where applicable.
37. Developer will be fully responsible for the design and construction of median modification at the intersection of Harbor Boulevard/Harbor Center to provide a U-turn lane in the northbound direction.
38. Developer will be fully responsible for the design and construction of signal modification at the intersection of Harbor Boulevard/Harbor Center to accommodate the U-turn phase.
39. Submit a fully dimensioned parking structure plan. Plan must include parking stall dimensions and aisle widths per City Parking Standards. All ramps must comply with the City Ramp Slope Standards. A preliminary parking structure plan must be reviewed by Transportation Services PRIOR to building plan check submittal.
40. Close unused drive approaches with full height curb and gutter per City Standards.
41. Construct commercial driveway approach(es) at location(s) specified on submitted site plan off Harbor Blvd.
- Fire 42. Provide Emergency responder radio coverage complying with In-Building Public Radio System, CMMC and 510, California Fire Code, 2013. Show location of radio system control panel.
43. Project construction shall comply with Chapter 33, California Fire Code, 2013.
44. Provide minimum 12-inch (Building) and 4-inch (Unit) address. Addresses shall contrast with their background. Show building address on plan.
45. Provide Class I Wet Standpipes in all stairs.
46. Provide 2-hour fire-rated stair enclosures.
47. Provide Fire Alarm System per CFC, 2010.
48. Provide Automatic Fire Sprinkler System per NFPA 13

49. Provide on-site Fire Hydrants and Access per approved Fire Master Plan.
50. Provide one (1) Public Fire Hydrant and Fire Department Connection located between drive along Harbor Boulevard at direction of Fire Department.

**SPECIAL DISTRICT REQUIREMENTS FOR PA-14-27**

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

- |        |    |  |
|--------|----|--|
| Sani   | 1. | It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 to obtain Sanitary District requirements.  |
| AQMD   | 2. | Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district.  |
| School | 3. | Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.   |
| State  | 4. | Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation.                           |
| Water  | 5. | Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District. |

**Costa Mesa Motor Inn**

2270 Harbor Boulevard, Costa Mesa

**Long-term Occupant Relocation Assistance Plan**

October 12, 2015

Upon approval of the "apartment project" by Costa Mesa City Council, the Property Owner has one year in which to commence construction of the new apartments, or seek a one year extension for a total of two years. As of this Relocation Assistance Plan date, the Property Owner intends to close the Motel on Monday, August 1, 2016, and construction would commence thereafter. However, on June 1, 2016, the Owner will provide a sixty (60) day advance "Notice of Motel Closure/Lease Termination" to all Long-term Occupants and provide the following relocation assistance:

**Definition of Terms:**

- Long-term Occupants** - all motel guests who are current in paying rent and occupying rooms for thirty (30) or more consecutive days on the date the "Notice of Motel Closure/Lease Termination" is issued.
- Short-term Occupants** - all motel guests occupying rooms for less than thirty (30) consecutive days on the day the "Notice of Motel Closure/Lease Termination" is issued.
- Property Owner**- Miracle Mile Properties
- Notice of Motel Closure/Lease Termination**- legally required written notice delivered to "Long-term Occupants" by the property owner sixty (60) days in advance of the Motel Closure date. Delivery of the notice may occur in person or be placed inside the Motel room.
- Motel**- Costa Mesa Motor Inn

**Long-term Room Occupants Cash Relocation Assistance:**

Long-term room occupant's cash relocation assistance for rooms vacated on the closure date of August 1, 2016, would range from \$4,000 to \$5,500 per Motel room.

All Long-term Room Occupants vacating their premises and handing over their keys on the Closure Date of August 1, 2016 will be refunded all rent monies paid for their rooms (not including amenities) in the last 90 days **plus** an additional \$1,500.

All long term room occupants remaining after the closure date of August 1, 2016, but vacating the premises and handing over their keys by August 31, 2016, will forfeit the additional \$1500 in relocation assistance, but will be refunded all rent monies paid for their rooms (not amenities) in the last 90 days minus the rent for each day past August 1, 2016.

All long term room occupants remaining after August 31, 2016 will forfeit all relocation assistance and be subject to normal eviction process.

Occupants must give landlord a minimum 10 day notice of their intended move out so that a check may be prepared and delivered to the property on time for their move out. Occupants who do not give the minimum 10 day notice may elect to have a check mailed to them within 10 days, or may pick up their check from the LA office or at the motel no later than 10 days after notice has been given.

All occupants must vacate their rooms by removing all personal belongings leaving the room and property undamaged besides usual wear and tear.

Upon receipt of payment from Property Owner, Long-term Occupant/s will have been fully compensated for relocating to equal or better housing and will not hold property owner responsible for any further financial assistance.

**EXHIBIT C**  
**Mitigation Monitoring and Reporting Plan**  
**2277 HARBOR BOULEVARD PROJECT**

Mitigation Measure	Responsible Implementation Agency	Monitoring Phase			Compliance Verification	
		1. Enforcement Agency	2. Monitoring Agency	3. Monitoring Agency	Initial	Date
<b>Air Quality</b>						
<p>MM AQ-1: The following measures shall be applied to all projects during construction of the project:</p> <ul style="list-style-type: none"> <li>a) Use paints with a volatile organic compound (VOC) content 10 grams per Liter or lower for both interior and exterior surfaces, if painted.</li> <li>b) Recycle leftover paint. Take any leftover paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints.</li> <li>c) Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.</li> <li>d) For water-based paints, clean up with water only. Whenever possible, do not rinse the cleanup water down the drain or pour it directly into the ground or the storm drain. Set aside the can of clean up water and take it to the hazardous waste center (<a href="http://www.cleanup.org">www.cleanup.org</a>).</li> <li>e) Use compliant low VOC cleaning solvents to clean paint application equipment.</li> <li>f) Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.</li> </ul>	Development Services Department	1. Construction 2. South Coast Air Quality Management District 3. Development Services Department				

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**EXHIBIT C**  
**Mitigation Monitoring and Reporting Plan**  
**2277 HARBOR BOULEVARD PROJECT**

Mitigation Measure	Responsible Implementation Agency	1. Monitoring Phase 2. Enforcement Agency 3. Monitoring Agency	Compliance Verification	
			Initial	Date Comment
<p>MM AQ-2: The project shall demonstrate compliance with the following Construction Emissions Minimization Practices prior to the issuance of building, or grading permits:</p> <ol style="list-style-type: none"> <li>The construction contractor shall ensure that all equipment is properly sized and tuned to manufacturers' specifications at the manufacturers' recommended frequency.</li> <li>The construction contractor shall establish an idling limit of 5 minutes per hour for equipment.</li> </ol>	Development Services Department	<ol style="list-style-type: none"> <li>Design/Preconstruction</li> <li>South Coast Air Quality Management District</li> <li>Development Services Department</li> </ol>		
<b>Hazards</b>				
<p>MM HAZ-1: Prior to demolition activities, removal and/or abatement of asbestos containing building materials, lead based paints, and hazardous materials associated with the existing building materials, an investigation shall be conducted by a qualified environmental professional in consultation with the Costa Mesa Fire Department. An asbestos and hazardous materials abatement plan shall be developed by a qualified environmental professional, in order to clearly define the scope and objective of the abatement activities. The Applicant shall conduct demolition consistent with the abatement plan, applicable state requirement and City standard conditions.</p>	Development Services / Costa Mesa Fire Department	<ol style="list-style-type: none"> <li>Design/Preconstruction</li> <li>Development Services Department</li> <li>Costa Mesa Fire Department</li> </ol>		

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**EXHIBIT C**  
**Mitigation Monitoring and Reporting Plan**  
**2277 HARBOR BOULEVARD PROJECT**

Mitigation Measure	Responsible Implementation Agency	1. Monitoring Phase 2. Enforcement Agency 3. Monitoring Agency	Compliance Verification	
			Initial	Date Comment
<p>MM HAZ-2: Prior to grading and construction activities, the project applicant shall contact the oversight agency to confirm the regulatory status of the Chevron site to ensure that no new issues have arisen since the last check-in. The project applicant shall provide appropriate documentation to the City.</p> <p style="text-align: center;">-253-</p>	<p>Development Services/ Costa Mesa Fire Department</p>	<p>1. Design /Preconstruction 2. Development Services Department 3. Costa Mesa Fire Department</p>		

**EXHIBIT C**  
**Mitigation Monitoring and Reporting Plan**  
**2277 HARBOR BOULEVARD PROJECT**

Mitigation Measure	Responsible Implementation Agency	1. Monitoring Phase 2. Enforcement Agency 3. Monitoring Agency	Compliance Verification	
			Initial	Date
<b>Noise</b>				
<p>MM NOI-1: Implementation of the following multi-part mitigation measure is required to reduce the potential construction period noise impacts:</p> <ul style="list-style-type: none"> <li>The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.</li> <li>The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.</li> <li>The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.</li> <li>At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences.</li> <li>The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site.</li> </ul>	Development Services Department	<ol style="list-style-type: none"> <li>Construction</li> <li>Project applicant or applicant’s representative/contractor</li> <li>Development Services Department</li> </ol>		

*DSA*

## Standard Conditions

### Air Quality

**SC 4.1.1-1** Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:

- The mounting height of lights on light standards shall not exceed 18 feet in any location on the project site unless approved by the Development Services Director.
- The intensity and location of lights on buildings shall be subject to the Development Services Director's approval.
- All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency.
- Lighting design and layout shall limit spill light to no more than 0.5-foot candle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site.
- Glare shields may be required for select light standards.

### **SC-4.3-1**

All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:

- Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from exceeding 100 feet in any direction.
- Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.
- Water excavated soil piles hourly or covered with temporary coverings.
- Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
- Wash mud-covered tires and under-carriages of trucks leaving construction sites.
- Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing project sites.
- Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.

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- Cease grading during period when winds exceed 25 miles per hour.

**SC 4.3-2**

SCAQMD Rule 445 prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or a similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

**SC 4.3-3**

The project shall comply with Title 24 of the California Code of Regulations established by the energy conservation standards. The project Applicant shall incorporate the following in building plans:

- Double paned glass or window treatment for energy conservation shall be used in all exterior windows; Buildings shall be oriented north/south where feasible.

**SC 4.3-4**

The Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by the AQMD.

**SC 4.3-5**

Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.

**Biological Resources**

**SC 4.4-1**

The Applicant shall comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

**Cultural Resources**

**SC 4.5-1**

In the event that archaeological resources are encountered during grading and construction, all construction activities shall be temporarily halted or redirected to permit the sampling, identification, and evaluation of archaeological materials as determined by the City, who shall establish, in cooperation with the project applicant and a certified archaeologist, the appropriate procedures for exploration and/or salvage of the artifacts.

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- SC 4.5-2** In the event that paleontological resources are encountered during grading and construction operations, all construction activities shall be temporarily halted or redirected to permit a qualified paleontologist to assess the find for significance and, if necessary, develop a paleontological resources impact mitigation plan (PRIMP) for the review and approval by the City prior to resuming excavation activities.
- SC 4.5-3** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

## Geology and Soils

- SC 4.6-1** The Applicant shall comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code 2013 California Green Building Standards Code, and the 2013 California Energy Code (or the applicable adopted California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, California Energy Code at the time of plan submittal or permit issuance), and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Areas of alteration and additions shall comply with 2013 California Green Building Standards Code section 5.303.2 and 5.303.2
- SC 4.6-2** Prior to the issuance of Grading Permits, the project Applicant shall provide the City of Costa Mesa Department of Building Safety with a geotechnical investigation of the project site detailing recommendations for remedial grading in order to reduce the potential of onsite soils to cause unstable conditions. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading, appropriate local grading regulations, and the recommendations of the geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Department of Building Safety.
- SC 4.6-3** The Applicant shall submit a Soils Report for this project. Soils Report recommendations shall be blueprinted on both the architectural and grading plans. For existing slopes or when new slopes are proposed, the Soils Report shall address how existing slopes or the new slopes will be maintained to avoid erosion or future failure.

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**SC 4.6-4**

The project shall comply with the NPDES requirements, as follows:

- Construction General Permit Notice of Intent (NOI) Design: Prior to the issuance of preliminary or precise grading permits, the project applicant shall provide the City Engineer with evidence that an NOI has been filed with the Storm Water Resources Control Board (SWRCB). Such evidence shall consist of a copy of the NOI stamped by the SWRCB or Regional Water Quality Control Board (RWQCB), or a letter from either agency stating that the NOI has been filed.
- Construction Phase Storm Water Pollution Prevention Plan (SWPPP): Prior to the issuance of grading permits, the applicant shall prepare a SWPPP that complies with the Construction General Permit and will include at a minimum the following:
  - Discuss in detail the BMPs planned for the project related to control of sediment and erosion, non-sediment pollutants, and potential pollutants in non-storm water discharges;
  - Describe post-construction BMPs for the project;
  - Explain the maintenance program for the project's BMPs
  - List the parties responsible for the SWPPP implementation and the BMP maintenance during and after grading. The project Applicant shall implement the SWPPP and modify the SWPPP as directed by the Construction General Permit.

**Hazards and Hazardous Materials**

**SC 4.8-1**

Prior to demolition activities, removal and/or abatement of asbestos containing building materials, lead based paints, and hazardous materials associated with the existing building materials shall be conducted by a qualified environmental professional in consultation with the Costa Mesa Fire Department. An asbestos and hazardous materials abatement specification shall be developed by the qualified environmental professional, in order to clearly define the scope and objective of the abatement activities

**SC 4.8-2**

During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1529, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to asbestos. Asbestos-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

**SC 4.8-3**

During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1532.1, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead. Lead-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

**SC 4.8-4** Prior to investigations, demolition, or renovation, all activities shall be coordinated with Dig Alert (811).

**SC 4.8-5** Visual inspections for areas of impact to soil shall be conducted during site grading. If unknown or suspect materials are discovered during construction by the contractor that are believed to involve hazardous wastes or materials, the contractor shall:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
- Notify the City Engineer and Costa Mesa Fire Department;
- Secure the area(s) in question;
- Implement required corrective actions, including remediation if applicable.

### Hydrology and Water Quality

Refer to Standard Condition 4.6-4 above.

**SC 4.9-1** In order to comply with the 2003 DAMP, the proposed project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Services for review and approval.

- The SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of development.
- The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows and for nuisance flows during construction.
- A WQMP shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
- Location of the BMPs shall not be within the public right-of-way.

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**SC 4.9-2**

Prior to the issuance of any Grading Permit, the Applicant shall:

- Prepared a detailed Hydrology Study, approved by the City Engineer.
- Design all storm drain facilities, approved by the City Engineer, for 25-year storm event protection.
- Design all storm drains in the public right-of-way to be a minimum of 24 inches by City of Costa Mesa requirements and in accordance with the Orange County Local Drainage Manual including a minimum spacing between manholes of 300 feet.

**SC 4.9-3**

Prior to approval of Plans, the project shall fulfill the City of Costa Mesa Drainage Ordinance No. 06-19 requirements.

**SC 4.9-4**

The project Applicant shall submit grading plans, an erosion control plan, and a hydrology study.

**Noise**

**SC 4.12-1**

Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 am and 7:00 pm on Mondays through Fridays; to between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays; and shall not be permitted at any time on Sundays or federal holidays.

**Population and Housing**

**SC 4.13-1**

The applicant will hire a relocation consultant to offer relocation services to existing occupants. Existing occupants shall receive a written notice (printed in both English and Spanish, as well as any other language spoken by a majority of the occupants) of the availability of this service, which shall be delivered to each occupied unit and posted in conspicuous locations throughout the property. The notice shall contain the name and contact information for the relocation consultant, and shall provide the date(s) of at least (1) on-site visit, during which the relocation consultant will be available on-site for a specified timeframe to assist with walk-in inquiries.

Occupants will be provided at least 60 days' written notice to vacate the property. This notice shall be delivered to each occupied unit and posted in conspicuous locations throughout the property. The notice shall be printed in both English and Spanish, as well as any other language spoken by a majority of the occupants.

**Public Services**

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- SC 4.14-1** Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the developer's project design features to assess compliance with the California Building Code and California Fire Code.
- SC 4.14-2** Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the 5 ft setback area from the property line. They may project a maximum of 12 inches beyond the 3 ft setback. CRC Tables R302.1(1) and R302.1(2).
- SC 4.14-3** The final master plan for development of the project shall provide sufficient capacity for fire flows required by the City of Costa Mesa Fire Department.
- SC 4.14-4** Vehicular access shall be provided and maintained serviceable throughout construction to all required fire hydrants.
- SC 4.14-5** The project shall provide approved smoke detectors to be installed in accordance with the 2007 Edition of the Uniform Fire Code.
- SC 4.14-6** The project shall provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from all areas. Extinguishers may be of a type rated 2A, 10BC as these extinguishers are suitable for all types of fires and are less expensive.
- SC 4.14-7** The project shall provide a fire alarm system.
- SC 4.14-8** The project shall provide individual numeric signage for proposed residences with minimum 6 inches height.
- SC 4.14-9** As final building plans are submitted to the City of Costa Mesa for review and approval, the Costa Mesa Police Department shall review all plans for the purpose of ensuring that design requirements are incorporated into the building design to increase safety and avoid unsafe conditions. These measures focus on security measures that are recommended by the Police Department, including but not limited to the following:
  - Lighting shall be provided in open areas and parking lots.
  - Required building address numbers shall be readily apparent from the street and rooftop building identification shall be readily apparent from police helicopters for emergency response agencies.
  - Landscaping requirements.
  - Emergency vehicle parking areas shall be designated within proximity to buildings.

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- Prior to the issuance of a Building Permit, the City of Costa Mesa Police Department shall review and approve the developer's project design features to satisfy local requirements. The applicant shall then pay the appropriate fee in effect to mitigate the project's proportionate impact to additional demands on police protection services, if any.

**SC 4.14-10** Prior to issuance of building permits, the Developer shall pay applicable school impact fees for residential development.

**Transportation and Traffic**

**SC 4.16-1** The project Applicant shall be responsible for the payment of fees in accordance with Costa Mesa's traffic impact fee program to mitigate project-generated traffic impacts (including regional traffic).

**SC 4.16-2** Prior to the start of construction, a Construction Access and Circulation Plan shall be prepared and approved by the City Traffic Engineer to ensure that construction traffic will not impact Harbor Boulevard and other public roadways in the site vicinity.

**Utilities and Service Systems**

**SC 4.17-1** Applicant will be required to construct sewers to serve the project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.

**SC 4.17-2** County Sanitation District fees, fixtures fees, inspection fees, and sewer permit are required prior to installation of sewer.

**SC 4.17-3** The Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.

**SC 4.17-4** The Applicant is required to contact the Costa Mesa Sanitary District to arrange final sign-off prior to Certificate of Occupancy being released.

**SC 4.17-5** Applicant will be required to coordinate with the Costa Mesa Sanitary District to comply with all recommended studies and improvements, prior to issuance of a building permit.

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