

MASTER PLAN AMENDMENT APPLICATION
High-Rise Hotel Project
Concept Package Submittal . FEBRUARY 22, 2016



PROJECT DIRECTORY

OWNER

ROSANNA INC.
3350 Avenue of the Arts
Costa Mesa, CA 92626
714-751-5100

ARCHITECT

ARQUITECTONICA
818 W 7th Street
Los Angeles, CA 90017
213-895-7800

PARKING CONSULTANT

LINSCOTT, LAW & GREENSPAN ENGINEERS
2 Executive Circle
Suite 250
Irvine, CA 92614

TRAFFIC CONSULTANT

STANTEC CONSULTING SERVICES INC.
38 Technology Drive
Suite 100
Irvine, CA 92618

CIVIL ENGINEER

FUSCOE ENGINEERING
16795 Von Karman
Suite 100
Irvine, CA 92606

PARKING DESIGNER

INTERNATIONAL PARKING DESIGN
14144 Ventura Blvd, Suite 100
Sherman Oaks, CA 91423

PRE-CONSTRUCTION CONTRACTOR

KCS WEST
250 East 1st Street
7th Floor
Los Angeles, CA 90012

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PROJECT SUMMARY		Project Calculations		Approved Totals per 2007 Master Plan	Modifications approved per Planning Report PH-1 April 13, 2015	Proposed Hotel Totals				
General Development Information		GENERAL INFORMATION			<i>*Revisions shown shaded</i>	<i>*Revisions from Master Plan shown highlighted</i>				
Lot Area	130,682 SF (3 Acres)	Minimum Front Setback		25'	20' (Title Report to confirm)	20'				
Allowable Density	125 Units per Acre	OPEN AREA CALCULATIONS		SF	Percentage to total site	SF	Percentage to total site			
Maximum Building Height	220'-0" from grade (254'-0" from AMSL)	Ground Floor (overall site)	35,193	27%	35,823	27%	(per ground level revisions)	34,836	27%	
Zoning	Planned Development Residential - High Density (PDR-HD)	Amenity deck (Level 6 podium)	17,847	14%	17,847	14%		10,300	8%	Level 4 pool deck
Project Information		Private Balconies	57,212	44%	57,212	44%		8,140	6%	
Number of Stories	15	Total Open Space	110,252	84%	110,882	85%		53,276	41%	
Use	Hotel	Driveway Area	25,673	20%	22,900	18%		23,500	18%	
Construction Type I		PARKING TOTALS		<i>*See Parking Calc. & Parking / Traffic Studies</i>		<i>*See Parking Calc. & Parking / Traffic Studies</i>				
Structural Frame	3 Hrs	Total Parking Demand	480		362		(per Parking Study 11/18/14)	275		(per Parking Study 8/5/15)
Shaft Enclosure	2 Hrs	Total Parking Provided	480		422			343		
Floor	2 Hrs	RESIDENTIAL / HOTEL TOTALS		<i>*See Residential Area Calcs.</i>		<i>*See Hotel Area Calculations</i>				
Roof	2 Hrs	Total Residential Units	120		100			0		
Unit Separation	2 Hrs	Average Unit Size	1,592	SF	1,994	SF		N/A		
Exterior Bearing	4 Hrs, Less than 3' from Property Line	Total Gross Building Area	292,172	SF	291,542	SF	(per ground level revisions)	291,545	SF	
Non-Bearing	2 Hrs, Less than 20' from Property Line	Total Hotel Units	200		238		(existing hotel to remain)	388		See Note 1
		Lounge / Bar Area	3,450	SF	0	SF	(included in hotel upgrade)	4,000	SF	
		Ancillary Retail	1,740	SF	0	SF	(included in hotel upgrade)	460	SF	

Note 1: 150 hotel units are proposed in addition to the existing 238 hotel rooms on property. Total hotel units on property would be 388.

PROPOSED HOTEL AREA CALCULATIONS				
Level	Use	Number of Hotel Units	Total Net Area (SF)	Total Gross Area (GSF)*
17	Roof***			
16	Mechanical***			
15	Hotel Penthouse	8	5,930	8,000
14	Hotel	13	5,775	8,000
13	Hotel	13	5,775	8,000
12	Hotel	13	5,775	8,000
11	Hotel	13	5,775	8,000
10	Hotel	13	5,775	8,000
9	Hotel	13	5,775	8,000
8	Hotel	13	5,775	8,000
7	Hotel	13	5,775	8,000
6	Hotel	13	5,775	8,000
5	Hotel	13	5,775	8,000
4	Hotel / Pool Deck	12	5,775	8,000
3	Fitness / Spa / Meeting Rooms		7,700	9,300
2	Ballroom		14,075	18,135
1	Lobby / Restaurant / Prefunction		13,800	20,750
	Hotel Subtotals:	150	105,030	144,185
P5	Parking**			19,870
P4	Parking**			19,870
P3	Parking**			19,870
P2	Parking**			18,600
P1	Parking**			18,600
B1	Parking			50,550
	Parking Subtotals:			147,360
	TOTAL GSF:			291,545

Parking Count		
Valet	Self-park	Total
3	44	47
3	42	45
3	42	45
3	38	41
3	38	41
47	77	124
62	281	343

PARKING CALCULATIONS	
Parking Garage Totals	
Total Parking Required (Note 1):	275
Total Parking Provided (Note 2):	343
Accessible stalls (Note 3):	8
Percentage Accessible:	2.33%
Notes:	
1 - Required number per Parking Demand Study 8/5/15	
2 - Provided number includes valet and self-park total.	
3 - Minimum of 2% Accessible stalls required.	

Total Parking Area: 147,360
Area (SF) per stall (Parking Efficiency): 430

*GROSS AREAS DO NOT INCLUDE BALCONIES / TERRACES / POOL DECK / MECHANICAL / ROOF.
**PARKING IS INCLUDED IN TOTAL GROSS AREA.
***PARKING, MECHANICAL, AND ROOF NOT INCLUDED IN CALCULATING EFFICIENCY

-13-

April 13, 2015
File: 2073008840

Attention: Mr. Alex Asli
Arquitectonica
818 W. 7th Street, Suite 800
Los Angeles, CA 90017

Dear Mr. Asli,

Reference: 3350 Avenue of the Arts/Wyndham Hotel Costa Mesa Trip Generation Study

Stantec Consulting Services Inc. (Stantec) has performed a trip generation case study for the Wyndham Hotel Costa Mesa. This letter summarizes the preliminary findings of the trip generation case study, and makes a recommendation for the number of new hotel rooms which could be built without exceeding the total amount of peak hour trips currently approved for the site.

The project applicant is considering a revision to the project description to change from the approved future high-rise condominiums to additional hotel uses. While an exact new project description has not yet been developed, it is preliminarily defined as consisting of approximately 150 additional hotel rooms along with the associated additional meeting and banquet space. While the City of Costa Mesa generally relies on trip generation estimates based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, the existing Wyndham Hotel may not generate as many new vehicle trips as would a "typical" hotel. Therefore, the weekday peak hour trip generation of the existing hotel was determined from traffic counts taken at the project's driveways, and the trip rates per hotel room were established.

Data Collection

Weekday peak hour trips into and out of the existing Wyndham Hotel Costa Mesa were counted at the main driveway (leading to the hotel lobby) and of the secondary driveway (located at the Avenue of the Arts traffic circle) on Wednesday, March 25, 2015 and Thursday, March 26, 2015 (data attached). The results of the data collection are summarized in the following table:

Existing Wyndham Hotel Costa Mesa Peak Hour Driveway Trips

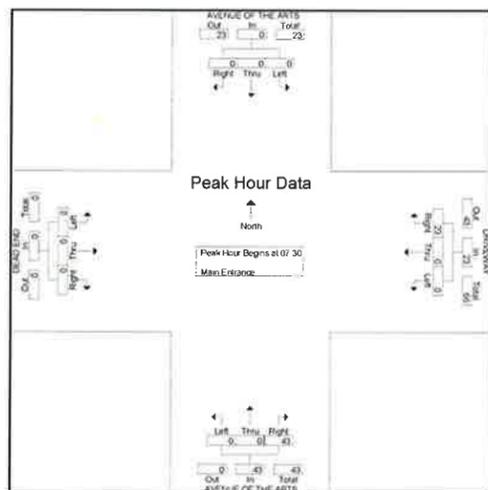
Driveway	Wednesday, March 25, 2015						Thursday, March 26, 2015					
	AM Peak Hour			PM Peak Hour			AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Main (Lobby)	43	23	66	17	36	53	32	23	55	27	41	68
Second (Circle)	17	8	25	5	10	15	17	1	18	8	9	17
Total	60	31	91	22	46	68	49	24	73	35	50	85

Design with community in mind

4090 VENTURA AVENUE, SUITE #1
TUSTIN, CA 92780

File Name : H1503050
Site Code : 00005163
Start Date : 3/25/2015
Page No : 2

Start Time	AVENUE OF THE ARTS Southbound				DRIVEWAY Westbound				AVENUE OF THE ARTS Northbound				DEAD END Eastbound				Incl. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
07:00	0	0	0	0	4	0	0	4	13	0	0	13	0	0	0	17	
07:15	0	0	0	0	5	0	0	5	7	0	0	7	0	0	0	12	
07:30	0	0	0	0	9	0	0	9	12	0	0	12	0	0	0	21	
07:45	0	0	0	0	4	0	0	4	11	0	0	11	0	0	0	15	
08:00	0	0	0	0	23	0	0	23	43	0	0	43	0	0	0	66	
Total	0	0	0	0	100	0	0	100	87	0	0	87	0	0	0	187	
*App. Total	0	0	0	0	100	0	0	100	87	0	0	87	0	0	0	187	
FTIR	000	000	000	000	639	000	000	639	821	000	000	821	000	000	000	1642	



April 13, 2015
Mr. Alex Asli
Page 2 of 3

Reference: 3350 Avenue of the Arts/Wyndham Hotel Costa Mesa Trip Generation Study

As this table shows, the AM peak hour trips on Wednesday and the PM peak hour trips on Thursday produce the higher trip generation for the site.

The existing hotel consists of 238 rooms. The hotel also includes meeting rooms, a ballroom, and a restaurant/lounge; however, the trip rates for the hotel were calculated based on the number of rooms consistent with the methodology used by ITE for deriving hotel trip generation rates. Using the average of the two-day peak hour counts, the trip rates for the Wyndham Hotel Costa Mesa were estimated. These rates are summarized and compared with the ITE trip rates for Hotel (ITE Category 310) in the following table:

Trip Generation Comparison

Source	Trips per Room					
	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Driveway Counts	23	12	35	12	20	32
ITE (Category 310)	34	22	56	31	28	59

As this table shows, the trip rates for Wyndham Hotel Costa Mesa are considerably lower (approximately 40 to 45 percent lower) than the ITE rates.

Proposed Project Trip Generation

The proposed project consists of additional hotel rooms and associated meeting facilities and banquet space. The trip rates presented above are based on a per room basis; however, the existing hotel includes meeting and banquet space, as well as a restaurant. Therefore the trip rates include trips generated by these additional uses.

Using the peak hour trip rates calculated from the driveway counts, the project could develop 150 hotel rooms with an increase in AM peak hour trips and a decrease in PM peak hour trips, as summarized in the following table:

Proposed Project Trip Generation Summary

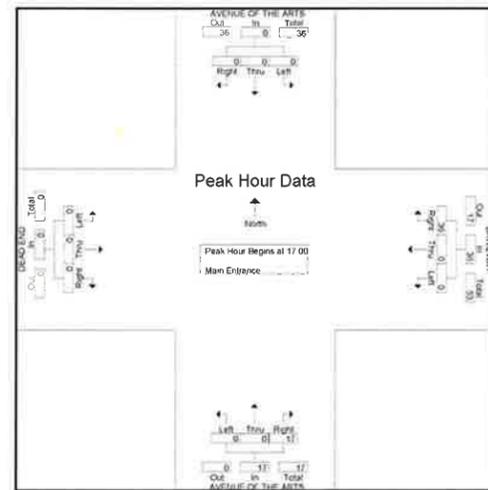
	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Approved Trips	-2	35	33	50	23	73
Proposed Project	35	18	53	18	30	48
Net Change	37	-17	20	-32	7	-25

Design with community in mind

4090 VENTURA AVENUE, SUITE #1
TUSTIN, CA 92780

File Name : H1503050
Site Code : 00005163
Start Date : 3/25/2015
Page No : 3

Start Time	AVENUE OF THE ARTS Southbound				DRIVEWAY Westbound				AVENUE OF THE ARTS Northbound				DEAD END Eastbound				Incl. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
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17:15	0	0	0	0	14	0	0	14	4	0	0	4	0	0	0	18	
17:30	0	0	0	0	8	0	0	8	7	0	0	7	0	0	0	15	
17:45	0	0	0	0	8	0	0	8	8	0	0	8	0	0	0	16	
Total	0	0	0	0	36	0	0	36	17	0	0	17	0	0	0	53	
*App. Total	0	0	0	0	100	0	0	100	17	0	0	17	0	0	0	117	
FTIR	000	000	000	000	643	000	000	643	607	000	000	607	000	000	000	1214	



April 13, 2015
Mr. Alex Asli
Page 3 of 3

Reference: 3350 Avenue of the Arts/Wyndham Hotel Costa Mesa Trip Generation Study

Conclusions

The proposed expansion could consist of 150 hotel rooms, based on the existing Wyndham Hotel Costa Mesa peak hour trip rates, with an increase of 20 trips in the AM peak hour trips previously approved for the site and a decrease of 25 trips in the PM peak hour. At 150 rooms, with an increase of 20 trips during the AM peak hour and a reduction of 25 trips during the PM peak hour, the average peak hour trip generation would be a net reduction of 5 trips for the site.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Cathy Lawrence
Transportation Engineer
Phone: (949) 923-6064
Cathy.Lawrence@stantec.com

Attachment: Case Study Count Data

c. Daryl Zerfass, Stantec Consulting Services Inc.

d:\v\2073\active\2073008840\correspondence\letters\el_wyndham_trip_gen_summary20150413.docx

Design with community in mind

4090 VENTURA AVENUE, SUITE #1
TUSTIN, CA 92780

City: COSTA MESA
N-S Direction: AVENUE OF THE ARTS
E-W Direction: WYNDHAM HOTEL

File Name : H1503051
Site Code : 00005163
Start Date : 3/26/2015
Page No : 1

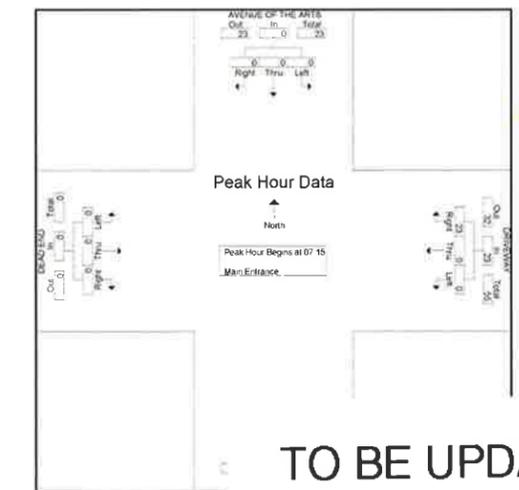
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07:15	0	0	0	0	6	0	0	6	8	0	0	8	0	0	0	14	
07:30	0	0	0	0	5	0	0	5	4	0	0	4	0	0	0	9	
07:45	0	0	0	0	7	0	0	7	8	0	0	8	0	0	0	15	
Total	0	0	0	0	24	0	0	24	24	0	0	24	0	0	0	48	
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08:30	0	0	0	0	8	0	0	8	2	0	0	2	0	0	0	10	
08:45	0	0	0	0	5	0	0	5	4	0	0	4	0	0	0	9	
Total	0	0	0	0	24	0	0	24	19	0	0	19	0	0	0	43	
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16:30	0	0	0	0	8	0	0	8	4	0	0	4	0	0	0	12	
16:45	0	0	0	0	11	0	0	11	8	0	0	8	0	0	0	19	
Total	0	0	0	0	25	0	0	25	19	0	0	19	0	0	0	44	
17:00	0	0	0	0	10	0	0	10	4	0	0	4	0	0	0	14	
17:15	0	0	0	0	1	0	0	1	5	0	0	5	0	0	0	6	
17:30	0	0	0	0	17	0	0	17	9	0	0	9	0	0	0	26	
17:45	0	0	0	0	13	0	0	13	9	0	0	9	0	0	0	22	
Total	0	0	0	0	41	0	0	41	27	0	0	27	0	0	0	68	
Grand Total	0	0	0	0	114	0	0	114	89	0	0	89	0	0	0	203	
Approach %	0	0	0	0	100	0	0	100	0	0	0	0	0	0	0	200	
Total %	0	0	0	0	56.2	0	0	56.2	43.8	0	0	43.8	0	0	0	103	



Jensupolun Studio, S.C.
2640 Walnut Avenue, Suite H
Tustin, CA 92780

File Name : H1503051
Site Code : 00005163
Start Date : 3/26/2015
Page No : 2

Start Time	AVENUE OF THE ARTS Southbound				DRIVEWAY Westbound				AVENUE OF THE ARTS Northbound				DEAD END Eastbound				Incl. Total
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07:45	0	0	0	0	7	0	0	7	8	0	0	8	0	0	0	15	
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File Name : H1503051
Site Code : 00005163
Start Date : 3/26/2015
Page No : 3

City: COSTA MESA
N-S Direction: AVENUE OF THE ARTS
E-W Direction: WYNDHAM HOTEL

File Name : H1503050
Site Code : 00005163
Start Date : 3/25/2015
Page No : 1

File Name : H1503050
Site Code : 00005163
Start Date : 3/25/2015
Page No : 2

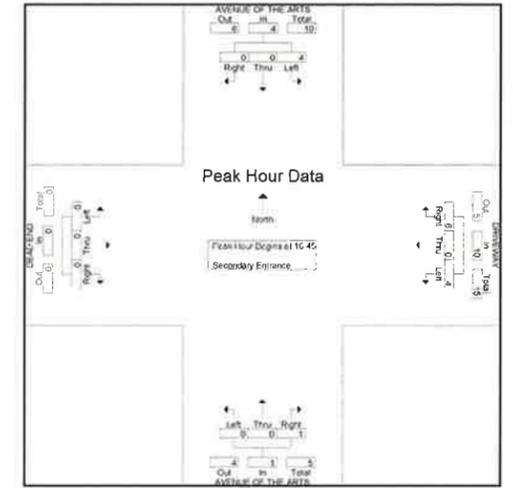
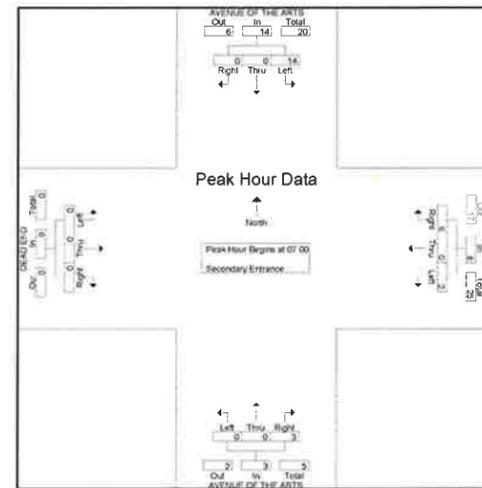
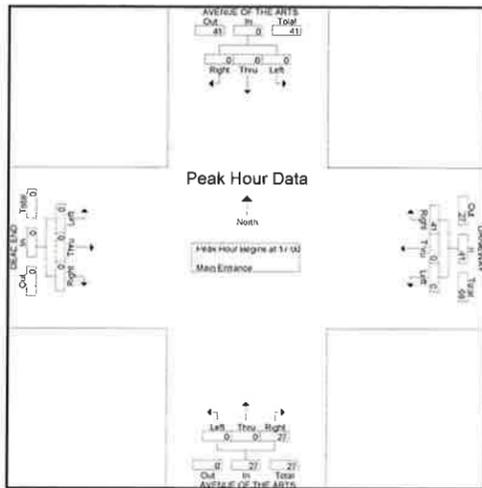
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Site Code : 00005163
Start Date : 3/25/2015
Page No : 3

Start Time	AVENUE OF THE ARTS Southbound				DRIVEWAY Westbound				AVENUE OF THE ARTS Northbound				DEAD END Eastbound				Int. Total
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17:30	0	0	0	0	17	0	0	17	9	0	0	9	0	0	0	0	26
17:45	0	0	0	0	13	0	0	13	9	0	0	9	0	0	0	0	22
Total Volume	0	0	0	0	41	0	0	41	27	0	0	27	0	0	0	0	68
% App. Total	0	0	0	0	100	0	0	100	0	0	0	0	0	0	0	0	100
PIE	000	000	000	000	000	000	000	000	000	000	000	000	000	000	000	000	000

Start Time	AVENUE OF THE ARTS Southbound				DRIVEWAY Westbound				AVENUE OF THE ARTS Northbound				DEAD END Eastbound				Int. Total
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07:30	0	0	0	0	4	1	0	5	0	0	0	0	0	0	0	0	5
07:45	0	0	0	0	4	2	0	6	1	0	0	1	0	0	0	0	7
Total	0	0	1	1	14	3	0	17	2	0	0	2	0	0	0	0	22
08:00	0	0	0	0	4	1	0	5	1	0	0	1	0	0	0	0	6
08:15	0	0	0	0	4	0	0	4	1	0	0	1	0	0	0	0	5
08:30	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	2
08:45	0	0	0	0	0	0	0	0	2	3	0	5	0	0	0	0	5
Total	0	0	0	0	10	4	0	14	5	3	0	8	0	0	0	0	19
16:00	0	0	1	1	2	0	0	2	1	0	0	1	0	0	0	0	4
16:15	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
16:30	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	2
16:45	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	1
Total	0	0	1	1	5	0	0	5	2	0	0	2	0	0	0	0	7
17:00	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
17:15	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	3
17:30	0	0	0	0	2	0	0	2	1	0	0	1	0	0	0	0	3
17:45	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	7	0	0	7	2	0	0	2	0	0	0	0	9
Grand Total	0	0	0	0	31	18	0	49	12	0	0	12	0	0	0	0	69
Approach **	0	0	0	0	100	69.2	0	169.2	100	0	0	100	0	0	0	0	269.2
Total **	0	0	0	0	44.9	26.1	0	71.0	11.6	0	0	11.6	0	0	0	0	82.6

Start Time	AVENUE OF THE ARTS Southbound				DRIVEWAY Westbound				AVENUE OF THE ARTS Northbound				DEAD END Eastbound				Int. Total
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07:15	0	0	0	0	1	0	0	1	1	0	0	1	0	0	0	0	2
07:30	0	0	0	0	4	1	0	5	0	0	0	0	0	0	0	0	5
07:45	0	0	0	0	4	2	0	6	1	0	0	1	0	0	0	0	7
Total	0	0	1	1	14	3	0	17	2	0	0	2	0	0	0	0	22
08:00	0	0	0	0	4	1	0	5	1	0	0	1	0	0	0	0	6
08:15	0	0	0	0	4	0	0	4	1	0	0	1	0	0	0	0	5
08:30	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	2
08:45	0	0	0	0	0	0	0	0	2	3	0	5	0	0	0	0	5
Total	0	0	0	0	10	4	0	14	5	3	0	8	0	0	0	0	19
16:00	0	0	1	1	2	0	0	2	1	0	0	1	0	0	0	0	4
16:15	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
16:30	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	2
16:45	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	1
Total	0	0	1	1	5	0	0	5	2	0	0	2	0	0	0	0	7
17:00	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
17:15	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	3
17:30	0	0	0	0	2	0	0	2	1	0	0	1	0	0	0	0	3
17:45	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	7	0	0	7	2	0	0	2	0	0	0	0	9
Grand Total	0	0	0	0	31	18	0	49	12	0	0	12	0	0	0	0	69
Approach **	0	0	0	0	100	69.2	0	169.2	100	0	0	100	0	0	0	0	269.2
Total **	0	0	0	0	44.9	26.1	0	71.0	11.6	0	0	11.6	0	0	0	0	82.6

Start Time	AVENUE OF THE ARTS Southbound				DRIVEWAY Westbound				AVENUE OF THE ARTS Northbound				DEAD END Eastbound				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
16:45	0	0	1	1	0	0	0	0	1	0	0	1	0	0	0	0	2
17:00	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
17:15	0	0	0	0	1	1	0	2	1	0	0	1	0	0	0	0	4
17:30	0	0	0	0	2	2	0	4	1	0	0	1	0	0	0	0	5
17:45	0	0	0	0	4	4	0	8	10	0	0	10	0	0	0	0	18
Total Volume	0	0	1	1	7	7	0	14	12	0	0	12	0	0	0	0	26
% App. Total	0	0	0	0	100	100	0	200	100	0	0	100	0	0	0	0	100
PIE	000	000	000	000	000	000	000	000	000	000	000	000	000	000	000	000	000



City: COSTA MESA
N-S Direction: AVENUE OF THE ARTS
E-W Direction: WYNDHAM HOTEL

File Name : H1503051
Site Code : 00005163
Start Date : 3/26/2015
Page No : 1

File Name : H1503051
Site Code : 00005163
Start Date : 3/26/2015
Page No : 2

File Name : H1503051
Site Code : 00005163
Start Date : 3/26/2015
Page No : 3

Start Time	AVENUE OF THE ARTS Southbound				DRIVEWAY Westbound				AVENUE OF THE ARTS Northbound				DEAD END Eastbound				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
07:00	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	1
07:15	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	1
07:30	0	0	0	0	5	1	0	6	1	0	0	1	0	0	0	0	7
07:45	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	2
Total	0	0	0	0	9	2	0	11	2	0	0	2	0	0	0	0	14
08:00	0	0	0	0	4	0	0	4	0	0	0	0	0	0	0	0	4
08:15	0	0	0	0	4	0	0	4	1	0	0	1	0	0	0		

TABLE 2
"TYPICAL" WEEKDAY (MONDAY - FRIDAY) SHARED PARKING ANALYSIS [1]
3550 Avenue of the Arts Hotel and Condominium Project, Costa Mesa

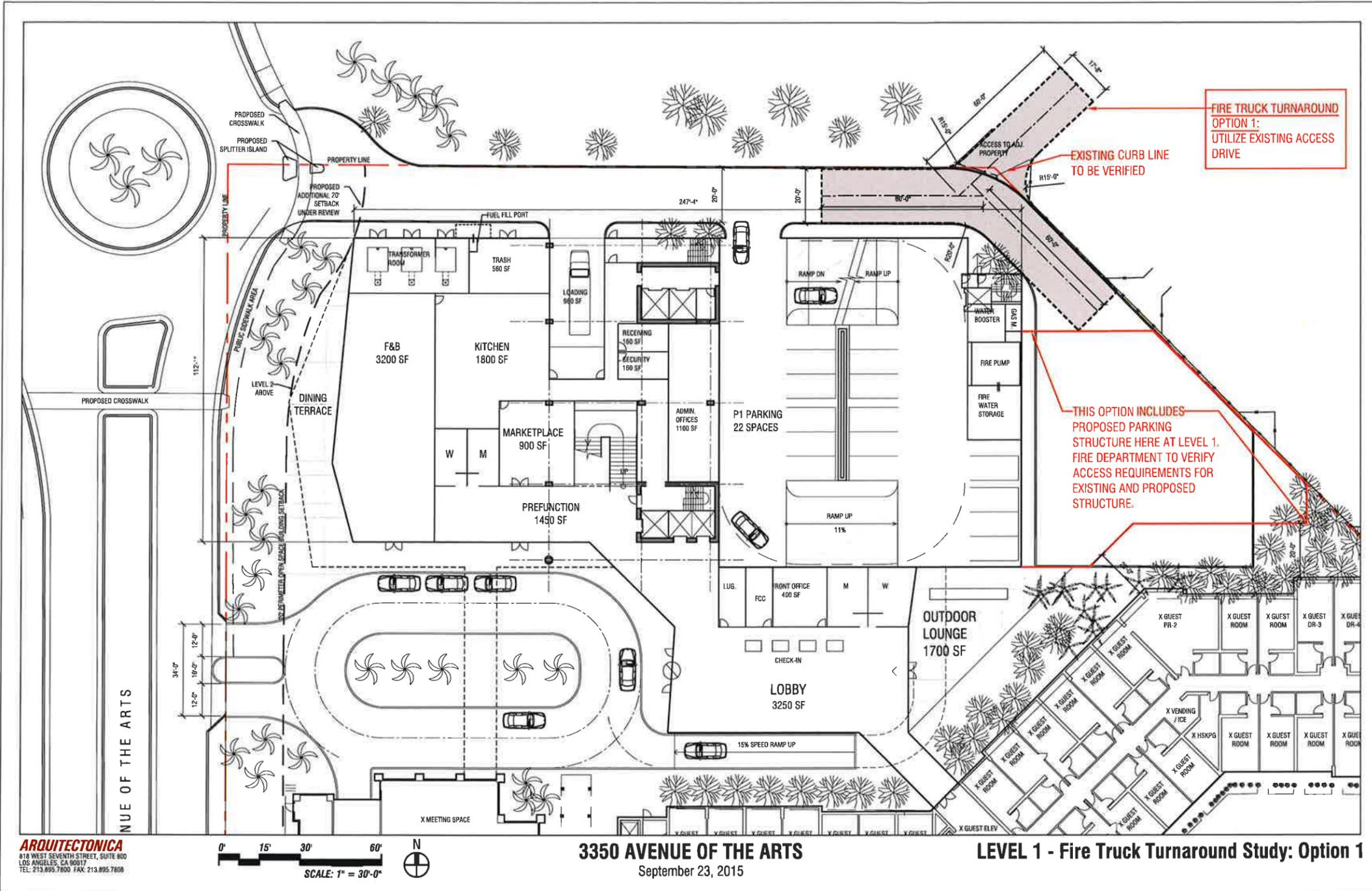
Land Use	(1) Wyndham Hotel	(2) Hotel Restaurants	(3) Conference / Meeting	(4) Hotel Spa	(4)
Size	388 Rooms	8,500 SF	13,900 SF	2,700 SF	
Pkg Rate	0.50 Sp/Room	10 Sp/1000 SF	10 Sp/1,000 SF	10 Sp/1000 SF	
Rq'd Spaces [2]	Spaces 194	Spaces 96	Spaces 161	Spaces 27	
Adjustments	---	w/67% non-guest	w/50% non-guest	w/25% non-guest	Hotel Shared Parking Demand
Time of Day	Hourly Parking Demand [3]	Hourly Parking Demand [3]	Hourly Parking Demand [3]	Hourly Parking Demand [6]	
6:00 AM	133	0	0	5	138
7:00 AM	144	6	0	3	153
8:00 AM	161	19	24	3	207
9:00 AM	147	6	49	5	207
10:00 AM	138	6	49	5	198
11:00 AM	138	3	49	6	196
12:00 PM	132	64	53	4	253
1:00 PM	132	64	53	5	254
2:00 PM	138	21	53	5	217
3:00 PM	138	6	53	5	202
4:00 PM	141	6	53	6	206
5:00 PM	138	19	81	6	244
6:00 PM	134	35	81	7	257
7:00 PM	125	38	81	6	250
8:00 PM	131	45	81	6	263
9:00 PM	139	43	81	5	268
10:00 PM	139	38	41	2	220
11:00 PM	141	26	41	1	209
12:00 AM	139	19	0	0	158

Notes:
[1] Based on weekday hourly parking accumulation percentages provided in Urban Land Institute (ULI) *Shared Parking, 2nd Edition*.
[2] See Appendix A for details on the shared parking calculations for each project component.

TABLE 3
"TYPICAL" WEEKEND (Saturday) SHARED PARKING ANALYSIS [1]
3550 Avenue of the Arts Hotel and Condominium Project, Costa Mesa

Land Use	(1) Wyndham Hotel	(2) Hotel Restaurants	(3) Conference / Meeting	(4) Hotel Spa	(4)
Size	388 Rooms	8,500 SF	13,900 SF	2,700 SF	
Pkg Rate	0.5 Sp/Room	10 Sp/1000 SF	10 Sp/1,000 SF	10 Sp/1000 SF	
Rq'd Spaces [2]	Spaces 194	Spaces 96	Spaces 161	Spaces 27	
Adjustments	---	w/67% non-guest	w/50% non-guest	w/25% non-guest	Hotel Shared Parking Demand
Time of Day	Hourly Parking Demand [3]	Hourly Parking Demand [3]	Hourly Parking Demand [3]	Hourly Parking Demand [6]	
6:00 AM	146	0	0	5	151
7:00 AM	153	6	0	3	162
8:00 AM	164	19	24	2	209
9:00 AM	149	6	49	3	207
10:00 AM	136	6	49	2	193
11:00 AM	136	3	49	3	191
12:00 PM	129	64	53	3	249
1:00 PM	129	64	53	2	248
2:00 PM	136	21	53	1	211
3:00 PM	136	6	53	2	197
4:00 PM	141	6	53	3	203
5:00 PM	143	19	81	6	249
6:00 PM	141	35	81	5	262
7:00 PM	135	38	81	3	257
8:00 PM	143	45	81	2	271
9:00 PM	150	43	81	1	275
10:00 PM	150	38	41	0	229
11:00 PM	155	26	41	0	222
12:00 AM	154	19	0	0	173

Notes:
[1] Based on weekend hourly parking accumulation percentages provided in Urban Land Institute (ULI) *Shared Parking, 2nd Edition*.
[2] See Appendix A for details on the shared parking calculations for each project component.



Ashley Cooper

From: HOLLISTER, DAVID <DAVID.HOLLISTER@costamesaca.gov>
Sent: Wednesday, October 28, 2015 4:01 PM
To: Ashley Cooper
Cc: ASHABI, MINOO; STEFANO, DAN
Subject: FW: Meeting Request: 3350 Ave of the Arts
Attachments: 2015.09.23-FireDeptTurnaround-Option1-Plan.pdf; 2015.09.23-FireDeptTurnaround-Option2-Plan.pdf; 2015.09.23-FireDeptTurnaround-Section.pdf

Ashley,
 The fire department accepts "option 1" with the understanding that there will be an additional fire protection requirement to off-set the new layout. This requirement has yet to be determined but may include additional standpipes.

David Hollister
 Fire Protection Analyst
 Costa Mesa Fire Department
 (714) 327-7403 office
 (714) 327-7408 fax

From: Ashley Cooper [mailto:acooper@arquitectonica.com]
Sent: Wednesday, September 23, 2015 5:24 PM
To: HOLLISTER, DAVID <DAVID.HOLLISTER@costamesaca.gov>
Cc: Projects - LA Avenue of Arts Project Team <la.aveofarts@arquitectonica.com>; Jeffrey Anglada <jeffreya@wincomegroup.com>; Jhonelle Henry <jhenry@rosanna-inc.com>; STEFANO, DAN <Dan.Stefano@costamesaca.gov>
Subject: RE: Meeting Request: 3350 Ave of the Arts

Dear Dave,

Please find the attached exhibits for your review.
 Included are Level 1 / Site Plans showing Option 1 and 2 for the location of the fire truck turnaround. Also attached is a Section showing the proposed structure for both options.

Both options have items to be verified by you, specifically the Fire Department's requirements to access both the existing and proposed structures. Please also review the turnaround layouts and dimensions, and let us know what comments you have.

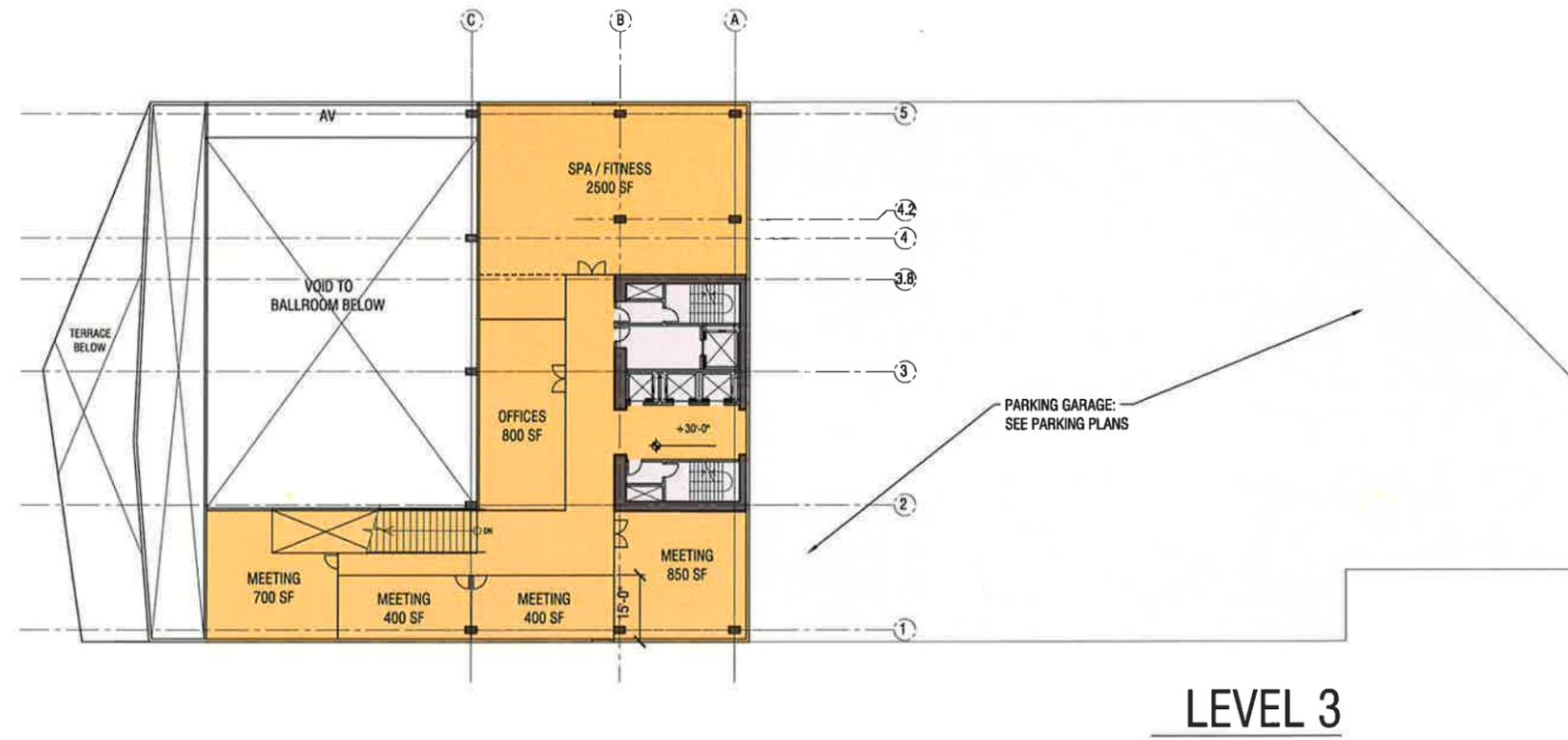
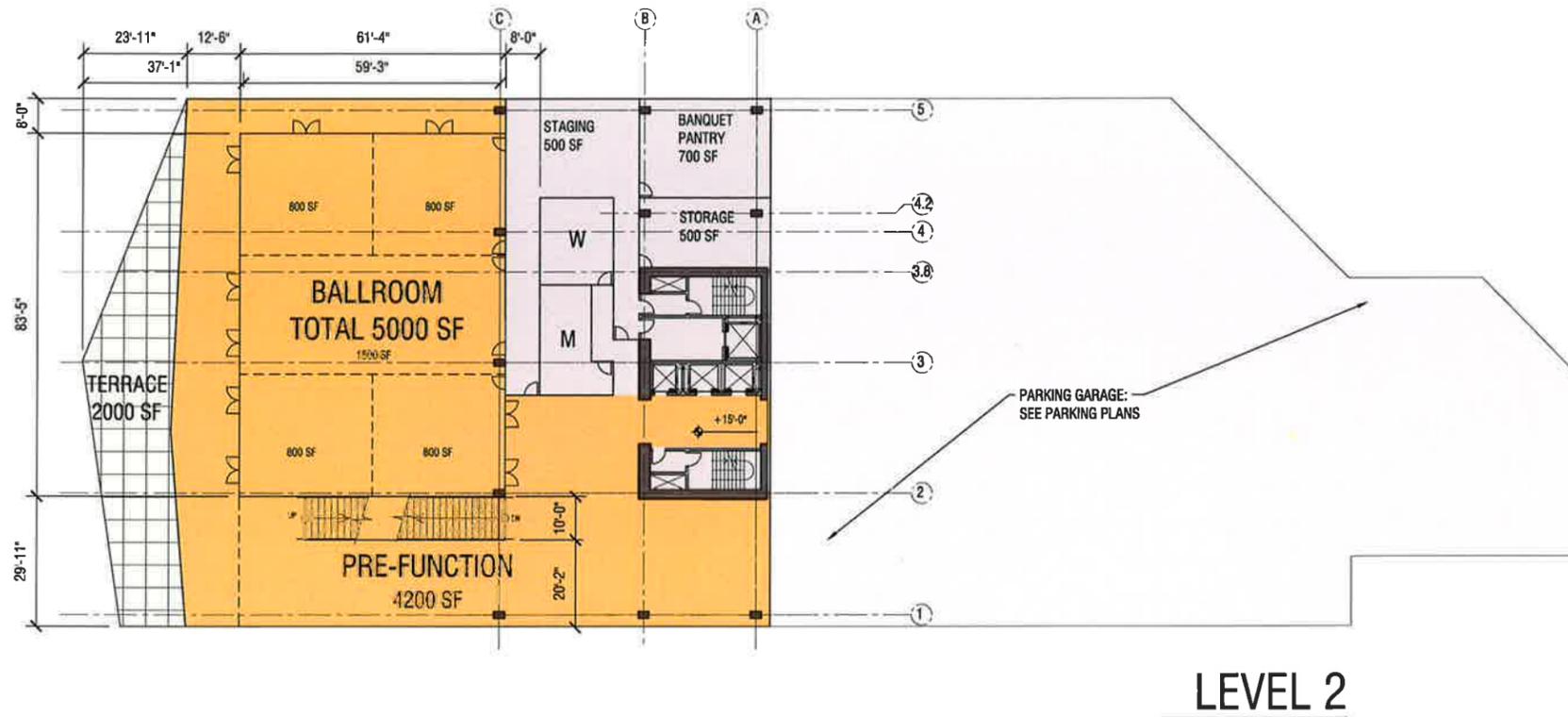
I am available to discuss by phone or to meet in person if that works best for you - let us know either way.

Thank you kindly,
 Ashley

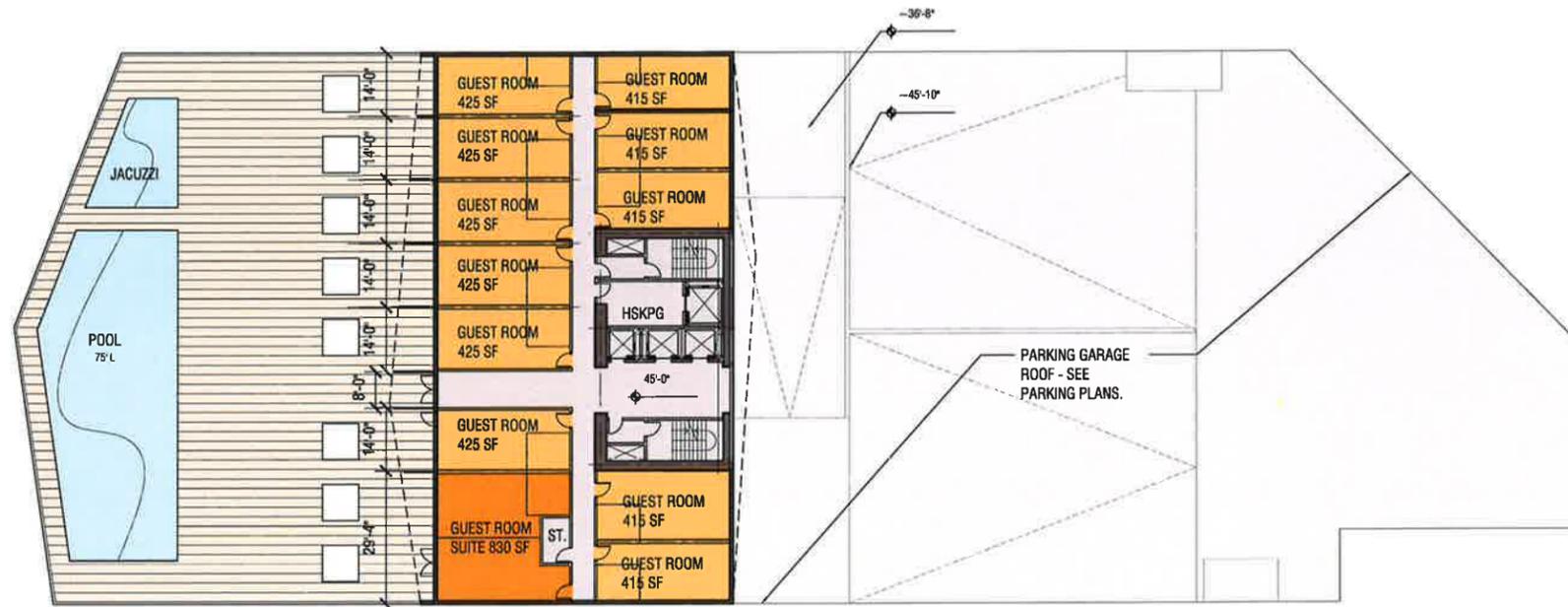
From: HOLLISTER, DAVID [mailto:DAVID.HOLLISTER@costamesaca.gov]
Sent: Tuesday, September 22, 2015 4:12 PM

THIS FIRE DEPARTMENT TURN AROUND OPTION WAS ACCEPTED BY COSTA MESA FIRE DEPARTMENT PER EMAIL FROM DAVE HOLLISTER 10/28/15. ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS TO BE COORDINATED.

-17-

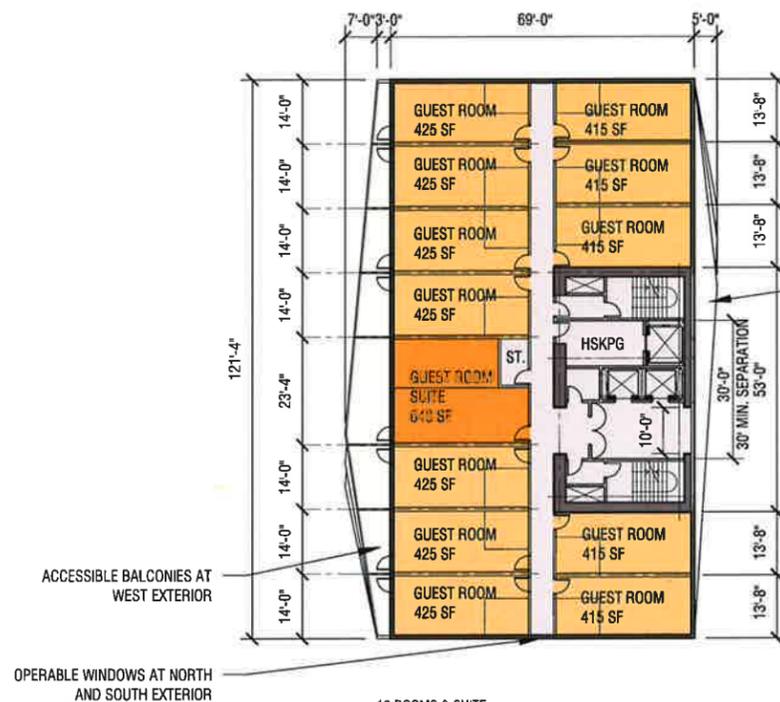


-19-



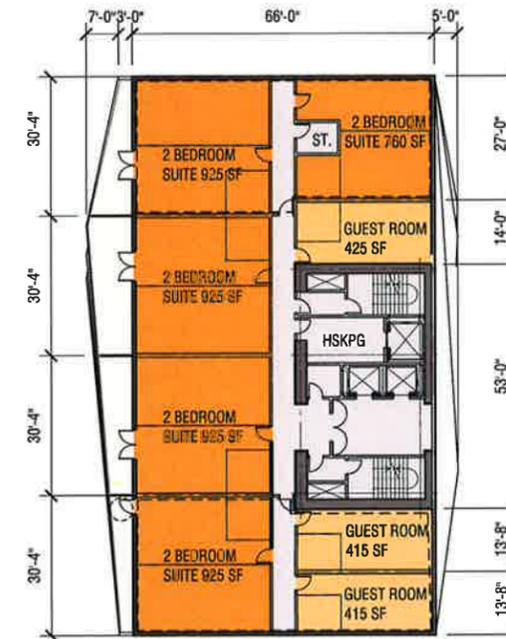
12 ROOMS & SUITE
 GROSS AREA: 8000 SF
 70% EFFICIENCY
 (ROOM AREAS SHOWN ARE GROSS AREAS)

LEVEL 4



13 ROOMS & SUITE
 GROSS AREA: 8000 SF
 72% EFFICIENCY
 (ROOM AREAS SHOWN ARE GROSS AREAS)

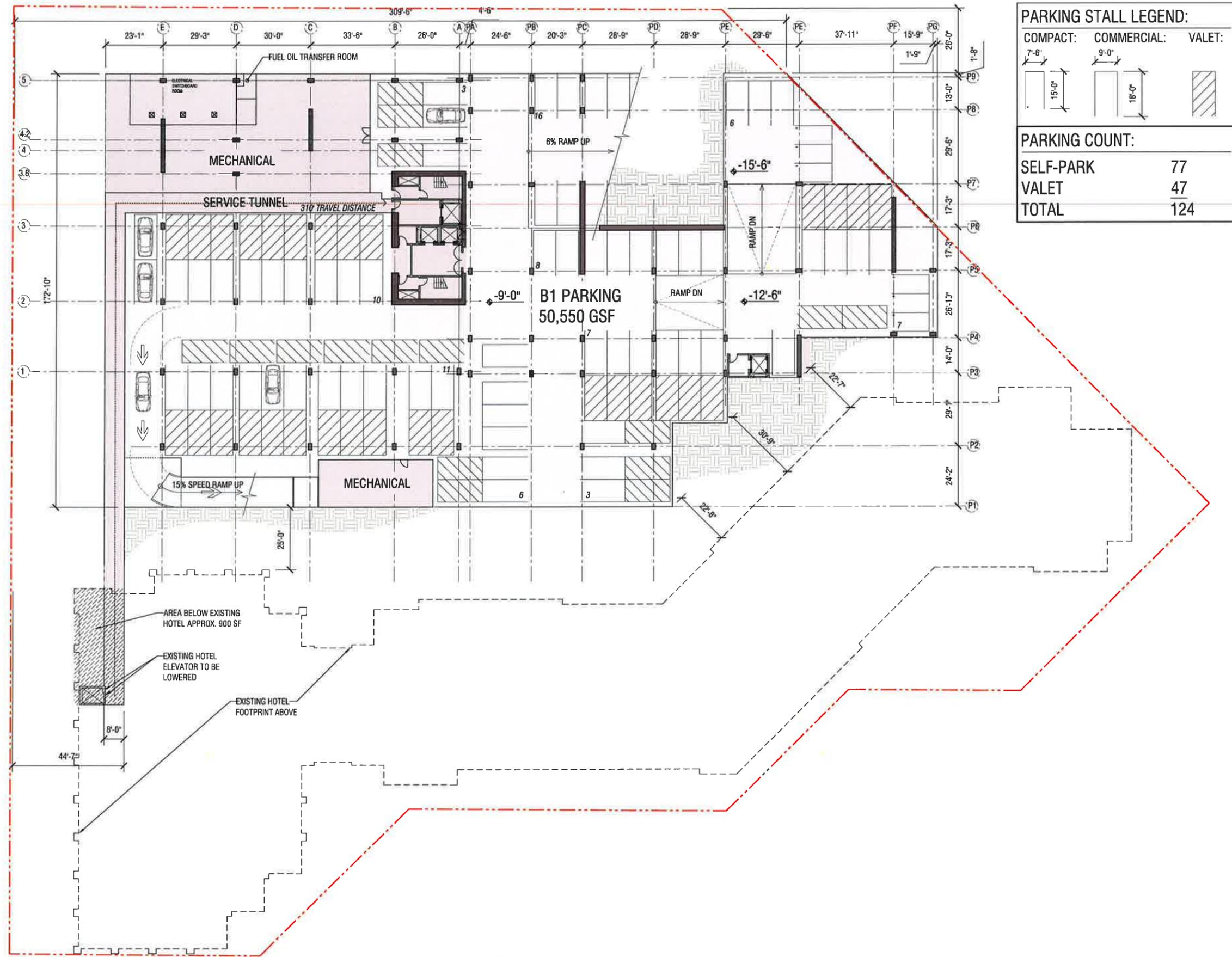
TYPICAL LEVEL (5 - 14)



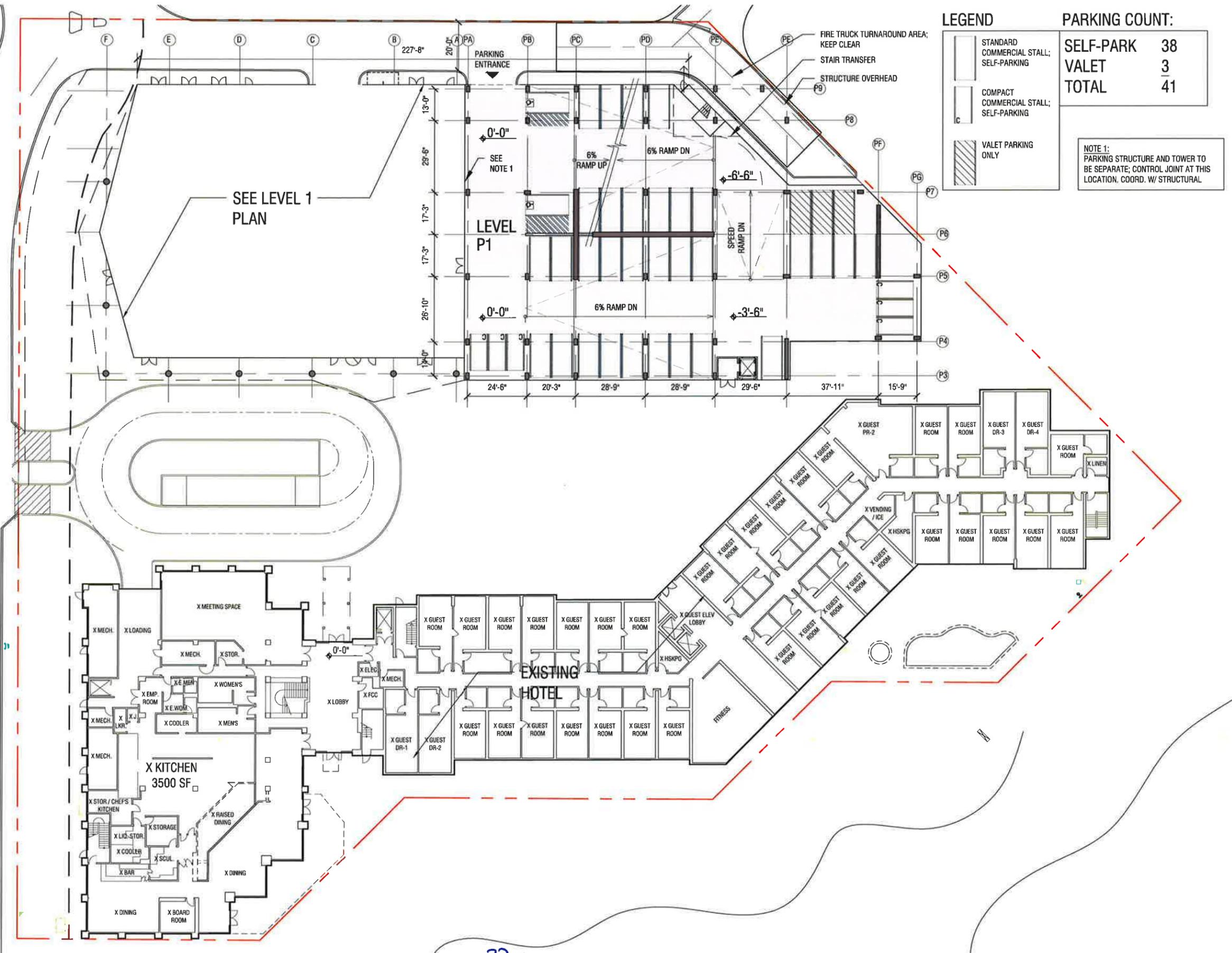
8 GUEST ROOMS & SUITES
 GROSS AREA: 8000 SF
 (ROOM AREAS SHOWN ARE GROSS AREAS)

PENTHOUSE LEVEL (15)

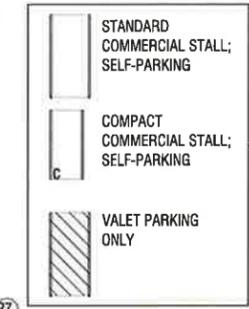
- 20 -



- 21 -



LEGEND



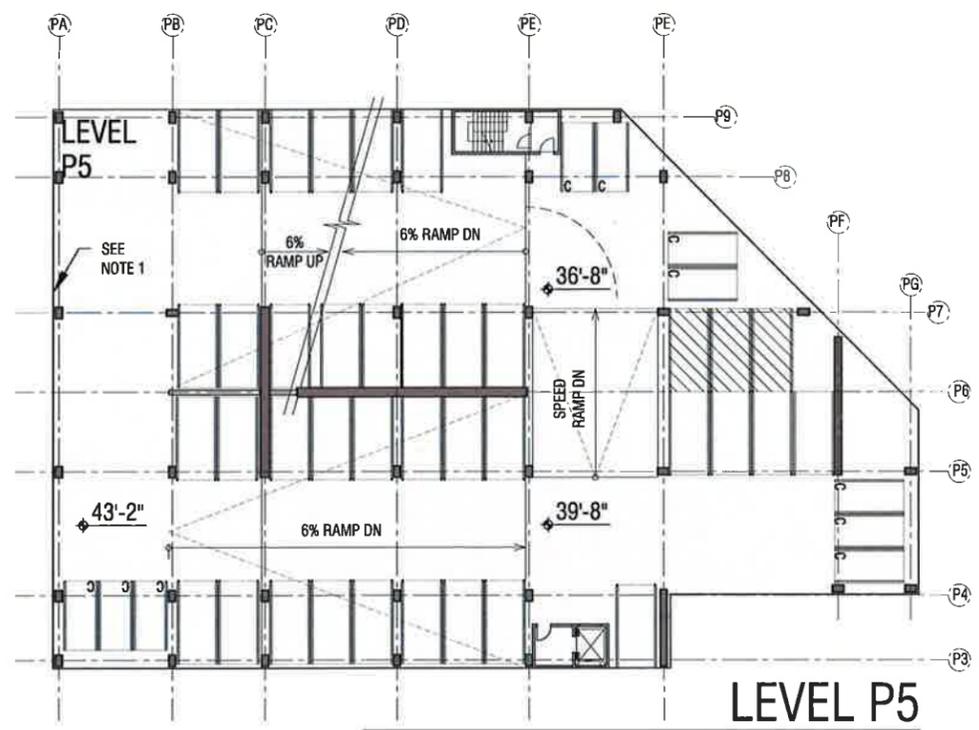
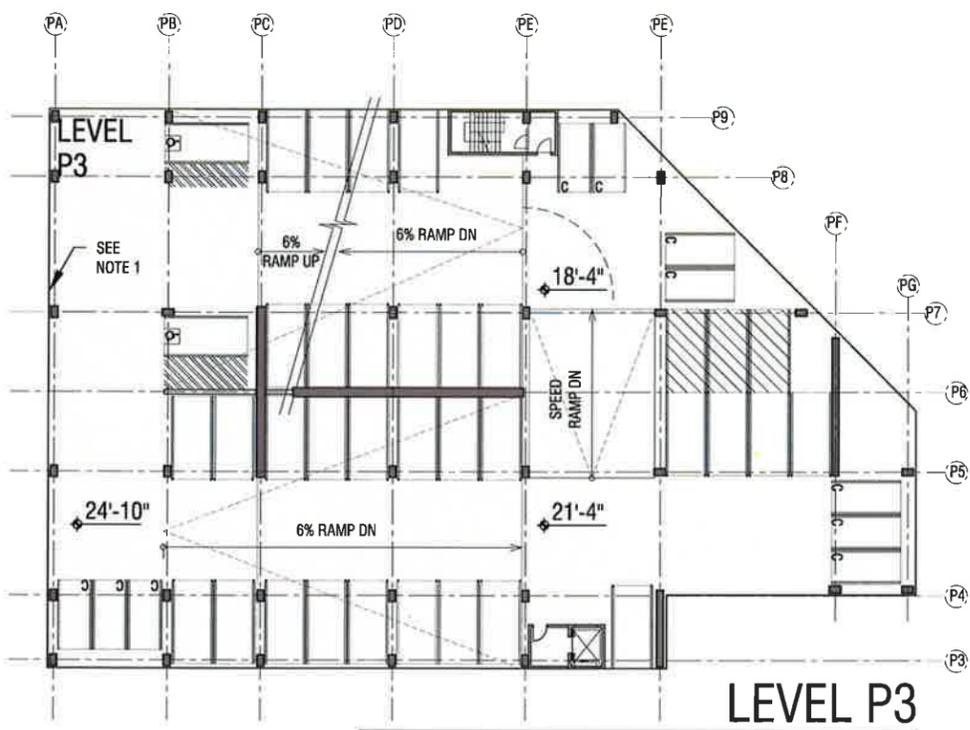
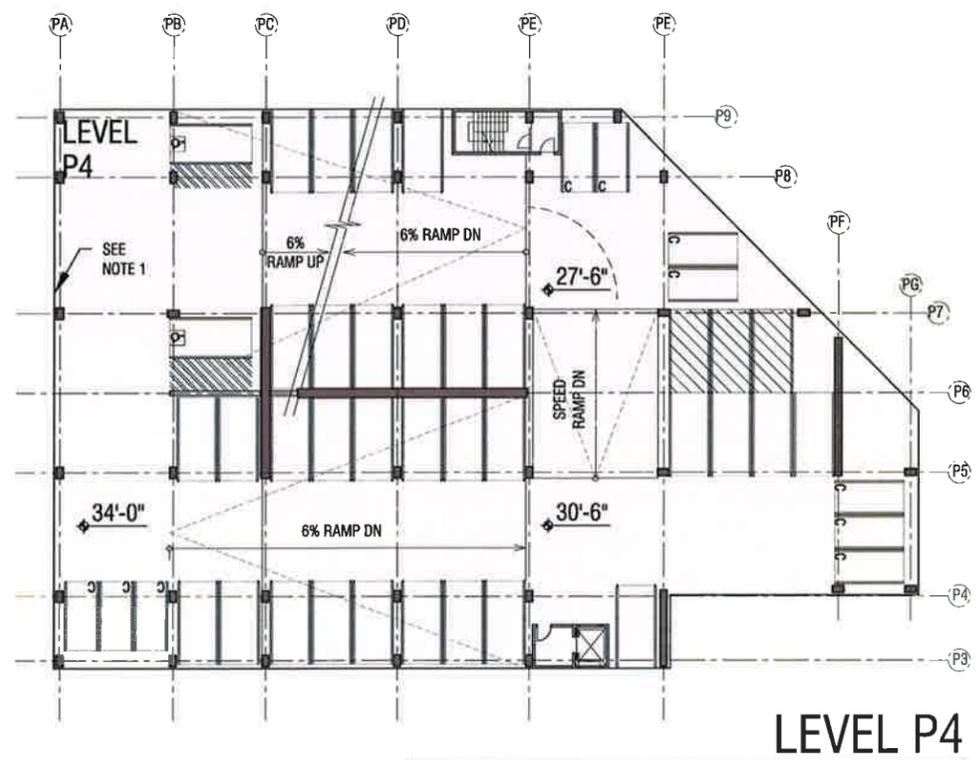
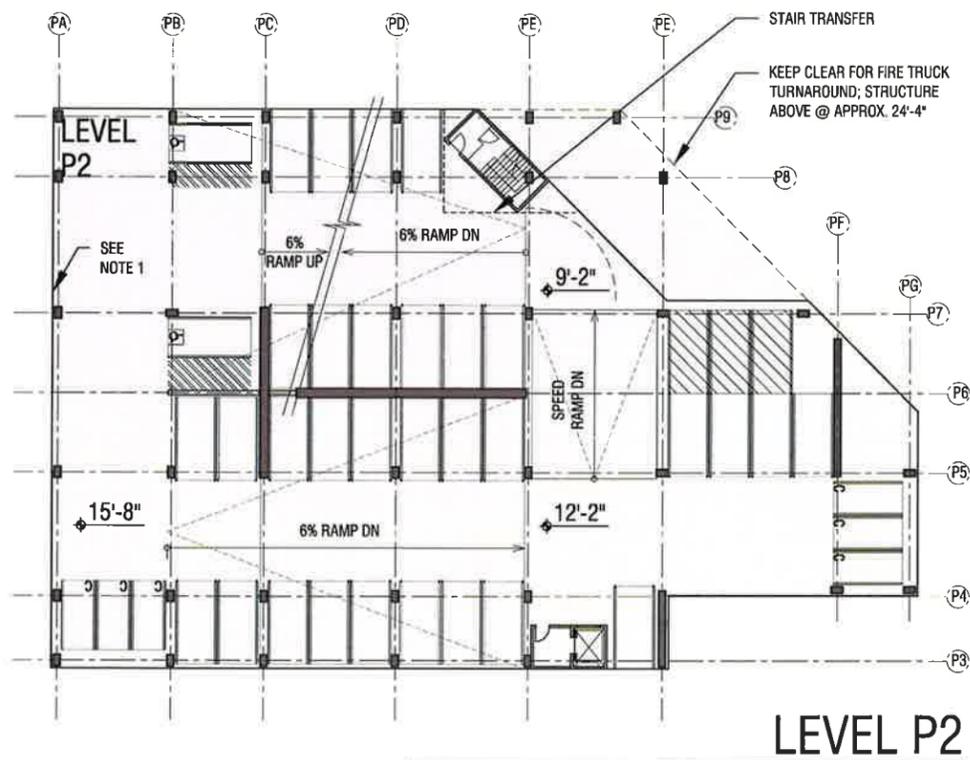
PARKING COUNT:

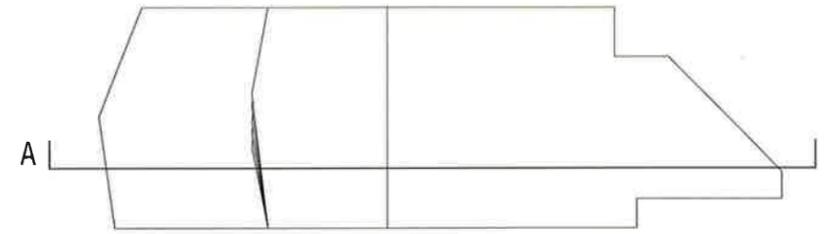
SELF-PARK	38
VALET	3
TOTAL	41

NOTE 1:
PARKING STRUCTURE AND TOWER TO BE SEPARATE; CONTROL JOINT AT THIS LOCATION, COORD. W/ STRUCTURAL

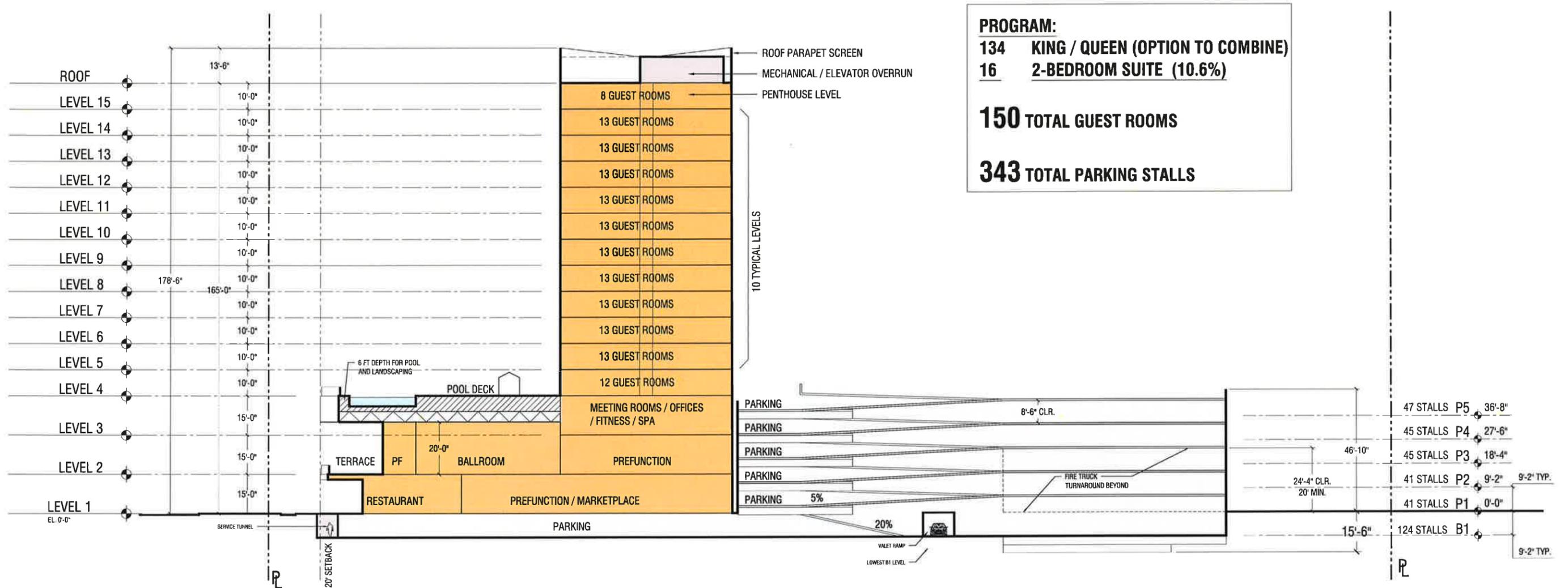
SEE LEVEL 1 PLAN

-22-

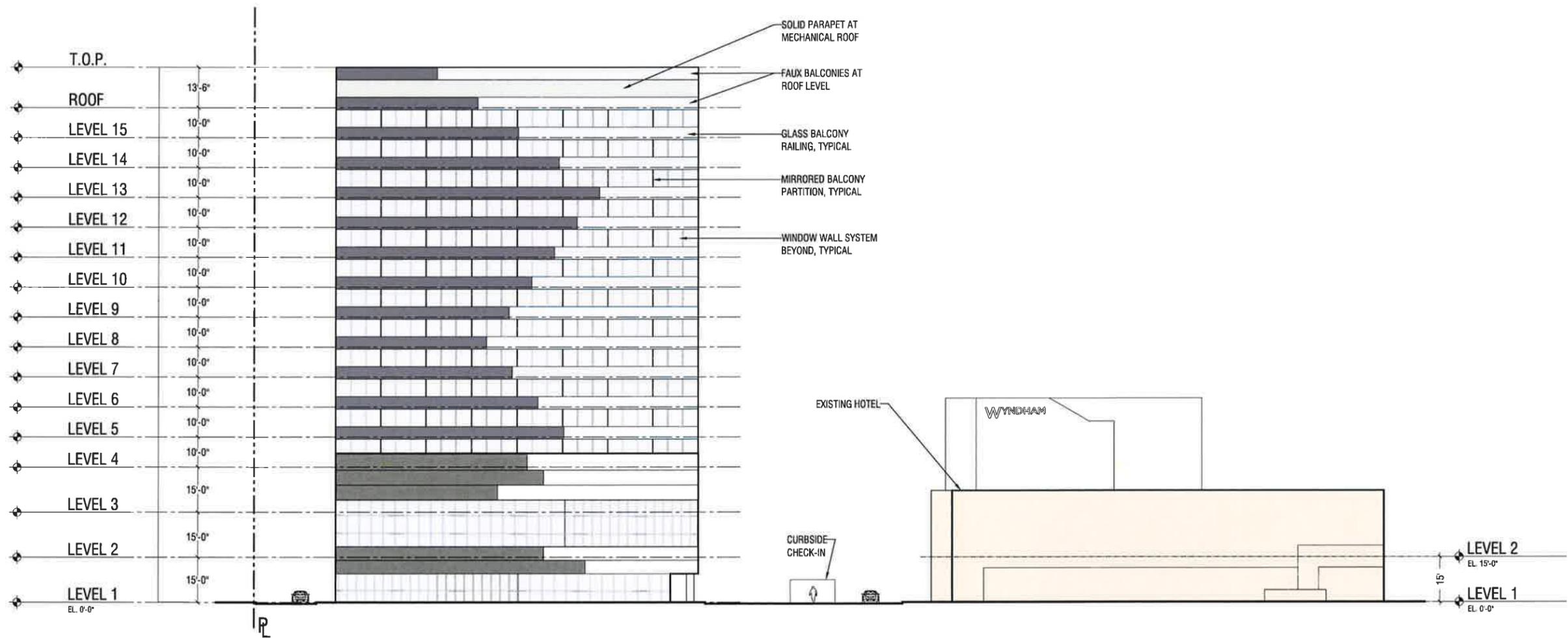
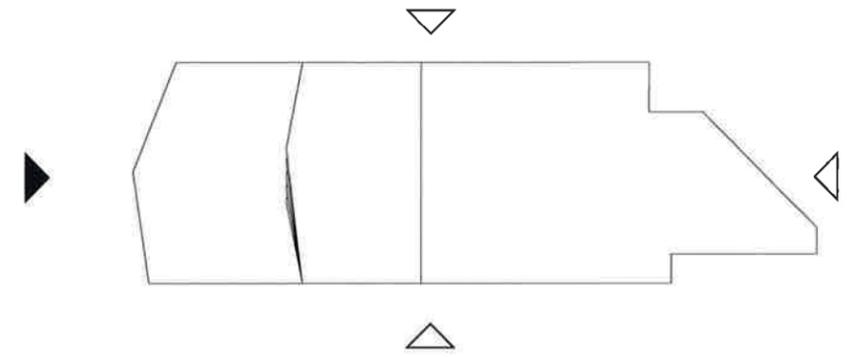




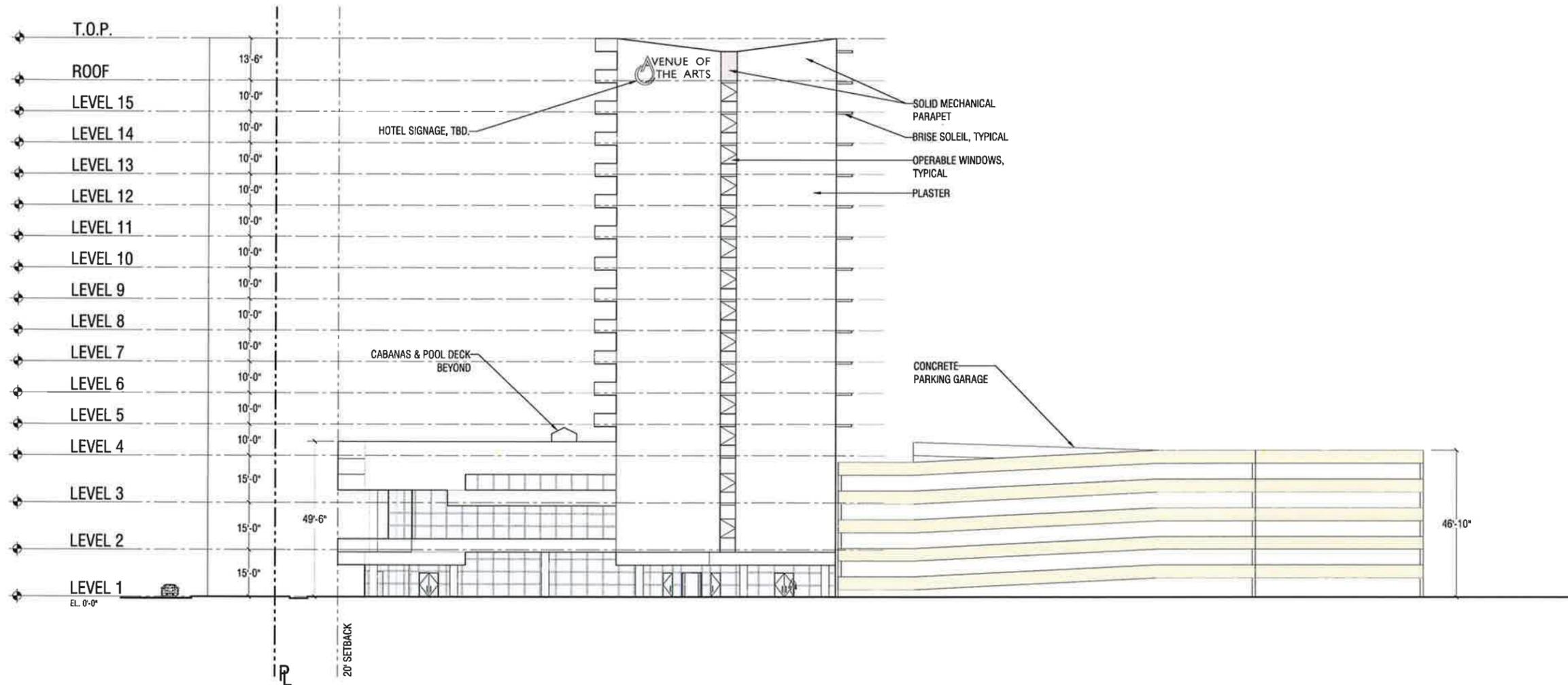
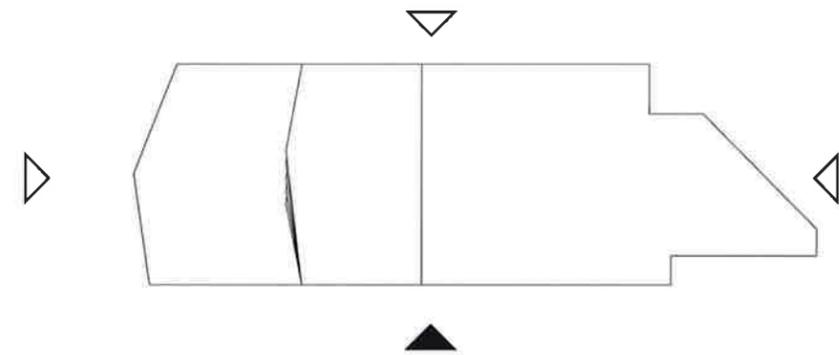
KEY PLAN / N.T.S.



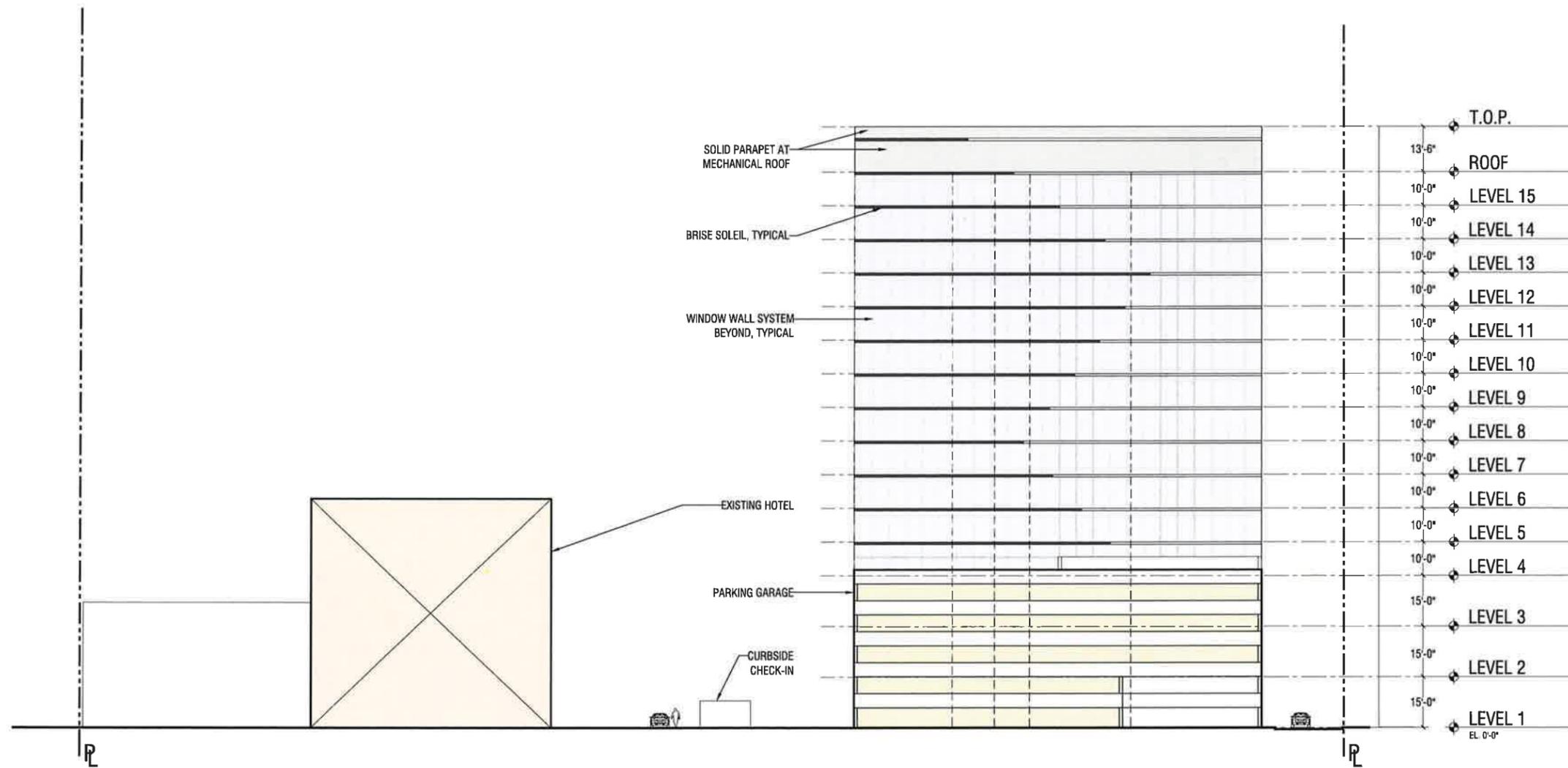
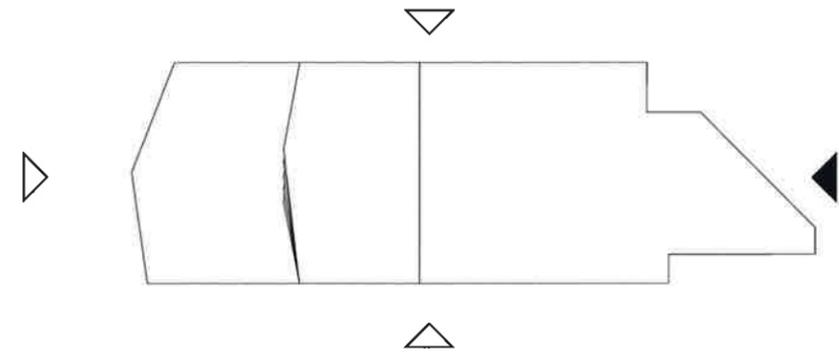
-24-



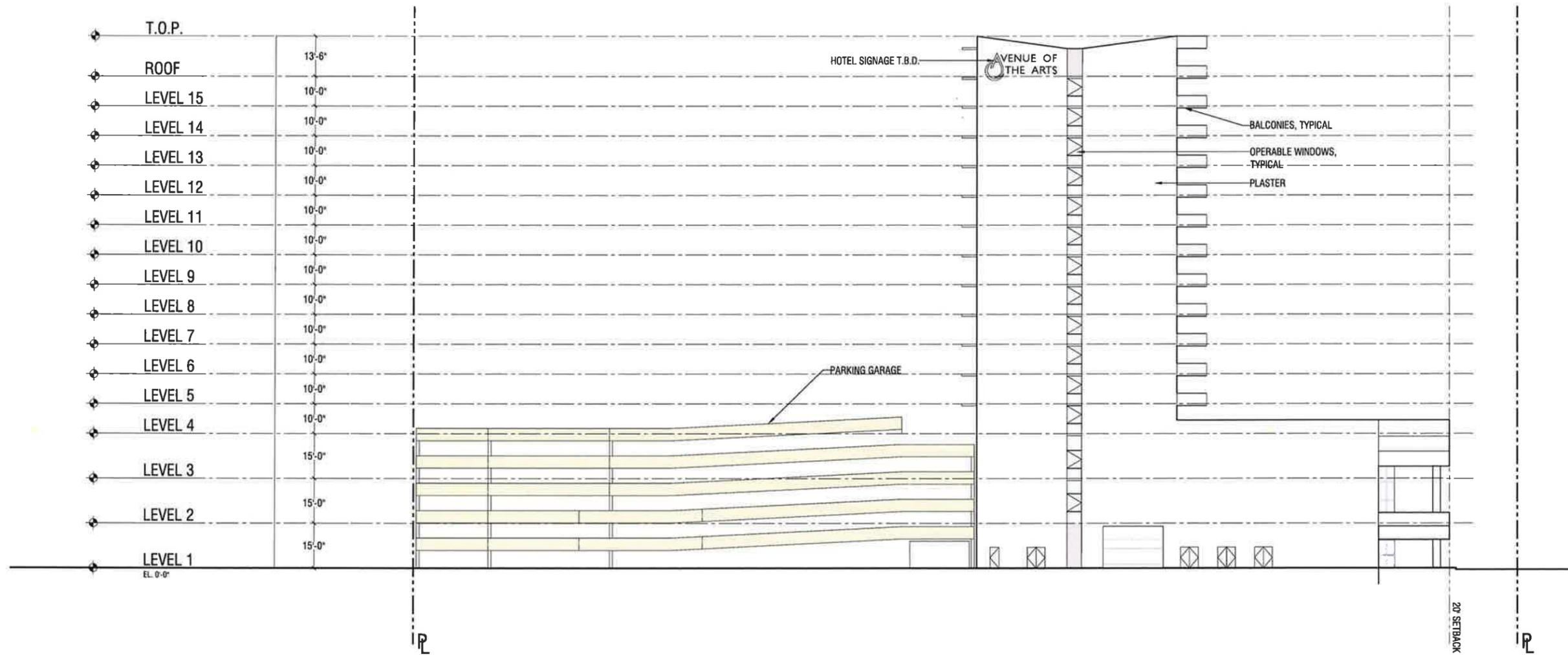
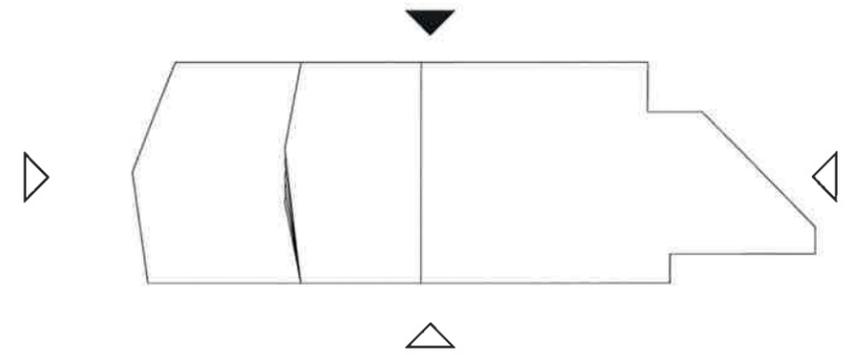
-25-



-26-



-27-



-28-



-29-

ARQUITECTONICA

FULL-SIZE PRINT 22"x34"
HALF-SIZE PRINT 11"x17"

1" = 20'-0"
0 10 20

3350 AVENUE OF THE ARTS
COSTA MESA, CALIFORNIA / FEBRUARY 22, 2016

Rendering // AVE OF THE ARTS WEST VIEW **A5.1**



-30-

ARQUITECTONICA

FULL-SIZE PRINT 22"x34"
HALF-SIZE PRINT 11"x17"

1" = 20'-0"
0 10 20

3350 AVENUE OF THE ARTS
COSTA MESA, CALIFORNIA / FEBRUARY 22, 2016

Rendering // AVE OF THE ARTS SOUTHWEST VIEW **A5.2**



- 31 -

ARQUITECTONICA

FULL-SIZE PRINT 22"x34"
HALF-SIZE PRINT 11"x17"

1" = 20'-0"
0 10 20

3350 AVENUE OF THE ARTS
COSTA MESA, CALIFORNIA / FEBRUARY 22, 2016

Rendering // VIEW FROM SEGERSTROM PLAZA **A5.3**