



PLANNING COMMISSION AGENDA REPORT

III.3

MEETING DATE: APRIL 12, 2004

ITEM NUMBER

SUBJECT: VESTING TENTATIVE PARCEL MAP PM-03-250/CONDITIONAL USE PERMIT
TWO TOWN CENTER (3200 BRISTOL STREET, 3180-3210 PARK CENTER DRIVE,
AND 601-675 ANTON BOULEVARD)

DATE: APRIL 1, 2004

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

PROJECT DESCRIPTION

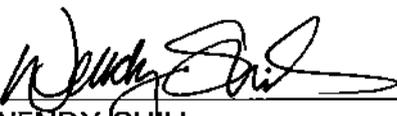
The applicant is requesting approval of a vesting tentative parcel map to subdivide 3 existing parcels at Two Town Center into 14 parcels (10 for existing structures, 4 for parking and common areas).

APPLICANT

Karen Selleck of RBF Consulting is representing the property owner, Commonwealth Partners LLC.

RECOMMENDATION

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



WENDY SHIH
Associate Planner



PERRY VALANTINE
Asst. Development Services Director

BACKGROUND

Two Town Center is one of three sub-areas within the South Coast Plaza Town Center. It is bound by Bristol Street to the west, Anton Boulevard to the north, Avenue of the Arts to the east, and the 405-Freeway to the south. The property is developed with office buildings and restaurants. A Two Town Center Final Master Plan PA-02-33, consisting of a new 18-story office building, five level parking structure and an amendment to the South Coast Plaza Town Center Preliminary Master Plan, was approved in October 2002 and an one-year extension of time was granted in December 2003. The center currently consists of 3 parcels. The applicant proposes to subdivide the lots to create a total of 14 parcels (10 for individual buildings and 4 for parking and common areas).

DISCUSSION

Although Two Town Center is comprised of multiple lots and separated by Park Center Drive, it is considered as a single project that is part of the South Coast Plaza Town Center. The proposed map further subdivides existing parcels to create individual lots for each building and lots for parking and ingress/egress purposes.

As provided for by the State Subdivision Map Act, the applicant has applied for a "vesting" tentative parcel map. If Planning Commission approves the vesting tentative parcel map, the Codes applicable at the time of filing, including development standards and fees, remain in effect for this project even if the Codes change.

Vesting Tentative Parcel Map VPM-03-250 would allow individual ownership of each of the buildings. The proposed parcel lines are for financing/leasing purposes only and will not affect the development or operation of the center. The recorded reciprocal access and parking documents required as a part of this application will ensure that all parcels function together as a single project. The map is in compliance with the requirements of the Subdivision Map Act, the North Costa Mesa Specific Plan, final Master Plan approval PA-02-33, and Chapter XI (Subdivision) of the Zoning Code.

ENVIRONMENTAL

This request is exempt from the provisions of the California Environmental Quality Act, under Class 15, Minor Land Divisions.

ALTERNATIVES

If the parcel map were denied, the current legal parcel configuration would remain unchanged.

CONCLUSION

Staff does not anticipate any land use impacts as a result of the parcel map, provided the conditions of approval and code requirements are complied with. Approval of the parcel map will allow the legal subdivision of three existing lots into fourteen lots (10 lots for individual buildings and 4 parking/common lots).

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" – Conditions of Approval
 Applicant's Project Description and Justification
 Plans

File Name: 041204VPM03250

Date: 4/1/04

Time 12:30 p.m.

cc: Dep. City Mgr. - Dev. Svcs. Director
 Sr. Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

John Krappman
Common Wealth Partners LLC
633 West Fifth St., 72nd Floor
Los Angeles, CA 90071

Karen Selleck
RBF Consulting
14725 Alton Pkwy
Irvine, CA 92618

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF COSTA MESA APPROVING VESTING TENTATIVE PARCEL
MAP VPM-03-250**

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

WHEREAS, an application was filed by Karen Selleck, authorized agent for Commonwealth Partners LLC, owner of real property located at 3200 Bristol Street, 3180-3210 Park Center Drive, and 601-675 Anton Boulevard, requesting approval of a Vesting Tentative Parcel Map to subdivide 3 existing parcels into 14 lots (10 for existing structures, 4 for parking and common area); and

WHEREAS, Planning Commission held a duly noticed public hearing on April 12, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Vesting Tentative Parcel Map VPM-03-250 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Vesting Tentative Parcel Map VPM-03-250 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 12th day of April 2004.

Chair, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The creation of ten lots and four common lots, as conditioned, is consistent with the City's General Plan and Zoning Ordinances.
- B. The proposed use of the lots is for an existing commercial/office center, which is compatible with the objectives, policies, general land use, and programs specified in the General Plan.
- C. The subject property is physically suitable to accommodate Vesting Tentative Parcel Map PM-03-250 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- D. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- E. The subdivision and development of the property, as conditioned, will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.
- F. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- G. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- H. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. Applicant shall provide proof of provision of non-exclusive, reciprocal common area parking privileges prior to recordation of the final map.

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: **2003-250**
Address: 611 Anton Blvd.

Environmental Determination:

1. Fully describe your request:

TPM 2003-250 encompasses Assessor's Parcel Numbers 410-481-01, 410-481-04 and 410-491-07. This map proposes the subdivision of approximately 20 gross acres into 14 parcels, with the creation of 10 footprint parcels around existing buildings and 4 parcels designated for common area parking, ingress and egress purposes. Bristol Street, Anton Boulevard and Avenue of the Arts are all existing improved public streets dedicated to the City of Costa Mesa.

2. Justification

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

In a flood zone. In the Redevelopment Area.
 Subject to future street widening. In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

Is not included in the publication indicated above.
 Is included in the publication indicated above.



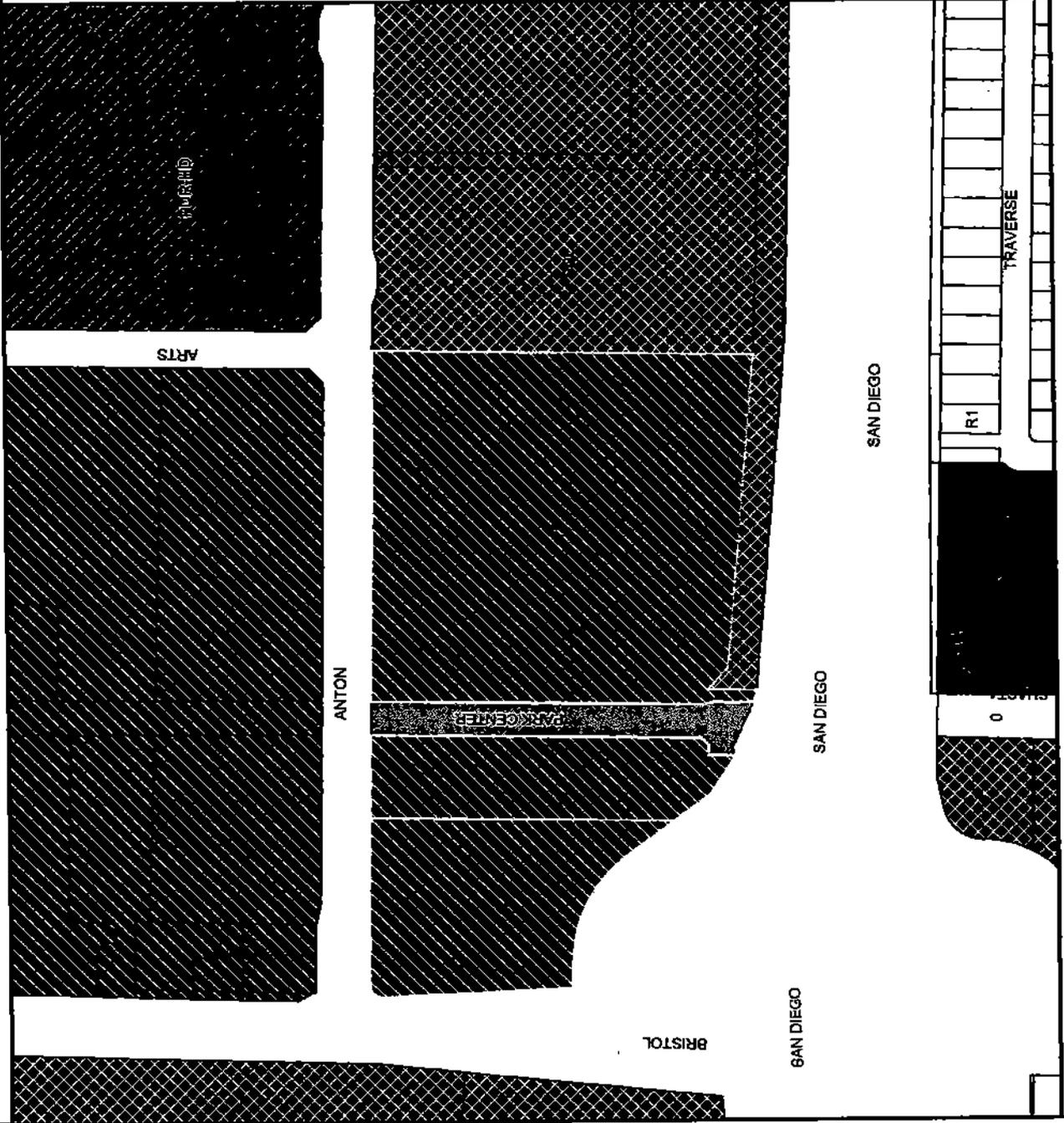
Signature

1-8-04

Date

ZONING/LOCATION MAP

PM-03-250



ZONING

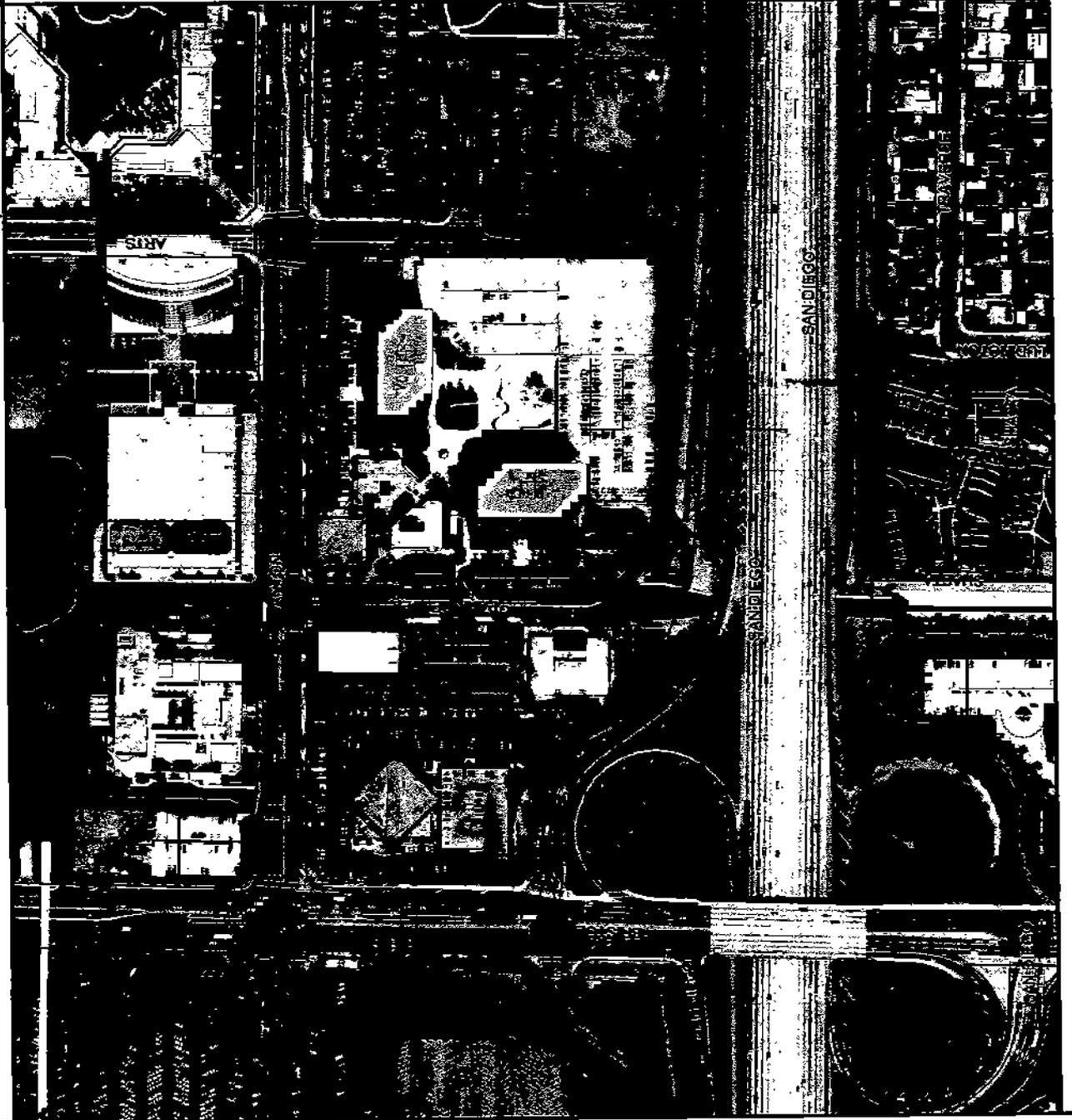
[Pattern]	Single Family Residential
[Pattern]	Multiple Family Residential (Medium Density)
[Pattern]	Multiple Family Residential (High Density)
[Pattern]	Multiple Family Residential
[Pattern]	Administrative and Professional
[Pattern]	Commercial Limited
[Pattern]	Shopping Center
[Pattern]	Local Business
[Pattern]	General Business
[Pattern]	Town Center
[Pattern]	Planned Development Residential - Low Density
[Pattern]	Planned Development Residential - Medium Density
[Pattern]	Planned Development Residential - High Density
[Pattern]	Planned Development Residential - North Costa Mesa
[Pattern]	Planned Development Commercial
[Pattern]	Planned Development Industrial
[Pattern]	Institutional and Recreational
[Pattern]	Institutional and Recreational - School
[Pattern]	Off-Street Parking
[Pattern]	General Industrial
[Pattern]	Industrial Park
[Pattern]	Specific Plan Areas
[Pattern]	Sphere of Influence
[Pattern]	City Boundary Line
[Pattern]	Freeways

LEGEND



AERIAL PHOTOGRAPH

Two Town Center Parcel Map PM-03-250



LEGEND

- Street Names
- Parcel Lines
- City Boundary
- Ortho Photography
- Parcels

