



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: APRIL 26, 2004

ITEM NUMBER

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

**DATE: APRIL 15, 2004**

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

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## **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**

By request of the property owner's attorney, the application for a vesting tentative parcel map for Two Town Center was continued from the April 12, 2004, Planning Commission meeting. The request for continuance was to allow the applicant time to confirm and understand the time limits associated with approval of the vesting map and the existing final master plan.

The staff report discussing details of the proposed map is attached for reference.

**DISCUSSION**

As mentioned in the previous staff report, Two Town Center Final Master Plan PA-02-33 was approved in October 2002, and a one-year time extension was granted in December 2003. Without a vesting map, the Zoning Code requires annual renewal of the Master Plan. Per CMMC Sec. 13-29(k)(2), when a vesting tentative map is approved for the project, the time limits to commence construction are commensurate with the time limits associated with the vesting map.

A tentative map approval is valid for 24 months and expires after that time limit if the final map is not recorded, unless an extension of time is granted (Sec. 13-216(a)). Once the final map is approved, the vesting rights associated with the map are valid for an additional 24-month period (Sec. 13-224 (c)(1)). As a result, the time limit to commence construction under the final master plan is now commensurate with the vesting map, which is a minimum of 48 months, or 4 years from approval of this application. Extension of the tentative and/or final map may be granted, if requested.

**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  
Planning Commission Agenda Report of April 12, 2004

File Name: 042604VTM03250

Date: 4/15/04

Time 11:30 a.m.

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

John Krappman  
Common Wealth Partners LLC  
633 West Fifth St., 72<sup>nd</sup> 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 26, 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 26th day of April 2004.**

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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 COMMISSION AGENDA REPORT

*U.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**

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## 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., 72<sup>nd</sup> 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.**

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Chair, Costa Mesa  
Planning Commission

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF ORANGE )

I, Perry Valantine, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on April 12, 2004, by the following votes:

AYES: COMMISSIONERS  
NOES: COMMISSIONERS  
ABSENT: COMMISSIONERS  
ABSTAIN: COMMISSIONERS

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Secretary, 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 #: **03-250**  
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:

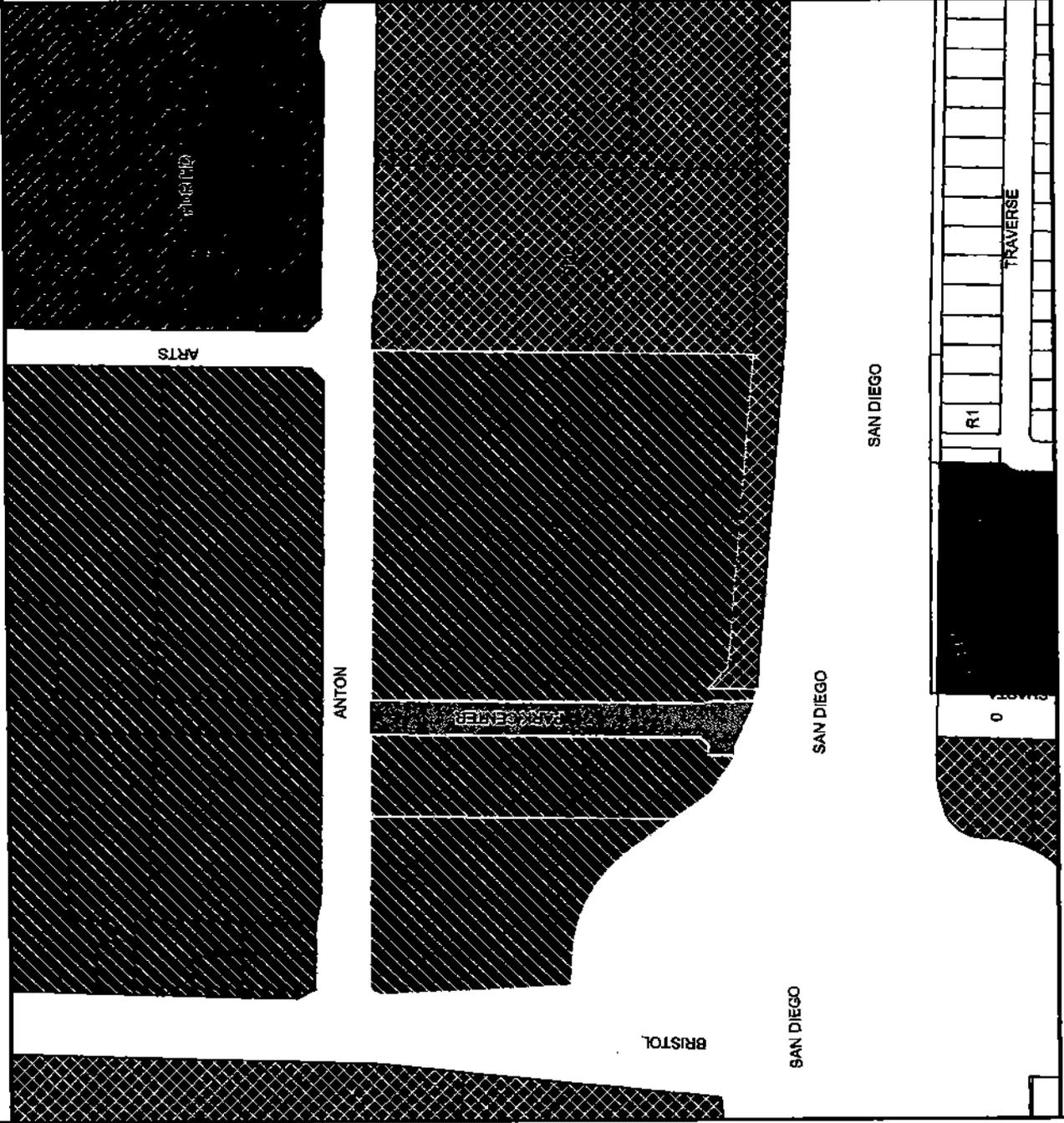
Is not included in the publication indicated above.  
 Is included in the publication indicated above.

  
Signature

1-8-04  
Date

# ZONING/LOCATION MAP

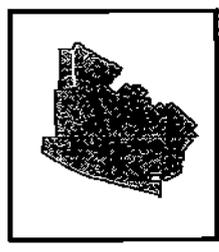
PM-03-250



**ZONING**

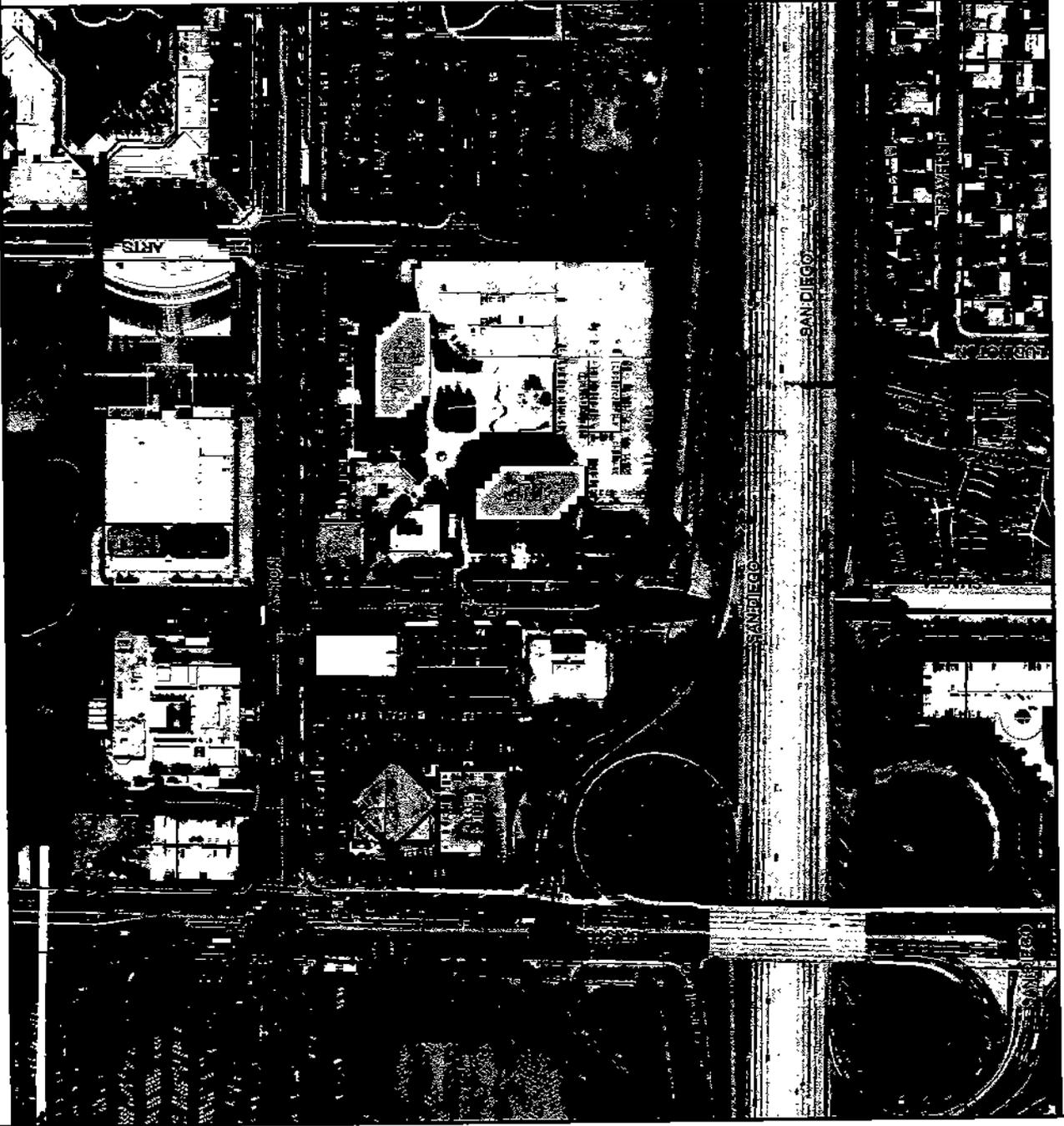
	Single Family Residential
	Multiple Family Residential (Medium Density)
	Multiple Family Residential (High Density)
	Multiple Family Residential
	Administrative and Professional
	Commercial Limited
	Shopping Center
	Local Business
	General Business
	Town Center
	Planned Development Residential - Low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

**LEGEND**



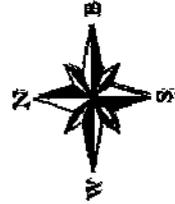
# AERIAL PHOTOGRAPH

Two Town Center Parcel Map PM-03-250



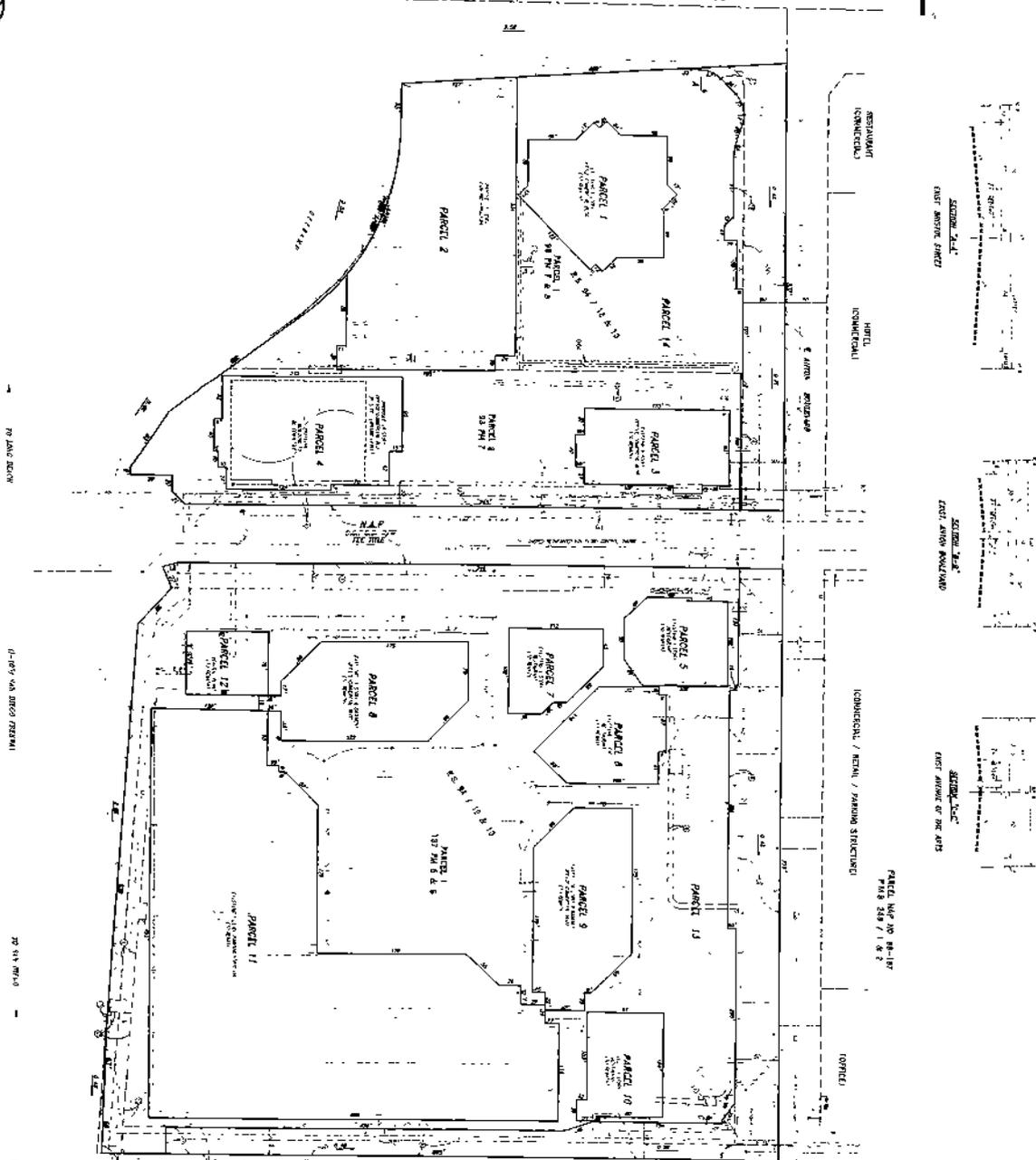
## LEGEND

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



— E. AVENUE OF THE ARTS

11



**VESTING TENTATIVE PARCEL MAP NO. 2009-250**  
 IN THE CITY OF COSTA MESA, COUNTY OF ORANGE,  
 STATE OF CALIFORNIA

**LEGAL DESCRIPTION:**  
 THE PROPERTY DESCRIBED IN THIS PARCEL MAP IS THE PROPERTY OF THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE ORIGINAL RECORD MAP NO. 2009-250, FILED FOR RECORD IN THE COUNTY OF ORANGE, CALIFORNIA, ON 08/11/09, AT 10:00 AM.

**GENERAL NOTES:**  
 1. THE PARCELS SHOWN ON THIS PARCEL MAP ARE THE RESULT OF THE VESTING TENTATIVE PARCEL MAP NO. 2009-250, FILED FOR RECORD IN THE COUNTY OF ORANGE, CALIFORNIA, ON 08/11/09, AT 10:00 AM.

**ADDITIONAL NOTES:**  
 1. THE PARCELS SHOWN ON THIS PARCEL MAP ARE THE RESULT OF THE VESTING TENTATIVE PARCEL MAP NO. 2009-250, FILED FOR RECORD IN THE COUNTY OF ORANGE, CALIFORNIA, ON 08/11/09, AT 10:00 AM.

**APPROVALS:**  
 CITY OF COSTA MESA  
 COUNTY OF ORANGE

**PREPARED FOR:**  
 CONDOMINIUM PARTNERS, LLC  
 633 WEST 7TH STREET, SUITE 200  
 ANAHEIM, CA 92801  
 TEL: (714) 839-2100

**PREPARED BY:**  
 RFB  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 10000  
 10000 N. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CA 92801  
 TEL: (714) 839-2100

**DATE:**  
 08/11/09

**SCALE:**  
 AS SHOWN

**PROJECT:**  
 SOUTH COAST PLAZA (COMMERCIAL / RETAIL)

**TRACT NO. 16950**

**USE:**  
 RESTAURANT (COMMERCIAL)

**ADDITIONAL INFORMATION:**  
 THE PARCELS SHOWN ON THIS PARCEL MAP ARE THE RESULT OF THE VESTING TENTATIVE PARCEL MAP NO. 2009-250, FILED FOR RECORD IN THE COUNTY OF ORANGE, CALIFORNIA, ON 08/11/09, AT 10:00 AM.

**APPROVALS:**  
 CITY OF COSTA MESA  
 COUNTY OF ORANGE

**PREPARED FOR:**  
 CONDOMINIUM PARTNERS, LLC  
 633 WEST 7TH STREET, SUITE 200  
 ANAHEIM, CA 92801  
 TEL: (714) 839-2100

**PREPARED BY:**  
 RFB  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 10000  
 10000 N. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CA 92801  
 TEL: (714) 839-2100

**DATE:**  
 08/11/09

**SCALE:**  
 AS SHOWN

**PROJECT:**  
 SOUTH COAST PLAZA (COMMERCIAL / RETAIL)

**TRACT NO. 16950**

**USE:**  
 RESTAURANT (COMMERCIAL)

**ADDITIONAL INFORMATION:**  
 THE PARCELS SHOWN ON THIS PARCEL MAP ARE THE RESULT OF THE VESTING TENTATIVE PARCEL MAP NO. 2009-250, FILED FOR RECORD IN THE COUNTY OF ORANGE, CALIFORNIA, ON 08/11/09, AT 10:00 AM.

**APPROVALS:**  
 CITY OF COSTA MESA  
 COUNTY OF ORANGE

**PREPARED FOR:**  
 CONDOMINIUM PARTNERS, LLC  
 633 WEST 7TH STREET, SUITE 200  
 ANAHEIM, CA 92801  
 TEL: (714) 839-2100

**PREPARED BY:**  
 RFB  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 10000  
 10000 N. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CA 92801  
 TEL: (714) 839-2100

**DATE:**  
 08/11/09

**SCALE:**  
 AS SHOWN

**PROJECT:**  
 SOUTH COAST PLAZA (COMMERCIAL / RETAIL)

**TRACT NO. 16950**