



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: OCTOBER 9, 2006

J.L. 1.
ITEM NUMBER:

SUBJECT: TENTATIVE MAP T-16896
1202 BRISTOL STREET, COSTA MESA

DATE: SEPTEMBER 28, 2006

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP SENIOR PLANNER (714) 754-5611

DESCRIPTION

The applicant proposes a one-lot airspace subdivision of a commercial office building for condominium purposes.

APPLICANT

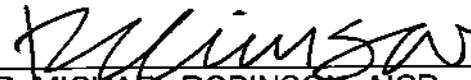
Mark Nero/MAM Social Inc., is the authorized agent for the property owner, Bristol Newport Medical.

RECOMMENDATION

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



MEL LEE, AICP
Senior Planner



R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

BACKGROUND/DISCUSSION

On October 12, 2005, Planning staff approved Development Review DR-05-11, to construct a two-story, 11,698 square foot medical office building, which is under construction. The subject site is zoned C1 (Local Business) with a General Plan designation of General Commercial.

The applicant proposes a tentative map to allow division of the building so that each tenant space can be sold separately. No physical changes to the building are proposed. Since the use and square footage of the building will remain the same, no parking impacts are anticipated.

Staff has included conditions that requires CC&Rs for common maintenance for the landscaping, driveway, and parking spaces.

ALTERNATIVE

If the map were denied, the applicant would not be able to file a similar request for six months. The building could be used and leased, but would be limited to a single ownership.

GENERAL PLAN CONFORMITY

The proposed subdivision affects only how the building may be sold; as a result, there will be no effect on the City's General Plan.

ENVIRONMENTAL DETERMINATION

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.

CONCLUSION

Staff does not anticipate any land use impacts. Approval of the tentative map will allow the legal subdivision for individual ownership purposes.

Attachments: Draft PC Resolution
 Exhibit "A" – Draft Findings
 Exhibit "B" – Draft Conditions of Approval
 City Engineer's Letter dated September 15, 2006
 Applicant's Project Justification Form
 Location Map
 Tentative Map

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

Mark Nero
MAM Socal Inc.
711 W. 17th Street, Suite D-5
Costa Mesa, CA 92627

Bristol Newport Medical
1048 Irvine Avenue, #446
Newport Beach, CA 92660

File: 100906T16896	Date: 092506	Time: 8:30 a.m.
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RESOLUTION NO. 06-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING TENTATIVE MAP T-
16896**

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

WHEREAS, an application was filed by Mark Nero/MAM Social Inc., authorized agent for Bristol Newport Medical, requesting approval of a one-lot airspace subdivision of a commercial office building for condominium purposes located at 1202 Bristol Street in a C1 (Local Business) zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 9, 2006;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions in Exhibit "B," the Planning Commission hereby **APPROVES** Tentative Map T-16896 with respect to the property described above.

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine the adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Tentative Map T-16896 and upon the 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 9th day of October, 2006.

Bill Perkins, Chair
Costa Mesa Planning Commission

H

EXHIBIT "A"**FINDINGS**

- A. The subdivision complies with Costa Mesa Municipal Code Section 13-29 (e) because:
 - a. The subdivision is consistent with the General Plan.
 - b. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. 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, under Section 15315.
- C. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.
- D. The subdivision of the property for commercial condominiums is consistent with the City's General Plan and Zoning Code.
- E. The proposed use of the subdivision is for office uses which is compatible with the objectives, policies, general plan land use designation, and programs specified in the City of Costa Mesa 2000 General Plan.
- F. The subject property is physically suitable to accommodate Tentative Map T-16896 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.
- G. 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.
- H. The subdivision 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 subdivision.
- I. 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).

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. The CC&Rs and articles of incorporation and bylaws of the Property Owners Association shall be reviewed by the Planning Division to confirm common use and maintenance of all parking spaces, driveways and landscaping.
- 2. All applicable conditions of approval for Development Review DR-05-11 shall be complied with.
- Eng. 3. Comply with the requirements contained in the letter prepared by the City Engineer dated September 15, 2006.



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

September 15, 2006

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

SUBJECT: Tentative Tract Map No. 16896
LOCATION: 1202 Bristol Street

Dear Commissioners:

Tentative Tract Map No. 16896, as furnished by the Planning Division for review by the Public Services Department, consists of a one-lot subdivision for office condominium purposes. Tentative Tract Map No. 16896 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. The map check fee shall be paid per C.C.M.M.C. Section 13-231.
3. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to C.C.M.M.C. Section 13-232.
4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
5. The elevations shown on all plans shall be on Orange County benchmark datum.
6. The Subdivider shall submit a cash deposit of \$710 for street sweeping at the time of issuance of a Construction Access permit. The full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.
7. The Subdivider's engineers shall conduct an evaluate of the storm runoff of the site which includes the subject area and tributary areas, and submit a report to the Engineering Division. Any proposed or required installation and/or upgrade of storm drain improvements shall comply with the Master Drainage Plan and as determined by the City Engineer. This study shall be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.

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8. Ownership and maintenance of private on-site drainage facilities, parkway culverts, and common areas shall be transferred by the owner to the Homeowner Association (HOA) to be formed pursuant to C.C.M.M.C. Section 13-41 (e). Said HOA shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system.
9. A Subdivision Agreement and deposit shall be submitted to the City Engineer to guarantee construction of any off-site improvements. The cash deposit or surety bond amount shall be determined by the City Engineer.
10. Vehicular and pedestrian access rights to Bristol Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.
11. Street lighting shall be provided as required by the Public Services Department, Transportation Services Division.
12. Coordinate with the utility companies to process the vacation of existing easements and dedicate new easements as needed.
13. The surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.
14. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
15. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
16. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
17. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.

Sincerely,



FOR: Ernesto Munoz, P. E.
City Engineer

/ch (Engr. 2006/Planning Commission Tract 16896)

FROM : CITY OF COSTA MESA

FAX NO. : 714 754 4955

Sep. 26 2006 09:50AM P2

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: **T-16896**

Environmental Determination: **EXEMPT**

Address: **1202 BRISTOL**

1. Fully describe your request:

*A Tentative Tent Map has been filed to obtain entitlement to subdivide a medical office building (currently under construction) in accordance with condon-
ing provisions stipulated in State law.*

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.
- Subject to future street widening.
- In the Redevelopment Area.
- 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:

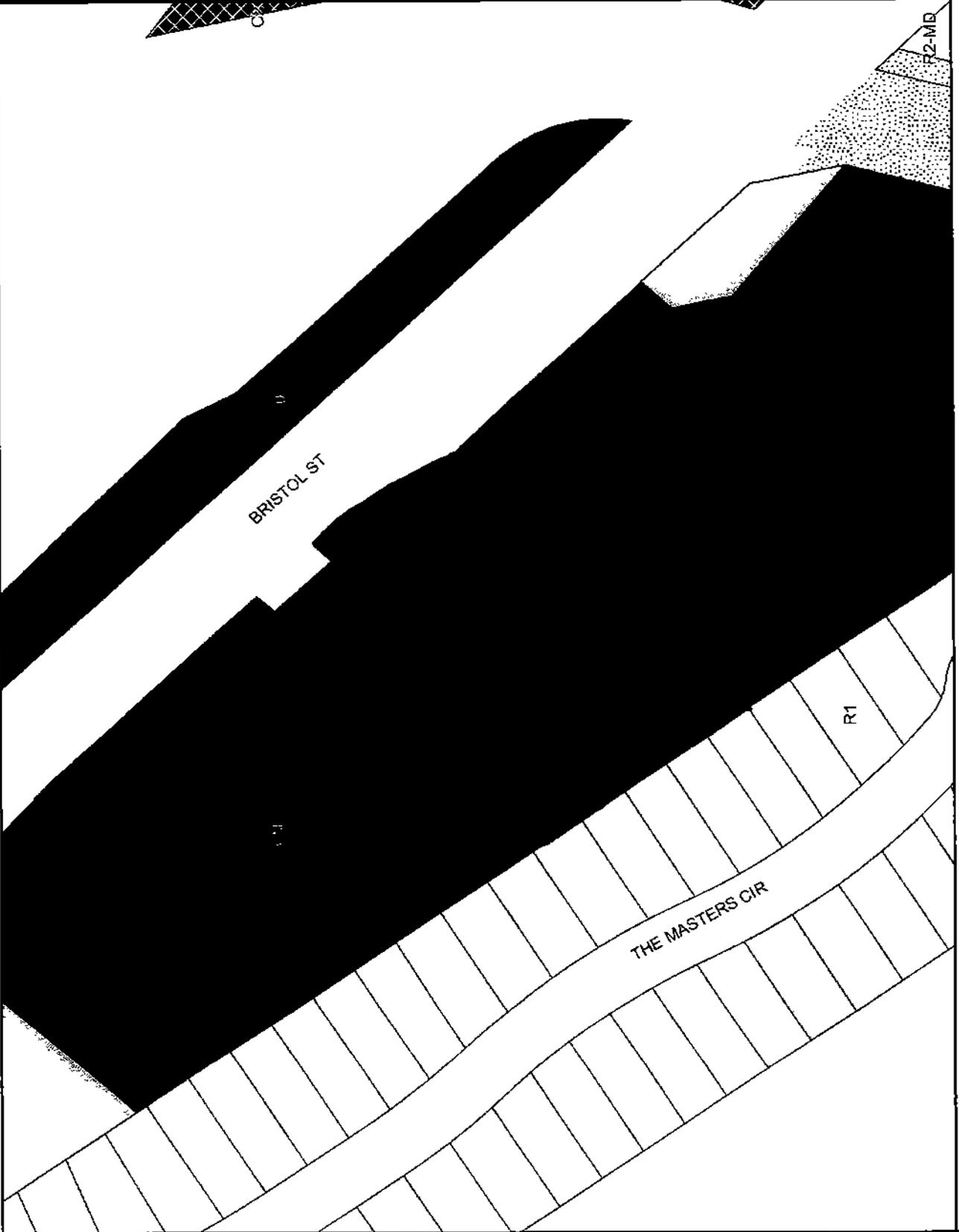
- Is not included in the publication indicated above.
- Is included in the publication indicated above.

Michael A. Murphy
Signature

9/26/06
Date

ZONING/LOCATION MAP

T- 16896



Legend

Street Names

Parcel Lines

Zoning

- AP
- C1
- C1-S
- C2
- CL
- IBR
- IBR-S
- MG
- MP
- P
- PDC
- PDI
- PDR-HD
- PDR-LD
- PDR-MD
- PDR-NCM
- R1
- R2-HD
- R2-MD
- R3
- TC

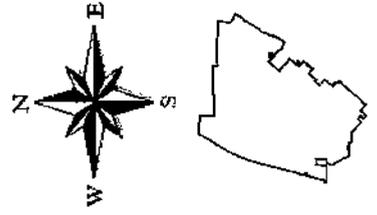
Parcels



1202 BRISTOL STREET

Legend

- Street Names
- Parcel Lines
- Ortho Photography
- Parcels



TENTATIVE TRACT MAP NO. 16896

FOR OFFICE CONDOMINIUM PURPOSES

PARCEL 1 OF LOT LINE ADJ. LL-06-01

CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
AUGUST 2006

OWNERS

BRISTOL-NEWPORT MEDICAL PLAZA, LP
a California Limited Partnership
1048 Irvine Ave., Ste 448
Newport Beach, CA 92660-4802
Tel (949) 648-6366 Fax (949) 515-0840

SUBDIVIDER

BRISTOL-NEWPORT MEDICAL PLAZA, LP
a California Limited Partnership
1048 Irvine Ave., Ste 448
Newport Beach, CA 92660-4802
Tel (949) 648-6366 Fax (949) 515-0840

ENGINEER

MAM SOCIAL INC.
711 W. 17th STREET, SUITE D5
COSTA MESA, CA 92627
Tel (949) 645-5370 Fax (949) 645-6720

ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS TRACT MAP WAS PREPARED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT ALL ENGINEERS OF RECORD ARE SHOWN.



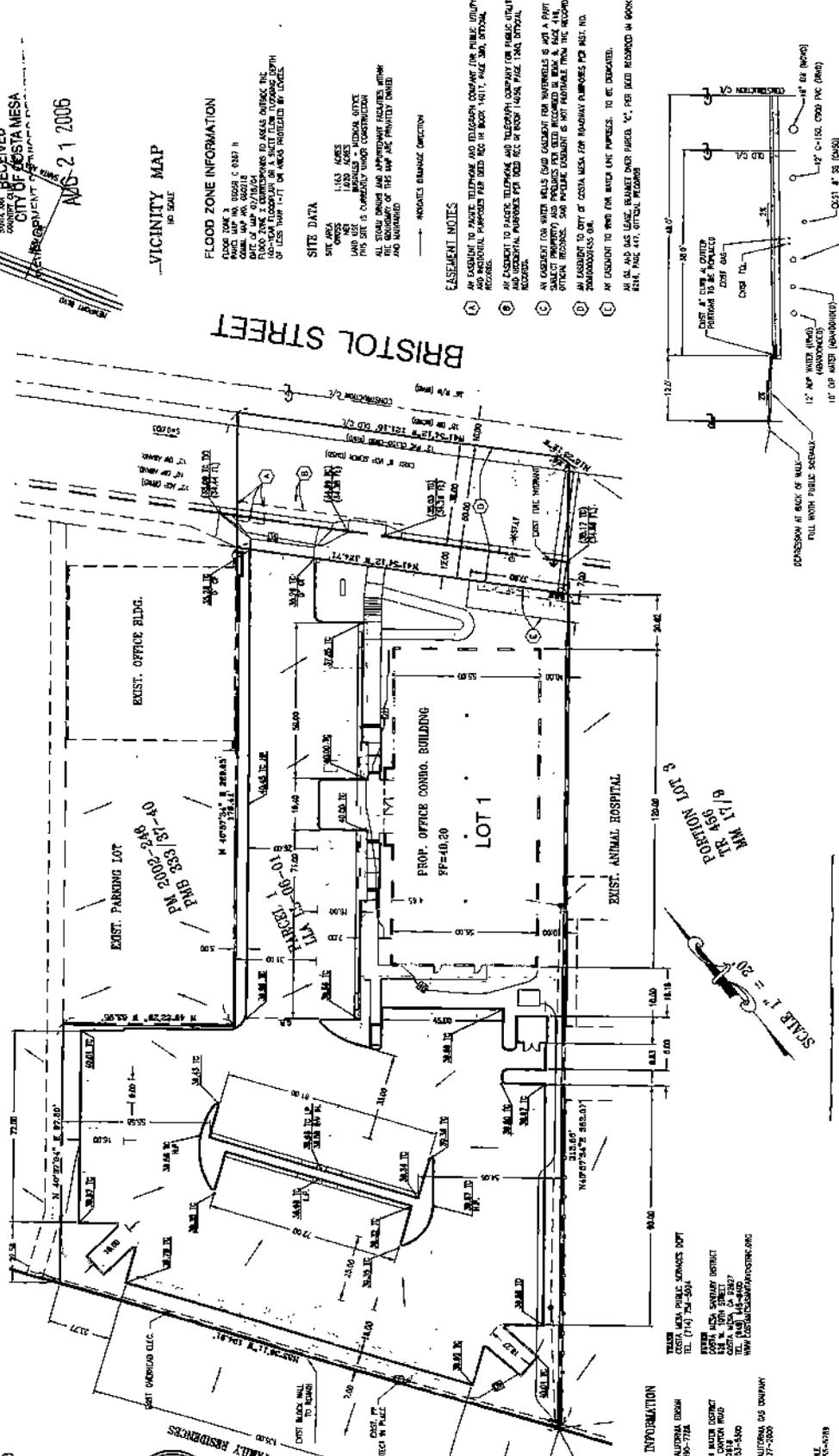
MAM SOCIAL INC.
1048 IRVINE AVE., STE 448
NEWPORT BEACH, CA 92660-4802

OWNER'S REPRESENTATIVE STATEMENT
I HEREBY STATE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I HAVE CONSENTED TO THE SUBMISSION OF THIS TRACT MAP TO THE CITY OF COSTA MESA.

SIGNED AND SEALED BY ME OR MY AUTHORIZED REPRESENTATIVE
DATE: 08/15/06

FOR THE CITY OF COSTA MESA

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BRISTOL STREET

VICINITY MAP
IN SCALE

FLOOD ZONE INFORMATION

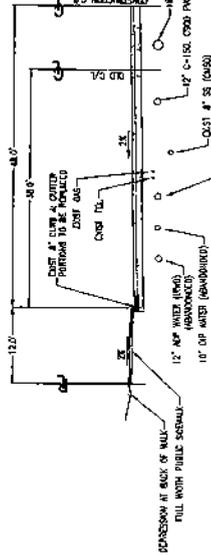
FLOOD ZONE 2
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FLOOD ZONE 19
FLOOD ZONE 20

SITE DATA

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EASEMENT NOTES

- (A) AN EASEMENT TO PARK, TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITY RECORDS.
- (B) AN EASEMENT TO PARK, TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITY RECORDS.
- (C) AN EASEMENT TO PARK, TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITY RECORDS.
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- (Z) AN EASEMENT TO PARK, TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITY RECORDS.



UTILITY INFORMATION
SOUTHERN CALIFORNIA GAS
SOUTHERN CALIFORNIA ELECTRIC
SOUTHERN CALIFORNIA WATER
SOUTHERN CALIFORNIA TELEPHONE
SOUTHERN CALIFORNIA CABLE

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SCALE 1" = 20'

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