



# **PLANNING COMMISSION AGENDA REPORT**

VII. 2

MEETING DATE: MARCH 12, 2007

ITEM NUMBER:

SUBJECT: PARCEL MAP PM-06-306  
1640 NEWPORT BOULEVARD, COSTA MESA

DATE: MARCH 1, 2007

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

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## **DESCRIPTION**

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

## **APPLICANT**

RBF Consulting is the authorized agent for the property owner, Pacific Medical Plaza LP.

## **RECOMMENDATION**

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

  
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MEL LEE, AICP  
Senior Planner

  
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R. MICHAEL ROBINSON, AICP  
Asst. Development Services Director

## **BACKGROUND/DISCUSSION**

On September 13, 2004, the Planning Commission recommended approval of Master Plan PA-02-36 to the City Council, for the construction of a four-story, 76,200 square foot medical office building. A General Plan Amendment to allow a site specific Floor Area Ratio (FAR) and a rezone from C2 (General Business) to PDC (Planned Development Commercial) to accommodate the project was also recommended for approval with the master plan. The entitlements associated with the project were approved by the City Council on October 18, 2004. The project is nearing completion.

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.

The map complies with the State Subdivision Map Act. Staff has included a condition that requires CC&Rs for common maintenance of 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 parcel map will allow the legal subdivision for individual ownership purposes.

Attachments:       Draft PC Resolution  
                           Exhibit "A" - Draft Findings  
                           Exhibit "B" - Draft Conditions of Approval  
                           Location Map  
                           Parcel Map

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

RBF Consulting  
Attn: Tony Rai  
14725 Alton Parkway  
Irvine, CA 92618-2027

Pacific Medical Plaza LP  
Attn: Joseph Brown  
19700 Fairchild Road, Suite 100  
Irvine, CA 92612

File: 031207PM06306	Date: 022807	Time: 12:30 p.m.
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**RESOLUTION NO. 07-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PARCEL MAP PM-06-  
306**

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

WHEREAS, an application was filed by RBF Consulting, authorized agent for Pacific Medical Plaza LP, requesting approval of a one-lot airspace subdivision of a medical office building for condominium purposes located at 1640 Newport Boulevard in a PDC (Planned Development Commercial) zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 12, 2007;

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** Parcel Map PM-06-306 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 Parcel Map PM-06-306 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 12<sup>th</sup> day of March, 2007.**

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Donn Hall, Chair  
Costa Mesa Planning Commission

**RESOLUTION NO. 07-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING PARCEL MAP PM-06-306**

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

WHEREAS, an application was filed by RBF Consulting, authorized agent for Pacific Medical Plaza LP, requesting approval of a one-lot airspace subdivision of a medical office building for condominium purposes located at 1640 Newport Boulevard in a PDC (Planned Development Commercial) zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 12, 2007;

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 **DENIES** Parcel Map PM-06-306 with respect to the property described above.

**PASSED AND ADOPTED this 12<sup>th</sup> day of March, 2007.**

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Donn Hall, Chair  
Costa Mesa Planning Commission



**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 Parcel Map PM-06-306 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).

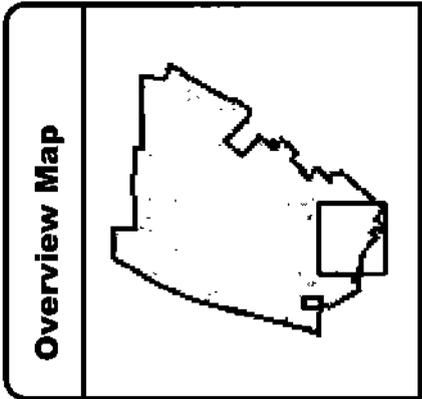
**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

- Plng. 1. The CC&R's and articles of incorporation and bylaws of the Property Owners Association shall be reviewed and approved by the Planning Division prior to recordation. The CC&R's shall establish a Property Owners' Association and shall provide for common use and maintenance of all parking spaces, driveways, and landscaping. A copy of the recorded CC&R's shall be submitted prior to map recordation.
2. All applicable conditions of approval, code requirements, special district requirements, and mitigation measures for Master Plan PA-02-36 shall be complied with.

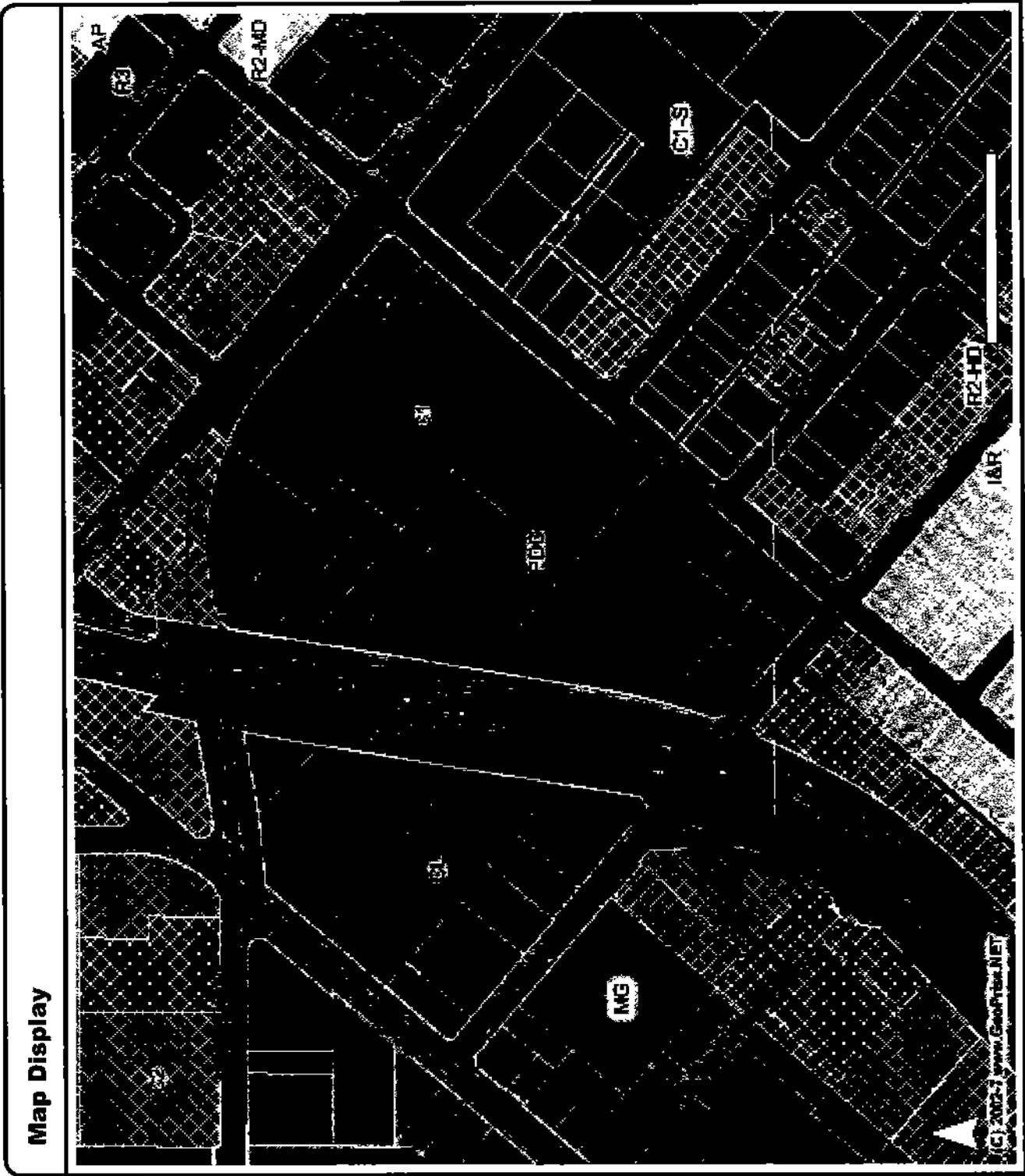
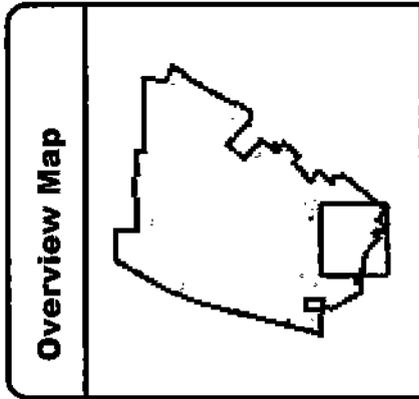
# City of Costa Mesa

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### Legend

	Freeway		Street Names
	Roads		Street Centerlines
	Collector Freeway		ROW Lines
	Major		Parcel Lines
	Newport BLVD		City Boundary
	Primary		
	SECONDARY		
	Waterway Lines		
	Hydrology Channel		



**Legend**

	Freeway		Hydrology Channel
	Roads		Street Names
	Collector Freeway		Street Centerlines
	Major Freeway		ROW Lines
	Newspaper Blvd Primary		
	Secondary Waterway Lines		

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