



PLANNING COMMISSION AGENDA REPORT

VII. I

MEETING DATE: MAY 29, 2007

ITEM NUMBER

SUBJECT: REZONE R-07-02, PLANNING APPLICATION PA-07-02, AND TENTATIVE TRACT MAP T-16990 FOR PROPERTY LOCATED AT 372/378/382 VICTORIA STREET

DATE: MAY 16, 2007

FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP, SENIOR PLANNER
(714) 754-5278

DESCRIPTION

The proposed project involves the following discretionary actions for the three properties located at 372/378/382 Victoria Street:

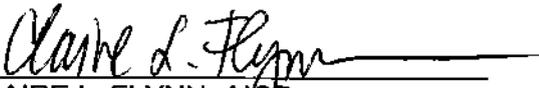
- **Rezone R-07-02** -- Rezone from R2-HD/R3 (Multiple-Family Residential) to PDR-HD (Planned Development Residential – High Density).
- **Planning Application PA-07-02** -- Master Plan for a 30-unit single-family, detached common-interest development.
- **Tentative Tract Map T-16990** -- Tract Map to subdivide the property for condominium purposes.

APPLICANT

Bryan Coggins of The Preface Group is the authorized agent for the property owners.

RECOMMENDATION

Recommend the following actions to City Council: (1) give first reading to the ordinance for Rezone R-07-02; (2) approve Planning Application PA-07-02; and (3) approve Tentative Tract Map T-16990, by adoption of attached resolution.


CLAIRE L. FLYNN, AICP
Senior Planner


MICHAEL ROBINSON, AICP
Asst. Dev. Svs. Director

PLANNING APPLICATION SUMMARY

Location: 372/378/382 VICTORIA STREET Application Number: R-07-02/PA-07-02/T-16990

Request: (1) Rezone R-07-02; (2) Planning Application PA-07-02 for a three-story, 30-unit detached common-interest development and (3) Tentative Tract Map T-16990 for condominium purposes

| SUBJECT PROPERTY: | | SURROUNDING PROPERTY: | |
|--------------------------|--|------------------------------|--------------------------------|
| Zone: | <u>R2-HD / R3</u> | North: | <u>Multi-Family Residences</u> |
| General Plan: | <u>High Density Residential</u> | South: | <u>Victoria Street</u> |
| Lot Dimensions: | <u>292' (l) x 250' (w)</u> | East: | <u>Multi-Family Residences</u> |
| Lot Area: | <u>73,000 sq.ft.</u> | West: | <u>Multi-Family Residences</u> |
| Existing Development: | <u>13 multi-family residences at 382 Victoria, 4 units at 378 Victoria, 1 single-family residence at 372 Victoria (all built in the 1940's and 1950's)</u> | | |

DEVELOPMENT STANDARD COMPARISON

| <u>Development Standard</u> | <u>Required/Allowed</u> | <u>Proposed/Provided</u> |
|--|--|---|
| Lot Size: | | |
| Lot Width (Development Lot) | NA | 250' |
| Lot Area (Development Lot) | 1 acre (43,560 sq. ft.) | 1.68 acres (73,000 sq.ft.) |
| Min. Lot Size for Individual Dwelling Unit Lot | NA | 1,167 sq.ft. (smallest lot) 1,924 sq.ft. (largest lot) |
| Avg. Lot Size for Individual Dwelling Unit Lot | NA | 1,521 sq.ft. |
| Density: | | |
| Zone – PDR-HD | Maximum 20 units per acre 33 dwelling units 1 du/2,178 sq. ft. | 18 dwelling units per acre 30 dwelling units 1 du/2,433 sq. ft. |
| General Plan – High-Density Residential | 1 du/2,178 sq. ft. | 1 du/2,928 sq. ft. |
| Building Coverage (Development Lot): | | |
| Buildings Paving | NA | 22,050 sq.ft. 20,263 sq.ft. (58%) |
| OPEN SPACE | Minimum 42% of total site area (30,660 sq.ft.) | 30,687 sq.ft. (42%) |
| TOTAL | | 39,600 sq.ft. (100%) |
| Building Height: | 4 stories | 3 stories / 33 ft. |
| Chimney Height | NA | 35 ft. |
| 2 nd Floor Percentage vs. 1 st Floor | 80%* | 110% (Plan 1) 120% (Plan 2) |
| 3 rd Floor Percentage vs. 1 st Floor | NA | 95% (Plan 1) 96% (Plan 2) |
| Building Setbacks/Perimeter Open Space | | |
| Front (Victoria Street) | 20 ft. | 20 ft. |
| Side (left/right) | NA | 10 ft./10 ft. |
| Rear (Multi-Family Residential) | NA | 10 ft. (first floor), 15 ft. (2 nd floor) |
| Private Open Space | NA | Min. 300 sq.ft. |
| Parking: | | |
| Covered | 60 tenant spaces | 60 tenant spaces |
| Open | 30 spaces (15 tenant**/ 15 guest) | 30 spaces (15 tenant / 15 guest) |
| Total | 90 spaces | 90 spaces |
| Two-Car Garage Interior Dimensions | 20' x 20' | 20' x 20' |
| Tot Lot Requirement in PDR-HD zone | Tot Lot Required | Tot Lot Provided |
| Back-up Distance for Vehicles | 25 ft. | 25 ft. |
| Driveway Width: | 16 ft. | Min. 20 ft. |

* Residential Design Guidelines, ** Code does not require that every tenant have an **open** parking stall. Therefore, 15 residences will have privately-owned open parking stalls for tenant parking, NA = Not Applicable

Final Action City Council
CEQA Review Exempt, Class 32, Infill Development

BACKGROUND

General Plan Screening GPS-06-04

On August 15, 2006, City Council considered General Plan screening request GPS-06-04 for a site-specific density of 26 dwelling units per acre. This proposal involved consolidation of five contiguous properties totaling 3.34 acres at 352-382 Victoria Street. The original proposal involved demolition of the 60 existing dwelling units and construction of up to 85 dwelling units (26 du/acre). Council supported the request and authorized processing of a master plan and rezone (Meeting Minutes, Attachment 4).

It should be noted that the project was modified after the initial screening request. The applicant's request is for three sites (1.68 acres) and not five properties as originally proposed. In addition, the proposed project involves a rezone request of 20 du/ac and not 26 du/ac.

ANALYSIS

Project Location

The project site involves three properties located at 372, 378, and 382 Victoria Street totaling 1.68 acres (Vicinity Map, Attachment 1). The General Plan land use designation is High-Density Residential and the zoning is R2-HD and R3. The 18 existing dwelling units on the site were originally built in the 1940's and 1950's.

Rezone R-07-02

The proposed project involves a rezone of the project site from R2-HD/R3 to Planned Development Residential - High Density (PDR-HD). Because the PDR-HD zoning is a compatible zoning district with the High-Density Residential General Plan designation, a General Plan amendment is not required.

Following are justifications for approval of the rezone request:

- Rezone complies Zoning Code and General Plan. The General Plan anticipates development on the subject site at 20 dwelling units per acre. The applicant is not seeking the maximum 33 dwelling units that could be allowed by the General Plan land use designation, subject to rezone of the properties. A 30-unit townhouse project is proposed.
- Rezone of property is within General Plan traffic capacity. Since the master plan proposes 30 dwelling units at 18 du/ac, the project traffic conditions are comparatively lower compared to General Plan conditions by 8-10 percent. (See Table A below).

Table A – Trip Generation Analysis

| Traffic Scenario | AM Peak Hour Trips | PM Peak Hour Trips | Average Daily Trips |
|--|-----------------------|-----------------------|------------------------|
| General Plan Conditions and Rezone to PDR-HD: (33 dwelling units @ 20 du/ac) | 34 | 41 | 449 |
| Proposed Project Conditions: (30 dwelling units @ 18 du/ac) | 31 | 37 | 408 |
| Percentage Decrease | -8% | -10% | -9% |

Planning Application PA-07-02**Master Plan**

Master plans are required for projects within the Planned Development Residential zones. This allows review of the structures' scale, location of windows, site planning, landscaping, and appearance, with the goal of promoting design excellence while giving consideration to the project's compatibility and consistency with the surrounding area.

The proposed project involves a master plan for a 30-unit single-family, detached common interest development. The 18 existing residences will be demolished. The following analysis summarizes the master plan's consistency with: 1) Zoning requirements for the PDR-HD zone and 2) City's Residential Design Guidelines. (Site Plan/Floor Plan/Elevations, Attachment 5).

- Overall architectural design promotes excellence and compatibility. The three-story project features Colonial Revival architecture. The identifying features of these modern, colonial-style homes include accentuated entry porches, front balconies, and symmetrically-balanced windows with double sashes.

This type of architectural style lacks physically-articulated walls; however, varied surface materials and balconies add visual interest to compensate for the lack of façade articulation for this type of modern colonial architecture. First, although the proposed units exceed the 80 percent second floor to first floor ratio recommended in the City's Residential Design Guidelines, the building massing will be primarily visible from within the development. Second, architectural treatments provide visual enhancements in the place of physically articulated wall planes. Third, the project includes custom-made garage doors, decorative wrought iron, wood shutters, concrete tile roofing, shingle/lap siding, and varied color schemes for the buildings.

- Project features internal paseos/walkways. A network of internal, landscaped paseos in the central area of the site is unique to the project. These landscaped walkways enhance the pedestrian experience and provide opportunities for light exercise and walking pets.
- Project gives consideration to adequate light and air to adjoining neighbors. The General Plan allows building height up to four stories in planned development zones. The proposed structure is three stories/33 feet in height, or seven feet taller than a two

story/27-foot tall residence. The residential design guidelines indicate that consideration be given to the effect of proposed development on the light, air, and privacy of adjacent properties. In this regard, the project observes increased side setbacks of 10 feet which help minimize shade/shadow effects.

As three-story structures, shade/shadow effects will primarily occur on the neighboring property to the north in the wintertime. These shadow effects would still occur with two-story structures located along a five-foot side setback. The length of shadows for a two-story structure compared to a three-story structure does not differ significantly. The proposed three-story buildings are sited as far from the neighbors as possible (10 foot side and rear setbacks); thus, staff considers these shadow effects as not significant. Shade/shadow exhibits will be submitted to the Planning Commission prior to the hearing.

- Proposed parking meets City standards. The proposed project provides 90 parking spaces (60 spaces in two-car garages and 30 open parking spaces). Fifteen property owners will have exclusive rights over tenant open parking spaces, and fifteen guest parking spaces will be also available. Proposed parking is in accordance with the City's parking requirements.
- Landscape Plan features plant palette consistent with City standards. The Landscape Plan is generally consistent with the City's standards. The Landscape Plan proposes a diverse palette of trees, shrubs, and groundcover. The project includes a 20-foot landscaped street setback required in the PDR-HD zone and does not involve any variances or minor modifications from setback requirements.
- Noise study shall verify compliance with City's Noise Ordinance. The Costa Mesa 2000 General Plan requires that sensitive uses be located outside a 65 Community Noise Equivalent Level (CNEL) noise contour. Traffic noise may not be greater than the 65 CNEL exterior noise standards and 45 CNEL interior noise standards. According to the 2000 General Plan, existing (Year 2000) and expected (Year 2020) noise contours along the project site range from 60 to 65 CNEL.

The primary source of noise is Victoria Street traffic. Typical residential construction achieves an average of 12 decibels of outdoor-to-indoor noise reduction with windows open. With windows closed, the outdoor-to-indoor noise reduction increases to an average of 20 decibels. In order to assume that windows can remain closed, adequate mechanical ventilation must be provided. An acoustical study is required to be completed prior to issuance of building permits to verify appropriate heights of any required sound walls to maintain the 65 CNEL (or lower) exterior noise standard and compliance with interior noise standards.

Tract Map T-16690

The applicant is proposing the tract map to facilitate the condominium development, allowing the individual units to be sold independent of one another. The map complies with City Code and the State Subdivision Map Act.

The lot sizes of the individual dwelling units are smaller than other small-lot residential common interest developments, typically located in R2 or R3 zones and featuring a minimum 3,000 sq.ft. lot and average 3,500 sq.ft. lot. In contrast, as allowed in the PDR-HD zone, the project proposes a minimum 1,167 sq.ft. lot and average lot size of 1,521 sq.ft. (See Table B).

Table B – Summary of Lot Areas (in square feet)

| | | | |
|--------|---------|------------------|--------|
| Lot 1 | 1,352 | Lot 18 | 1,554 |
| Lot 2 | 1,352 | Lot 19 | 1,192 |
| Lot 3 | 1,924** | Lot 20 | 1,554 |
| Lot 4 | 1,352 | Lot 21 | 1,310 |
| Lot 5 | 1,924 | Lot 22 | 1,778 |
| Lot 6 | 1,402 | Lot 23 | 1,675 |
| Lot 7 | 1,769 | Lot 24 | 1,787 |
| Lot 8 | 1,667 | Lot 25 | 1,687 |
| Lot 9 | 1,773 | Lot 26 | 1,765 |
| Lot 10 | 1,310 | Lot 27 | 1,517 |
| Lot 11 | 1,554 | Lot 28 | 1,766 |
| Lot 12 | 1,167* | Lot 29 | 1,517 |
| Lot 13 | 1,499 | Lot 30 | 1,355 |
| Lot 14 | 1,215 | | |
| Lot 15 | 1,352 | Lot A | 27,519 |
| Lot 16 | 1,352 | Average Lot Size | 1,521 |
| Lot 17 | 1,216 | | |

*Smallest and **Largest Individual Dwelling Unit Lot

The new residents will own the structure and a portion of the outdoor yard areas, with access rights for common walkways or open space areas held in common by the homeowner's association. Covenants, Conditions, and Restrictions (CC&Rs) are required to be recorded to ensure proper maintenance of the common areas, including tot lot area.

GENERAL PLAN CONFORMITY

The proposed project involves a rezone of the project site to Planned Development Residential - High Density (PDR-HD). Because the PDR-HD zoning is a compatible zoning district with the High-Density Residential General Plan designation, the project conforms to the General Plan.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and the City's environmental processing procedures. Pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, this project is exempt from CEQA.

LEGAL REVIEW

The City Attorney's office has approved the attached resolution as to form.

ALTERNATIVES CONSIDERED

The Planning Commission has the following alternatives:

1. Recommend approval of the rezone, planning application and tract map. Proposed residential development would be in conformance with the City's General Plan and PDR-HD zoning. This project would create new homeownership opportunities in the city.
2. Recommend denial of the application. The proposed three-story, small-lot subdivision would not be consistent with the current zoning. The applicant could not apply for a similar project until six months after the decision date.

CONCLUSION

The consolidation of three separate parcels on Victoria Street is integral to this redevelopment proposal. Staff considers this project as a good opportunity to redevelop a residential property and ultimately provide increased homeownership opportunities in Costa Mesa. If the proposed project were approved, this development would contribute 30 single-family residences to the City's housing stock. The density at 18 du/ac is below the maximum density allowed in the High-Density Residential land use designation.

Attachments: 1. Vicinity Map
 2. Site Photos
 3. Planning Commission Resolution
 4. City Council Meeting Minutes
 5. Site Plans/Elevations/Floor Plans

Distribution: Deputy City Attorney
 Deputy City Manager- Dev. Svs. Director
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

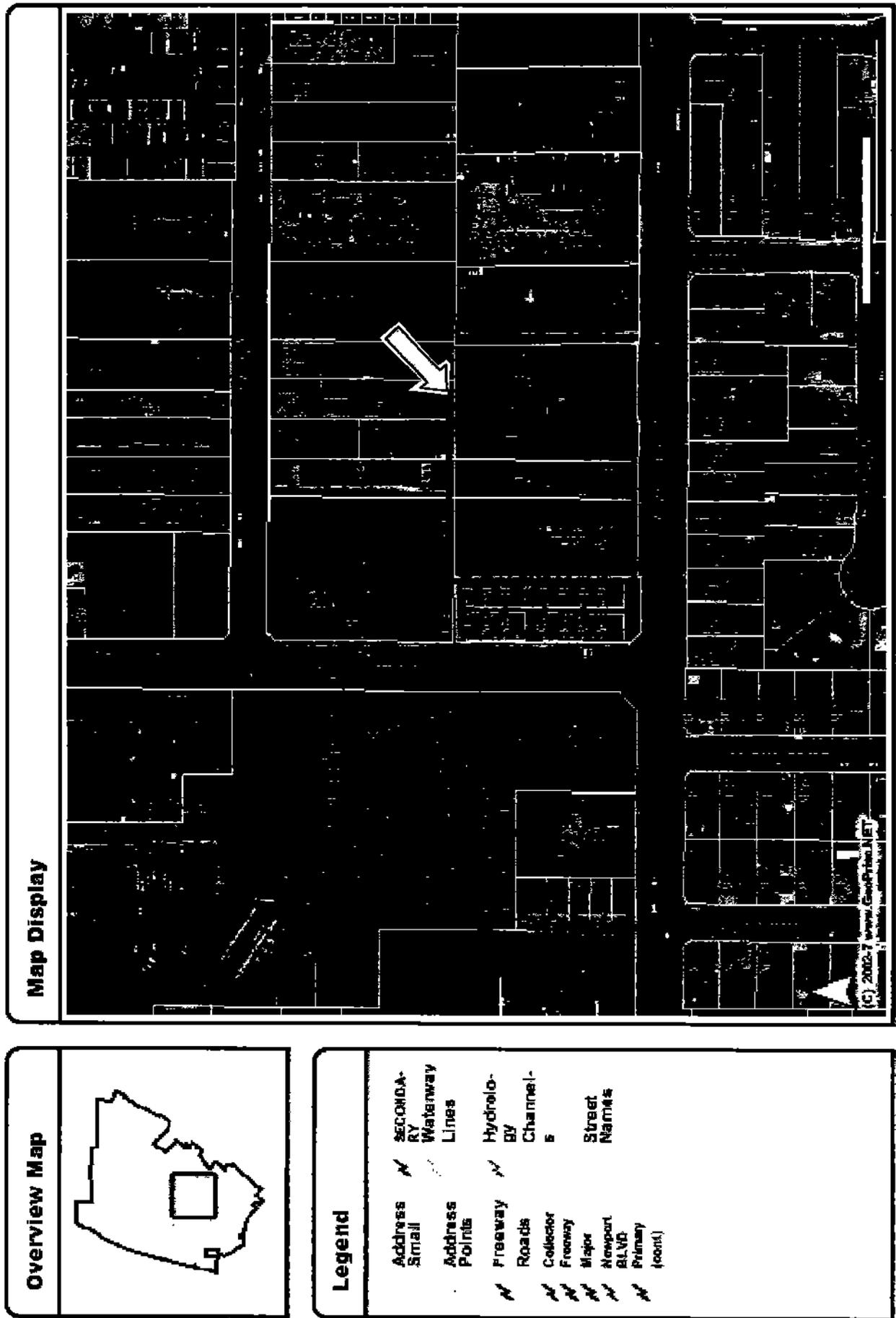
Bryan Coggins
 The Preface Group
 1835 Newport Blvd A109
 Costa Mesa, CA 92627

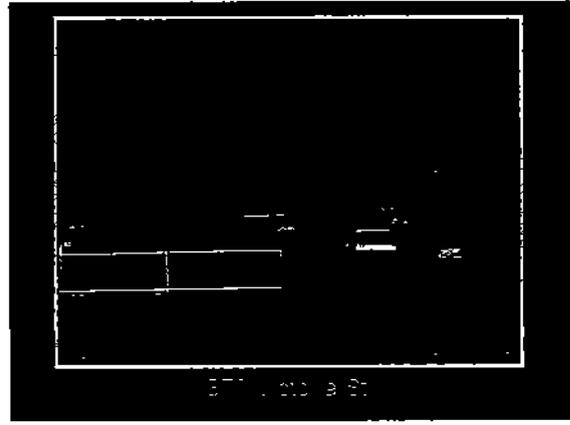
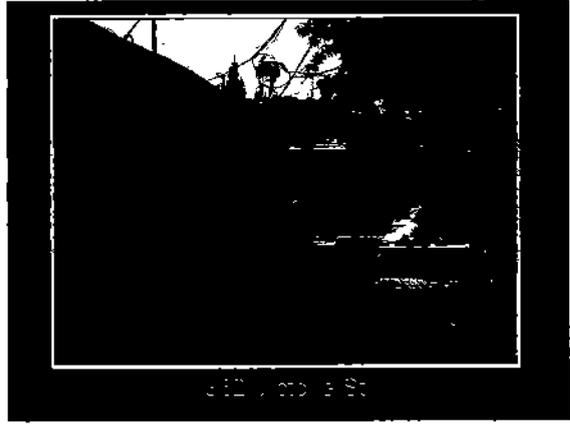
Alan Freeman
 372 Victoria Street, LLC
 1835 Newport Blvd A109
 Costa Mesa, CA 92627

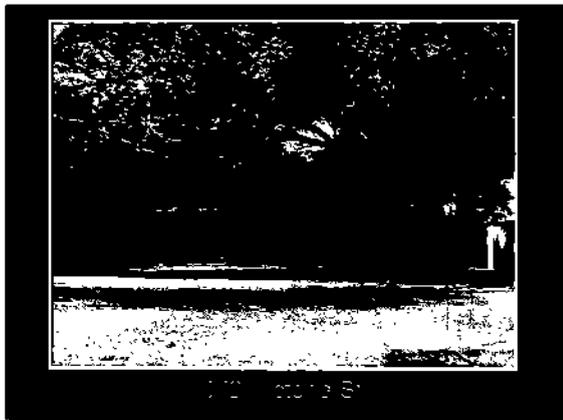
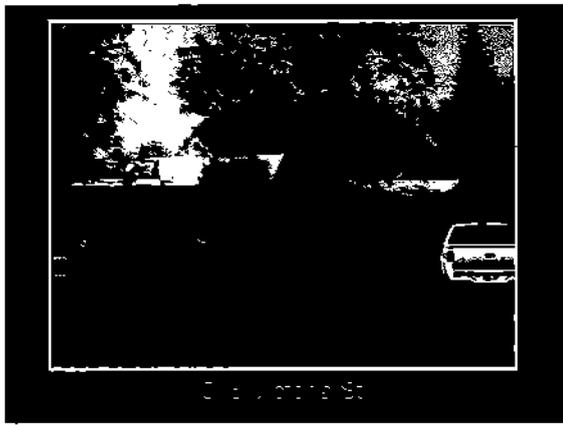
Joe Romero
 Victoria Street Development Company, LLC
 628 N. Diamond Bar Blvd.
 Diamond Bar, CA 91765-1037

Tom Lee
CF Enterprises
1807 San Gabriel Blvd., Suite A
San Gabriel, CA 91776

| | | |
|-------------------------------|--------------|-----------------|
| File: 052907R0702PA0702T16990 | Date: 051507 | Time: 2:00 p.m. |
|-------------------------------|--------------|-----------------|







RESOLUTION NO. PC-07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING CITY COUNCIL APPROVAL OF THE FOLLOWING: (1) REZONE R-07-02 TO PDR-HD ZONE; (2) PLANNING APPLICATION PA-07-02, AND (3) TENTATIVE TRACT MAP T-16990 AT 372, 378, AND 382 VICTORIA STREET

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

WHEREAS, an application was filed by Bryan Coggins of The Preface Group, as authorized agent for property owners, 372 Victoria Street, LLC, Victoria Street Development Company, LLC, and CF Enterprises;

WHEREAS, the proposed project involves the following: (1) Rezone R-07-02 for a rezone of the properties from R2-HD/R3 (Multiple-Family Residential) to PDR-HD (Planned Development Residential – High Density); (2) Planning Application PA-07-02 for a Master Plan for a 30-unit single-family, detached common-interest development; and (3) Tentative Tract Map T-16990 to subdivide the property for condominium purposes;

WHEREAS, the project site is real property located at 372, 378, and 382 Victoria Street totaling 1.68 acres;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 29, 2007 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development;

BE IT RESOLVED that the Planning Commission **RECOMMENDS CITY COUNCIL TO GIVE FIRST READING** of the Ordinance to change the zoning classification of the 1.68-acre subject site from R2-HD and R3 (Multiple Family Residential) to PDR-HD (Planned Development Residential – High Density), as shown in Exhibit "A."

BE IT FURTHER RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "B", subject to the conditions contained in Exhibit "C", the Planning Commission hereby **RECOMMENDS CITY COUNCIL TO APPROVE** Planning Application PA-07-02 and Tentative Tract Map T-16990.

BE IT FURTHER RESOLVED that the 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 Rezone R-07-02/Planning Application PA-07-02/T-16990 and upon applicant's compliance with each and all of the conditions contained in Exhibit "C." Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, this Resolution, and any recommendation for approval herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 29th day of May, 2007.

Chair, Donn Hall
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, 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 May 29, 2007, by the following votes:

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

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

ORDINANCE NO. 07-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, REZONING THREE PARCELS TOTALLING 1.68 ACRES FROM R2-HD AND R3 (MULTIPLE-FAMILY RESIDENTIAL) TO PLANNED DEVELOPMENT RESIDENTIAL HIGH DENSITY (PDR-HD) FOR PROPERTY LOCATED AT 372, 378, AND 382 VICTORIA STREET

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, Rezone R-07-02 is consistent with the 2000 General Plan adopted in January, 2002 and Costa Mesa Zoning Code, as amended;

WHEREAS, Rezone R-07-02 involves the following: (1) Rezone of 382 Victoria Street from R3 (Multiple-Family Residential District) and (2) Rezone of 378 and 372 Victoria Street from R2-HD (Multiple-Family Residential District, High-Density) to PDR-HD (Planned Development Residential, High-Density);

WHEREAS, Rezone R-07-02 will allow development of the combined three parcels totaling 1.68-acre at a maximum density of 20 du/ac as allowed by the General Plan;

SECTION 1. REZONE. The City of Costa Mesa Official Zoning Map is hereby amended as follows:

a. There are hereby placed and included in the Planned Development Residential-High Density (PDR-HD) zoning district 1.68 acres, identified as Assessor Parcel Numbers 419-042-05, 419-042-06, and 419-042-07 and as described in attached Exhibit 1, situated in the City of Costa Mesa, County of Orange, State of California.

b. Pursuant to the provisions of Section 13-22 of the Costa Mesa Municipal Code, the Official Zoning Map of the City of Costa Mesa is hereby amended by the change of zone described in subsection a hereof and in the respective exhibit. A copy of the Official Zoning Map is on file in the office of the Planning Division.

SECTION 2. ENVIRONMENTAL DETERMINATION. The proposed rezone was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development.

SECTION 3. INCONSISTENCIES. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

SECTION 4. SEVERABILITY. If any provision or clause of this ordinance or the application thereof to any person or circumstances is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions or clauses or applications of this ordinance which can be implemented without the invalid provision, clause or application; and to this end, the provisions of this ordinance are declared to be severable.

SECTION 5. PUBLICATION. This ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof, and, prior to the expiration of fifteen (15) days from its passage, shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names of the members of the City Council voting for and against the same.

PASSED AND ADOPTED this _____ day of _____ 2007.

Mayor of the City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

City Clerk of the City of Costa Mesa

City Attorney

EXHIBIT 1

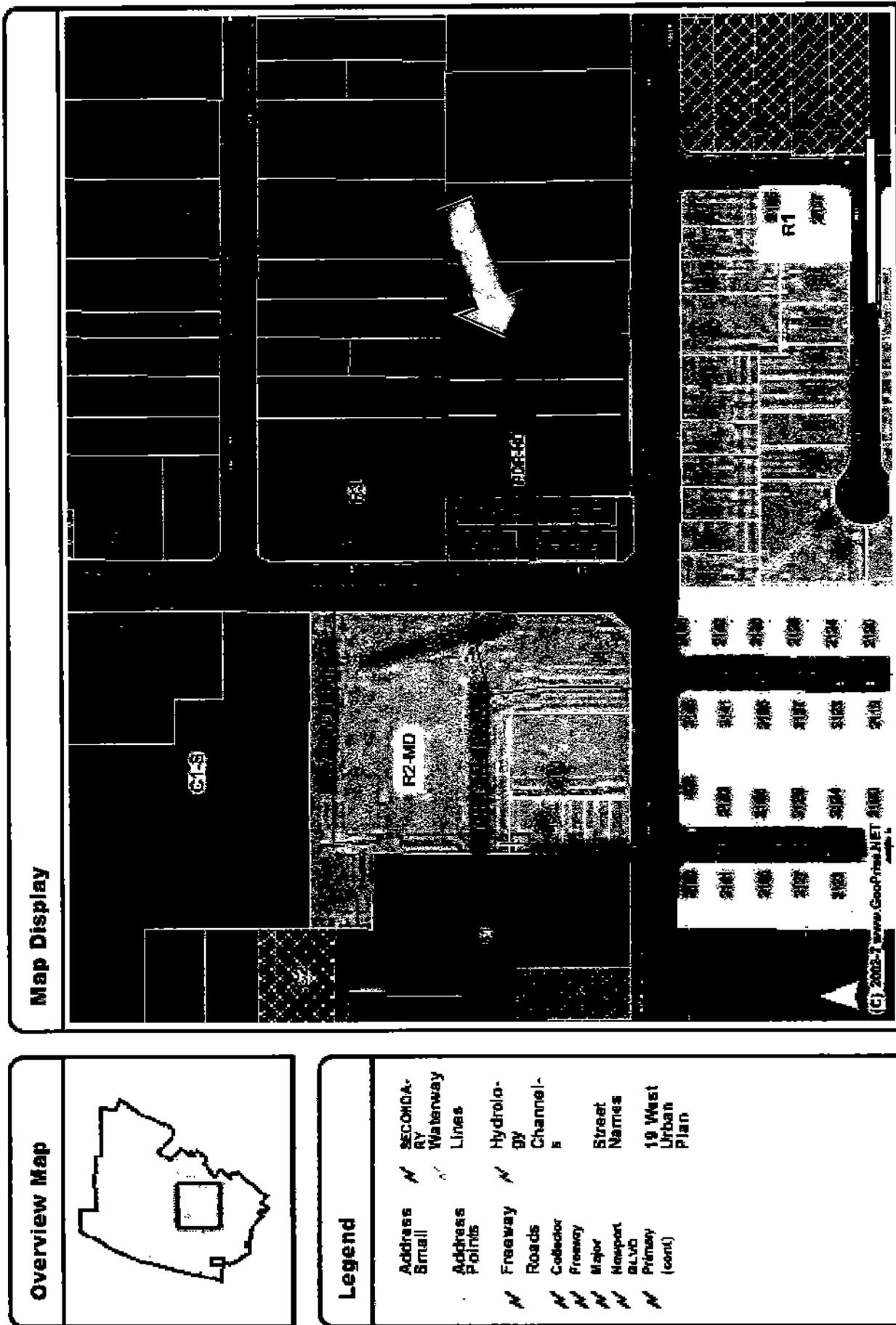


EXHIBIT "B"**FINDINGS**

- A. Rezone R-07-02 is consistent with the General Plan and Zoning Code, as amended. The rezone to PDR-HD is within the development capacity of the General Plan and would not exceed the maximum allowable density of the High-Density Residential land use designation. The rezone also included an analysis of the interface and compatibility between existing residential uses and the proposed three-story structures and was found to be compatible with the adjacent residential properties.
- B. The proposed master plan for a residential common interest development project and related improvements provide for residential home ownership and are in conformance with the goals, policies, and objectives of the Costa Mesa General Plan and provisions of the Zoning Code. Specifically, the master plan is in conformance with the broader goals of the General Plan for a single-family residential condominium project and exhibits excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. While the proposed master plan does not reflect the minimum/average lot sizes of traditional small-lot subdivisions in the City, these minimum/average lot size requirements are not applicable in planned development zones. Overall the proposed master plan represents a desirable product type in conformance with the General Plan.
- C. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- a. The proposed development and use is compatible and harmonious with uses both onsite as well as those on surrounding properties. Specifically, the proposed high-density residential development will replace existing structures originally built in the 1940s and 1950s. New minimum 6-foot tall perimeter block walls will provide noise attenuation and privacy from the adjacent properties.
 - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered. The project shall provide a standard residential drive approach from Victoria Street that shall be ungated to avoid vehicle queuing from the public street.
 - c. The planning application is for a project-specific case and does not establish a precedent for future development.
 - d. The cumulative effects of Rezone R-07-02, Planning Application PA-07-02, and Tract Map T-16990 have been considered.
- D. The project meets the purpose and intent of the Residential Design Guidelines which are intended to promote design excellence in new residential construction, with consideration given to compatibility with the established residential community. First, although the proposed units exceed the 80 percent second floor to first floor ratio recommended in the City's Residential Design Guidelines, the building massing will be primarily visible from within the development. Second, architectural treatments provide visual enhancements in the place of physically articulated wall planes. Third, the project features a 10-foot side

setback along the side property lines as recommended by the Residential Design Guidelines. Fourth, varied building materials and architectural elements (custom garage doors, wrought iron fencing, wooden shutters, stucco elements, enhanced entry porches, and balconies) contribute to a well-designed residential project.

- E. In conformance with the General Plan, the proposed project gives consideration to adequate light and air to adjoining neighbors. The Planned Development Residential zone allows building height up to four stories. The proposed structures are three stories/33 feet in height. While the proposed structures are 7 feet higher than a two story/27-foot tall residence, the project observes increased side setbacks of 10 feet which help minimize shade/shadow effects. Overall the project is found to be compatible with the adjacent residential properties.
- F. In accordance with State Law, the project has been reviewed for compliance with the California Environmental Quality Act and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development. Thus, the evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse effect on the environment.
- G. The proposed project complies with minimum requirements for fire apparatus access through the provision of a 20-foot wide drivable area. Due to the 292-foot depth of the lot, the challenges associated with fire access may be minimized by the installation of residential sprinkler systems for all 30 dwelling units and two on-site fire hydrants to be installed pursuant to the direction of the Fire Marshal.
- H. 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.
- I. The future subdivision for condominium purposes and development of the property 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. The subdivision map application shall be processed and approved by the City prior to issuance of building permits to ensure compliance with the Subdivision Map Act requirements and provision of ownership dwelling units.
- J. 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).
- K. The project is subject to the City's adopted Traffic Impact Fee Program. The purpose of the fee is to fund the necessary transportation/circulation improvements which are related directly to the incremental traffic impacts imposed on the City's transportation system by new developments or expansion of existing developments. In accordance with the City of Costa Mesa Municipal Code Section 13-274(e), the developer of any development project subject to traffic impact fees may apply to the City Council for a waiver of the fee, or portion of the fee, based upon adequate documentation of the absence of any reasonable relationship or nexus between the circulation impacts of that development and the fee amount charged.
- L. The proposed use of the subdivision is for residential ownership purposes which is compatible with the objectives, policies, general plan land use designation, and programs

specified in the City of Costa Mesa 2000 General Plan.

- M. The subject property is physically suitable to accommodate Tract Map T-16990 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.
- N. 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.

EXHIBIT "C"**CONDITIONS OF APPROVAL**

- Plng. 1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
2. The approval of PA-07-02 and T-16990 is contingent upon City Council's final approval of the Rezone R-07-02 and shall not become effective until all other discretionary approvals are final and become effective.
3. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
4. The conditions of approval or code provisions of PA-07-02/T-16990 shall be blueprinted on the face of the site plan as part of the plan check submittal package. The project shall comply with these requirements.
5. All residential units shall be "for sale" units. The site shall not be developed for apartments or other non owner-occupied units. The subdivision map must be final and recorded prior to issuance of building permits.
6. Street addresses shall be displayed on the front of each unit **and** on a complex identification sign visible from the street. Street address numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
7. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. No cross lot drainage to adjacent properties shall be allowed.
8. To avoid an alley-like appearance, the private street shall not be entirely paved with asphalt nor be developed with a center concrete swale. The entry/exit drive of the private street shall be made of stamped concrete or pervious pavers. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
9. The final landscape plan shall include recommended trees from the Appendix B and Appendix D of the Streetscape and Median Development Standards. Specifically, the front landscaped setback shall include *Pistacia chinensis*/*Pinus canariensis*/*Tristania conferta* or other tree species as deemed acceptable by the Development Services Director.
10. The site plan submitted with initial working drawings shall contain a notation specifying that the project is a single-family detached common interest

- development and shall specify the ultimate interior property lines.
11. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 12. Prior to issuance of building permits, applicant shall submit an acoustical study completed by a qualified acoustical engineer to verify the minimum height requirements for a sound wall or minimum building construction standards to comply with the City's Noise Ordinance for interior and exterior areas of the residential development.
 13. Prior to issuance of certificate of occupancy, the applicant shall construct a minimum 6-foot tall decorative block/sound wall around the perimeter of the project site. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screening by trees and landscaping. The block wall shall be constructed of slumpstone block at least 6 inches thick and shall be of consistent color and texture (Orco Block – La Paz) or match any existing masonry walls within the immediate street segment. Brick trim caps are required on all block walls. Refer to Section 8.06 of the City's Streetscape and Median Development Standards or contact the Planning Division for more information on this requirement.
 14. The applicant shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
 15. To the fullest extent possible, the landscape plan shall feature 24-inch box trees and 5-gallon shrubs that exceed the minimum size requirements of trees and shrubs as described in the City's landscaping standards to the satisfaction of the Development Services Director. The landscape plan shall also show decorative treatment (i.e. turf block, brick, aggregated) within the private driveway. The landscape plan shall be approved prior to issuance of building permits.
 16. If the project is constructed in phases, the decorative perimeter block/noise wall, landscaping within the street setback areas, and irrigation shall be installed prior to the release of utilities for the first phase.
 17. Closets in the first-floor family room are prohibited. The applicant shall ensure that closets are not shown in any of the floor plans of the different plan models.
 18. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, design modifications to the custom-made garage doors, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process, or in the requirement to modify the construction to reflect the approved plans.
 19. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
 20. The guest and resident only parking stalls shall be clearly distinguished either by signage, labeling the wheel stops, or other means as deemed appropriate by the Development Services Director prior to issuance of the first certificate of occupancy. A sign shall be posted indicating that violators shall have their vehicles towed at the vehicle owner's expense.
 21. Minimum 36' inch high concrete/steel bollards shall be installed between the homes located on Lot 6, Lot 10, Lot 21, and Lot 25 and the open parking lots

- provided for guest parking prior to issuance of the first certificate of occupancy.
22. Applicant shall submit floor plans for all models, including reverse plan models, with the working drawings for plan check.
 23. There shall be minimal nighttime lighting, primarily security purposes, of the common areas. Any lighting under the control of the applicant shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of the nearby residences abutting the project site.
 24. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
 25. All backflow prevention devices, transformers, and other utility or ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning Staff. The applicant shall show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.) on the initial working plans.
 26. The project site shall be graded in a manner to eliminate the necessity of retaining walls within the project site to the maximum extent feasible. This condition excludes the proposed perimeter retaining walls along the development lot lines.
 27. Applicant shall submit a written determination from the Sanitary District and/or any contract trash collection service that on-site trash collection service can be provided to each individual dwelling unit. In addition, applicant shall sign and record a land use restriction prohibiting trash collection in the public right-of-way; if adequate, screened on-site storage for trash containers is provided; and with a limitation of no more than two trash containers per dwelling unit. Proof of compliance will be required prior to issuance of building permits.
 28. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 6 p.m. on Saturday. Construction is prohibited on Sundays and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
 29. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office. The CC&Rs shall contain provisions that effectively implement the following parking-related requirements: (1) require that the homeowner's association (HOA) require homeowners to maintain a 20' x 20' unobstructed area in their enclosed garages to allow parking of two vehicles instead of any other purpose (e.g. storage); (2) require that the HOA contract with a towing service to enforce the parking regulations; and (3) require guest open parking spaces to be available for use for everyone in the development, inclusive of guests, residents, and any other authorized persons. Any subsequent revisions to the CC&Rs related to these parking provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.
 30. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
 31. Garages for individuals units shall be equipped with automatic garage door

- openers and 18' wide, roll-up garage doors.
32. Prior to building permit issuance, the applicant shall submit a final tot lot plan for review and approval, which includes detailed playground specifications of manufactured play equipment. The playground plan shall depict safety fall zones, safety surfacing materials and construction specifications, manufacturer and model numbers of equipment and equipment deck heights. On a project-specific basis, the Development Services Director shall require that the playground plan adequately serve the anticipated number of users and their activities.
 33. Stationary play equipment in the tot lot shall be located on turf, sand, or other treated surface to the satisfaction of the Development Services Director. Common outdoor play areas shall include a combination of both soft and hard surfaces. At least one of each type of ground level play equipment in the tot lot shall be handicapped accessible. A minimum of one shaded seating area shall be provided in the tot lot to encourage adult supervision of children.
 34. Prior to issuance of a certificate of occupancy, the applicant shall submit a letter stating that the play equipment installation has been inspected by a person authorized by the manufacturer, that the equipment has been installed per manufacturer's specifications, and that it complies with the minimum playground safety regulations adopted by the State of California (California Code of Regulations, Title 22, Division 4, Chapter 22).
 35. The applicant shall provide a minimum 42-inch high, reinforced, combination block wall/wrought iron fence with a self-latching gate to serve as a vehicle safety barrier around the perimeter of the tot lot. Any alternative barrier meeting the intent of this requirement may be approved by the Development Services Director. This barrier shall be installed prior to issuance of the first certificate of occupancy.
 36. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
 - Bldg. 37. Applicant shall submit a soils report to the Building Division for this project concurrently with the submission of grading plans. One boring shall be at least 15 feet deep. Soils report recommendations shall be blueprinted on the plans.
 38. Applicant shall submit grading, drainage, and erosion control plans for this project.
 - Trans. 39. Applicant shall close unused drive approach(es) with curb and gutter.
 40. The Type II residential drive approach shall be constructed to suit approved entry design to the satisfaction of the Transportation Manager. Drive aisles, parking stall configurations, and turning radius must comply with the City's parking design standards. Applicant shall comply with minimum clearance requirements from property lines and vertical obstructions.
 41. Vehicle Entry/Security gates shall be prohibited unless an acceptable security gate plan is approved by the Transportation Manager at a later date.
 42. Applicant shall provide 18-foot wide garage doors for all units.
 43. Aisle width shall be a minimum of 20-feet at all landscaped planters.
 - Eng. 44. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
 45. Applicant shall contact the Engineering Division to discuss requirements for on-site retention of stormwater flows.
 46. Applicant shall comply with all of the engineering conditions for Tract Map T-16990 as set forth in the City Engineer's letter to the applicant dated April 16,

- 2007.
- Fire 47. Overhangs, eaves, awnings, etc. shall not encroach into the fire access area along the driveway.
48. Provide Residential Fire Sprinklers per NFPA Standard 13R for all dwelling units and two on-site fire hydrant to be located pursuant to the direction of the Fire Marshal.



CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

April 16, 2007

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

SUBJECT: Tract No. 16990
LOCATION: 372, 378 and 382 Victoria Street

Dear Commissioners:

Tentative Tract Map No. 16990 as furnished by the Planning Division for review by the Public Services Department, consisting of a one-lot subdivision for condominium purposes. Tentative Tract Map No. 16990 meets 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. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11, and section 66491(a) of the Subdivision Map Act.
3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
4. In accordance with C.C.M.M.C. Section 13-230, the Subdivider shall submit street improvement plans and/or off-site plans at the time of first submittal of the Final Tract Map. Plan check fee shall be paid per C.C.M.M.C. Section 13-231.
5. The Final Tract Map and all off-site improvements required to be made, or installed by the Subdivider, shall meet the approval of the City Engineer. Prior to any on-site/off-site construction, permits shall be obtained from the City of Costa Mesa Engineering Division.
6. Off-site driveway approach shall comply with ADA and Title 24 Standards. All driveway locations and driveway design shall meet the approval of the City Engineer.
7. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expense.

8. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
9. Dedicate an ingress/egress easement to the City over Lot "A" (common area) for emergency and public security vehicles purposes only. Maintenance of Lot "A" shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.
10. Vehicular and pedestrian access rights to Victoria Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.
11. The Subdivider shall submit a cash deposit of \$500 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.
12. A Subdivision Agreement and cash deposit or surety bond shall be submitted to the City Engineer to guarantee construction of off-site improvements. The amount shall be determined by the City Engineer.
13. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study which shows existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.
14. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association 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 and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
15. Fulfill the drainage fee ordinance requirements prior to the approval of the Tract Map.
16. Construct storm drain facilities as per City of Costa Mesa Master Drainage Plan.
17. Dedicate easements as needed for public utilities.
18. Street lighting shall be provided as required by the Public Services Department, Transportation Services Division.
19. 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 Sub article 12, Section 7-9-337 of the Orange County Subdivision Code.
20. 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 Sub article 12, Section 7-9-337 of the Orange County Subdivision Code.

21. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
22. The elevations shown on all plans shall be on Orange County benchmark datum.
23. 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.
24. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File of the recorded Tract Map & As-Built of the off-site plans, reproducible mylar of the recorded Tract Map and seven copies of the recorded Tract Map.

Sincerely,



Ernesto Munoz, P. E.
City Engineer

/ch (Engr. 2007/Planning Commission Tract 16990)



CITY OF COSTA MESA

CALIFORNIA 92628-1200

P.O. BOX 1200

FROM THE OFFICE OF THE TRANSPORTATION SERVICES MANAGER

May 1, 2007

Bryan Coggins
1835 Newport Boulevard, #A109
Costa Mesa, California 92627

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DIVISION
MAY - 1 2007

SUBJECT: DEVELOPMENT APPLICATION #PA-07-02, T-07-04, R-07-02 AT 372, 378, 382 VICTORIA

Dear Mr. Coggins:

The Costa Mesa City Council has adopted a Traffic Impact Fee program for all new developments and expansion of existing developments within the City. The purpose of the fee is to fund the necessary transportation/circulation improvements which are related directly to the incremental traffic impacts imposed on the City's transportation system by new developments or expansion of existing developments.

In addition, certain areas in the City are subject to the San Joaquin Hills Transportation Corridor Fee. This fee is imposed by the Transportation Corridor Agencies (TCA).

As a result of a review of your proposed development project, staff has determined that the following fees will be conditioned to your project.

- **City Traffic Impact Fee – \$30,046.00**
- **San Joaquin Hills Transportation Corridor Fee – N/A**

Details of the above fee calculations are attached for your review. While these fees and the payment schedule may not appear as part of conditions of approval imposed by the Planning Division, they are included as part of the **Code Requirements** specified for your project. Each of these fees are subject to annual review and increase each year.

In accordance with City of Costa Mesa Municipal Code Section 13-274 (e), the developer of any development project subject to the City Traffic Impact fee program may apply to the City Council for a waiver of the fee, or portion of the fee, based upon adequate documentation of the absence of any reasonable relationship or nexus between the circulation impacts of that development project and the amount of the fee charged.

The application for a fee waiver shall be made in writing and filed with the City Clerk not later than:

- 10 days **prior** to the public hearing on the development permit application for the project; or
- If no public hearing is required, at the time of the filing of the request for a building permit.

If you have any questions regarding the above calculations or fee programs, please contact Dennis Johnson, Assistant Engineer, at (714) 754-5180.

Sincerely,

PETER NAGHAVI, Manager
Transportation Services

30

c: ✓ Planning Division
Dennis Johnson, Assistant Engineer

Elizabeth Gonzalez, Engineering Technician II

Attachment

Transportation Services Division
CITYWIDE TRAFFIC IMPACT FEE CALCULATIONS

Address: **372, 378, 382 VICTORIA**

Development Number: **PA-07-02, T-07-04, R-07-02**

Date: **02/27/2007**

Prepared by: EG

Reviewed by: [Signature]

CHECK THE APPROPRIATE BOXES

Trip Generation Source:

- Schedule of charges adopted by the City Council.
- Institute of Transportation Engineers (ITE) *Trip Generation 7th Edition*
- Other, SANDAG

The **TRAFFIC IMPACT FEE** is calculated based upon the average daily trip generation rate of: 9.57 Trip ends

- Existing Trip Generation Greater Than 100 Trips per Day
- Trip Reduction Factor: 10% for Quality Restaurant: 0.00 Trip ends
- Trip Reduction Factor: 40% for Fast Food Restaurant: 0.00 Trip ends

| | | | | | |
|--|---------|--|------------------------|--------|-------------------------------------|
| <input type="text" value="9.57"/> Trip ends per for the of the PROPOSED | DU | <input type="text" value="30"/> DU use ✓ | Single-Family Detached | EQUALS | <input type="text" value="287.10"/> |
| <input type="text"/> Trip ends for the | (other) | <input type="text"/> use | | EQUALS | <input type="text" value="0.00"/> |

TOTAL PROPOSED Trip ends

CREDIT for the **EXISTING** use is calculated based upon the average daily trip generation rate of: 6.72 Trip ends

| | | | | | |
|--|---------|--|-----------|--------|-------------------------------------|
| <input type="text" value="6.72"/> Trip ends per for the of the EXISTING | DU | <input type="text" value="18"/> DU use ✓ | Apartment | EQUALS | <input type="text" value="120.96"/> |
| <input type="text"/> Trip ends per for the of TAZ entry | UNIT | <input type="text"/> UNIT use | | EQUALS | <input type="text" value="0.00"/> |
| <input type="text"/> Trip ends for the | (other) | <input type="text"/> use | | EQUALS | <input type="text" value="0.00"/> |

TOTAL CREDIT (MAXIMUM OF EXISTING AND TAZ) Trip ends

TOTAL NET TRIP INCREASE Trip ends

| Existing Traffic Impact Fee Credit: | | | | Total Project Traffic Impact Fee Assessment: | | | |
|-------------------------------------|-------------|---|---|--|-------------|-------|-------|
| Existing ADT | Fee Rate | | | Proposed ADT | Fee Rate | | |
| 0 0 to 25 ADT | \$0 / ADT | 0 | 0 | 0 0 to 25 ADT | \$0 / ADT | 0 | 0 |
| 0 26 to 50 ADT | \$50 / ADT | 0 | 0 | 0 26 to 50 ADT | \$50 / ADT | 0 | 0 |
| 0 51 to 75 ADT | \$75 / ADT | 0 | 0 | 0 51 to 75 ADT | \$75 / ADT | 0 | 0 |
| 0 76 to 100 ADT | \$100 / ADT | 0 | 0 | 0 76 to 100 ADT | \$100 / ADT | 0 | 0 |
| 0 > 100 ADT | \$177 / ADT | 0 | 0 | 166 > 100 ADT | \$181 / ADT | 30046 | 30046 |
| | | 0 | 0 | | | 30046 | 30046 |

SUBTOTAL TRAFFIC IMPACT FEE

MONETARY CREDIT \$38/S.F.
 Dedication
 Other

GRAND TOTAL TRAFFIC IMPACT FEE ✓

Rob Sake, partner in the project, stated they would be happy to work with Mr. Connelly and other owners to develop an attractive quality development. Mr. Sake emphasized the need to work out the density and traffic issues.

The Mayor asked if anyone else wished to address the City Council; there was no further response.

The City Council encouraged the developer to proceed.

MOTION: On motion by Council Member Mansoor, seconded by Council Member Dixon, the City Council ordered the report received and filed. Council Member Foley absent. MOTION CARRIED.

2. GP-06-04, General Plan Screening request for 352-382 Victoria Street: Senior Planner Claire Flynn briefed her Council Agenda Report dated July 31, 2006, noting that the applicant had acquired and was proposing consolidation of five separate parcels and development of a high density residential project. Ms. Flynn explained the General Plan Screening criteria and noted that staff does have concerns relating to the site-specific density proposal (26 dwelling units/acre), but the relative merits of the project warrant further evaluation/analysis.

Shawn Rosen and Brian Coggens of The Preface Group pointed out that the project would allow the future residents to walk to local businesses, would increase the City's housing supply, promote redevelopment/revitalization of the West side, would support local businesses along Harbor Boulevard, and would reduce the number of existing driveways by combining them into one entrance.

Council discussion ensued and it was pointed out that the area would be enhanced with "for sale" housing; that the Tuscan Hills design type by KB Homes, San Jose, was a good one; and whether there was any interest or merit in having the project proceed under an urban plan overlay rather than a rezoning.

The Mayor asked if anyone wished to address the City Council on the matter; there was no response.

MOTION: On motion by Council Member Monahan, seconded by Council Member Mansoor, the City Council accepted the proposed General Plan amendment screening request, contingent upon the concurrent processing of the General Plan Amendment, rezoning, development project, and tentative tract map. Council Member Foley absent. MOTION CARRIED.

REPORTS

City Attorney:

1. Ms. Kim Barlow noted that one AB 1234 training session had been held recently and another session would be scheduled in the very near future to accommodate those who were unable to attend. Ms. Barlow reminded the City Council that the law requires certain public officials (City Council, Planning Commission and Parks and Recreation Commission in Costa Mesa) to receive AB 1234 training by the first of next year and then every two years thereafter.
2. Ms. Barlow advised she would be on vacation from August 17th to the 31st, and that Mr. Harold Potter would be serving in her absence.

City Manager: None

ADJOURNMENT: The Mayor declared the meeting adjourned at 10:10 p.m., to August 16, 2006, 4:30 p.m., for the purpose of conducting a Closed Session. The next Regular Meeting would be held September 5, 2006.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE PLANNING DIV. AT (714)754-5245.**