



PLANNING COMMISSION AGENDA REPORT

VI.6

MEETING DATE: JULY 9, 2007

ITEM NUMBER:

**SUBJECT: TENTATIVE TRACT MAP T-17192
2460/2472 NEWPORT BOULEVARD, COSTA MESA**

DATE: JUNE 27, 2007

**FOR FURTHER INFORMATION CONTACT: REBECCA ROBBINS, ASSISTANT PLANNER
(714) 754-5609**

DESCRIPTION

The applicant proposes a one-lot airspace subdivision to facilitate a fourteen-unit, 2-story, attached common interest development (condominiums) that was approved under Planning Application PA-06-52.

APPLICANT

Johnny Lu is the authorized agent for 2460 Newport LLC.

RECOMMENDATION

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

Handwritten signature of Rebecca Robbins in black ink.

REBECCA ROBBINS
Assistant Planner

Handwritten signature of R. Michael Robinson in black ink.

R. MICHAEL ROBINSON, ATCP
Asst. Development Services Director

BACKGROUND

The subject site is in the Newport Boulevard Specific Plan and is zoned PDR-HD with a General Plan designation of Commercial-Residential.

On January 22, 2007, Planning Commission recommended approval to City Council of Rezone R-06-04 (rezone from C1 to PDR-HD) and Planning Application PA-06-52, for a Master Plan to construct fourteen, 2-story, attached residential units.

On February 20, 2007, City Council adopted Ordinance No. 07-03 for Rezone R-6-04 and Resolution No. 07-18 for Planning Application PA-06-52.

The applicant is proposing the 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 site plan and elevation drawings for the common interest development are attached for reference.

GENERAL PLAN CONFORMITY

Since the common interest development was approved under PA-06-52, the Planning Commission has limited discretionary authority over the subsequent tract map. Should the Commission wish to deny the tract map, findings supporting this action must comply with those listed in the Subdivision Map Act (Section 66974 of the Government Code).

ALTERNATIVE

If the tract map is denied, the applicant would not be able to file a similar request for six months. The project could be built and leased, but would be limited to a single ownership. Denial of the tract map would be inconsistent with the approval of the Master Plan for ownership units.

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 (Section 15332, In-fill Developments).

CONCLUSION

Approval of the tract map will facilitate an ownership housing project as approved by the Planning Commission and City Council under Planning Application PA-06-52. The map is in compliance with the requirements of the Subdivision Map Act, Planning Application PA-06-52, and Chapter X (Subdivision) of the Zoning Code.

- Attachments:
1. Location Map
 2. PC Resolution
 Exhibit "A" – Findings
 Exhibit "B" – Conditions of Approval
 3. Tentative Tract Map
 4. Plans Approved for PA-06-52

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

Johnny Lu
1 South Fair Oaks Avenue, Suite 207
Pasadena, CA 91105

File: 070907T17192	Date: 062707	Time: 10:30 a.m.
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Project Site

RESOLUTION NO. PC-07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING TRACT MAP T-17192

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

WHEREAS, an application was filed by Johnny Lu, authorized agent for 2460 Newport LLC, property owner with respect to the real property located at 2460/2472 Newport Boulevard, requesting approval of Tentative Tract Map T-17192 for a one-lot airspace subdivision; to facilitate a fourteen-unit, attached common interest development (condominiums) approved under PA-06-52 in an PDR-HD zone;

WHEREAS, Tentative Tract Map T-17192 is proposed to facilitate the previously-approved common-interest development under Planning Application PA-06-52 in the PDR-HD zone;

WHEREAS, on February 20, 2007, the City Council adopted Ordinance No. 07-03 and Resolution No. 07-18 approving the following required actions for the 14-unit, 2-story, attached common-interest development: (1) Rezone R-06-04 of the property from C1 to PDR-HD; (2) Planning Application PA-06-52 for a Master Plan for a 14-unit residential common interest development, variances for open space requirements (42% required, approximately 35% proposed) and from minimum lot area (1 acre required; 0.91 acre proposed) and (3) Minor Modification MM-06-36 for an 8-foot block wall (6-foot maximum allowed);

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;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on July 9, 2007 to allow for public comment on Tentative Tract Map T-17192 and with all persons having been given the opportunity to be heard both for and against the proposed project;

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 Tract Map T-17192 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 Tract Map T-17192 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 July, 2007.

Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The proposed subdivision complies with Costa Mesa Municipal Code Section 13-29 (g)(13) because the creation of a one-lot subdivision for a fourteen-unit attached common interest development is consistent with the General Plan.
- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt from CEQA, under Section 15332, Class 32(In-fill Developments).
- C. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.
- D. 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.
- E. The subject property is physically suitable to accommodate Tract Map T-17192 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.
- F. 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.
- G. 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.
- H. 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).
- I. The information presented complies with Section 13-29(e) of the Costa Mesa Municipal Code in that the subdivision is consistent with the General Plan and the Planning Application is for a project specific case and does not establish a precedent for future development.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- PIng. 1. The applicant shall comply with the conditions of approval, code requirements, and special district requirements of Planning Application PA-06-52. These conditions provided herein are supplemental to those contained in PA-06-52.
- 2. The applicant shall show proof of compliance with all applicable conditions of approval and code requirements prior to recordation of the final map. This condition shall be completed under the direction of the Planning Staff.
- 3. Applicant shall contact the Building Safety Division, prior to recordation of the parcel map, to provide proof that the Uniform Building Code requirements for condominiums have been satisfied.
- Eng. 4. Applicant shall comply with all of the requirements as set forth in the attached City Engineer's letter dated May 24, 2007.



CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

May 24, 2007

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

SUBJECT: Tract No. 17192
LOCATION: 2460 Newport Boulevard

Dear Commissioners:

Tentative Tract Map No. 17192 as furnished by the Planning Division for review by the Public Services Department, consisting of combining two-existing adjoining lots into a one-lot subdivision for condominium purposes. Tentative Tract Map No. 17192 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, and comply with the conditions for PA-06-67. 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. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
7. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of the easement area shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.



8. Vehicular and pedestrian access rights to Newport Boulevard shall be released and relinquished to the City of Costa Mesa except at approved access locations.
9. The Subdivider shall submit a cash deposit of \$350 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.
10. 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.
11. The Subdivider's engineers shall furnish to the Engineering Division a storm runoff study which provides for by-pass of nuisance water and on-site detention for a 25-year storm event for a 24-hour period, showing 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.
12. 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 (c).
13. Fulfill the drainage fee ordinance requirements prior to the approval of the Tract Map.
14. Dedicate easements as needed for public utilities.
15. Street lighting shall be provided as required by the Public Services Department, Transportation Services Division.
16. 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.
17. 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.
18. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
19. The elevations shown on all plans shall be on Orange County benchmark datum.
20. 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.
21. 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.

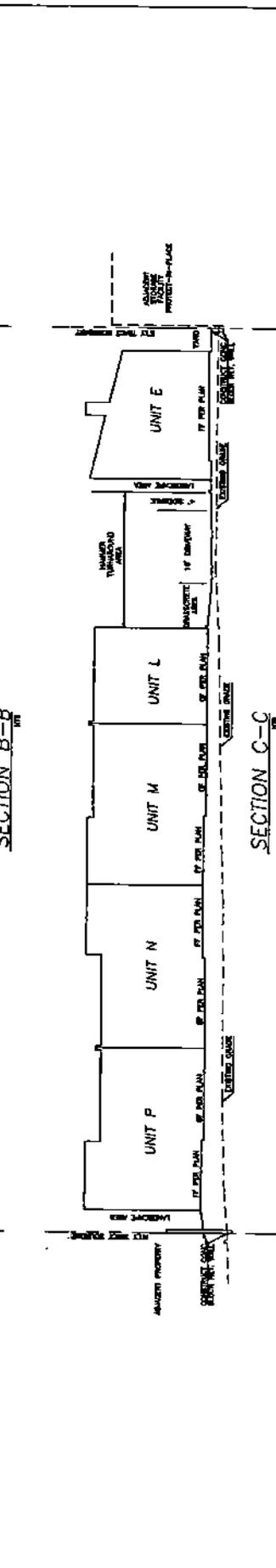
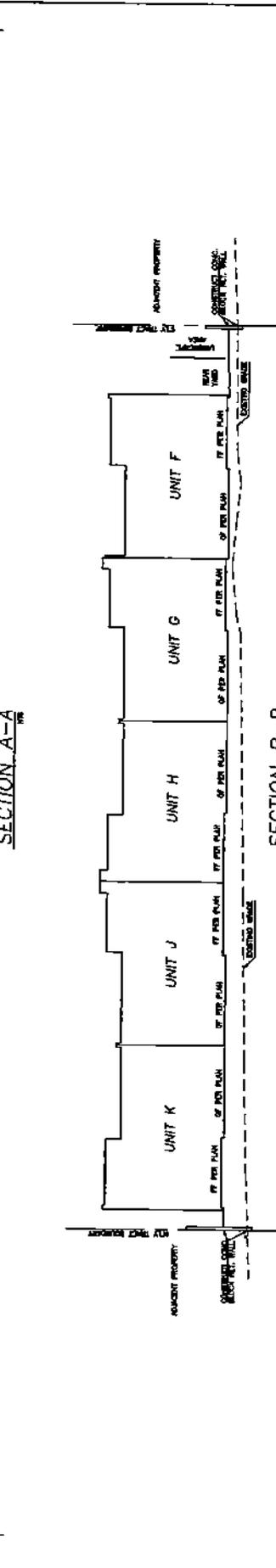
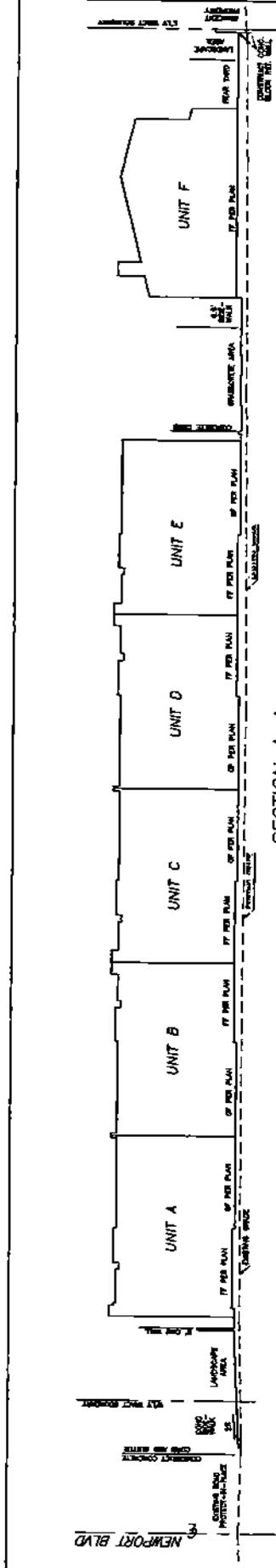
22. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. Commercial sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
23. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager.
24. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct curb and gutter per City of Costa Mesa Standards as shown on the Offsite Plan.

Sincerely,



Ernesto Munoz, P. E.
City Engineer

/ch (Engr. 2007/Planning Commission Tract 17192)



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OWNER / DEVELOPER:
2140 NEWPORT LLC
11111 NEWPORT BLVD, SUITE 207
NEWPORT, CA 94558
TEL: (925) 394-1111

PROJECT MANAGER:
GENERAL CONTRACTOR:
T4 & ASSOCIATES, LLP
11111 NEWPORT BLVD, SUITE 207
NEWPORT, CA 94558
TEL: (925) 394-1111

CON. ENGINEER:
JDC ENGINEERING INC.
683 TOWN ST, SUITE 207
NEWPORT, CA 94558
TEL: (925) 394-1111

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SECTION A-A

SECTION B-B

SECTION C-C

TENTATIVE TRACT MAP 17102
LOFTS AT NEWPORT-MESA
with a site improvement, central access, and other

CITY OF COSTA MESA

Reviewed by: _____ Date: _____

Approved by: _____ Date: _____

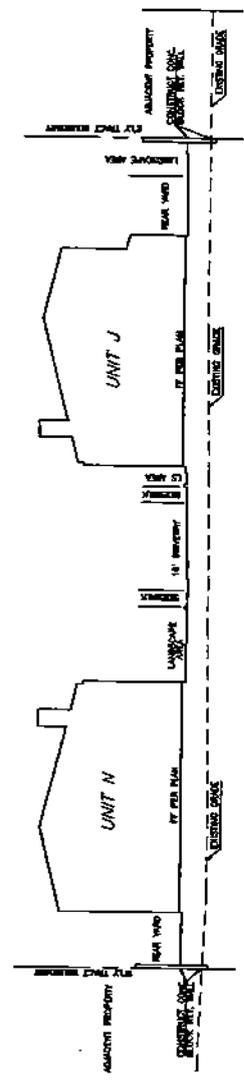
SECTIONS

Sheet No. _____ of _____

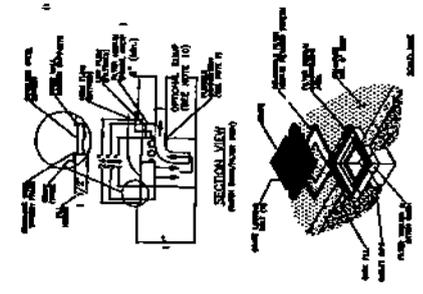
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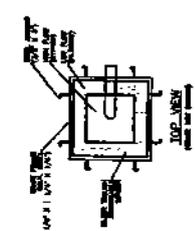
SECTION D-D



SECTION E-E



SECTION L1



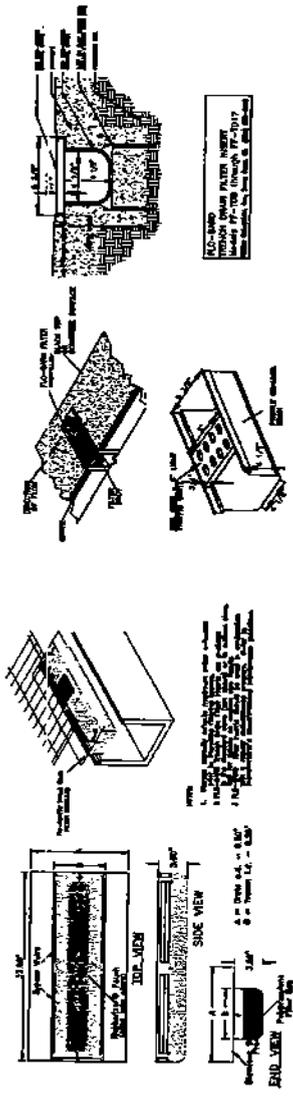
TOP VIEW

NOTES:

1. All work shall be in accordance with the specifications and standards of the City of Mesa.
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LOCAL DRAINAGE INLET, W/COSSIL ENTER

YARD DRAIN DETAIL

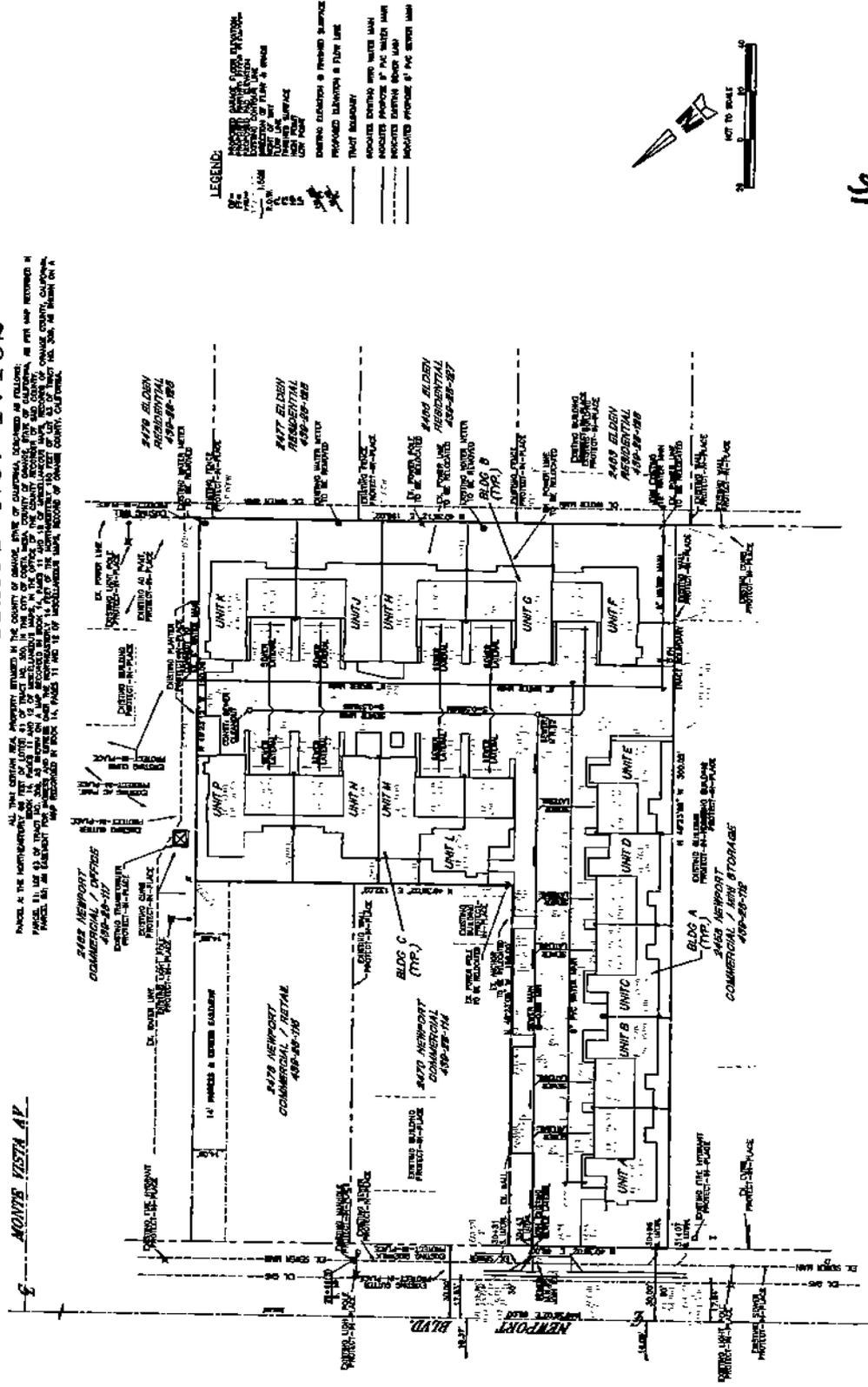


PRIVATE DRIVEWAY ENTRY TRENCH DETAIL

<p>OWNER / DEVELOPER: 2140 NEWPORT LLC 11100 NEWPORT AVENUE, SUITE 207 NEWPORT, MESA, AZ 85204 TEL: (480) 336-1100</p>		<p>SITE ENGINEER: MTC ENGINEERING, INC. 11100 NEWPORT AVENUE, SUITE 207 NEWPORT, MESA, AZ 85204 TEL: (480) 336-1100</p>		<p>CIVIL ENGINEER: FOOTPRINT ENGINEERING, INC. 11100 NEWPORT AVENUE, SUITE 207 NEWPORT, MESA, AZ 85204 TEL: (480) 336-1100</p>	
<p>PROJECT MANAGER: GENERAL CONTRACTOR: T4 & ASSOCIATES, LLP 11100 NEWPORT AVENUE, SUITE 207 NEWPORT, MESA, AZ 85204 TEL: (480) 336-1100</p>		<p>TENTATIVE TRACT MAP 17192 LOFTS AT NEWPORT-MESA SEE A MORE DETAILED SET, CADA, LOTS, OR MAP</p>		<p>SECTION & DETAILS</p>	
<p>APPROVED BY: _____ DATE: _____</p>		<p>APPROVED BY: _____ DATE: _____</p>		<p>APPROVED BY: _____ DATE: _____</p>	

TENTATIVE TRACT NO. 17192

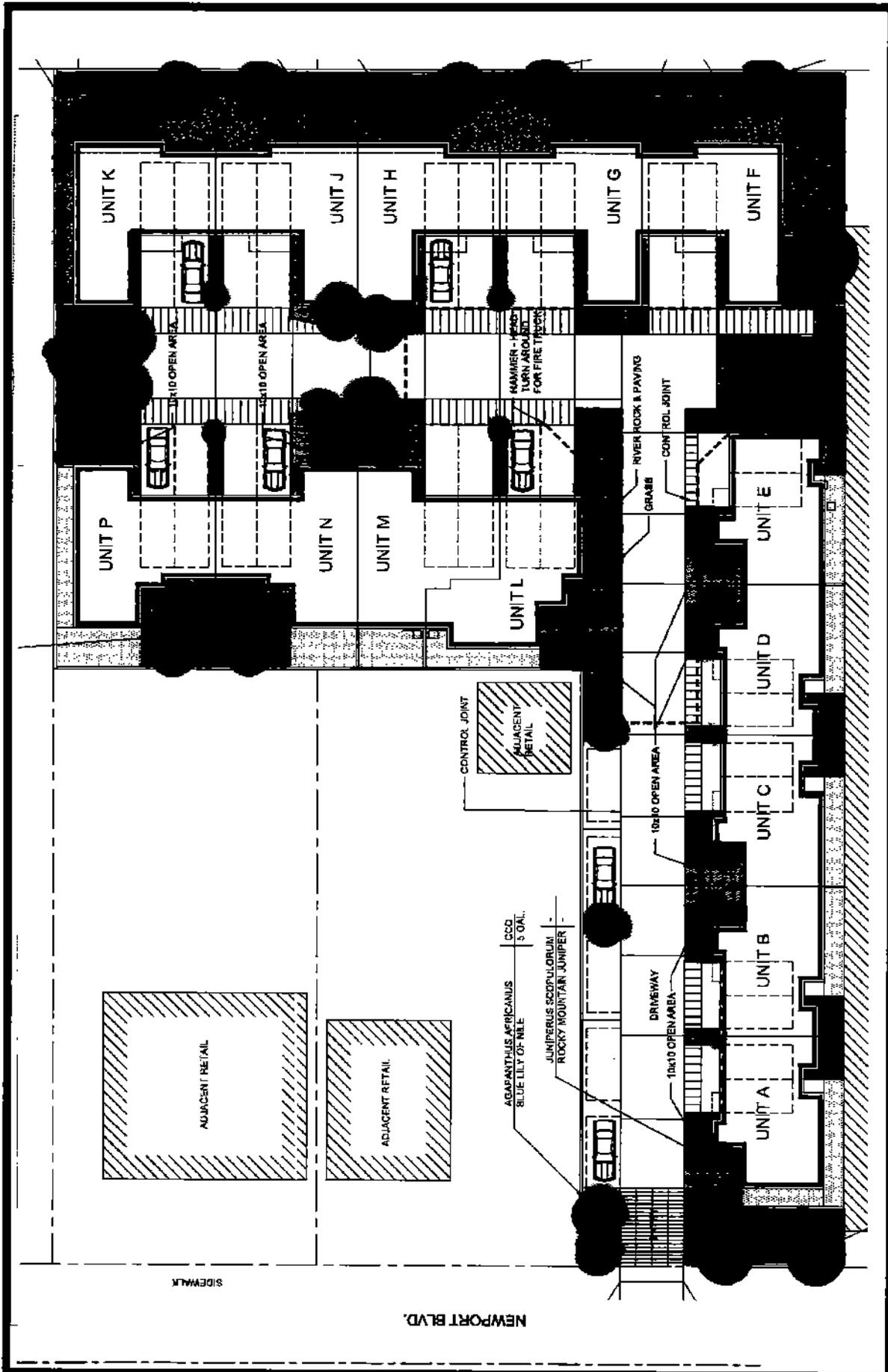
ALL THE CONTIGUOUS AREA PROPERTY WITHIN THE COUNTY OF SANTA FE, NEW MEXICO, IS THE PROPERTY OF THE CITY OF SANTA FE, NEW MEXICO, AS SHOWN ON THE MAP RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE, NEW MEXICO, ON FEBRUARY 11, 1988. THE CITY OF SANTA FE, NEW MEXICO, HAS THE RIGHT TO TAKE THE PROPERTY OF THE CITY OF SANTA FE, NEW MEXICO, AS SHOWN ON THE MAP RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE, NEW MEXICO, ON FEBRUARY 11, 1988. THE CITY OF SANTA FE, NEW MEXICO, HAS THE RIGHT TO TAKE THE PROPERTY OF THE CITY OF SANTA FE, NEW MEXICO, AS SHOWN ON THE MAP RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE, NEW MEXICO, ON FEBRUARY 11, 1988.



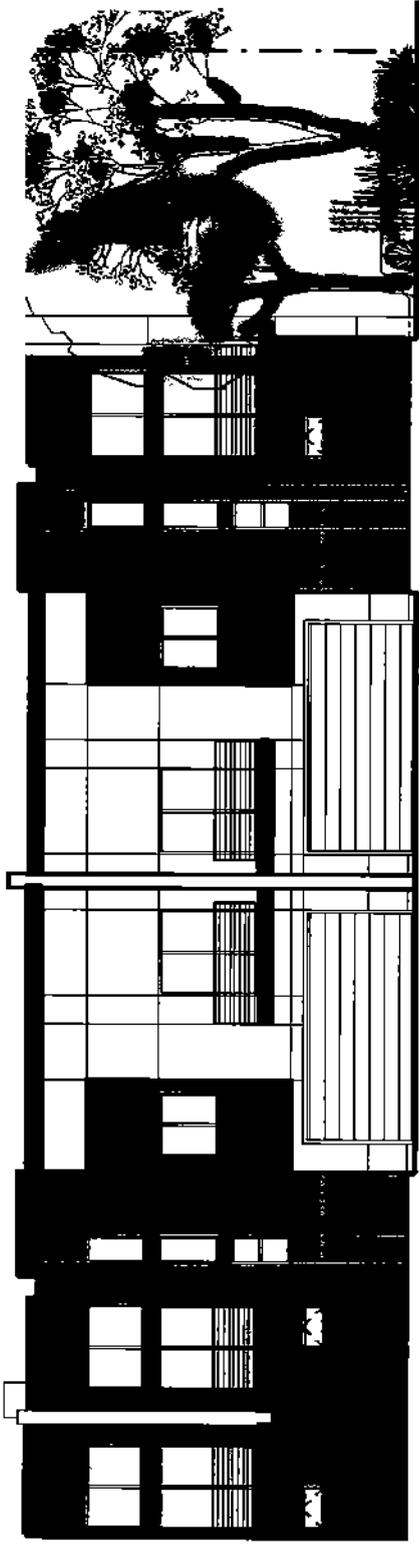
REVISIONS NO. DATE BY _____ _____ _____		CITY OF COSTA MESA PREPARED BY: _____ DATE: _____ CHECKED BY: _____ DATE: _____ APPROVED BY: _____ DATE: _____		OWNER / DEVELOPER: 2480 NEWPORT LLC 1115 W. 20th AVENUE, SUITE 207 DENVER, CO 80202		CONSULTING ENGINEER: T & A ASSOCIATES LLP 1115 W. 20th AVENUE, SUITE 207 DENVER, CO 80202		SOIL ENGINEER: JETC ENGINEERING, INC. 2415 W. 10th AVENUE, SUITE 217 DENVER, CO 80202		CIVIL ENGINEER: JETC ENGINEERING, INC. 2415 W. 10th AVENUE, SUITE 217 DENVER, CO 80202					
BASIS OF BEARINGS: BASIS OF BEARING THE CONTINENTAL OF NEWPORT BUILDING DENVER, CO 80202				OTHER / DEVELOPER: 2480 NEWPORT LLC 1115 W. 20th AVENUE, SUITE 207 DENVER, CO 80202				CONSULTING ENGINEER: T & A ASSOCIATES LLP 1115 W. 20th AVENUE, SUITE 207 DENVER, CO 80202				SOIL ENGINEER: JETC ENGINEERING, INC. 2415 W. 10th AVENUE, SUITE 217 DENVER, CO 80202			
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TENTATIVE TRACT MAP 17192
 LOFTS AT NEWPORT-MESA
 CITY OF SANTA FE, NEW MEXICO

UTILITY EXHIBIT



The Lofts at Newport Mesa - 14-unit



Partial North Elevation



Partial East Elevation