



PLANNING COMMISSION

AGENDA REPORT

VII.4

MEETING DATE: APRIL 28, 2008

ITEM NUMBER

SUBJECT: ONE-YEAR TIME EXTENSION FOR APPLICATION PA-06-52, INCLUDING MASTER PLAN, VARIANCES, AND MINOR MODIFICATION MM-06-36 FOR PROPERTY LOCATED AT 2460/2472 NEWPORT BOULEVARD

DATE: APRIL 16, 2008

**FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA, SENIOR PLANNER
(714) 754-5610**

DESCRIPTION

The proposed request is a time extension request for the following entitlements:

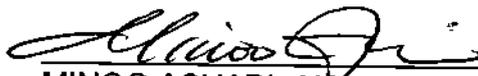
1. *Master Plan* to construct "The Lofts at Newport Mesa" project: a 14-unit, two-story, attached multi-family residential condominium development.
2. *Variance* from open space requirements (42% required, 35% proposed).
3. *Minor Modification* MM-06-36 for an 8-foot block wall (maximum 6-foot height allowed).

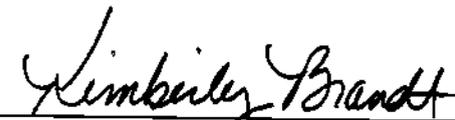
APPLICANT

Johnny Lu of T4, LLC is the authorized agent for Three Lads Development, LLC.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions


MINOO ASHABI, AIA
Senior Planner


KIMBERLY BRANDT AICP
Asst. Development Svs. Director

BACKGROUND

This is a time extension request for "The Lofts at Newport Mesa." The project approval included a master plan for a 14-unit multi-family attached, common interest development. The project site consists of two parcels (total .91 acres) located at 2460 and 2472 Newport Boulevard located in the Newport Boulevard Specific Plan area, which encompasses the east side of Newport Boulevard between 19th Street and Mesa Drive. The General Plan land use designation is Commercial-Residential, and the zoning is Planned Development Residential – High Density (PDR-HD).

On February 20, 2007, the City Council approved Rezone application R-06-04 for rezoning the property from C1 (Local Business) to PDR-HD (High Density Residential) to allow residential development. The rezone ordinance included a variance from the minimum lot area required in a planned development zone (one acre required; 0.91 proposed). The City Council also approved Planning Application PA-06-52 including a Master Plan to construct a 14-unit, two-story, attached multi-family residential condominium development, and *variance* from open space requirements (42% required, 35% proposed).

DISCUSSION

Time Extension Request

The applicant has requested a time extension for financing of the project. The project entitlements include the following:

Master Plan PA-06-0-52

The project master plan included 14 loft-style multiple family units creatively designed with front patios and contemporary architecture that includes concrete/steel construction, metal roofing, and aluminum surfaces to reinforce the urban village concept. The project provides 28 parking spaces in two-car garages and 22 open parking spaces, for a total of 50 parking spaces.

Variance from Open Space

The master plan involves a variance request from open space requirement (42% required – 35% provided) that was approved due to constraints of the lots, incentive for consolidation of two marginal commercial properties, and encouraging redevelopment and ownership housing within the Newport Boulevard Specific Plan area.

Minor Modification MM-06-36

The project site is located within noise contours that range from 65 to 70 CNEL because of proximity to the Costa Mesa Freeway and Newport Boulevard; therefore, the project includes an 8-foot perimeter sound wall and landscape berming authorized by a minor modification. The perimeter wall was also added to minimize visual and privacy impacts from adjacent commercial properties.

Subdivision Map for Condominium Purposes

Development of The “Lofts at Newport Mesa” project would also require a one-lot airspace condominium subdivision, which was not included with the master plans submittal. The master plan approval included a condition for the subdivision map for condominium purposes to ensure that these units are ownership units.

Justification for Approval of Time Extension Request

Staff supports the request for the time extension for the vesting parcel map and final master plan for the following reasons:

- The previously-approved Planning Application PA-06-52 is in substantial compliance with the requirements of the Newport Boulevard Specific Plan, and the Zoning Code.
- The previously-approved master plan, variance and minor modification for the 14-unit loft project has not changed. The proposed time extension will allow the applicant to proceed with the project upon securing funding. Consequently, the City would realize public benefits in the form of consolidation of a marginally commercial properties and development of a contemporary loft project as intended by the Newport Boulevard Specific Plan.

Alternatives:

If the time extension was not approved, the applicant would not be able to obtain building permits to proceed with construction of the project.

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.

CONCLUSION

The applicant is interested in developing the subject property as a multi-family residential, common interest development and has requested a time extension for implementation of the project. This development would contribute 14 multi-family residences to the City's housing stock. Staff believes that the additional time would provide the applicant a good opportunity to convert an existing marginal commercial property to residential and ultimately provide increased homeownership opportunities in Costa Mesa.

Attachments: 1. Vicinity Map
 2. Planning Commission Resolution
 3. Applicant's Letter
 4. Approved Plans

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

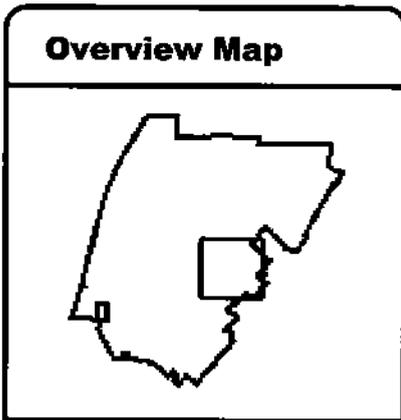
Johnny Lu
Three Lads Development, LLC
1992 Rosemary Place
Costa Mesa, CA 92627

Shawn C. H. Chang
T4
133 North Altadena Drive, Suite 425
Pasadena, California 91107

File: 042808PA0652R0604TimeExt	Date: 041708	Time: 9:30 a.m.
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City of Costa Mesa

2460 NEWPORT BLVD. - [Created: 4/7/2008 9:01:36 AM] [Scale: 204.57] [Page: 8.5 x 11 / Portrait]



Legend

Address Medium	///	Freeway Roads	///	Freeway Major Newport BLVD (cont)	///	Primary SECONDARY Waterway Lines
Address Points	///	Collector (cont)				



RESOLUTION NO. PC-08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING TIME EXTENSION FOR PLANNING APPLICATION PA-06-52, INCLUDING A MASTER PLAN, VARIANCE FOR OPEN SPACE REQUIREMENT, AND A MINOR MODIFICATION MM-06-36 FOR AN 8-FOOT TALL PERIMETER BLOCK WALL AT 2460/2472 NEWPORT BOULEVARD

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

WHEREAS, an application was filed by Johnny Lu, of T4 Development Company, authorized agent for Three Lads LLC, for a time extension of Planning Application PA-06-52 with respect to the real property located at 2460/2472 Newport Boulevard;

WHEREAS, Planning Commission adopted Resolution No. PC-07-07 recommending approval of Planning Application PA-06-52 on January 25, 2007;

WHEREAS, City Council adopted Resolution No. 07-18 for: (1) Rezone R-06-04 of the property from C1 to PDR-HD; (2) Master Plan PA-06-52 for Planning Application PA-06-52 for a Master Plan for a 14-unit residential common interest development including variances from open space requirement and minimum lot size area; and, Modification MM-06-36 for an 8-foot block wall;

WHEREAS, the applicant has been diligently pursuing the development of this project and securing the funding.

WHEREAS, the applicant requests approval of a one-year time extension to be applied through February 20, 2009 for the Planning Application PA-06-52;

WHEREAS, the approved project involves the following: (1) Planning Application PA-06-52 for a Master Plan for a 14-unit residential common interest development and variance for open space requirements (42% required, approximately 35% proposed) and (2) Minor Modification MM-06-36 for an 8-foot block wall (6-foot maximum allowed);

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 28, 2008 to allow for public comment on the proposed time extension 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 hereby **APPROVES** a one-year time extension for the time period ending on **February 20, 2009** for Master Plan PA-06-52 with respect to the property described above.

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 Planning Application PA-06-52, as justified by the findings and upon applicant's compliance with each and all of the conditions contained in Resolution No. 07-18 (Exhibit 1), unless amended hereto. 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 28th day of April, 2008.

Donn Hall, Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on April 28, 2008, by the following votes:

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

Kimberly Brandt, Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

- A. The requested time extension is authorized by Costa Mesa Municipal Code Section 13-29(k) upon showing good cause by the applicant.
- B. The previously-approved Planning Application PA-06-52 is in substantial compliance with the requirements of the Newport Boulevard Specific Plan and of the Zoning Code. The time extension renders the project approval valid through February 20, 2009. The original findings strictly related to Planning Application PA-06-52 (as highlighted and contained in Exhibit A of Resolution No. 07-18) and conditions of approval in their entirety (as contained in Exhibit B of Resolution No. 07-18) are hereto attached as Exhibit 1 and still applicable to the project.

RESOLUTION NO. 07-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING PLANNING APPLICATION PA-06-52, INCLUDING MASTER PLAN, A VARIANCE FROM OPEN SPACE REQUIREMENTS AND A MINOR MODIFICATION MM-06-36 FOR AN 8-FOOT TALL PERIMETER BLOCK WALL AT 2460/2472 NEWPORT BOULEVARD.

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Johnny Lu, of, authorized agent for T4 Development Company, for Planning Application PA-06-52 with respect to the real property located at 2460/2472 Newport Boulevard;

WHEREAS, the proposed project involves the following: A Master Plan for a 14-unit residential common interest development, including a variance from open space requirements (42% required, approximately 35% proposed) and Minor Modification MM-06-36 for an 8-foot block wall (6-foot maximum allowed);

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 22, 2007 and by the City Council on February 20, 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 Planning Commission adopted Resolution No. PC-07-07 recommending that City Council take the following actions: (a) Give first reading to Ordinance for Rezone R-06-04, and (b) approve Planning Application PA-06-52, including master plan, variances from open space requirements and minimum lot size, and minor modification MM-06-36;

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 FURTHER RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions contained in Exhibit "B", the City Council **HEREBY APPROVES** the following: (1) Planning Application PA-06-52 for a Master Plan for a 14-unit residential common interest development, including a variance for open space requirements (42% required, approximately 35% proposed) and Minor Modification MM-06-36 for an 8-foot block wall (6-foot maximum allowed);

BE IT FURTHER RESOLVED that the City Council does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-06-52 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B." 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;

BE IT FURTHER RESOLVED that the City Council finds and determines that the approval of Planning Application PA-06-52 is expressly predicated on Rezone R-06-04 becoming final and effective.

PASSED AND ADOPTED this 20th day of February, 2007.



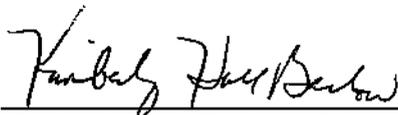
Allan R. Mansoor, Mayor

ATTEST:



Julie Folcik, City Clerk

APPROVED AS TO FORM:



Kimberly Hall Barlow, City Attorney

EXHIBIT "A"

FINDINGS

- A. The proposed Rezone R-06-04 is consistent with the General Plan, Zoning Code, and Newport Boulevard Specific Plan adopted in 1996. The rezone of the property from C1 to PDR-HD will meet the central objectives of the Newport Boulevard Specific Plan to allow a complementary mix of residential and commercial zoning along Newport Boulevard, unlike any other land use designation in the General Plan. The PDR-HD zoning is within the density limits of 17.4 units per acre allowed in the Newport Boulevard Specific Plan. The rezone to PDR-HD would result in a significant reduction in traffic compared to the maximum allowable commercial development in the current C1 designation. The rezone also included an analysis of the interface and compatibility between residential and adjacent nonresidential uses which resulted in requirements for an 8-foot perimeter block wall and relocation of private open spaces areas in the central areas of the property.
- * 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, provisions of the Zoning Code, and Newport Boulevard Specific Plan. Specifically, the master plan is in conformance with the broader goals of the General Plan and Newport Boulevard Specific Plan for a multi-family residential condominium project and exhibits excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. Lot consolidation is a goal of the Specific Plan. In addition, the siting of front yard patios along Building Complex A place landscaping and passive recreation areas in central, visible locations of the development and thereby eliminate impacts that would have been associated with rear yards abutting a two-story self-storage facility located on a zero lot line. While the proposed master plan does not strictly conform to recommended lot size and width requirements of the Specific Plan, the Specific Plan allows variations from these guidelines based on the merits of the proposed project. Overall the proposed master plan represents a desirable product type in conformance with the Newport Boulevard Specific 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 an existing commercial development. New 8-foot tall perimeter block walls will provide noise attenuation and privacy from the adjacent commercial 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 Newport Boulevard 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.

* Findings applicable to PA-06-52

d. The cumulative effects of Rezone R-06-04, Planning Application PA-06-52, and Minor Modification MM-06-36 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 does not feature a 10-foot average side setback along the development property lines, however, architectural treatments and other vertical/horizontal plane breaks achieve the intent of this guideline. In addition, enhanced architectural treatment is provided for Unit A of Building Complex A, which is visible from Newport Boulevard. This project is considered similar in scale and design with the desired residential development along Newport Boulevard.
- * E. The unusual shape of the newly-created flag lot exhibits unique physical conditions required for variance approval and the constraints imposed by Fire access requirements limit the available open space. The combination of 2460 and 2472 Newport Boulevard properties results in a flag-shaped lot that would eliminate the need for an access easement and provide an opportunity for residential development on an odd-shaped property. Development potential on the flag lot will be limited, and would exclude ownership residential development as encouraged by the Newport Boulevard Specific Plan, unless special considerations are made. Therefore, the unusual shape as a justification for approval of the variances from the minimum lot size and open space requirements.
- * F. The long-term vision of the Newport Boulevard Specific Plan is to encourage viable commercial businesses to continue to prosper and to encourage marginal uses to redevelop. The strict application of code requirements for minimum lot size and open space would discourage redevelopment and thereby deprive the property owner of special privileges afforded to other standard-sized properties in the Specific Plan. Strict adherence of these code requirements may preclude and discourage future applications in the Specific Plan area, and this would conflict with the plan vision. The variance requests are considered reasonable and would result in implementation of a residential ownership project supportive of the Specific Plan vision.
- * G. The minor modification for an 8-foot high block wall will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project. The block wall is to provide noise attenuation and privacy from the adjacent commercial properties and is compatible with the design of the development. The 8-foot high block wall is expected to provide noise attenuation in conformance with the City's Noise Ordinance and these interior and exterior noise standards shall be verified by a noise study prior to issuance of building permits.
- * 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.
- * H. The proposed project complies with minimum requirements for fire apparatus access through the provision of a hammerhead configuration for adequate turnaround of fire

apparatus and a 20-foot wide driveable area with grasscrete surfaces to support a 68,000 pound fire truck. Due to the 300-foot depth of the lot, the challenges associated with fire access may be minimized by the installation of residential sprinkler systems for all 14 dwelling units.

- * I. 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.
- * J. 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.
- * K. 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).
- * L. The evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse affect on wildlife resources or habitat. There project site consists of ornamental, non-native vegetation and does not contain, nor is in proximity to, any sensitive habitat areas.

EXHIBIT "B"

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-06-52 and MM-06-36 is contingent upon City Council's final approval of the Rezone R-06-04 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 Planning Application PA-06-52/MM-06-36 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. Prior to issuance of building plans for plancheck, applicant must submit a subdivision application for processing. 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 site plan submitted with initial working drawings shall contain a notation specifying that the project is a "one-lot airspace common interest development" and shall specify the ultimate interior property lines.
 10. The "hourglass" configuration of the driveway between Building Complex B

- and C shall be removed to restore the driveway width to a minimum 20-foot wide driveway.
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 8-foot tall decorative block/sound wall around the perimeter of the project site, excluding the side property line abutting the self-storage facility. 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.
 14. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
 15. Enhanced architectural treatment shall be provided to the satisfaction of the Development Services Director for Unit A facing Newport Boulevard. Building plans submitted for plancheck shall include additional treatment for Unit A.
 16. 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.
 17. 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.
 18. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
 19. The design, construction, and materials contained in the grasscrete area along the private drive and the hammerhead shall be reviewed and approved by the City's Planning Division and Fire Chief to ensure that the grasscrete supports 68,000 pound fire truck. In addition, a minimum 2' x 2' sized sign indicating "NO PARKING ANYTIME" or other identifier as deemed appropriate by the Planning Division shall be placed in the grasscrete area around the hammerhead.
 20. Applicant shall submit floor plans for all models, including reverse plan models, with the working drawings for plan check.
 21. 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.
 22. 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.
 23. 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.

24. 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.
25. Prior to submittal of working plans for plan check, 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.
26. 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.
27. 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) and (2) require that the HOA contract with a towing service to enforce the parking regulations. 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.
28. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
29. Garages for individuals units shall be equipped with automatic garage door openers and roll-up garage doors.
30. Final tract map shall be approved and recorded prior to issuance of building permits.
- Trans. 31. Applicant shall close unused drive approach(es) with curb and gutter.
32. The residential driveway 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.
33. Vehicle Entry/Security gates shall be prohibited unless an acceptable security gate plan is approved by the Transportation Manager.
- Eng. 34. 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.
35. Submit subdivision application and comply with conditions of approval and code requirements.
36. Applicant shall contact the Engineering Division in advance of submission of the subdivision map to discuss requirements for on-site retention of

- stormwater flows.
- Fire 37. Landscape and river rock area within fire access and hammer-head turn around shall be designed, constructed, and maintained to support Costa Mesa Fire Department apparatus (68,000 lbs). A letter or statement, wet-stamped and signed by a registered civil engineer, shall be provided on the plans certifying that the roadway meets these requirements.
38. Overhangs, eaves, awnings, etc. shall not encroach into the fire access area along the driveway.
39. Provide Residential Fire Sprinklers per NFPA Standard 13R for all dwelling units and a fire hydrant.



Development
Architecture
Management
Consulting

Feb 12, 2008

Claire L. Flynn AICP
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

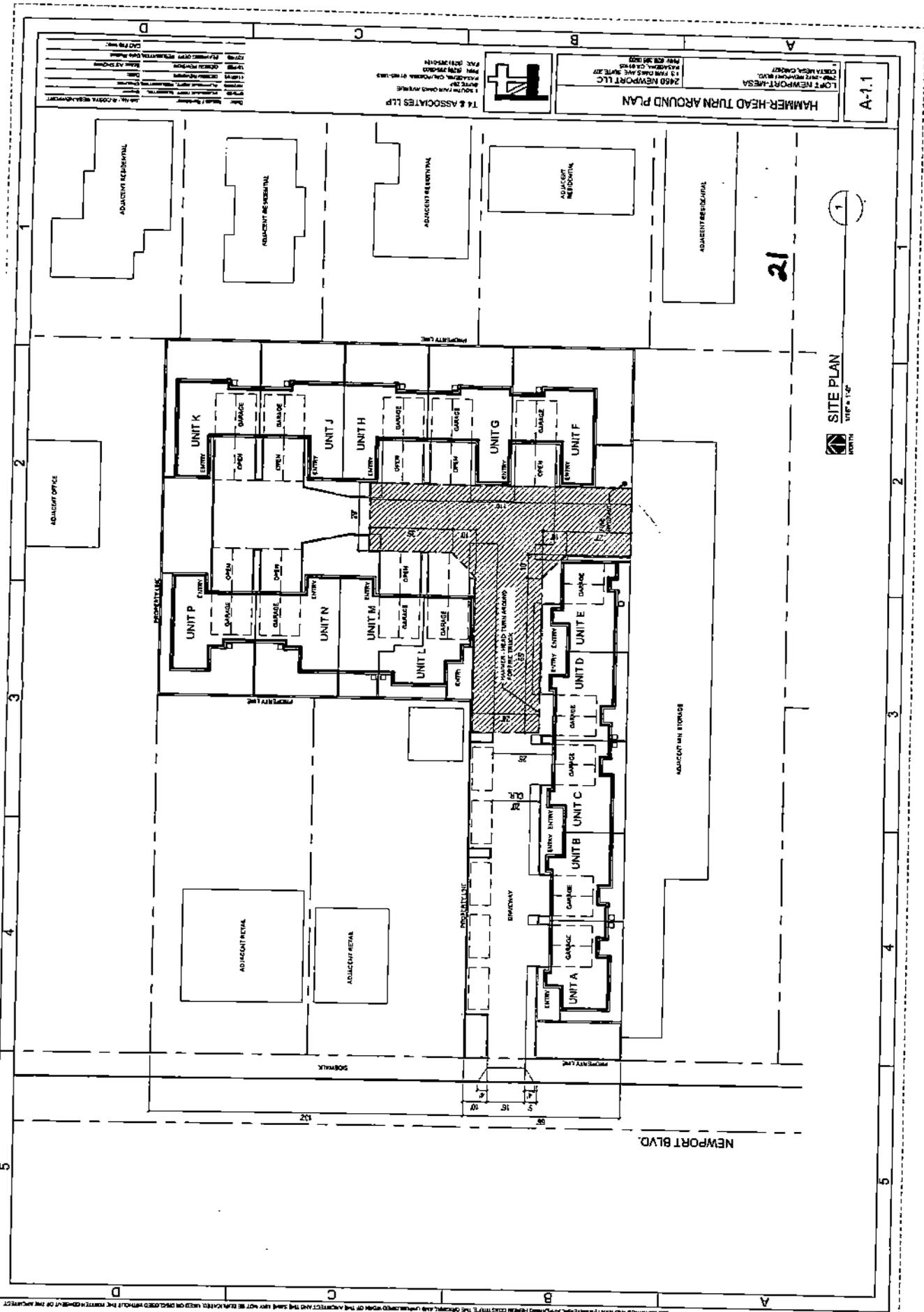
Dear Ms. Flynn

T4 (the applicant) is respectfully requesting an extension for its approved project (PA-06-52, MM-06-36.) The project is located at 2460 Newport Blvd. Costa Mesa, CA. T4 is working diligently to secure construction funding for this project at this time. The construction of this project will be commenced when the funding is in place. If you have any questions, please feel free to contact Johnny Lu at extension #3 anytime.

Sincerely

Johnny Lu, AIA, LEED AP

19



1

SITE PLAN
1/8" = 1'-0"

21

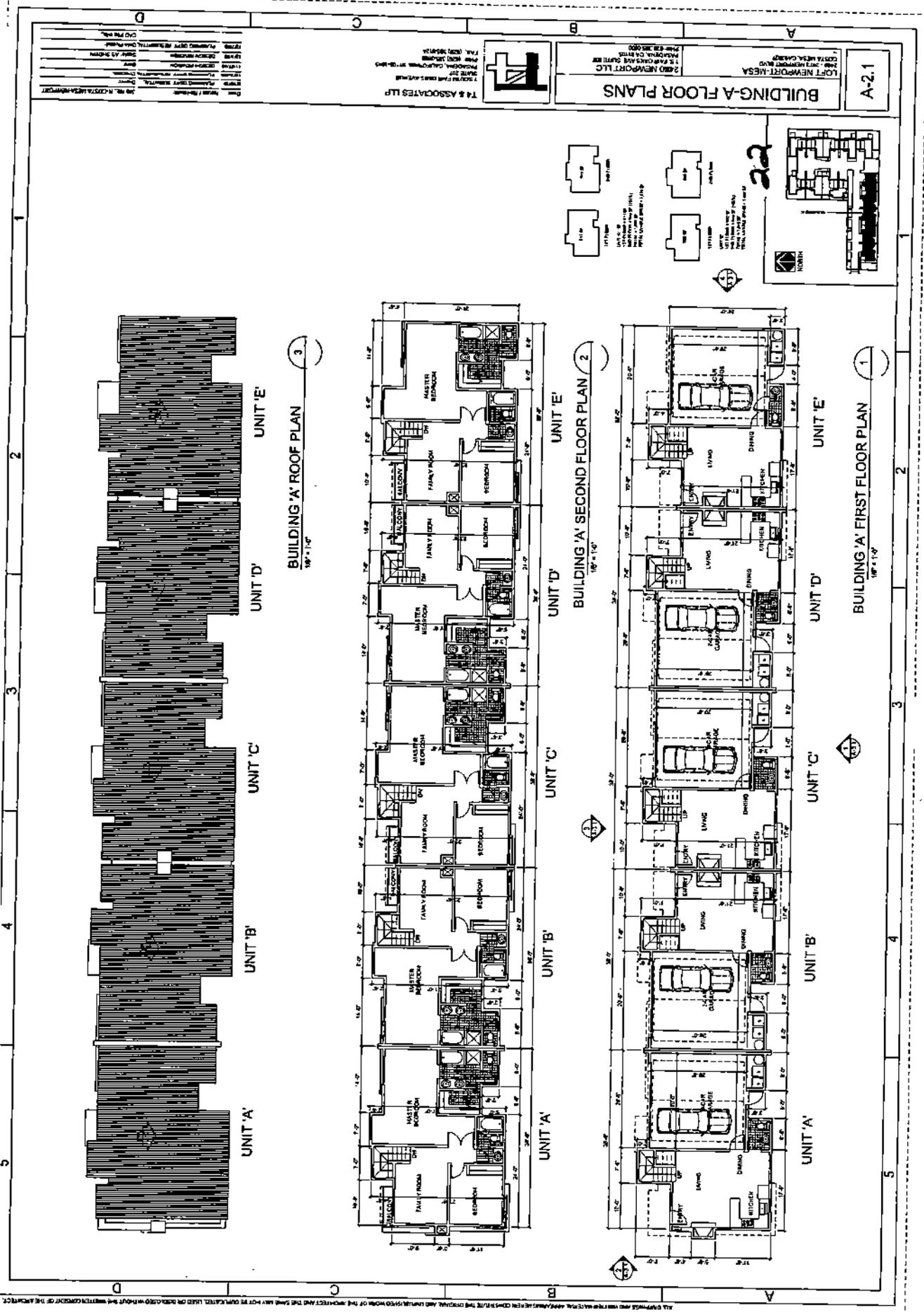
LOT NEWPORT MESA
13700 NEWPORT BLVD
NEWPORT MESA, CA 92646
2488 NEWPORT LLC
13700 NEWPORT BLVD
NEWPORT MESA, CA 92646



T4 & ASSOCIATES LLP
13001 VAN CLOUD AVENUE
SUITE 200
SAN DIEGO, CA 92128
PH: 619.594.8888
FAX: 619.594.8889
WWW.T4A.COM

DATE	10/15/2014	REVISION	1.0
BY	J. M. GIBSON	REVISION	1.1
DATE	10/15/2014	REVISION	1.2
BY	J. M. GIBSON	REVISION	1.3
DATE	10/15/2014	REVISION	1.4
BY	J. M. GIBSON	REVISION	1.5
DATE	10/15/2014	REVISION	1.6
BY	J. M. GIBSON	REVISION	1.7
DATE	10/15/2014	REVISION	1.8
BY	J. M. GIBSON	REVISION	1.9
DATE	10/15/2014	REVISION	2.0
BY	J. M. GIBSON	REVISION	2.1

ALL DIMENSIONS AND INTERFERENCES ARE APPROXIMATE. THE OWNER HAS UNDERTAKEN WORK ON THE PROJECT AND THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT.



BUILDING-A FLOOR PLANS

LOFT NEWPORT-MSA
 2400 NEWPORT BLVD
 NEWPORT, MS 38701
 15,000 SQ. FT. GROSS AREA
 15,000 SQ. FT. GROSS AREA

T4 & ASSOCIATES LP
 1500 W. GULF BLVD., SUITE 200
 MOBILE, AL 36688
 TEL: (904) 671-1111
 FAX: (904) 671-1112

A-2.1

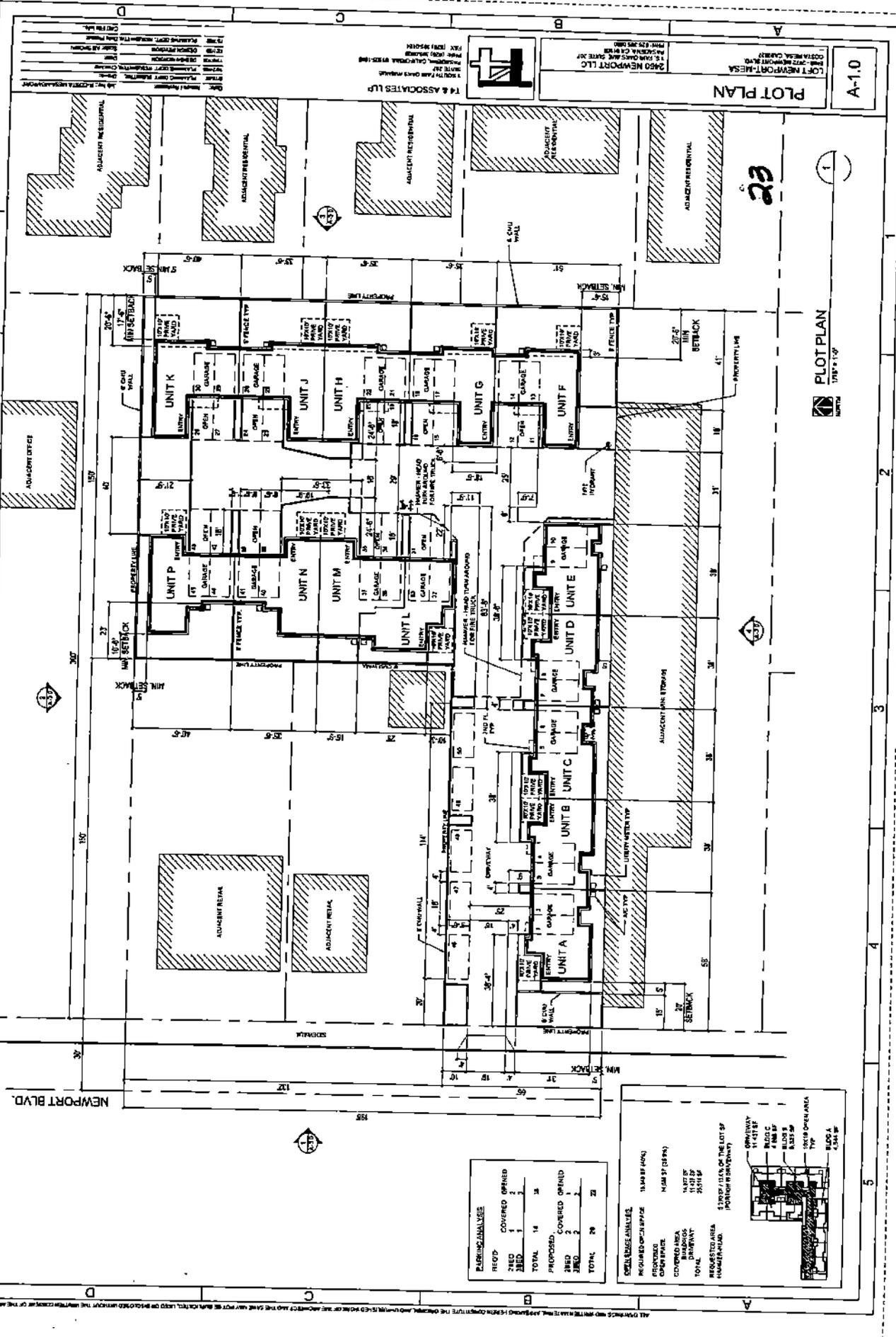
ALL DIMENSIONS AND SPACING ARE APPROXIMATE. DIMENSIONS SHOWN ON THIS DRAWING ARE THE DIMENSIONS OF THE ARCHITECT AND THE SAME MAY NOT BE DIMENSIONS USED OR OBSERVED IN THE FIELD OR IN THE CONSTRUCTION OF THE PROJECT.

PLOT PLAN

A-1.0

23

PLOT PLAN
1788' x 100'



NEWPORT BLVD.

PARKING ANALYSIS

REQ'D	COVERED	OPENED
2	1	2
1	1	1
TOTAL	14	3
PROPOSED	2	2
2	2	1
TOTAL	20	2

OVERALL ANALYSIS

REQUIRED OPEN SPACE	10,000 SF (60%)
PROPOSED	10,000 SF (60%)
COVERED AREA	11,437 SF
DRIVEWAY	2,515 SF
TOTAL	13,952 SF

5.1% (11.5% OF THE LOT SF) IS OPEN SPACE

100% (100%) IS OPEN SPACE

BLDG A
4,534 SF



ALL DIMENSIONS AND NOTATIONS ARE BASED ON THE ASSUMPTIONS SET FORTH IN THE NOTES. THE OWNER AND ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND NOTATIONS. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE DIMENSIONS AND NOTATIONS OF THE ARCHITECT AND THE SAME MAY NOT BE GUARANTEED UNLESS SHOWN OTHERWISE ON THE ARCHITECT'S DRAWINGS.

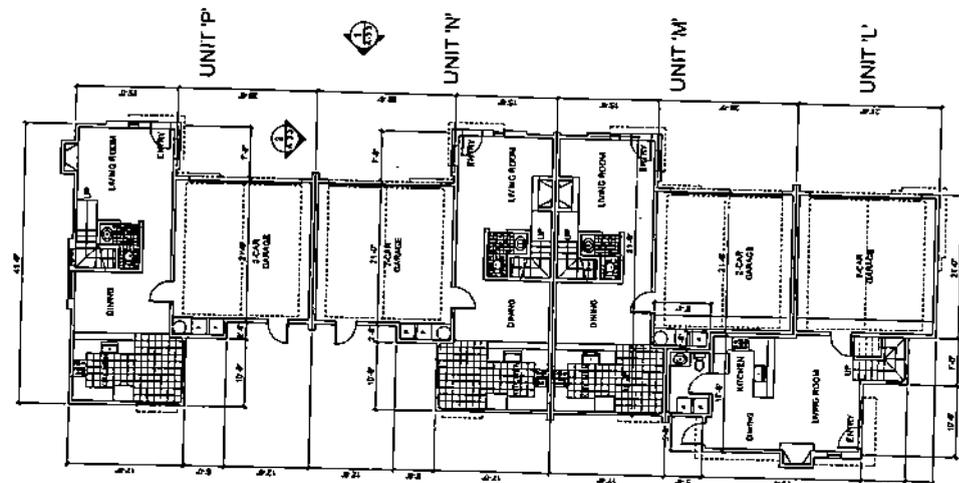
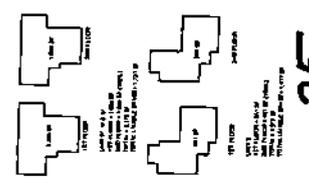
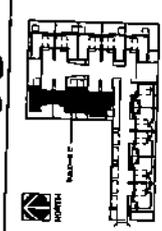
DATE	11/11/11
PROJECT	LOFT NEWPORT, MESA
CLIENT	2450 NEWPORT LLC
ARCHITECT	14 & ASSOCIATES LLP
SCALE	AS SHOWN
NOTES	1. ALL DIMENSIONS ARE IN FEET AND INCHES.
	2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
	3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
	4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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	10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

BUILDING 'C' FLOOR PLANS

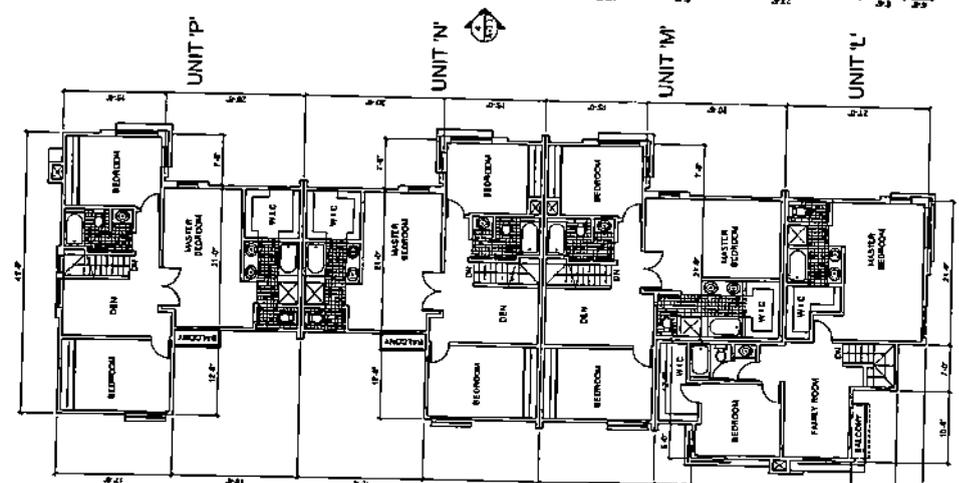
LOFT NEWPORT, MESA
 2450 NEWPORT LLC
 15 1ST ST AND 1ST AVE, MESA, AZ 85201
 480.940.1111

14 & ASSOCIATES LLP
 1400 N. CENTRAL EXPRESSWAY
 SUITE 200
 MESA, AZ 85201
 480.940.1111

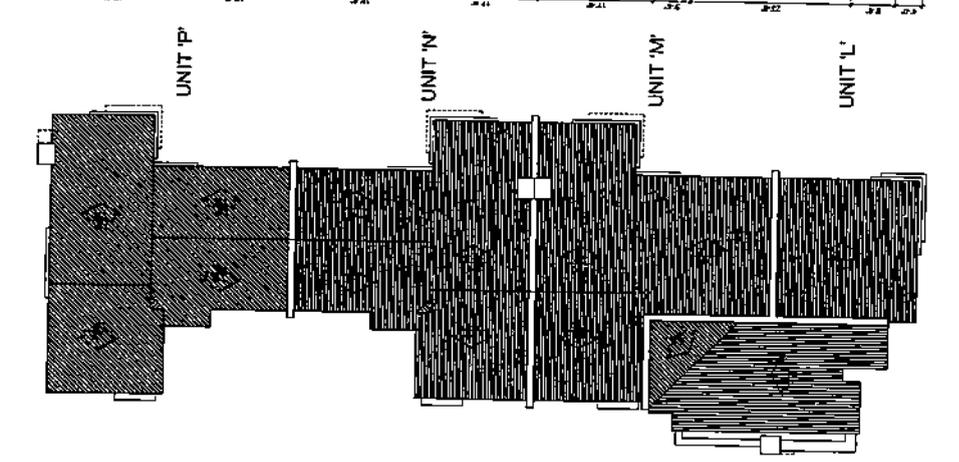
A-2.3



BUILDING 'C' FIRST FLOOR PLAN
1/8" = 1'-0"

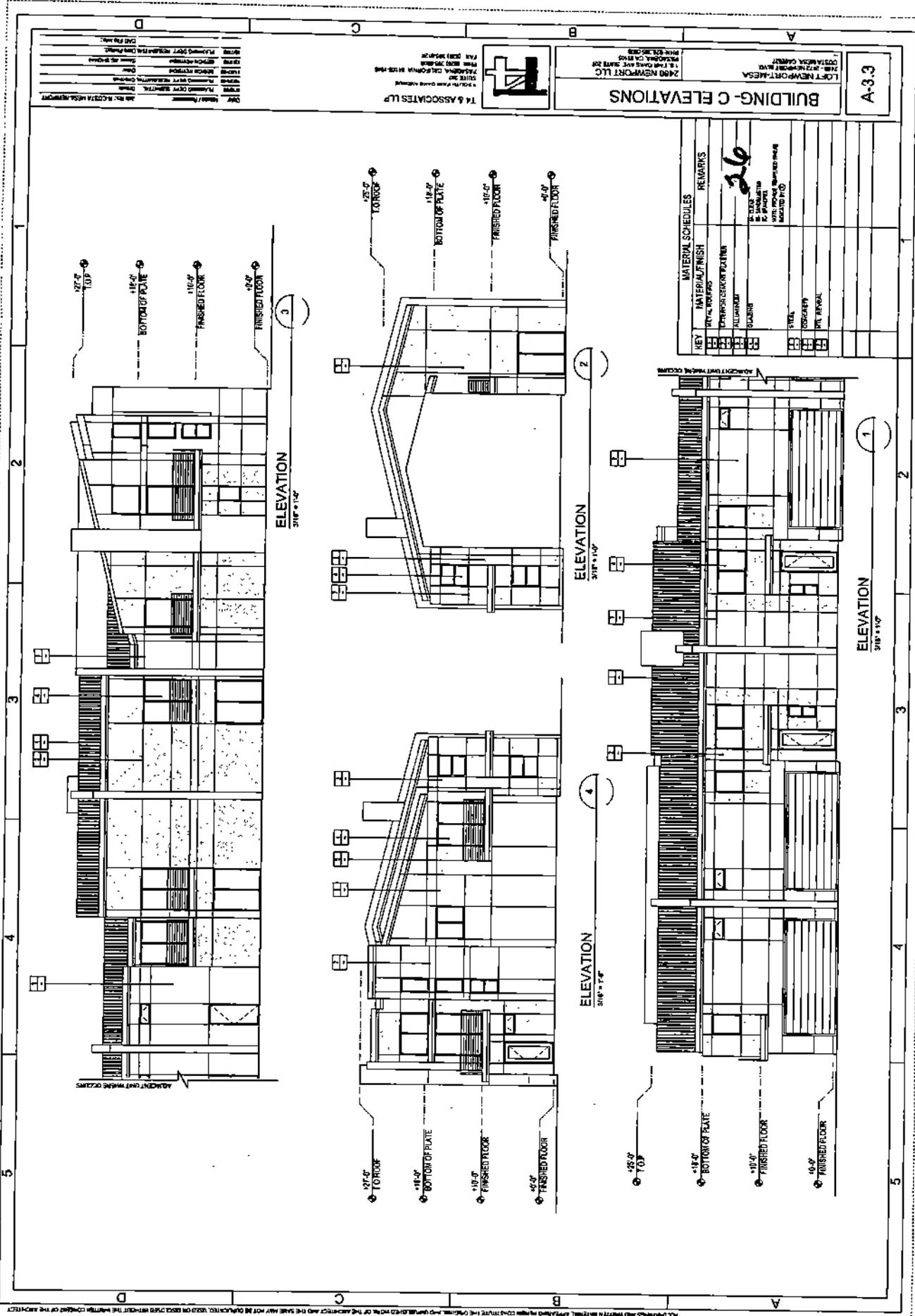


BUILDING 'C' SECOND FLOOR PLAN
1/8" = 1'-0"



BUILDING 'C' ROOF PLAN
1/8" = 1'-0"

ALL DIMENSIONS AND MATERIALS ARE APPROXIMATE. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS.



ALL DIMENSIONS AND NOTATIONS SHOWN ON THESE DRAWINGS SHALL BE IN ACCORDANCE WITH THE NATIONAL ARCHITECTURAL DRAWING CONVENTIONS. THE ARCHITECT AND THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND NOTATIONS SHOWN ON THESE DRAWINGS. THE ARCHITECT AND THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND NOTATIONS SHOWN ON THESE DRAWINGS.

TA & ASSOCIATES LLP 1000 WEST 10TH AVENUE, SUITE 200 DENVER, COLORADO 80202 TEL: (303) 733-1100 FAX: (303) 733-1101 WWW.TAANDASSOCIATES.COM		2400 NEWPORT LLC 1000 WEST 10TH AVENUE, SUITE 200 DENVER, COLORADO 80202 TEL: (303) 733-1100 FAX: (303) 733-1101 WWW.2400NEWPORT.COM		LOFT NEWPORT-1455A 1455 WEST 10TH AVENUE DENVER, COLORADO 80202	A-33
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KEY	MATERIAL/FINISH	REMARKS
1	WALLS	216 SEE NOTES FOR MATERIALS AND FINISHES
2	CEILING	
3	FLOORING	
4	GLASS	
5	DOORS	
6	WALL PANEL	



PLANNING COMMISSION SUPPLEMENTAL MEMORANDUM

VII.4a.

MEETING DATE: APRIL 28, 2008

SUBJECT: CONTINUANCE REQUIRED FOR ONE-YEAR TIME EXTENSION FOR APPLICATION PA-06-52, INCLUDING MASTER PLAN, VARIANCES, AND MINOR MODIFICATION MM-06-36 FOR PROPERTIES LOCATED AT 2460/2472 NEWPORT BOULEVARD

DATE: APRIL 24, 2008

**FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA, SENIOR PLANNER
(714) 754-5610**

Staff is requesting that this item be continued to the Planning Commission meeting of May 27, 2008. A number of public notices were recently returned due to insufficient mailing information, and the continuance will allow additional time to complete a second mailing.

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

Johnny Lu
Shawn C. H. Chang
T4
133 North Altadena Drive, Suite 425
Pasadena, California 91107