PLANNING COMMISSION AGENDA REPORT

VI. 2

MEETING DATE: JULY 28, 2008 — ITEM NUMBER

SUBJECT: PLANNING APPLICATION PA-08-04, AND VESTING TRACT MAP T-17274 FOR A 34-UNIT LIVE/WORK COMMON-INTEREST DEVELOPMENT AT 1036 AND 1042 WEST 18TH STREET

DATE: JULY 16, 2008

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

DESCRIPTION

The proposed Planning applicant consists of the following requests:

1. ***Master Plan PA-08-04*** for "Industrial 18," a 34-unit, 3-story with roof deck live/work, common interest development project in the Mesa West Bluffs Urban Plan area. The Master Plan includes the following:

   Deviation from live/work development standards:
   - Side yard setback from adjacent residential properties (20-foot setback required, 16-foot setback proposed)
   - Maximum Floor Area Ratio (1.00 FAR allowed, 1.01 FAR proposed)
   - Parking requirements (102 standards parking spaces required, 102 spaces proposed including 6 compact spaces)

2. ***Vesting Tentative Tract Map VT-17274*** to subdivide the property for condominium purposes.

APPLICANT

Bryan Coggins of The Preface group is the authorized agent for the property owner Delbert L. Warwick.

RECOMMENDATION

Adopt resolution for denial of Planning Application PA-08-04 and Vesting Tentative Tract Map VT-17274, which includes the Master Plan and deviations from specified development standards.

MINOO ASHABI, AIA
Senior Planner

KIMBERLY BRANDT, AICP
Assistant Dev. Svs. Director

PLANNING APPLICATION SUMMARY

Location: 1036 and 1042 W. 18th Street APN: 424-331-11 424-331-12 Application: **PA-08-04 / VT-17274**

Request: Master Plan application to construct a 34-unit three story with roof deck, detached live/work, common interest development in the Mesa West Bluffs Urban Plan area; Deviations from development standards shown below by *.

SUBJECT PROPERTY:

Zone: MG/ Mixed Use Overlay

General Plan: Light Industrial

Lot Dimensions: 234' X 300'

Lot Area: 70, 188 SF (1.61 acres)

Existing Development: Two residential units to be demolished

SURROUNDING PROPERTY:

North: Light industrial - Various wholesale businesses and distributors

South: Light industrial - Various warehouse and wholesale businesses

East: Light industrial - Various warehouse and wholesale businesses

West: SeaBreeze Residential Community

DEVELOPMENT STANDARD COMPARISON

Development Standard	General Plan	Mesa West Bluffs Overlay Zone	Proposed/Provided
Density:			
General Plan	Light Industrial	Live/work - Mixed Use 1.00 FAR	Live/work units 1.01 FAR*[3]
Lot Size:			
Entire Development	10,000 S.F.	No minimum required	70, 188 SF (1.61 acres)
Building Coverage:			
Lot Coverage, includes driveway/parking		90% - 63,169 SF	23,907 SF
Open Space		10% - 7,019 SF	23,551 SF
Total		100% - 70,188 S. F	70,188 SF
Building Height		Max. 4 stories/ 60 ft.	Max. 3 stories and roof decks/ 60 feet
Setbacks (from ultimate property line) – Development Lot:			
Front		Min. 10 ft.	Min. 10 ft.
Side (left) - west		Min. 20 ft.	16' proposed*[1]
Side (right) – east		Min. 0 feet	13' proposed
Rear		Min. 0 ft.	10' 9" proposed
Parking:			
Unit/Tenant parking		Tenant: (1.5 space per unit) 51	68 garage spaces*[2] (2 garage spaces per unit)
Guest		Guest: (1.5 per unit 51) 51	34 spaces*[2] (including 6 compact spaces) (open/unassigned)
TOTAL		102	102*[2]
Backup Distance for angled parking		Min. 25'	Min. 25'
Driveway Width		20'	20'
Maximum size of Residential Loft			

NOTE: *This table only depicts the development standards/design guidelines in the base zoning district and Overlay Zone which applicable to this Mesa West Bluffs Urban Plan project.*

[1] Deviation from 20-foot side setback [2] Deviation from guest parking standards; [3] Deviation from maximum FAR required

CEQA Status	Categorical Exemption, Class 32, Infill Development
Final Application	Planning Commission

BACKGROUND

On October 16, 2007, the Urban Master Plan (UMP-07-05) screening for the project was presented to the City Council for feedback. The preliminary Urban Master Plan included 34 live/work units with six large units with commercial frontage on 18th Street. The plan also included one access on 18th Street and an emergency access to the rear of the property. The City Council generally supported the live/work project. A representative of the neighboring SeaBreeze residential community spoke in general support of the project at the public hearing; however, noted the following concerns:

- Increase in traffic specifically related to potential commercial uses;
- Removal of existing mature landscaping;
- Height of three-story structures with roof decks and privacy impacts to adjacent homes; and,
- Impacts on emergency access from SeaBreeze.

ANALYSIS

Project Location

The project site consists of two parcels (1.61 acre total) located at 1036 and 1042 West 18th Street. The site is located east of SeaBreeze residential community at the terminus of West 18th Street. With the exception of SeaBreeze, the neighborhood is characterized by multiple tenant light industrial uses such as warehouses and wholesale businesses for apparel, and other everyday goods. SeaBreeze is a two-story residential community of 92 detached single family homes (Attachment 1).

Mesa West Bluffs Urban Master Plan

The Urban Plan encourages development of live/work units that combine residential and non-residential uses in the same unit without exceeding the development capacity of the General Plan transportation system. In addition, the Urban Plan includes specific development standards for residential as well as live/work units. A greater Floor Area Ratio (FAR) is allowed for live/work projects in comparison to a typical residential development, and the project could also benefit from lower parking standards considering that the office or studio area is occupied by the residence and would not generate additional parking demand. Permitted uses for live/work units are included as Attachment 7.

Project Master Plan

The project is proposed as a 34-unit live/work small lot subdivision. The detached units are modern structures of three-stories with a small ground floor office/studio to accommodate a home office/studio or service use.

The architectural design of the buildings incorporates modern building materials, such as tall atrium doors/windows, standing seam metal roofing and corrugated metal siding to complement the neighboring light industrial buildings. To provide full on-site circulation, the applicant modified the original site plan with a horse-shoe design and

two points of access from West 18th Street. Parking spaces are dispersed throughout the community with one guest parking space adjacent to most units.

The project includes private roof decks in lieu of ground floor private yards and the community amenities are limited to three common pedestrian paseos that connect all units with the public sidewalk that are enhanced with a few barbeque areas. In response to privacy concerns from the neighboring residential units, extensive landscaping for screening is proposed along the west property line and the roof decks have been reduced in size and setback by a mansard roof. A preliminary shade and shadow study indicated that the impact to the residential units is not significant and the industrial property to the north would be mostly affected by this development.

The submitted plans meet most of the development standards of the urban with the exception of the following three deviations:

Requested Deviations

- *Deviation from side setback requirements.* Urban Plan requires a minimum side yard setback standard from residential land use of 20 feet. The project was originally designed with a 20-foot setback on the west; however, this layout created an unbalanced entrance to the units on the east that were separated by an 11-foot setback from the industrial uses. Staff requested a larger setback along the east. The applicant revised the plans and proposed a minimum 16-foot setback from the westerly property line for five of the nine live/work units along that property line; the remaining four units are proposed at 18 feet from the property line. Staff believes that the 16-foot setback is adequate to accommodate sufficient landscaping for screening and a desirable front entry treatment for the units facing west (Attachment 5).

- *Deviation from parking requirements*. While the overall total parking supply complies with the Urban Plan parking requirements, minor deviation in the required guest parking spaces and for compact spaces are requested. Deviations from parking requirement is as follows: 51 tenant-parking and 51 open guest-parking for a total of 102 spaces is required, 68 garage spaces and 34 open parking for a total of 102 spaces is proposed. Six of the proposed open parking spaces are compact stalls that are 8 feet wide and 16 feet long (Attachment 5). Staff believes that since the total number of parking spaces is in compliance with the requirements and with inclusion of the recommended condition that the parking spaces are open and available for guest parking, adequate parking would be available.

- *Deviation from Floor Area Ratio (FAR)*. The Mesa West Bluffs Urban Plan allows a maximum FAR of 1.00 (70,188 square feet of building allowed, 70,854 square feet proposed). The proposed 1.01 FAR deviates from the maximum allowance; however, the Urban Plan allows an increase up to 1.25 FAR due to design excellence (Attachment 5). Staff believes that the slight increase in the overall building size is insignificant in relation to the increase in unit size. In addition, the project design includes exceptional architectural details such as clear

panel garage doors and metal canopies and the variety of materials that could qualify as excellent design features.

Urban Plan makes distinction between "residential" and "live/work" development

The Mesa West Urban Plan makes an *important* distinction between a "residential" project and a "live/work" project. A residential project may only be developed at a maximum 13 du/acre. A live/work project may be developed at 1.0 FAR, or 21 du/acre in this case.

The Urban Plan offers increased density/intensity for live/work to promote a new type of urban housing. Therefore, it is important that live/work projects qualify for these development incentives by being well designed and fully functional as live/work development. Staff has worked closely with the applicant to modify the design and functionality of the project as a live/work development.

Project Revisions to Enhance Live/Work Concept

The Council recommended the applicant to work with the neighboring communities to address their concerns regarding potential increase in traffic, types of permitted uses, access and privacy impacts (Attachment 3).

Since the original plan was prepared, the applicant worked with staff and revised the development plans as follows:

- Revised site plan to provide full on-site circulation with two points of ingress and egress from W. 18th Street;
- Revised floor plans with 3 plans ranging in size from 1,569 to 1,785 square feet living area that would accommodate ground floor home offices/studios;
- Eliminated the six larger units with commercial ground floor facing 18th Street;
- Significantly reduced the size of roof decks to address privacy concerns;
- Included pubic realm improvements such as undergrounding Southern California Edison (SCE) lines, new compatible street lights and street furniture in the public right-of-way; and.
- Provided full pedestrian circulation and live/work amenities such as signage and open floor plans.

The applicant has made many significant revisions; however, even with the modifications, staff is concerned that the project may not function for live/work and is primarily designed for residential use based on the following discussion.

"Non-Traditional" Live/Work May Not Qualify as Urban Plan Project

This project does not represent a typical live/work development, and it may be possible that the future occupants are residential buyers and not live/work business owners.

Staff added a condition of approval requiring that these units be marketed as live/work units, but it may not be practical to guarantee that any of these units will become live/work units. It is possible that, due to the design and affordability level of these

structures, that the units be purchased by traditional residential customers and not those seeking a live/work opportunity.

The proposed project departs from a traditional live/work development because:

1) *Project lacks common surface parking lot area for customers.* Traditional live/work projects resemble commercial centers in that there is a centrally-located parking area for customers. In this case, single parking stalls are located throughout the development between structures, and there is a small parking area towards the rear of the property. This parking design may require customers to park far from their destination, depending on the parking spaces which are available. This design may be a deterrent to live/work buyers who are looking for traditionally-designed parking areas that are convenient for customers.

2) *Work space is very small and generally inadequate for a wide range of live/work businesses.* A traditional work space in a live/work unit may range from 400 square feet to over 1,000 square feet. In this case, the work space is less than 200 square feet. Thus, given the size of a 1,569 square-foot residence, the "work area" represents only 13 percent of the unit. This office size limits the live/work potential to serve businesses with customer traffic (i.e. barber/beauty shop, commercial photography studio, caterer, makeup artist, artist studio, yoga studio). If live/work uses were established, they would likely be limited to home offices with no customer traffic, which could be permitted in all residential zones with approval of a home-based occupation permit. This may challenge the realistic possibility of selling these units to live/work buyers, as opposed to a residential buyer. In addition, access to commercials/office spaces are typically separated from residential uses. The small size of the units and the ground floor office could not afford a separate access,

3) *Project lacks commercial presence or sense of arrival for a live/work development.* Although the project features modern architecture, staff believes that few people would recognize this development as a live/work use. The live/work structures resemble a residential subdivision, and the project lacks features identifying the commercial character of this development.

4) *There is no guarantee that the development does not become a high-density residential development, in conflict with the Urban Plan.* A high-density residential development lacking common open space amenities is not envisioned in the Mesa West Bluffs Urban Plan. The central concern is that this project, once constructed, may lend itself to become a small-lot residential subdivision and not a viable live/work development. Because the project lacks the traditional design, form, and function of a live/work development with commercial visibility and functionality, it is possible that people purchase these units as homes and not live/work units.

Long-Term Implications if Live/Work Development Fails

Staff's recommendation of denial is based on:

- Viewpoint that the development may become a high-density residential development and not a successful live/work development.

- This project represents a "nontraditional" live/work development that may not attract live/work users due to its design, form, and function.

If this development fails as a live/work development and the residents are truly traditional homeowners (without businesses), then the project has essentially been approved as a high-density residential development in the Urban Plan area. This conflicts with the Urban Plan because:

- As a "residential" project at 21 du/ac, project exceeds the maximum 13 du/acre residential density allowed in the Urban Plan.

- As a high-density residential project, project lacks common amenity area for swimming pool, recreational facility rooms, and other amenities.

- As a high-density residential project, project is deficient in open space. The project lacks sufficient landscaping since it offers a 10-foot street landscaped setback, no common amenity area, and 34 percent open space.

Support of Live/Work Proposal

Planning Commission may support this live/work proposal based on the following factors:

- *City Council was in general support of a new live/work project at the proposed site.* At the urban plan screening meeting, City Council expressed interest in development of the project and stated general support in that the project would provide a new housing type and revitalize an underutilized site. The project plans were subsequently revised for development of a live/work community with home office/studio. The commercial land use potential on W. 18th Street was removed, and an additional access point was provided to provide full onsite circulation for vehicular access and emergency response. The applicant has indicated that the 34 units and a maximum 1.01 FAR would be the threshold for a feasible live/work project at this location. To create a livable project with the requested number of units, deviations from development standards were needed. While the Urban Plan does not define density for live/work development in terms of density, this project relates to a density of 21 du/acre.

- *Based on an interpretation of Council direction, staff applied flexible development standards for urban plan projects, but needs guidance from the Planning Commission as to the extent of flexibility that would be appropriate.* At the urban plan screening meeting, City Council was supportive of the live/work concept.

This project is technically not a "traditional" live/work development with a large common parking lot for customers, and ample-sized work area on the ground floor. However, staff is interpreting Council's direction to apply "out-of-the-box" thinking to the largest extent possible for these urban plan projects. Planning Commission will be determining the level of flexibility with consideration of the project.

- *The project includes public realm improvements consistent with the intents of the Mesa West Bluffs Urban Plan.* Staff believes that the proposed project is more dense than most small lot residential projects; however, given the proposed onsite and public realm improvements and public benefits from revitalization of the area, the increased density maybe justified. The applicant has committed to undergrounding the utility lines on the public right-of-way providing service to this site. Development of the site also includes additional public amenities such as compatible street lights and street furniture to enhance the street view and provide a modern and seamless transition from public to private property.

The applicant's request and noted public realm improvements and resident letters of support for the project are attached as Attachment 4.

Conditions of Approval

If Planning Commission believes that it is appropriate to consider this as a live/work project, and the project therefore qualifies for the urban plan flexibility, Planning Commission may choose to approve the project, subject to specific live/work conditions.

Highlighted are conditions of approval which may provide some assurance that this development will function as a live/work development, and therefore merit the development flexibility of the Urban Plan (Conditions 34 through 37):

- *To assure sales as live/work units*. Developer shall market and offer these units as live/work units to potential buyers.

- *To assure that open parking spaces are not reserved*. Open parking spaces be designated as unreserved, available, open guest parking for all visitors to the site. Signage will be posted to indicate that these spaces are available to all visitors.

- *To support City's Green Building objectives*. Developer shall incorporate green technology features into the development to the maximum extent feasible to the satisfaction of the Development Services Director prior to issuance of building permits. It is recommended that the Developer obtain LEED certification of some or all of the buildings in the development. These green technology features shall be identified on the building plans submitted for plan check.

- *To provide public realm improvements*. Developer shall incorporate additional landscape and hardscape features (such as oversized metal/wood trellis, planter boxes, patterned pavers, and other enhancing features) to provide a live/work representation from the public view and seamless transition to the project from

West 18th Street. The street view shall be enhanced with compatible lighting, signage and street furniture to promote live/work lifestyle and pedestrian activities.

Tentative Tract Map

The proposed vesting tract map involves subdivision of the property into a common-interest development for condominium purposes. The site is proposed to be divided into 13 numbered lots and three lettered lots. The recordation of the map would allow these units top be sold individually.

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 and has been found to be statutory exempt from CEQA under Section 15270 for projects that are disapproved.

Approval of the project would be exempt from CEQA subject to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

ALTERNATIVES CONSIDERED

The Planning Commission has the following alternatives:

- *Deny PA-08-04 and VT-17274*. The Urban Plan makes an important distinction between live/work project and residential projects. Staff has concerns regarding the long-term implications of approving a live/work project (in concept) that may ultimately become a high-density residential project, in conflict with the Urban Plan's intent. Staff is not confident that the design and functionality of the project lends itself to a viable live/work development, once constructed.

- *Approve PA-08-04 and VT-17274*. If Planning Commission believes that it is appropriate to consider this as a live/work project, and the project therefore qualifies for the urban plan flexibility, Planning Commission may choose to approve or modify the project, subject to conditions. Staff notes that the applicant has made significant efforts to design this as a live/work project, and the conditions of approval may provide some assurances.

CONCLUSION

At the urban plan screening meeting, the City Council gave positive feedback on the project and requested that the applicant work with the SeaBreeze community to address their concerns. The applicant has worked extensively with staff to redesign the project; however, staff is not confident that the project will function as a live/work development. Staff is also concerned that the project should not qualify for development incentives if the live/work function of the project is uncertain. The Planning Commission would need to determine the functionality of the project as live/work development and that the requested deviations are reasonable and in keep with the overall intent of the Urban Plan.

Attachments: 1 Vicinity Map
2 Planning Commission Resolutions for denial & approval
3 Meeting Minutes from CC Meeting of 10/16/2008
4 Submitted letters
5 Site Plans/Elevations/Floor Plans
6 Tentative Tract Map
7 Urban Plan Permitted Uses (Live/work)

Documents available on City website at *www.ci.costa-mesa.ca.us*:
A. Mesa West Bluffs Urban Plan

Distribution:

Deputy City Manager- Dev. Svs. Director
Assistant City Attorney
City Engineer
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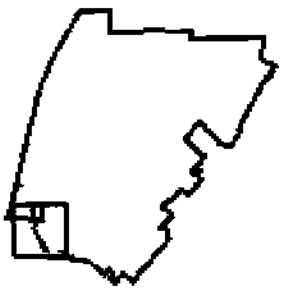
File: 072808PA0804/T17274	Date: 071708	Time: 11:15 a.m.

City of Costa Mesa

1036 AND 1042 W. 18TH STREET - [Created: 7/14/2008 2:45:24 PM] [Scale: 99.74] [Page: 8.5 x 11 / Portrait]

Overview Map



Legend

Address Large

Address Points

Freeway

Roads

Collector

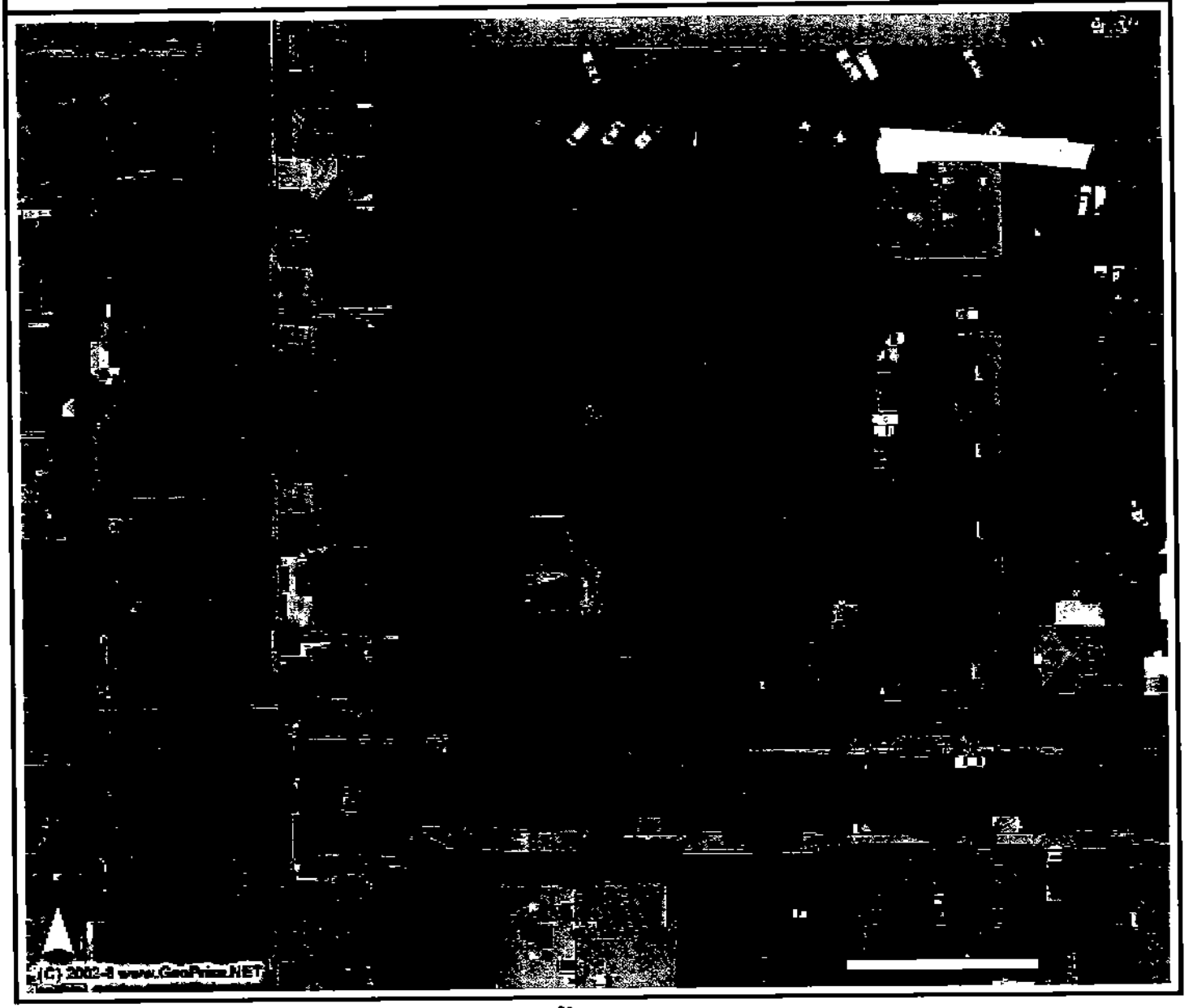
Freeway (cont)

Major

Newport BLVD

Primary (cont)

Map Display



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RESOLUTION NO. PC-08-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING THE FOLLOWING: (1) PLANNING APPLICATION PA-08-04, INCLUDING MASTER PLAN FOR A, 34-UNIT, 3-STORY WITH ROOF DECK, LIVE/WORK COMMON-INTEREST DEVELOPMENT AND SPECIFIED DEVIATIONS FROM DEVELOPMENT STANDARDS; AND (2) VESTING TENTATIVE TRACT MAP VT-17274, FOR 1.61 ACRES LOCATED IN THE MESA WEST BLUFFS URBAN PLAN AT 1036 AND 1042 WEST 18TH STREET. IN AN MG ZONE AND MIXED-USE OVERLAY ZONE.

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

WHEREAS, City Council adopted the Mesa West Bluffs Urban Plan in April 2006 which set forth development regulations and flexible development standards for live/work common interest developments at a maximum Floor Area Ratio of 1.00 in a specified mixed-use overlay zone;

WHEREAS, an application was filed by Bryan Coggins of The Preface group on behalf of Delbert L Warwick TR for Planning Application PA-08-04 and Vesting Tentative Tract Map VT-17274 with respect to the real property located at 1036 and 1042 West 18th Street;

WHEREAS, the proposed project involves the following: (1) Master Plan PA-08-04 for "Industrial 18," a 3-story with roof deck, 34-unit live/work, common interest residential development project in the Mesa West Residential Ownership Urban Plan area; and (2) Vesting Tentative Tract Map VT-17274 to small lot common interest development;

WHEREAS, Master Plan PA-08-04 includes the following: (a) Deviation from side setback requirements (20 feet required, 16 feet proposed), (b) Deviation from parking requirements (51 tenant-parking and 51 open guest-parking for a total of 102 spaces is

required, 68 garage spaces and 34 open parking for a total of 102 spaces is proposed including six e compact stalls, and (c) Deviation from Floor Area Ratio (FAR), 1.00 FAR allowed, 1.01 FAR proposed.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on July 28, 2008 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 has been found to be statutory exempt from CEQA under Section 15270 for projects that are disapproved;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission **HEREBY DENIES** Planning Application PA-08-04 and Vesting Tentative Tract Map VT-17274;

PASSED AND ADOPTED this 28TH day of July 2008.

_____

DONN HALL, Chair
Costa Mesa Planning Commission

FINDINGS (for denial)

A. The proposed project does not comply with Mesa West Bluffs Urban Plan and because:
   a. The project lacks the traditional design, form and function of a live/work development with commercial visibility and functionality and it may lend itself to a high density residential development and not live/work units.
   b. The proposed development and use is not compatible and harmonious with uses both on site and those on surrounding properties.
   c. Safety and compatibility of the design of the building and other site features, including functional aspects of the site development, have been considered.
   d. The planning application is for a project-specific case and does not establish a precedent for future development.

B. The information presented does not comply with Mesa West Bluffs Urban Plan in that the proposed development is not compatible and harmonious with existing and/or anticipated development on surrounding properties. This includes site planning, landscaping, appearances, scale of structures, and any other applicable features relative to a compatible and attractive development.

C. 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 15270 for disapproved projects.

D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

RESOLUTION NO. PC-08-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING THE FOLLOWING: (1) PLANNING APPLICATION PA-08-04, INCLUDING MASTER PLAN FOR A, 34-UNIT, 3-STORY WITH ROOF DECK, LIVE/WORK COMMON-INTEREST DEVELOPMENT AND SPECIFIED DEVIATIONS FROM DEVELOPMENT STANDARDS; AND (2) VESTING TENTATIVE TRACT MAP VT-17274, FOR 1.61 ACRES LOCATED IN THE MESA WEST BLUFFS URBAN PLAN AT 1036 AND 1042 WEST 18TH STREET. IN AN MG ZONE AND MIXED-USE OVERLAY ZONE.

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

WHEREAS, City Council adopted the Mesa West Bluffs Urban Plan in April 2006 which set forth development regulations and flexible development standards for live/work common interest developments at a maximum Floor Area Ratio of 1.00 in a specified mixed-use overlay zone;

WHEREAS, an application was filed by Bryan Coggins of The Preface group on behalf of Delbert L Warwick TR for Planning Application PA-08-04 and Vesting Tentative Tract Map VT-17274 with respect to the real property located at 1036 and 1042 West 18th Street;

WHEREAS, the proposed project involves the following: (1) Master Plan PA-08-04 for "Industrial 18," a 3-story with roof deck, 34-unit live/work, common interest residential development project in the Mesa West Residential Ownership Urban Plan area; and (2) Vesting Tentative Tract Map VT-17274 to small lot common interest development;

WHEREAS, Master Plan PA-08-04 includes the following: (a) Deviation from side setback requirements (20 feet required, 16 feet proposed), (b) Deviation from parking requirements (51 tenant-parking and 51 open guest-parking for a total of 102 standard spaces required, 68 garage spaces and 34 open parking for a total of 102 spaces is

proposed including six compact stalls, and (c) Deviation from 1.0 Floor Area Ratio (1.00 FAR allowed, 1.01 FAR proposed).

WHEREAS, a duly noticed public hearing was held by the Planning Commission on July 28, 2008 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, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions contained in Exhibit "B", the Planning Commission **HEREBY APPROVES** Planning Application PA-08-04 and Vesting Tentative Tract Map VT-17274;

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-08-04/VT-17274 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" and any applicable federal, state, and local laws. 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 JULY 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 July 28, 2008 by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

A. Planning Application PA-08-04/VT-17274 is consistent with the goals, policies, objectives, and/or regulations of the General Plan, Zoning Code, and Mesa West Bluffs Urban Plan. The proposed three-story, 34-unit, live/work common interest development is a new type of urban housing in the area that complies with the important objectives of the Urban Plan which are: a) to encourage construction of live/work that combines residential and nonresidential uses in the same unit without exceeding the development capacity of the General Plan transportation system, b) attract more residents and merchants by offering first floor offices, c) stimulate improvements in the urban plan area through well designed and integrated urban residential development, d) meet demand for a new housing type to satisfy a diverse residential population; and e) promote new housing for people seeking alternative housing choices.

   The project meets the purpose and intent of the mixed-use overlay district, and the stated policies of the Mesa West Bluffs Urban Plan. The proposed 34-unit live/work development project will meet the central objectives of Urban Plan to revitalize the Westside and create new live/work opportunities.

B. The proposed project complies with Title 13, Section 13-83.52(c), Mixed-Use Overlay District, of the Municipal Code because the Master Plan is found to exhibit excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. The proposed project complies with the Urban Plan to provide additional amenities or innovation in exchange for flexible development standards. The project includes adequate resident-serving amenities with open space common areas and the private rooftop decks.

C. The proposed project complies with Title 13, Section 13-83.52(d), Mixed-Use Overlay District, of the Municipal Code because:

   a) The strict interpretation and application of the Zoning Code's development standards would result in practical difficulty inconsistent with the purpose and intent of the General Plan and Mesa West Bluffs Urban Plan. The proposed master plan does not strictly conform to the live/work development standards, and therefore, deviations are requested for the following: side yard setback abutting residential land uses, Floor Area Ratio, and parking standards. However, the Urban Plan allows deviations from these requirements since the deviations from development standards would still result in a well-designed live/work project that is considered compatible with the neighborhood.

   b) The granting of these deviations results in a live/work development which exhibits excellence in design, site planning, integration of uses and

structures, and compatibility standards for mixed use development.

The increased FAR would result in an insignificant increase of less than 20 square feet per unit.

To compensate for the side setback deviation, additional landscaping and screening is proposed for added privacy to the neighboring residents. The proposed setback is adequate for sufficient landscaping and a desirable entry to the westerly units.

To compensate for the parking deviation, the development will provide two-car garage spaces typically required for larger units and screen the parked vehicles from street view. The proposed compact stalls are adequate for parking small cars and clustered on the northern portion of the site away from street view.

c) The granting of these deviations will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. No adverse impacts from implementation of the proposed project are identified.

d) The long-term vision of the Mesa West Bluffs Urban Plan is to encourage live/work developments and non-traditional housing opportunities. The requests for specified deviations are considered reasonable and would result in implementation of a residential ownership project supportive of the Urban Plan vision.

D. The proposed project complies with Title 13, Section 13-29(e), of the Municipal Code because:

a) The proposed development and use is compatible and harmonious with uses both onsite as well as those on surrounding properties. Specifically, the live/work units are designed with modern architecture with use of alternative materials suitable for residential development and complementary to the industrial structures.

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 planning application is for a project-specific case and does not establish a precedent for future development in the overlay zone.

c) The cumulative effects of Planning Application PA-08-04, including approval of requested deviations, and Vesting Tentative Tract Map VT-17274 have been considered.

E. The project meets the purpose and intent of the Mesa West Bluffs Urban Plan related to an aesthetic analysis. An aesthetic analysis of the compatibility between the site and adjacent residential uses related to shade/shadow impacts, neighborhood character, and privacy, demonstrated minimal impacts since the shade/shadow mostly affects the industrial properties to the north, and the roof decks occupy a small portion of the roof and are oriented to the east and for the westerly units along the residential properties. Furthermore, since the Urban Plan area has been identified as a revitalization area, this new type of three-story, "urban village" concept is within the height limit allowed, and deemed compatible with surrounding residential uses in the overlay zone.

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 City's Fire Department has required the installation of an automatic fire sprinkler system pursuant to NFPA 13 requirements within the parking structure and in all 34 units.

H. 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. The design of the subdivision shall provide, 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 discharge of sewage from this future 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). Given the project site was previously developed with residential uses, the existing sewer facilities are expected to adequately serve the proposed project.

J. The proposed use of the subdivision is for 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 and Mesa West Residential Ownership Urban Plan.

K. Pursuant to Section 13-29(g)(13) of the Municipal Code, the subject property is physically suitable to accommodate Vesting Tentative Tract Map VT-17274 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. The applicant has requested deviations from development standards and conditions of approval have been applied to the project to compensate for specified deviations.

L. The proposed live/work development use of the subdivision is compatible with the General Plan. The approval of the subdivision will allow home ownership opportunities without impacting rental housing. This is consistent with the goals, objectives, and policies of the General Plan Land Use and Housing Element.

M. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management of Title 13 of the Municipal Code in that the project's traffic impacts will be mitigated at all affected intersections. Payment of a traffic impact fee is required.

EXHIBIT "B"

CONDITIONS OF APPROVAL

Plng. 1. The conditions of approval or code provisions of Planning Application PA-08-04/VT-17274 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.

2. Developer shall submit a lighting plan to the Planning Division for review/approval prior to submission of building plans for plancheck. The lighting plan shall indicate minimal lighting on the rooftop terraces for privacy and security purposes. Light standards shall be a maximum height of 4 feet. The lighting plan shall maximize the use of recessed lighting within the parapet walls or lighted bollards.

3. 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.

4. 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.

5. All live/work 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 plan check, 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 be entirely paved with decorative color interlocking pavers as shown on approved site plan. 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 Development Services Director prior to issuance of building permits.
9. 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.
10. Prior to issuance of certificate of occupancy, the applicant shall construct a minimum 6-foot tall decorative block 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. A minimum of 6-foot high wood or block privacy walls shall be constructed between the live/work units.
11. 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.
12. Enhanced design elements and architectural treatment as shown in the approved color elevation drawings shall be implemented to the satisfaction of the Development Services Director. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, 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 the master plan review process, or in the requirement to modify the construction to reflect the approved plans.
13. The proposed parapet along the perimeter of the rooftop terrace shall be a minimum 4-foot tall privacy screen. Applicant shall design the parapet to sustain the force of windshear/windload as required by the latest adopted International Building Code.
14. The landscape plan shall feature 24-inch box trees as described in the City's landscaping standards to the satisfaction of the Development Services Director. The setback areas and the landscaped driveway parkway provided shall be landscaped with trees and vegetation. The landscape plan shall be approved prior to issuance of building permits and shall contain a greater percentage of 24-inch box trees than the minimum Code requirements to the satisfaction of the Development Services Director.
15. If the project is constructed in phases, the decorative block wall, landscaping within the street setback areas and irrigation shall be installed prior to the release of utilities for the first phase.

16. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
17. Applicant shall submit floor plans for all models, including reverse plan models, with the working drawings for plan check.
18. There shall be minimal nighttime lighting, primarily for 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.
19. 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.
20. 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.
21. 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.
22. Prior to submittal of working plans for plan check, applicant shall submit a written determination from the Sanitary District and/or any private trash hauler that trash collection service can be provided to each individual dwelling unit. This letter shall be remitted to the Planning Division prior to issuance of building permits.
23. 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.
24. Applicant shall submit a buyer's notice to the City for approval prior to issuance of a final certificate of occupancy for the first unit. The buyer's notice shall include maintenance and storage restrictions related to the roof decks and also indicate that the site is located in close proximity to light industrial uses and residents may experience additional noise levels compared to a typical residential neighborhood due to operation of various types of businesses.
25. 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.

A. The CC&Rs shall contain provisions requiring that the HOA contract with a towing service to enforce the parking regulations.

B. The CC&Rs shall also contain provisions related to night-time lighting and active use of the common areas and the rooftop terrace areas. These provisions shall prohibit amplified noise, loud parties/gatherings, night-time lighting other than for security purposes, or any other activities that may be disruptive to the quiet enjoyment of neighboring properties after sunset.

C. The CC&Rs shall also contain provisions related to preservation and maintenance of the common lot and common open space areas in perpetuity by the homeowner's association. The CC&Rs shall also contain the buyer's notice (described in Condition No. 25) as an exhibit.

Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.

26. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
27. Final tract map shall be approved and recorded prior to issuance of building permits.
28. All units are required to maintain a two-car garage. Residents shall park vehicles in garage spaces. Storage of other items may occur only to the extent that vehicles may still be parked within the require garage spaces.
29. Residents shall not store or park any non-motorized vehicles, trailers or motorized vehicles that exceed 7 feet high, 7 feet wide, and 19 feet long in any parking space, driveway, or private street except for the purpose of loading/unloading, making deliveries or emergency repairs.
30. No delivery and or moving trucks larger than 40 feet in length shall be permitted on the private drive with radius curves of less than 25 feet.
31. Applicant shall record a Buyer's Notice on the property. The Buyer's Notice shall indicate that business operations in the live/work units shall be consistent with the land use matrix of the Mesa West Bluffs Urban Plan subject to zoning authorization and obtaining a business license.
32. The Buyer's Notice shall also indicate that surrounding properties may be developed in accordance with City ordinances in a manner that may partially or totally obstruct views from the units and that the City of Costa Mesa makes no claim, warranty, or guarantee that views from any unit will be preserved.
33. The Buyer's Notice shall also identify units adjacent to aboveground utilities or structures (i.e., light standards, fire hydrants, utility cabinets).
34. Developer shall market and offer these units as live/work units to potential buyers.
35. Open parking spaces be designated as unreserved, available, open guest parking for all visitors to the site. Signage will be posted to

indicate that these spaces are available to all visitors.

36. Developer shall incorporate green technology features into the development to the maximum extent feasible to the satisfaction of the Development Services Director prior to issuance of building permits. It is recommended that the Developer obtain LEED certification of some or all of the buildings in the development. These green technology features shall be identified on the building plans submitted for plan check.

37. Developer shall incorporate additional landscape and hardscape features (such as oversized metal/wood trellis, planter boxes, patterned pavers, and other enhancing features) to provide a live/work representation from the public view and seamless transition to the project from West 18th Street. The street view shall be enhanced with compatible lighting, signage and street furniture to promote live/work lifestyle and pedestrian activities.

38. A comprehensive sign program shall be submitted for all on-site signs (i.e., monument, directory, wall mounted) for review and approval of the Development Services Director prior to issuance of building permits.

Trans. 39. Developer shall submit a site plan that correctly identifies parkway width and street width from centerline of the street to property line.

40. Developer shall construct residential wide flare type II driveway approaches at locations specified on submitted site plan.

41. Developer shall relocate any existing utilities to accommodate new drive approach.

42. A minimum clearance of 25 feet from far side of drive aisle to each garage door shall be provided for adequate maneuvering.

Eng. 43. 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.

44. The applicant will be required to execute an easement or a written/recorded agreement for the rights to use the existing private 24" RCP drainage pipe in the adjacent development. If an easement or agreement is not obtained, the developer is required to install a drainage system to drain toward 18th Street as approved by the City Engineer. The developer shall comply with the City's Storm Drain ordinance with submitting the required storm drain fee and the construction of storm drain facilities as identified in the City's master Drainage Plan.

45. Applicant shall comply with all of the requirements as set forth in the City Engineer's letter attached.

Fire 46. All units shall be installed with fire sprinklers. Applicant shall provide an automatic fire sprinkler system according to NFPA 13D.

47. Applicant shall indicate on the construction plans all proposed and existing fire hydrants within 400 feet of the project.

Bldg. 48. Applicant shall submit a soils report, grading and drainage plans, and erosion control plan for this project prior to issuance of grading permits. For the soils report, one boring shall be at least 15'-0" deep. Soils report

recommendations shall be blueprinted on the plans.

49. Prior to submission of construction plans for plancheck, applicant shall work with Building Division staff to ensure that the roof decks on the 4th level of the structure complies with building code with regard to stairway access and exits.

CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

February 27, 2008

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

SUBJECT: Tract No. 17274
LOCATION: 1036 W. 18th St

Dear Commissioners:

Tentative Tract Map No. 17274 as furnished by the Planning Division for review by the Public Services Department, consisting of a (2) lot Master Plan for a 34-unit, single family detached small lot common-interest development. Tentative Tract Map No. 17274 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. Comply with streetscape & median development standards. Non standard private improvements are not allowed in the public right-of-way.

6. 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.

PHONE (714) 754-5343 FAX: (714) 754-5028 TDD: (714) 754-5244
www.ci.costa-mesa.ca.us

7. 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.

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. Vehicular and pedestrian access rights to W.18th Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.

10. Fulfill Drainage Ordinance Fee requirements prior to approval of Final Map or plans.

11. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to the approval of the Final Map.

12. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.

13. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.

14. The Subdivider shall submit a cash deposit of $710 for street sweeping at time of issuance of a Construction Access permit.

15. The Subdivider's engineers shall furnish to the Engineering Division a storm runoff study 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 to the satisfaction of the City Engineer. This study to be furnished with the first submittal of the Final Map. Cross lot drainage shall not occur. 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).

16. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. Residential sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.

17. Construction of a new public sidewalk may require the removal of a city parkway tree. Applicant/Developer is hereby advised that no removal of trees from the public right-of-way will be permitted without specific approval from the Parks and Recreation Commission and compliance with mitigation measures as determined by the Commission to relocate the trees and/or to compensate the City for the loss of trees from the public right-of-way. Conditions of the Commission must be incorporated onto the plans prior to plan approval. The approval process may take up to three months, therefore, the applicant/developer is advised to identify all tree affected by the proposed project and make timely application to the Parks and Recreation Commission to avoid possible delays.

18. 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. ADA compliance required for all new driveway approaches.

19. 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.

20. Street lighting shall be provided as required by the Public Services Department, Transportation Services Division.

21. 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.

22. 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.

23. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.

24. The elevations shown on all plans shall be on Orange County benchmark datum.

25. 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.

26. 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. 2008/Planning Commission Tract 17274)

vehicles, suggesting a ban.

Barbara Wilson, Costa Mesa, reported on numbers of homes, sober-living homes, and apartments in the area and pointed out the amount of traffic that is generated from the tenants.

Mayor Mansoor and Mayor Pro Tem Bever expressed support of the recommendations and the idea of prohibiting boombox noise. Mayor Pro Tem Bever inquired on noise enforcement relating to motorcycles. Council Member Leece asked City staff to look into Capital Street for any code violations relating to garage use as living space.

MOTION: Approve; authorize the Transportation Services Manager to extend the "resident only" parking restriction for a maximum of 1,000 feet in radius of Capital Street as needed, with a qualifying petition; and Adopt Resolution No. 07-79.
Moved by Mayor Allan Mansoor, seconded by Council Member Linda Dixon.

The motion carried by the following roll call vote:
Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon, Council Member Wendy Leece
Noes: None.
Absent: Council Member Katrina Foley

RECESS: The Mayor declared the meeting recessed at 8:16 p.m.

AFTER RECESS: The Mayor reconvened the meeting at 8:25 p.m.

4. Urban Master Plan Screening Request UMP-07-05 for 1036/1042 West 18th Street within the Mesa West Bluffs Urban Plan.

Council Member Leece recused herself from the discussion claiming a conflict of interest due to her residential location within 500 feet of the proposed project and exited the meeting at 8:26 p.m.

Assistant Planner Rebecca Robbins presented the staff report and responded to questions from the Council relating to setbacks, screenings, and size variables of the units.

Mayor Pro Tem Bever expressed support of the project and indicated that it would be an improvement to the area.

Bryan Coggins, applicant, presented a slide presentation and gave a brief overview of the project. He stated that it would be a live/work environmental friendly detached home community and spoke about the target audience, green building and drought resistance gardening. He pointed out that the project is less dense than what is allowed.

Council Member Dixon commended the project and suggested the installation of elevators in some units.

Kirsten Mangers-Flynn, President of the California SeaBreeze Home Owner's Association, Costa Mesa, noted the concerns of the HOA relating to traffic, trees that are 30-years old surrounding the property, limited access of emergency vehicle or evacuation, structural heights and resident's privacy. She hoped to work with the applicant and requested the Council's consideration on the matter.

The applicant reassured the Council that they are willing to work with the neighborhood regarding concerns and indicated that there is planned an emergency access behind the property.

MOTION: Receive and file.
Moved by Mayor Allan Mansoor, seconded by Council Member Linda Dixon.

The motion carried by the following roll call vote:
Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon
Noes: None.
Abstain: Council Member Wendy Leece
Absent: Council Member Katrina Foley

(Council Member Leece returned to the Chambers at 8:52 p.m.)

5. Memorandum of Understanding with CCN USA LLC, for confirmation of the City's interest in exploring the possible installation of a Community Communications System.

Administrative Services Manager Steve Mandoki presented the staff report.

Fred Armendariz, President and CEO of CCN USA, noted their company does not advertise and pointed out that the City would have complete approval of the contents that goes on the system and complete oversight on all screen locations with no financial exposure. In reference to questions from the Council, Mr. Armendariz spoke about the type of media content, market served, system locations, communication advantages and explained funding for the system.

The Mayor expressed interest in discussions relating to a contract; but not limit to exclusive negotiation with CCN. Discussion ensued amongst the Council, City staff, and Mr. Armendariz relating to the City's interest and consideration pf returning to a study session for further discussion.

MOTION: Confirm interest in an MOU with CCN USA LLC; but not limit, negotiations exclusively with CCN USA LLC, and to return to a

the PREFACE group

July 9th, 2008

Minoo Ashabi
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

RE: "Industry 18" Public Realm Improvements & Green Components

Dear Minoo,

Per our discussion this morning, below, please find our team's commitment to public realm improvements for the Industry 18 project (T-08-02, PA-08-04):

- We are committed to undergrounding all vertical power poles and horizontal power lines in front our project at 1036 and 1042 West 18th Street. Please feel free to include this as a condition of approval.
- The entrance to our community will include monument signs. In addition, we will include a directory of businesses on site, similar in nature to the directory found at The Lab on Bristol Street.
- Public benches will be placed along 18th Street, positioned at each of the 3 "paseo" or walking entrances to the live/work homes.
- We will build pedestrian-scaled lighting to illuminate the sidewalk along 18th Street.
- A sculpture, built by a local artist, will be placed within the project.

This project is designed to be efficient and sustainable. We believe in leaving a very small "footprint" on the environment. This project reflects this belief by taking advantage of the limitless space above the site, building taller and leaner homes than other developers and builders. We will incorporate the following within the Industry 18 community:

- Significant reduction in water use: tankless water heaters, low flow water systems, native plants and minimal use of grass.
- The project is a Low Impact Development, utilizing pervious pavers to prevent run-off of pollutants into Banning Ranch and the Pacific Ocean. .
- Use of timber-alternative materials: aluminum, steel, bamboo, and fiber cement.
- Minimal resources used to acquire heat and electricity by way of high-efficiency heating, ventilating and air conditioning, and use of dual glaze Low-E windows.

We feel the very nature of our development as "live/work" is the one of the most "green" components a new residential community can offer. We seek buyers for these homes who want to trade in their daily vehicle commute for a commute down 2 flights of stairs

1835 Newport Boulevard A109, Costa Mesa, California 92627 Phone: 949.350.6657 Fax: 949.606.8333

to their home office. Technology allows artisans, designers, entrepreneurs, accountants, consultants, et al. to commute less frequently by vehicle or reduce their commute altogether.

Industry 18 is our second project of significant size on the city's Westside, with more likely to come. We feel strongly we have worked within the boundaries of the Mesa West Bluffs Urban Plan, often exceeding the minimum requirements. Our project takes significant market risks by bringing new and innovative product to an area of the city often overlooked, an area of the city I feel very strongly about. The Mesa West Urban Plan seeks to "Stimulate improvement in the Mesa West Bluffs Urban Plan area through well-designed and integrated urban residential development that is nontraditional in form and design ..." We hope you feel the same.

Sincerely,

Bryan G. Coggins

Bryan G. Coggins

1835 Newport Boulevard A109, Costa Mesa, California 92627 Phone: 949.350.6657 Fax: 949.606.8333

ASHABI, MINOO

From: Matthew P Hoyt [matthew.p.hoyt@gmail.com]
Sent: Friday, July 11, 2008 2:24 PM
To: ASHABI, MINOO
Subject: Live/Work Project

Minoo,

My name is Matt Hoyt, long time resident of Costa Mesa, and Westside property owner. I grew up in this area and have always found Costa Mesa to be an exciting city with amazing people, but also one that could use some improvements. I am a HUGE believer in promoting new projects on the city's Westside, both commercial and residential in nature. I have followed one particular project since it was first reviewed by the City Council last year: West 18th Street Live/Work project. I believe the developer of this project is the same developer who is building new homes on Victoria Street. When I heard the project has roof decks, is detached, and has an office for my small business, I was impressed. This is what I (and a lot of my friends) have been looking for.

I sincerely hope it is approved and comes to market soon.

Thanks,

Matt Hoyt

ASHABI, MINOO

From: Blake Erickson [berickson@brymus.com]
Sent: Friday, July 11, 2008 2:07 PM
To: ASHABI, MINOO
Subject: live & work project in costa mesa

Greetings Miss Ashabi,

My name is Blake Erickson, and I am a Costa Mesa transplant from New York. After obtaining my Masters degree and moving here two years ago, I initially began looking to purchase a home here. I ended up renting a place on Rogers Place because I found the housing options, especially nearer to the beach, unattractive and dated.

I recently learned of a new proposal to put brand new housing into West Costa Mesa, and frankly I couldn't think of a place I'd rather buy at this point. A rooftop deck, great view, home office for my business – it's an excellent fit.

I wholly support the project, and I sincerely hope that it moves forward. It's a great fit for me, and I imagine others, here in Costa Mesa.

Sincerely,
Blake Erickson

Blake Erickson
Brymus Capital, Inc.
www.brymus.com
714-210-6502 Office
714-276-9760 Fax
949-554-9277 Cell

ASHABI, MINOO

From: Christina Nickel [cwnickel@yahoo.com]
Sent: Friday, July 11, 2008 7:18 PM
To: ASHABI, MINOO
Subject: Live/Work Project

To Minoo,

I would like to voice my support for the proposed live/work community planned for the city of Costa Mesa on West 18th Street. As an entrepreneur and current renter, I would welcome the opportunity to own and work from the same convenient location (my house). Moreover, the proposed design, with the rooftop deck is a unique selling point that sets this project apart from all others I've seen. This is an opportunity to bring commerce, culture and creativity to a city that at present is lacking in such. I would highly recommend this community to my friends and colleagues. I see this project as a true asset for the community.

Regards,
Christina Nickel

ASHABI, MINOO

From: Shevy D. Akason [shevy.akason@evergreenrealty.net]
Sent: Tuesday, July 15, 2008 3:37 PM
To: ASHABI, MINOO
Subject: Industry 18

To Whom It May Concern:

As a real estate sales professional that specializes in finding families and young professionals' homes in Orange County I want to voice my support for Industry 18. I sincerely hope that the City of Costa Mesa approves this project. I receive numerous requests from qualified buyers hoping to find new homes in Costa Mesa, yet because of lack of new supply it is difficult to find meet their needs.

As you know Costa Mesa offers a fantastic place to live due to it's prime location close to great shopping, freeways, and beaches. Most of my young clients are in love Costa Mesa and are looking for pride of ownership, but have not found what they are looking for. Nevertheless, upon sharing with them the live/work concept of Industry 18 they are extremely excited about the possibility of buying in the project. It is my hope that the City of Costa Mesa is committed to providing young professionals and families new innovative places to live and hopefully views Industry 18 as one of the projects that will help spur the renaissance of west Costa Mesa.

Regards,

Shevy D. Akason
Evergreen Realty
(C) 949-769-1599
(O) 949-753-7888
(F) 949-753-0671
The best business compliment that one can receive is a referral. Thanks for your business and referrals.

ATTACHMENT 5

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT
JUN 20 2008

FIRE DEPARTMENT NOTES

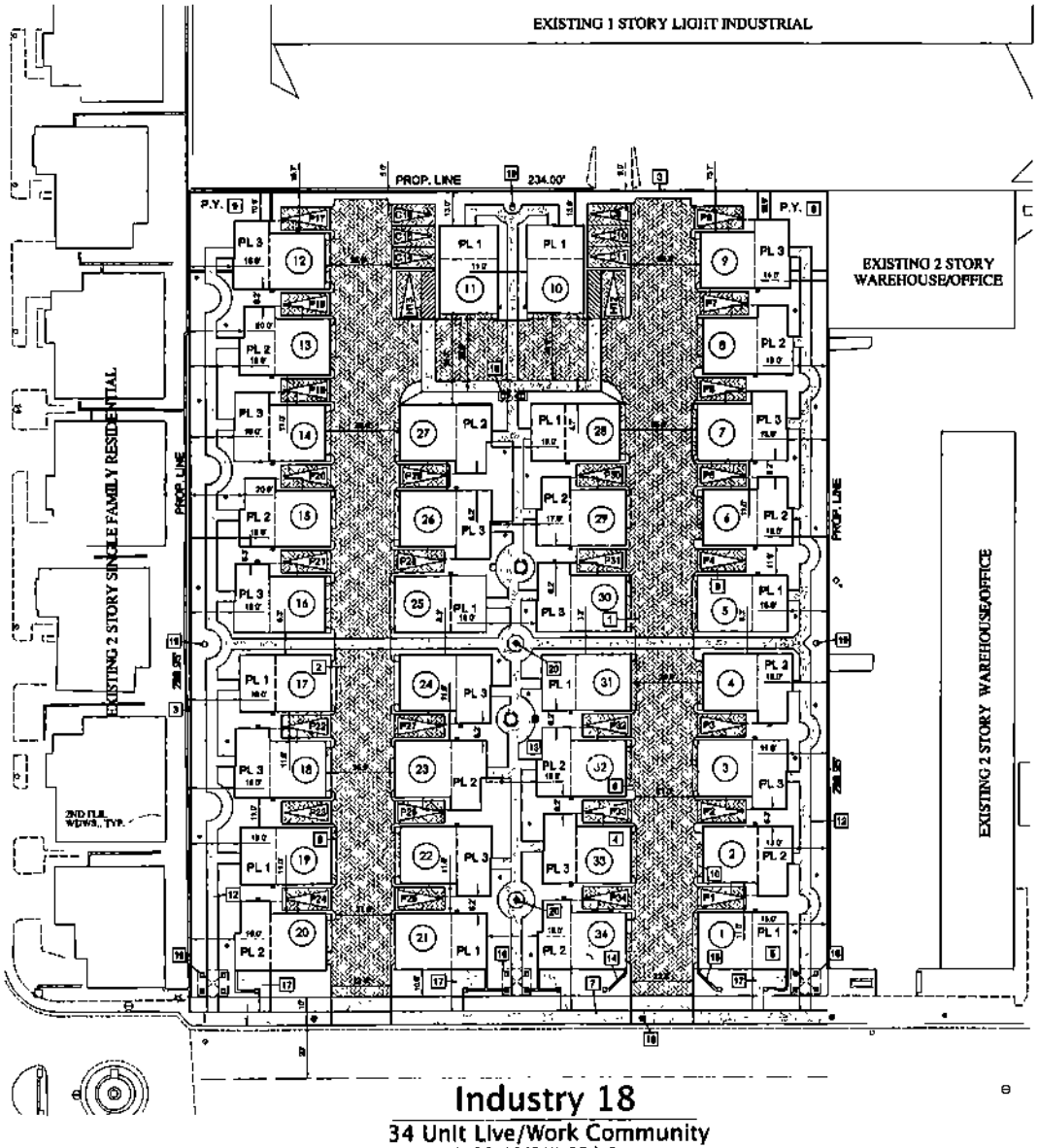
1. FIRE SPRINKLERS REQUIRED
2. PROVIDE WATER MAINS, FIRE HYDRANTS, AND FIRE FLOWS AS REQUIRED BY THE FIRE DEPARTMENT
3. REQUIRED FIRE FLOW SHALL BE 1,250 GPM AT 20 PSI FOR 2 HOURS ABOVE MAXIMUM DAILY DOMESTIC DEMAND
4. PROVIDE ALL WEATHER ACCESS DURING CONSTRUCTION
5. INDICATE PRIVATE DRIVEWAY AS "PRIVATE DRIVEWAY AND FIRELANE ON FINAL MAP
6. ALL FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND INSPECTED PRIOR TO CONSTRUCTION
7. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION TO ALL REQUIRED FIRE HYDRANTS
8. PROVIDE FIRE DEPARTMENT OR CITY APPROVED STREET SIGNS AND BUILDING ACCESS NUMBERS PRIOR TO OCCUPANCY
9. NO PARKING SHALL BE ALLOWED ALONG EITHER SIDE OF PRIVATE DRIVEWAY

SITE PLAN NOTES

1. FIRE LANE
2. DECORATIVE CONCRETE INTERLOCKING PAVERS
3. 6' HIGH SPLIT FACE BLOCK WALL - TAN COLOR
4. 2 CAR GARAGE WITH 16' WIDE DOOR
5. 3 STORY DWELLING, TYP.
6. CONDUCT SITE DRAINAGE TO APPROVED DRAINAGE OUTLET
7. EXISTING SIDEWALK
8. 9 X 19 MIN. GUEST PARKING STALL
9. PRIVATE OPEN SPACE (P.Y.)
10. LINE OF 2ND FLOOR ABOVE
11. CAPTURED TOP WOOD FENCE
12. CONCRETE WALKWAY
13. PICNIC/BBQ AREA
14. PROJECT MONUMENT SIGN
15. LIVE/WORK BUSINESS DIRECTORY
16. PASEO ENTRY OVERHEAD TRELLIS
17. ENTRY PATIO WITH SEAT WALL
18. RELOCATED EXISTING UTILITY POLE
19. PASEO AXIAL TERMINUS SCULPTURE
20. PASEO CENTRAL SCULPTURE

LEGEND

PL 1 = PLAN TYPE
P.Y. = PRIVATE YARD AREA
P1 = STANDARD GUEST STALL (TYP.)
C8 = COMPACT GUEST STALL (TYP.)
H16 = HANDICAPPED GUEST STALL
▼ = UTILITY METER
◆ = COMMON AREA LIGHT



Industry 18

34 Unit Live/Work Community

1036-1042 W. 18th Street
Costa Mesa, California
Scale: 1" = 20' June 6, 2008

SITE PLAN SUMMARY

APPLICANT: THE PREFACE GROUP
1835 NEWPORT BLVD. SUITE A106
COSTA MESA, CA 92627
(949) 350-8857

SITE ADDRESS: 1036-1042 18TH STREET

ASSESSORS PARCEL NO.: 424-331-11, 424-331-12

EXISTING ZONING: MG (GENERAL INDUSTRIAL)

PROPOSED UNITS: 34 DETACHED HOMES

LOT AREA: 70,188 S.F. (1.61 ACRES)

FLOOR AREA RATIO: 1.00 (70,854/70188)

REAR YARD COVERAGE: 17.2% (20' X 234' = 4,680; 80454,680 = 17.2%)

REQ'D OPEN SPACE: 70,188 X 10% = 7,018 S.F.

SITE SUMMARY:

BLDG FOOTPRINT:	23,807 S.F. (34.0%)
DRIVEWAY:	17,484 S.F. (24.9%)
GUEST PARKING:	5,338 S.F. (7.6%)
OPEN SPACE	23,561 S.F. (33.6% PROVIDED AT GRADE)
BALCONY/ROOF DECK	8,702 S.F. (ABOVE GRADE PRIVATE OPEN SPACE)

PROVIDED OPEN SPACE: 32,449 S.F. (46.2% AT GRADE PLUS ABOVE GRADE)

PLAN SUMMARY:

PLAN 1 (2 BDRM)	10 UNITS TOTAL
1ST FLOOR LIVABLE	284 S.F.
2ND FLOOR LIVABLE	674 S.F.
3RD FLOOR LIVABLE	656 S.F.
TOTAL LIVABLE AREA	1,997 S.F.
GARAGE	420 S.F.
BALCONY	58 S.F.
ROOF DECK	179 S.F.
PLAN 2 (2 BDRM)	12 UNITS TOTAL
1ST FLOOR LIVABLE	292 S.F.
2ND FLOOR LIVABLE	667 S.F.
3RD FLOOR LIVABLE	638 S.F.
TOTAL LIVABLE AREA	1,607 S.F.
GARAGE	420 S.F.
BALCONY	45 S.F.
ROOF DECK	167 S.F.
PLAN 3 (3 BDRM)	12 UNITS TOTAL
1ST FLOOR LIVABLE	350 S.F.
2ND FLOOR LIVABLE	740 S.F.
3RD FLOOR LIVABLE	715 S.F.
TOTAL LIVABLE AREA	1,795 S.F.
GARAGE	420 S.F.
BALCONY	70 S.F.
ROOF DECK	286 S.F.

PARKING PROVIDED: 2 CAR ATTACHED GARAGE/UNIT (68 STALLS TOTAL)
34 OPEN GUEST STALLS
102 STALLS PROVIDED (3 STALLS PER UNIT)

Site Plan

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View from 18th Street

View from Central Paseo

Industry 18

34 Unit Live Work Community

1036-1042 W. 18th Street
Costa Mesa, California
Scale: 1" = 8' June 6, 2008

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View from East Paseo

View from West Paseo

Industry 18

34 Unit Live Work Community
1036-1042 W. 18th Street
Costa Mesa, California
Scale: 1" = 8' June 6, 2008

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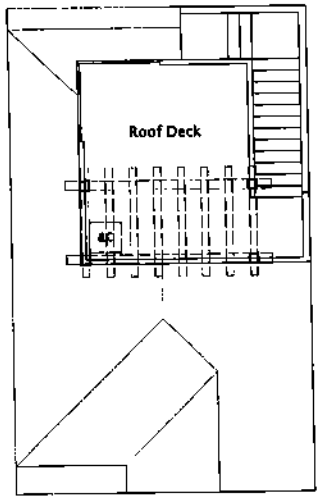
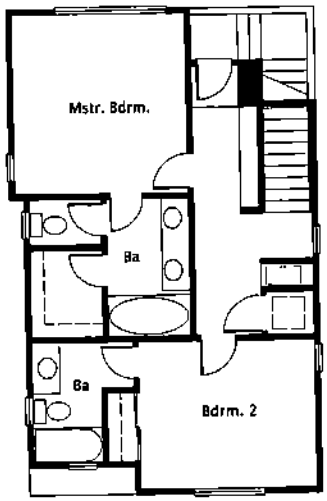
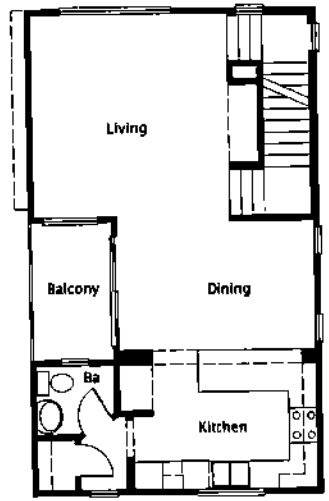


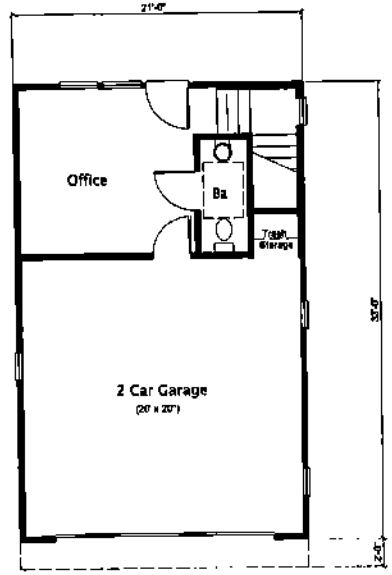
Roof Plan



Third Floor Plan



Second Floor Plan



First Floor Plan

Plan 1	
First Floor	254 s.f.
Second Floor:	675 s.f.
Third Floor:	640 s.f.
Total Livable	1,569 s.f.
Garage	420 s.f.
Balcony	58 s.f.
Roof Deck	179 s.f.

Industry 18

34 Unit Live Work Community

1036-1042 W. 18th Street

Costa Mesa, California

Scale: 1" = 4' June 6, 2008

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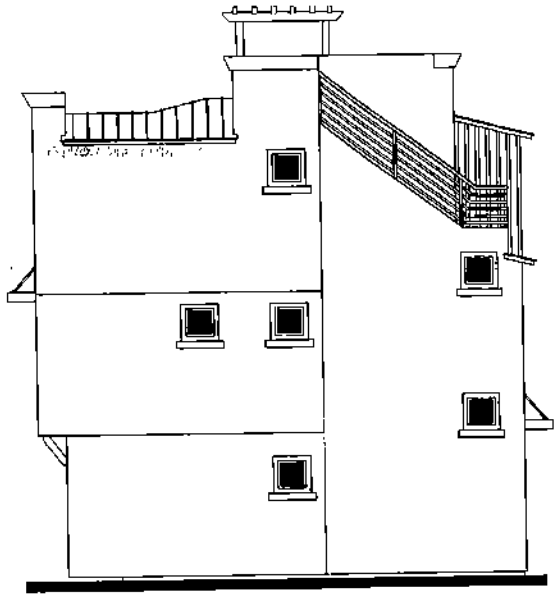
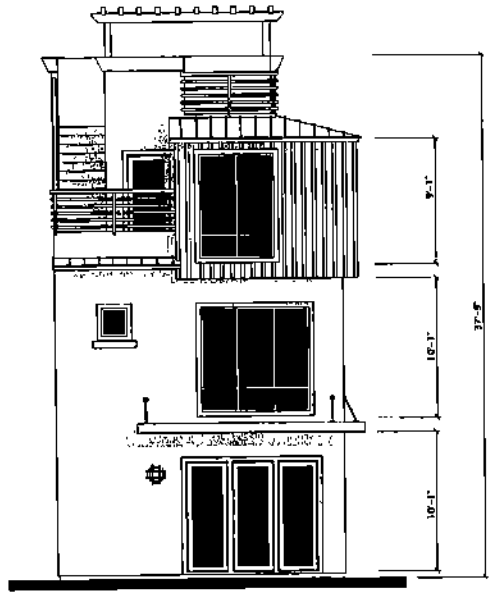
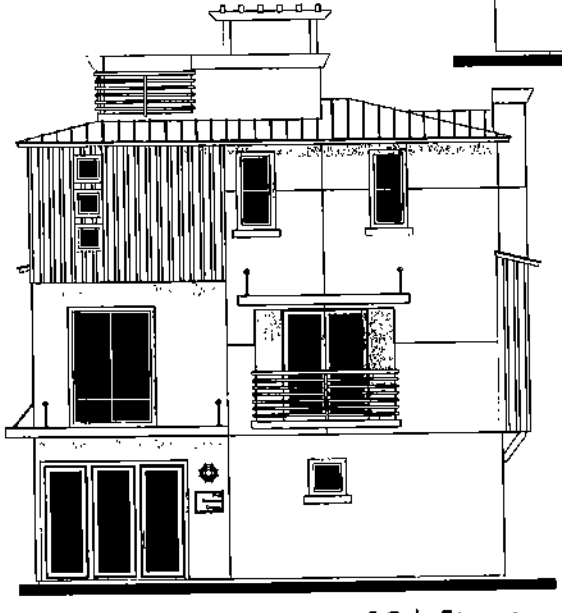


Parking

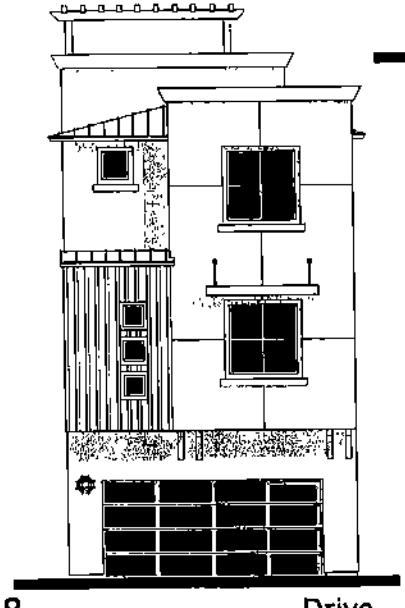


Paseo

Plan 1 Elevations



18th Street



Drive

Material Schedule

1. Stucco Trim
2. Standing Seam Metal Roof
3. Stucco - Sand Finish
4. Corrugated Metal Siding
5. Translucent Panel Sectional Garage Door
6. Metal Reglet
7. Tubular Steel Railing
8. Decorative Light Fixture
9. Metal Canopy Awning
10. Metal Brackets
11. Tubular Steel Overhead Trellis

Industry 18

34 Unit Live Work Community

1036-1042 W. 18th Street

Costa Mesa, California

Scale: 1" = 4' June 6, 2008

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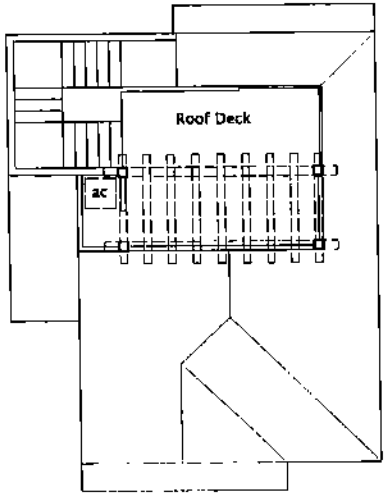
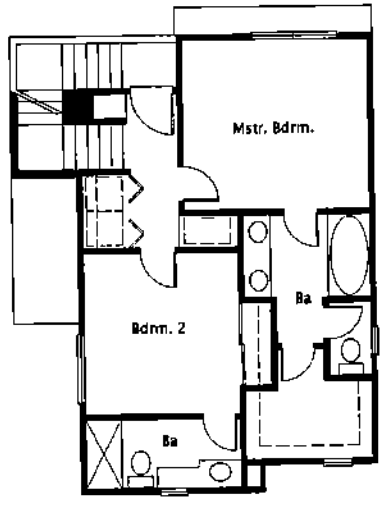
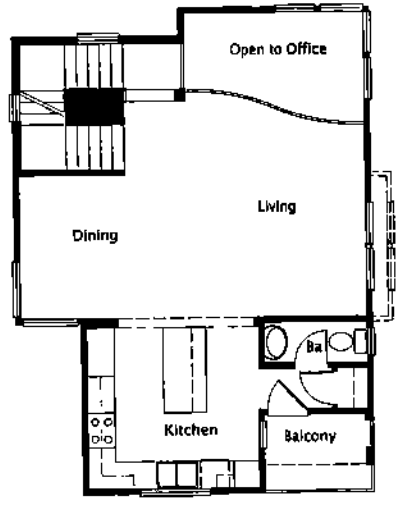


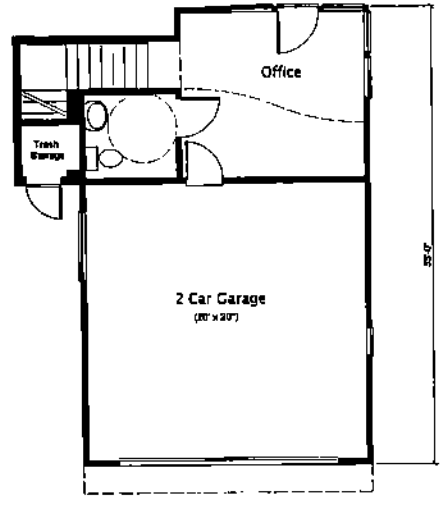
Roof Plan



Third Floor Plan



Second Floor Plan



First Floor Plan

Plan 2	
First Floor	282 s.f.
Second Floor:	687 s.f.
Third Floor:	638 s.f.
Total Livable	1,607 s.f.
Garage	420 s.f.
Balcony	45 s.f.
Roof Deck	167 s.f.

Industry 18

34 Unit Live Work Community
1036-1042 W. 18th Street
Costa Mesa, California
Scale: 1" = 4' June 6, 2008

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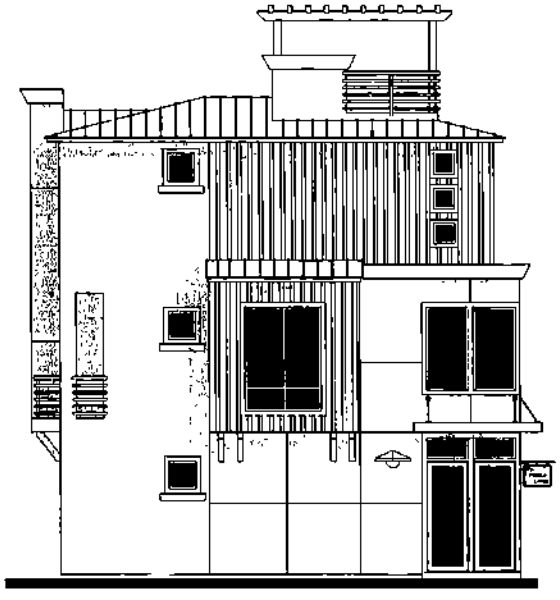
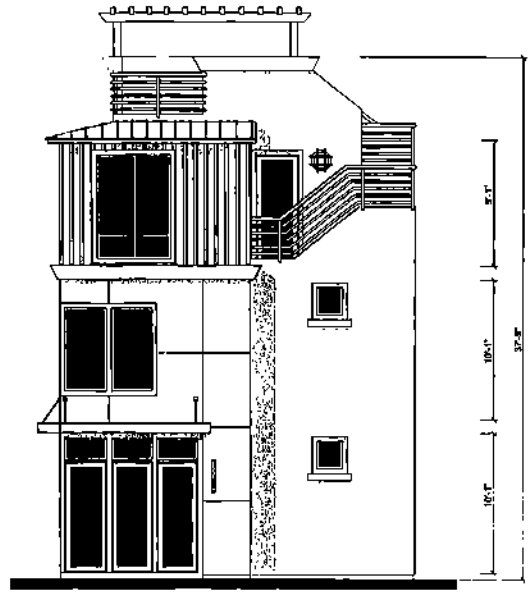
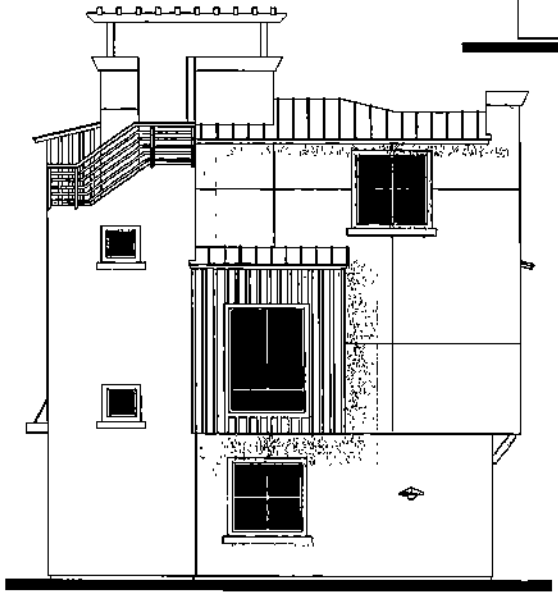


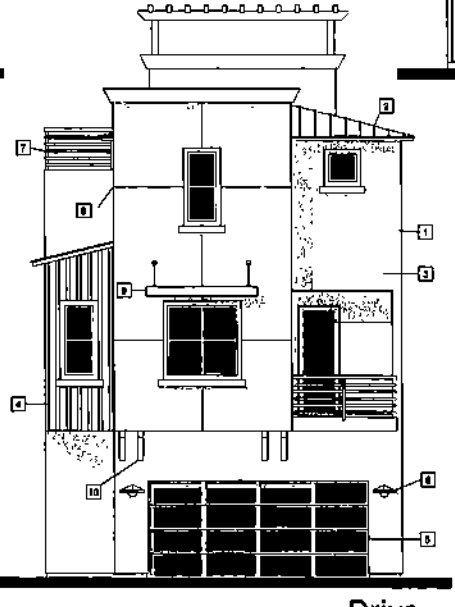
18th Street



Paseo



Parking



Drive

Plan 2 Elevations

Material Schedule

1. Stucco Trim
2. Standing Seam Metal Roof
3. Stucco - Sand Finish
4. Corrugated Metal Siding
5. Translucent Panel Sectional Garage Door
6. Metal Reglet
7. Tubular Steel Railing
8. Decorative Light Fixture
9. Metal Canopy Awning
10. Metal Brackets
11. Tubular Steel Overhead Trellis

Industry 18

34 Unit Live Work Community

1036-1042 W. 18th Street

Costa Mesa, California

Scale: 1" = 4' June 6, 2008

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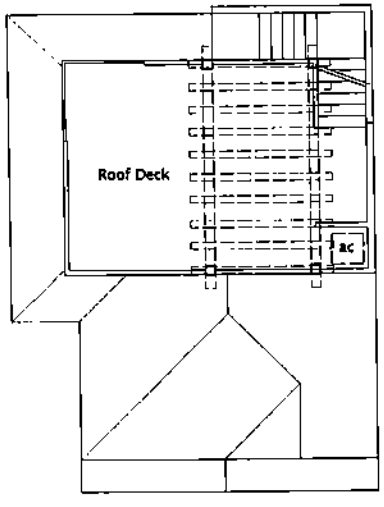
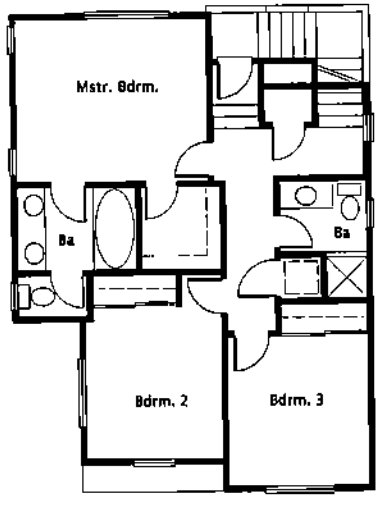
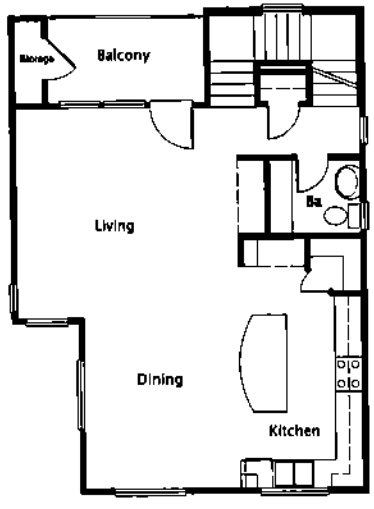


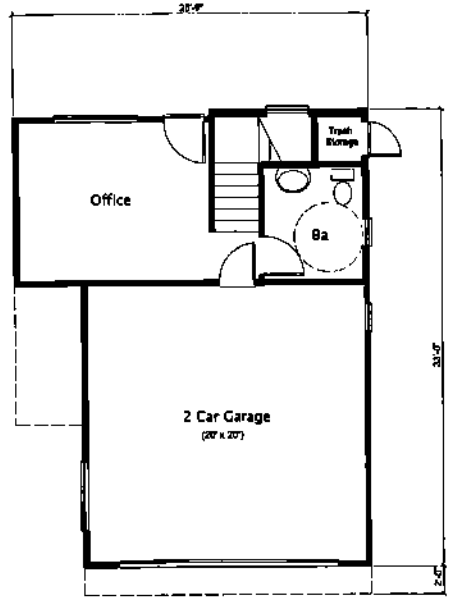
Roof Plan



Third Floor Plan



Second Floor Plan



First Floor Plan

Plan 3	
First Floor	300 s.f.
Second Floor:	740 s.f.
Third Floor:	745 s.f.
Total Livable	1,785 s.f.
Garage	420 s.f.
Balcony	70 s.f.
Roof Deck	296 s.f.

Industry 18

34 Unit Live Work Community
1036-1042 W. 18th Street
Costa Mesa, California
Scale: 1" = 4' June 6, 2008

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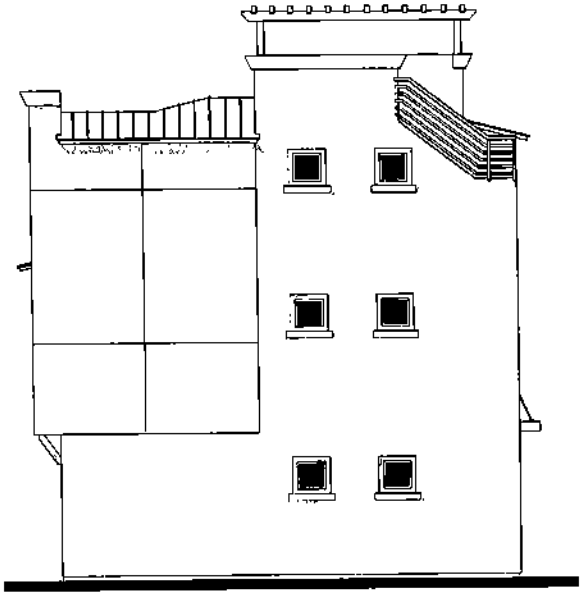
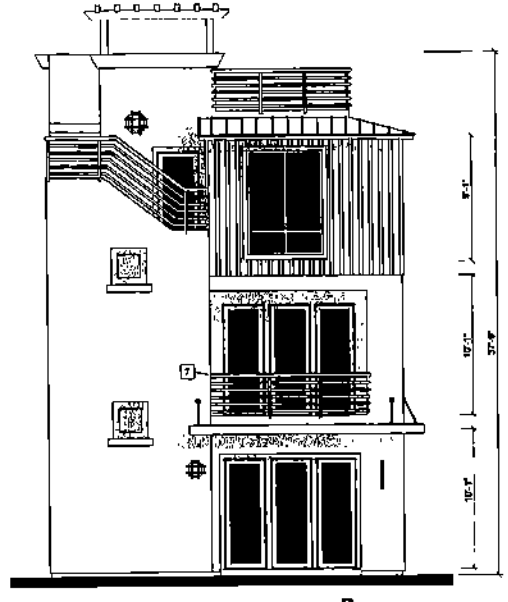
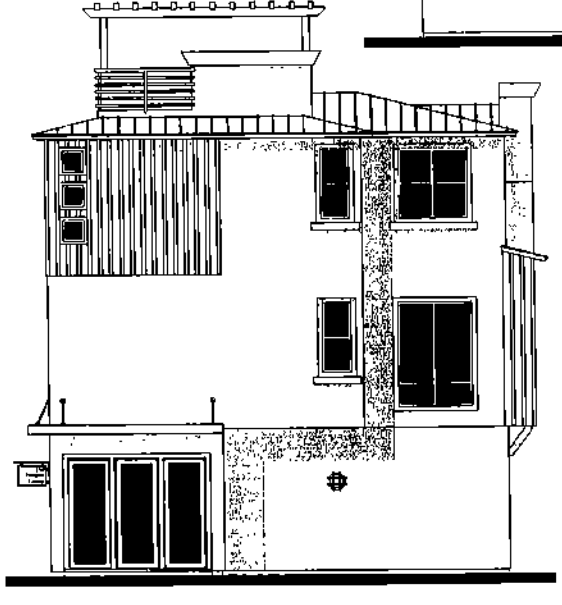


Interior

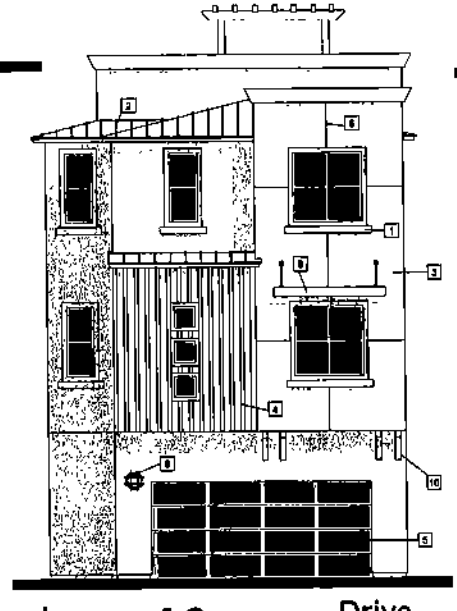


Paseo

Plan 3 Elevations



Parking



Drive

Material Schedule

1 Stucco Trim
2 Standing Seam Metal Roof
3 Stucco - Sand Finish
4 Corrugated Metal Siding
5 Translucent Panel Sectional Garage Door
6 Metal Reglet
7 Tubular Steel Railing
8 Decorative Light Fixture
9 Metal Canopy Awning
10 Metal Brackets
11 Tubular Steel Overhead Trellis

Industry 18

34 Unit Live Work Community
1036-1042 W. 18th Street
Costa Mesa, California
Scale: 1" = 4' June 6, 2008

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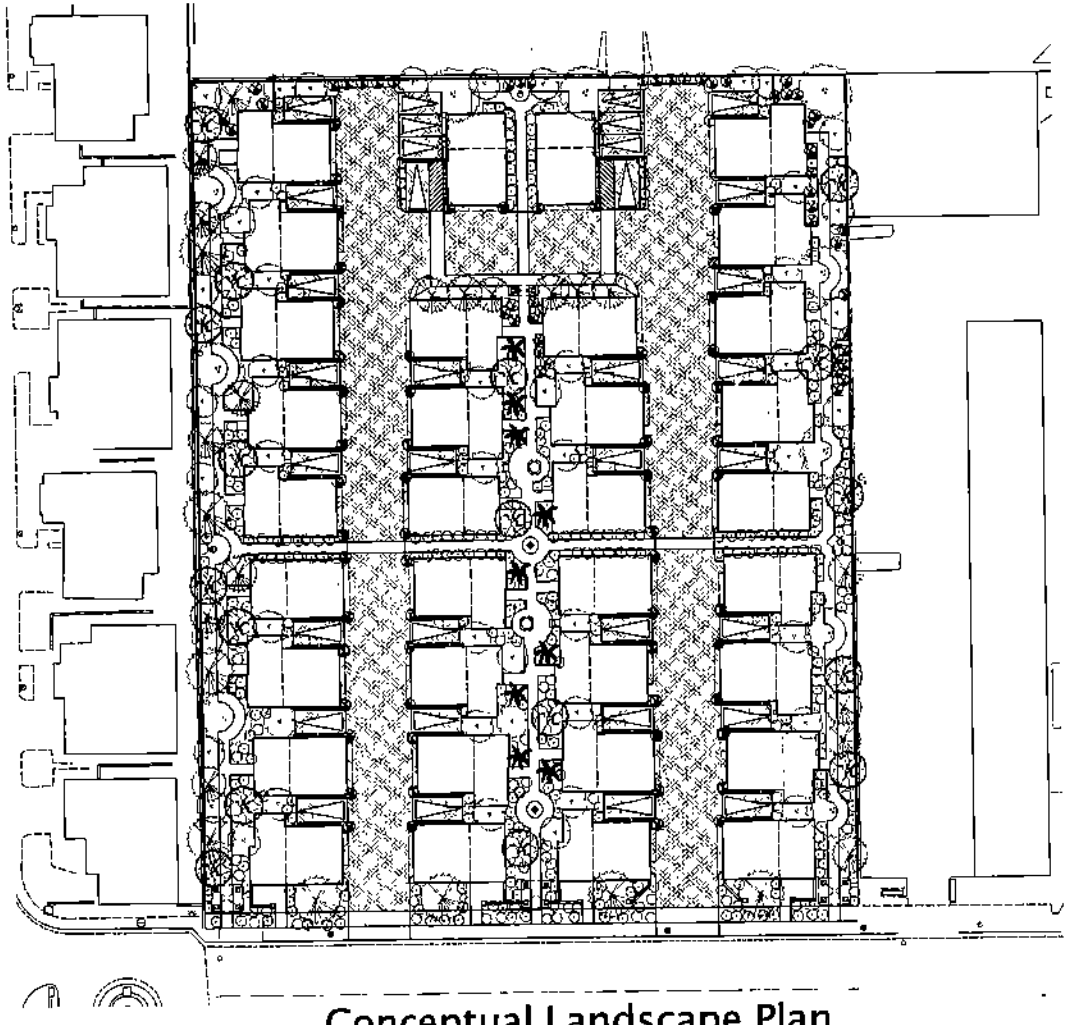

CONCEPTUAL TREE PALETTE		QUANTITY
25% @ 36" BOX 35% @ 24" BOX 40% @ 15 GALLON		
CINNAMOMUM CAMPHORA (CAMPHOR TREE)		20
TRISTANIA CONFERTA (BRISBANE BOX)		30
PRUNUS C. 'KRATER VESUVIUS' (PURPLE LEAF PLUM)		9
LAGERSTROEMIA INDICA (CRAPE MYRTLE)		15
ARECASTRUM ROMANZOFFIANUM (QUEEN PALM) - 10' BROWN TRUNK HEIGHT		9
STREET TREES PER CITY REQUIREMENTS		5
TOTAL TREES PROVIDED		90

CONCEPTUAL PLANT PALETTE		QUANTITY
25% @ 15 GALLON		170
25% @ 5 GALLON		238
40% @ 1 GALLON		305
ABELIA EDWARD GOUCHER	PINK ABELIA	
AGAPANTHUS AFRICANUS	LILY OF THE NILE	
HEMEROCALLIS HYBRID	DAYLILY	
LIGUSTRUM TEXANUM	TEXAS PRIVET	
NANDINA DOMESTICA 'NANA'	DWARF HEAVENLY BAMBOO	
PHOTINIA X 'FRASERI'	NCN	
PITTISPORUM TOBIRA 'WHEELERS DWARF'	WHEELERS DWARF	
PITTISPORUM TOBIRA VARIEGATA	NCN	
RAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORN	
XYLOSMA CONGESTUM 'COMPACTA'	COMPACT SHINY XYLOSMA	
TOTAL SHRUBS PROVIDED		680

CONCEPTUAL GROUND COVERS		QUANTITY
GAZANIA SPLENDENS	GAZANIA	40 FLATS
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	80 FLATS
TALL FESCUE MIX	TURF	AS SHOWN

Conceptual Landscape Plan

Industry 18

34 Unit Live/Work Community
1036-1042 W. 18th Street
Costa Mesa, California
Scale: 1" = 20' June 6, 2008

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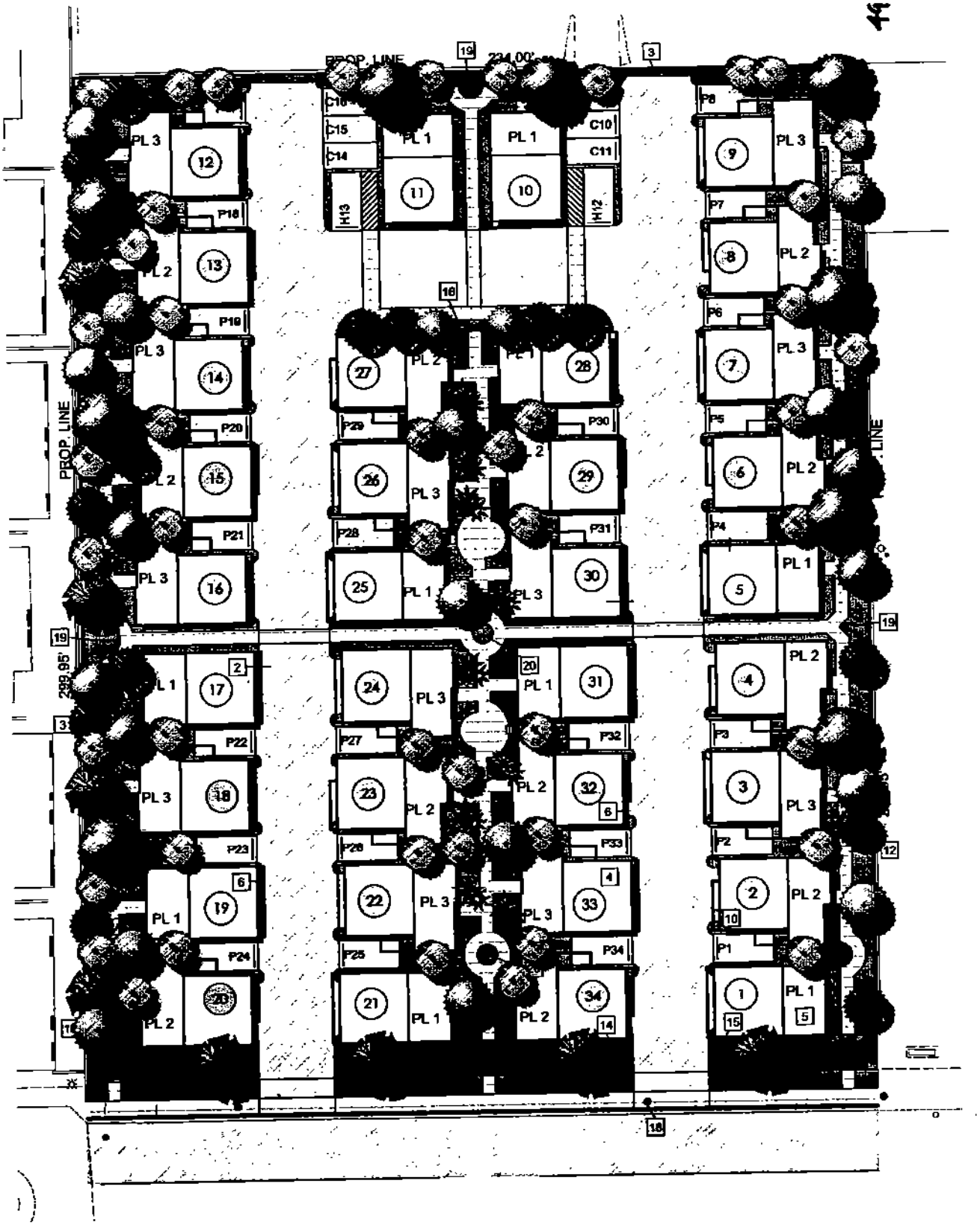
PROP. LINE
234.00'
299.95'
PROP. LINE
PL 1
PL 2
PL 3
C10
C11
C14
C15
C16
H12
H13
P1
P2
P3
P4
P5
P6
P7
P8
P18
P19
P20
P21
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P26
P27
P28
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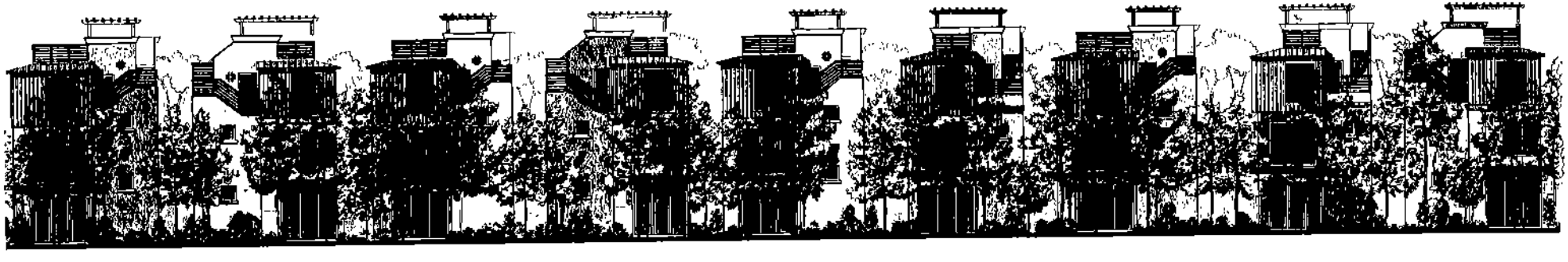
P30
P31
P32
P33
P34

View from 18th Street



View Along West Paseo

Industry 18

34 Unit Live Work Community

1036-1042 W. 18th Street
Costa Mesa, California
Scale: 1" = 8' June 6, 2008

the PREFACE group

van wechel architects

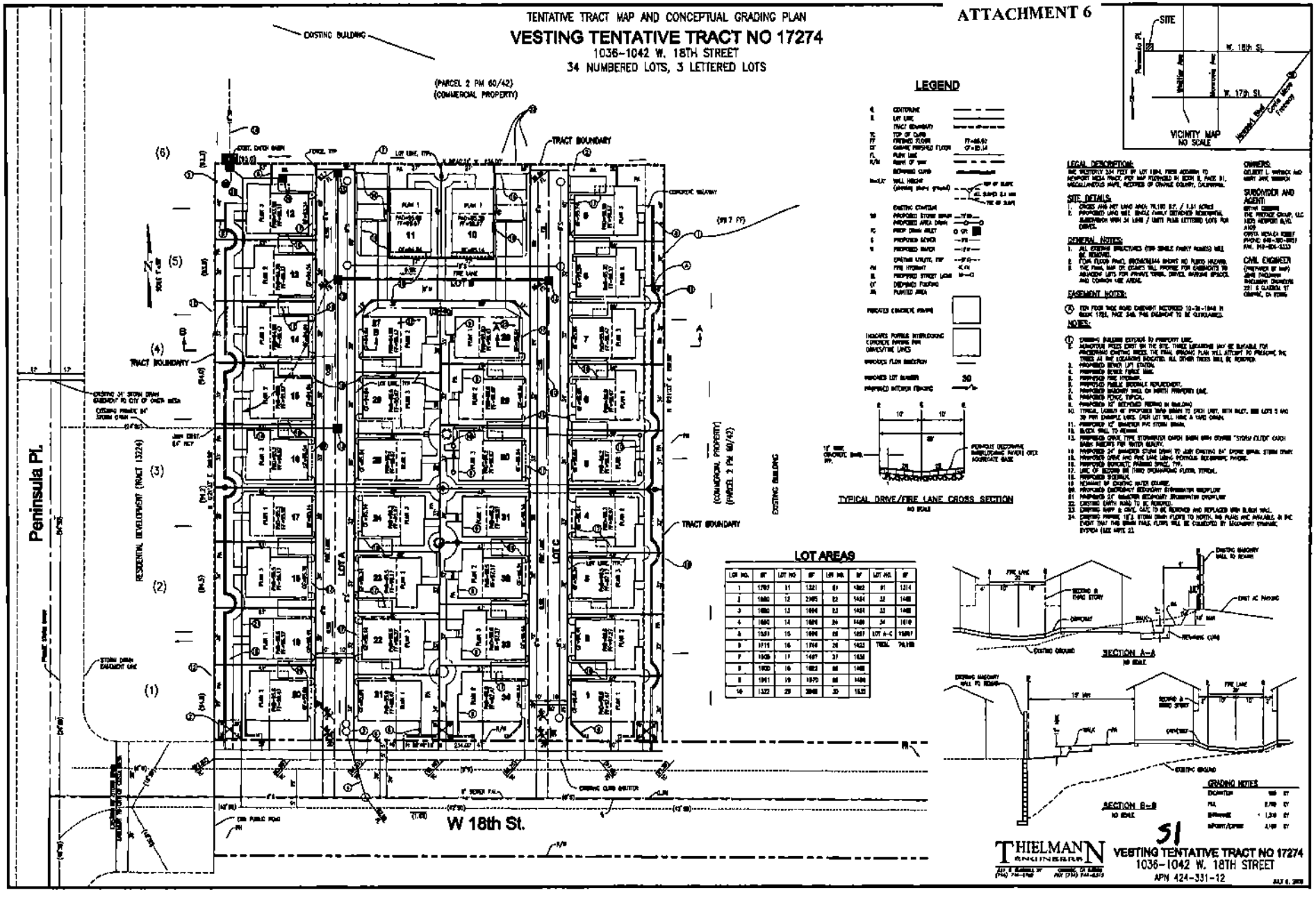
ATTACHMENT 6

TENTATIVE TRACT MAP AND CONCEPTUAL GRADING PLAN

VESTING TENTATIVE TRACT NO 17274

1036–1042 W. 18TH STREET

34 NUMBERED LOTS, 3 LETTERED LOTS



LEGEND

TYPICAL DRIVE/FIRE LANE CROSS SECTION

NO SCALE

LOT AREAS

LOT NO.	SF	LOT NO	SF	LOT NO.	SF	LOT NO.	SF
1	1787	11	1321	21	1382	31	1314
2	1680	12	2145	22	1434	32	1448
3	1680	13	1696	23	1434	33	1448
4	1680	14	1696	24	1448	34	1619
5	1591	15	1696	25	1657	LOT A–C	15897
9	1715	16	1716	26	1433	TOTAL	74,188
7	1908	17	1497	27	1438		
8	1900	18	1883	28	1448		
9	1961	19	1970	29	1436		
10	1322	20	2048	30	1535		

LEGAL DESCRIPTION:

THE WESTERLY 334 FEET OF LOT 1184, FIRST ADDITION TO NEWPORT MESA TRACT, PER MAP RECORDED IN BOOK 51, PAGE 31, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

SITE DETAILS:

1. GROSS AND NET LAND AREA: 76,188 S.F. / 1.51 ACRES
2. PROPOSED LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WITH 34 LAND / UNITS PLUS LETTERED LOTS FOR DRIVES.

GENERAL NOTES:

1. ALL EXISTING STRUCTURES (TWO SINGLE FAMILY HOMES) WILL BE REMOVED.
2. FLOOR PLANS, ELEVATIONS & HEIGHT NO PLANS KNOWN.
3. THE FINAL MAP OF CC&R'S WILL PROVIDE FOR EASEMENTS TO ADJACENT LOTS FOR PRIVATE DRIVES, DRIVES, PARKING SPACES, AND COMMON USE AREAS.

EASEMENT NOTES:

Ⓐ TEN FOOT WIDE SEWER EASEMENT RECORDED 10-28-1948 IN BOOK 1781, PAGE 348. THIS EASEMENT TO BE QUITCLAIMED.

NOTES:

1. EXISTING BUILDING EXPOSED TO PROPERTY LINE. NO EXISTING TREES EXIST ON THE SITE. THREE EUCALYPTUS MAY BE SUITABLE FOR PRESERVING EXISTING GRADES. THE FINAL GRADING PLAN WILL ATTEMPT TO PRESERVE THE TREES AS ARE EUCALYPTUS INDICATED. ALL OTHER TREES WILL BE REMOVED.
2. PROPOSED SEWER LIFT STATION.
3. PROPOSED SEWER FORCE MAIN.
4. PROPOSED FIRE HYDRANT.
5. PROPOSED PUBLIC SIDEWALK REPLACEMENT.
6. PROPOSED MASONRY WALL ON NORTH PROPERTY LINE.
7. PROPOSED PATIO, TYPICAL.
8. PROPOSED 10' RETAINED PLANTING IN BUILDING.
9. TYPICAL LAYOUT OF PROPOSED YARD DRAIN TO EACH UNIT, WITH INLET. SEE LOTS 5 AND 30 FOR EXAMPLE LAYS. EACH LOT WILL HAVE A YARD DRAIN.
10. PROPOSED 12" DIAMETER PVC STORM DRAIN.
11. BLOCK WALL TO REMAIN.
12. PROPOSED CURB TYPE STORMWATER CATCH BASIN WITH COVERS "STORM FLOW CATCH BASIN" PAINTED FOR WATER QUALITY.
13. PROPOSED 24" DIAMETER STORM DRAIN TO JOIN EXISTING 24" CMP RCP STORM DRAIN.
14. PROPOSED DRIVE AND FIRE LANE USING POROUS ASPHALT PAVERS.
15. PROPOSED ASPHALTIC PAVING SHALL TYP.
16. USE OF BUILDING AS THREE DWELLINGS FLOOR, TYPICAL.
17. PROPOSED SIDEWALK.
18. RELOCATE OF EXISTING WATER COUNTER.
19. PROPOSED EMERGENCY SECONDARY STORMWATER OVERFLOW
20. PROPOSED 24" DIAMETER SECONDARY STORMWATER OVERFLOW
21. EXISTING EARTH ROAD TO BE REMOVED.
22. EXISTING RAMP & CURB, GATE TO BE REMOVED AND REPLACED WITH BLOCK WALL.
23. EXISTING PRIVATE 18" & STORM DRAIN FLOWS TO NORTH, NO PLANS ARE AVAILABLE IN THE EVENT THAT THIS DRAIN FAILS, FLOWS WILL BE CONVEYED BY SECONDARY SYSTEMS. (SEE NOTE 21)

SECTION A–A

NO SCALE

SECTION B–B

NO SCALE

GRADING NOTES

EXCAVATION	1,100	CY
FILL	2,700	CY
SHRINKAGE	1,300	CY
EXPORT/(IMPORT)	2,100	CY

THIELMANN ENGINEERING

51

VESTING TENTATIVE TRACT NO 17274

1036–1042 W. 18TH STREET

APN 424-331-12

JULY 6, 2009

Mesa West Bluffs Land Use Matrix

LAND USE MATRIX **P = Permitted, MC = Minor Conditional Use Permit, C = Conditional Use Permit**	
LIVE/WORK UNITS	
• Artists, craftspersons, sculpture studios (woodworking, furniture restoration, painting, ceramics, etc.)	P
• Barber and beauty shops	P
• Catering	P
• Commercial art, graphic design, website designers	P
• Computer and data processing	P
• Legal, Engineering; Architectural; and Surveying services	P
• Offices: Professional, central admin., general, services to business	P
• Photocopying; Blueprinting and related services; photo finishing	P
• Printing and publishing	P
• Offices: medical/dental	MC
• Photography: Commercial	MC
• Photography: Portrait Studio	MC
• Recording studios	MC
• Studios: Dance; Martial arts; Music, Yoga, etc.	MC
• Retail Store	C
• Furniture repair and refinishing with incidental sales	C
VERTICAL/HORIZONTAL MIXED-USE DEVELOPMENT WITHOUT A LIVE/WORK COMPONENT REQUIRE A **CONDITIONAL USE PERMIT** IN THE MESA BLUFFS URBAN PLAN AREA	
1. Pursuant to an approved master plan which specifies these operational characteristics and/or location of the business. 2. All other uses not specified in this table are either prohibited or may require a Conditional Use Permit, as deemed by the Development Services Director. 3. All other zoning classifications not specified in this table are not compatible with overlay district.	

PLANNING COMMISSION
SUPPLEMENTAL MEMORANDUM VI.2a.

MEETING DATE: JULY 28, 2008

SUBJECT: ADDITIONAL INFORMATION ON EXAMPLES OF LIVE/WORK PROJECTS PROVIDED BY STAFF; SUPPORT LETTERS AND COMMUNITY OUTREACH INFORMATION SUBMITTED BY APPLICANT (PA-08-04, VT17274)

DATE: JULY 22, 2008

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

This supplemental memo provides the following information:

- Supplemental Information by staff related to examples of live/work projects in Orange County.
- Supplemental request to postpone all impact fees until completion of construction and issuance of Certificate of Occupancy. Applicant must submit request to City Council for authorization to delay collection of impact fees.
- Supplemental information provided by the applicant related to community outreach efforts and communication with SeaBreeze community association.
- Supplemental Perspective provided by the applicant.
- Additional Correspondence received in support of the project.

ADDITIONAL ANALYSIS:

Commissioner Egan raised concerns regarding the definition of live/work and traffic generation by live/work projects, which are discussed as follows:

Live/work Definition:

Live/work is defined as a type of mixed-use development with an integrated residence and working space that is occupied/utilized by a single household in a structure and that is located in a building that has been designed or structural modified to accommodate joint residential occupancy and work activity (Section 13-83.51, Definitions, of Article 11, Mixed-Use Overlay District). The urban plan does not make a distinction regarding the square footage of a work space, although our traffic studies for the urban plan assume a "work space" of 400 square feet for each live/work unit, which is considered a typical size for a small live/work unit in the industry. This is validated by examples of other live/work projects attached.

Trip Generation:

Transportation Services Department has applied different trip generation rates for live/work units based on their location in proximity to arterials and retail frontage. In this case a rate of 11.22 trips per live/work unit was applied which is higher in comparison with the residential rate of 9.57 trips per dwelling unit for detached residential units.

Commissioner Egan is correct that the primary objective of the urban plans is to revitalize the areas without exceeding the development capacity of the General Plan transportation system. To achieve this objective, Transportation Services reviews each urban plan development proposal to determine if there will be any significant impacts on the affected circulation system based on the City's General Plan traffic model. In some instances (such as the Nexus project), an additional traffic study may be required. For this project, Transportation confirmed that the project will not have any impact on the circulation system.

Attachment:
1. Examples of Live/work Projects
2. Submitted Request by Applicant to Defer Development Impact Fees
3. Community Outreach Efforts by the Applicant
4. Other Correspondence
5. Perspective drawing

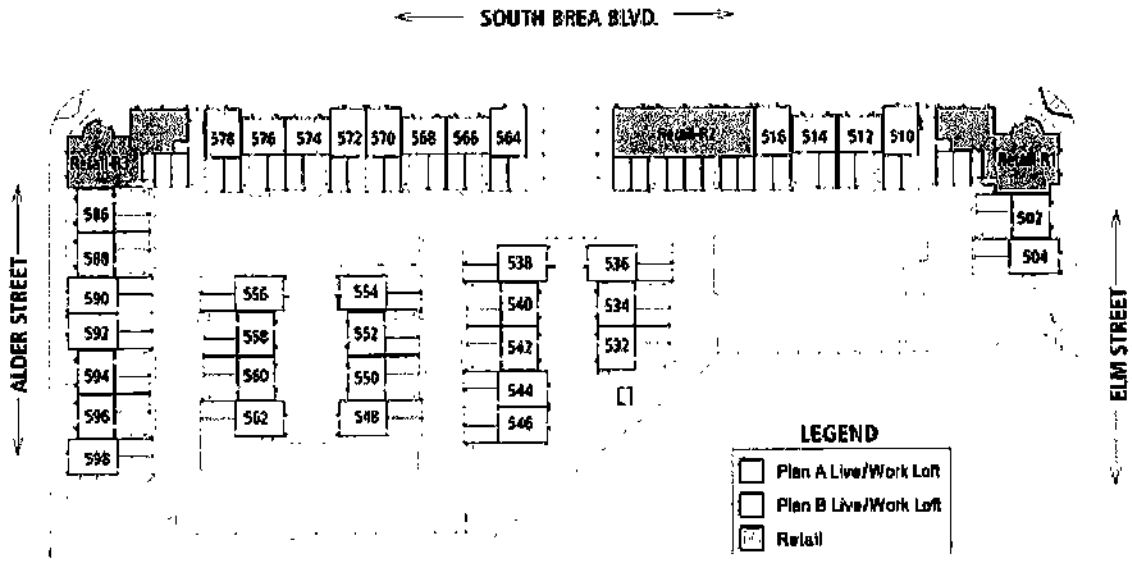
Distribution:
Assistant City Attorney
Deputy City Manager- Dev. Svs. Director
Public Services Director
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

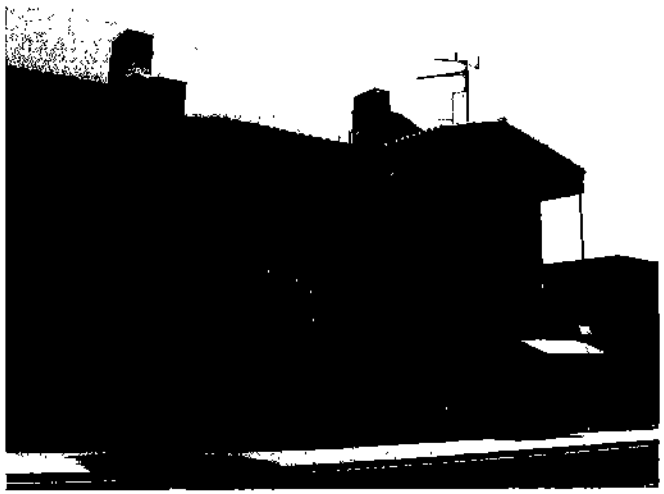
37 Live/work Units

Size: 1,550 to 1,700 S. F. residence and 600 S.F. ground floor business

Site Amenities include: BBQ area, electric car parking and charging stations

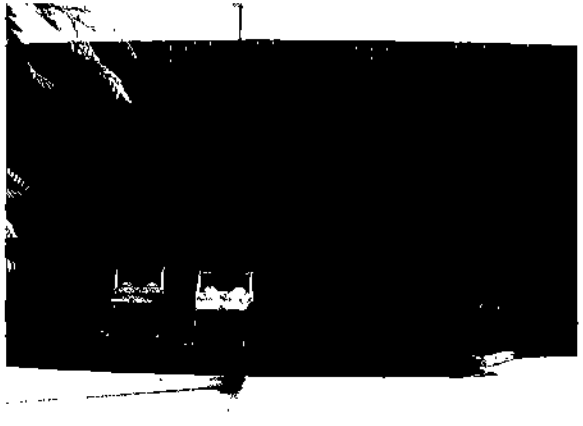
Project includes public street improvements, street furniture and public art

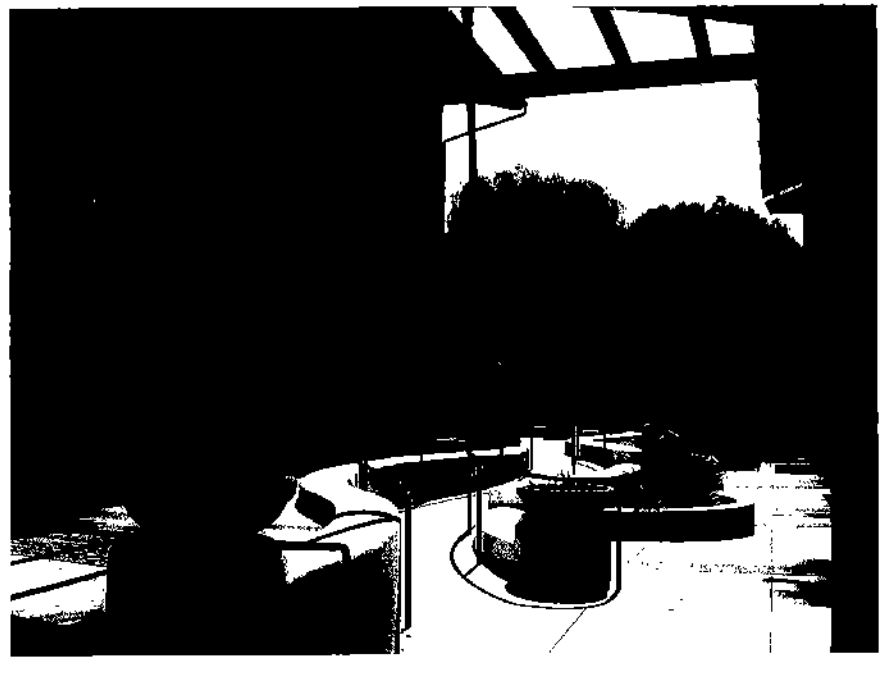




South Brea Lofts – City of Brea

ATTACHMENT 1





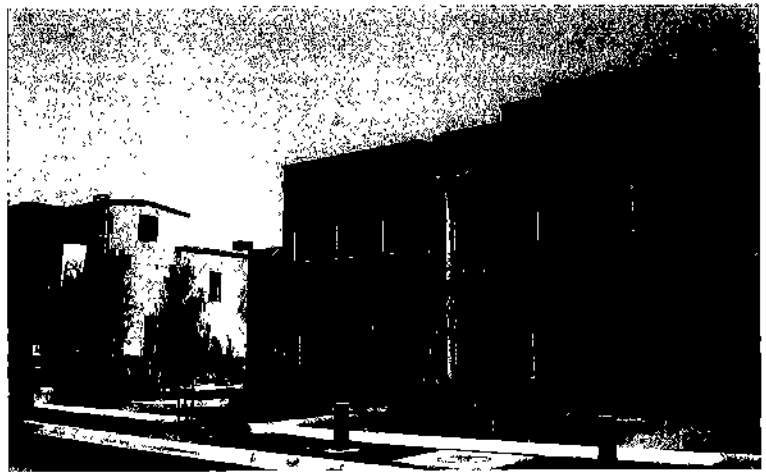
South Brea Lofts – City of Brea

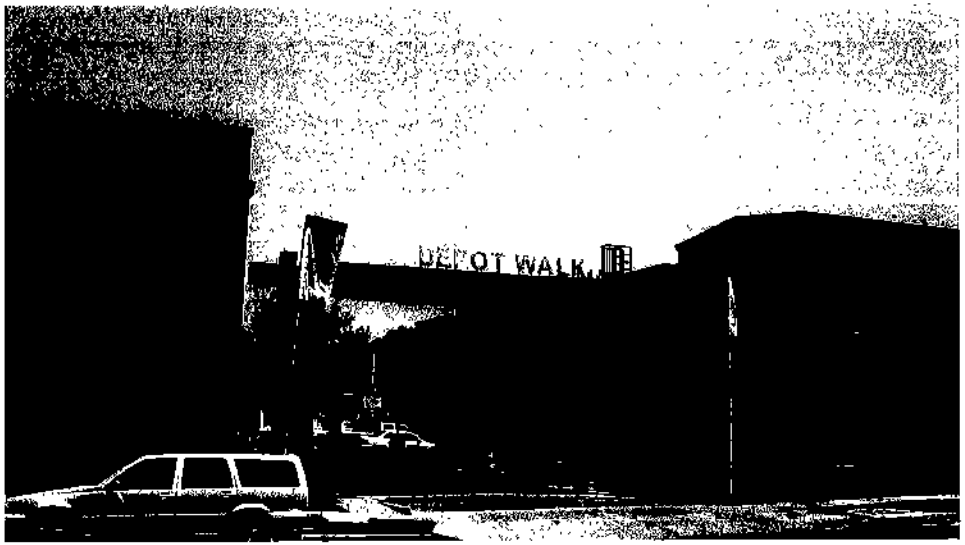
32 Units including 3 Live/work Units

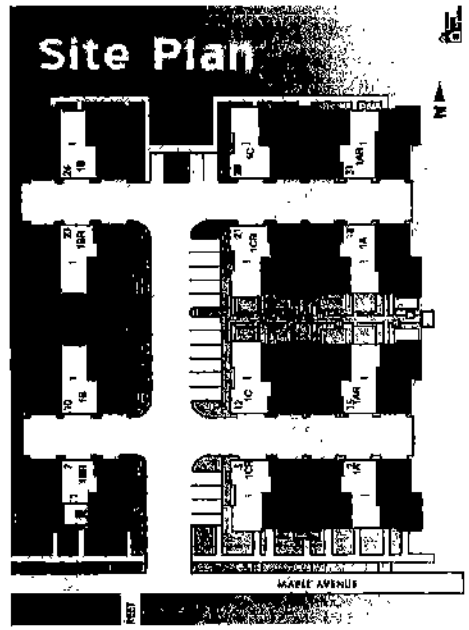
Size: 1,277 to 2,010 S.F. residences with 350 S.F. ground floor business space

Site Amenities include: pool/spa, BBQ area and downtown setting

Project includes public street improvements







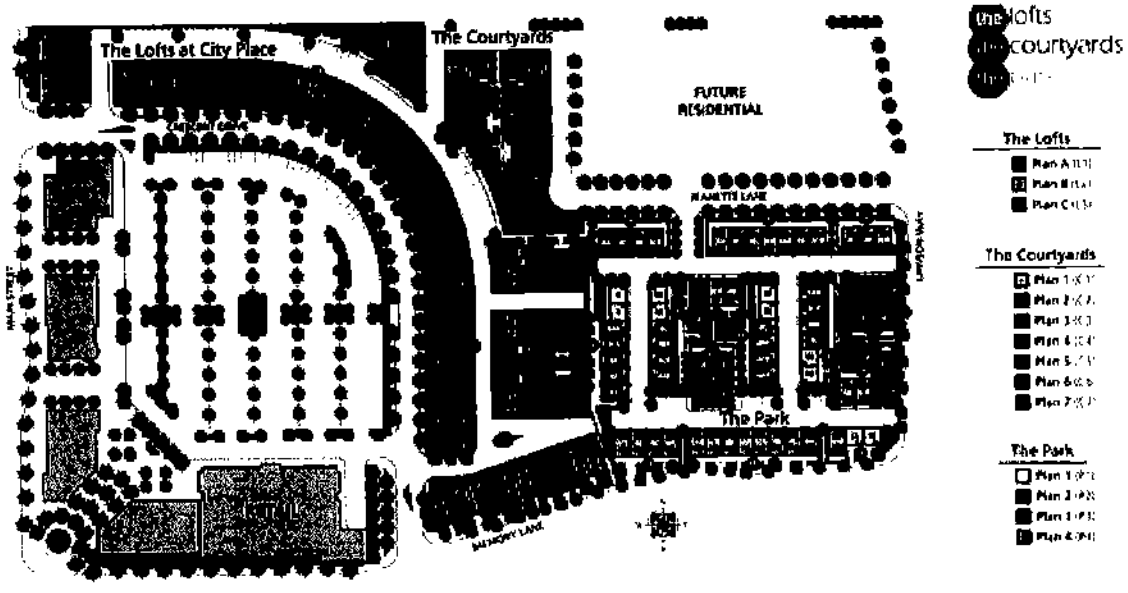
Depot Walk – City of Orange

37 Live/work Units

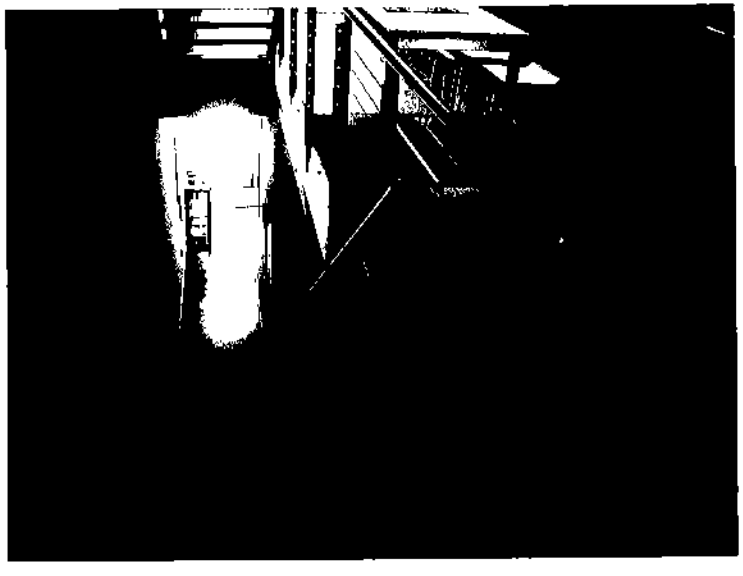
Sizes: 1,595 to 1,925 S. F. including 150 S.F. to 320 S.F. ground floor business space

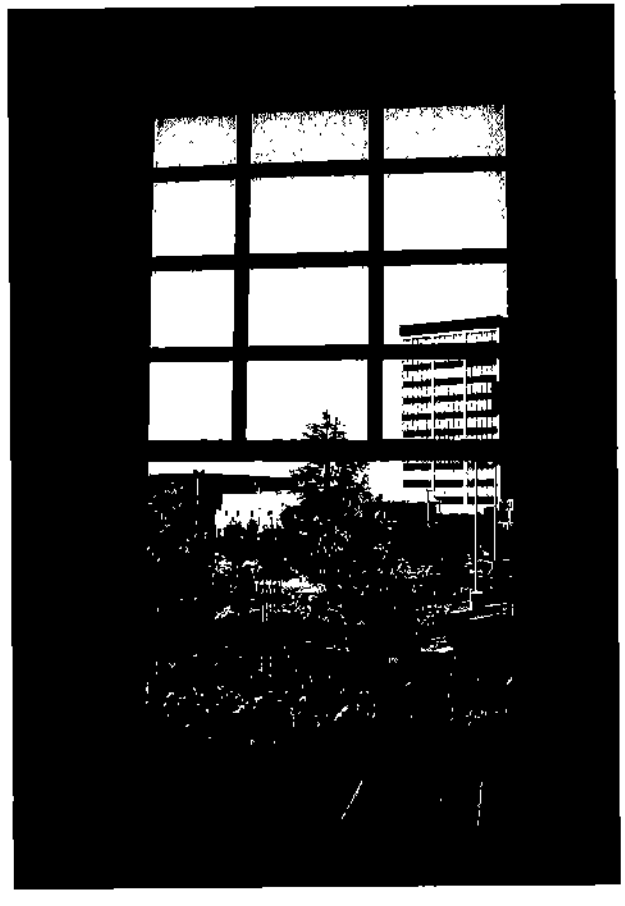
Site Amenities: urban setting, neighborhood shops and supermarket

Project includes public street improvements.



City Place Lofts – City of Santa Ana





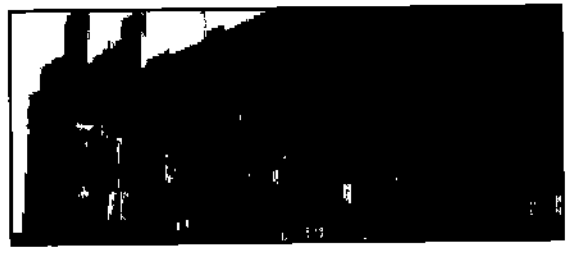
City Place Lofts – City of Santa Ana

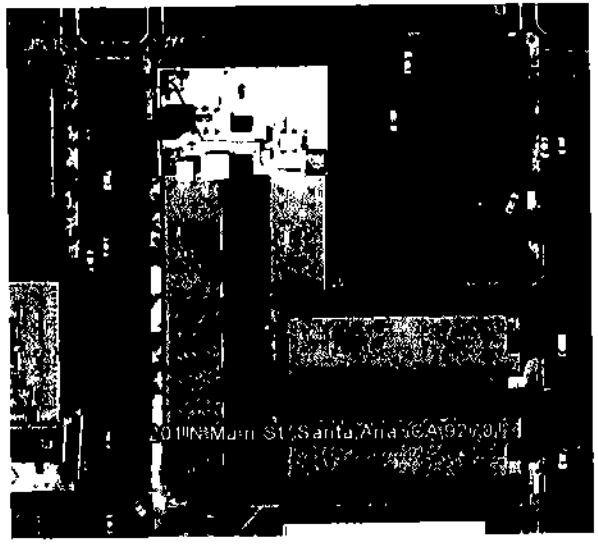
86 Live/work Units

Sizes: 1,334 to 2,706 S.F. including ground floor business space

On-Site Amenities: Downtown setting

Project includes public Street Improvements





Artist Village – City of Santa Ana

12 Live/work Units

Size: 1,853 to 2,094 S.F. residences and 450 and 915 S.F. ground floor business

On-Site Amenities: Old town setting

Project includes public street and alley improvements

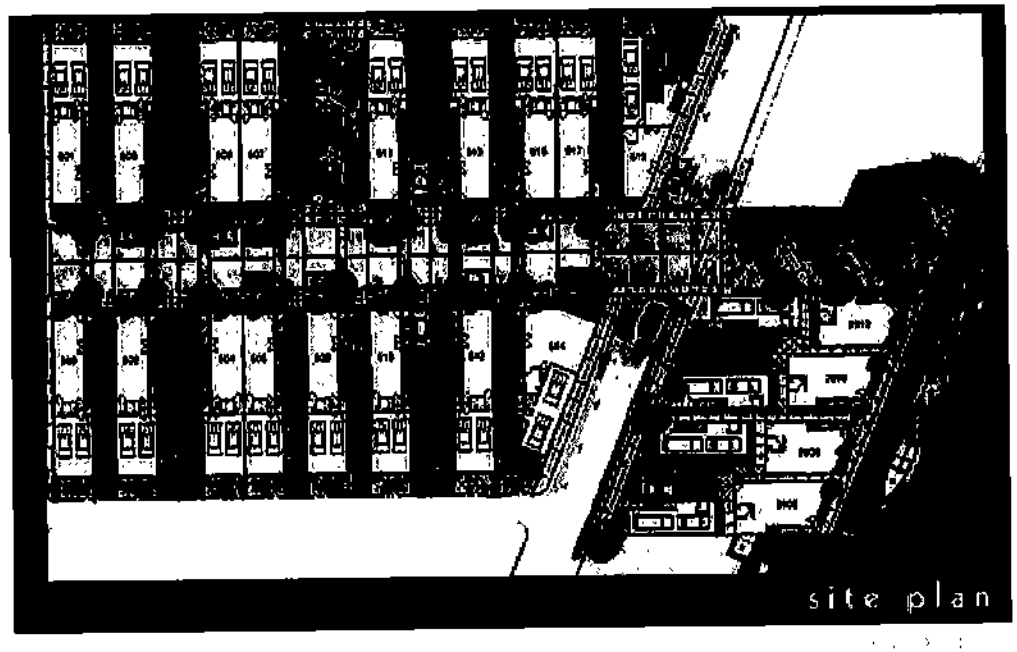
Prospect Village – City of Tustin

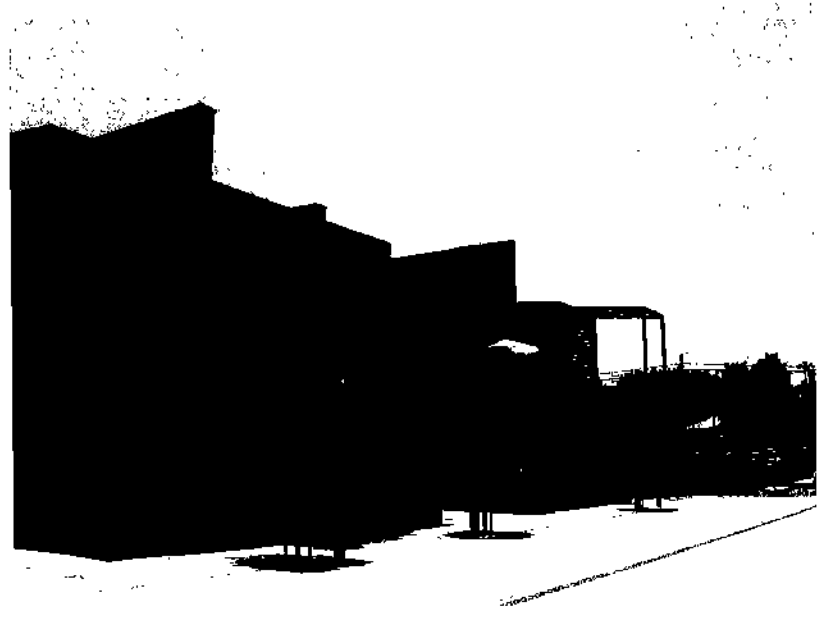
21 Live/work Units

Size: 2,090 S.F. and 750 S.F. ground floor business space

Site Amenities: Beach setting with four units on the waterfront

Project includes public street and alley improvements





Cannery Lofts – City of Newport Beach

From: bryan coggins [mailto:bryan@prefacegroup.com]
Sent: Thursday, July 17, 2008 3:27 PM
To: ASHABI, MINOO
Cc: 'Peter Buffa'
Subject: RE: Hearing date

Please add a condition at the request of the developer to postpone all impact fees until construction has been completed and certificates of occupancy have been issued.

Thanks.

http://articles.latimes.com/2008/may/14/local/me-develop14

http://www.anaheim.net/administration/PIO/news.asp?id=1004

the PREFACE group

June 11th, 2008

California SeaBreeze Homeowners Association

Re: West 18th Street Proposed Residential Project

Dear Homeowners:

As a follow-up to our letter to you in November, Peter Buffa and I would like to provide you with a list of project updates based primarily on the feedback you have provided. As you will see, the majority of concerns raised by SeaBreeze have been addressed:

1) We reduced the size and bedroom count of the homes. Most of the homes have only 2 bedrooms.
2) The project parking has been increased to 102 stalls and fully meets code.
3) Selected trees, including eucalyptus, will be saved along the East edge of our property. Tall, mature trees will be planted along the entire edge to screen the project from view.
4) Only 4 homes will be located on 18th Street.
5) Rooftop decks have been reduced in size by more than 65%.
6) The construction of the homes has been upgraded to provide enhanced features. The roof is designed to be standing seam metal; the siding is a combination of expanded metal and segmented stucco; and accents to the homes include metal reglets and metal cantilevered awnings.
7) Walking paseos have been created to connect residents and guests through the project.
8) All roads and driveways within the project consist of pervious pavers, not asphalt, to mitigate storm water run-off.
9) Open space is greater than triple the requirement.
10) Homes are nearly half the allowable height limit.
11) There are no variances from code requirements.

We have been working diligently with the city's Planning, Fire and Transportation Departments to incorporate their feedback as well. Despite your preference, and ours, for a single point of entry and exit, the Fire Department requires two points of entry/exit on 18th Street no matter the type of development (residential, industrial, storage, etc.). We are required to adhere to this.

The project will be marketed as a live/work residential home community but will function as a home office community. As is the case today, if a homeowner wishes to operate a home office, they will be required to apply for a permit from the city's Planning Department. The type of home offices will be extremely limited and the city's Planning

1835 Newport Boulevard A109, Costa Mesa, California 92627 Phone: 949.350.6657 Fax: 949.606.8333

Department will approve/deny each applicant (please see Live/Work Allowable Occupations and Evaluation Criteria attached to this letter).

If approved, the proposed project will require a significant amount of soil to back-fill the large ravine located on the west boundary of the property. The added soil will provide significant support for the large wall in place on the East boundary of SeaBreeze.

A large storm drain exists at the bottom of the ravine. The project will not and cannot allow water to pass through the storm drain that exceeds its capacity. As the project moves forward, detailed hydrology studies will be conducted on site to document this in detail.

An environmental report was issued by a 3rd party environmental consulting firm on the property. The report is positive and did not raise any issues that would preclude this project from moving forward. The report was distributed to the city's Planning Department.

As a long-time resident of this city, I sincerely believe this project, like the SeaBreeze project, is a catalyst for continued improvement to our city's Westside. We deeply appreciate the time and effort your community has provided our team since the inception of this project. We look forward to continuing to work with you as we move forward. Feel free to contact me directly with any questions.

Sincerely,

Bryan Coggins

Bryan Coggins

Peter Buffa

Peter Buffa

1835 Newport Boulevard A109, Costa Mesa, California 92627 Phone: 949.350.6657 Fax: 949.606.8333

Draft Live/Work Allowable Occupations

- Designer, Artist, Photographer
- Consultant, Broker
- Computer Analyst, Data Processor
- Attorney, Accountant, Financial Planner
- Engineer, Architect

Homes are designed for professional uses only and are designed for 1 person. Offices measure 12 ft. x 12 ft., 11 ft. x 13 ft., and 12 ft. x 13 ft. As a general rule of thumb, if your business requires more than a desk(s), telephone(s) and computer(s), your business is most likely not a good fit for this community. All other uses not specified above are either prohibited or may require a Conditional Use Permit as deemed by the Development Services Director.

Evaluation Criteria

The planning division shall apply the following standards in evaluating each application to determine if the anticipated live/work permit may be allowed (*Note: The Evaluation Standards are also those applied when a home owner applies for a Home Occupation Permit)*:

1. There shall be no employment of persons other than permanent residents of the premises.
2. There shall be no direct sale of products, either wholesale or retail on the premises.
3. No more than one (1) room in the dwelling may be used for the home occupation.
4. No building, space outside of the main building, or garage, attached or detached, shall be used for the home occupation. Storage of necessary supplies or equipment used in the home occupation may be permitted in a garage if the storage does not diminish the usable parking space in the garage.
5. There shall be no use of utilities or community facilities beyond that normal to the residential use of the property.
6. No use of material or mechanized equipment not recognized as being associated with a normal household use or hobby is permitted.
7. The structure or appearance of the exterior of the dwelling shall not be altered or remodeled for home occupational purposes either by color, materials, construction, lighting, or in any other way. No part of the interior of the structure shall be remodeled for home occupation purposes other than the interior of the room where the home occupation is being conducted.
8. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises, other than a vehicle of no more than one-ton capacity, owned by the operator of the home occupation, which shall be stored in an entirely enclosed garage. The storage of equipment such as trailers, tractors, trucks in excess of one (1) ton, wheeled construction equipment, etc. is not permitted.

1835 Newport Boulevard A109, Costa Mesa, California 92627 Phone: 949.350.6657 Fax: 949.606.8333

9. The home occupation shall not generate pedestrian or vehicular traffic beyond that normal to the neighborhood where it is located.
10. The home occupation shall not result in or generate parking or storing of commercial vehicles on public streets. Commercial vehicles are defined in the State Vehicle Code and, in addition, shall include construction equipment and any other mobile paraphernalia used in connection with the home occupation.

1835 Newport Boulevard A109, Costa Mesa, California 92627 Phone: 949.350.6657 Fax: 949.606.8333

Issue	Project Mitigation Measures
There is a large ravine on the proposed site. How will the project team handle this?	We will purchase soil and "back fill" the large ravine. This will provide those homes that back up the ravine with significant support for their large retaining walls. Currently, an earthquake or further shift in the soil could cause the existing retaining walls to crack or fail.
Homes fronting 18th Street have "Work" areas exposed to the public street.	After consulting with the city's planning department, it was determined garage access directly from the public street is not allowed. A clean, consistent "Street Scene" on 18th may be compromised by open garage doors should the work area face the interior of the project.
Property values of SeaBreeze homes will be depressed by the proposed residential project.	We are researching existing studies that have covered this issue. However, we firmly believe providing additional high-end, detached housing to the city's Westside will increase demand in the area from those seeking new housing and those looking to start consumer-oriented businesses (grocery stores, coffee shops, bookstores, etc.). More demand in the Mesa Bluffs area will increase property values. The city's SOBECA Urban Plan has been extremely successful in driving up property values along Bristol Avenue and Baker Avenue. Property values along this corridor increased exponentially after the "Lab" and "Anti-Mall" were introduced. Numerous other small, consumer-oriented businesses followed the success of these projects and continue to thrive today.
Industrial roll-up doors providing an entrance to the "Work" space will cause noise to carry.	All intense uses of the workspace will be strictly prohibited. Most of the uses allowed in the West Mesa Bluffs "Land Use Matrix" will be prohibited, such as: hair salons, coffee shops and delis, catering, medical and dental practices, retail stores, furniture repair, etc.
HOA fees will be less at Industry 18 than at SeaBreeze.	The actual HOA fees each homeowner will pay are not determined until after a Tentative Tract Map has been approved by the city. HOA fees are primarily based on common amenities that all residents share.
The entrance to the proposed project is too close to the SeaBreeze community entrance.	The entrance to the proposed project will be moved further east from its existing position. This change will allow for approximately 220 feet between the SeaBreeze entrance (property line) and the entry to the proposed project.
Buyers of homes may sublease the "Work" space.	Subleasing any portion of the Work or Live space will be strictly prohibited. Project Covenants, Conditions, and Restrictions will prohibit this. Lenders will provide residential loans to prospective buyers. In order to qualify for a residential loan, most lenders will require buyers to sign a document that prohibits them from sub-leasing the Work space, or risk losing their loan.

The project may have environmental issues.	ENVIRON Corporation of Irvine, California, an industry leader in environmental remediation, conducted a preliminary environmental review of the site in September 2007 and found no immediate evidence of ground or water contamination. However, as part of the environmental analysis during the processing of the plan, detailed soil and water tests will be conducted and any environmental concerns will be mitigated as part of the approval process. The use of pervious pavers throughout the entire project (as opposed to asphalt) will protect Talbert Preserve and Banning Ranch from storm water run-off from future project. To our knowledge, no projects in Costa Mesa of this size have lined all streets and alleys with pervious pavers.
Traffic on 18th Street will increase.	A detailed traffic study will be required. Preliminary estimates both by us and the City's traffic department show that development of any kind will mean an increase in traffic over the 1950's-era residential units that are on the site now. While an industrial park might generate slightly fewer trips than the proposed residential or residential live-work project, in our opinion the nominal increase in trips is far preferable to the noise and environmental impacts of an industrial park, including delivery trucks entering and exiting the site. The project will not incur employee traffic because employees who do not live with the owner of the Live/Work home will not be permitted to work on site. The project will not incur retail traffic because retail businesses will be strictly prohibited. We will be eliminating one of the proposed residential units.
Home owners may hire additional employees to work in any part of the Live/Work home.	Any employees of a business who do not live in the unit are strictly prohibited from working in the unit. Project Covenants, Conditions, and Restrictions will prohibit this.
Rooftop decks may allow noise to carry into SeaBreeze development.	Sound barriers (approximately 5 feet in height) will be installed on all homes along West property boundary. Music and lights will be strictly prohibited from all rooftop decks.
The MesaWest Bluffs "Land Use Matrix" for Live/Work units allows uses that are too intense for 18th Street.	All intense uses of the workspace will be strictly prohibited. Most of the uses allowed in the West Mesa Bluffs "Land Use Matrix" will be prohibited, such as: hair salons, coffee shops and delis, catering, medical and dental practices, retail stores, furniture repair, etc.
Old trees on site should be preserved.	The project engineer will visit the site to determine if trees along the property's perimeter can be saved.

Proposed homes on West property boundary may "look into" some SeaBreeze homes on Peninsula Place.	We designed the homes along the West property boundary to face North / South as opposed to East / West. Limited windows will be placed on the West edge of the homes that abut SeaBreeze homes on Peninsula Place. Homes will be equal in height to SeaBreeze homes. The homes were also designed to be less than half of the allowable height to ensure privacy. Mature, evergreen (non-deciduous) trees (greater than 20' in height) will be planted along the West property boundary.

INDUSTRY 18 ADJACENT NEIGHBOR CONTACT LIST

West

10/24/2007 Presentation at annual HOA meeting with approximately 30 home owners; feedback received and incorporated
11/08/2007 Letter distributed to HOA property manager for issuance to all 94 home owners
02/27/2008 Presentation to HOA board; feedback received and incorporated
06/11/2008 Letter distributed to HOA president for issuance to all 94 home owners

East

08/22/2007 Met with owner
07/11/2008 Met with owner
note: Numerous phone calls to discuss project throughout 2007 and 2008

North

02/19/2008 Elevations, site plan submitted to owner's manager
01/07/2008 Emails, phone calls to owner's manager
11/28/2007 Emails, phone calls to owner's manager
10/18/2007 Elevations, site plan submitted to owner's manager
09/06/2007 Elevations, site plan submitted to owner's manager

South

03/19/2008 Sent materials to owner via third party friend
12/03/2007 Sent materials to owner via third party friend
note: Numerous phone calls to discuss project throughout 2007 and 2008

July 11, 2008

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT
JUL 14 2008

Minoo Ashabi
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

Dear Minoo,

As a Costa Mesa resident, I am writing you today in support of a live-work project I have learned of recently. The project is located on West 18th Street. I think this city needs new, innovative, living environments for its residents. There is very little choice for us today. Additionally, the West side of our city could use some new investment, as I don't see anything new being built.

Sincerely,

Paulette Boudreau
256 Knox Street
Costa Mesa, CA
92627

MITCHELL
GROUP
DESIGN

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

JUL 17 2008

July 11, 2008

Minoo Ashabi
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

RE: Live/Work Project located at 1036, 1042 West 18th Street.

Dear Minoo,

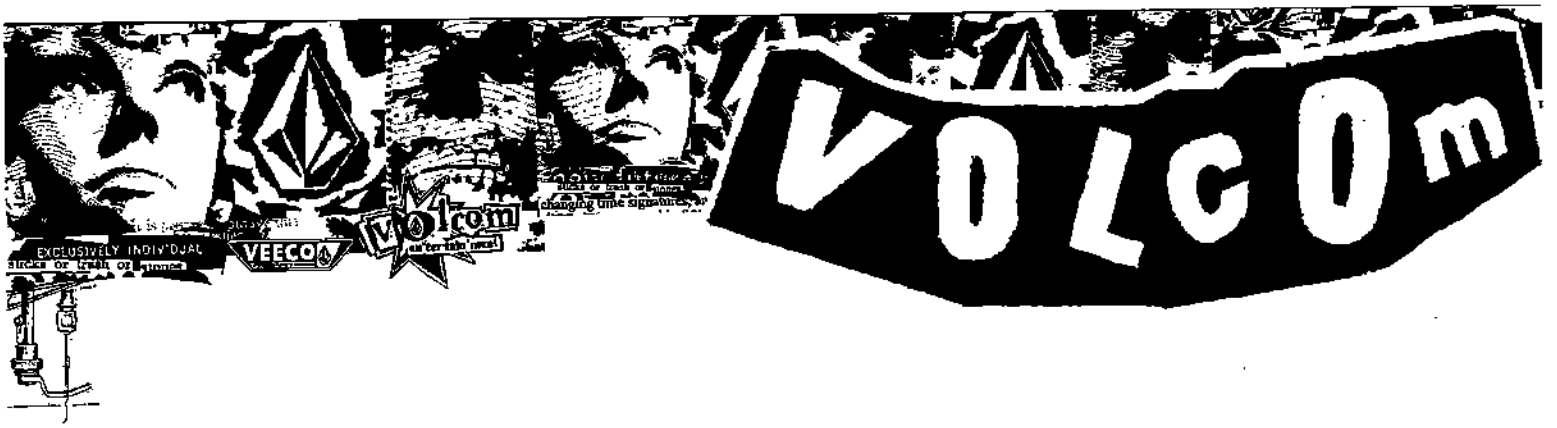
I am a Costa Mesa Resident and Owner of the property located at 1032 West 18th Street. I am directly adjacent to Bryan Coggins' proposed live/work project located at 1036, 1042 West 18th Street.

I am writing to voice my support for his project. Bryan and I have had numerous conversations about this since he initially proposed his idea in the summer of 2007. I am a big advocate in revitalizing the West Side of our city, and believe this project will go a long way in achieving this goal. Additionally, I feel his project is a great transitional use between light industrial /office use on my property, and his other neighbor, the Sea Breeze Residential Community. My tenants at 1032 West 18th Street are the type of buyers seeking to purchase a live/work residence.

Sincerely,

Steve Mitchell

1032 W. 18TH ST. #B-1 • COSTA MESA • CALIFORNIA • 92627 • P 949 548 3808 • F 949 548 3833



To: Minoo Ashabi, AIA, Senior Planner
City of Costa Mesa

I, Remy Stratton, work here at Volcom and have since 92. My main contribution to this company is in skateboarding. I bring 15 years of professional skateboarding experience to this brand along with the experience of working with the industry. I've seen many global communities, which have impressed me with their layouts and styles of living which brings me to this letter we have here. I love what Brian Coggins is doing for the westside of Costa Mesa and hope he and his visions can succeed fully in order to maximize the westside's potential with it's idyllic climate and coastal access. To me, we need what he has planned to happen in order for our community to grow in the appealing direction it ought to. Being that the 18th street project is so close to Volcom headquarters and it's fore thinking design, I could only imagine the appeal it would have to our employees here and the like within our mixed community. I give Brian's projects my stamp of approval and I know many of our current employees here who are aware of this project are already getting excited to see this come to fruition.

Thank You,

Remy Stratton
Skate Brand Manager

ASHABI, MINOO

From: Ellis, David @ Newport Beach [David.P.Ellis@cbre.com]
Sent: Friday, July 18, 2008 7:08 PM
To: ASHABI, MINOO
Subject: Industry 18: David Ellis: CBRE

To Whom It May Concern:

As a young professional that works near Costa Mesa, I am now starting to look at buying my first house. For the past three months I have looked at new homes all over coastal Orange County and am hopeful that I can find a place in Costa Mesa. Because I work from home about half the time I am very excited about the live/work concept and hopeful more cities start to approve those types of projects.

I love Costa Mesa because of its central location, its proximity to my professional network and the choices that it provides for fun and entertainment. Nevertheless, one of the issues that I am confronting as I look to buy in Costa Mesa is that it does not provide a ton of options for young professionals like me. I am really excited about the possibility of buying a unit in Industry 18 and the revitalization of West Costa Mesa. It is my hope that the City of Costa Mesa supports Industry 18 and provides young professionals like myself with new and exciting housing options.

Best Regards,

David P. Ellis | Senior Associate
Global Corporate Services | Tenant Representation
CB Richard Ellis
3501 Jamboree Road, Suite 100 | Newport Beach, CA 92660
T 949 725 8498 | F 949 725 8545 | C 714 240 5050
david.p.ellis@cbre.com | www.cbre.com/david.p.ellis

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ATTACHMENT 5