



PLANNING COMMISSION

AGENDA REPORT

VI. 1

MEETING DATE: OCTOBER 12, 2009

ITEM NUMBER

SUBJECT: TIME EXTENSION FOR PLANNING APPLICATION PA-07-29, FOR SYMPHONY TOWERS REPLACEMENT PARKING STRUCTURE AT 531 ANTON BOULEVARD

DATE: SEPTEMBER 17, 2009

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

DESCRIPTION

The proposed request is a time extension request for Planning Application PA-07-29 for the Symphony Towers Replacement Parking Structure which included the following entitlements:

- **Final Master Plan** for a three-level parking structure (total 342 parking spaces) at South Coast Metro Center, 531 Anton Boulevard in a PDC zone.
- **Minor Conditional Use Permit** for a deviation from shared parking requirements and maximum number of compact parking requirement.

APPLICANT

Patrick B. Tooley is the authorized agent for Wilson Meany Sullivan.

RECOMMENDATION

Approve the time extension to be valid to **October 8, 2012** by adoption of Planning Commission resolution, subject to conditions of approval.


MINOO ASHABI, AIA
Senior Planner


KHANH NGUYEN
Acting Asst. Development Svs. Director

BACKGROUND

This is the second time extension request for the parking structure related to development of the Symphony Towers project. The parking structure site is located at 531 Anton Boulevard, just south and east of existing parking structures. The parking site is within a larger project site owned by RREEF America / REIT II Corporation, which includes three 12-story office buildings, 24-hour Fitness Health Club, two restaurant buildings, and a 4,000 square foot retail center. The two vacant restaurant buildings totaling 17,529 square feet are proposed to be demolished to accommodate the Symphony Towers high-rise residential project.

On October 8, 2007, Planning Commission approved Final Master Plan PA-07-18 for the Symphony Towers high-rise residential project. This proposal consists of a maximum of 484 residential condominiums within a 26-story (Tower I) and 16-story high-rise building (Tower II), two six-level parking structures containing a total of 1,040 parking stalls, and an additional 6,000 square feet of ancillary retail in Tower II.

On January 14, 2008, Planning Commission approved the Final Master Plan PA-07-29 for the replacement parking structure.

On January 12, 2009, Planning Commission approved a one-year time extension for PA-07-29 through January 14, 2010.

The Planning Commission staff report and meeting minutes for the Symphony Towers project and the parking structure can be viewed on the City's website at the links below:

October 8, 2007, Planning Commission Report:

<http://www.ci.costa-mesa.ca.us/council/planning/2007-10-08/100807PA0718VT17207.pdf>

October 8, 2007, Planning Commission Minutes:

http://www.ci.costa-mesa.ca.us/council/planning/pm_071008.pdf

January 14, 2008, Planning Commission Report:

<http://www.ci.costa-mesa.ca.us/council/planning/2008-01-14/011408PA0729.pdf>

January 14, 2008, Planning Commission Meeting Minutes:

http://www.ci.costa-mesa.ca.us/council/planning/pm_080114.pdf

January 12, 2009, Planning Commission Report:

<http://www.ci.costa-mesa.ca.us/council/planning/2009-01-12/011209PA0729TimeExt.pdf>

The tentative tract map approval was valid for two years. However, Senate Bill 1185 was passed in July 2008 which allowed the two-year approval period for maps to be automatically extended an additional year. Subsequently, Assembly Bill 333 was passed in July 2009 which allowed an additional two-year extension. Therefore the expiration date of the Symphony Towers and Vesting Tentative Tract Map PA-07-18/VT-17207 were extended to October 8, 2012.

DISCUSSION

Time Extension Request

The applicant has requested a time extension until October 8, 2012 to coincide with the approval time of the Symphony Towers project. The project entitlements include:

- Final Master Plan for a three-level parking structure containing a total of 342 parking spaces at 531 Anton Boulevard. The structure will replace surface parking spaces that are eliminated due to construction of the Symphony Towers High-Rise residential project at 585/595 Anton Boulevard.
- Minor Conditional Use Permit for a deviation from shared parking requirements and also for the provision of a maximum 10 percent of compact parking (34 compact spaces) in the new structure.

Justification for Approval of Time Extension Request

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

- The previously-approved Planning Application PA-07-29 is in substantial compliance with the requirements of the North Costa Mesa Specific Plan, and the Zoning Code.
- The previously-approved master plan and minor conditional use permit have not changed. The proposed time extension will allow the applicant to proceed with the project implementation of the Symphony Towers project that has been on hold because of the current housing market.

ALTERNATIVES:

If the time extension is not approved, the applicant would not be able to obtain building permits to proceed with construction of the project. The entitlement for the Symphony Towers tentative tract map and master plan would still be valid until October 8, 2012.

ENVIRONMENTAL DETERMINATION

Final Program EIR No. 1052 was prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines. The Final Program EIR analyzed the Symphony Towers high-rise residential project along with four other development projects. Council certified the Program EIR on November 21, 2006. The proposed time extension is within the scope of the EIR analysis.

CONCLUSION

Since the Symphony Towers project has been delayed due to the housing market, the parking structure does not need to be constructed at this time. The time extension will allow the applicant to retain the approval of this project consistent with the Symphony Towers approval.

Attachments: 1. Planning Commission Resolution
 2. Vicinity Map
 3. Approved Plans

Distribution: Assistant City Attorney
 Acting Development Svs. Director
 Public Works Director
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

cc: George Sakioka
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Wilson Meany Sullivan
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Marks McAdams
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575 Anton Blvd., Suite 550
Costa Mesa, CA 92626

File: 101209PA0729TimeExt	Date: 091709	Time: 4:45 p.m.
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RESOLUTION NO. PC-09-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING TIME EXTENSION FOR PLANNING APPLICATION PA-07-29, INCLUDING A MASTER PLAN AND A MINOR CONDITIONAL USE PERMIT, FOR CONSTRUCTION OF A THREE-STORY PARKING STRUCTURE WITH 34 COMPACT PARKING SPACES AT 531 ANTON BOULEVARD

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

WHEREAS, an application was filed by Patrick B. Tooley of Wilson Meany Sullivan on behalf of RREEF America REIT II Corp. for a time extension of Planning Application PA-07-29 with respect to the real property located at 531 Anton Boulevard;

WHEREAS, the proposed project involves: (1) Final Master Plan for a three-level parking structure (total 342 parking spaces); (2) Minor Conditional Use Permit for a deviation from shared parking requirements and the maximum 10 percent compact parking provision for 34 compact parking spaces;

WHEREAS, the Planning Commission approved Planning Application PA-07-29 on January 14, 2008, by adoption of Resolution No. PC-08-03 which is attached hereto as Exhibit "1";

WHEREAS, the applicant will implement the project with development of the Symphony Towers project;

WHEREAS, the Planning Commission approved a one-year time extension until January 14, 2010 for the Planning Application PA-07-29;

WHEREAS, the applicant requests approval of a second time extension to coincide the approval of the parking structure with the Symphony Towers project until **October 8, 2012**;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 12, 2009, to allow for public comments on the proposed time extension and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, Final Program EIR No. 1052 was prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines. The Final Program EIR analyzed the

Symphony Towers high-rise residential project along with four other development projects. Council certified the Program EIR on November 21, 2006. The proposed time extension is within the scope of the Program EIR analysis;

WHEREAS, the time extension does not change the previously-adopted findings and conditions of approval for Planning Application PA-07-29, as specified in Exhibits "A" and "B", respectively, of Resolution No. PC-08-03. These findings and conditions of approval in their entirety are still applicable to the proposed project;

BE IT RESOLVED that the Planning Commission hereby **APPROVES** a time extension for the time period until **October 8, 2012** for Final Master Plan PA-07-29 and Minor Conditional Use Permit with respect to the property described above.

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff reports for Planning Application PA-07-29. This action is also based on the evidence in the record and findings and subject to applicant's compliance with each and all conditions of approval, as specified in Resolution No. PC-08-03.

PASSED AND ADOPTED this 12th day of October, 2009.

Jim Righeimer, Chair
Costa Mesa Planning Commission

RESOLUTION NO. PC-08-03

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF COSTA MESA, CALIFORNIA,
APPROVING PLANNING APPLICATION PA-07-29,
INCLUDING FINAL MASTER PLAN AND MINOR
CONDITIONAL USE PERMIT RELATED TO PARKING
REQUIREMENTS, FOR SYMPHONY TOWERS
PARKING STRUCTURE B AT 531 ANTON
BOULEVARD IN A PDC ZONE.**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DOES HEREBY
RESOLVE AS FOLLOWS:

WHEREAS, Planning Application PA-07-29 was filed by Patrick Tooley of Wilson Meany Sullivan, authorized agent for property owners RREEF America and REITT II Corporation, for the Symphony Towers High-Rise Residential Project at 531 Anton Boulevard in Area 6, South Coast Metro Center, of the North Costa Mesa Specific Plan;

WHEREAS, the proposed project involves the following: (1) final master plan for a three-level parking structure (total 342 parking spaces) at South Coast Metro Center at 531 Anton Boulevard; and (2) minor conditional use permit for a deviation from shared parking requirements and also for the provision of a maximum 10 percent of compact parking (34 compact spaces) in the new structure;

WHEREAS, City Council approved preliminary master plan PA-98-77 for the South Coast Metro Center in April, 1999. The preliminary plan consisted of two restaurants, a health club, 200-room hotel, and a minor conditional use permit to deviate from shared parking requirements;

WHEREAS, the City Council approved preliminary master plan PA-05-47 for the Symphony Towers in January 2007. The preliminary master plan establishes a high-rise residential development option that complies with total number of residential units and non-residential building square footage, floor area ratio, and trip budget maximums identified for this sub-area in Area 6 of the North Costa Mesa Specific Plan, as amended per SP-06-02.

WHEREAS, preliminary master plan PA-05-47 identified the project site at 531 Anton Boulevard for a future parking structure. Therefore, Parking Structure B is considered a final master plan component of the original preliminary master plan PA-05-47;

WHEREAS, Planning Commission approved final master plan PA-07-18 for the Symphony Towers high-rise residential project on October 8, 2007. The final master plan consists of a maximum of 484 residential condominiums within a 26-story (Tower I) and 16-story high-rise building (Tower II), two six-level parking structures containing a total of 1,040 parking stalls, and an additional 6,000 sq.ft. of ancillary retail in Tower II.

WHEREAS, Final Program EIR No. 1052 for the North Costa Mesa High-Rise Residential projects considered all environmental impacts of the proposed project and a reasonable range of alternatives, and the Final EIR was found by the City Council to be complete and adequate and in full compliance with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines;

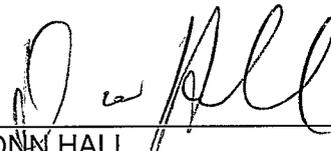
WHEREAS, the City Council certified Final Program EIR No. 1052 for the North Costa Mesa High-Rise Residential projects, inclusive of the proposed Symphony Towers project, by adoption of Resolution No. 06-94 on November 21, 2006;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 14, 2008 with all persons having been given the opportunity to be heard both for and against the proposed project;

NOW, THEREFORE, BE IT RESOLVED that based on the evidence in the record, the findings contained in Exhibit" A", and subject to conditions of approvals contained in Exhibits "B", the Planning Commission hereby **APPROVES** final master plan PA-07-29 for Parking Structure B with respect to the property described above.

BE IT FURTHER RESOLVED that the Planning Commission finds and determines that its approval of final master plan PA-07-29 is expressly predicated upon applicants' compliance with each and all conditions of approvals contained in Exhibit "B" as well as all applicable federal, state, and local laws.

PASSED AND ADOPTED this 14 th day of January, 2008



DONN HALL
Chair, Planning Commission

EXHIBIT "A"

FINDINGS

- A. Pursuant to Section 13-29(g)(5) of the Municipal Code, Planning Application PA-07-29, including final master plan and minor conditional use permit, meets the broader goals of the 2000 General Plan and North Costa Mesa Specific Plan by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development. The proposed Parking Structure B (342 parking stalls, inclusive of 34 compact parking spaces) is consistent with the approval of preliminary master plan PA-05-47 by the City Council in January, 2007 for the Symphony Towers project. Parking Structure B will replace parking for those parking spaces displaced for the commercial uses due to the construction of the high-rise residential project.
- B. The proposed project is in conformance with the General Plan, North Costa Mesa Specific Plan, and Zoning Code. The NCMSP allows building heights ranging from 180 feet and up to 306 feet above grade level. The proposed 27-foot high, three-level parking structure is well below this height limit and is similar in height, scale, and design to the other parking structures at South Coast Metro Center. The concrete walls and columns of the new structure will be finished and painted to match existing structures. The 6" x 42" high concrete parapet will also be painted to match the parapets of the other structures.
- C. Pursuant to Section 13-29(g)(2) of the Municipal Code, the approval of the minor conditional use permit to allow a deviation from shared parking requirements and a maximum 10 percent of compact parking spaces is justified because:
- (1) Parking Structure B is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area. Specifically, an updated 2007 Shared Parking Study prepared by Linscott, Law, and Greenspan concluded that peak parking demand for the South Coast Metro Center development would be 2,263 parking spaces. The proposed parking supply, with the inclusion of Parking Structure B, would be 2,389 parking spaces. Thus, the proposed supply would more than sufficiently accommodate the parking demand for South Coast Metro Center once the construction of the Symphony Towers project is completed.
 - (2) Granting the minor conditional use permit will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
 - (3) Granting the minor conditional use permit will not allow a use, density, or intensity which is not in accordance with the Urban Center Commercial General Plan designation or the North Costa Mesa Specific Plan.
- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. Final Environmental Impact Report (EIR) No. 1052 was prepared for the final master plan,

pursuant to the California Environmental Quality Act. Although the proposed project could have a significant effect on the environment, mitigation measures have been included as conditions of approval that reduce impacts to the fullest extent reasonable and practicable.

- E. Mitigation Measures from Final EIR #1052 have been included as conditions of approval. If any of these conditions are removed, the City Council must make a finding that the project will not result in significant environmental impacts, that the condition(s) are within the responsibility and jurisdiction of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.

CONDITIONS OF APPROVAL

- Plng. 1. Final master plan PA-07-29 for Parking Structure B shall comply with the conditions of approval, code requirements, and mitigation measures of Final EIR No. 1052 for this project and as listed in the Mitigation Monitoring Program for the Symphony Towers Master Plan PA-07-18/VT-17207. The conditions of approval and code requirements for PA-07-29 shall be blueprinted on the page following or containing the site plan.
2. Since the mitigation measures from Final EIR #1052 are referenced as conditions of approval, if any of these conditions are removed, the City Council must make a finding that the project will not result in significant environmental impacts, that the condition(s) are within the responsibility and jurisdiction of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.
3. Developer shall submit a final landscape plan to the Planning Division for approval prior to issuance of building permits. The landscaping shall consist of tall-growing canopy trees, with a tree size mix as follows: One tree for every 100 sq.ft. of perimeter landscape area (30% 15 gallon trees, 50% 24-inch box trees, and 20% 36'inch or greater box trees). Eucalyptus trees (or other approved tree type) shall be planted around the north, south, and west elevation of the proposed Parking Structure B. Creeping fig, or some other quick growing, clinging vine, shall be planted on the north elevation.
4. DELETED
5. The final Parking Management Plan shall be approved by the Development Services Director and Transportation Manager prior to issuance of building permits. Developer shall not reduce the amount of parking supply as shown in the approved parking structure plan or increase the amount of compact parking spaces, unless new applications for a minor conditional use permit or a variance are submitted and approved. It shall be noted that, unless the Lakes Pavilions is demolished, the parking arrangement shall be adjusted as applicable to provide for the Lakes Pavilions off-site parking not to exceed 35 spaces either in the proposed structures at the Symphony Towers site or elsewhere in the South Coast Metro Center property, to the satisfaction of the Development Services Director.
6. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to residential communities through specified measures, such as construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes.
7. 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.

8. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official and City Engineer prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water 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 the subject property shall preserve or improve the existing pattern of drainage on abutting properties.
 9. The developer shall contact the Planning Division to arrange for an inspection of the site prior to the final inspections. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 10. Nighttime lighting shall be minimized to provide adequate security to the satisfaction of the Development Services Director. Developer shall minimize the number and height of light standards on the third level of the parking structure to the fullest extent possible and consider lighted podiums or recessed light panels as alternative lighting sources to traditional light standards. Any lighting under the control of the developer shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of future on-site sensitive uses within the Symphony Towers.
 11. Developer shall submit any minor amendments to the final master plan to the Development Services Director for review and approval prior to submission of working plans/drawings for plan check. In addition to the minor amendments described in Section 13-28 (g) (3) of the Municipal Code, architectural design revisions are considered minor amendments.
 12. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). With the exception of back-flow prevention devices, ground-mounted equipment shall not be located in any landscaped setback visible from the street and shall be screened from view, under the direction of Planning Staff. The mechanical screens shall be designed to be of the same materials and architecturally compatible with the buildings.
- Eng.
13. Developer shall 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.
 14. Developer shall submit for approval an offsite plan to the Engineering Division and Grading Plan to the Building Division that shows sewer, water, existing parkway improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Cross lot drainage shall not occur unless the property owners involved are in agreement that cross lot drainage is acceptable. Construction access approval must be

obtained prior to building of engineering permits being issued by the City of Costa mesa. Pay off-site plan check fee per Section 13-29(2)(b) of the Costa Mesa Municipal code and an approved off-site plan shall be required prior to issuance of engineering permits.

15. Developer shall fulfill the drainage ordinance fee requirements of the Costa Mesa Municipal Code Section 15-65 prior to issuance of building permits.
16. Developer shall fulfill the City of Costa Mesa's Drainage Ordinance No. 06-19 requirements prior to approval of the final map/approval of plans.
17. Private on-site drainage facilities and parkway culverts or drains will not be maintained by the City of Costa Mesa. They shall be maintained by the owner of the property. Private lateral connections to the City's storm drains will require a Hold Harmless Agreement prior to issuance of a permit.

Transp.

18. Developer shall submit a detailed plan for each parking level which identifies circulation within existing parking structure and any internal circulation between structures prior to issuance of building permits.
19. Developer shall identify ramp slopes within the parking structure and comply with the City's ramp slope standards. Ramps with parking shall not exceed 5 percent slope.
20. Developer shall dedicate an access easement to the Orange County Flood Control District (OCFCD) for access and maintenance of the existing adjacent flood control channel. Coordination with the OCFDC for location and size of access easement is required, as well as coordination with the Orange County Transportation Authority, as needed. Please contact Kory Hariri, P.E., OCTA, at 714-560-5436.

Building

21. Developer shall submit a soils report for this project prior to issuance of grading permits. One boring shall be at least 15'0" deep. Soils report recommendations shall be blueprinted on the plans.
22. Developer shall submit grading and drainage plans for this project. Erosion control plan and implementation measures shall also be submitted prior to issuance of a grading permit.

Fire

23. Any required fire hydrant shall be installed and operable prior to the initiation of combustible construction.
24. Developer shall work with the Fire Department to ensure adequate emergency access to the parking structure.

Police

25. Developer shall work with the Police Department in implementing security recommendations to the maximum extent feasible.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. All applicable federal, state, and local laws which are applicable to the project shall be complied with, regardless of whether they are identified herein. Any reference to "City" pertains to the City of Costa Mesa.

- Plng.
1. Approval of the final master plan shall be for a period of one year, unless the applicant applies for and is granted an extension of time for the final master plan.
 2. Driveway ramp slopes shall comply with the standards contained in the City's parking ordinance.
 3. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division. (Roof-mounted equipment enclosed in the mechanical penthouse is permitted as part of the approval of the final master plan.)
 4. The CC&Rs shall include a provision as to use and maintenance of all guest parking spaces, driveways, landscape easements, and common open space areas.
 5. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and final releases will not be granted until all such licenses have been obtained.
 6. Development shall comply with all requirements of the North Costa Mesa Specific Plan relating to development standards, maximum building square footage, height, etc. for the South Coast Metro Center property.
 7. All on-site utility services shall be installed underground.
 8. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box under the direction of the Planning Division.
 9. Prior to the issuance of grading permits, the developer shall submit a Lighting Plan for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:
 - The mounting height of lights shall not exceed 3 feet in any location on the project site;
 - All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency;
 - Lighting design and layout shall limit spill light to no more than 0.5 foot-candle at the curb line of the surrounding neighbors, consistent with the level of lighting that is determined necessary for safety and security purposes on site.

10. Five (5) sets of detailed landscape and irrigation plans shall be required as part of the project plan check review and approval process. Three (3) sets shall be provided to the representative water agency and two (2) set shall be submitted to the Planning Division for review. Plans shall be approved by the water agency with two (2) approved sets forwarded by the applicant to the Planning Division for final approval prior to issuance of building permits.
11. Two (2) sets of landscape and irrigation plans, approved by both the water agency **and** the Planning Division, shall be attached to two of the final building plan sets.
12. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-103 through 13-108 as well as irrigation requirements set forth by the water agency. Consult with the representative water agency. Mesa Consolidated Water District, Ray Barela (949) 631-1291.
13. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
14. Construction equipment, vehicles, or work between the hours of 7:00 a.m. and 8:00 p.m., provided that all required permits for such construction, repair, or remodeling have been obtained from the appropriate City Departments.
- Bldg. 15. Comply with the requirements of the California Code of Regulations, Title 24, also known as the California Building Standards Code, as amended by the City of Costa Mesa.
16. New buildings over 3 stories and/or subterranean structures shall comply with the In-Building Public Safety Radio System Coverage per Sections 5-130 to 5-137 of the Costa Mesa Municipal Code. At plan check submittal, 6 copies of an In-Building Public Safety Radio System Coverage report (Radio System Report) shall be submitted to the Building Safety Division. The Radio System Report shall be certified by an FCC-licensed radio technician as provided by the property owner/applicant. That technician is required by Section 5-133 to conduct initial tests and shall be employed by the owner, the engineer or architect of record, or agent of the owner, but not by the contractor or any person responsible for the work.
17. Prior to issuance of grading permit, developer shall submit soils report, grading, and drainage plans, and final Water Quality Management Plan for this project.
18. 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.

19. Submit a soils report for the project at the time of submission of grading plans. One boring shall be at least 15'-0" deep. Soils report recommendations shall be blueprinted on the grading plans.
20. Submit grading and drainage plans for this project. Provide a Stormwater Pollution Prevention Plan (SWPPP) with the grading plans.
21. The project applicant shall require the contractor to comply with the SCAQMD's regulations during construction, including Rule 402 which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction. Specific measures to reduce fugitive dust shall include the following:
 - a. Moisten soil prior to grading.
 - b. Water exposed surfaces at least twice a day under calm conditions and as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
 - c. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.
 - d. Wash mud-covered tires and under-carriages of trucks leaving construction sites.
 - e. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites.
 - f. Securely cover loads of dirt with a tight fitting tarp on any truck leaving the construction sites to dispose of excavated soil.
 - g. Cease grading during periods when winds exceed 25 miles per hour.
 - h. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance. A screen shall be provided at a reasonable height to ensure construction dust and debris are contained as much as possible to prevent impacts from construction on neighboring properties.

22. The proposed project shall comply with Title 24 of the California Code of Regulations established by the Energy Commission regarding energy conservation standards. The project applicant shall incorporate the following in building plans:
- Solar or low emission water heaters shall be used with combined space/water heater units.
 - Double paned glass or window treatment for energy conservation shall be used in all exterior windows.
- Eng. 23. Per CMMC Section 15-65, payment of a drainage (storm drain) fee calculated at a rate of \$5,654.50 per acre is required. Please contact the Engineering Division.
- Trans. 24. Developer shall provide a 25-foot minimum distance from the far side of the proposed drive aisle for all parking spaces to provide adequate space for turning movements. Developer shall comply with the City's Parking Design Standards.
25. Developer shall show all designated visitor parking spaces on parking plan. A 35' by 10' turnaround area shall be provided within the visitor parking area to allow forward motion of vehicles to exit when parking area is fully occupied.
- Fire 26. Water mains shall be of adequate size to deliver 1,000 gallons per minute simultaneously from the closest hydrant(s) to any and all points of the development with a minimum residual pressure of 20 psi.
27. Access consisting of a minimum 20-foot wide roadway capable of supporting fire apparatus shall be maintained to all fire hydrants from the time that the hydrants are placed into service. Special consideration shall be given to maintaining the integrity of such roadways during periods of inclement weather.
28. Provide "blue dot" reflective markers on all on-site fire hydrants.
29. Provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from all areas. Extinguishers may be of a type rated 2A, 10BC as these extinguishers are suitable for all types of fires and are less expensive.
30. Provide approved smoke detectors to be installed in accordance with the 2005 Edition of the California Fire Code.
31. Provide an automatic fire sprinkler system according to NFPA 13.

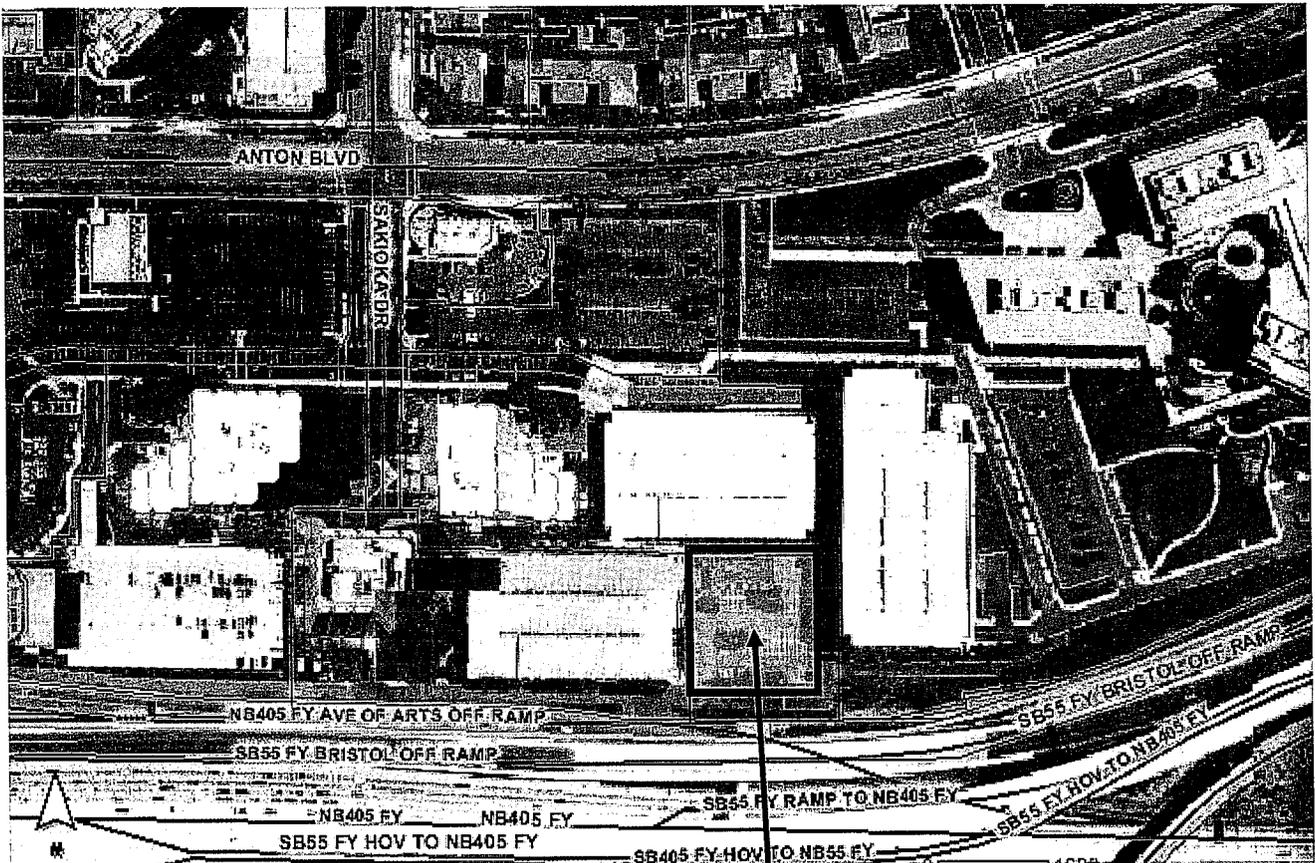
SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani 1. Developer shall contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- AQMD 2. Applicant shall contact the Air Quality Management District (800) 288-

- 7664 for potential additional conditions of development or for additional permits required by the district.
- School 3. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.
- State 4. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

VICINITY MAP
PA-07-29
531 ANTON BLVD.



Project Site

PROJECT:
Symphony Towers
Replacement Parking Structure 'B'
531 Anton Boulevard, Costa Mesa, CA

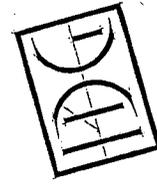
Developer

Wilson Meany Sullivan
 100 Wilshire Boulevard, Suite 940
 Santa Monica, CA 90401

Land Owner

RREEF America REIT II Corp. CCCC
 575 Anton Boulevard, Suite 550
 Costa Mesa, CA 92626

PROJECT TEAM:



Architect
 Innovative Design Group, Inc.
 17848 Sky Park Circle, Suite B
 Irvine, California 92614
 949.253.5070



BPA Group

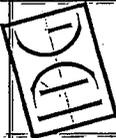
Structural Engineer
 BPA Group, Inc.
 18271 McBurnett Street West, Suite A
 Irvine, California 92614
 949.955.0011



Civil Engineer
 Fuscoe Engineering
 Suite 100 - 16795 Von Karman
 Irvine, CA 92606
 949.674.1860

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 DEVELOPMENT SERVICES DEPARTMENT
 DEC 27 2007

PA-07-29
 01-14-06



International Design Group
 1225 AVILA LANE, SUITE 200
 COSTA MESA, CA 92626
 TEL: 714.440.1234
 FAX: 714.440.1235
 WWW: WWW.IDGARCHITECTS.COM

BPA Group
 BPA Group Inc.
 2445 N. STATE ST., SUITE 200
 COSTA MESA, CA 92626
 TEL: 714.440.1234
 FAX: 714.440.1235

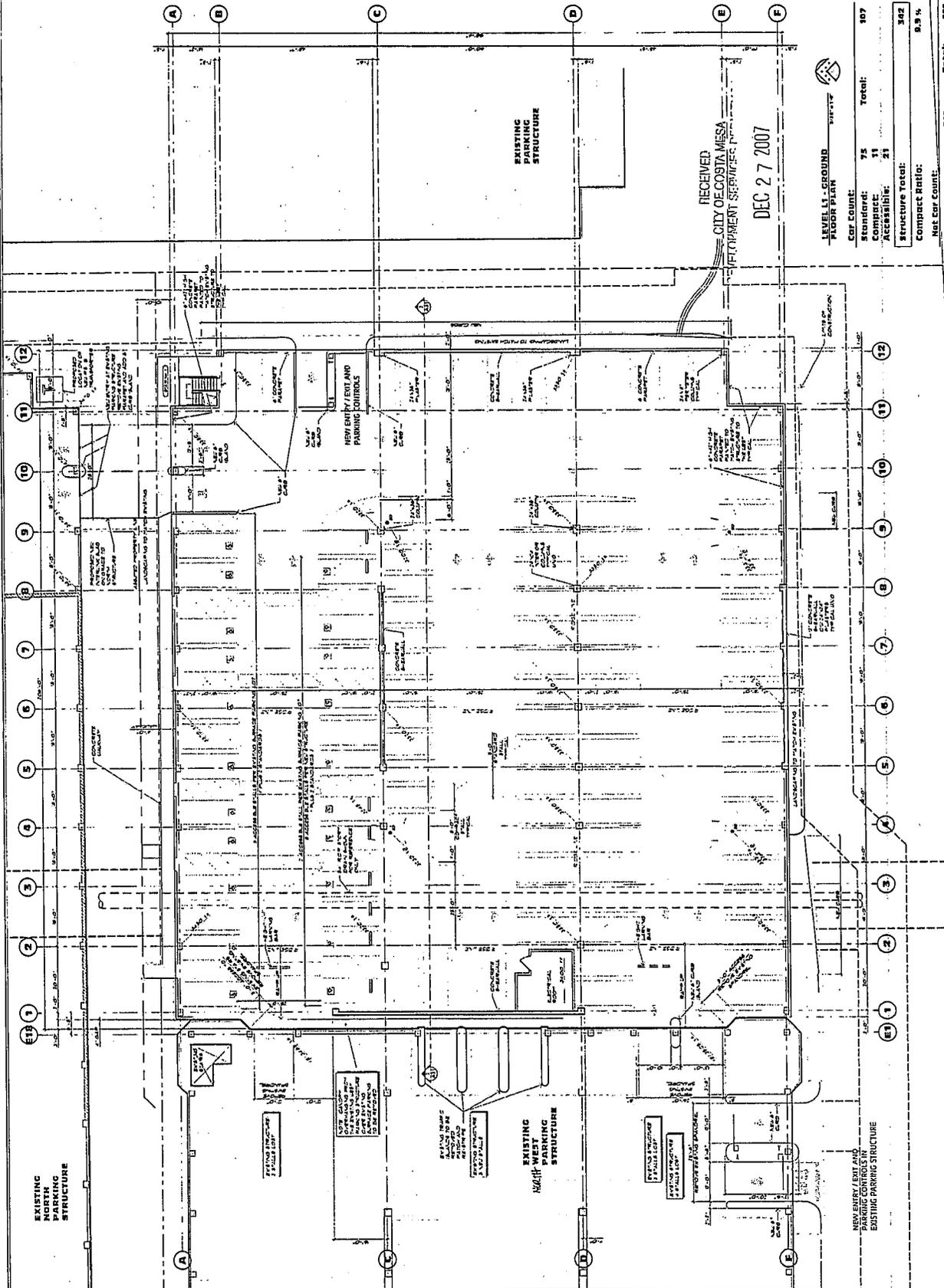
FUSCOE
 CONSULTANTS
 10000 WILSON AVENUE, SUITE 200
 COSTA MESA, CA 92626
 TEL: 714.440.1234
 FAX: 714.440.1235

**WILSON
MEYER
SULLIVAN**
 Wilson Meyer Sullivan
 10000 WILSON AVENUE, SUITE 200
 COSTA MESA, CA 92626
 TEL: 714.440.1234
 FAX: 714.440.1235

**RREEF America
REIT II Corp.
CCCC**
 RREEF America REIT II Corp. CCCC
 531 Anton Boulevard
 Costa Mesa, CA 92626
 TEL: 714.440.1234
 FAX: 714.440.1235

**Symphony
Towers
Parking
Structure 'B'**
 Replacement Structure
 531 Anton Boulevard
 Costa Mesa, CA

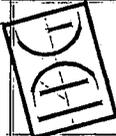
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 CITY OF COSTA MESA
 PLANNING DEPARTMENT
 DEC 27 2007



LEVEL L1 - GROUND FLOOR PLAN

Car Count:	Standard:	75	Total:	107
	Compact:	11		
	Accessible:	21		
Structure Total:				342
Compact Ratio:				9.3 %
Net Car Count:				220
New Structure:		342		
Existing / Displaced:		-110		
Net New Structure:		232		
North Structure:		0		

LEVEL L1 - GROUND FLOOR PLAN
A2 of 1



Innovative Design Group
 1222 DAVENPORT
 SUITE 200
 1000 UNIVERSITY AVENUE
 ANN ARBOR, MI 48106-1500
 TEL: 734.769.1234
 FAX: 734.769.1235
 WWW.IDGARCHITECTS.COM

BPA Group
 BPA Group Inc
 5111 WOODBURN AVENUE
 SUITE 200
 ANN ARBOR, MI 48106-1500
 TEL: 734.769.1234
 FAX: 734.769.1235
 WWW.BPAGROUP.COM

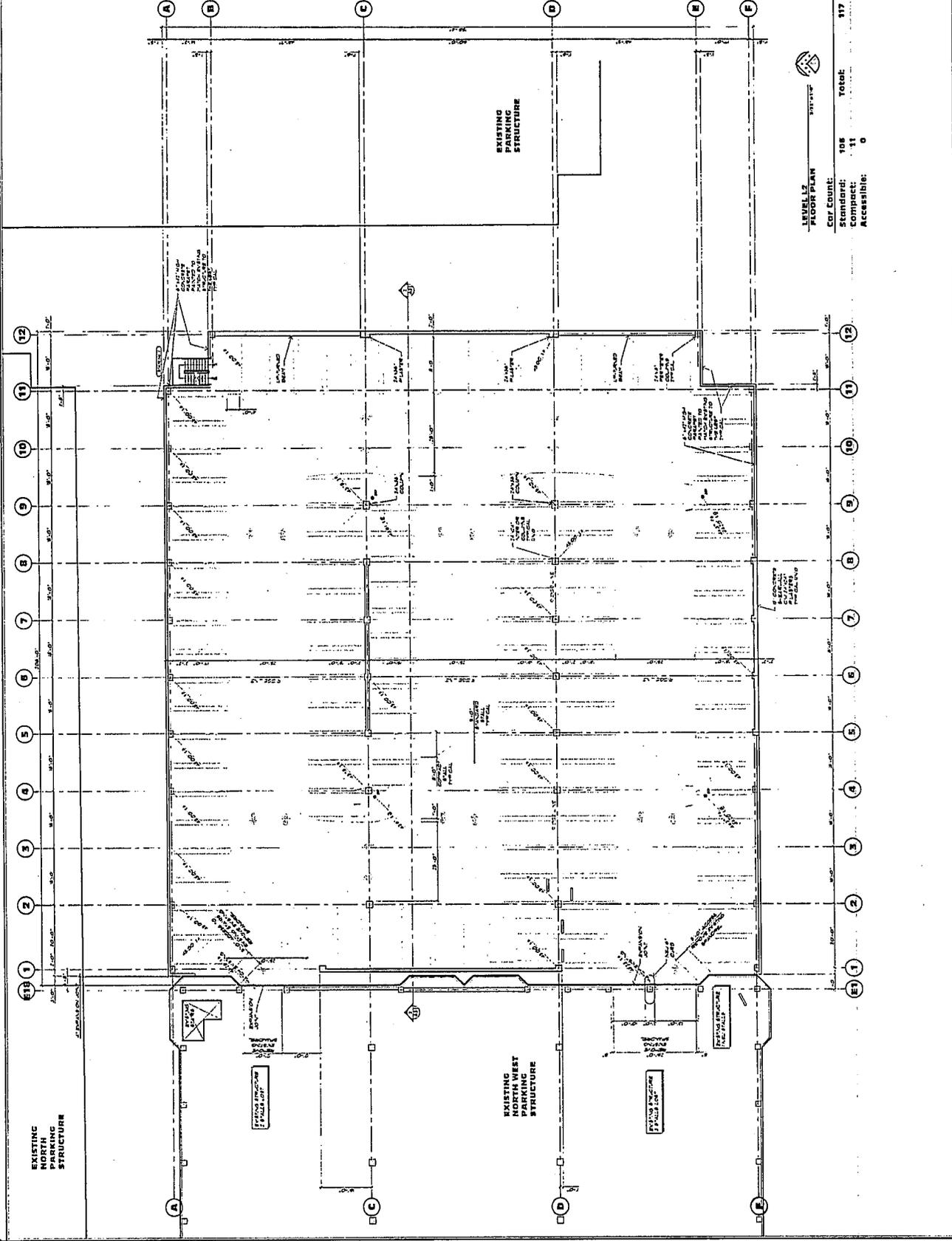
FUSCOE
 FUSCOE ENGINEERING
 1100 UNIVERSITY AVENUE
 SUITE 200
 ANN ARBOR, MI 48106-1500
 TEL: 734.769.1234
 FAX: 734.769.1235
 WWW.FUSCOE.COM

**WILSON
HENRY
SULLIVAN**
 WILSON HENRY SULLIVAN
 ARCHITECTS
 500 WEST WASHINGTON AVENUE
 SUITE 200
 ANN ARBOR, MI 48106-1500
 TEL: 734.769.1234
 FAX: 734.769.1235
 WWW.WHS-ARCHITECTS.COM

**RREEF America
REIT II Corp.
CCCC**
 RREEF America REIT Corp
 531 AVILTON BOULEVARD
 COSTA MESA, CA 92626
 TEL: 714.440.1234
 FAX: 714.440.1235
 WWW.RREEF.COM

**Symphony
Towers
Parking
Structure 'B'**
 (Replacement structure)
 531 AVILTON BOULEVARD
 COSTA MESA, CA

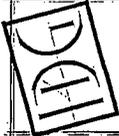
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**LEVEL L2
FLOOR PLAN**

Car Count:	108	Total:	117
Standard:	11		
Compact:	0		
Accessible:	0		

**LEVEL L2
FLOOR PLAN
A2.2**



Insights by Parker Group
 1234567890
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BPA Group
 BPA Group Inc.
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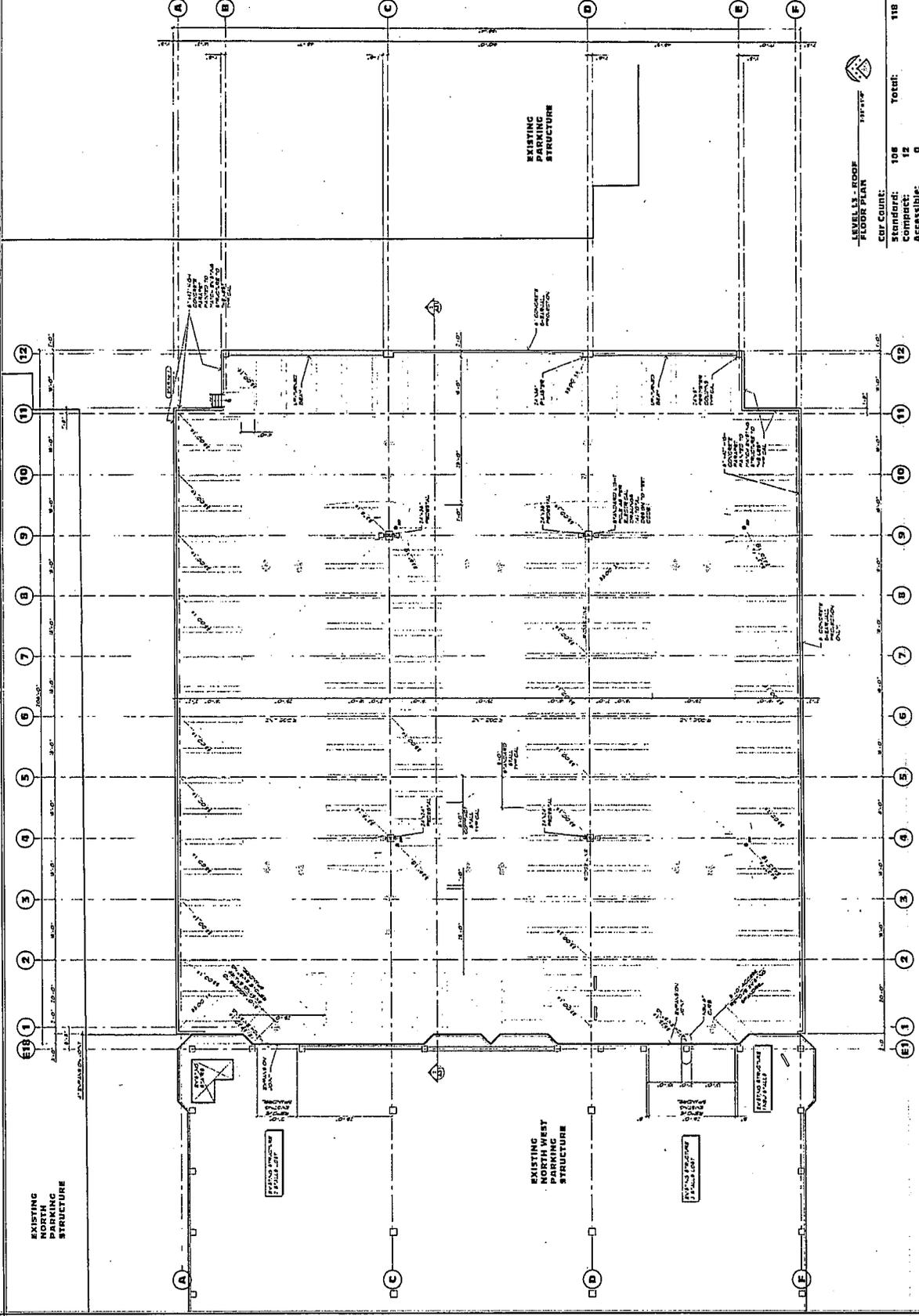
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REEF America REIT II Corp.
 REEF America REIT II Corp.
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Symphony Towers Parking Structure 'B'
 Symphony Towers Parking Structure 'B'
 1234567890
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531 Anton Boulevard
 531 Anton Boulevard
 1234567890
 1234567890
 1234567890



LEVEL 13 - ROOF FLOOR PLAN

Car Count:	108	Total:	118
Compact:	12		
Accessible:	0		

LEVEL 13 - ROOF FLOOR PLAN
A2.3

