



PLANNING COMMISSION

AGENDA REPORT

VI.5

MEETING DATE: OCTOBER 10, 2011

ITEM NUMBER

SUBJECT: PLANNING APPLICATION PA-11-21 FOR A REQUEST TO CONSTRUCT AN INTERIM PARKING STRUCTURE AT THE SITE OF FINAL MASTER PLAN PA-02-33 (PACIFIC ARTS PLAZA) APPROVED FOR 18-STORY HIGH-RISE OFFICE BUILDING

DATE: SEPTEMBER 23, 2011

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

PROJECT DESCRIPTION

The applicant is requesting approval to construct an interim three-story parking structure within the site of Pacific Arts Plaza (Final Master Plan PA-02-33), originally approved for construction of a new 18-story office building, and a five-level parking structure at 3201 Park Center Drive. The parking structure is intended to provide surplus parking for use of the office and restaurant tenants of Pacific Arts Plaza.

APPLICANT

Jason Knudson is the authorized agent for the Irvine Company.

RECOMMENDATION

Approve the interim parking structure by adoption of Planning Commission resolution, subject to conditions.

BACKGROUND

Pacific Arts Plaza is an approximately 18-acre site within the South Coast Plaza Town Center. It is generally bounded by Anton Boulevard (north), I-405 Freeway (south), Bristol Street (west), and Avenue of the Arts (east). (Attachment 2)

On July 16, 2001, the City entered into Development Agreement DA-00-04 which conferred development rights and interests of the Pacific Arts Plaza site. Since October of 2006, Planning Commission has approved three one-year time extension, and a two-year time extension for the project with the last request for consideration of the Planning Commission on October 10, 2011 under a separate report. The approval includes the following applications.

- *Vesting Tentative Parcel Map VPM-03-250* to subdivide 3 existing parcels at Pacific Arts Plaza into 14 parcels (10 for existing structures, 4 for parking and common areas).
- *Final Master Plan PA-02-33* for the construction of a new 18-story office building and five-level parking structure. This includes a variance for a zero street setback at Bristol Street.

DISCUSSION

Interim Parking Structure

The proposed parking structure is in response to the request of the existing and potential tenants of Pacific Arts Plaza for plentiful and convenient parking. The campus is experiencing lower vacancies and the additional parking spaces will help with marketing in the business community for Class A clients.

The proposed project is an interim three-level parking structure to contain 356 parking spaces. The surface parking and landscaping for the Pacific Arts Plaza campus is also going through major renovations. The proposed parking structure will displace a total of 189 parking spaces. The proposed concrete structure is proposed at 37 feet maximum height including a helix ramp design that provides a two-way direct access to and from the upper levels to the street level. The overall height is proposed at 37 feet for the stairs tower, and 23-feet to the third finish level (Attachment 3). No architectural treatment to the exterior design is proposed; however, the structure will be enhanced with landscaping and trees on all sides.

	No. of Parking Spaces
Required Parking to be replaced in the New Structure	189 spaces
New Surplus Compact Parking	172 spaces
New Surplus Standard Parking	184 spaces
Total Surplus Parking	167 spaces

Landscape Plans

The structure is adjacent to a 30-foot public utility easement on Park Center Drive; however, the applicant indicated that installing palm trees for enhancing the appearance of the structure has been acceptable by the easement holders. A total of 38 trees are proposed on all four sides of the proposed structure including the 405-freeway frontage, which includes a combination of Canary Island Pines and Aleppo Pines (Attachment 3).

Compact Stalls

The proposed parking structure includes more than 48 percent compact stalls (172 stalls). The City's parking standard allows a maximum of 10 percent compact stalls with approval of a minor conditional use permit; however, this standard applies to Code-required parking and not surplus parking. Approximately 47 percent of the parking stalls (167 stalls) are surplus parking so the required parking spaces are provided.

However, staff believes that compact stalls have the potential to be used by larger cars especially when they are designed with standard width. The location and excessive number of these compact stalls was determined to be problematic in a few areas adjacent to the spiral ramp. The applicant has indicated that most parking stalls, specifically on the second and third level will be used by employees and not visitors. Therefore, because of the low turnover and frequent use of these spaces by the same individuals, motorist safety will not be jeopardized.

Staff is recommending Condition No. 2 so that City will be held harmless against any legal actions.

Justification for Approval

Staff supports the request for construction on an interim parking structure for the following reasons:

- The building footprint and design is consistent with the requirements of the South Coast Plaza Town Center subarea of the North Costa Mesa Specific Plan.
- The interim structure is conditioned to be enhanced with significant number of trees including nine 45-foot tall date palms, 22 pine trees, seven fern pines and additional landscaping along the perimeter of the structure. The easement holders are accepting of installation of shallow root structure trees (i.e., palms) within the 30-foot public utility easement.
- The interim parking will include required and surplus parking to serve the tenants of Pacific Arts Plaza.
- Access and on-site circulation has been integrated with the existing buildings in Pacific Arts Plaza.
- Subject to the Planning Commission's approval of time extension requests, the entitlement for the previously-approved master plan for the 18-story high-rise office building would still be valid and is not to be modified as a result of this interim change. The proposed project will allow the applicant to address the immediate needs of the tenants until the high-rise development project is constructed.

- The proposed ramp design deviates from the City's Ramp Slope Standards; however, Codes allows deviation from the Ramp Slope Standards by approval of a Minor Conditional Use Permit, if certain criteria can be met. The proposed ramp is determined to be consistent with the intent of the standard since: a) there is no potential pedestrian or wheelchair use of the ramp; b) the ramp width is oversized to 28 feet; c) there are no blind spots within the ramp or transition areas; d) the upper level serves only as employee parking; and e) in no case the slope exceeds 17 percent. Therefore, the approval of this Master Plan includes the proposed deviations from the City's ramp slope standards.

Given that the proposed structure will feature quality construction and extensive landscaping, staff is not recommending any conditions involving future demolition of the structure after a certain time period. Although the intent is that this structure be temporary in nature, the proposed structure is considered compatible with existing development and could remain without any time limits.

ENVIRONMENTAL DETERMINATION

If approved, the project would be exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction.

CONCLUSION

Planning staff supports the proposed interim parking structure. The proposal will improve additional parking for Class A tenants, until the 18-story high-rise office building is constructed in that location in the future.



MINOO ASHABI
Senior Planner, AIA



CLAIRE FLYNN
Acting Asst. Development Svs. Director

Attachments: 1. Planning Commission Approval Resolution
 2. Location Map
 3. Submitted Plans

cc: Interim Development Svs. Director
 Deputy City Attorney
 Assistant City Engineer
 Transportation Manager
 Fire Protection Analyst
 Staff (4)
 File (2)

Jason Knudson
The Irvine Company
111 Innovation Drive
Irvine, CA 92617

RESOLUTION NO. PC-11-

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF COSTA MESA APPROVING
PLANNING APPLICATION PA-11-21 FOR
CONSTRUCTION OF AN INTERIM THREE-STORY
PARKING STRUCTURE WITHIN PACIFIC ARTS
PLAZA MASTER PLAN AT THE SITE OF FUTURE
HIGH RISE PROJECT**

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

WHEREAS, an application was filed by Jason Knudson, authorized agent for the Irvine Company, owner of the Pacific Arts Plaza property located at 3200 Bristol Street, 3199, 3200, and 3210 Park Center Drive, and 601, 611, 633, 655, and 675 Anton Blvd.

WHEREAS, the applicant requests approval of a planning application to construct an interim three-story parking structure containing 356 parking spaces for tenants within South Coast Plaza Town Center. This request is an interim use of a development site for a future high-rise office tower and will not affect the approval of the following applications: (1) Vesting Tentative Parcel Map VPM-03-250 for the subdivision of 3 existing parcels into 14 lots 10 for existing structures, 4 for parking and common area; and (2) Final Master Plan PA-02-33 for the construction of a new 18-story office building, five level parking structure, variance from Bristol Street setback requirements at 3201 Park Center Drive;

WHEREAS, the Costa Mesa City Council approved Development Agreement DA-00-04 for Pacific Arts Plaza on July 16, 2001 for a twenty-year period through July 16, 2021;

WHEREAS, City Council adopted Resolution No. 02-78 for Final Master Plan PA-02-33 for the 18-story high-rise office building subject to conditions/mitigation measures on October 21, 2002;

WHEREAS, Planning Commission adopted the following: Commission Resolution No. PC-04-47 for the approval of vesting tentative parcel map VPM-03-250 on July 12, 2004 and Commission Resolution Nos. PC-09-29, PC-06-81, PC-07-48, and PC-08-39 for three one-year time extensions, and two two-year time extension for VPM-03-250/PA-02-33 on October 26, 2006, June 25, 2007, April 28, 2008, July 13, 2009, and October 10, 2011 respectively; 5

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 10, 2011 with all persons given the opportunity to speak for and against the proposed project;

WHEREAS, the Planning Commission finds that the proposed interim parking structure is in substantial compliance with the requirements of Costa Mesa Municipal Code and North Costa Mesa Specific Plan, as applicable;

WHEREAS, the proposed ramp is determined to be consistent with the intent of the City's Ramp Slope Standards since: a) there is no potential pedestrian or wheelchair use of the ramp; b) the ramp width is oversized to 28 feet; c) there are no blind spots within the ramp or transition areas; d) the upper level serves only as employee parking; and e) in no case the slope exceeds 17 percent.

BE IT RESOLVED that the Planning Commission hereby **APPROVES** the construction of an interim three-story parking structure on the site of Vesting Tentative Parcel Map VPM-03-250 and Final Master Plan PA-02-33 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa 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-11-21 and upon applicant's compliance with each and all of the conditions and/or mitigation measures as attached hereto. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 10th day of October, 2011.

Colin McCarthy, Chair
Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The proposed use is compatible and harmonious with uses on surrounding properties.
 - Safety and compatibility of the design of the 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 parking structure will contain 167 surplus parking stalls above and beyond code requirements for convenient use of the employees and patrons of Pacific Arts Plaza. The slope of the ramp, as conditioned, is consistent with the intent of the City's Ramp Slope Standards since: a) there is no potential pedestrian or wheelchair use of the ramp; b) the ramp width is oversized to 28 feet; c) there are no blind spots within the ramp or transition areas; d) the upper level serves only as employee parking; and e) in no case the slope exceeds 17 percent.
 - The project, as conditioned, is consistent with the General Plan, Zoning Code and North Costa Mesa Specific Plan.
 - The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with North Costa Mesa Specific Plan in that:
- a. The project complies with and meets the purpose and intent of the North Costa Mesa Specific Plan with respect to aesthetics, design, pedestrian access, site lighting, and linkage to public sidewalk system.
 - b. As conditioned, the parking structure will be enhanced with landscaping to provide visual relief to surrounding areas without compromising the security of the structure consistent with the development standards of the North Costa Mesa Specific Plan.
 - c. The proposed project has no direct access to the streets shown on the Master Plan of Highways.
- C. The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction.
- D. The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity.
- E. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. Approval shall be for a period of one year. Prior to expiration, applicant may request renewal, subject to reevaluation at that time. The development services director may extend the planning application for a period not to exceed two (2) years if all conditions of approval have been satisfied, no complaints have been received, and the site inspection reveals compliance with applicable ordinance requirements.
 2. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting the approval. City shall have the right to select the attorney defending it, if it elects to do so.
 3. The conditions of approval for PA-11-21 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 4. 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.
 5. 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 a discretionary review process such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
 6. The parking structure shall be enhanced with installation of trees in the immediate vicinity of the parking structure. At the minimum, nine 45-foot tall date palms on the Park Center Drive frontage and a total of 29 pine trees, 36-inch and 48-inch in size, shall be installed along the northerly and southerly property lines.
 7. Prior to issuance of a building permit, a lot line adjustment shall be recorded to provide one parcel containing the parking structure.
 8. Prior to grading and issuance of the building permit, the applicant shall provide a letter of consent from the adjacent public easement holders.
- Eng.
9. Submit two (2) copies of the lot line adjustment map, prepared by a licensed engineer or surveyor to City of Costa Mesa Engineering Division for checking.
 10. 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.
 11. A construction access permit and deposit of \$730 for street sweeping will be required by the Engineering Division prior to the start of any on- or off-site work.
 12. Haul routes must be approved by the Engineering Division, prior to

approval of the construction access permit.

13. Fulfill drainage ordinance fee requirements prior to approval of plans.
14. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of plans.
- Trans. 15. The finalized slope ramp shall be designed to be consistent with the following measures required by City's Slope Ramp Standards:
 - There shall be no potential use of ramp by pedestrian or wheelchair users;
 - The helix ramp width shall be a minimum of 28 feet in width (14-foot minimum travel lane);
 - The upper level shall be used for employee parking; and,
 - In no case the slope ramp shall exceed 17 percent.
 - Ramps surface shall be textured finish to minimize slickness during wet weather.
- Trans. 16. Mirrors shall be installed along the spiral ramp to address any blind spots subject to final approval of the Transportation Division.
17. Parking stalls that are in conflict with the circulation of the spiral ramp shall be eliminated subject to approval of the Transportation Division.
- Parks 11. Removal of any tree within public rights-of-way is subject to approval of the Park Commission.
- Pkwys. 12. Provide a combined fire standpipe and sprinkler system to be approved by Fire Prevention.
- Fire 13. Provide Fire Department access from Park Center Drive to be approved by Fire Prevention.

RESOLUTION NO. PC-11-

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF COSTA MESA DENYING
PLANNING APPLICATION PA-11-21 FOR
CONSTRUCTION OF AN INTERIM THREE-STORY
PARKING STRUCTURE WITHIN PACIFIC ARTS
PLAZA MASTER PLAN AT THE SITE OF FUTURE
HIGH RISE PROJECT

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WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 10, 2011, with all persons provided an opportunity to speak for and against the proposed project.

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-11-21 for an interim three-story parking structure on the site of Vesting Tentative Parcel Map VPM-03-250 and Final Master Plan PA-02-33 with respect to the property described above.

PASSED AND ADOPTED this 10th day of October 2011.

11

COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (e) because:
 - a. The proposed use is not compatible and harmonious with uses both on site and those on surrounding properties.
 - b. The project is not consistent with the General Plan.

- B. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(14) because:
 - a. 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, location of windows, and any other applicable features relative to a compatible and attractive development.
 - b. The proposed development plan does not meet the broader goals of the General Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

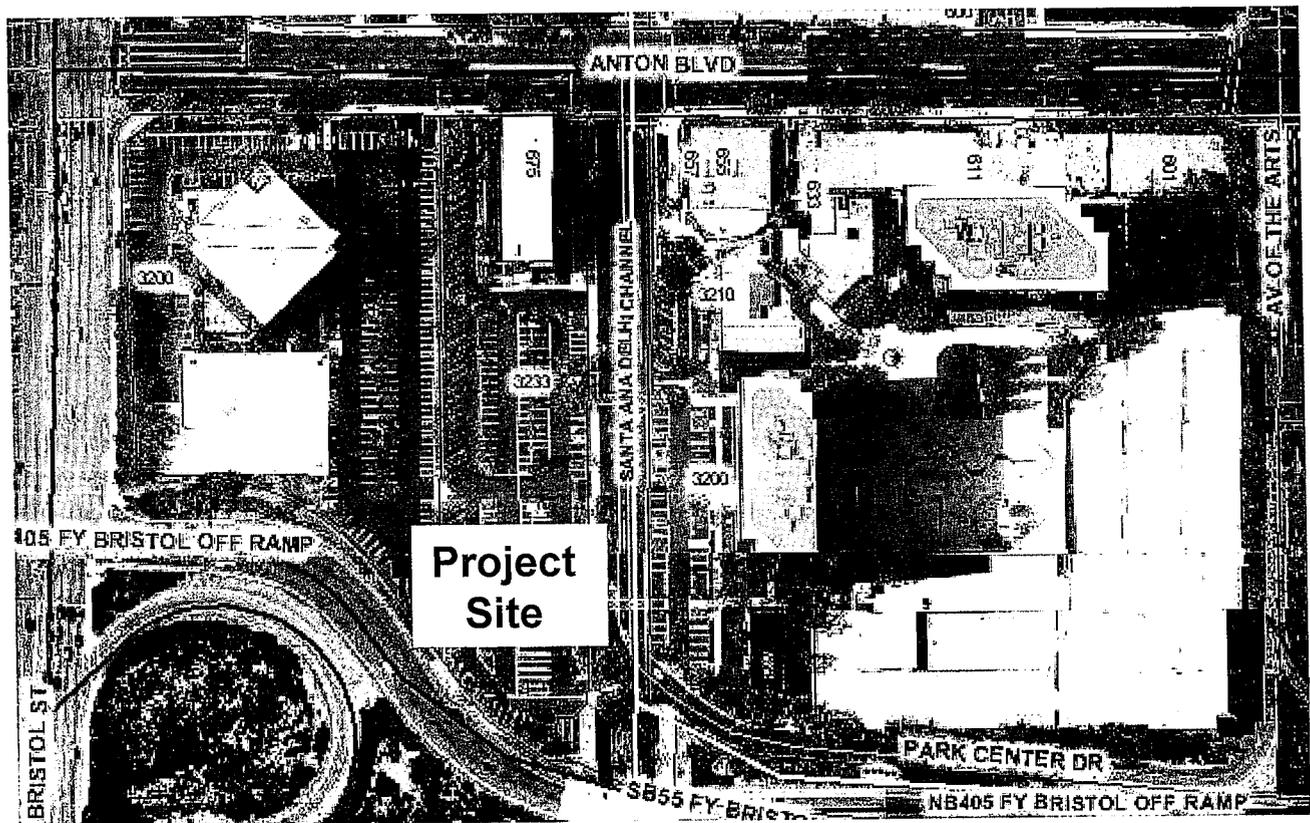
- C. The Costa Mesa Planning Commission has denied PA-11-21. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.

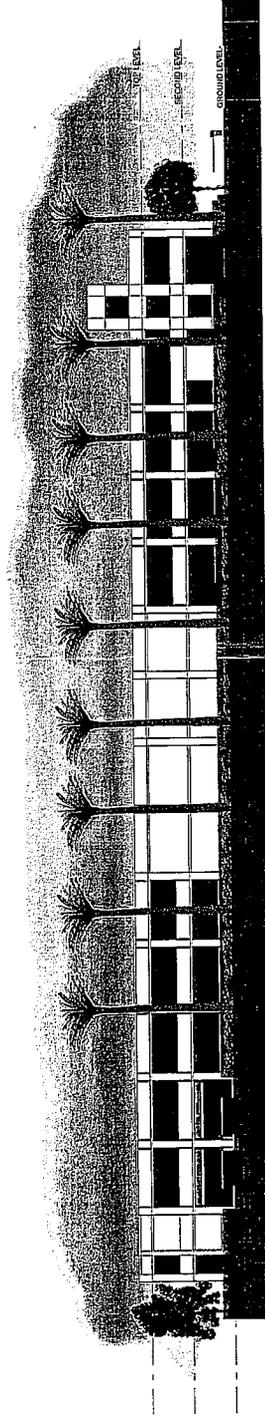
Vicinity Map

Pacific Arts Plaza

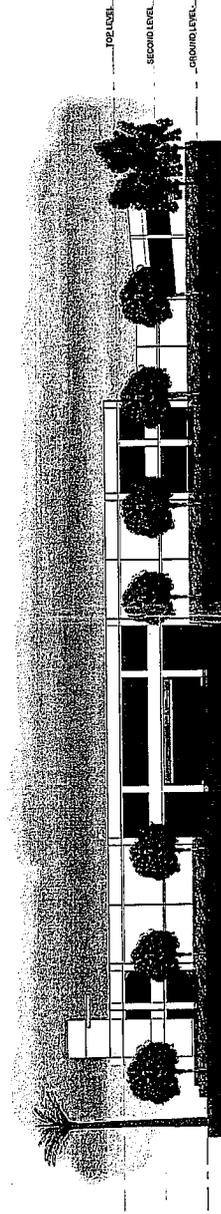
PA-11-21

Parking Structure





① EAST ELEVATION
1/16" = 1'-0"



② NORTH ELEVATION
1/16" = 1'-0"

OWNER:
THE IRVINE COMPANY

ARCHITECT:
CPC
COSTA MESA, CA 92626

REGISTERED:

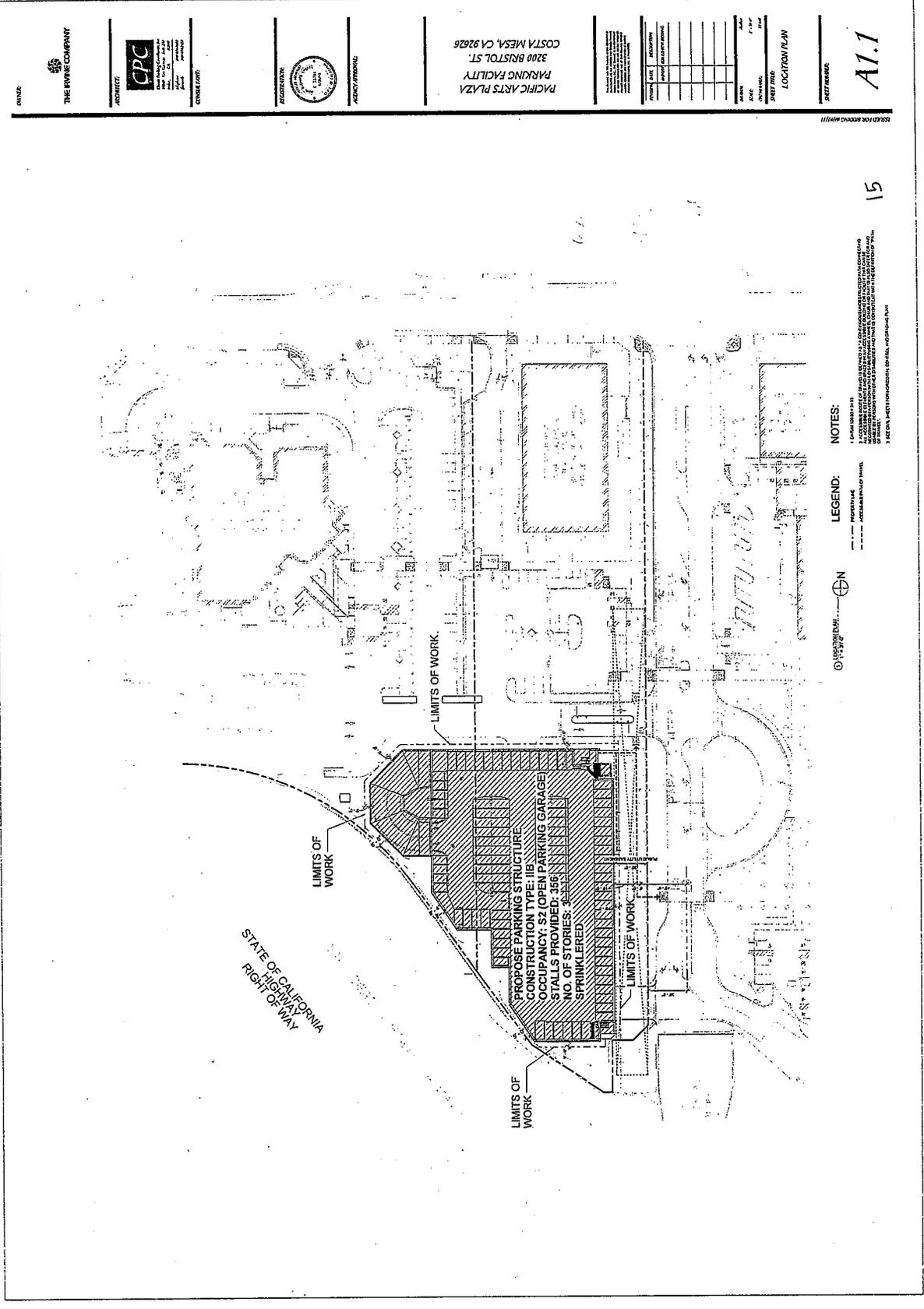
PUBLIC WORKS

PARCHICARTS PLAZA
PARKING FACILITY
3200 BRISTOL ST.
COSTA MESA, CA 92626

NO.	DATE	DESCRIPTION

PROJECT NO.:
SHEET TITLE:
LOCATION PLAN

SHEET NUMBER:
A1.1



STATE OF CALIFORNIA
RIGHT OF WAY

LIMITS OF WORK

LIMITS OF WORK

LIMITS OF WORK

PROPOSED PARKING STRUCTURE
CONSTRUCTION TYPE: IIB
OCCUPANCY: S2 (OPEN PARKING GARAGE)
STALLS PROVIDED: 356
NO. OF STORIES: 2
SPRINKLERED

LIMITS OF WORK

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF STRUCTURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

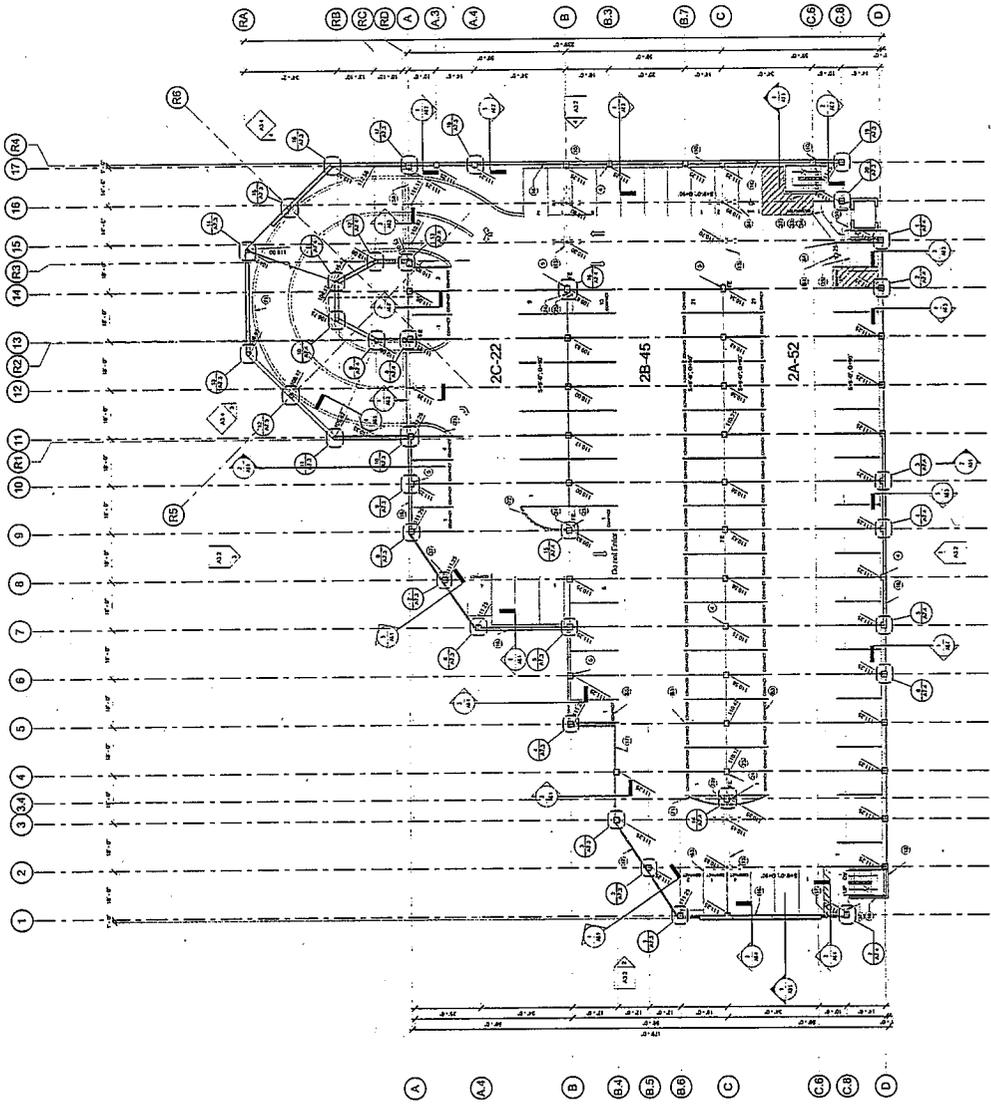
LEGEND:
--- PROPOSED PARKING STRUCTURE



© 1998 THE IRVINE COMPANY

NO.	DATE	DESCRIPTION
1	10/15/01	ISSUED FOR PERMIT
2	11/15/01	ISSUED FOR CONSTRUCTION
3	12/15/01	ISSUED FOR CONSTRUCTION
4	01/15/02	ISSUED FOR CONSTRUCTION
5	02/15/02	ISSUED FOR CONSTRUCTION
6	03/15/02	ISSUED FOR CONSTRUCTION
7	04/15/02	ISSUED FOR CONSTRUCTION
8	05/15/02	ISSUED FOR CONSTRUCTION
9	06/15/02	ISSUED FOR CONSTRUCTION
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67	04/15/07	ISSUED FOR CONSTRUCTION
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69	06/15/07	ISSUED FOR CONSTRUCTION
70	07/15/07	ISSUED FOR CONSTRUCTION
71	08/15/07	ISSUED FOR CONSTRUCTION
72	09/15/07	ISSUED FOR CONSTRUCTION

- PLAN NOTES:
1. 12" X 12" CONCRETE COLUMN
 2. 24" X 30" CONCRETE COLUMN
 3. UNBARRED IRON
 4. CONCRETE SHEAR WALL
 5. CONCRETE SHEAR WALL
 6. CONCRETE WALL
 7. STORAGE RACK
 8. TYPICAL UNBARRED STRIP
 9. DETECTABLE WARNING STRIP, SEE DET. 406.1
 10. DETECTABLE WARNING STRIP, SEE DET. 406.2
 11. DETECTABLE WARNING STRIP, SEE DET. 406.3
 12. DETECTABLE WARNING STRIP, SEE DET. 406.4
 13. DETECTABLE WARNING STRIP, SEE DET. 406.5
 14. DETECTABLE WARNING STRIP, SEE DET. 406.6
 15. DETECTABLE WARNING STRIP, SEE DET. 406.7
 16. DETECTABLE WARNING STRIP, SEE DET. 406.8
 17. DETECTABLE WARNING STRIP, SEE DET. 406.9
 18. DETECTABLE WARNING STRIP, SEE DET. 406.10
 19. DETECTABLE WARNING STRIP, SEE DET. 406.11
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 65. DETECTABLE WARNING STRIP, SEE DET. 406.57
 66. DETECTABLE WARNING STRIP, SEE DET. 406.58
 67. DETECTABLE WARNING STRIP, SEE DET. 406.59
 68. DETECTABLE WARNING STRIP, SEE DET. 406.60
 69. DETECTABLE WARNING STRIP, SEE DET. 406.61
 70. DETECTABLE WARNING STRIP, SEE DET. 406.62
 71. DETECTABLE WARNING STRIP, SEE DET. 406.63
 72. DETECTABLE WARNING STRIP, SEE DET. 406.64



SHEET NAME:

THIRD LEVEL STOPPING PLAN

DATE:

SCALE:

PROJECT:

LOCATION:

DATE:

BY:

CHECKED:

DATE:

PACIFIC ARTS PLAZA
3200 BRISTOL ST.
COSTA MESA, CA 92626

AGENCY APPROVAL:

PERMITTED:

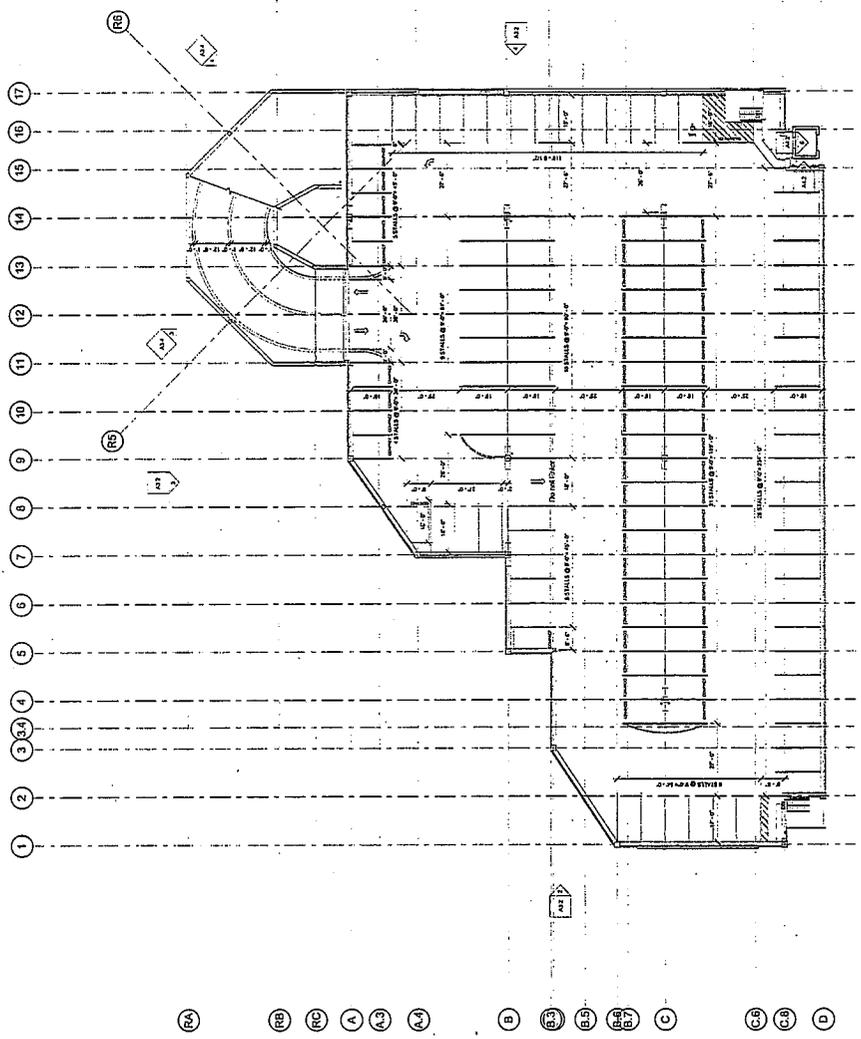


ENGINEER/PLANE:

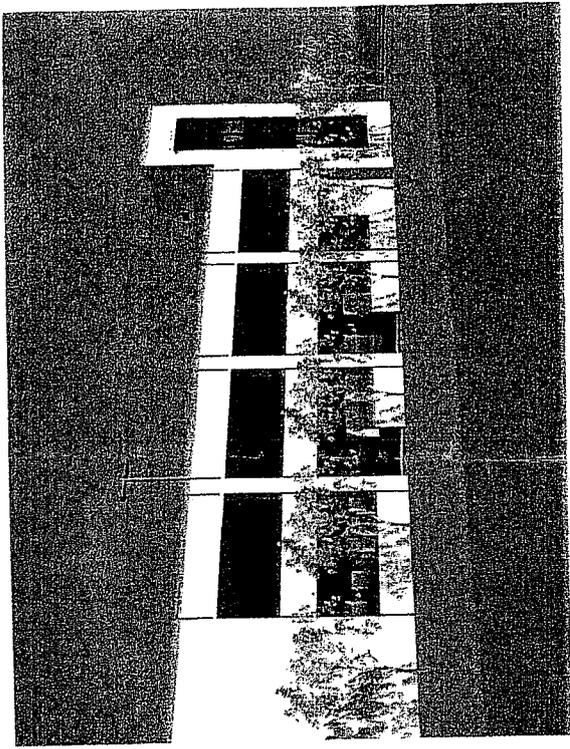


THE IRVINE COMPANY

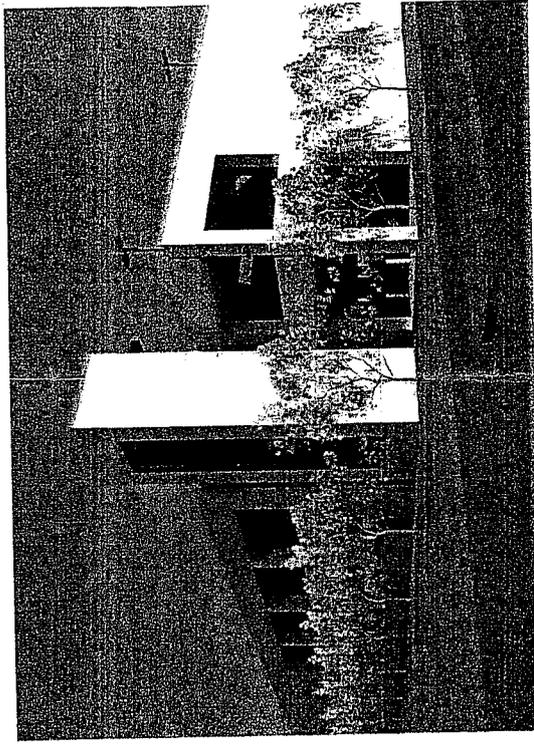
OWNER:



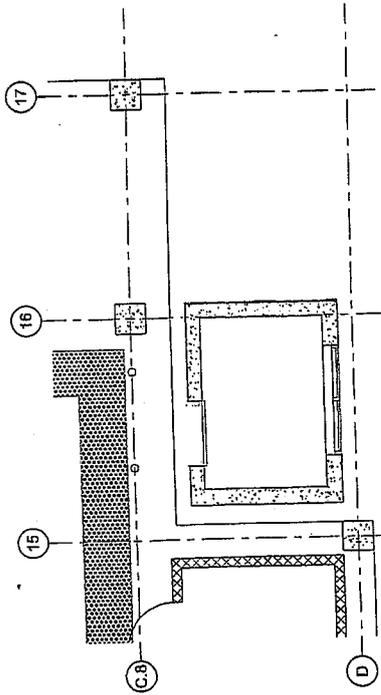
① THIRD LEVEL STOPPING PLAN



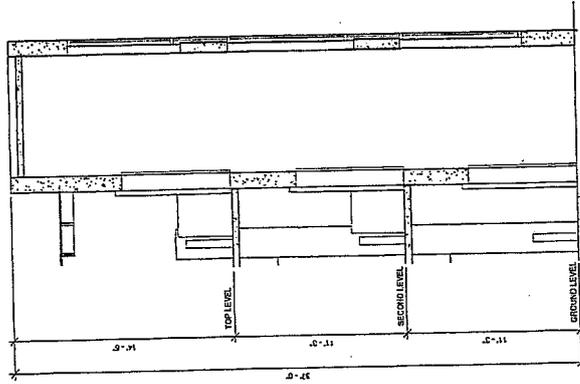
① Option 2 SWS
1/2" = 1'-0"



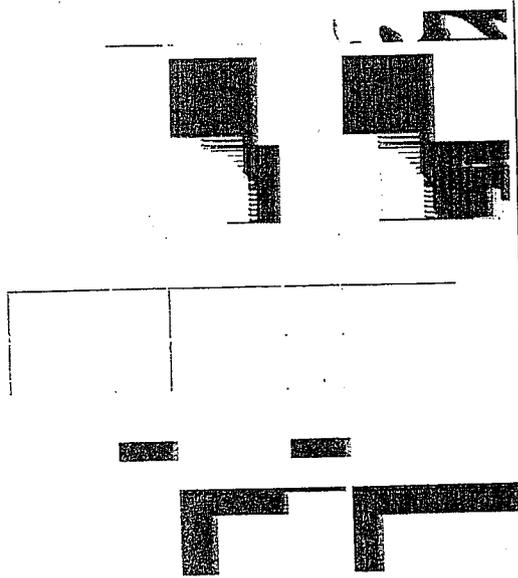
① Option 2 NSW
1/2" = 1'-0"



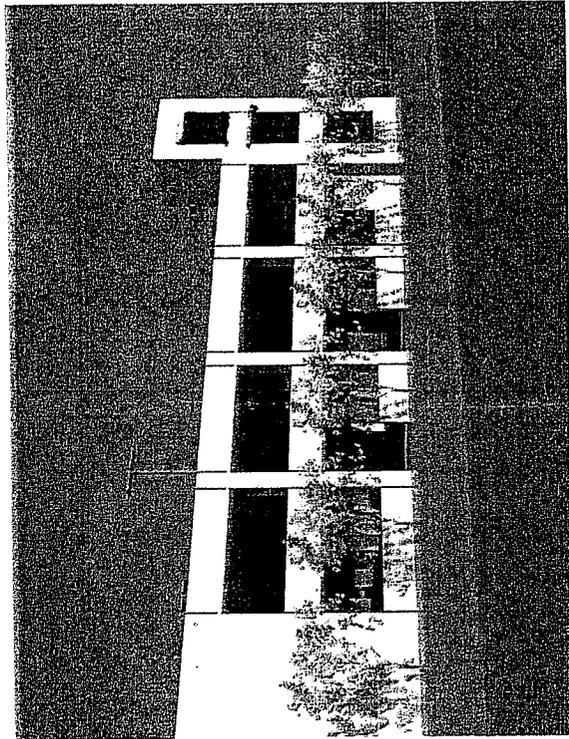
② Option 2 Ground Floor Plan
1/4" = 1'-0"



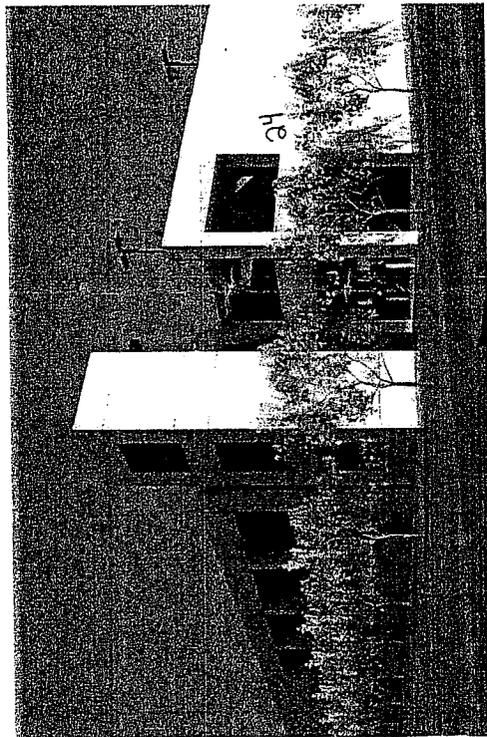
③ Option 2 Section
1/4" = 1'-0"



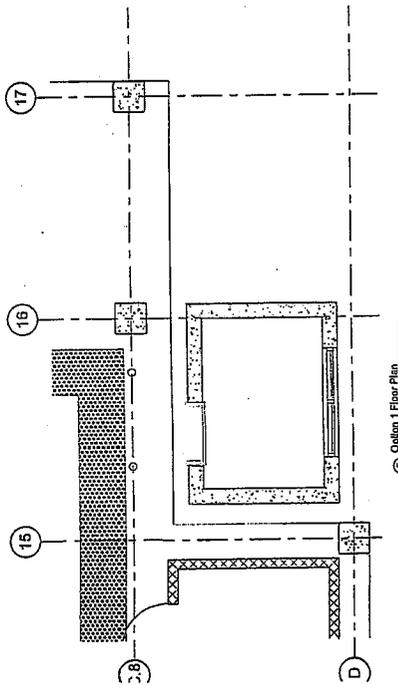
④ Option 2 Elevation
1/4" = 1'-0"



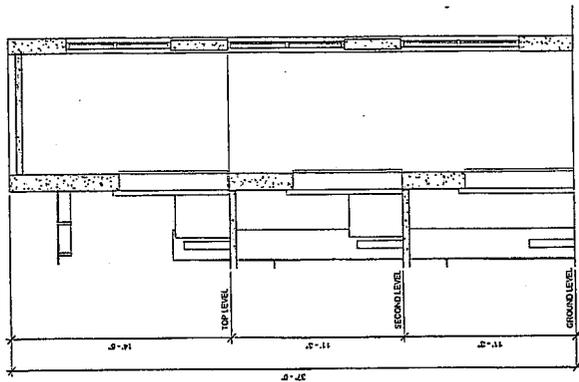
2 Option 1 Elevation 2
1/4" = 1'-0"



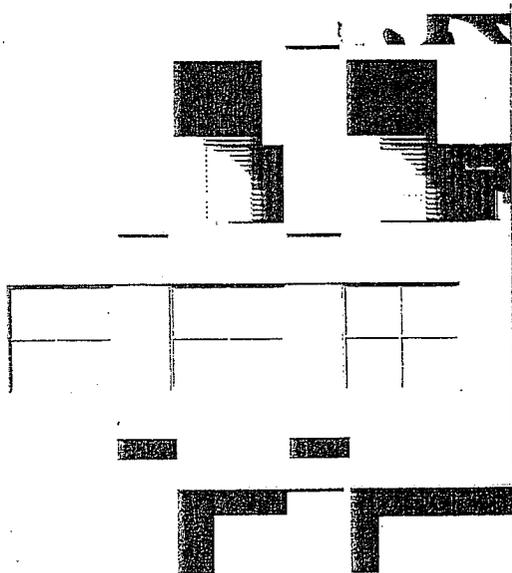
3 Option 1 Elevation 3
1/4" = 1'-0"



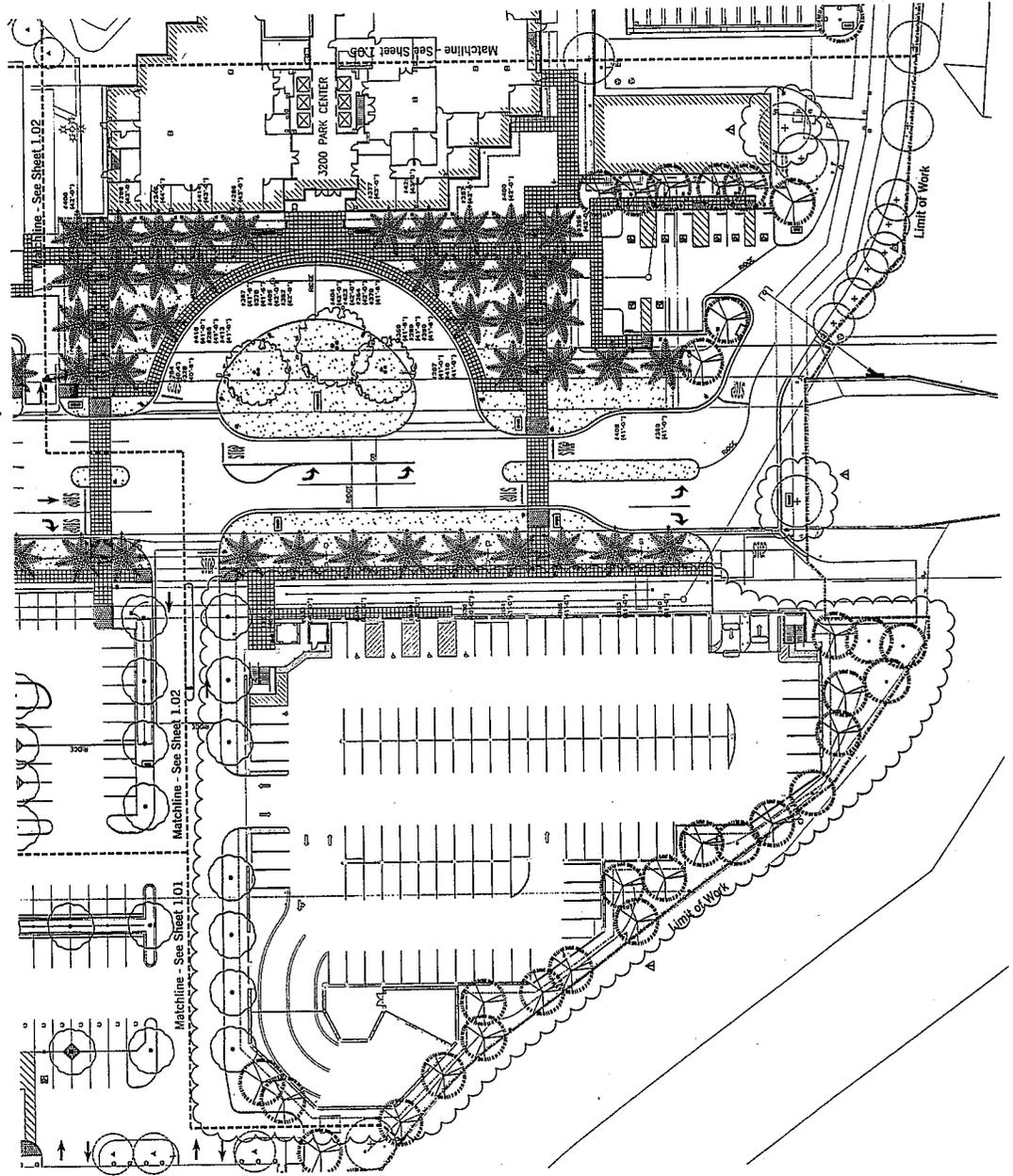
5 Option 1 Floor Plan
1/4" = 1'-0"



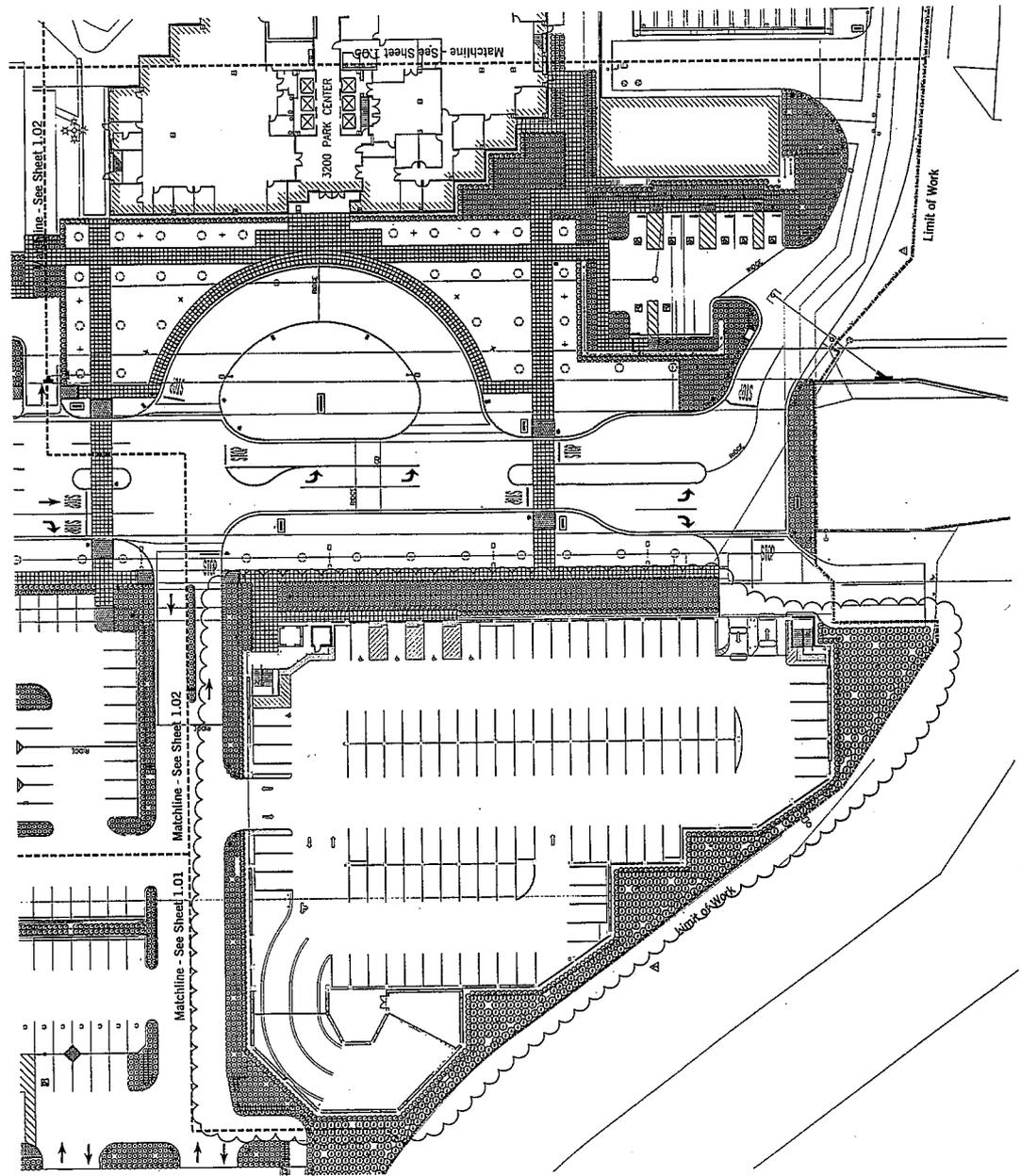
4 Option 1 Section
1/4" = 1'-0"



1 Option 1 Elevation 1
1/4" = 1'-0"



THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS AND NOTES SHALL BE LIMITED TO THE ORIGINAL SITE AND SHALL BE VOID IF THE WORK HEREIN IS REPRODUCED OR THE ORIGINAL ARCHITECTURE AND ENGINEERING FIRM IS NOT CONTACTED FOR ANY REVISIONS. THE LANDSCAPE ARCHITECTURE AND ENGINEERING FIRM SHALL BE RESPONSIBLE FOR ANY REVISIONS TO THESE PLANS. ANY REVISIONS TO THESE PLANS SHALL BE MADE BY THE ARCHITECT AND ENGINEER AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT AND ENGINEER.



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