



PLANNING COMMISSION

SUPPLEMENTAL MEMORANDUM VI.5a.

MEETING DATE: OCTOBER 10, 2011

SUBJECT: PLANNING APPLICATION PA-11-21 FOR CONSTRUCTION OF AN INTERIM PARKING STRUCTURE AT THE SITE OF FINAL MASTER PLAN PA-02-33 (PACIFIC ARTS PLAZA)

DATE: OCTOBER 5, 2011

**FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA, SENIOR PLANNER *MA*
(714) 754-5610 or MINOO.ASHABI@costamesaca.gov**

Attached please find the revised draft resolution (Exhibits "A" and "B" only) clarifying Condition No. 17 regarding the number of parking spaces and Finding "E" referring to the correct section of the code.

Please let me know if you have any questions.

Attachments: Revised Resolution

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

File: 101011PA1121SuppMemo	Date: 10-05-11	Time: 4:50 p.m.
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EXHIBIT "A" (revised 10/5/2011)

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 XII, Article 3, 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. Due to visibility constraints, the three parking stalls adjacent to the spiral ramp on the second level shall be eliminated.
- Parks 18. Removal of any tree within public rights-of-way is subject to approval of the Pkwys. Park Commission.
- Fire 19. Provide a combined fire standpipe and sprinkler system to be approved by Fire Prevention.
20. Provide Fire Department access from Park Center Drive to be approved by Fire Prevention.