



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: May 13, 2013

ITEM NUMBER: VI. 5

SUBJECT: PLANNING APPLICATION PA-13-07 AND VESTING TENTATIVE TRACT MAP TT-17554 FOR DEVELOPMENT OF 22 LIVE/WORK UNITS AT 132, 134 AND 140 INDUSTRIAL WAY

DATE: APRIL 29, 2013

FROM: PLANNING DEPARTMENT/DEVELOPMENT SERVICES DIVISION

PRESENTATION BY: MINOO ASHABI, PRINCIPAL PLANNER

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA (714) 754-5610
minoo.ashabi@costamesaca.gov

DESCRIPTION

The proposed project involves development of 22 three-story live/work units at 132, 134 and 140 Industrial Way. The project proposal includes the following:

1) **Planning Application PA-13-07** – Urban Master Plan for development of a 22-unit live/work project at the site of three existing commercial and industrial zoned parcels within the 19th West Urban Plan area. The project includes the following deviations:

- Deviation from the parking design standards (20' x 20' required for interior garage dimensions; 19' x 18'6" proposed);
- Deviation from the minimum work space requirement (250 sq. ft. required, 190 sq. ft. proposed); and,
- Deviation from on-site open parking requirement (22 spaces required, 21 spaces provided on-site, three additional spaces provided on the approved live/work project site on north). The on-site open parking spaces include 6 compact parking spaces (8' x 15' and 8' x 16' proposed, 8'-6" x 18' required).

2) **Vesting Tentative Tract Map 17554** – Subdivision of a 1.01-acre property for condominium purposes to allow private sale and ownership of the 22 live/work units.

APPLICANT

The applicant is Intracorp Socal -1, LLC, authorized agent of property owner, John E. Hutcheson Family Trust.

RECOMMENDATION

Adopt resolution approving the proposed project, subject to conditions.

PLANNING APPLICATION SUMMARY

Location: 132, 134 and 142 Industrial Way Application: PA-13-07, VTT-17554

Request: Proposed 22 live/work units and a subdivision for condominium purposes

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: C2 and MG	North: Existing mobile home park approved for construction of 40-unit live/work project
General Plan: Light Industrial (LI)	South: Light industrial and commercial land uses
Lot Dimensions: Irregular	East: A Newport Boulevard frontage road and Newport Boulevard/SR-55
Lot Area: 1.01 acres (gross)	West: Commercial land uses (auto parts)
Existing Development: The site is developed with three parcels developed with commercial buildings for boat and auto repair	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Area	1.0 acre	1.01- acre (net area)
Floor Area Ratio	1.0	1.0 ¹
Lot Coverage	(90%)	(73%) ²
Open Space	10% - 8,190 SF	22% - 18,142 SF ³
Building Height	Max. 4 stories	3 stories and a roof deck
Building Setbacks		
Front (Newport Blvd.)	10 ft.	10 ft.
Side	-0- ft.	5 ft.
Rear	-0- ft.	10 ft.
Patios and balconies	Same as building setbacks	Consistent with building setbacks
Parking for live/work units less than 2,000 square feet in size:		
Garage (covered)	2 spaces per unit	2 spaces per unit
Open parking	1 space per unit	1 space per unit
Total	66 spaces	65 spaces ⁴
Minimum garage size	20' x 20' inside dimension	19' x 18'- 6" (Unit A) ⁵ 19' x 19' (Unit B) ⁵
Work Space	250 SF (net area)	190 SF (Unit A) ⁶ 242 SF (Unit B) ⁶
¹ Live/work units are subject to the maximum 1.0 FAR requirement and not by density limits per acre. In this case, this translates to a density of 21 live/work units per acre. The FAR area excludes the interior square footage of garages. ² Lot coverage involves the gross building footprints and all driveways and parking areas. ³ Open space refers to areas at grade and not private balconies or roof decks. ⁴ Three additional parking spaces are provided off-site on the adjacent property with reciprocal access. ⁵ The garages provide space for trash carts outside the required areas. ⁶ These areas exclude stairways and hallways.		
CEQA Status	Categorical Exemption	
Final Action	Planning Commission	

BACKGROUND

Project Location

The proposed 1.01-acre site is at the corner of Industrial Way and Newport Blvd. adjacent to the recently approved live/work development at Anchor Mobile Home Park. The site is comprised of three parcels zoned MG (General Industrial) and C2 (General Business) and has a General Plan land use designation of Light Industrial and General Commercial. The site is currently developed with several small industrial type buildings used for storage and repair of automobiles and boats.

The proposed site is immediately adjacent to the recently approved 40-unit live/work development at the Anchor Mobile Home Park site. Subsequent to that approval, the developer acquired this site. The proposed site plan will not affect the site design or site access from Newport Blvd. for the previously approved project with the exception of an interior street connection that will provide a secondary access from Industrial Way. The emergency access from the northwest corner of the site to Superior Avenue will remain in place. Providing the interior roadway will also result in elimination of two units on the north side reducing the number of units for the previous project from 40 to 38 units. If approved, both projects will contain a total of 60 live/work units.

General Plan

The site's land use designation includes General Commercial for the eastern portion and Light Industry for the western portion. The General Commercial designation is intended to permit a wide range of commercial uses, which serve both local and regional needs. The Light Industry designation is intended for a variety of light and general industrial uses. The Land Use Element further notes the following regarding mixed-use development projects:

"Mixed-use development projects are intended to provide additional housing opportunities in the City (such as the Westside) by combining residential and nonresidential uses in an integrated development.... Mixed-use developments shall be implemented through an adopted urban plan (such as the 19 West Urban Plan) and shall be identified on the City's Zoning Map by designating either the CL, C1 and/or C2 base zoning districts with the mixed-use overlay district. The mix of uses can occur in either a vertical or horizontal design, up to four stories in height. Product types shall be identified in the applicable urban plan and may include live/work units and commercial/residential units where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities."

Zoning

The project site is zoned C2 General Business District and MG General Industrial District. Additionally, with the adoption of the 19 West Urban Plan, the 19 West Village Mixed-Use Overlay District was applied to the property. Because the live/work developments standards are specified in the Mesa West Urban Plan (and not the 19

West Urban Plan), these regulations are being applied to the proposed Live/Work Project. Because the applicable standards of the urban plans are applied, the underlying zoning requirements of the base zoning districts (MG and C2 zones) are not relevant.

The Mesa West Urban Plan defines live/work development as follows:

“Live/Work Loft or Live/Work Unit. A mixed-use development composed of commercially- or industrially-oriented joint work and living quarters in the same building, where typically the primary use is a place of work and where there are separately-designated residential and work areas. A live/work unit consists of the following: (a) living/sleeping area, kitchen, and sanitary facilities in conformance with the Uniform Building Code and (b) adequate work space accessible from the living area, reserved for, and regularly used by the resident(s).”

ANALYSIS

Project Description - Planning Application PA-13-07

The Urban Master Plan is for the development of a 22-unit live/work project at the site of three parcels (1.01-acres) within the 19th West Urban Plan area. The project meets most development standards related to setbacks, height, open space, etc. However, the following deviations are requested:

- Deviation from the parking design standards (20' x 20' required for interior garage dimensions; 19' x 18'6" proposed);
- Deviation from the minimum work space requirement (250 sq. ft. required, 190 sq. ft. proposed);
- Deviation from on-site open parking requirement (22 spaces required, 21 spaces provided on-site, three additional spaces provided on the approved live/work project site on north). The on-site open parking spaces include 6 compact parking spaces (8' x 15' and 8' x 16' proposed, 8'-6" x 18' required).

The project consists of the development of 22 live/work units with a total gross density of 21 live/work units per acre and an FAR of 1.0. The buildings are designed in three-plex and four-plex clusters. The development includes three-story buildings with roof decks and attached two-car garages. Each unit includes a commercial work space at the ground level.

Vesting Tentative Tract Map 17554

Vesting Tentative Tract Map No. 17554 represents an airspace subdivision to create a single lot for condominium purposes. Vesting Tentative Tract Map 17554 also includes various dedications and easements.

Proposed live/work units

The 22 live/work units are designed in three-plex and four-plex attached clusters. The proposed units are comprised of 2 bedroom units plus a den (about 2,000 square feet).

Plan Type	Type	Living Area	Work Space Area (net)	Total Area	Parking Ratio
A 23 units	2 Bd/3.5 bath	1,538 SF	190 SF*	1,952 SF	3
B 17 units	2 Bd/ 3.5 bath + den	1,676 SF	242 SF*	2,000 SF	3

* The Mesa West Urban Plan requires a minimum work space of 250 square feet. The propose ground floor work spaces are proposed at 190 and 242 square feet and subject to approval of a deviation from the standard.

Traffic

Based on the trip generation estimates for both the project on the north and the proposed site, the two sites with 60-unit live/work units can potentially generate 935 trips. While the projections indicate that the proposed development would generate more trips compared to the existing industrial and auto service uses, the overall average daily trips would be significantly lower (35 percent) compared to the maximum allowable build out for a commercial/light industrial building pursuant to the General Plan land use designations.

General Plan Buildout - Forecast Net Trip Generation of Proposed Project

Project Component	AM Peak Hour Trips			PM Peak Hour Trips			Daily Trips
	In	Out	Total	In	Out	Total	
Proposed Project							
60 Condominium Units	4	22	26	21	10	31	349
12.468 tsf Office	17	2	19	3	15	18	137
12.468 tsf Specialty Retail	0	0	0	15	19	34	553
Trip Generation Subtotal	21	24	45	39	44	83	1,039
10% Mixed Use Trip Reduction	-2	-2	-4	-4	-4	-8	-104
Total Trip Generation of Proposed Project	19	22	41	35	40	75	935
Project Site Land Use Allowable by General Plan							
7.405 tsf General Light Industrial	6	1	7	1	6	7	52
27.173 tsf Specialty Retail	0	0	0	32	41	73	1,204
Trip Generation of Allowable Uses	6	1	7	33	47	80	1,256
Trip Generation of General Plan Comparison	13	21	34	2	-7	-5	-321

Source: 2008 ITE Trip Generation Manual, 8th Edition.
Notes: tsf = thousand square feet.

Parking

Each unit is provided with a two-car garage and one open parking space consistent with the parking requirements of 19 West Urban Plan for live/work units up to 2,000 square feet in area. The development includes garages that are 19' x 18'-6" that is slightly

smaller than the 20' x 20' standards. The same building and garage design is proposed for this site that was previously approved for the Anchor Mobile Home site. The proposed site plan provides 21 parking spaces including 6 compact stalls (8' x 15'). The project has a shortfall of one on-site parking space that is proposed to be provided on the adjacent site to the north. There will be three additional parking spaces on the site to the north with 38 units. Both parcels are currently owned by the same entity and the developer intends to establish one homeowners association for both parcels that will be subject to the same maintenance provisions and CC&Rs. Both sites will be maintained as one community with connected pedestrian paseos, reciprocal vehicular access as well as availability of the amenities on both sites and parking spaces.

The on-site open parking spaces include 6 compact parking spaces (8' x 15' and 8' x 16' proposed, 8'-6" x 18' required). The row of compact parking allows for an adequately wide pedestrian access to a corner unit. The proposed compact parking stalls are eight feet wide; however, the 15-foot length is adjacent to a 26-foot drive aisle. Therefore, the vehicles parked in the compact stalls will not be encroaching into emergency access or obstructing the roadway because of the widened roadway. A condition is included to require a minimum 2-foot separation from the building for the end stall adjacent to the building to the west.

Open Space and Landscaping

The site plan provides 28 percent landscape open space; this includes extensive landscape setback along Newport Boulevard frontage and the corner, and a small pocket park in the center within close proximity to the pocket park approved for the north project site. A major pedestrian paseo connects the two sites at the northerly edge of the site. The units include private open space as a roof deck.

Justifications for Approval

Staff recommends approval of the proposed project for the following reasons:

- *Proposed master plan is consistent with land use objectives of the City's General Plan.* The proposed project is consistent with General Plan Goal LU-1A.1 in that the project provides for a mix and balance of housing and employment opportunity and urban plans.

The proposed project is consistent with General Plan Goal HOU-3 to provide a variety of housing types in terms of cost, design, location and tenure.

- *Proposed Development is consistent with the Zoning Code and Urban Plan.* The proposed 22-unit live/work development is consistent with the goals and policies of the General Plan, 19th West Urban Plan and live/work development standards of the Mesa West Bluffs Urban Plan. The proposed development generally meets the setback requirements, and development standards; however, three deviations are requested from the minimum work space, minimum garage size, and parking requirements. One of the 22 required parking spaces is proposed off-site and 6 of the on-site spaces are compact parking stalls. The proposed deviations are justified with the proposed site plan in that adequate parking spaces will be provided on-site and off-site on the property to the north that will

be accessed and maintained by CC&Rs. Adequate private and common open spaces are provided in form of ground floor pocket parks and roof decks. The project includes a perimeter and interior pedestrian access path that is conducive to the live/work environment. With the exception of the noted deviations, the development meets the development standards including height and all setback requirements per urban plans. The proposed site plan in connection with the previous project provides an inclusive live/work project enhancing a major corner and gateway to the City facing Newport Boulevard with only two interfaces with the adjacent commercial properties. A condition is included that requires no modification be made to the floor plan, building design and height without approval of the Development Services Director.

- Project complies with Zoning Code by promoting design excellence. The overall architectural design promotes excellence and compatibility. The buildings are three-story structures in three and four-plex clusters with off-sets and balconies. As live/work units, the development is not subject to the application of the 80 percent second-floor to first-floor ratio recommended in the City's Residential Design Guidelines; however the variety of building elevations, materials and staggered massing diminishes the boxy design appearance from the front and side views.
- Project traffic impacts will be significantly lower than development of the site as a commercial/light industrial use under the maximum General Plan build-out conditions. The proposed project will generate approximately 342 net new daily trips. While the projections indicate that the proposed development would generate more trips compared to the existing industrial and auto service uses, the overall average daily trips would be significantly lower (35 percent) compared to the maximum allowable build out for a commercial/light industrial building pursuant to the General Plan land use designations. Additionally, as the proposed Project is consistent with the site's zoning (underlying is General Business District and overlay is 19 West Village Mixed-Use Overlay District). Given the Project's consistency with zoning, and since negligible traffic generation is created due to the proposed change in land uses, no traffic mitigation other than submitting the Traffic Impact Fee as noted in the conditions of approval is required.
- The project architecture and site design are consistent with the visions of the urban plan. The urban plans envisioned modern architecture and infill development that will be complementary to an urban setting. The proposed architecture and site design will enhance the street view and potentially evoke new development in the area. The proposed three-story, 22-unit, live/work condominium 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.

- Project is subject to the City's interior noise standards and Buyer's Notice requirement. The Urban Plan promotes mixed-use development to be compatible with the surrounding industrial/commercial context. A block wall and a row of trees will separate the project site from the commercial use to the west. A condition is included to require that the design of the new block wall shall incorporate materials, color, and texture that will be compatible with the building designs.
- The private balconies and patios are exempt from compliance with Noise standards. Title 13, Section 13-280(d) and (e), Exterior Noise Standards, of the Costa Mesa Zoning Code indicates that exterior noise standards shall not apply to "private balconies or patios regardless of size" of multifamily residential development located within the Mixed-Use Overlay District. This exemption for mixed-use development projects is intended to promote new development in target areas.

The Zoning Code Noise requires 55 dBA for exterior noise related to residential properties between 7:00 a.m. to 11:00 p.m. and 50 dBA from 11:00 p.m. to 7:00 a.m. Given the urban settings for these units, applying the standard residential standards in the balconies and patios can be difficult to achieve and would result in unattractive tall block walls and plexiglass balcony enclosures. In addition, the City's noise ordinance exempts the exterior noise standards for patios, private balconies roof decks/terraces, associated with multi-family residential development or live/work units within a mixed-use overlay district where the base zoning district is nonresidential. Therefore, no noise attenuation is proposed for the patios or balconies. A condition is included requiring a homebuyer notification to disclose that the project is located within an area designated as Light Industry in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with industrial land uses.

- The proposed Vesting Tentative Tract Map is consistent with subdivision requirements. The proposed property is physically suitable to accommodate the subdivision for condominium purposes. Engineering staff has confirmed that there are no interferences with the City's or other utility right-of-way areas and/or easements within the tract.

Requested Deviations from Development Standards

- Project complies with parking requirements in terms of total supply; however, a minor deviation is requested for the interior dimensions of the garage. The live/work development standards from the Mesa West Urban Plan features parking requirements for live/work units based on the unit size. For a maximum 2,000 square-foot unit, 3 parking spaces are required per live/work unit. The proposed live/work units are comprised of 2 bedrooms plus a den (about 2,000 square feet). A total of 44 garage parking spaces and 22 open parking spaces are proposed (66 parking spaces or 3 spaces per unit).

The project proposes garages with interior dimensions of 19' x 20' and 18' 6" x 19'. CMMC Section 20.40.090, Parking Standards for Residential Uses, specifies that the minimum interior dimensions for parking spaces in residential zoning districts with lot widths of 40 feet or more is 20 by 20 feet. Therefore, the Applicant is

requesting approval of deviation from this development standard, in order to allow a deviation from the required minimum garage dimensions. Both Units A and B provide additional space within the garage for the water heater and storage of trash and recycling carts in addition to the garage spaces.

Even though the proposed garages are smaller, the minor deviation will still allow two vehicles to be parked. In addition, specific space in addition to the garage is provided for trash carts. A condition is included requiring that the CC&Rs including provisions for use of garage spaces and homeowners association to enforce the on-site parking regulations.

- Project provides adequate parking on-site and on the adjacent site through a reciprocal access and maintenance agreement. At a parking ratio of three spaces per unit, a total of 22 open parking spaces are required. One of the required parking spaces are proposed off-site and 6 of the 21 on-site spaces are compact parking stalls. Since both properties are owned by the same entities, the CC&Rs are conditioned to include a provision for reciprocal access and maintenance of the additional parking spaces provided on the previously approved site. Both properties will include a total of 60 units and 63 open parking spaces and subject to the same CC&Rs. The proposed deviations are justified with the proposed site plan in that adequate parking spaces will be provided with reciprocal parking and access that will be maintained by homeowners association and enforced by provisions of the CC&Rs.
- Project provides workspaces on the ground floor for the live/work units. The project includes 10 of Unit A and 12 of Unit B type plans. Each plan includes a 190 square feet and 242 square feet of net work space on the ground floor. Even though the spaces are smaller than the minimum requirement, each space has a direct access to the common areas and can be conducive to a small office or retail space.

The live/work units include a workspace on the ground floor adjacent to the garages; these spaces have a direct door to the common areas and include a full bathroom. The net area for the work spaces are 190 square foot and 242 square foot. The Urban Plans define life/work units as units having the living portion typically in the upper floors and a work space separated by a wall or floor. The minimum size for a work space is 250 square feet and excludes bathroom, kitchen, balcony/mezzanine, and or hallway areas.

This minor deviation will still provide for an adequate office or small service space, since the hallway and stairways are completely separated and direct access is provided for the entrance to the work space. Conditions are included that require CC&Rs to include provisions for maintaining a two-car garage per unit and the ground floor work space.

Per Condition No. 5, permitted commercial/business activity in the live/work units shall be limited to those uses that generate no to minimal customer traffic, do not involve more than one customer/client at a time, do not involve more than 8 customers per day, and do not involve employees which do not reside in the live/work unit.

Based on the operational characteristics, staff supports the proposed work spaces be limited to the following uses shown below (Exhibit D of Planning Commission resolution).

LAND USE MATRIX	
22-unit Live/Work Development at 132, 134 and 140 Industrial Way	
P= Permitted Uses	
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, bookkeeping and data processing	P
• Offices: medical office with sole practitioner	P
• Photography Studio	P
• One-on-one Studio Use: Sole Practitioner for Dance; Martial arts; Music, Yoga, etc.	P
• Specialty Retail; Customers by appointment.	P
NOTES: All businesses subject to zoning approval to ensure adequacy in parking and compatibility with a residential environment. other uses not specified in this table are either prohibited or may require a Conditional Use Permit, as deemed by the Development Services Director.	

GENERAL PLAN CONFORMITY

The project is consistent with the General Plan policies as discussed.

ENVIRONMENTAL DETERMINATION

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15332 for New Construction. If the request is denied, it is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

LEGAL REVIEW

The City Attorney's office has approved the attached resolutions as to form.

ALTERNATIVES

The Planning Commission may take the following actions:

- Approve the project by adopting resolution approving Master Plan PA-13-07 allowing development of 22 live/work units and 65 parking spaces with deviations

from the minimum garage size, work space requirements, and the on-site and standard size parking requirements subject to conditions.

- Deny the project. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

Approval of the Master Plan amendment will provide for development of this site currently developed with a mobile home park. The project will be a quality project and consistent with the urban plan standards that will be a benefit to the community. This location provides housing opportunities to professionals in a mixed use setting and in close proximity to commercial, transit and transportation corridors.

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



MINOO ASHABI, AIA
Principal Planner



CLAIRE FLYNN
Asst. Development Svs. Director

Distribution: Director of Economic & Development/Deputy CEO
 Senior Deputy City Attorney
 Public Services Director
 City Engineer
 Transportation Services Manager
 Fire Protection Analyst
 Staff (6)
 File (2)

Ken Benson
IntraCorp Socal-1, LLC
4041 MacArthur Blvd, Ste. 250
Newport Beach, CA 92660

RESOLUTION NO. PC-13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING , MASTER PLAN PA-13-07, AND VESTING TENTATIVE TRACT MAP VT-17554 FOR DEVELOPMENT OF 22-UNIT LIVE/WORK PROJECT AT 132, 134 and 140 INDUSTRIAL WAY.

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

WHEREAS, an application was filed by Intra Corp Socal-1 LLC on behalf of the property owner, John E. Hutcheson Family Trust requesting approval of the following:

- 1) **Planning Application PA-13-07** – Urban Master Plan for development of a 22-unit live/work project at the site of three commercial uses within the 19th West Urban Plan area. The project includes the following deviations:
 - Deviation from the parking design standards (20' x 20' required for interior garage dimensions; 19' x 18'6" proposed);
 - Deviation from the minimum work space requirement (250 sq. ft. required, 190 sq. ft. proposed);
 - Deviation from on-site open parking requirement (22 spaces required, 19 spaces provided on-site, 3 spaces provided on the approved live/work project site on north). The on-site open parking spaces include 6 compact parking spaces (8' x 15' proposed, 8'-6" x 18' required).
- 2) **Vesting Tentative Tract Map 17554** – Subdivision of a 1.01-acre property for condominium purposes to allow private sale and ownership of the live/work units.

WHEREAS, a duly noticed public hearing were held by the Planning Commission on May 13, 2013, 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," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-13-07 and Vesting Tentative Tract Map 17554.

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 report for Planning Application PA-13-07 and Vesting Tentative Tract Map 17554 and upon applicant's compliance with each and all

of the conditions in Exhibit "B", and compliance of all applicable federal, state, and local laws. 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 13th day of May, 2013.

Jim Fitzpatrick, Chair
Costa Mesa Planning Commission

RESOLUTION NO. PC-13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING THE MASTER PLAN PA-13-07, AND VESTING TENTATIVE TRACT MAP VT-17554 FOR DEVELOPMENT OF 22-UNIT LIVE/WORK PROJECT AT 132, 134 and 140 INDUSTRIAL WAY.

WHEREAS, an application was filed by Intra Corp Socal-1 LLC on behalf of the property owner, John E. Hutcheson Family Trust requesting approval of the following:

- 1) **Planning Application PA-13-07** – Urban Master Plan for development of a 22-unit live/work project at the site of three commercial uses within the 19th West Urban Plan area. The project includes the following deviations:
 - Deviation from the parking design standards (20' x 20' required for interior garage dimensions; 19' x 18'6" proposed);
 - Deviation from the minimum work space requirement (250 sq. ft. required, 190 sq. ft. proposed);
 - Deviation from on-site open parking requirement (22 spaces required, 21 spaces provided on-site, three additional spaces provided on the approved live/work project site on north). The on-site open parking spaces include 6 compact parking spaces (8' x 15' and 8' x 16' proposed, 8'-6" x 18' required).
- 2) **Vesting Tentative Tract Map 17554** – Subdivision of a 1.01-acre property for condominium purposes to allow private sale and ownership of the live/work units.

WHEREAS, a duly noticed public hearing were held by the Planning Commission on May 13, 2013, with all persons provided an opportunity to speak for and against the proposed project;

BE IT RESOLVED that, 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;

BE IT FURTHER RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A, the Planning Commission hereby recommends that the City Council **DENY** Planning Application PA-13-07 and Vesting Tentative Tract Map 17554 with respect to the property described above.

PASSED AND ADOPTED this 13th day of May, 2013.

Jim Fitzpatrick
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS – DENIAL

- The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
 1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
 2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
 3. The proposed project is not consistent with the General Plan or Zoning Code.
- Granting the approval for development of 22-unit live/work development project will be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
- The Costa Mesa Planning Commission has denied Planning Application PA-13-07, 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.
- The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

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 project is consistent with the City's General Plan and the Urban Plans that allow a Floor Area Ratio of 1.0 for live/work and mixed use projects.
 - The planning application is for a project-specific case and does not establish a precedent for future development.
- B. Planning Application PA-13-07/VTTM 17554 is consistent with the goals, policies, objectives, and/or regulations of the General Plan, Zoning Code, 19 West Urban Plan and Mesa West Bluffs Urban Plan. The proposed three-story, 22-unit, live/work condominium 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 22-unit live/work development project will meet the central objectives of Urban Plan to revitalize the Westside and create new live/work opportunities.
- C. 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.
- D. 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, 19 West Urban 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 garage size standards, work space minimum square footage standards, and on-site and standard size parking standards. However, the Urban Plans allow 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. Adequate parking spaces will be provided on-site and off-site on the property to the north with reciprocal parking and access that will be maintained by homeowners association and enforced by provisions of the CC&Rs.
 - 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 proposed development generally meets the setback requirements, and development standards; however, two minor deviations are requested (minimum work space, minimum garage size, standard parking size requirement) that are justified with the proposed site plan in that adequate parking spaces, private and common open spaces are provided and the development meets the height and setback requirements per urban plans.
 - 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 19 West and Mesa West Bluffs Urban Plans are 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.
 - e) The proposed project will generate approximately 343 net new daily trips, which include 15 net new a.m. peak hour trips, and 28 net new p.m. peak hour trips. Additionally, as the proposed Project is consistent with the site's zoning (underlying is General Business District and overlay is 19 West Village Mixed-Use Overlay District). Given the Project's consistency with zoning, and since negligible traffic generation is created due to the proposed change in land uses, no traffic mitigation other than submitting the off-site Traffic Impact Fee is required.
- B. Pursuant to Section 13-29(g)(13) of the Municipal Code, the subject property is physically suitable to accommodate Vesting Tentative Tract Map 17554 in terms of type, design and intensity 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.

- C. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- D. The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 for New Construction.
- 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. The conditions of approval for Master Plan PA-13-07 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 2. 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.
 3. A decorative 6-foot high block wall shall be provided separating the site from the commercial uses to the west. The design of the retaining wall along Newport Boulevard and new block wall throughout the project shall incorporate materials, color, and texture that will be compatible with the existing walls.
 4. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
 5. Development shall comply with all requirements of the Westside Urban Plans applicable to live/work units and applicable condominium standards. [Land Use Matrix of approved uses; Exhibit C]
 6. Prior to issuance of grading permits, developer shall identify to the Development Services Director a construction relations officer to act as a community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities.
 7. 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 the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents and also businesses during construction.

The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.

8. 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 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 subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.

9. The applicant shall contact the Planning Division to arrange a 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. No modification(s) of the approved floor plans, 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 or a variance, or in the requirement to modify the construction to reflect the approved plans.
11. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
12. Street trees in the landscape parkway shall be selected from Appendix D of the Streetscape and Median Development Standards and appropriately sized and spaced (e.g. 15-gallon size planted at 30' on centers), or as determined by the Development Services Director once the determination of parkway size is made. The final landscape concept plan shall indicate the design and material of these areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
13. Prior to issuance of building permits, the building plans shall demonstrate that all units are equipped with a mechanical ventilation system that will properly filter the indoor air. The ventilation system can be a component of the air conditioning system with the distinction being that clean, ventilated air flow does not necessarily need coolant.
14. Applicant shall provide proof of establishment of a homeowners association prior to release of any utilities prior to selling any of the units as condominiums.
15. Provide proof of recordation of VTTM 17554 prior to issuance of building permits.
16. 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 homeowner's association (HOA) effectively manage parking and 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. 24) as an exhibit.
 - D. The 22-unit project requires 22 open spaces which are provided on-site and on the approved project site to the north (1527 Newport Blvd.). The CC&Rs shall include a provision for reciprocal access and parking use of all guest parking spaces throughout the 60-unit live/work development including all

spaces provided on the north project site for compliance with the parking requirements.

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.

17. Based on the final map configuration and if deemed necessary by the Development Services Director, a reciprocal parking and access agreement shall be recorded against the subject property at 132, 134, 140 Industrial Way and 1527 Newport Boulevard (Anchor Mobile Home Park site) to reflect shared parking, circulation, and access between the properties. Specifically, one off-site parking space shall be available for the subject development to comply with Code-required parking requirements. The off-site parking space shall be in addition to the minimum Code-required parking for the proposed 40-unit live/work development at the Anchor Mobile Home Park site.
18. 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. The CC&Rs shall contain restrictions prohibiting parking in the driveway and in front of garage doors.
19. 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.
20. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Building official prior to issuance of grading permits.
21. Prior to issuance of building permits, developer 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.
22. If the project is constructed in phases, the perimeter wall, landscaping along the frontages, and irrigation shall be installed prior to completion of the first phase.
23. To avoid an alley-like appearance, the private street shall not be entirely paved with asphalt nor be developed with a center concrete swale. The private street shall be complemented by stamped concrete or pervious pavers. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
24. Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:
 - The mounting height of lights on light standards shall not exceed 18 feet in any location on the Project site unless approved by the Development Services Director.
 - The intensity and location of lights on buildings shall be subject to the Development Services Director's approval.
 - 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 footcandle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site.

- Glare shields may be required for select light standards.
25. A "Notice to Buyers" shall disclose that the project is located within an area designated as Light Industry in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with industrial land uses. The Notice shall disclose the existing surrounding industrial land uses, including but not limited to, operational characteristics such as hours of operation, delivery schedules, outdoor activities, and noise and odor generation. In addition, the Notice shall state that the existing land use characteristics are subject to change in the event that new businesses move or existing businesses change ownership. The Buyer's Notice shall be reviewed/approved by the City Attorney's office and Development Services Director prior to recordation. The Buyer's Notice shall serve as written notice of the then existing noise environment and any odor generating uses within the mixed-use development and within a 500-foot radius of the mixed use development, as measured from the legal property lines of the development lot. The Buyer's Notice shall be remitted to any prospective purchaser or tenant at least 15 days prior to close of escrow, or within three days of the execution of a real estate sales contract or rental/lease agreement, whichever is longer. The Buyer's Notice shall also 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.
 26. Developer shall market and offer these units as live/work units to potential buyers.
 27. The CC&Rs shall include a provision requiring that the ground floor work space be maintained per plan and not converted to a bedroom. Permitted commercial/business activity in the live/work units shall be limited to those uses that generate no to minimal customer traffic, do not involve more than one customer/client at a time, do not involve more than 8 customers per day, and do not involve employees which do not reside in the live/work unit.
 28. The Project shall comply with Title 24 of the California Code of Regulations established by the 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;
 - Building shall be oriented north/south where feasible.
 29. The end parking stalls adjacent to a building shall be provided with a two-foot clearance from the building.
 30. The proposed project would be subject to all applicable regulations of the City's General Plan, zoning ordinance, and all requirements and enactments of Federal, County, City authorities, and any other governmental entities, and all such requirements and enactments would, by reference, become conditions of project implementation.
 - Eng. 31. All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:
 - a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from

exceeding 100 feet in any direction.

- b. Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.
 - c. Water excavated soil piles hourly or covered with temporary coverings.
 - d. Water exposed surfaces at least twice a day under calm conditions. Water 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.
 - e. Wash mud-covered tires and under-carriages of trucks leaving construction sites.
 - f. 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.
 - g. Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.
 - h. Cease grading during period when winds exceed 25 miles per hour.
- Turn equipment off when not in use for more than five minutes.
32. Construction of structural BMPs as required by the NPDES Stormwater Permit issued to the project site by the County of Orange/City of Costa Mesa to capture urban runoff contaminants from developed areas prior to discharge to on-site storm drain facilities.
 33. Prior to issuance of a grading permit, the applicant shall develop a Storm Water Pollution Prevention Plan (SWPPP) that contains structural and non-structural BMPs that comply with NPDES Program requirements. BMPs shall be implemented as required by the NPDES Permit issued to the site.
 34. Prior to issuance of a grading permit, the applicant shall obtain an NPDES Permit from the County of Orange. Applicable BMP provisions shall be incorporated into the NPDES Permit.
 35. The Project shall comply with the NPDES requirements, as follows:
 - Construction General Permit Notice of Intent (NOI) Design: Prior to the issuance of preliminary or precise grading permits, the project applicant shall provide the City Engineer with evidence that an NOI has been filed with the Storm Water Resources Control Board (SWRCB). Such evidence shall consist of a copy of the NOI stamped by the SWRCB or Regional Water Quality Control Board (RWQCB), or a letter from either agency stating that the NOI has been filed.
 - Construction Phase Storm Water Pollution Prevention Plan (SWPPP): Prior to the issuance of grading permits, the applicant shall prepare a SWPPP that complies with the Construction General Permit and will include at a minimum the following: a) Discuss in detail the BMPs planned for the project related to control of sediment and erosion, nonsediment pollutants, and potential pollutants in non-storm water discharges; and b)- Describe post-construction BMPs for the project;
 - Explain the maintenance program for the project's BMPs;
 - List the parties responsible for SWPPP implementation and BMP maintenance during and after grading. The Project Applicant shall implement the SWPPP and modify the SWPPP as directed by the Construction General Permit.

36. In order to comply with the 2003 DAMP, the proposed Project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.
- The SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of development.
 - The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows and for nuisance flows during construction.
 - A WQMP shall be maintained updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
 - Location of the BMPs shall not be within the public right-of-way.
37. Should dewatering be required for the discharge of perched groundwater during excavation for site improvements, the applicant shall acquire either a National Pollutant Discharge Elimination System (NPDES) permit for the discharge of wastes to surface waters or a Waste Discharge Requirements (WDR) permit for the discharge of wastes to land, as required, from the Santa Ana Regional Water Quality Control Board and provide evidence of permit issuance to the Costa Mesa Building Safety Division prior to initiating any such discharge.
- Bldg. 38. Submit grading plans including a hydrology report and soils report.
39. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and grading plans. Soils report shall address how the new slop shall be maintained to avoid any future failure.
40. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2010 California Building Code CBC 1808.7.4.
41. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum of 10 ft. measured perpendicular to the face of the wall. CBC 1803.3.
42. Lots shall be graded to drain surface water away from foundation walls. The grade shall be a minimum of 6 inches within the first 10 feet -2010 California Residential Code sec. R401.3.
43. Show compliance with the requirements of 2010 California Building Code Chapter 11A, 11 B and Section 1101B.6.
44. Compliance with California Building Code provisions and standard subdivision engineering requirements, as specified in the City's conditions of approval will satisfactorily address geotechnical issues related to seismic hazards.
45. The proposed development shall be designed to comply with all applicable geological and seismic safety requirements of the California Building Code and mitigation as defined in the Public Resources Code Section 2693(c). Verification of such compliance will be confirmed during the City's plan review and building permit issuance processes.
46. Grading and foundation plans, including foundation loads, shall be reviewed by a registered soils engineer, and approved by the City of Costa Mesa Building

Safety Division.

47. All grading shall be accomplished under the observation and testing of the project geotechnical engineer, the engineering geologist and their representatives.
- Trans. 48. Full mitigation of off-site traffic impacts at the time of issuance of Certificate of Occupancy by submitting to the Transportation Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic Impact Fee was calculated based upon the net trip generation rate of 453 trip ends for the proposed project and includes credit for any previously existing use. At the current rate the Traffic Impact Fee is estimated at \$19,729.00.
Note: The Traffic Impact Fee will be recalculated at the time of issuance of Certificate of Occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
- Eng. 49. Submit for approval by the Engineering Division plans that show the repair/repavement of the alley adjacent to the property per City standards.
50. Submit required cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per Section 15-32, C.C.M.M.C. and as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
51. Construction Access Permit and deposit of \$1500 will be required by City of Costa Mesa, Engineering Division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements
52. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
53. Haul routes must be approved by the City of Costa Mesa, Transportation & Engineering Division.
54. Submit subdivision application and comply with conditions of approval and code requirements.
55. 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
56. 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
57. 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.
58. 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 or developer of the property. Private lateral connections to City storm drains will

- require a hold harmless agreement prior to issuance of permit.
- Fire
59. A Fire Alarm system with public address capabilities shall be required.
 60. The final master plan for development of the Project site shall provide sufficient capacity for fire flows required by the City of Costa Mesa Fire Department.
 61. All buildings will require a Combined Fire Sprinkler and Standpipe system. All stairs will be equipped with class I standpipes.
 62. Vehicular access shall be provided and maintained serviceable throughout construction to all required fire hydrants.
 63. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. Additional fire hydrants must be provided in the alley serving the interior units subject to approval by Fire Prevention Division.
 64. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the developer's Project design features to assess compliance with the California Building Code and California Fire Code. Fire staff shall examine the projected demands of the proposed Project and make recommendations to ensure that adequate personnel/resources will be available to meet projected demand. Recommendations of the study shall be implemented to the satisfaction of the Fire Department to ensure that emergency response impacts are minimized to below a level of significance.
 65. The Project shall provide approved smoke detectors to be installed in accordance with the 2010 Edition of the Uniform Fire Code.
 66. The Project shall 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.
 67. The Project shall provide an automatic fire sprinkler system according to NFPA 13 R.
 68. The Project shall provide a fire alarm system.
 69. The Project shall provide individual numeric signage for proposed residences with minimum 6 inches height.
- Utilities
70. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.
 71. Prior to issuance of building permits, a letter shall be obtained from the Costa Mesa Sanitary District and the Orange County Sanitation District verifying that there is sufficient capacity in the receiving trunk lines to serve the project.
 72. The applicant shall comply with guidelines provided by Southern California Edison Company with respect to easement restrictions, construction guidelines, and potential amendments to right-of-way in the areas of any existing Southern California Edison Company easements.
 73. Prior to the issuance of building permits, the project applicant shall pay the applicable connection fees charged to new development by the Mesa Consolidated Water District.

CODE REQUIREMENTS (Master Plan PA-13-07)

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng.
1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
 2. Approval of the planning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
 3. Trash enclosure or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards. Standard drawings are available from the Planning Division.
 4. All on-site utility services shall be installed underground.
 5. Installation of all new 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 shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
 6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
 7. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
 8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 9. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
 10. 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.
 11. During construction, the contractor shall ensure that construction activity complies with the City's Noise Ordinance. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet indoor work.
 12. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development. The current park impact fee is calculated at \$13,829 per new multi-family dwelling unit.
- Bldg.
13. Comply with the requirements of the 2010 California Residential Code, California Electrical code, California Mechanical code, California Plumbing code, and 2010 California Energy Code (or the applicable adopted California Residential code, California Electrical code, California Mechanical code California Plumbing Code, and California Energy Code at the time of plan submittal) and California

Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.

14. The project applicant shall contact the Southern California Air Quality Management District (SCAQMD) at 800-288-7664 for potential additional conditions of development or required permits by SCAQMD.
15. Submit a soils report for the projects, Recommendation of the Soils Report shall be printed on the architectural and grading plans.
16. Submit a grading plan and hydrology report.
17. Submit an erosion controls plan with the grading submittal.
- Eng. 18. Refer to attached letter dated April 26, 2013.
19. Prior to approval of Plans, the Project shall fulfill the City of Costa Mesa Drainage Ordinance No. 06-19 requirements.
- Fire 20. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.

SPECIAL DISTRICT REQUIREMENTS (Master Plan PA-13-07)

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

- Sani 1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.
2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer. To receive credit for buildings to be demolished, call (714) 754-5307.
3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.
4. The applicant is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released.
5. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (714) 754-5043 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement.
6. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.
- AQMD 7. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.
- School 8. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.
9. Prior to issuance of a building permit, the project applicant shall pay developer fees to the Newport-Mesa Unified School District pursuant to the requirements established in SB 50. The amount of fees to be paid will be determined based on the established State formula for determining construction costs.
- State 10. 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.

**“EXHIBIT C”
Permitted Uses**

LAND USE MATRIX 22-unit Live/Work Development at 132, 134 and 140 Industrial Way P= Permitted Uses	
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, bookkeeping and data processing	P
• Offices: medical office with sole practitioner	P
• Photography Studio	P
• One-on-one Studio Use: Sole Practitioner for Dance; Martial arts; Music, Yoga, etc.	P
• Specialty Retail; Customers by appointment.	P
<p>NOTES: All businesses subject to zoning approval to ensure adequacy in parking and compatibility with a residential environment. other uses not specified in this table are either prohibited or may require a Conditional Use Permit, as deemed by the Development Services Director.</p>	



Legend

Address Points	Roads	Major Newport BLVD	SECONDARY Hydrology Channels
Freeway	Collector Freeway (cont)	Primary (cont)	





CONCEPTUAL PERSPECTIVE -
PEDESTRIAN VIEW AT THE CORNER OF INDUSTRIAL WAY + NEWPORT BLVD. ACCESS ROAD

SHEET INDEX

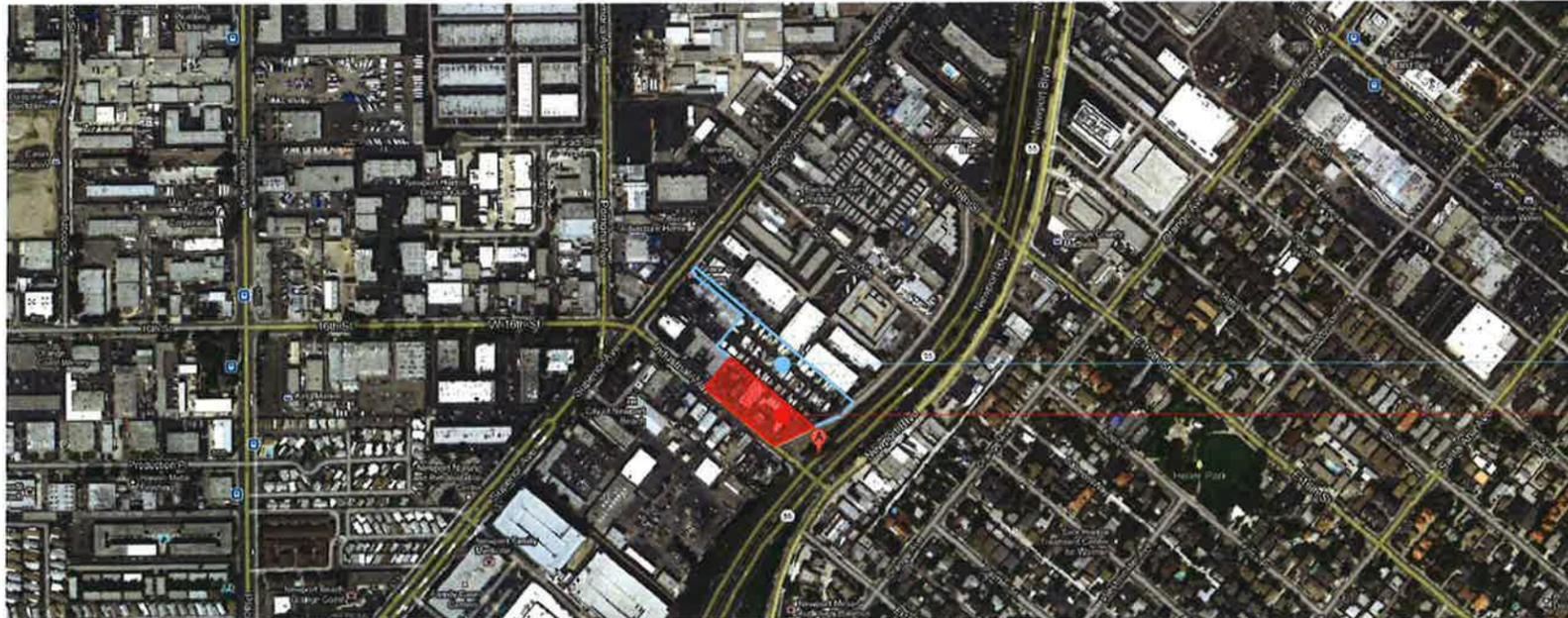
SD00	PROJECT SUMMARY + VICINITY MAP
C1	VESTING TENTATIVE TRACT MAP 17554
C2	MASTER PLAN
C3	PRELIMINARY GRADING
L1	PRELIMINARY LANDSCAPE PLAN
L2	CIRCULATION + PARKING DIAGRAM
SD01	CONCEPTUAL PERSPECTIVE
SD02	CONCEPTUAL PERSPECTIVE
SD03	SITE PLAN
SD04	SITE PLAN - COMPARISON STUDY
SD05	BUILDING ELEVATIONS - 2-PLEX ALT (A UNITS)
SD06	BUILDING ELEVATIONS - 3-PLEX ALT (A UNITS)
SD07	BUILDING ELEVATIONS - 4-PLEX (B UNITS)
SD08	BUILDING ELEVATIONS - 5-PLEX (A UNITS)
SD09	UNIT PLAN A
SD10	UNIT PLAN B
SD11	UNIT PLAN B ALTERNATE

SITE SUMMARY

PROJECT ADDRESS	132, 134 + 140 Industrial Way Costa Mesa, CA 92627	
LOT AREA	1.01 acres	44,189 sf
TOTAL RESIDENTIAL UNITS	22	
TOTAL UNIT WORK SPACE GROSS SQUARE FOOTAGE	7,670 sf	
DENSITY	21.69 DUs/acre	
FAR ALLOWABLE	1.00	
FAR PROVIDED	1.00	
LANDSCAPE AREA / OPEN SPACE	12,174 sf	28% of total lot area
BUILDING COVERAGE	19,605 sf	44% of total lot area
DRIVEWAYS / OPEN PARKING	12,410 sf	28% of total lot area

PROGRAM SUMMARY

PLAN	DESCRIPTION	QNTY	UNIT RESIDENTIAL AREA	UNIT WORK AREA	UNIT TOTAL AREA	AREA SUBTOTAL	PARKING RATIO	REQUIRED PARKING
A	2 BR / 3.5 BA LIVE / WORK UNIT SIDE BY SIDE GARAGE	10 (45%)	1,464 sf	347 sf	1,811 sf	18,110 sf	2.00	20 spaces
B	2 BR / 3.5 BA - DEN LIVE / WORK UNIT SIDE BY SIDE GARAGE GUEST PARKING	12 (55%)	1,591 sf	350 sf	1,941 sf	23,292 sf	2.00	24 spaces
							1.0 per unit	22 spaces
SUBTOTAL UNITS:						22 residential units		66 spaces required
								63 spaces provided
								3 parking spaces provided on adjacent site Available by a reciprocal agreement and CC&Rs



VICINITY MAP - NTS

APPROVED
VSTTM 17501
CURRENT SUBMITTAL
VSTTM 17554

ANCHOR LIVE / WORK - COSTA MESA

PROJECT SUMMARY + VICINITY MAP

ANCHOR LIVE / WORK - COSTA MESA

WITHEE MALCOLM ARCHITECTS, LLP
2251 West 190th Street
Torrance, CA 90504
1.310.217.8855 1.310.217.0425

INTRACORP COMPANIES
4081 MacArthur Blvd, Suite 250
Newport Beach, CA 92660

SCALE 1/16" = 1'-0"

0 16 32 48 64

JOB NO B2020 207
DATE February 26, 2013
PRINTED May 01, 2013



CONCEPTUAL PERSPECTIVE
VIEW ALONG INDUSTRIAL WAY FROM NEWPORT BLVD. ACCESS ROAD

CONCEPTUAL PERSPECTIVE

ANCHOR LIVE / WORK - COSTA MESA

ANCHOR LIVE / WORK - COSTA MESA



WITHEE MALCOLM
ARCHITECTS, LLP
2251 West 190th Street
Torrance, CA 90504
T: 310.217.8855 F: 310.217.0455

INTRACORP COMPANIES
4041 MacArthur Blvd. Suite 250
Newport Beach, CA 92650



JOB NO. 10035-237
DATE February 26, 2013
PRINTED May 01, 2013



CONCEPTUAL PERSPECTIVE
VIEW ALONG NEWPORT BLVD. ACCESS ROAD TOWARDS INDUSTRIAL WAY

CONCEPTUAL PERSPECTIVE

ANCHOR LIVE / WORK - COSTA MESA

ANCHOR LIVE / WORK - COSTA MESA



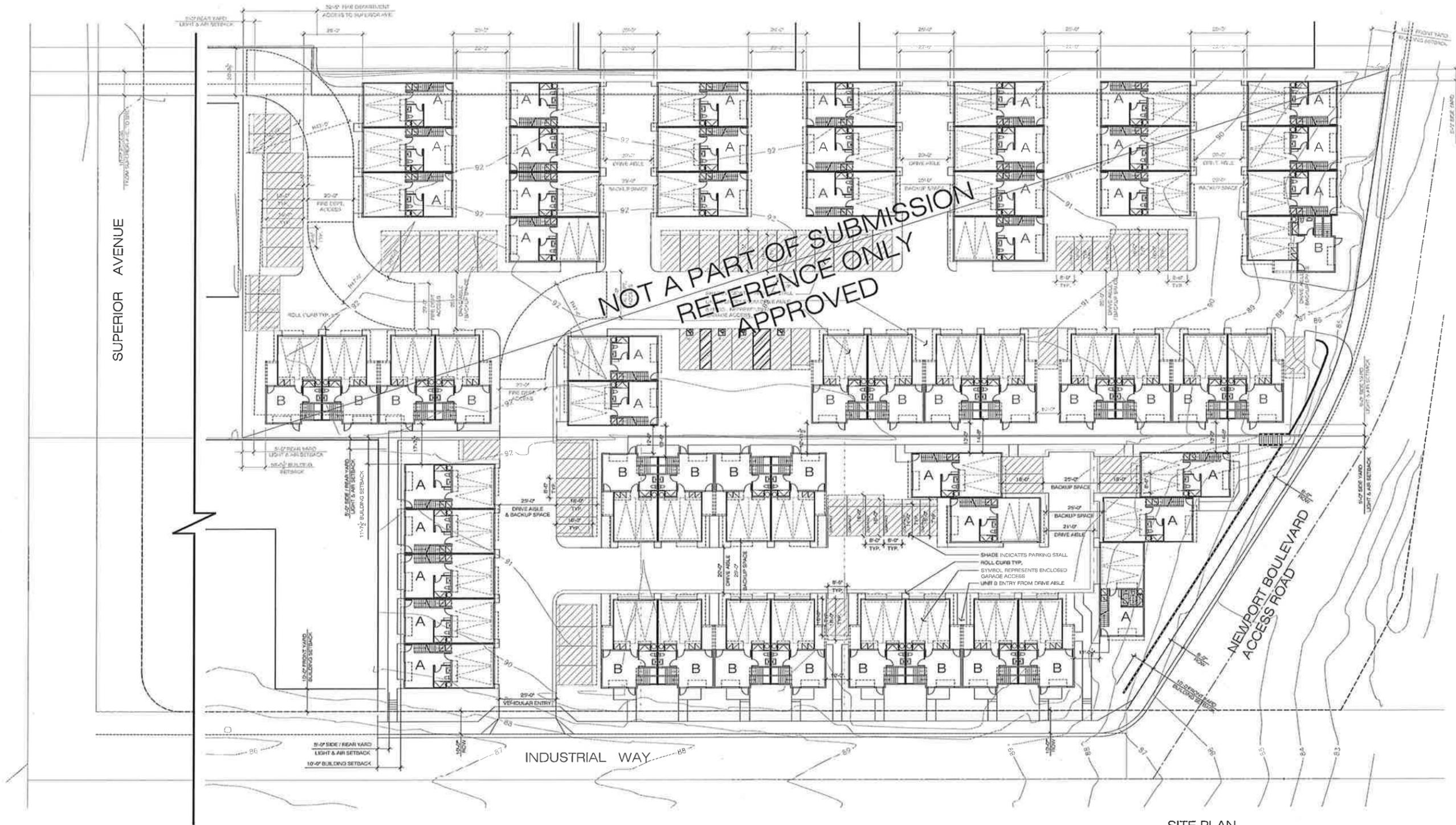
WITHEE MALCOLM
ARCHITECTS, LLP
2551 West 190th Street
Torrance, CA 90504
1.310.217.8855 1.310.217.0425

INTRACORP COMPANIES
4051 MacArthur Blvd, Suite 250
Newport Beach, CA 92660

SCALE: 1/16" = 1'-0"



JOB NO B2020 207
DATE February 26, 2013
PRINTED May 01, 2013



NOT A PART OF SUBMISSION
 REFERENCE ONLY
 APPROVED

SITE PLAN

PHASE 1 (ENTITLED) 38 UNITS - 41 PARKING SPACES
 PHASE 2 (PROPOSED) 22 UNITS - 21 PARKING SPACES

ANCHOR LIVE / WORK - COSTA MESA

ANCHOR LIVE / WORK - COSTA MESA

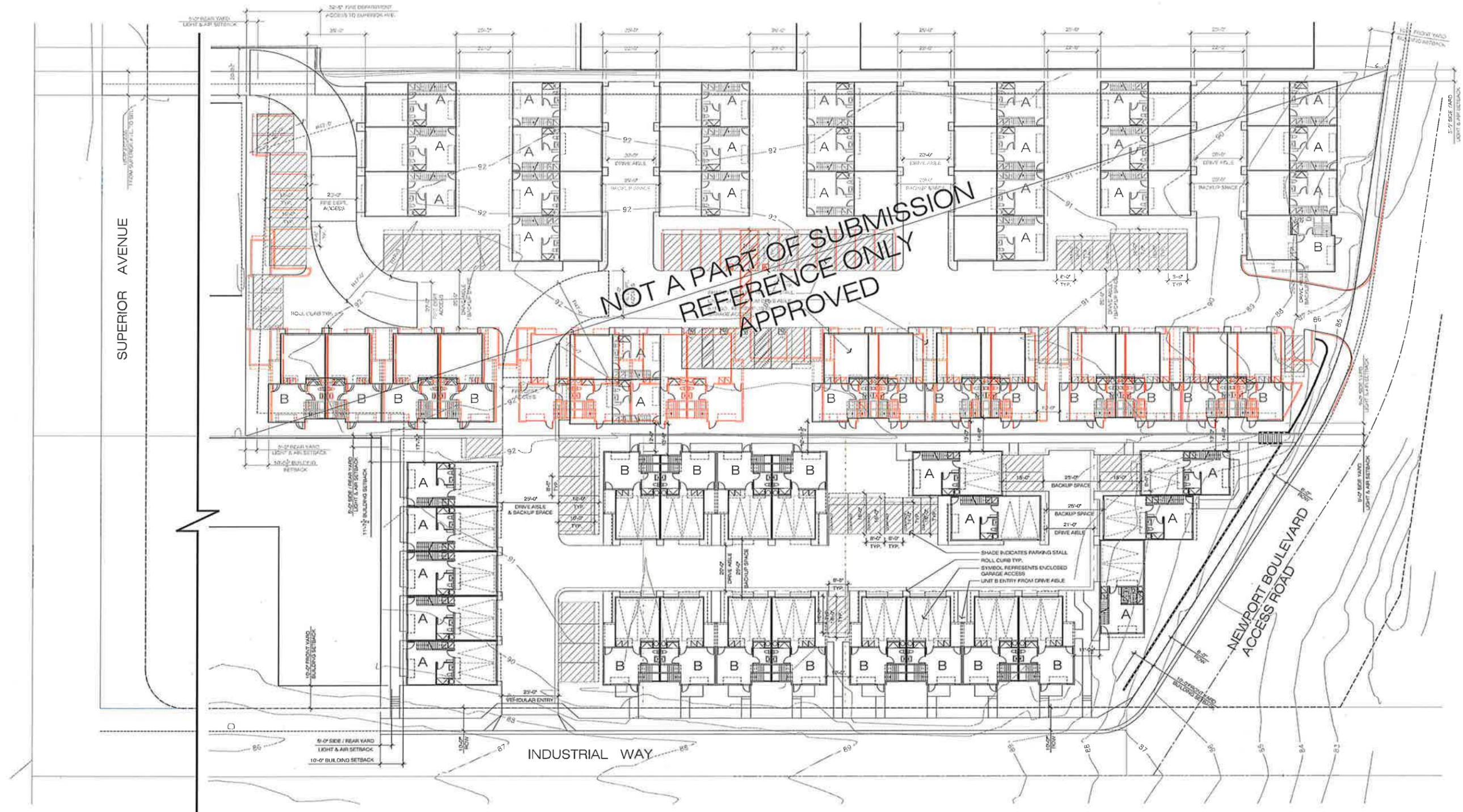


WITHEE MALCOLM
 ARCHITECTS, LLP
 2251 West 190th Street
 Torrance, CA 90504
 t. 310.217.8888 f. 310.217.0425

INTRACORP COMPANIES
 4041 Main Arthur Blvd, Suite 250
 Newport Beach, CA 92660
 mobile: 310.718.4147



JOB NO. 801003.007
 DATE: February 26, 2010
 PRINTED: April 16, 2010



NOT A PART OF SUBMISSION
 REFERENCE ONLY
 APPROVED

ANCHOR LIVE / WORK - COSTA MESA

SITE PLAN
 COMPARISON STUDY TO APPROVED ADJACENT SITE

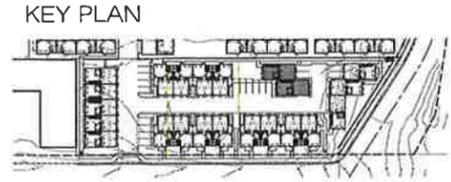
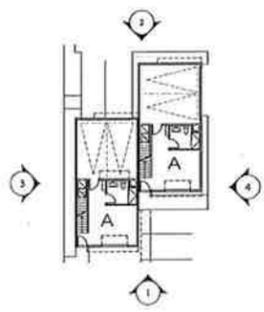
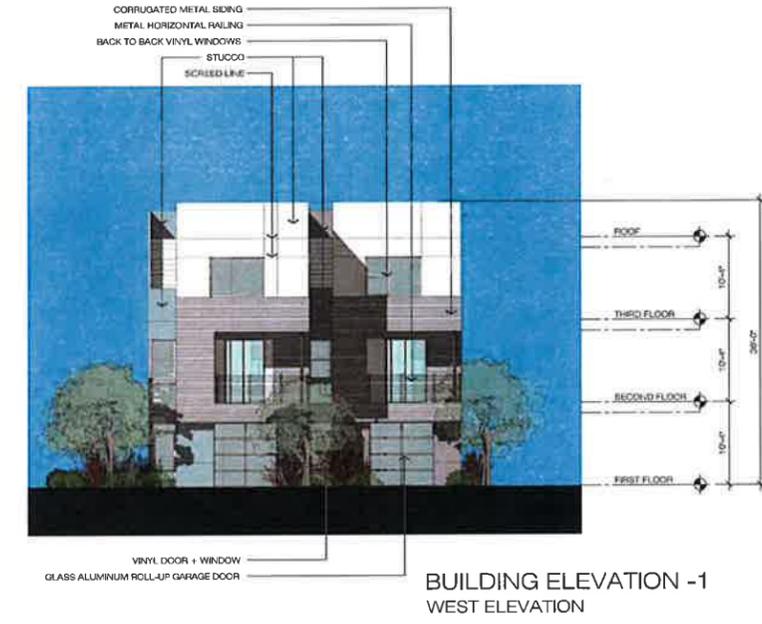
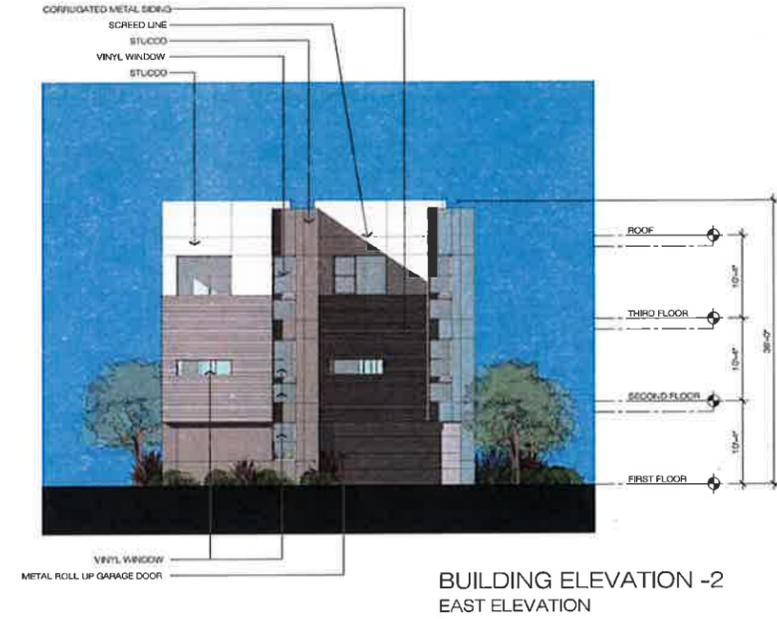
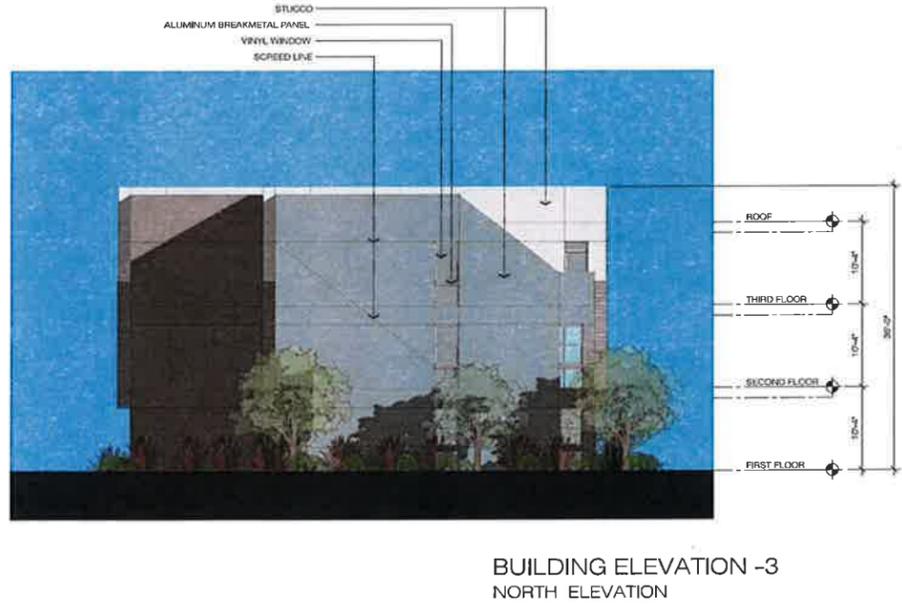
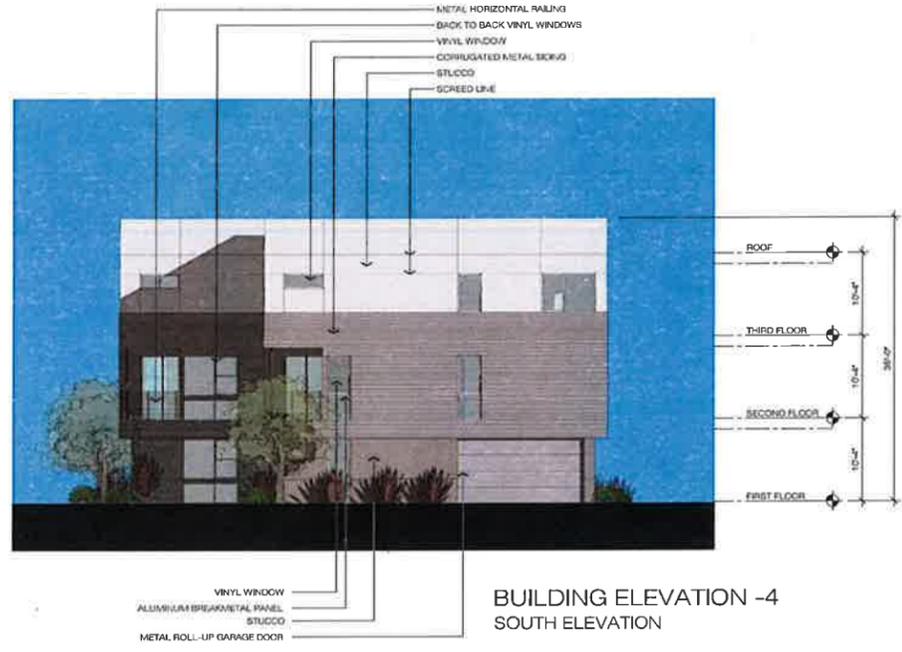
ANCHOR LIVE / WORK - COSTA MESA

WITHEE MALCOLM ARCHITECTS, LLP
 3251 West 156th Street
 Torrance, CA 90504
 1-310-217-8888

INTRACORP COMPANIES
 4041 MacArthur Blvd, Suite 250
 Newport Beach, CA 92660

Scale: 1/8" = 1'-0"
 0 10 20 40 60

JOB NO: 12005.007
 DATE: February 26, 2013
 PREPARED: April 18, 2013



BUILDING ELEVATIONS
 2-PLEX-ALT (A UNITS)

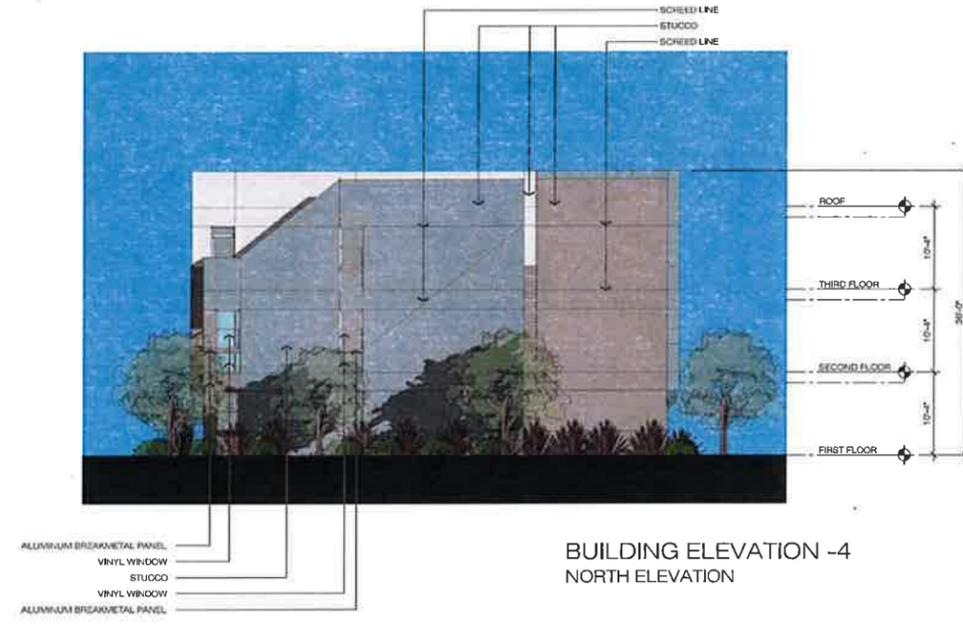
ANCHOR LIVE / WORK - COSTA MESA

WITHEE MALCOLM
 ARCHITECTS, LLP
 2261 West 190th Street
 Torrance, CA 90504
 1.310.217.8885 1.310.217.0425

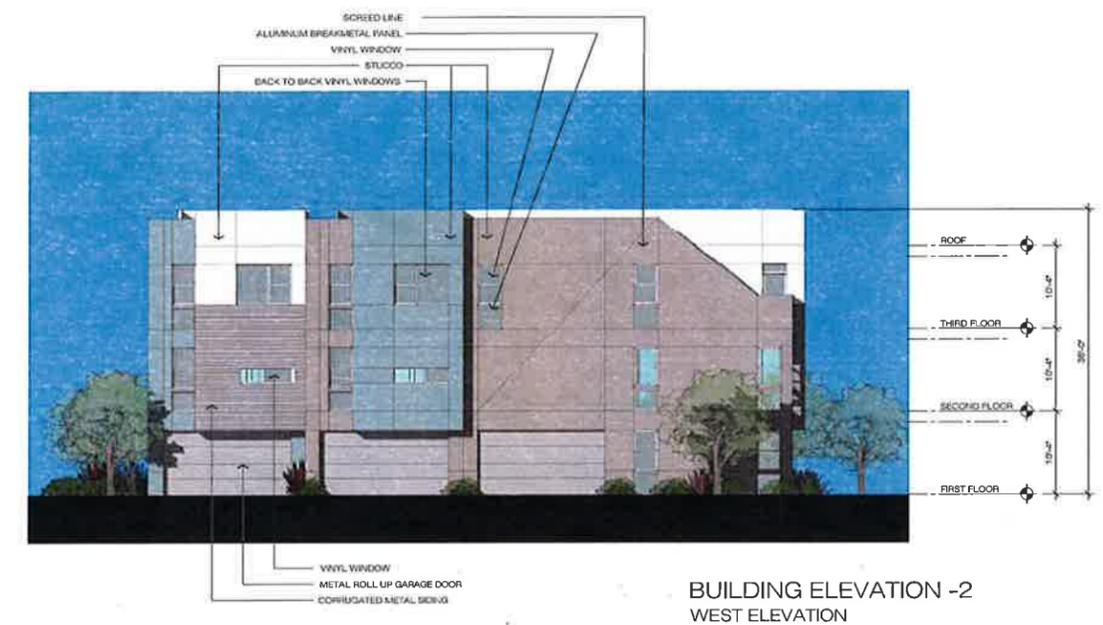
INTRACORP COMPANIES
 4641 MacArthur Blvd, Suite 210
 Newport Beach, CA 92660

ANCHOR LIVE / WORK - COSTA MESA

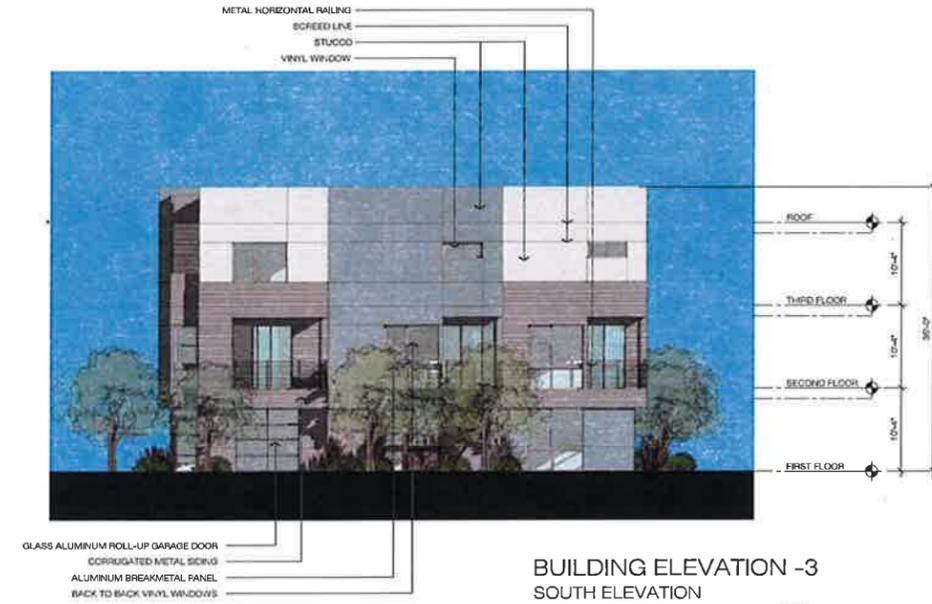
JOB NO. R2020.007
 DATE: February 25, 2013
 PRINTED: April 16, 2013



BUILDING ELEVATION -4
NORTH ELEVATION



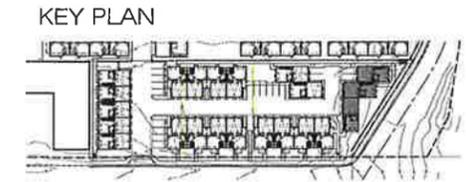
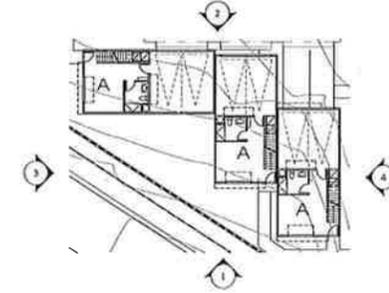
BUILDING ELEVATION -2
WEST ELEVATION



BUILDING ELEVATION -3
SOUTH ELEVATION



BUILDING ELEVATION -1
EAST ELEVATION



KEY PLAN

BUILDING ELEVATIONS
3-PLEX ALT (A UNITS)

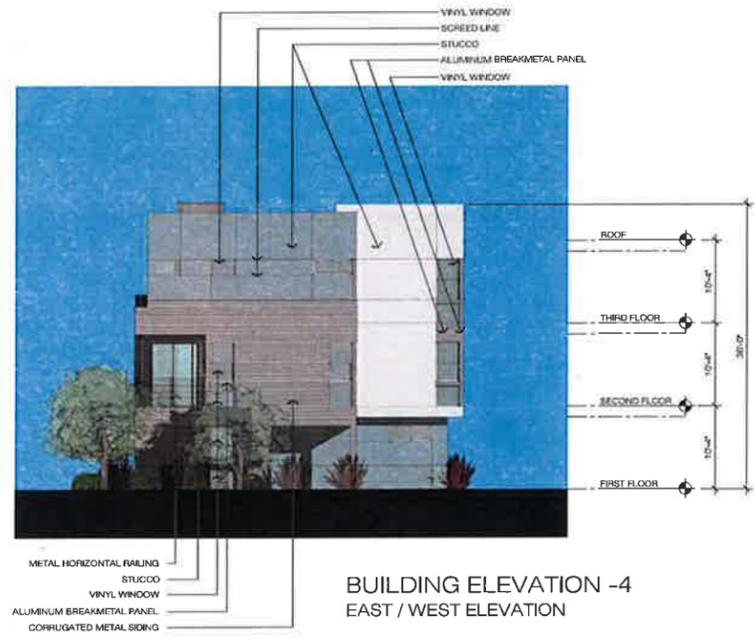
ANCHOR LIVE / WORK - COSTA MESA

WITHEE MALCOLM
ARCHITECTS, LLP
2251 West 168th Street
Torrance, CA 90504
T: 310.217.8885 F: 310.217.0425

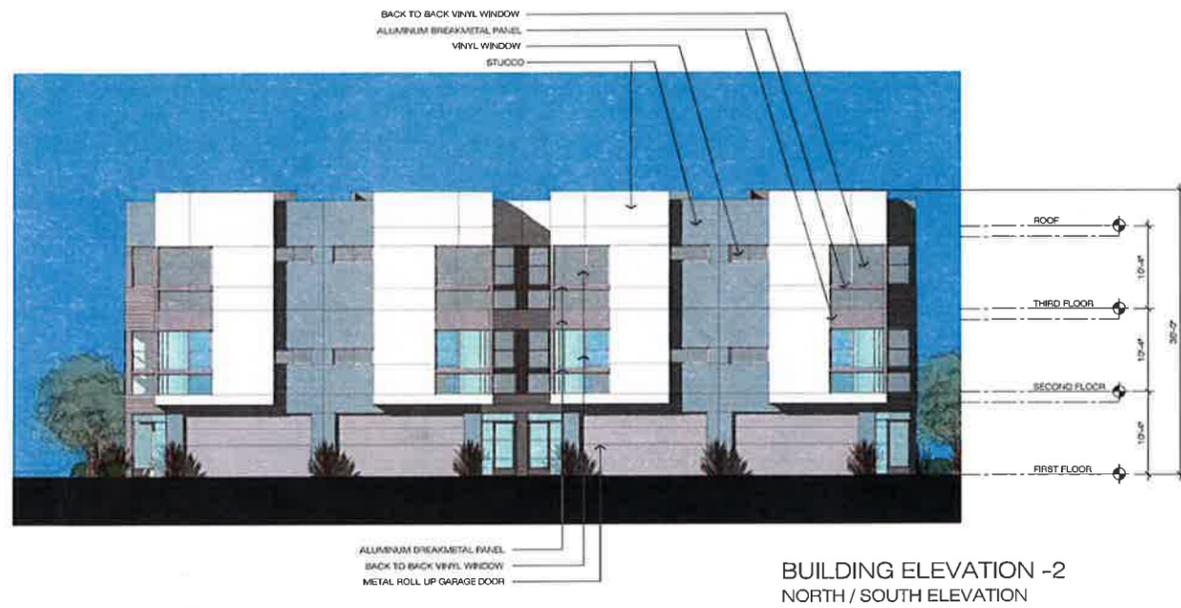
INTRACORP COMPANIES
4041 MacArthur Blvd Suite 250
Newport Beach, CA 92660

ANCHOR LIVE / WORK - COSTA MESA

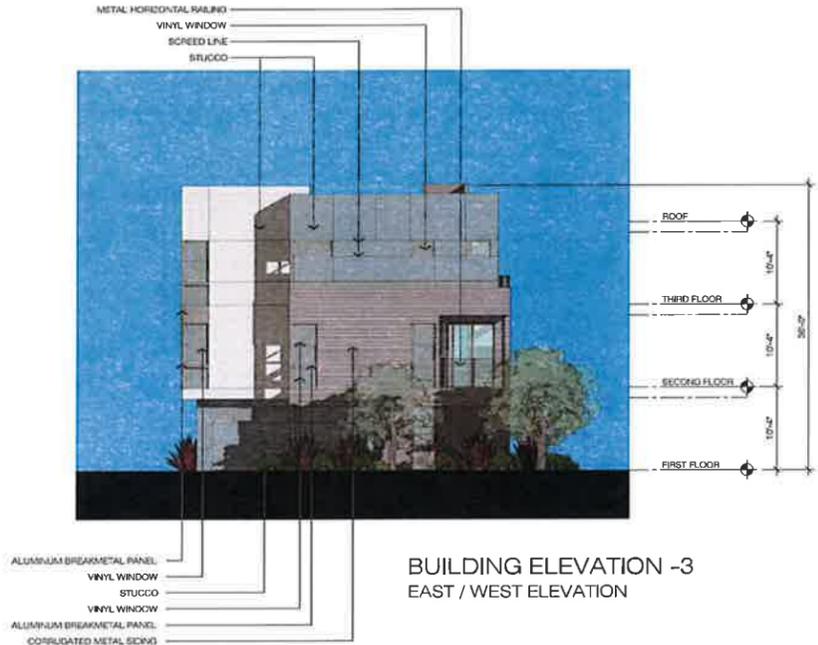
JOB NO. B2090.207
DATE: February 26, 2013
PRINTED: April 18, 2013



BUILDING ELEVATION -4
EAST / WEST ELEVATION



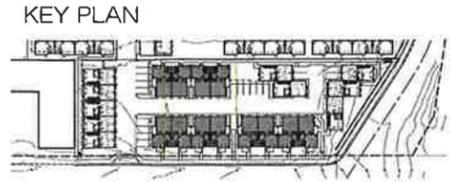
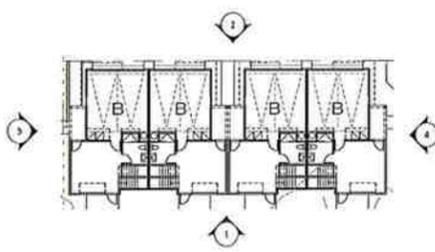
BUILDING ELEVATION -2
NORTH / SOUTH ELEVATION



BUILDING ELEVATION -3
EAST / WEST ELEVATION



BUILDING ELEVATION -1
NORTH / SOUTH ELEVATION



BUILDING ELEVATIONS
4-PLEX (B UNITS)

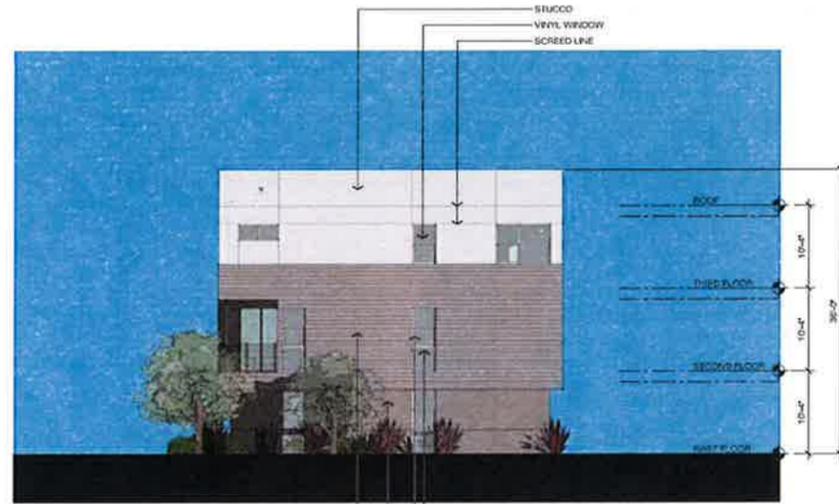
ANCHOR LIVE / WORK - COSTA MESA

WITHEE MALCOLM
ARCHITECTS, LLP
2251 West 190th Street
Torrance, CA 90504
t. 310. 217. 8885 f. 310. 217. 0425

INTRACORP COMPANIES
4041 Mico Arthur Blvd. Suite 250
Newport Beach, CA 92660

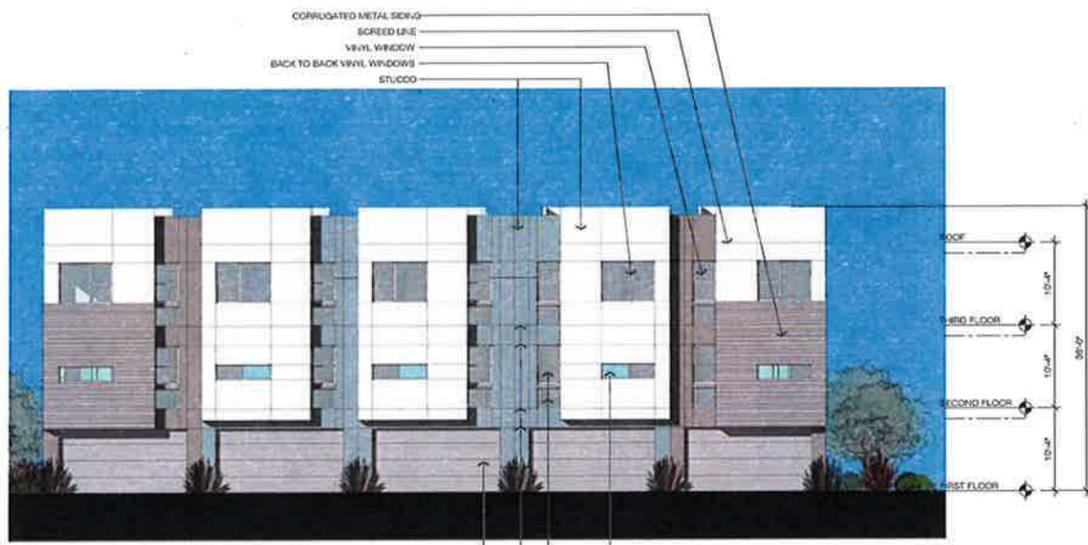
ANCHOR LIVE / WORK - COSTA MESA

JOB NO. B2020-207
DATE: February 26, 2013
PRINTED: April 18, 2013



CORRUGATED METAL SIDING
STUCCO
VINYL WINDOW
ALUMINUM BREAK METAL PANEL

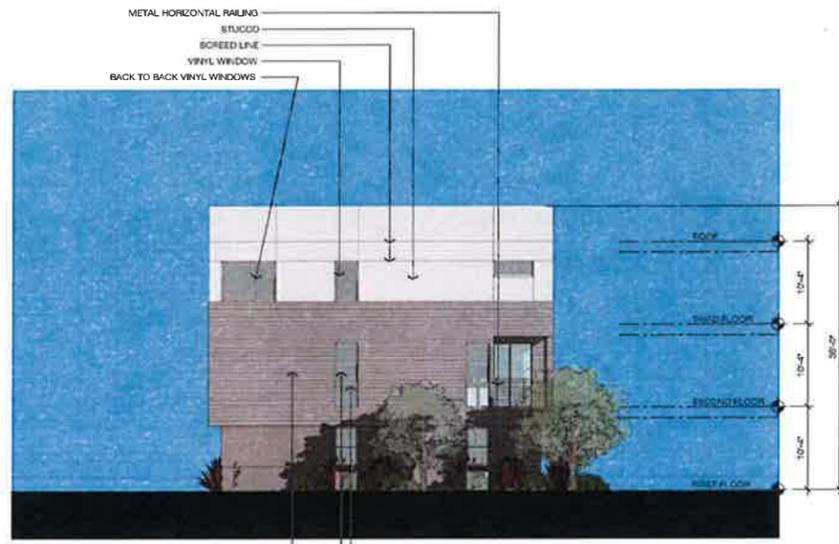
**BUILDING ELEVATION -4
NORTH ELEVATION**



CORRUGATED METAL SIDING
SCREED LINE
VINYL WINDOW
BACK TO BACK VINYL WINDOWS
STUCCO

METAL ROLL UP GARAGE DOOR
SCREED LINE
VINYL WINDOW

**BUILDING ELEVATION -2
EAST ELEVATION**



METAL HORIZONTAL RAILING
STUCCO
SCREED LINE
VINYL WINDOW
BACK TO BACK VINYL WINDOWS

CORRUGATED METAL SIDING
VINYL WINDOW
ALUMINUM BREAK METAL PANEL

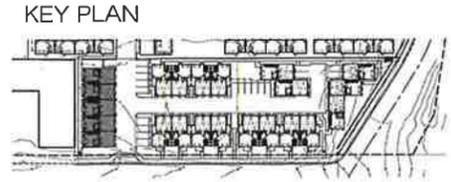
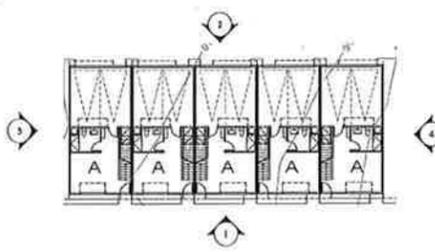
**BUILDING ELEVATION -3
SOUTH ELEVATION**



CORRUGATED METAL SIDING
METAL HORIZONTAL RAILING
STUCCO
BACK TO BACK VINYL WINDOW
SCREED LINE

GLASS ALUMINUM ROLL-UP GARAGE DOOR
VINYL DOOR + WINDOW

**BUILDING ELEVATION -1
WEST ELEVATION**



**BUILDING ELEVATIONS
5-PLEX (A UNITS)**

ANCHOR LIVE / WORK - COSTA MESA

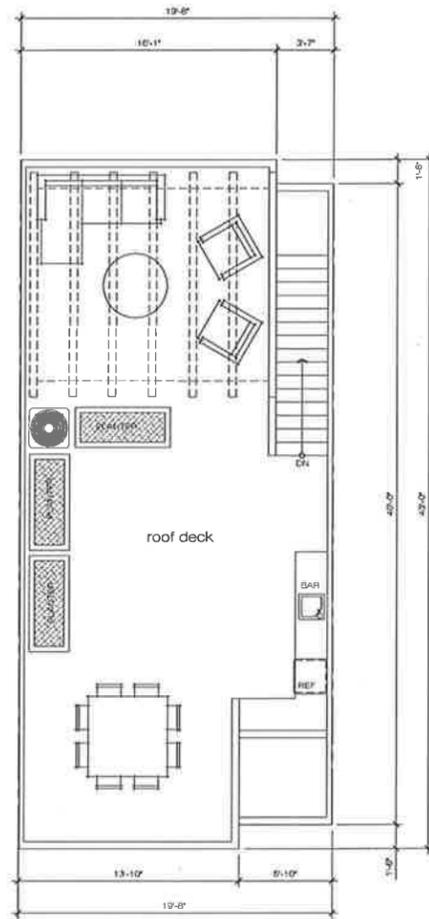


WITHEE MALCOLM
ARCHITECTS, LLP
2251 West 100th Street
Torrance, CA 90504
T: 310.217.8885 F: 310.217.0425

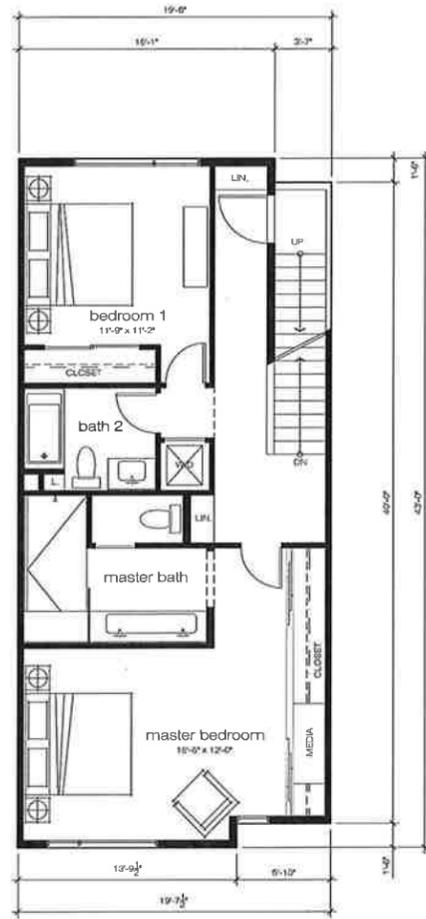
INTRACORP COMPANIES
4541 MacArthur Blvd, Suite 250
Newport Beach, CA 92660

ANCHOR LIVE / WORK - COSTA MESA

JOB NO: E2012.207
DATE: February 26, 2013
PRINTED: April 18, 2013



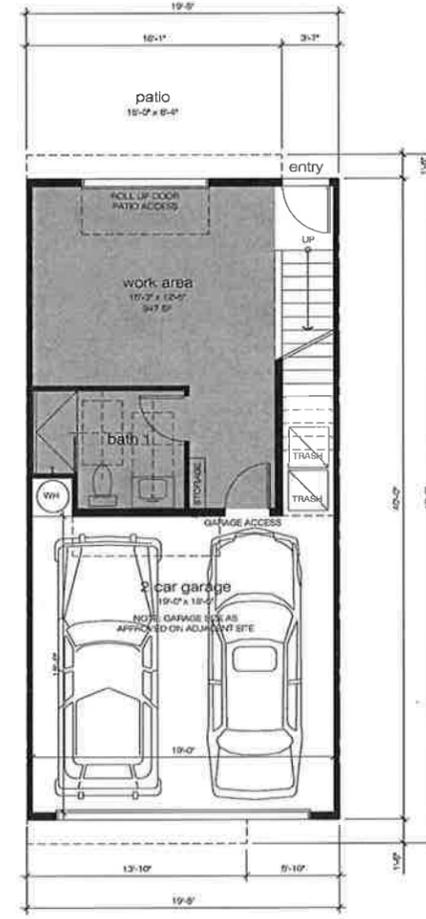
UNIT A - roof deck
 AREA: 0 sf
 ROOF DECK: 660 sf



UNIT A - third floor plan
 AREA: 708 sf



UNIT A - second floor plan
 AREA: 698 sf
 DECK: 81 sf



UNIT A - first floor plan
 AREA: 347 sf
 PATIO: 114 sf

UNIT A
 TOTAL AREA: 1,811 sf
 TOTAL PATIO / DECK: 165 sf
 TOTAL ROOF DECK: 660 sf

ANCHOR LIVE / WORK - COSTA MESA

**UNIT PLANS
 UNIT A**

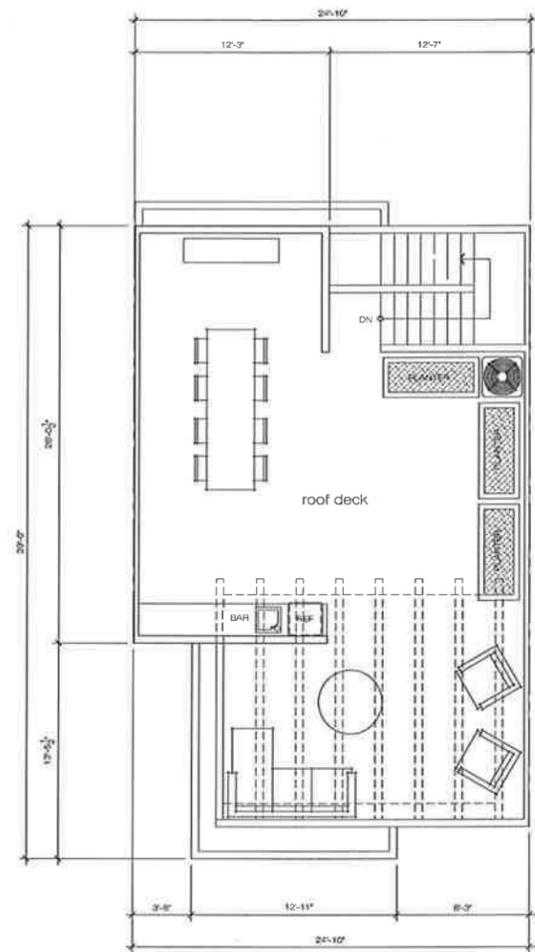
ANCHOR LIVE / WORK - COSTA MESA

**WITHEE MALCOLM
 ARCHITECTS, LLP**
 2251 West 103rd Street
 Torrance, CA 90504
 t. 310. 217. 8885 f. 310. 217. 0425

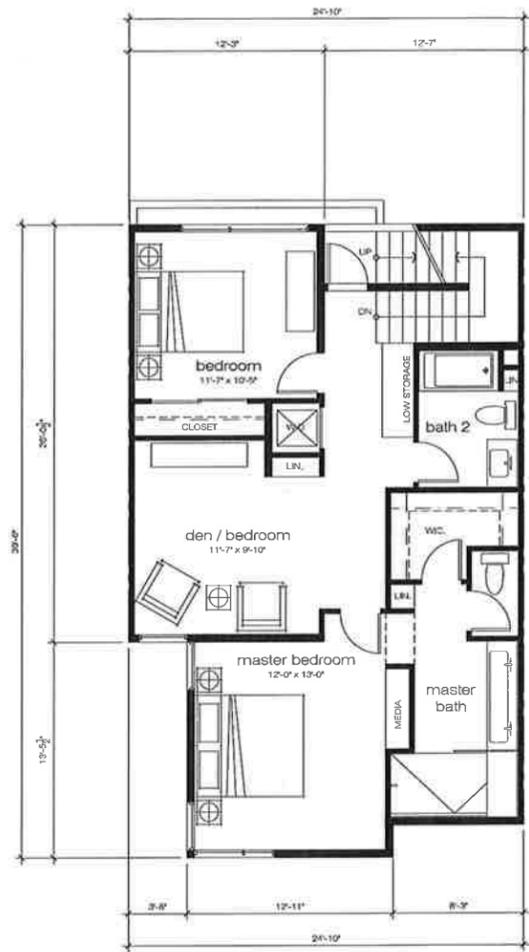
INTRACORP COMPANIES
 4041 MacArthur Blvd. Suite 250
 Newport Beach, CA 92660



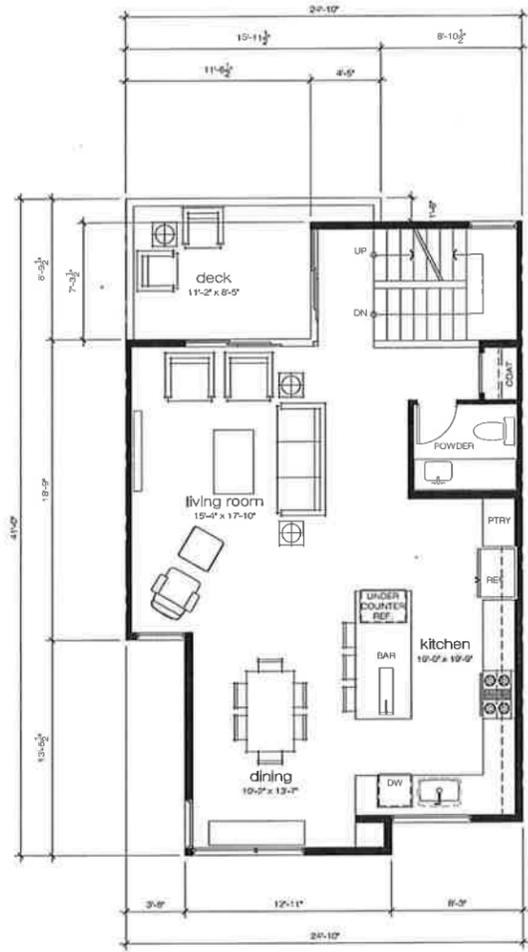
JOB NO. 80020 207
 DATE: February 28, 2013
 PRINTED: April 18, 2013



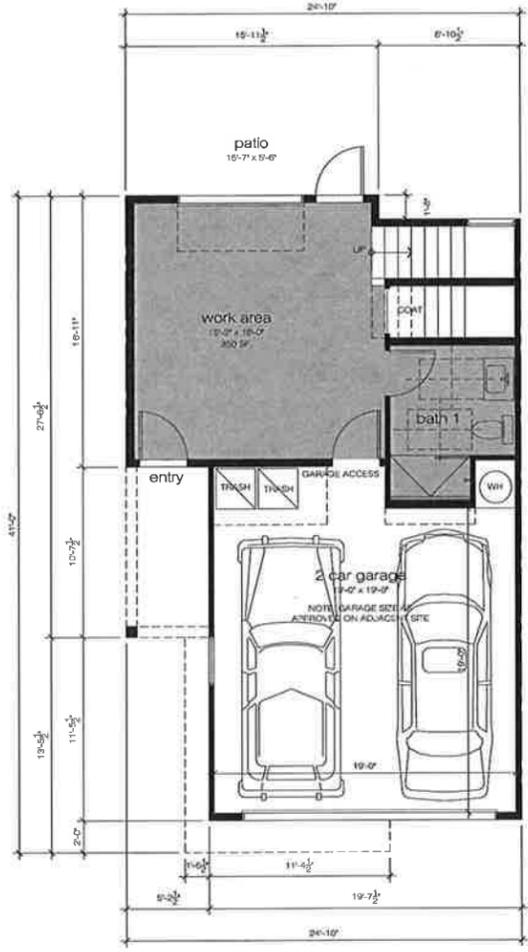
UNIT B -roof deck
 AREA: 0 sf
 ROOF DECK: 720 sf



UNIT B -third floor plan
 AREA: 831 sf



UNIT B - second floor plan
 AREA: 760 sf
 DECK: 83 sf



UNIT B - first floor plan
 AREA: 950 sf
 PATIO: 145 sf

UNIT B
 TOTAL AREA: 1,941 sf
 TOTAL DECK: 238 sf
 TOTAL ROOF DECK: 720 sf

ANCHOR LIVE / WORK - COSTA MESA

UNIT PLANS
 UNIT B

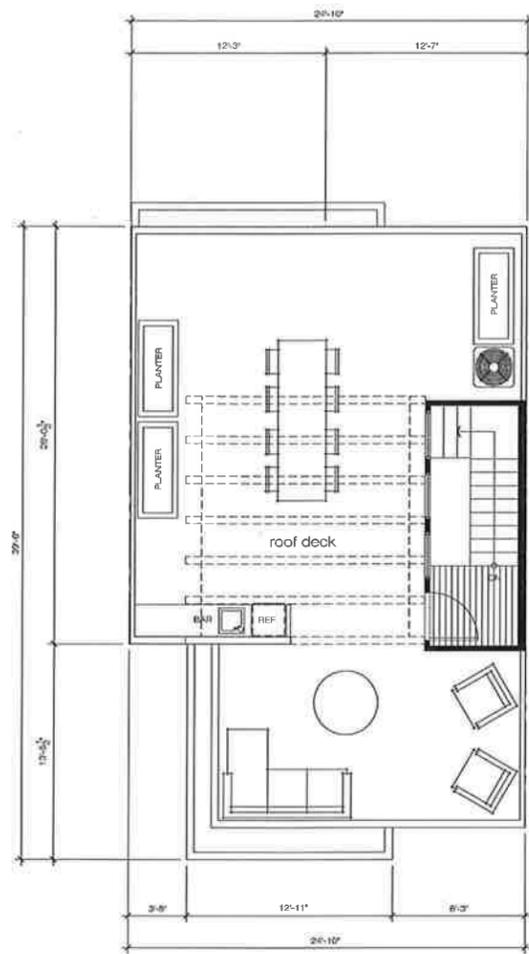
ANCHOR LIVE / WORK - COSTA MESA

WITHEE MALCOLM ARCHITECTS, LLP
 2251 West 100th Street
 Torrance, CA 90504
 T: 310.217.6885 F: 310.217.0425

INTRACORP COMPANIES
 4041 MacArthur Blvd, Suite 250
 Newport Beach, CA 92660



JOB NO.: E2020-207
 DATE: February 26, 2013
 PRINTED: April 18, 2013



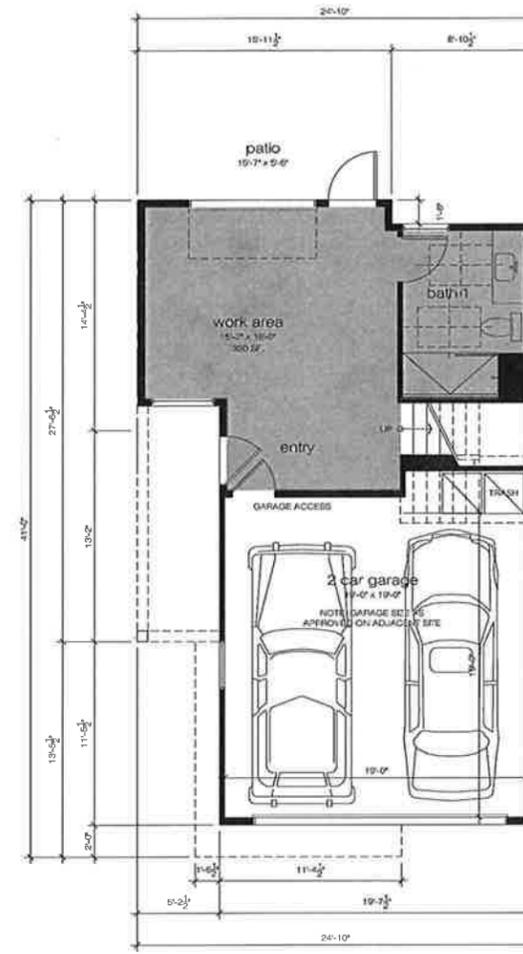
UNIT B -roof deck
 AREA: 6 sf
 ROOF DECK: 729 sf



UNIT B -third floor plan
 AREA: 649 sf



UNIT B - second floor plan
 AREA: 773 sf
 DECK: 82 sf



UNIT B - first floor plan
 AREA: 367 sf
 PATIO: 145 sf

UNIT B
 TOTAL AREA: 1,869 sf
 TOTAL DECK: 235 sf
 TOTAL ROOF DECK: 645 sf

ANCHOR LIVE / WORK - COSTA MESA

**UNIT PLANS
 UNIT B-ALTERNATE**

ANCHOR LIVE / WORK - COSTA MESA

WITHEE MALCOLM ARCHITECTS, LLP
 2251 W. 100th Street
 Torrance, CA 90504
 T: 310.217.8888 F: 310.217.0425

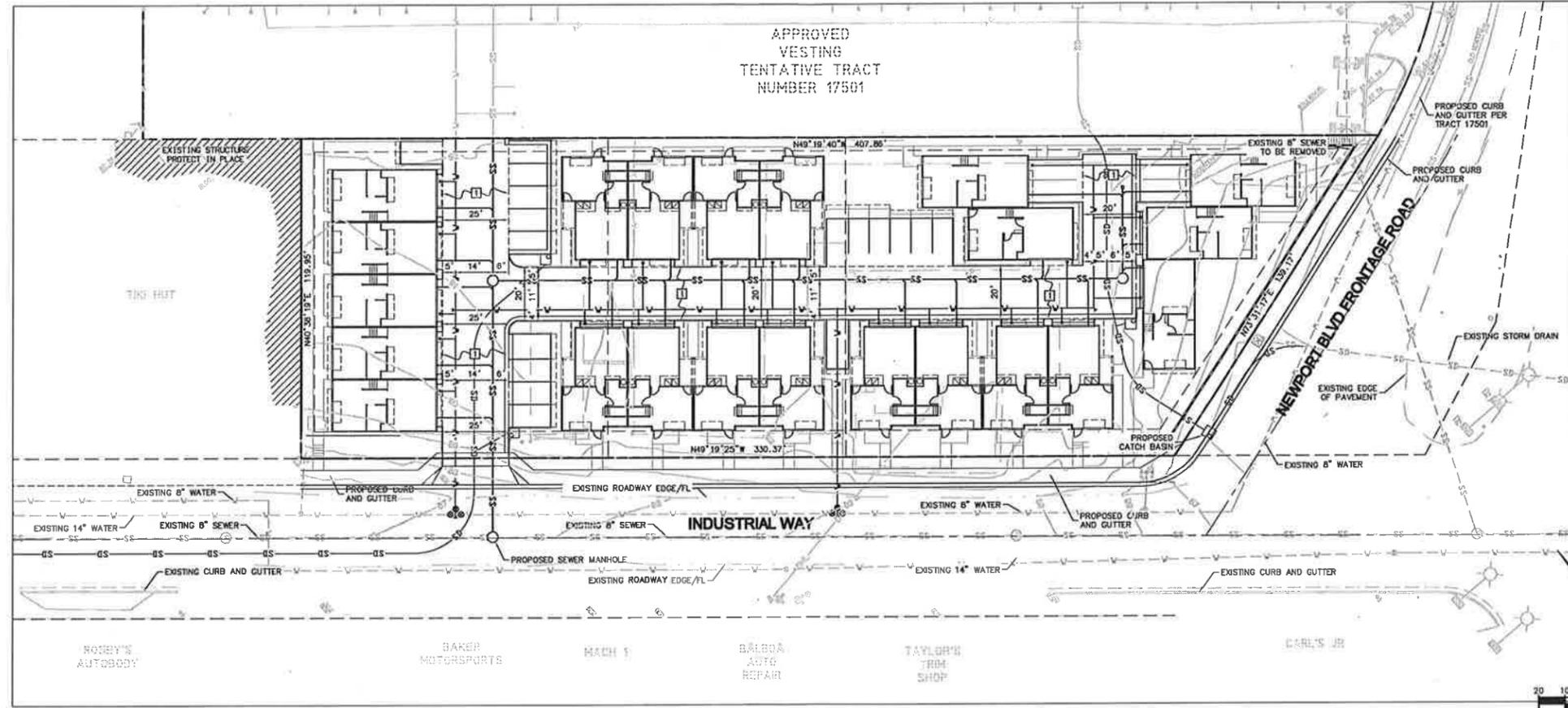
INTRACORP COMPANIES
 4041 MacArthur Blvd, Suite 250
 Newport Beach, CA 92660

scale: 1/8" = 1'-0"

JOB NO: 02020.007
 DATE: February 26, 2013
 PRINTED: April 18, 2013

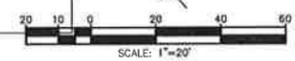
132, 134 & 140 INDUSTRIAL WAY MASTER PLAN

VESTING TENTATIVE TRACT NO. 17554 FOR CONDOMINIUM PURPOSES CITY COSTA MESA, STATE OF CALIFORNIA

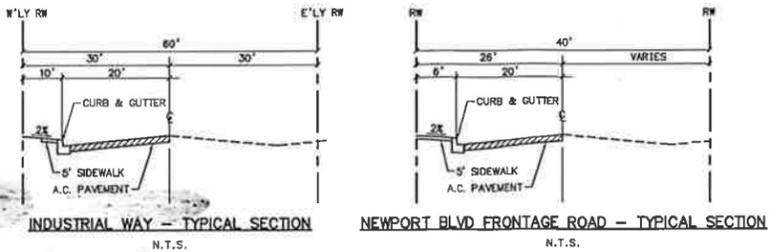


LEGEND

---	BOUNDARY
---	EXISTING PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE
---	EXISTING SEWER
---	PHASE 1 SEWER
---	PROPOSED SEWER
---	EXISTING WATER
---	PHASE 1 WATER
---	PROPOSED WATER
---	EXISTING STORM DRAIN
---	PHASE 1 STORM DRAIN
---	PROPOSED STORM DRAIN



VICINITY MAP
NOT TO SCALE



INDUSTRIAL WAY - TYPICAL SECTION
N.T.S.

NEWPORT BLVD FRONTAGE ROAD - TYPICAL SECTION
N.T.S.

BASIS OF COORDINATES
BEARINGS AND COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83, EPOCH 2007.00), ZONE 6; BASED LOCALLY UPON THE FOLLOWING CONTROL STATIONS AS PUBLISHED BY THE COUNTY OF ORANGE (CCS):
CCS6225 CCS GPS 6225, CCS6263 CCS GPS 6263, FVFK CCS GPS FVFK.

BENCHMARK
BM1170 CCS BM N5-11-70 3-3/4" DISK SET IN THE SE CORNER OF A 4.5' X 11.5' CATCH BASIN, MONUMENT IS LOCATED AT THE NW CORNER OF THE INTX OF WEST 16TH STREET AND POMONA AVENUE, SET LEVEL WITH THE SIDEWALK, NAVD83, ELEV = 74.78, YEAR LEVELED : 2005

PROPOSED EASEMENTS
EASEMENT FOR THE PURPOSES OF PUBLIC UTILITIES, INGRESS & EGRESS, SIDEWALK ACCESSIBILITY

REVISION



- GENERAL NOTES**
- SITE ADDRESS 132, 134 AND 140 INDUSTRIAL WAY COSTA MESA, CA 92627
 - ASSESSOR PARCEL 425-351-09, 425-351-10 AND 425-351-11
 - SITE AREA:
NET: 1.0 AC
GROSS: 1.3 AC (TO CL. OF ADJACENT STREETS)
 - EXISTING ZONING: GENERAL BUSINESS
 - PROPOSED ZONING: MIXED-USE DEVELOPMENT PER 19 WEST URBAN PLAN
 - EXISTING LANDUSE: GENERAL COMMERCIAL
 - PROPOSED LANDUSE: MIXED-USE LIVE/WORK PER 19 WEST URBAN PLAN
 - FLOOD ZONE: NO SPECIAL FLOOD HAZARDS
 - TOTAL NUMBER OF LOTS: 1
 - TOTAL NUMBER OF UNITS: 22
 - PROPOSED DEVELOPMENT:
3 STORY LIVE/WORK CONDOS
61 TOTAL PARKING SPACES INCL. GARAGE SPACES
 - UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE PUBLIC INFORMATION
 - ALL EXISTING STRUCTURES ON SITE SHALL BE REMOVED.

UTILITY COMPANIES/CONTACTS

TELEPHONE	PACIFIC BELL	(800) 310-2155
ELECTRIC	SOUTHERN CALIFORNIA EDISON CO	(800)884-8123
GAS	SOUTHERN CALIFORNIA GAS CO	(800)427-2100
CABLE T.V.	TIME WARNER CABLE	(866)744-1678
SEWER AND TRASH	COSTA MESA SANITARY DISTRICT	(949)845-8400
WATER	MESA CONSOLIDATED WATER	(949) 631-1200

ENGINEER RBF CONSULTING 14725 ALTON PKWY IRVINE, CA 92618 PHONE: (949) 472-3505
DEVELOPER INTRACORP COMPANIES 4041 MACARTHUR BLVD., SUITE 250 NEWPORT BEACH, CA 92660 PHONE: (949) 955-2370
OWNER INTRACORP COMPANIES 4041 MACARTHUR BLVD., SUITE 250 NEWPORT BEACH, CA 92660 PHONE: (949) 955-2370
PROJECT ADDRESS 132, 134 AND 140 INDUSTRIAL WAY COSTA MESA, CA 92627

LEGAL DESCRIPTION

PARCEL 1: THAT PORTION OF LOT 11, "NEWPORT HEIGHTS", IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 63 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

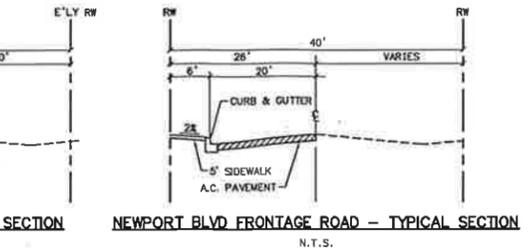
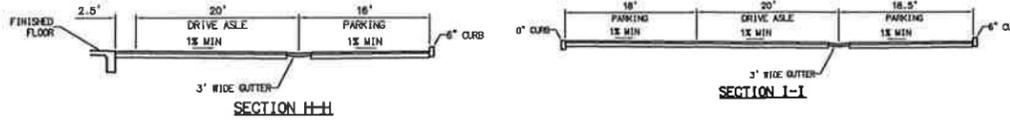
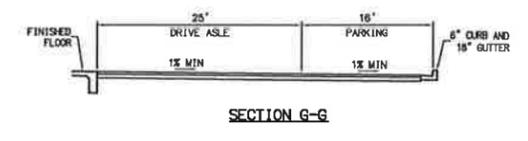
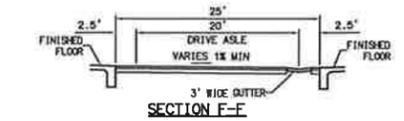
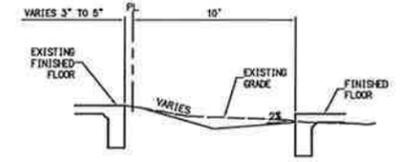
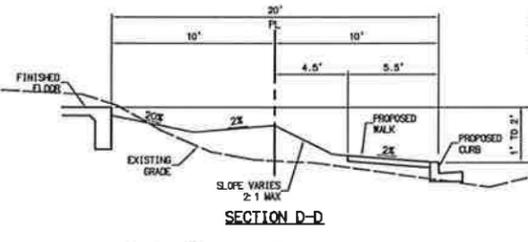
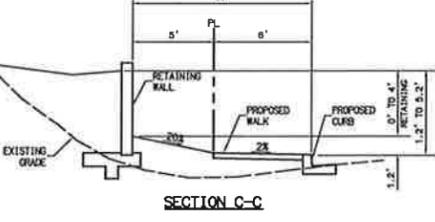
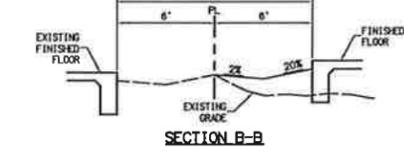
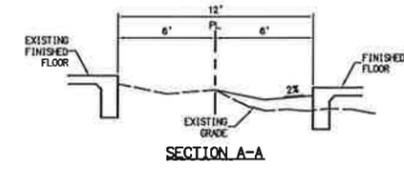
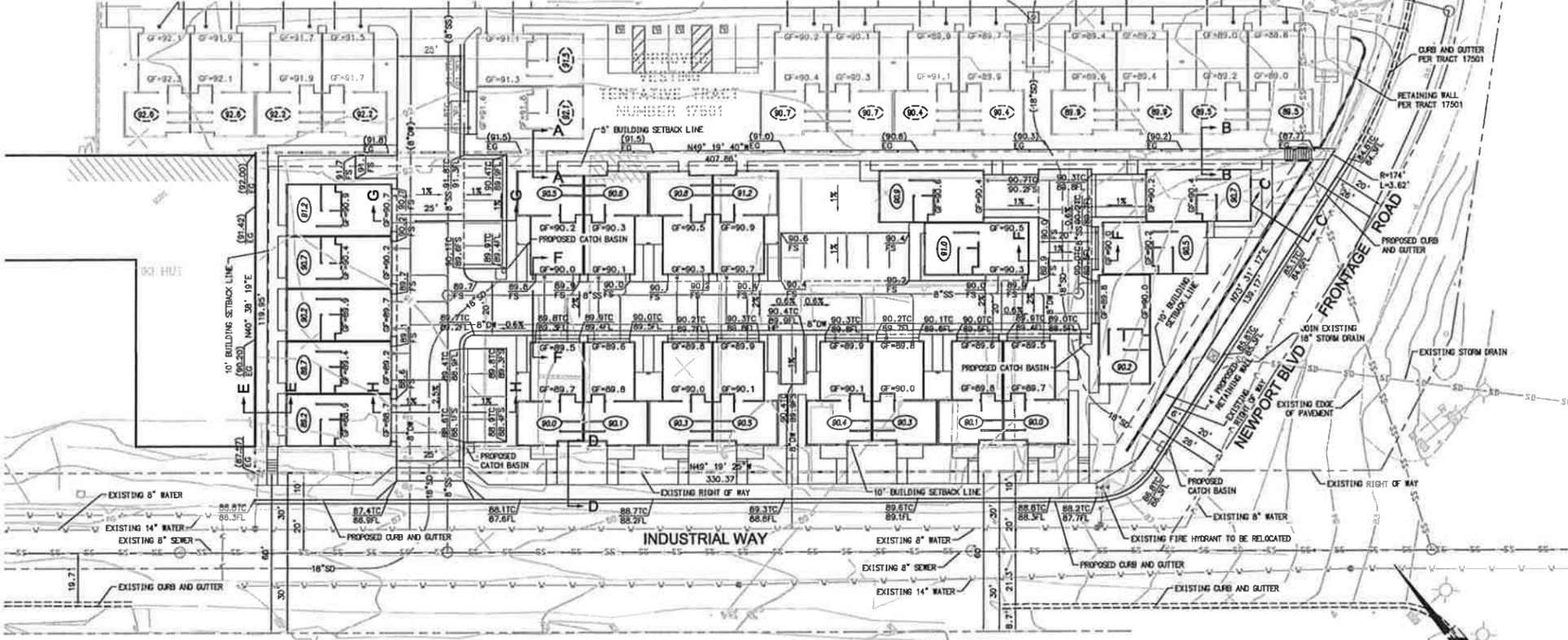
PARCEL 2: THAT PORTION OF LOT 11 OF "NEWPORT HEIGHTS", AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 63 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 3: THE NORTHEASTERLY 150.075 FEET, MEASURED ALONG THE NORTHWESTERLY LINE OF LOT 11 OF "NEWPORT HEIGHTS", IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA.

MASTER PLAN
FOR
TTM 17554
CITY OF COSTA MESA CASE NO. X

SHEET
1
OF
1

132, 134 & 140 INDUSTRIAL WAY PRELIMINARY GRADING PLAN VESTING TENTATIVE TRACT NO. 17554 FOR CONDOMINIUM PURPOSES CITY COSTA MESA, STATE OF CALIFORNIA



- GENERAL NOTES**
- SITE ADDRESS 132, 134 AND 140 INDUSTRIAL WAY COSTA MESA, CA 92627
 - ASSESSOR PARCEL 425-351-09, 425-351-10 AND 425-351-11
 - SITE AREA: NET: 1.0 AC; GROSS: 1.3 AC (TO CL. OF ADJACENT STREETS)
 - EXISTING ZONING: GENERAL BUSINESS
 - PROPOSED ZONING: MIXED-USE DEVELOPMENT PER 19 WEST URBAN PLAN
 - EXISTING LANDUSE: GENERAL COMMERCIAL
 - PROPOSED LANDUSE: MIXED-USE LIVE/WORK PER 19 WEST URBAN PLAN
 - FLOOD ZONE: NO SPECIAL FLOOD HAZARDS
 - TOTAL NUMBER OF LOTS: 1
 - TOTAL NUMBER OF UNITS: 22
 - PROPOSED DEVELOPMENT: 3 STORY LIVE/WORK CONDOS; 61 TOTAL PARKING SPACES INCL. GARAGE SPACES
 - UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE PUBLIC INFORMATION
 - ALL EXISTING STRUCTURES ON SITE SHALL BE REMOVED.

UTILITY COMPANIES/CONTACTS

TELEPHONE	PACIFIC BELL	(800) 310-2155
ELECTRIC	SOUTHERN CALIFORNIA EDISON CO.	(800)884-8123
GAS	SOUTHERN CALIFORNIA GAS CO	(800)427-2100
CABLE T.V.	TIME WARNER CABLE	(866)744-1676
SEWER AND TRASH	COSTA MESA SANITARY DISTRICT	(949)845-8400
WATER	MESA CONSOLIDATED WATER	(949) 631-1200

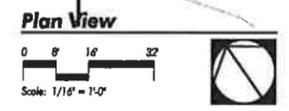
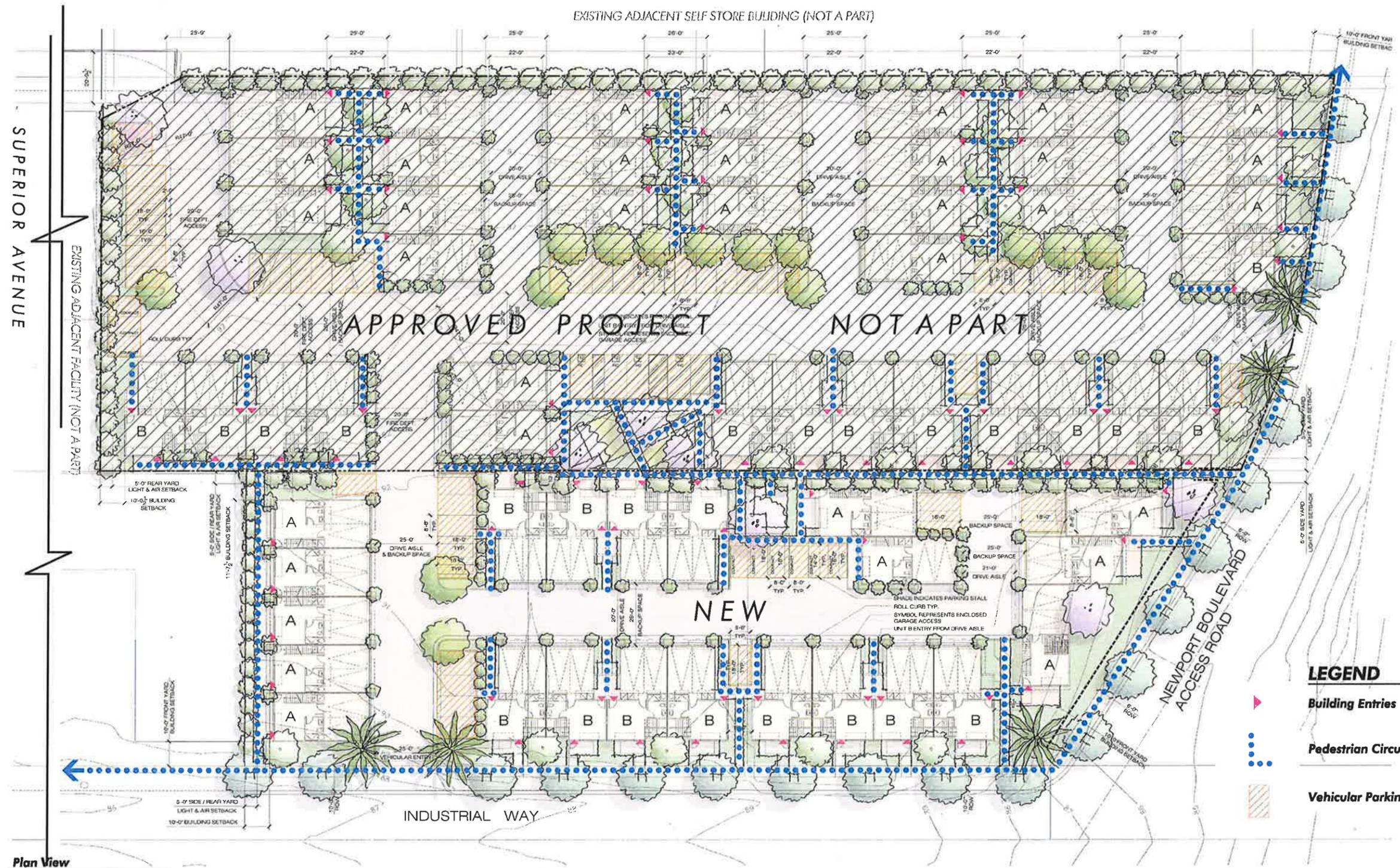
ENGINEER RBF CONSULTING 14725 ALTON PKWY IRVINE, CA 92618 PHONE: (949) 472-3505
DEVELOPER INTRACORP COMPANIES 4041 MACARTHUR BLVD., SUITE 250 NEWPORT BEACH, CA 92660 PHONE: (949) 855-2370
OWNER INTRACORP COMPANIES 4041 MACARTHUR BLVD., SUITE 250 NEWPORT BEACH, CA 92660 PHONE: (949) 855-2370
PROJECT ADDRESS 132, 134 AND 140 INDUSTRIAL WAY COSTA MESA, CA 92627
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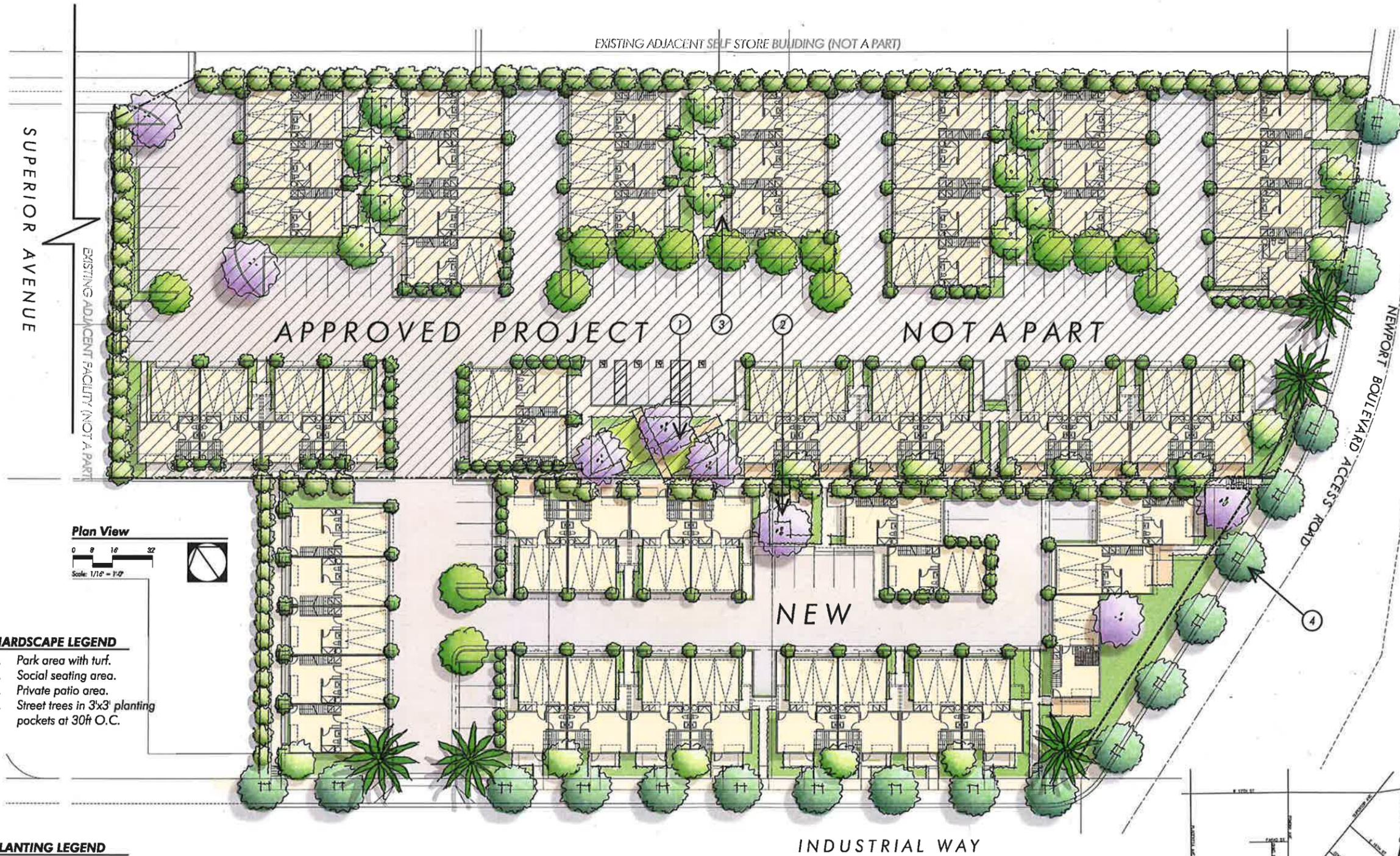
REVISION

RBF CONSULTING
A Baker Company
14725 ALTON PARKWAY
IRVINE, CALIFORNIA 92618-2027
949.472.3505 • FAX 949.472.8373 • www.RBF.com

PRELIMINARY GRADING FOR TTM 17554
CITY OF COSTA MESA CASE NO. X

SHEET 1 of 1





Plan View

0 8 16 32
Scale: 1/16" = 1'-0"

HARDSCAPE LEGEND

1. Park area with turf.
2. Social seating area.
3. Private patio area.
4. Street trees in 3'x3' planting pockets at 30ft O.C.

PLANTING LEGEND

Symbol	Botanical Name (Common Name)	Size & Comments
TREES		
	<i>Agonis flexuosa</i> (Peppermint Willow)	36" box
	<i>Laurus nobilis</i> (Bay Laurel)	36" box
	<i>Jacaranda mimosifolia</i> (Jacaranda)	36" box
	<i>Lagerstroemia indica</i> (Crape Myrtle)	24" box
	<i>Metrosideros excelsa</i> (Pōhutukawa)	24" box
	<i>Syagrus romanzoffiana</i> (Queen Palm)	24" box
	<i>Pittosporum tenuifolium</i> (Kahuhu)	15 gal.
	<i>Cupressus sempervirens</i> (Italian Cypress)	24" box
	<i>Ilex crenata</i> 'Sky Pencil' (Sky Pencil Holly)	15 gal.

Symbol	Botanical Name (Common Name)	Size & Comments
	<i>Bambusa</i> sp. (Bamboo)	15 gal.
	<i>Pittosporum tenuifolium</i> (Kahuhu)	15 gal.
	<i>Prunus caroliniana</i> (Carolina Cherry Laurel)	15 gal.
	<i>Ginkgo biloba</i> (Maidenhair Tree)	24" box
	<i>Acer palmatum</i> (Japanese Maple)	24" box
	<i>Tristania conferta</i> (Brisbane Box)	24" box
	<i>Cassia leptophylla</i> (Golden Medallion Tree)	24" box
	<i>Platanus racemosa</i> (California Sycamore)	24" box
	<i>Prunus cerasifera</i> (Purple Leaf Plum)	24" box
	<i>Phoenix canariensis</i> (Canary Island date palm)	15' bth
	<i>Phoenix dactylifera</i> (Date Palm)	20' bth
	<i>Roystonea regia</i> (Royal Palm)	18' bth



Project Name: Industrial Way

Address: 132,134 & 140 Industrial Way, Costa Mesa

Preliminary Landscape Plan

Job no: INT-01
April 18 2013

Prepared for:
INTRACORP COMPANIES
4041 MacArthur Blvd. Suite 250 Newport Beach, CA 92660

VTTM 17554

THE COLLABORATIVE WEST
LANDSCAPE ARCHITECTURE
100 Avenida Miramar
San Clemente, California 92672
t. 949 366 6624 f. 949 366 6626

