



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 10, 2013

ITEM NUMBER: VI. 2

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-17606 FOR A 20-LOT AIRSPACE SUBDIVISION FOR FINANCING PURPOSES FOR THE TOWER ON 19TH (FORMERLY BETHEL TOWERS)
678 W. 19TH STREET

DATE: MAY 30, 2013

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
mel.lee@costamesaca.gov

DESCRIPTION

The proposed project involves the following:

- A vesting tentative tract map for a 20-lot airspace subdivision of an existing 269-unit residential development (The Tower on 19th, formerly Bethel Towers) for financing purposes to accommodate future renovations.

Important Note: This application does not involve conversion of the building to condominiums or any other residential common interest development. There is expressly no change to the existing use of the building. The project will remain rental units for senior citizens.

APPLICANT

Psomas is the authorized agent for 19th Street Affordable, L.P., the property owner.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

BACKGROUND

Project Site/Environs

The property is located on the north side of West 19th Street, east of Pomona Avenue. The property is zoned R3, has a General Plan Land Use and contains the existing senior housing development.

Proposed Renovation of The Tower at 19th

According to the applicant, the proposed subdivision is to allow for financing as part of a greater floor-by-floor building rehabilitation project.

ANALYSIS

Vesting Tentative Tract Map VTT-17606

The applicant is proposing a vesting tentative tract for a "vertical airspace subdivision", which is typical for high-rise residential buildings. However, in this instance, the intent of the subdivision is not to allow for conversion of the units into a residential common interest development where the units could be sold separately; instead, it is a subdivision for financing purposes for future renovations.

According to the applicant, which was confirmed after review by the City Attorney's Office and the City Engineer, this type of subdivision is consistent with the State Subdivision Map Act and no condominium uses is proposed as part of this map; in other words, the development will remain as rental units for the current senior citizen residents.

According to the applicant's letter dated April 18, 2013 (copy attached), the objectives of the airspace subdivision is as follows:

- To create separate airspace lots for each floor of the 18-story residential building, including two airspace lots for the recreational building and ground floor amenity space.
- To facilitate financing of planned improvements for each floor and respective airspace lot. This is critical to allow for tax credit financing being available as renovations are completed floor-by-floor.

ENVIRONMENTAL DETERMINATION

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities. 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.

GENERAL PLAN CONFORMITY

The property has a General Plan designation of High Density Residential. The proposed map will not affect the existing development as originally constructed per the Zoning Code

and the City's General Plan. The proposed vertical subdivision of the property for financing purposes is consistent with the purpose and intent of the City's General Plan and Zoning Code. The proposed subdivision is part of a greater building rehabilitation project and complies with Land Use Objective LU-2A to encourage new development and redevelopment to improve and maintain the quality of the environment.

LEGAL REVIEW

The City Attorney's office and the City Engineer have reviewed the proposal for compliance with the Subdivision Map Act. Additionally, the County of Orange has confirmed that the proposed vertical subdivision – without any reference to condominium purposes – could be accepted for recordation. Therefore, the proposal has been found to be in conformance with the Subdivision Map Act and the City's Zoning Code.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the map, subject to the recommended conditions of approval.
2. Deny the map. If the project were denied, the applicant has expressed that the failure to complete the vertical subdivision may jeopardize their tax credit financing for the project.

CONCLUSION

It is staff's opinion that because the map will not result in a change in the existing development, it is consistent with the City's General Plan and the State Subdivision Map Act. Therefore, staff recommends approval of the project.



MEL LEE, AICP
Senior Planner



CLAIRE FLYNN, AICP
Acting Development Services Director

- Attachments:
1. Draft Resolutions
 2. Applicant's Description of the Use
 3. Site Photos
 4. Plans

- cc:
- Director of Economic & Development / Deputy CEO
 - Sr. Deputy City Attorney
 - Public Services Director
 - City Engineer
 - Transportation Services Manager
 - Fire Protection Analyst
 - Staff (4)
 - File (2)

Paul Garry, Planner
P s o m a s
555 South Flower Street, Suite 4300
Los Angeles, CA 90071

19th Street Affordable, L.P.
8105 Irvine Center Drive, Suite 4300
Los Angeles, CA 90071

RESOLUTION NO. PC-13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING VESTING TENTATIVE TRACT MAP VTT-17606 FOR THE TOWER ON 19TH (FORMERLY BETHEL TOWERS) AT 678 W. 19TH STREET

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

WHEREAS, an application was filed by Psomas, authorized agent for 19th Street Affordable, L.P., owner of real property located at 678 W. 19th Street, for the following: A vesting tentative tract map for a 20-lot airspace subdivision of an existing 269-unit residential development (The Tower on 19th, formerly Bethel Towers) for financing purposes to accommodate future renovations. The application does not involve conversion of the building to residential condominiums or any other residential common interest development. There is expressly no change to the existing use of the building. The project will remain rental units for senior citizens;

WHEREAS, a duly noticed public hearing held by the Planning Commission on June 10, 2013, with all persons having the opportunity to speak and be heard for and against the proposal;

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** Vesting Tentative Tract Map VTT-17606.

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 Vesting Tentative Tract Map VTT-17606 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 project, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 10th day of June, 2013.

Jim Fitzpatrick Chair,
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 10, 2013 by the following votes:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
 2. 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.
 3. The project, as conditioned, is consistent with the General Plan.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The proposed vertical subdivision of the property for financing purposes is consistent with the purpose and intent of the City's General Plan and Zoning Code. The proposed subdivision is part of a greater building rehabilitation project and complies with Land Use Objective LU-2A to encourage new development and redevelopment to improve and maintain the quality of the environment.
- C. The proposed use of the subdivision for financing purposes is compatible with the objectives, policies, general plan land use designation, and programs specified in the City of Costa Mesa 2000 General Plan.
- D. The subject property is physically suitable to accommodate Vesting Tentative Tract VTT-17606 in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the purpose and intent of the City's Zoning Code and General Plan.
- E. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- F. The subdivision will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the subdivision.
- G. 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).
- H. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.

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

EXHIBIT B

CONDITIONS OF APPROVAL

- PIng. 1. Vesting Tentative Tract VTT-17606 shall be valid for 24 months from the date of the resolution. It should be noted that a request for a 12-month time extension must be made prior to the expiration date and must reference both applications.
2. Developer shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
- Eng. 3. Comply with the provisions of the City Engineer's letter dated May 30, 2013 (attached).



CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

May 30, 2013

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

SUBJECT: Vesting Tract No. 17606
LOCATION: 678 W. 19th Street

Dear Commissioners:

Vesting Tentative Tract Map No. 17606 as furnished by the Planning Division for review by the Public Services Department, consists of a 20 lot airspace subdivision of an existing 269-unit residential development. Vesting Tentative Tract Map No. 17606 meets the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
3. In accordance with C.C.M.M.C. Section 13-230, the Subdivider shall submit street improvement plans and/or off-site plans at the time of first submittal of the Final Tract Map. Plan check fee shall be paid per C.C.M.M.C. Section 13-231.
4. The Final Tract Map and all off-site improvements required to be made or installed by the Subdivider, shall meet the approval of the City Engineer. Prior to any on-site/off-site construction, permits shall be obtained from the City of Costa Mesa Engineering Division.
5. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
6. Vehicular and pedestrian access rights to W.19th Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.
7. Fulfill Drainage Ordinance Fee requirements prior to approval of Final Map or plans.

8. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to the approval of the Final Map.
9. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
10. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
11. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove P.C.C. sidewalk adjacent to the curb per City of Costa Mesa Standards as shown on the Offsite Plan to match existing landscape.
12. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sub article 12, Section 7-9-337 of the Orange County Subdivision Code.
13. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Sub article 12, Section 7-9-337 of the Orange County Subdivision Code.
14. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
15. The elevations shown on all plans shall be on Orange County benchmark datum.
16. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.
17. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File of the recorded Tract Map & As-Built of the off-site plans, reproducible mylar of the recorded Tract Map and seven copies of the recorded Tract Map.

Sincerely,



Fariba Fazeli, P. E.
Interim City Engineer

RESOLUTION NO. PC-13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING VESTING TENTATIVE TRACT MAP VTT-17606 FOR THE TOWER ON 19TH (FORMERLY BETHEL TOWERS) AT 678 W. 19TH STREET

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

WHEREAS, an application was filed by Psomas, authorized agent for 19th Street Affordable, L.P., owner of real property located at 678 W. 19th Street, for the following: A vesting tentative tract map for a 20-lot airspace subdivision of an existing 269-unit residential development (The Tower on 19th, formerly Bethel Towers) for financing purposes to accommodate future renovations. The application does not involve conversion of the building to residential condominiums or any other residential common interest development. There is expressly no change to the existing use of the building. The project will remain rental units for senior citizens;

WHEREAS, a duly noticed public hearing held by the Planning Commission on June 10, 2013, with all persons having the opportunity to speak and be heard for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission hereby **DENIES** Vesting Tentative Tract Map VTT-17606.

PASSED AND ADOPTED this 10th day of June, 2013.

Jim Fitzpatrick, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 10, 2013, by the following votes:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

- A. 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.
- B. The subdivision of the property for financing purposes is not consistent with the City's General Plan and Zoning Code.
- C. The Costa Mesa Planning Commission has denied Vesting Tentative Tract Map VTT-17606. 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.
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

P S O M A S

Balancing the Natural and Built Environment

April 18, 2013

Mr. Peter Naghavi
Development Services Director
City of Costa Mesa
77 Fair Drive
PO Box 1200
Costa Mesa, CA 92628-1200

RE: Airspace Subdivision of The Tower on 19th (formerly Bethel Towers)
Vesting Tentative Tract Map No. 17606
678 W. 19th Street

Dear Mr. Naghavi:

On behalf of the property owner, 19th Street Affordable, L.P, Psomas is pleased to submit the attached Vesting Tentative Tract Map application for a 20-lot airspace subdivision of The Tower on 19th residential development at 678 W. 19th Street.

The purpose of the airspace subdivision is to create separate airspace lots for each floor of the 18-story residential building plus two additional lots airspace lots for the recreational building and ground floor amenities on the property. The creation of airspace lots will facilitate the financing of planned improvements to the property and allow for tax credits to be realized as renovations are completed for each floor of the building. Without the creation of airspace lots, the tax credits could only be granted when all of the building renovations were completed. The airspace subdivision will allow tax credits to be issued on individual floors upon completion of renovations, which is an important financial component of the overall project financing.

The application is not requesting conversion of the building to condominiums or any other common interest development as defined by State Civil Code 783. The property will continue to be operated as a rental senior living facility. There will be no change in use or new development on the site as a result of the subdivision.

Should you have any questions about the enclosed application material, please do not hesitate to call me at (213) 223-1400.

Sincerely,

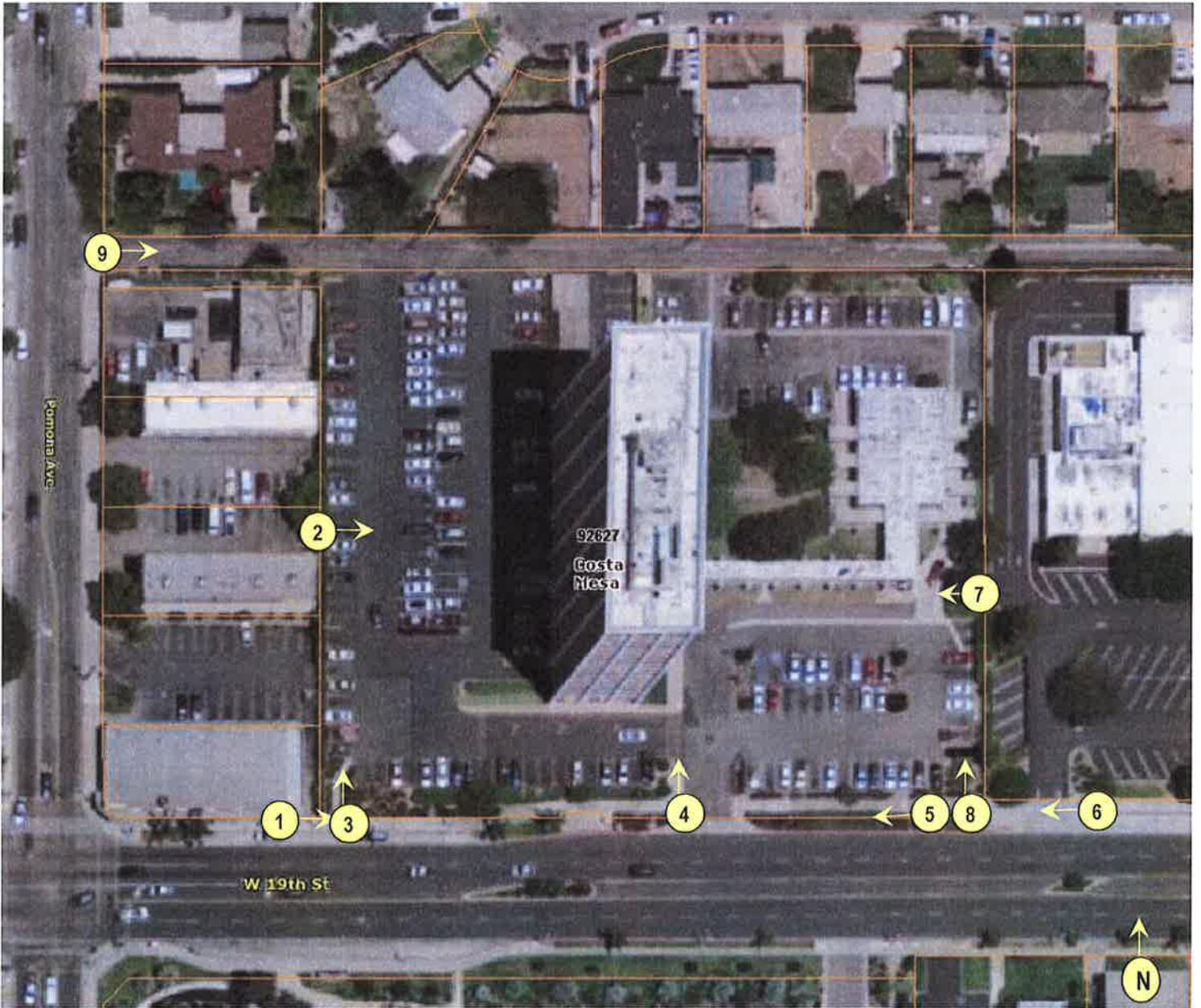

Joel B. Miller
Principal/ Vice-President

cc: Ken Reiner, Reiner Communities
Jon McCormick, Reiner Communities

555 South Flower Street
Suite 4300
Los Angeles, CA 90071

Tel 213.223.1400
Fax 213.223.1444
www.Psomas.com

SITE PHOTO EXHIBIT
Bethel Towers
678 W. 19th St., Costa Mesa, CA



SITE PHOTO EXHIBIT
Bethel Towers
678 W. 19th Street, Cosa Mesa, CA



View 1: Looking east along the south side of W. 19th St with project site on the left from the corner on Pomona/W.19th St.



View 2: Looking east at interior of the site from Pomona Ave.

SITE PHOTO EXHIBIT
Bethel Towers
678 W. 19th Street, Cosa Mesa, CA



View 3: Looking north along the west side of property with Pomona Ave on the left and project site on the right.



View 4: Looking north at the interior of the project site taken from W. 19th St.

SITE PHOTO EXHIBIT
Bethel Towers
678 W. 19th Street, Cosa Mesa, CA



View 5: Looking west along W. 19th St with the project site on the right.



View 6: Looking west at the southeast corner of the project site on W. 19th St.

SITE PHOTO EXHIBIT
Bethel Towers
678 W. 19th Street, Cosa Mesa, CA



View 7: Looking west at the interior of the project site taken from the east end of the project site.



View 8: Looking north along W. 19th St. with the project site on the left.

SITE PHOTO EXHIBIT
Bethel Towers
678 W. 19th Street, Cosa Mesa, CA



View 9: Looking east at north end of the site from Pomona Ave.

NOTES:

CONTACT INFORMATION:

OWNER/ SUBDIVIDER: 19TH STREET AFFORDABLE, LP
 ATTN: KEN REINER
 8105 IRVINE CENTER DRIVE, SUITE 830
 IRVINE, CA 92618
 (949) 753-1055

SURVEYOR/ENGINEER: PSOMAS
 ATTN: JOHN CHIAPPE JR., PLS 7230
 555 SOUTH FLOWER STREET, SUITE 4300
 LOS ANGELES, CA 90071
 (213) 223-1400

PROJECT INFORMATION:

PROJECT ADDRESS: 678 WEST 19TH STREET
 COSTA MESA, CA 92627

APN: 422-242-19

THOMAS BROS. GUIDE: DC888-H3

FLOOD ZONE: THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ORANGE COUNTY, CALIFORNIA, MAP NO. 06059C0286J, EFFECTIVE DATE: DECEMBER 3, 2009. THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" ON SAID MAP.

ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PUBLIC EASEMENTS: THERE IS A 20 FEET WIDE EASEMENT FOR STREET ALLEY PURPOSES ON NORTH SIDE OF THE PROPERTY IN QUESTION.

AREA: BASED UPON RECORD BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:

FEE: 131,022 SQ. FT. = 3.0078 ACRES
 NET: 120,822 SQ. FT. = 2.7737 ACRES

WHERE "FEE" IS DEFINED AS THE AREA OF PROPERTY TO BE SUBDIVIDED. THE "NET" IS "FEE" MINUS THE EXISTING STREET EASEMENTS AND ANTICIPATED STREET DEDICATIONS, IF ANY.

ZONING INFORMATION:

ZONING: R3 - MULTIPLE FAMILY RESIDENTIAL

PROJECT NOTES:

- LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
- UTILITIES ARE AVAILABLE AND SERVICING THE SITE. THERE ARE NO PROPOSED UTILITIES.
- SEWAGE DISPOSAL AND DRAINAGE TO BE PROVIDED BY THE CITY SYSTEMS.
- SUBDIVIDER RESERVES THE RIGHT TO CONSOLIDATE LOTS.
- ALL EXISTING BUILDINGS ARE TO REMAIN, NO NEW STRUCTURES ARE PROPOSED.

PROJECT SYNOPSIS:

THE PROJECT IS AN AIRSPACE SUBDIVISION WHICH CONSISTS OF 20 LOTS. THE PROJECT IS AN EXISTING 289 UNIT SENIOR HOUSING APARTMENT, NO CHANGE IN USE IS PROPOSED.

LEGAL DESCRIPTION

PARCEL A:

PARCEL 1, AS SHOWN ON A MAP FILED IN BOOK 6, PAGE 32 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF TRACT NO. 1986, AS SHOWN ON A MAP RECORDED IN BOOK 72, PAGES 41 AND 42 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS MINERALS AND HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, AS RESERVED IN DEEDS FROM ADELAIDE WILSON DOLIN, FORMERLY ADELAIDE W. BOOTH, ELIZABETH W. FARRAR, AND SECURITY-FIRST NATIONAL BANK OF LOS ANGELES, AS TRUSTEE UNDER THE WILLS OF E. CLEM WILSON, DECEASED, AND EVA PEARL WILSON, DECEASED, TO ARCH W. CRAIG, RECORDED JULY 24, 1953 IN BOOK 2544, PAGES 85, 86, 87 AND 89 OF OFFICIAL RECORDS.

PARCEL B:

PARCEL 2, AS SHOWN ON A MAP FILED IN BOOK 6, PAGE 32 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

LEGEND

[Symbol]	PROPERTY / BOUNDARY LINE
[Symbol]	STREET RUN LINE
[Symbol]	CURB LINE (FROM 1"=20' ON TO 1"=200')
[Symbol]	CURB LINE (1"=10', 1"=5', 1"=15')
[Symbol]	CENTER LINE
[Symbol]	FLOW LINE
[Symbol]	LOT LINE / PARCEL LINE
[Symbol]	EASEMENT LINE (DIMENSIONED)
[Symbol]	CONTIGUOUS LINE (DIMENSIONED)
[Symbol]	BUILDING FOOT PRINT LINE
[Symbol]	DEWATERING LINE
[Symbol]	FENCE LINE
[Symbol]	GUARD RAIL
[Symbol]	RETAINING WALL
[Symbol]	CONC. BLOCK WALL
[Symbol]	EDGE OF ASPHALT PAVING
[Symbol]	CONCRETE PAVING
[Symbol]	40/8
[Symbol]	CATCH BASIN / ACCESS HOLE
[Symbol]	MANHOLE COVER, STORM DRAIN, CONDUIT, TELEPHONE
[Symbol]	POWER POLE (P. H. S.) / TELEPHONE POLE (T. P. S.)
[Symbol]	SIGN (ALL KINDS)
[Symbol]	STREET LIGHT
[Symbol]	TRAFFIC SIGNAL
[Symbol]	TRAFFIC SIGNAL W/STREET LIGHT
[Symbol]	YARD LIGHT
[Symbol]	FIRE HYDRANT
[Symbol]	DOWNSPOUT
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	POST INDICATOR VALVE
[Symbol]	DIRECTION OF WATER DRAINAGE FLOW
[Symbol]	PARKING METER
[Symbol]	GAS / WATER METER
[Symbol]	GAS / WATER VALVE
[Symbol]	ELEC. / STREET LIGHTS / TRAFFIC SIGNALS / PAUL BOX
[Symbol]	TREE IN WELL W/TRUNK DIAMETER
[Symbol]	PLANTER
[Symbol]	GUARD POST
[Symbol]	APPROACH (CONCRETE)
[Symbol]	BACKFLOW PREVENTER
[Symbol]	CLEAN OUT
[Symbol]	CHAIN LINK (FENCE/GATE)
[Symbol]	BOND MARK

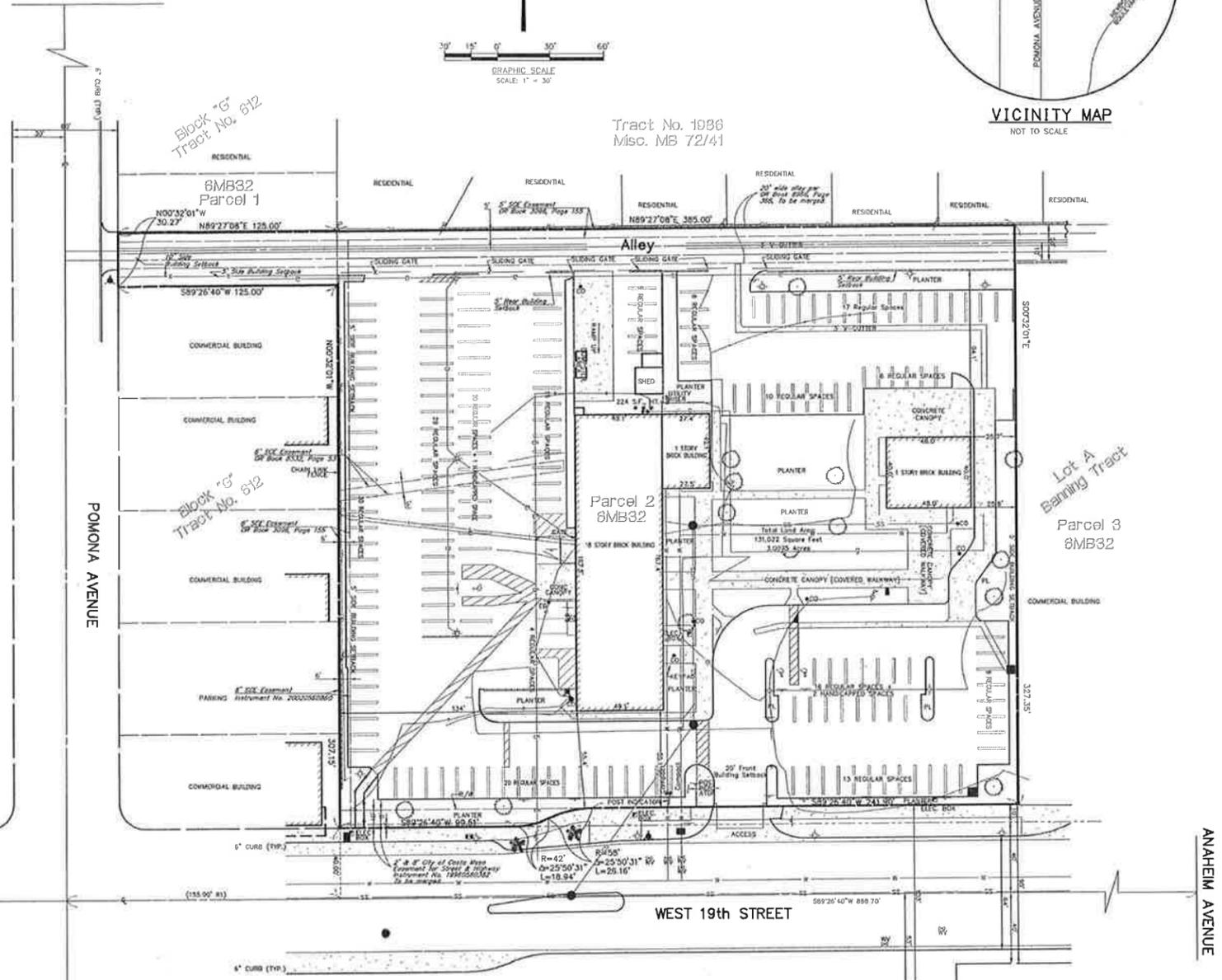
SHEET INDEX

- SHEET 1 COVER PAGE, PROJECT INFORMATION, EXISTING CONDITIONS
- SHEET 2 PROPOSED LOTS
- SHEET 3 ISOMETRIC, CROSS SECTION

LOT SUMMARY

- LOT 1 MASTER LOT / PARKING
- LOT 2 AMENITIES
- LOT 3 RESIDENTIAL
- LOT 4 RESIDENTIAL
- LOT 5 RESIDENTIAL
- LOT 6 RESIDENTIAL
- LOT 7 RESIDENTIAL
- LOT 8 RESIDENTIAL
- LOT 9 RESIDENTIAL
- LOT 10 RESIDENTIAL
- LOT 11 RESIDENTIAL
- LOT 12 RESIDENTIAL
- LOT 13 RESIDENTIAL
- LOT 14 RESIDENTIAL
- LOT 15 RESIDENTIAL
- LOT 16 RESIDENTIAL
- LOT 17 RESIDENTIAL
- LOT 18 RESIDENTIAL
- LOT 19 RESIDENTIAL
- LOT 20 RESIDENTIAL

HAMILTON STREET



EXISTING CONDITIONS

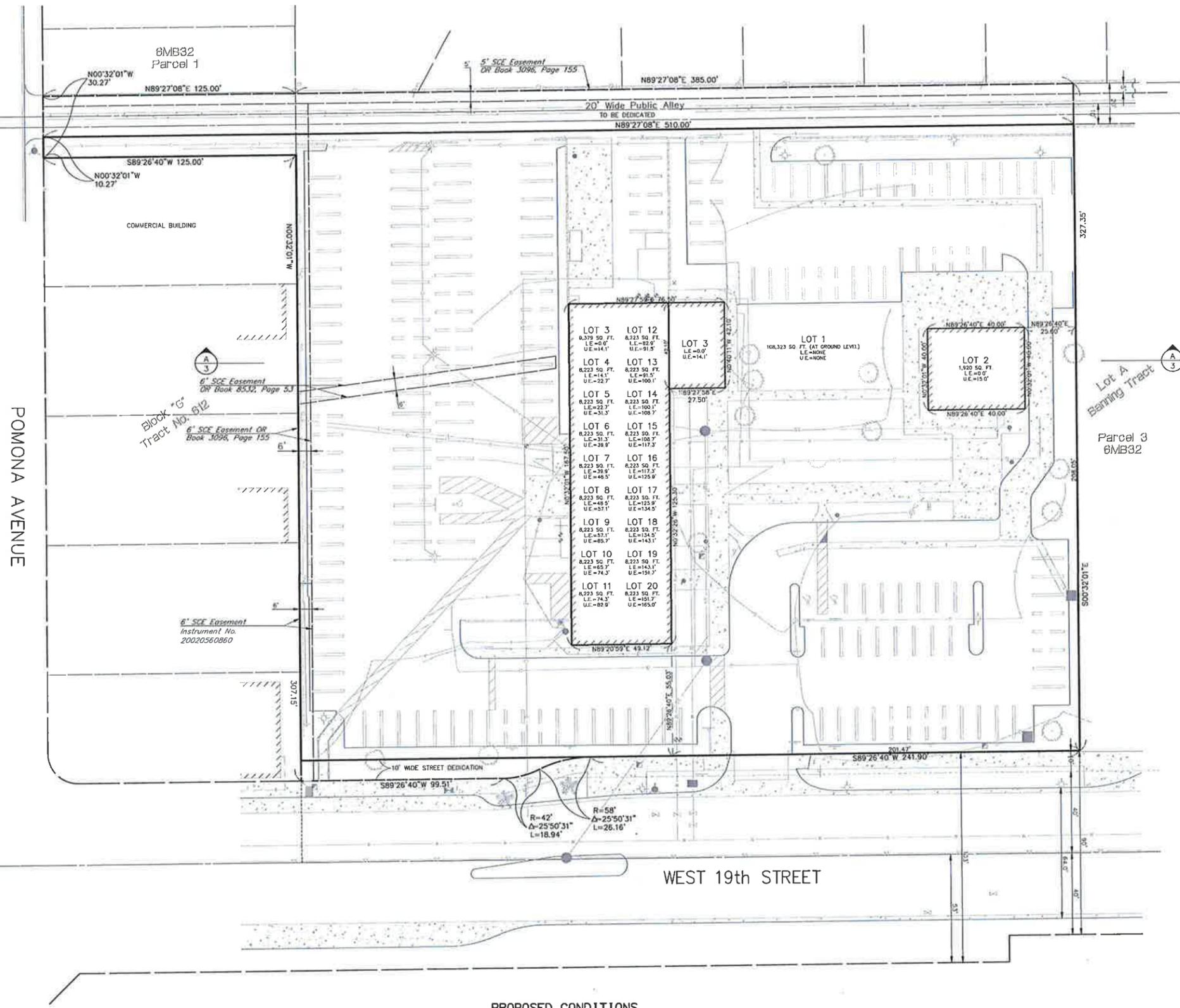
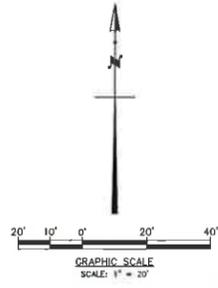


OWNER	G.R.G.	DATE	
PREPARED BY	G.R.G.	DATE	
CHECKED BY	J.D.C.	DATE	

PSOMAS
 555 South Flower Street, Suite 4300
 Los Angeles, CA 90071
 (213) 223-1400 (213) 223-1444 fax
 www.psomas.com

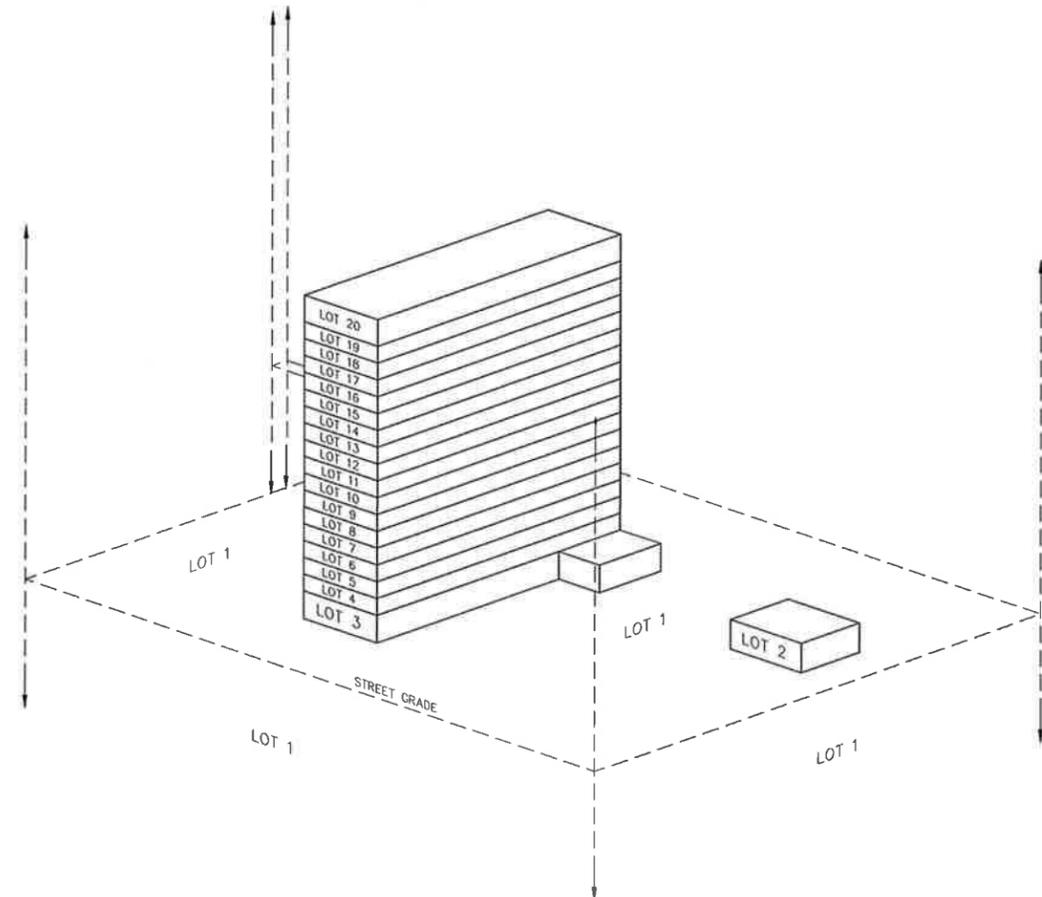
VESTING TENTATIVE TRACT FOR MERGER AND AIRSPACE SUBDIVISION PURPOSES:
VESTING TENTATIVE TRACT NO. 17606
 19TH STREET AFFORDABLE, L.P.
 IN THE CITY OF COSTA MESA COUNTY OF ORANGE STATE OF CALIFORNIA

DATE	APRIL 24, 2013
SCALE	1" = 30'
SHEET NO.	1
TOTAL SHEETS	3
PROJECT NO.	19E101000

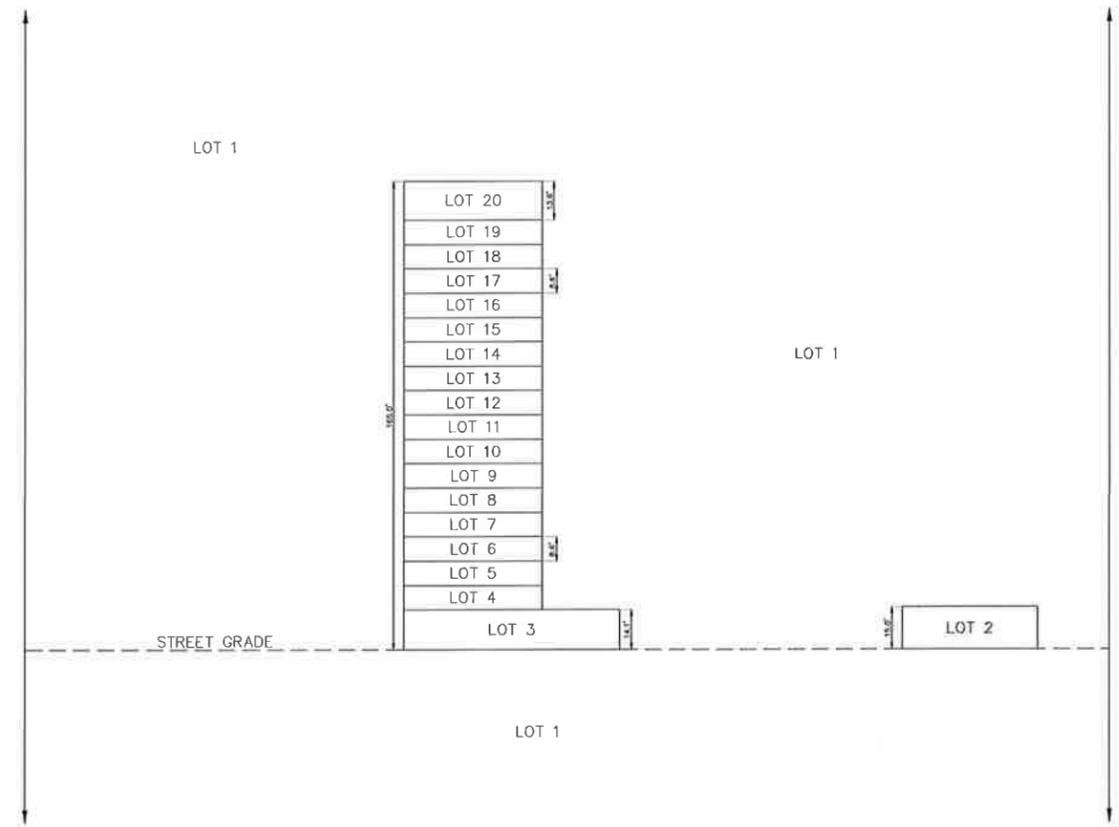


PROPOSED CONDITIONS

	DESIGNED BY	G.R.G.	<p>555 South Flower Street, Suite 4300 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 fax www.psomas.com</p>	VESTING TENTATIVE TRACT FOR MERGER AND AIRSPACE SUBDIVISION PURPOSES:		DATE	APRIL 24, 2013	REF.	
	DRAWN BY	G.R.G.		VESTING TENTATIVE TRACT NO. 17606 19TH STREET AFFORDABLE, L.P.		SCALE	1" = 20'		2
	CHECKED BY	J.D.C.				IN THE CITY OF COSTA MESA COUNTY OF ORANGE STATE OF CALIFORNIA		PROJECT NUMBER	IRE1010100



SOUTHEAST ISOMETRIC VIEW
NOT TO SCALE



CROSS SECTION VIEW A-A (LOOKING NORTHERLY)
NOT TO SCALE

	DESIGNED BY	G.R.G.	DATE		PSOMAS 555 South Flower Street, Suite 4300 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 fax www.psomas.com	VESTING TENTATIVE TRACT FOR MERGER AND AIRSPACE SUBDIVISION PURPOSES: VESTING TENTATIVE TRACT NO. 17606 19TH STREET AFFORDABLE, L.P. IN THE CITY OF COSTA MESA COUNTY OF ORANGE STATE OF CALIFORNIA	DATE	APRIL 24, 2013	SHEET 3
	DRAWN BY	G.R.G.		SCALE			NO SCALE		
	CHECKED BY	J.D.C.		PROJECT NUMBER			17610100		