



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: SEPTEMBER 9, 2013

ITEM NUMBER: PH-3

**SUBJECT: FINAL MASTER PLAN PA-13-19 FOR THE ANTON MIDRISE RESIDENTIAL PROJECT
AT 580 ANTON BOULEVARD IN THE PDR-HD ZONE**

DATE: SEPTEMBER 2, 2013

**FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP, ASST. DEV.SVCS.
DIRECTOR (714) 754-5278**

DESCRIPTION

The proposed Anton Residential Mid-Rise Building at 580 Anton Boulevard in the PDR-HD zone involves the following:

Final Master Plan PA-13-19 involving: (a) demolition of 21,349 sq.ft. of The Lakes Pavilions Retail Center; (b) construction of a maximum 250-unit midrise residential building consisting of seven stories above grade and one subterranean level. The five story, type III, fully sprinklered residential building is over a three level parking garage (one parking level below grade). The building is proposed at a height of 87 feet. It includes 438 parking spaces with additional ancillary retail and amenity spaces; (c) variance from parking requirements [minimum 450 required; 438 spaces proposed]; (d) variance from the open space perimeter setback requirement for the corner of the building at Avenue of the Arts and Anton Boulevard [20 foot setback required; 10-11 foot setback proposed].

Note: A preliminary master plan establishing the maximum density and building height had previously been approved in 2007.

The proposed project would supersede a previously-approved master plan for a 26-story high-rise residential project consisting of twin towers (April 2008). The final master plan review allows consideration of the structures' scale, site planning, landscaping, and appearance, with the goal of promoting design excellence while giving consideration to the project's compatibility with existing uses and consistency with the North Costa Mesa Specific Plan.

RECOMMENDATION

Adopt resolution to approve the Addendum to the North Costa Mesa High Rise Residential Project EIR and Final Master Plan PA-13-19.

PLANNING APPLICATION SUMMARY

Location: 580 Anton Boulevard Application Number: Final Master Plan PA-13-19

Request: The Californian at Town Center

SUBJECT PROPERTY: _____ **SURROUNDING PROPERTY:** _____

Zone: PDR-HD North: The Lakes Apartments and Wyndham Hotel

General Plan: High Density Residential South: South Coast Metro Center

Lot Dimensions: Irregular East: Sakioka Lot 1 (future Irvine Apartment Community)

Lot Area: 87,115 sq.ft. (about 2 acres) West: South Coast Plaza Town Center

Existing Development: The Lakes Pavilions Retail Center

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Zoning Code or NCMSP Requirement</u>	<u>Proposed Project</u>
General Plan – High Density Res.	20 du/ac	125 du/ac ¹
Zone – PDR-HD	1 du per 2,178 sf = 20 dwelling units	1 du per 348 sf = 125 dwelling units ¹
Lot Size – Development Lot		
Lot Width	100 ft.	Irregular
Lot Area	12,000 sf	87,115 sq.ft.
Site Coverage – Overall Project:		
Buildings	Not Applicable	Not Applicable
Perimeter Open Space	20' abutting Public ROW	20' abutting Public ROW; Excluding encroachment of corner of building at 10 to 11' foot setback ²
Open Space	42% of total site area at grade and above grade as allowed by NCMSP ⁴ 36,627 sq.ft.	Minimum 42% of total site area if landscaped podium and private pool/deck/and walkways are included. 40,174 sq.ft.
Min. private open space patio/balcony	Varies, depending on size of common amenity areas	varies ⁴
Setbacks for Development Lot (excluding corner): Main Building conforms to setback requirements EXCLUDING building corner of 7-story midrise which is located at a 10 to 11 foot setback from the corner of Avenue of Arts/Anton Blvd. Variance required. ²		
Front (Anton Boulevard)	20'	20' abutting Public ROW ²
Side (Ave of Arts on left side)	20'	20'
Side / Rear (interior)	None required	NA
Building Height	280' AGL	7 stories / 87 feet
Parking: ³		
Tenant	1.5 to 2.0 spaces per unit: Minimum 375 spaces	1.45 spaces per unit: 363 spaces
Guest	0.5 spaces per unit with credit of 0.25 spaces per unit above 50 units = 75 spaces	75 spaces
TOTAL	Min. 450 spaces	438 spaces ^{3,5}
Driveway Width:	Min. 16 ft.	> 20 to 30 ft. wide
<p>¹ Site-specific density allowed by General Plan and North Costa Mesa Specific Plan Amendments previously approved in 2007. ² Variance requested for corner of building to encroach into setback. Recorded map includes modification of existing landscape easements from 25 feet to 20 feet along Avenue of the Arts and from 25 feet to 15-20 feet along Anton Boulevard. ³ North Costa Mesa Specific Plan, as amended, allows approval of compact and tandem parking spaces. ⁴ North Costa Mesa Specific Plan, as amended, allows inclusion of above-ground common recreational areas in open space calculation. ⁵ Variance from parking requirements. Total parking supply may be adjusted accordingly with associated changes in proposed bedroom mix provided that the project conforms to the NCMSP parking requirements or the parking rate is no lower than approved in the Master Plan.</p>		
CEQA STATUS: Addendum to Final Program EIR No. 1052, Certified on November 21, 2006 by City Council		
FINAL ACTION ON FINAL MASTER PLAN: Planning Commission		

BACKGROUND

On November 16, 2006, the Orange County Airport Land Use Commission (ALUC) determined the proposed project to be inconsistent with the John Wayne Airport Environs Land Use Plan (AELUP) on a 4-2 vote. Although the ALUC staff recommended that the proposed project be found conditionally consistent with the Airport Environs Land Use Plan, ALUC staff also provided an alternative recommendation of inconsistency. The ALUC took action on the inconsistency determination.

On November 21, 2006, Council certified the Final EIR No. 1052 (SCH#2006011077) for the North Costa Mesa High-Rise Residential Projects, took action to notify the ALUC and Caltrans Division of Aeronautics of the Council's intent to overrule the ALUC Determination, and continued the meeting to January 16, 2007.

In January 2007, City Council approved master plans for five different high-rise residential developments in North Costa Mesa:

- 3400/3420 Bristol Street (Site 1 – Segerstrom Town Center)
- 605 Town Center Drive (Site 2 – Orange County Museum of Art)
- 580 Anton Boulevard (Site 3 – The Californian at Town Center)
- 585 Anton Boulevard (Site 4 – Symphony Towers)
- 675 Anton Boulevard (Site 5 – Pacific Arts Plaza).

The proposed Wyndham Boutique Hotel / High-Rise Residential Project involved a sixth site for the creation of a new type of urban housing. This project was not included with the North Costa Mesa High-Rises because this application was submitted after the North Costa Mesa high rise planning effort was already underway. This project was approved in 2008.

In April 2008, the Zoning Administrator processed a minor amendment to the Californian project to reflect revised site plan, bedroom mixes, and architecture without changing the overall building envelope or parking requirements.

ANALYSIS

Final Master Plan PA-13-19

The project site at 580 Anton Boulevard is currently developed with The Lakes Pavilions comprised of 7,709 square feet of retail and 13,640 square feet of quality sit-down restaurants, for a total of 21,349 commercial square feet. The Wyndham Hotel is located to the north, the Marriott to the east, and the Lakes Apartments to the north/northeast.

Final Master Plan PA-13-19 involves the following: (a) demolition of 21,349 sq.ft. of The Lakes Pavilions Retail Center; (b) construction of a maximum 250-unit midrise residential building consisting of seven stories above grade and one subterranean level. The five story, type III, fully sprinklered residential building is over a three level parking garage (one parking level below grade). The building is proposed at a height of 87 feet. It includes 438 parking spaces with additional ancillary retail and amenity spaces; (c) variance from parking requirements [minimum 450 required; 438 spaces proposed]; (d) variance from the open space perimeter setback requirement for the corner of the building at Avenue of the Arts and Anton Boulevard [20 foot setback required; 10-11 foot setback proposed].

The final master plan review allows consideration of the structures' scale, site planning, landscaping, and appearance, with the goal of promoting design excellence while giving consideration to the project's compatibility with existing uses and consistency with the North Costa Mesa Specific Plan. The site plan, floor plans, elevation drawings, and landscape concept plan are attached (Attachment 3).

While the proposed building will feature higher-end finishes, design, and condominium specifications, the proposed units will be leased and not offered for condominium purposes. The Anton Midrise is a upscale, luxury, apartment project.

Final Master Plan

The Zoning Code requires approval of a "final master plan" prior to development in a Planned Development Zone. The primary distinction is that a "preliminary" master plans provide a general description of a proposed development, while a "final" master plan provides specific details regarding the site plan, floor plans, elevations, parking supply, landscape plan, architecture, on-site amenities, and vehicle/pedestrian circulation.

The final master plan review allows consideration of the structures' scale, site planning, landscaping, and appearance, with the goal of promoting design excellence while giving consideration to the project's compatibility with existing uses and consistency with the North Costa Mesa Specific Plan. Table 1 below summarizes the originally proposed high-rise residential project by a different developer.

**Table 1 – Original Final Master Plan
The Californian at Town Center**

Project Location	Property Owner	Authorized Agent
580 Anton Boulevard	Roger and Barbara Allensworth	Ben Ortega The Fifield Companies 2010 Main Street, Suite 610 Irvine, CA 92614
Existing unbuilt entitlement	None	
Existing uses to be demolished	21,349 sq.ft. of retail and restaurant uses	
Proposed development	250 residential units within two 25-story residential high rises plus 2,350 sq.ft. of resident serving retail uses	
Maximum building height	280 feet above ground level (AGL)	
Net increase in trips*:	+98 trips am peak hour +17 trips pm peak hour + 45 trips ADT	
Net decrease in commercial square footage*:	-18,999 sq.ft. of commercial	
Net increase in residential units*:	+250 owner-occupied dwelling units	

**Net increase refers to comparison of proposed project to General Plan build-out conditions.*

The following analysis provides justifications to approve the proposed project:

- *Building height and scale is appropriate for the City's urban center.* The Anton Midrise Building is 7 stories and 87 feet AGL in overall building height. The current height limit in this Specific Plan Area is 280 feet AGL. The proposed building height is lower than the originally approved entitlement by 19 stories and 193 feet. The Plaza Tower at the northwest corner of Avenue of the Arts/Anton Boulevard is 288' AGL, and the Center Tower is 287' AGL. This area is considered the City's urban center; therefore, midrise and high-rise residential structures of this height and scale are compatible with this area. The NCMSP is proposed to be amended to reflect a maximum height limit of 280' AGL at the Lakes.
- *Overall architectural design and building materials promotes design excellence.* The Anton Midrise Residential Building will be designed by the renowned firm of GMP Architects LA. As shown in the full-color architectural rendering, proposed building materials will include pre-cast concrete panels, custom etched glass, and variable stone surfaces, metal veneer cladding, bronze anodized windows and siding. The midrise will also consist of the finest building materials including laminated clear glass, spandrel glass, monolithic glass guard rails, pre-cast concrete panels, and coated aluminum.
- *Site Plan considers compatibility with abutting commercial and residential properties.* The elegant architecture and metal/glass/stone construction would complement the Plaza Tower, Marriott Suites Hotel, and Wyndham Hotel, as well as other existing buildings in the South Coast Plaza/South Coast Metro area. The Addendum to Final Program EIR No. 1052 includes an aesthetic analysis to examine the shade/shadow impacts of the proposed towers on The Lakes Apartments and concluded that no significant impacts would result from project implementation
- *Variance from proposed parking requirements may be justified.* The NCMSP requires that tenant parking supply be provided in the range of 1.5 to 2.0 parking spaces per unit and that guest parking be provided at 0.5 spaces per unit with a 0.25 credit for units above 50. The 438 proposed parking spaces (1.45 tenant spaces per unit) fall just short of the NCMSP parking requirements by 12 parking spaces. A condition of approval requiring a valet parking study and valet parking plan be implemented would address parking needs.

The unique shape, size of the lot, and type of development as a mid-rise residential project would justify the parking variance. Additionally, the proposal does not contain any 3 bedroom units as originally proposed. The applicant has provided justifications for this parking rate in the applicant letter (Attachment 2).

It should be noted that the proposed 438 parking spaces are based on the currently proposed bedroom mix (80 two-bedroom units and 170 studio/one-bedroom units). If the bedroom mix is adjusted, the total parking supply may also be modified accordingly provided that the project conforms to the NCMSP parking requirements or the rate is not lower than the approved Final Master Plan. The parking supply includes approximately 17% compact parking stalls and 14 tandem parking stalls. Both compact and tandem parking stalls were approved in the original development project for the twin towers as part of the final master plan.

- Variance for encroachment of corner building elevation of 7-story structure into the perimeter open space setback at Avenue of the Arts/Anton Boulevard (20-feet required, 10 to 11 setback proposed). Given that the project has been reduced from 26-stories to 7 stories in height, it is a challenge to site plan a 250-unit while preserving the open space perimeter setback requirement. There is an encroachment of the building (i.e. upper floor bedrooms, mechanical room, etc.) into the perimeter setback. However, no balconies or significant architectural features cantilever into this setback. Given that the encroachment is only isolated to the corner of the property and a full 20-foot setback is maintained along the public streets for the remainder of the building, staff believes that this variance can be justified. Encroachments into perimeter setback requirements have been approved in a similar manner for 1901 Newport Boulevard in the PDC zone.
- Landscape Concept Plan features diverse plant palette and water features. The Landscape Concept Plan is generally consistent with the City's landscape standards for high-density residential development. The Concept Plan features a grouping of trees along Anton Boulevard and landscape screening of the parking structure. The landscape setback contains limestone site walls which provide terraced landscaped areas along the perimeter open space areas. Brisbane Box trees (*Lophostemon confertus*) and California Sycamores (*Platanus racemosa*) are proposed. Staff will work with the developer to select any other tree species that would be consistent with the overall landscape theme of the South Coast Metro area and which would also complement the palette featured in the new Avenue of the Arts traffic circle. A condition of approval addresses this issue.
- On-site recreational amenities comply with NCMSP standards. The project will include an amenity deck with a community pool and a spa, outdoor dining court, and walking gardens. The deck will include chaise lounges and other patio furniture surrounding the pool. The building will include a salon, game room, business center, yoga/fitness room, lounge area, dog wash station, and business offices.
- Reduction of landscape easements by five to ten feet had been previously approved. A 25-foot landscaped easement formerly existed along Anton Boulevard and Avenue of the Arts. When granted, the easement was consistent with the 25' perimeter landscape setback required for planned developments. Since then, this perimeter setback requirement was reduced to 20 feet. Similar to the recently-approved Irvine Apartment Communities project on Sakioka Lot 1, the applicant requested a five-foot reduction in the landscape easement from 25 feet to 20 feet on Avenue of the Arts and Anton Boulevard. This was consistent with the current perimeter setback requirements in a planned development zone. The 20-foot landscape easements on Avenue of the Arts and 15-20 foot landscape easement on Anton Boulevard shall be reflected on the final map. A 20-foot easement would still accommodate the 13-foot wide combination bikepath/sidewalk required along the north side of Anton Boulevard. A condition of approval requires that the 20-foot easement along both Avenue of the Arts and Anton Boulevard exclude all structures except for items such as tree wells, tables/chairs, exterior staircase, and light-box monuments. A maintenance agreement is also required as a condition of approval ensuring that the property owner maintains the landscaping and all improvements within this easement at their own cost.
- Pedestrian linkages to the lake are to be maintained. Pedestrian access to the common lake amenity will be provided through sidewalks on Avenue of the Arts and Anton Boulevard. Pedestrian linkages between the adjacent Wyndham Hotel and the Marriott

Suites Hotel will be improved as a part of the project. Signage will be provided in order to direct pedestrians between the sites.

- Site Plan maximizes view of the lake. All of the components of The Lakes development are oriented to a common lake water feature located in a central public open space easement. The Anton Midrise takes advantage of the view of the lake. The lower profile of the seven story midrise would not have any negative affect to existing surrounding uses. Additionally, Symphony Towers buildings were reasonably sited to maximize the view gateway of the Lakes and would benefit from the lower profile from a view standpoint.
- On-site Ancillary Retail Uses to serve pedestrian and high-rise residents. Minor square footage of walk-up retail shall consist of retail businesses with the primary purpose of supporting pedestrians and the on-site residential community rather than drive-by customers. Permitted walk-up retail uses include, but are not limited to, periodical stand/kiosk, café, sandwich shop, juice bar, wireless internet café, neighborhood drycleaner, or other similar uses as deemed appropriate by the Development Services Director.

Consistency with General Plan, NCMS, and Zoning Code

General Plan Amendment GP-06-02 and Zoning Code Amendment CO-06-05 were required to allow high-rise residential development in the High Density Residential Land Use designation/PDR-HD zoning district and to specify exterior noise standards for certain outdoor common recreational amenity areas of a high-rise residential development. The proposed project conforms to the General Plan and Zoning Code, as amended. The final master plan established a high-rise residential development option that complies with total number of residential units and non-residential building square footage, identified for this sub-area in Area 5 of the North Costa Mesa Specific Plan, as amended per SP-06-02.

Conditions of Approval / Mitigation Measures

The mitigation monitoring program provides the conditions of approval and mitigation measures (Exhibit B of Master Plan resolution).

It is important to note the tract map to subdivide the property for condominium purposes has already been recorded.

Airport Land Use Commission and FAA No Hazard Determination

Kari Rigoni, Executive Director of the Airport Land Use Commission, had indicated that the proposed midrise building is not subject to the ALUC's review. The ALUC's consistency determination regarding the 26-story high-rise buildings on the property have been overruled by the City Council in Year 2007; no additional review is required for the mid-rise buildings at a 86-foot building height.

The Federal Aviation Administration (FAA) issued a Determination of No Hazard on October 17, 2006 for the proposed Californian at Town Center project. The FAA No Hazard Determination established a maximum building height of 306 feet above mean sea level (271 to 273 feet above ground level) for the two proposed high-rise residential towers at 580 Anton Boulevard. A

condition of approval requires that the FAA No Hazard Determination be valid prior to issuance of building permits.

ENVIRONMENTAL DETERMINATION

Final Program EIR No. 1052 was prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines. Council certified the Program EIR on November 21, 2006 by adoption of Resolution No. 06-93. The Final Program EIR and technical appendices may be viewed at the public counter. An Addendum to the EIR (Attachment 4) was prepared by CAA Planning in September 2013.

LEGAL REVIEW

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

ALTERNATIVES CONSIDERED

1. Approve Final Master Plan PA-13-19 subject to conditions.
2. Deny Final Master Plan PA-13-19. The current master plan for twin towers at 26 stories will still be valid for this property.

CONCLUSION

The developer is proposing a 250-unit midrise residential development, with limited ancillary retail. The proposed midrise building would contribute a unique type of upscale, rental housing type to the City's housing stock. The project will feature world-class architecture and quality building materials to reinforce the contemporary urban image of this cultural arts center. With recent permit streamlining code amendments, only Planning Commission approval of a final master plan is required. An Addendum to Final Program EIR. No. 1052 concludes that environmental impacts could be mitigated to below a level of significance with the exception of air quality and library services impacts.



Asst. Development Services Director

- Attachments:
1. Resolution
 2. Applicant Letter
 3. Elevation Drawings, and Vesting Tentative Tract Map
 4. Addendum to Project EIR (by separate cover)

Distribution:

- Dev. Svcs. Director
- Deputy City Attorney
- Public Services Director
- Transportation Svcs. Mgr.

Staff (4)
File (2)

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RESOLUTION NO. 13-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING FINAL MASTER PLAN PA-13-19 FOR THE ANTON MIDRISE RESIDENTIAL BUILDING AT 580 ANTON BOULEVARD IN A PDR-HD ZONE.

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

WHEREAS, an application was filed by Tim O'Brien requesting approval of Final Master Plan PA-13-19 for The Anton MidRise Residential Building in Area 5, The Lakes, of the North Costa Mesa Specific Plan;

Final Master Plan PA-13-19 involves the following: (a) demolition of 21,349 sq.ft. of The Lakes Pavilions Retail Center; (b) construction of a maximum 250-unit midrise residential building consisting of seven stories above grade and one subterranean level. The five story, type III, fully sprinklered residential building is over a three level parking garage (one parking level below grade). The building is proposed at a height of 87 feet. It includes 438 parking spaces with additional ancillary retail and amenity spaces; (c) variance from parking requirements [minimum 450 required; 438 spaces proposed]; (d) variance from the open space perimeter setback requirement for the corner of the building at Avenue of the Arts and Anton Boulevard [20 foot setback required; 10-11 foot setback proposed].

WHEREAS, General Plan Amendment GP-06-02 and Zoning Code Amendment CO-06-05 were required to allow high-rise residential development in the High Density Residential Land Use designation/PDR-HD zoning district and to specify exterior noise standards for certain outdoor common recreational amenity areas of a high-rise residential development. The proposed project conforms to the General Plan and Zoning Code, as amended in January 2007.

WHEREAS, the final master plan establishes a mid -rise residential development option that complies with the total number of residential units and non-residential building square

footage identified for this sub-area in Area 5 of the North Costa Mesa Specific Plan, as amended per SP-06-02;

WHEREAS, the proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and Final Program EIR No. 1052 was prepared and available for public review from July 19, 2006 through September 1, 2006; An Addendum to the EIR was prepared by CAA Planning in September 2013;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 9, 2013 to allow for public comment on the proposed project and the Addendum to the Final Program EIR and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the Planning Commission has reviewed all environmental documents comprising the Final Program EIR and has found that the Final Program EIR and Addendum considers all environmental impacts of the proposed project and a reasonable range of alternatives, and the Final Program EIR is complete and adequate and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines;

WHEREAS, the Addendum to the Final Program EIR No. 1052 constitutes project-specific environmental analysis for revised Anton Midrise Residential project, and no additional environmental review is required prior to construction of the proposed project;

WHEREAS, the Federal Aviation Administration (FAA) issued a Determination of No Hazard on October 17, 2006, which established a maximum building height of 306 feet above mean sea level (271 to 273 feet above ground level) for the two proposed high-rise residential towers at 580 Anton Boulevard. A condition of approval requires a new and valid FAA Determination prior to issuance of building permits.

NOW, THEREFORE, BE IT RESOLVED that based on the evidence in the record, the findings contained in Exhibit" A", and subject to conditions of approvals/mitigation measures indicated in the Mitigation Monitoring Program contained in Exhibits "B" and "C", the Planning

Commission hereby **APPROVES** Final Master Plan PA-13-19 with respect to the property described above.

PASSED AND ADOPTED this _____th day of _____, 2013

JIM FITZPATRICK
Chair, City of Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. Final Master Plan PA-13-19 meets the broader goals of the 2000 General Plan, as amended, North Costa Mesa Specific Plan, as amended, and Zoning Code, as amended, by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring development. The proposed project would create a unique housing type and will be the first of this kind of housing type in Costa Mesa. The new buildings will feature world-class architecture designed by renowned architects, and the high-rise residential structure) will complement the cultural and entertainment arts center uses at South Coast Plaza Town Center. The proposed project would meet the housing needs of the high-income segments of the community at a level no greater than which can be supported by planned infrastructure improvements.
- B. The creation of the subdivision and related improvements is consistent with the General Plan, as amended per GP-06-02, North Costa Mesa Specific Plan, as amended per SP-06-02, and Zoning Code, as amended per CO-06-05.
- C. The proposed residential use of the subdivision is compatible with the General Plan. The approval of the subdivision will allow home ownership opportunities without impacting rental housing. This is consistent with the goals, objectives, and policies of the General Plan Land Use and Housing Element.
- D. 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.
- E. The subdivision and development of the property 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 tract.
- F. 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).
- G. With regard to the variance from parking requirements, including the provision of compact and tandem parking spaces, and the variance from building setback requirements, the proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(1) because:

- a. Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications.
- b. The deviations granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.
- c. The granting of the deviations will not allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Additional facts and findings are as follows:

- The proposed project is consistent with the General Plan/Zoning Code with regard to use, density and intensity.
- Variance from proposed parking requirements is justified. The NCMSP requires that tenant parking supply be provided in the range of 1.5 to 2.0 parking spaces per unit and that guest parking be provided at 0.5 spaces per unit with a 0.25 credit for units above 50. The 438 proposed parking spaces (1.45 tenant spaces per unit) fall just short of the NCMSP parking requirements by 12 parking spaces. A condition of approval requiring a valet parking study and valet parking plan be implemented would address parking needs.
- The unique shape, size of the lot, and type of development as a mid-rise residential project would justify the parking variance. Additionally, the proposal does not contain any 3 bedroom units as originally proposed. The applicant has provided justifications for this parking rate in the applicant letter (Attachment 2).
- It should be noted that the proposed 438 parking spaces are based on the currently proposed bedroom mix (80 two-bedroom units and 170 studio/one-bedroom units). If the bedroom mix is adjusted, the total parking supply may also be modified accordingly provided that the project conforms to the NCMSP parking requirements or the rate is not lower than the approved Final Master Plan. The parking supply includes approximately 17% compact parking stalls and 14 tandem parking stalls. Both compact and tandem parking stalls were approved in the original development project for the Fifield twin towers as part of the final master plan.

- Variance for encroachment of corner building elevation of 7-story structure into the perimeter open space setback at Avenue of the Arts/Anton Boulevard (20-foot required, 10 to 11 setback proposed). Given that the project has been reduced from 26-stories to 7 stories in height, it is a challenge to site plan a 250-unit while preserving the open space perimeter setback requirement. There is an encroachment of the building (i.e. upper floor bedrooms, mechanical room, etc.) into the perimeter setback. However, no balconies or significant architectural features cantilever into this setback. Given that the encroachment is only isolated to the corner of the property and a full 20-foot setback is maintained along the public streets for the remainder of the building, staff believes that this variance can be justified. Encroachments into perimeter setback requirements have been approved in a similar manner for 1901 Newport Boulevard in the PDC zone.

- H. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. Final Program Environmental Impact Report (EIR) #1052 was prepared for the final master plan, pursuant to the California Environmental Quality Act. Although the proposed project could have a significant effect on the environment, mitigation measures have been included as conditions of approval that reduce impacts to the fullest extent reasonable and practicable.

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

- J. The findings with respect to the environmental effects of the project are in the document, "CEQA Statements of Findings, Facts and Overriding Consideration for the North Costa Mesa High Rise Residential Projects", attached to the City Council resolution for the General Plan Amendment GP-06-02.

- K. The evidence presented in the record as a whole indicates that the project will not individually or cumulatively have an adverse affect on wildlife resources or habitat. The project site consists of ornamental, non-native vegetation and does not contain, nor is it in proximity to, any sensitive habitat areas.

- L. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management of Title 13 of the Municipal Code in that the development projects' traffic impacts will be mitigated at all affected intersections.

- M. The project has been reviewed for conformity with the Orange County Congestion Management Program (CMP) requirements and the additional traffic

generated by the project does not cause the CMP highway system to exceed LOS "E".

- N. The proposed midrise building as conditioned shall include the City of Costa Mesa's building and fire safety standards for high-rise residential development.
- O. The proposed high-rise residential structures have been submitted for review by the Federal Aviation Administration (FAA). The project shall be constructed in accordance with the FAA Determination of No Hazard issued on October 17, 2006, or most current FAA Determination of No Hazard, or in accordance with a similar finding in an independent study by a qualified private consultant that has been certified by the FAA stating that the project presents no hazard to flight operations at John Wayne Airport. The FAA Determination of No Hazard issued on October 17, 2006 established a maximum building height of 306 feet above mean sea level (271 to 273 feet above ground level) for the two proposed high-rise residential towers at 580 Anton Boulevard.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. Once the approval is final and effective, the approval of Final Master Plan PA-13-19 shall supercede the previous approval(s) related to the twin high-rise residential towers proposed by Fifield Development (PA-05-48).
2. Final Master Plan PA-13-19 shall comply with the conditions of approval, code requirements, and mitigation measures of Final Program EIR No. 1052 for this project and as listed in the attached Mitigation Monitoring Program (Exhibit "C"). Additional conditions of approval are also included as part of the Mitigation Monitoring Program.
3. Mitigation Measures from Final Program EIR #1052 have been included as conditions of approval. If any of these conditions are removed, the City Council must make a finding that the project will not result in significant environmental impacts, that the condition(s) are within the responsibility and jurisdiction of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.
4. The conditions of approval and code requirements for PA-13-19 shall be blueprinted on the page following or containing the site plan.
5. The Applicant shall effectively manage tenant and guest parking onsite and employ necessary measures (e.g. valet parking, mechanical lift parking, tandem parking, etc.) as needed. If onsite parking is not appropriately managed, the Development Services Director shall require implementation of corrective measure(s) to address onsite parking problems in the future; require that the property management company with a towing service to enforce the parking regulations;
6. Developer shall indicate on the final parking management plan how parking shall be assigned. The parking management plan shall be approved prior to issuance of building permits. The number of parking stalls and configuration may be adjusted pursuant to the review and approval of the Development Services Director, provided that tenant parking is within the range of 1.5 to 2.0 spaces per unit and guest parking is provided at a minimum of 0.5 parking spaces per unit for the first 50 units and 0.25 parking spaces for each unit above 50, as stipulated. Exception: if the Planning Commission approves a lower parking rate of 1.45 spaces per tenant unit for this project, this lower rate would apply. In no case shall any modifications to the parking supply be approved at a staff level which would reduce the parking rate approved for PA-13-19. [

7. The FAA No Hazard Determination shall be current and valid at the time of issuance of a building permit. Any required modifications to the building, including but not limited to, the building height or appurtenances, required by the No Hazard Determination shall be reflected in the building plans prior to building permit issuance.
8. The following items may be located within the landscape easement subject to the approval of the Transportation Services Manager and Development Services Director: light boxes (lighted sculptures/monument display cases), concrete walkways and steps, metal handrails, water features, landscape/area lighting, accessible concrete ramp, 18" to 36" raised planters, site furnishings (tables and chairs), tree wells with metal grates, and any other similar minor structures.
9. If ancillary retail for outside patrons is provided, it shall be limited to approximately 2,350 square feet of walk-up retail. The retail area(s) shall consist of retail businesses such as, but not limited to, periodical stand/kiosk, café, sandwich shop, juice bar, wireless internet café, neighborhood drycleaner, or other similar uses as deemed appropriate by the Development Services Director. Prior to issuance of a certificate of occupancy, developer shall provide a matrix of permitted walk-up retail uses to be approved by the Development Services Director.
10. Prior to issuance of a building permit, on-site designated parking spaces for employees of the ancillary retail uses shall be provided to the satisfaction of the Development Services Director. No on-site parking spaces shall be reserved for customers.
11. 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. The project construction traffic shall not use the streets that are within the adjacent residential neighborhoods.
12. Developer shall submit a signed and completed Maintenance Agreement to the satisfaction of the Development Services Director and City Attorney's office requiring the developer to be 100% responsible for maintenance of the landscape easement and parkway area along Avenue of the Arts and Anton Boulevard within the project boundaries.
13. The site plan shall show provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to

- the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.
14. 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.
 15. The range of primary street addresses shall be displayed on a complex identification sign visible from the street. Street address numerals shall be a minimum 12 inches in height with not less than 3/4-inch stroke and shall contrast sharply with the background.
 16. 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.
 17. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official and City Engineer prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of the subject property shall preserve or improve the existing pattern of drainage on abutting properties.
 18. 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.
 19. Prior to submission of a final landscape plan, developer shall seek approval from the Parks and Recreation Commission for the removal of any trees within the public right-of-way. Commission will require that the City be compensated for the loss of street trees in the public right-of-way pursuant to a 3-to-1 tree replacement ratio, as described in Condition No. 20. Any conditions imposed by the Parks and Recreation Commission shall be identified on the final landscape plan. The developer is advised that the approval process may take up to three months; therefore, it is advised to identify any affected trees and make a timely application to the Parks and Recreation Commission to avoid possible delays.

20. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 3-to-1 basis. This condition shall be completed under the direction of the Planning Division.
21. Prior to submission of a final landscape plan, developer shall ensure that the landscape palette is coordinated with the proposed landscaping for the Avenue of the Arts traffic circle.
22. There shall be no signage on the building located above the second floor of the buildings. Building wall signage shall be limited to identification of the residential development or walk-up retail businesses.
23. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
24. The developer shall contact the Planning Division to arrange for an inspection of the site prior to the final inspections. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
25. Nighttime lighting shall be minimized to provide adequate security and creative illumination of building, sculptures, fountains, artworks, and light boxes/monument display cases to the satisfaction of the Development Services Director. Any lighting under the control of the developer shall be directed in such a manner so as to not unreasonably interfere with the quiet enjoyment of nearby residences.
26. Mid-rise residential structures shall use low reflective glass and building materials to minimize daytime glare to the fullest extent possible.
27. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). With the exception of back-flow prevention devices, ground-mounted equipment shall not be located in any landscaped setback visible from the street and shall be screened from view, under the direction of Planning Staff.
28. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. Freestanding signs shall be subject to review and approval by the Planning Division/Development Services Director to ensure compatibility in terms of size, height, and location with the proposed/existing development, and existing freestanding signs in the vicinity.
29. There shall be no signage above the second floor of the building. Building wall signage shall be limited to identification of the residential development.
30. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Developer is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
31. 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 limited to minimize nighttime light and glare to residents and 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; and
 - Lighting design and layout shall limit spill light to no more than 0.5 foot-candle at the property line of the surrounding properties, consistent with the level of lighting that is determined necessary for safety and security purposes on site.
 - Light standards located at the top level of the parking structure shall be a maximum of 20 feet in height, located and oriented in such a way as to minimize light spillage onto surrounding properties.
32. 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. 33. Developer shall maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
34. Developer shall contact the Mesa Water District – Engineering Desk and submit application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from the Mesa Water District.
- Bldg. 35. Comply with the requirements of the 2010 California Building Code, 2010 California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code and 2010 California Energy Code (or the applicable adopted California Building Code, California Residential Code,

California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.

36. This project shall comply with the in-Building Public Safety Radio System Coverage per Section 5-130 to 5-137 of the Costa Mesa Municipal Code. At plan check submittal 6 copies of an in-building Public Safety Radio System Coverage report (Radio System Report) shall be submitted to the Building and Safety Division. The Radio System Report shall be certified by an FCC licensed radio technician as provided by the property owner/applicant. The technician is required by Section 5-133 to conduct initial tests and shall be employed by the owner, the engineer or architect of record, or agent of the owner, but not by the contractor or any other person responsible for the work.
37. 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 feet measured perpendicular to the face of the wall. CBC 1803.3., unless otherwise approved by the City Engineer and allowed by the soils engineer.
38. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into a 5-foot setback area from the property line. They may project a maximum of 12 inches beyond the 3-foot setback. CRC Tables R302.1(1) and R302.1(2).
39. Submit a soils report for this project. Soils report recommendation shall be blueprinted on both the architectural and grading plans. Show compliance with Chapter 11A and 11B of the 2010 California Building Code.
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 device a minimum of 12 inches plus 2 percent. 2010 California Residential Code Section R403.1.7.3. 2010 California Building Code CBC 1808.7, unless otherwise approved by the City Engineer.
41. Prior to or concurrent with the submittal of plans for plan check, the applicant shall prepare and submit documentation for compliance with the State Water Resources Control Board (SWRCB) Water Quality Order 99-08-DWQ; National Pollutant Discharge Elimination System (NPDES) Permit No. CAS000002 for Storm Water Discharges Associated with Construction Activity (General Permit); the California

- Regional Water Quality Control Board (RWQCB) Santa Ana Region Order No. R8-2002-0010 and NPDES Permit No. CAS618030; and, the City of Costa Mesa Ordinance No. 97-20 for compliance with NPDES Permit for the City of Costa Mesa. Such documentation shall include a Water Quality Management Plan (WQMP) identifying and detailing the implementation of the applicable Best Management Practices (BMPs).
- Trans. 42. Developer shall construct wide flare or radius curb drive approaches at locations identified on site plan. Developer shall comply with minimum clearance requirements from property lines and any vertical obstructions.
43. Developer shall design new entry drive on Avenue of the Arts to include on-site median and curb flares to denote right turns in and out only, and Developer shall also include provisions within the driveway median for a pedestrian crosswalk.
44. Developer shall relocate/remove affected utilities and parkway trees on Anton Boulevard and Avenue of the Arts to accommodate new driveway approach.
45. Prior to issuance of building permits for the parking structure, developer shall submit a final parking management plan denoting (1) method of allocation of assigned parking; (2) location of visitor parking including appropriate signage; (3) location of security gates and how these gates will be operated; (4) Location of employee parking. The parking plan must be approved by Planning, Police, Fire, and Transportation Divisions.
46. Developer shall incorporate any recommendations made by the Transportation Services Manager that may address design of underground parking area to enhance internal traffic circulation.
47. 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 Parks and Recreation 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 trees affected by the proposed project and make timely application to the Parks and Recreation Commission to avoid possible delays.
48. Comply with the Master Plan of Bikeways by construction of joint use sidewalk/bicycle trail on both Anton Boulevard and Avenue of the Arts. Since the removal of all parkway trees is proposed by the applicant, the sidewalk/bicycle trail shall be located away from the curb to overlap within the parkway and 20' landscape and pedestrian easement area.
- Fire 49. Developer shall comply with the City of Costa Mesa's Building and Fire Safety Standards for High-Rise Residential Development to the satisfaction of the Building Official and Fire Chief. These standards are

contained in a publication issued by the City, previously provided to the developer. Contact the Planning Division at (714-754-5278) for additional copies of this publication. An access plan shall be developed by the applicant for approval by the Costa Mesa Fire Department.

50. The project provides no parking area for emergency vehicles. A parking plan shall be developed by the applicant for approval by the Costa Mesa Fire Department.

51. The applicant shall meet with the Fire Department to discuss design and layout of Fire Protection, including:

- a. Detector Check Valves
- b. Fire Department Connections
- c. Fire Control Room
- d. Standpipes
- e. Control Valves
- f. Fire Alarm
- g. Fire Sprinklers

Police 52. Developer shall work with the Police Department in implementing security recommendations to the maximum extent feasible. For example, developer shall provide 24-hour on-site personnel for the proposed project, install an on-site video surveillance system that will be monitored by on-site personnel, and install a controlled access system for all pedestrian and automobile access.

CODE REQUIREMENTS

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

- PIng.
1. Approval of the final master plan and vesting tentative tract shall be for a period of two years. Within this time period, the final map shall be recorded unless applicant applies for and is granted an extension of time for the final master plan and vesting tentative tract map by the Planning Commission. The final master plan shall expire within one year of the final map recordation, unless the applicant applies for and is granted an extension of time for the final master plan.
 2. Proof of recordation of the final tract map shall be submitted prior to issuance of building permits.
 3. Developer shall remit park fees in the amount of \$7,829.00 per multi-family unit prior to issuance of building permits.
 4. Driveway ramp slopes shall comply with the standards contained in the City's parking ordinance.
 5. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division. (Roof-mounted equipment enclosed in the mechanical penthouse is permitted as part of the approval of the final master plan.)
 6. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform with City standards. Standard drawings are available from the Planning Division.
 7. Included in the required CC&Rs shall be a provision that will permit the installation of solar heating systems, subject to applicable zoning district requirements, the Uniform Building Code, and associated ordinances, and reasonable architectural review by the homeowner's association.
 8. The CC&Rs shall include a provision as to use and maintenance of all guest parking spaces, driveways, landscape easements, and common open space areas.
 9. CC&Rs and articles of incorporation and bylaws for the homeowners' association shall be reviewed and approved by both the Planning Division and Department of Real Estate prior to recordation. CC&Rs shall include provisions as required in Municipal Code Section 13-41, as well as applicable conditions of approval and code requirements. The developer shall provide the Planning Division with proof of review and approval of the CC&Rs by the DRE prior to recordation. A copy of the recorded CC&Rs shall be submitted to the Planning Division prior to the release of utilities for the units.
 10. All contractors and subcontractors must have valid business licenses

to do business in the City of Costa Mesa. Final inspections, final occupancy and final releases will not be granted until all such licenses have been obtained.

11. Development shall comply with all requirements of the North Costa Mesa Specific Plan relating to development standards, maximum building square footage, height, etc. for residential high-rise projects.
12. All on-site utility services shall be installed underground.
13. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box under the direction of the Planning Division.
14. Prior to the issuance of grading permits, the developer shall submit a Lighting Plan for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:
 - The mounting height of lights shall not exceed 25 feet in any location on the project site;
 - All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency;
 - Lighting design and layout shall limit spill light to no more than 0.5 foot-candle at the curb line of the surrounding neighbors, consistent with the level of lighting that is determined necessary for safety and security purposes on site.
15. Five (5) sets of detailed landscape and irrigation plans shall be required as part of the project plan check review and approval process. Three (3) sets shall be provided to the representative water agency and two (2) set shall be submitted to the Planning Division for review. Plans shall be approved by the water agency with two (2) approved sets forwarded by the applicant to the Planning Division for final approval prior to issuance of building permits.
16. Two (2) sets of landscape and irrigation plans, approved by both the water agency **and** the Planning Division, shall be attached to two of the final building plan sets.
17. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-103 through 13-108 as well as irrigation requirements set forth by the water agency. Consult with the representative water agency. Mesa Consolidated Water District, Ray Barela (949) 631-1291.
18. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
19. Construction equipment, vehicles, or work between the hours of 7:00 a.m. and 8:00 p.m., provided that all required permits for such construction, repair, or remodeling have been obtained from the appropriate City Departments.
- Bldg. 20. Comply with the requirements of the California Code of Regulations,

Title 24, also known as the California Building Standards Code, as amended by the City of Costa Mesa.

21. Prior to issuance of grading permit, developer shall submit soils report, grading, and drainage plans, and final Water Quality Management Plan for this project.
22. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
23. The project applicant shall require the contractor to comply with the SCAQMD's regulations during construction, including Rule 402 which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction. Specific measures to reduce fugitive dust shall include the following:
 - a. Moisten soil prior to grading.
 - b. Water exposed surfaces at least twice a day under calm conditions and as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
 - c. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.
 - d. Wash mud-covered tires and under-carriages of trucks leaving construction sites.
 - e. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites.
 - f. Securely cover loads of dirt with a tight fitting tarp on any truck leaving the construction sites to dispose of excavated soil.
 - g. Cease grading during periods when winds exceed 25 miles per hour.
 - h. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance. A screen shall be provided at a reasonable height to ensure construction dust and debris are contained as much as possible to prevent impacts from construction on neighboring properties.

24. The proposed project shall comply with Title 24 of the California Code of Regulations established by the Energy Commission regarding energy conservation standards. The project applicant shall incorporate the following in building plans:
- Solar or low emission water heaters shall be used with combined space/water heater units.
 - Double paned glass or window treatment for energy conservation shall be used in all exterior windows.
- Eng. 25. Comply with the requirements contained within the letter prepared by the City Engineer. (Copy attached.)
- Trans. 26. Prior to issuance of building permits, developer shall remit required San Joaquin Hills Transportation Corridor Fee currently estimated at \$2,216.00 per dwelling unit, less \$4.85 per square foot for demolition of existing structures. The amount of this fee is not subject to vesting and shall be subject to revision and possible increase effective July 1st of each year.
27. Prior to issuance of building permit, developer shall fulfill mitigation of off-site traffic impacts to the Planning Division. The Traffic Impact fee is currently estimated at \$45,974.00. Developer shall contact the Transportation Services Division for a final estimate prior to issuance of building permits.*
28. Developer shall provide a 25-foot minimum distance from the far side of the proposed drive aisle for all parking spaces to provide adequate space for turning movements. Developer shall comply with the City's Parking Design Standards.
29. Developer shall comply with Master Plan of Bikeways by construction of joint use sidewalk/bike trail on Anton Boulevard and Avenue of the Arts. The sidewalk/bike trail shall be located away from the curb to overlap within the parkway and landscape and pedestrian easement area, or as otherwise deemed acceptable by the Transportation Services Manager.
- Fire 30. Water mains shall be of adequate size to deliver 1,000 gallons per minute simultaneously from the closest hydrant(s) to any and all points of the development with a minimum residual pressure of 20 psi.
31. Access consisting of a minimum 20-foot wide roadway capable of supporting fire apparatus shall be maintained to all fire hydrants from the time that the hydrants are placed into service. Special consideration shall be given to maintaining the integrity of such roadways during periods of inclement weather.
32. Developer shall install approved smoke detectors and fire sprinkler systems in each residence in accordance with the Uniform Fire Code. Developer shall provide an automatic fire sprinkler system according to NFPA 13.
33. Provide "blue dot" reflective markers on all on-site fire hydrants.

SPECIAL DISTRICT REQUIREMENTS

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

- Sani 1. Developer shall contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- AQMD 2. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district.
- School 3. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.
- State 4. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

EXHIBIT "C"

Mitigation Monitoring Program

North Costa Mesa High-Rise Residential Projects
Mitigation Monitoring and Reporting Program

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

August 2013

Mitigation Monitoring and Reporting Program North Costa Mesa High-Rise Residential Projects Addendum dated August 2013

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring and/or reporting procedures for mitigation measures (MMs) adopted as conditions of approval in order to mitigate or avoid significant project impacts. Specifically, Section 21081.6(a)(1) states:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

CEQA Guidelines §15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation.

The following Mitigation Monitoring and Reporting Program Addendum includes mitigation measures and conditions of approval from the Addendum to the Final Environmental Impact Report (SCH No. 2006011077). The Addendum reviews the environmental impacts identified in the Program EIR in relation to changes to the project since the Program EIR was certified. These changes consist of the proposed modifications to amended Final Master Plan (ZA-08-02) approved on April 24, 2008 for Site 3 – the Californian at Tower Center. The applicant redesigned the amended Final Master Plan to eliminate the two high-rise residential towers of 216 feet and 270 feet above ground level (AGL) respectively, and replace the towers with a single mid-rise residential structure consisting of five-levels of residential units over one level of subterranean parking and two levels of above ground parking for a total building height of 87 feet AGL. The update to Site 3 results in a reduction in parking from 535 parking spaces in the amended final master plan to 438 parking spaces. Mitigation measures have been included in the project to ensure adequate parking is provided to meet the parking demand for the project. The site plan revisions include modifications to project site access to eliminate one of the approved site access points on Anton Boulevard and the location of the secondary project entry on Avenue of the Arts closer to the Anton Boulevard intersection. The project includes mitigation measures to ensure that no obstructions are placed within the site distance view for the Avenue of the Arts project entry. The project modifications include elimination of the resident serving retail in the amount of 2,350 square feet. The number of residential units will not change and remain 250 units within a mix of studio, one bedroom and two bedroom units. Conditions of Approval have been updated and are included herein. Additional Conditions of Approval may be approved by the Planning Commission and provided separately.

Further refinements in Mitigation Monitoring are hereby included in the North Costa Mesa Residential High-Rise Projects Program EIR Addendum to provide more specific descriptions of activities/improvements to ensure no significant impacts from the proposed project will result. These clarifications are summarized below. None of the Mitigation Measures related to these refinements result in environmental impacts that have not been analyzed in the Program EIR. CEQA Guidelines §15164(b) provides for the preparation of an addendum to an EIR if only minor technical changes or additions are necessary or none of the conditions described in §15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

Mitigation measures have been drafted to meet the requirements of *Public Resources Code* §21081.6 as fully enforceable monitoring programs. The Mitigation Monitoring and Reporting Program defines the following for each mitigation measure:

1. A time for performance. In each case, a time for performance of the mitigation measure, or review of evidence that mitigation has taken place, is provided. The performance points selected are designed to ensure that impact-related components of project implementation do not proceed without establishing that the mitigation is implemented or assured.
2. A responsible party for implementing the required mitigation is identified. In each case, unless otherwise indicated (as in Mitigation Measures G-2 and T-1), the Developer is generally the Responsible Party for implementing the mitigation. The City will monitor the performance and implementation of the mitigation measures. To guarantee that the mitigation measure will not be inadvertently overlooked the supervising public official is the official who grants the permit or authorization called for in the performance.
3. Definition of mitigation. In each case (except where a mitigation measure, such as a geotechnical report, is a well-known procedure or term of art), the mitigation measure contains the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.

Matrix Orientation

The following matrix lists all mitigation measures and conditions of approval from the Addendum referenced above. The matrix also identifies the applicable permit, the required timing, and responsible parties for both implementation and monitoring.

Conditions of Approval / Mitigation Measures		Timing	Responsible Party	Date Completed
Aesthetics				
Conditions of Approval				
<ul style="list-style-type: none"> Architectural features and roofs shall be appropriately finished with non-reflective materials in order to reduce glare and reflection. Structures shall use low reflective glass and building materials to minimize daytime glare to the fullest extent possible. (Sites 1-5) All exterior light standards and fixtures will be shielded to prevent light spill to further reduce potential impacts. (Sites 1-5) The intensity and location of lights on buildings shall be limited to minimize nighttime light and glare to residents and shall be subject to the Development Services Director's approval. (Sites 1-5) Prior to issuance of building permits, the developer shall submit building plans for the proposed projects to be approved by the Costa Mesa Planning Division which incorporate the use of non-reflective building materials to minimize light and glare impacts. (Sites 1-5) Prior to issuance of building permits, the developer shall submit an electrical engineer's photometric survey to be approved by the Costa Mesa Planning Division to assure that minimum security lighting requirements are met and to minimize light and glare to residents. (Sites 1-5) The Lighting Plan shall demonstrate compliance with the following: (1) All site lighting fixtures shall be provided with a flat glass lens; (2) Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency; (3) Lighting design and layout shall limit spill light to no more than 0.5 foot-candle at the property line of the surrounding neighbors, consistent with the level of lighting that is determined necessary for safety and security purposes on site. (Sites 1-5) 	Prior to issuance of certificate of occupancy	Developer		
		Prior to issuance of certificate of occupancy	Developer	
		Prior to issuance of certificate of occupancy	Developer	
		Prior to issuance of building permits	Developer	
		Prior to issuance of building permits	Developer	
		Prior to issuance of building permits	Developer	
		Prior to issuance of building permits	Developer	
		Prior to issuance of building permits	Developer	
Mitigation Measures No mitigation measures are required.				
Air Quality				
Conditions of Approval				
<ul style="list-style-type: none"> SCAQMD Rule 403 shall be adhered to, ensuring the clean up of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile, or disturbed surface area beyond the property line of the emission source. Particulate matter deposits on public roadways are also prohibited. (Sites 1-5) Adequate watering techniques shall be employed to partially mitigate the impact of construction-generated dust particles. Portions of the project site that are undergoing earth moving operations shall be watered such that a crust will be formed on the ground surface and then watered again at the end of the day. (Sites 1-5) Grating operations shall either be suspended or involve heavy watering during first and second stage ozone episodes or when winds exceed 25 miles per hour. (Sites 1-5) 	During all construction phases	Developer		
		During all construction phases	Developer	
		During all construction phases	Developer	

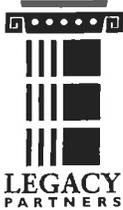
Aviation	Conditions of Approval / Mitigation Measures	Timing	Responsible Party	Date Completed
<p>Conditions of Approval</p> <ul style="list-style-type: none"> Prior to final master plan approval, the applicant shall submit to the City of Costa Mesa, a Federal Aviation Administration (FAA) Determination of No Hazard to air navigation, if the FAA requires conditions for the finding of no hazard to air navigation, such as installation of roof-top obstruction lighting, said conditions shall be placed as conditions of approval on the final master plan. (Sites 1-5) In the event a proposed high-rise building is determined to be a hazard to air navigation by the FAA, the building design shall be appropriately modified prior to issuance of building permits so that an FAA Determination of No Hazard to air navigation can be obtained. (Sites 1-5) The FAA No Hazard Determination shall be valid at the time of building permit issuance for the high-rise structure. The City shall expressly prohibit issuance of any building permit for a structure in the absence of a current and valid FAA No Hazard Determination. (Sites 1-5) As established by the final FAA No Hazard Determination (as described below) and in conjunction with the preliminary master plans for Sites 1, 2, 4, 5 and final master plan for Site 3, the maximum building height(s) for the proposed high-rise residential building(s) are as follows: <ul style="list-style-type: none"> Seegerstrom Town Center (Site 1): FAA No Hazard Determination was issued on October 31, 2006, which established a maximum building height of 308 feet above mean sea level (271 to 275 feet above ground level) for two proposed high-rise buildings at 3400 and 3420 Bristol Street. Orange County Museum of Art (Site 2): FAA No Hazard Determination was issued on October 18, 2006, which established a maximum building height of 306 feet above mean sea level (272 to 275 feet above ground level) for the high-rise museum building at 605 Town Center Drive. The Californian at Town Center (Site 3): FAA No Hazard Determination was issued on October 17, 2006, which established a maximum building height of 306 feet above mean sea level (271 to 273 feet above ground level) for the two proposed high-rise residential towers at 580 Anton Boulevard. Symphony Towers (Site 4): FAA No Hazard Determination was issued on October 31, 2006, which established a maximum building height of 306 feet above mean sea level (approx. 274 feet above ground level) and 206 feet above mean sea level (approx. 173 feet above ground level) for specified areas of the project site at 585 Anton Boulevard. Pacific Arts Plaza (Site 5): FAA No Hazard Determination was issued on October 30, 2006, which established a maximum building height of 320 feet above mean sea level (287 feet above ground level) for the proposed high-rise residential building at 675 Anton Boulevard. <p>In the final master plan discretionary review process, the applicant may seek additional building height pursuant to the North Costa Mesa Specific Plan (e.g. maximum 315' AGL for South Coast Plaza Town Center, maximum 280' AGL for The Californian at Town Center, and maximum 306' AGL for Symphony Towers) provided that the applicant has obtained from the Federal Aviation Administration's Determination of No Hazard for the revised building height. The FAA No Hazard Determination shall be obtained prior to the City's final action on the final master plan. Amendments to the Costa Mesa 2000 General Plan and North Costa Mesa Specific Plan are not necessary to accommodate additional building height as specified in the North Costa Mesa Specific Plan. In addition, Final EIR Number 1052 (SCH No. 2006011077) has examined the maximum building heights as defined in the North Costa Mesa Specific Plan and concluded that no significant impacts will occur.</p> <ul style="list-style-type: none"> As part of the master plan approval, the applicant shall submit a concurrence with any FAA No Hazard Determination for a proposed high-rise building at a building height at or below the maximum building height as established in the 	<p>Prior to final Master Plan approval</p> <p>Prior to issuance of building permits</p> <p>Prior to issuance of building permits</p> <p>Prior to final Master Plan approval</p>	<p>Developer</p> <p>Developer</p> <p>Developer</p> <p>Developer</p>	<p></p> <p></p> <p></p> <p></p>	

Conditions of Approval / Mitigation Measures		Timing	Responsible Party	Date Completed
<p>Mitigation Measures</p> <p>No mitigation measures are required.</p>				
<p>Geology and Soils</p>				
<p>Conditions of Approval</p> <p>Where studies indicate that buildings may be subject to substantial damage during earthquakes, the structure shall be designed and/or retrofitted for seismic resistance in compliance with all relevant recommendations for seismic design and seismic safety in the most recent editions of the Uniform Building Code and the California Building Code. (Sites 1-5)</p>				
<p>Mitigation Measures</p>				
G-1	Prior to the issuance of a grading permit, the project developers shall prepare a site specific final geotechnical investigation, including an evaluation, analysis, and mitigation recommendations for the issues identified in the NMG Geotechnical Investigation Report, including appropriate dust control measures and waterproof building designs with hydrostatic pressure resistive properties and a site specific probabilistic seismic hazard analysis for ground motion. All recommendations shall be incorporated into the final grading plan for the project. (Sites 1-5)	Prior to issuance of grading permit	Developer	
G-2	During grading operations, special handling of on-site soils shall be required due to high moisture content of the soils. The City of Costa Mesa shall monitor the grading contractor to ensure stabilization of the soils during grading and excavation activities, as recommended by the NMG geotechnical investigation. (Sites 1-5)	During grading operations	Developer	
G-3	Prior to the issuance of building permits, the project developers shall ensure that pile foundations or other appropriate design be incorporated into the project design to mitigate potential settlement hazards and liquefaction beneath the proposed structures. (Sites 1-5)	Prior to issuance of building permits	Developer	
G-4	Prior to the issuance of building permits, the project developers shall submit a project design to ensure that any proposed subterranean portion of the structures are waterproofed and designed and installed to resist hydrostatic pressures associated with the shallow groundwater table in the area. (Sites 1-5)	Prior to issuance of building permits	Developer	
G-5	Prior to the initiation of project grading, the project developers shall ensure that all existing utilities will be relocated, abandoned and removed, rerouted, or protected in coordination with the project developer and affected utility companies. (Sites 1-5)	Prior to grading	Developer	
G-6	Prior to the issuance of grading permits, the project developers shall ensure that provisions set forth in the Final Geotechnical Investigation Report regarding dust control measures during site preparation, grading, and construction are incorporated into the final construction specifications for the project site. (Sites 1-5)	Prior to issuance of grading permits	Developer	
<p>Hazards and Hazardous Materials</p>				
<p>Conditions of Approval</p> <p>No standard conditions of approval were identified.</p>				
<p>Mitigation Measures</p>				
HH-1	Prior to the approval of the Master Plan, the project proponents for all development sites shall prepare and submit a Phase I ESA to the City of Costa Mesa for review. The Phase I ESA shall determine the historical and current presence of hazardous materials on the site and identify the mechanism and/or remediation for any site contamination. (Sites 1, 2, 4)	Prior to Master Plan approval	Developer	
HH-2	Prior to the issuance of demolition/grading permits, the project proponents shall fully comply with the recommendations of the Phase I report and shall consult and comply with the California Department of Toxic Substances Control (DTSC) guidelines for oversight. (Sites 1-5)	Prior to issuance of demolition/grading permits	Developer	

Conditions of Approval / Mitigation Measures		Timing	Responsible Party	Date Completed
WO-3	Prior to issuance of building permits, the project developers shall provide proof of an NPDES permit from the RWQCB, consistent with Order No. R8-2004-0021 and NPDES No. CAG998002, to the City of Costa Mesa for dewatering activities. (Sites 1-5)	Prior to issuance of building permits	Developer	
WO-4	Prior to the issuance of building permits, the project developers shall verify that structural BMPs have been permanently incorporated into the project plans. Such BMPs shall ensure that pollutants from project-related storm water runoff are mitigated consistent with applicable state and local standards. (Sites 1-5)	Prior to issuance of building permits	Developer	
WO-5	Prior to the issuance of grading permits, the project developers shall pay drainage impact fees to the City of Costa Mesa. Drainage impact fees are to be adopted in August 2006 and are currently estimated at \$12,000 per acre. The project developer shall be responsible for the drainage impact fees that are in place at the time grading permits are issued. (Sites 1-5)	Prior to issuance of grading permits	Developer	
WO-6	Prior to the issuance of grading permits, the project developers shall prepare drainage plans for the City's review and approval. The Drainage Plan shall define the exact size and location of drainage facilities and shall address standing water on the project site during project grading. (Sites 1-5)	Prior to issuance of grading permits	Developer	
Land Use				
Conditions of Approval				
	Prior to site plan approval, project applicants shall submit to the City of Costa Mesa for review and approval of project plans that comply with the Development Standards as set forth in the North Costa Mesa Specific Plan and Zoning Code. In addition, the developments will be subject to all standard conditions of approval imposed by the City of Costa Mesa. (Sites 1-5)	Prior to site plan approval by City	Developer	
	Master Plan approval is contingent upon City Council's final approval of the General Plan Amendment GP-06-02, North Costa Mesa Specific Plan Amendment SP-06-02, and Zoning Code Amendment CO-05-05. Master Plan approval shall not become effective until all these other discretionary approvals are final and become effective.	Prior to site plan approval by City	Developer	
Mitigation Measures				
No mitigation measures are required.				
Noise				
Conditions of Approval				
	Excluding Site 2—the Orange County Museum of Art, Contractor shall ensure that construction activities comply 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 interior work. (Sites 1, 3, 4, 5)	During all construction phases	Developer	
	For Site 2—the Orange County Museum of Art, the restrictive hours for construction activities as similarly monitored during the construction of the Segerstrom Symphony Hall would be applicable. For Site 2, all construction-related activity shall be limited to between the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday, and 8:00 a.m. to 6:00 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work. (Site 2)	During all construction phases	Developer	
	Prior to issuance of building permits, applicant shall ensure that plans reflect sound rated windows and doors in the design of the proposed residential buildings and at the proposed museum. The window and door ratings should be sufficient to reduce the interior noise level to a CNEL of 45 dB or less, and should be determined by a qualified acoustical consultant as part of the final engineering design of the project. (Sites 1-5)	Prior to issuance of building permits	Developer	

Conditions of Approval / Mitigation Measures

Conditions of Approval / Mitigation Measures	Timing	Responsible Party	Date Completed
<ul style="list-style-type: none"> The project developer shall pay park fees, pursuant to the rate in effect at the time of subdivision map is filed with the City. (Sites 1-5) Prior to issuance of building permits, the project applicant shall pay a library service impact fee for the development costs for expanded or new library facilities pursuant to the Library Services Impact Fee Program, if such a program is established by the City of Costa Mesa. (Sites 1, 2, 4, 5) Prior to issuance of building permits, the project applicant shall pay a library service impact fee for the development costs for expanded or new library facilities pursuant to the Library Services Impact Fee Program, or any applicable fees, if such a program is established by the City of Costa Mesa. (Site 3, Californian at Town Center, only) 	<p>Prior to issuance of building permits</p> <p>Prior to issuance of building permits</p>	<p>Developer</p> <p>Developer</p>	
Mitigation Measures			
<p>PS-1 Prior to the issuance of building permits, the project developer shall pay its pro rata share of a new, fully equipped paramedic engine, equal to \$469.35 per unit to the Costa Mesa Fire Department. (Sites 1-5)</p> <p>PS-2 Prior to the issuance of building permits, a construction security service shall be established at the construction site. Initially, the service shall ensure that no unauthorized entry is made into the construction area. For the duration of each phase of construction, the project applicant shall provide sufficient on-site security personnel on a 24-hour, seven days a week basis to patrol all areas of construction and prohibit unauthorized entry. (Sites 1-5)</p> <p>PS-3 During project construction and operation, the project applicant shall ensure that private on-site security is provided. (Site 1-5)</p> <p>PS-4 Prior to issuance of building permits, the project developer shall pay pro rata shares of fees to the Costa Mesa Police Department for the increased service capacity necessary to accommodate the development site, if such a police impact fee program is established. (Sites 1-5)</p>	<p>Prior to issuance of building permits</p> <p>Prior to issuance of building permits</p> <p>During project construction</p> <p>Prior to issuance of building permits</p>	<p>Developer</p> <p>Developer</p> <p>Developer</p> <p>Developer</p>	
Transportation and Circulation			
Conditions of Approval			
<ul style="list-style-type: none"> The project applicants shall be responsible for the payment of fees in accordance with Costa Mesa's traffic impact fee program to mitigate project-generated traffic impacts (including regional traffic). (Sites 1-5) The project applicants shall be responsible for the payment of fees in accordance with the San Joaquin Hills Transportation Corridor Fee Ordinance. Fees shall be paid to the Costa Mesa Planning Division prior to the issuance of building permits. (Site 1-5) The project applicants shall be responsible to comply with the City of Costa Mesa Transportation Demand Ordinance. (Site 1) For a period of five years from the issuance date of the final certificate of occupancy for the project, the Development shall annually monitor the project's traffic generation in a method approved by the Transportation Services Division and provide the results to the Transportation Services Manager for approval. The cost of the annual monitoring shall be borne by the Developer, and not by the Homeowner's Association. If at the conclusion of the five-year period, the Transportation Services Manager determines that the project's average daily trip generation exceeds the amount of traffic estimated in Final Environmental Impact Report Number 1052, the developer shall pay additional trip fees based on the project's actual average daily trip generation. City of Costa Mesa trip fees effective on January 17, 2007 shall apply to the project. (Site 3, Californian at Town Center, only) 	<p>Prior to issuance of building permits</p> <p>Prior to issuance of building permits</p> <p>Prior to issuance of building permits</p> <p>Five years from the issuance date of the final certificate of occupancy for the project</p>	<p>Developer</p> <p>Developer</p> <p>Developer</p> <p>Developer</p>	
Mitigation Measures			
<p>T-1 As a subsequent phase of the SCEPTC project are submitted to the City of Costa Mesa, the performance of project traffic study area intersections shall be monitored against the City's Annual Development Phasing and Performance Monitoring Report to determine when future improvements are required. (Sites 1, 2 and 5)</p> <p>T-2 The project applicants shall be required to fund all costs associated with implementation of intersection improvements to the following intersections in the City of Costa Mesa: Park Center & Sunflower and Bristol & Paularino. The specific improvements are shown in Table 35 as Locations 11 and 26. (Sites 1, 2 and 5)</p> <p>T-3 The project applicants shall fund a share of the costs of the planned improvements at the following intersections in the City of Santa Ana: Bristol & Segerstrom/Dyer, Bristol & MacArthur, Flower & MacArthur, SR-55 ramps & MacArthur, and Main & Sunflower. The specific improvements are shown in Table 35 as Locations 1, 3, 4 and 15. (Sites 1, 2 and 5)</p>	<p>Upon completion of each development (Sites 1-5)</p> <p>Prior to issuance of building permits</p> <p>Prior to issuance of building permits</p>	<p>City</p> <p>Developer</p> <p>Developer</p>	



July 15, 2013

Rental
Real Estate

Property
Management

Acquisitions

Development

Construction
Management

Financial Services

Marketing
Services

Design Services

Renovations

Ms. Claire L. Flynn, AICP
Assistant Development Services Director
City of Costa Mesa
77 Fair Drive
Costa Mesa, 92628

**RE: 580 Anton Boulevard, Costa Mesa
Amendments to Master Plan Application PA 05-48 – Applicant Letter**

Dear Ms. Flynn:

On behalf of Legacy Partners Residential, Inc., I am pleased to submit this applicant letter for the amendment to the above referenced application for the previously approved “Californian at Town Center” high-rise residential project located at the northeast corner of Anton Boulevard and Avenue of the Arts, currently addressed as 580 Anton Boulevard (“The Project”).

Legacy Partners Residential, Inc. was founded in 1969 and is considered an industry recognized leader in the development and management of institutional quality multi-family residential projects in the Western United States. The Company has developed over \$5Billion of residential projects since it was founded and currently manages over 15,000 residential units.

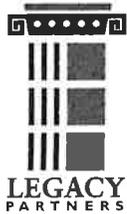
Past Entitlement History

- Master Plan, Vesting Tentative Map – approved by Planning Commission on 9/11/06.
- No Hazard Determination – made by the FAA on 10/17/06.
- Final EIR- approved and certified by City Council on 11/21/06.
- NCMSP and General Plan Amendment – approved by City Council on 1/16/2007.
- Final Master Plan and Vesting Tentative Map – approved by City Council on 1/16/07.
- Final Vesting Map – approved by City Council on 4/3/2007.
- Final Vesting Map – recorded by Orange County Recorder’s Office on 4/20/2007.
- Final Master Plan Amendment – approved by Zoning Administrator on 4/24/2008.
- Extension of the Project – approved on 4/3/2009, 4/11/2011, and 5/13/2013.

Project Description

Our objective is to meet the goals of the General Plan, North Costa Mesa Specific Plan and Zoning Code, and create a super-luxurious mid-rise residential project. Our proposal includes a smart re-design in order to reduce the building height and parking mass, and utilize Type III construction to deliver an economically feasible project.

The proposed Project consists of 250 units with 10 studio, 160 1-bedroom, and 80 2-bedroom units providing a total liveable area of approximately 216,451 square feet and average unit size of 866 square feet. The proposed Project will be a mid-rise structure consisting of 5 levels of Type III wood framed residential units over 2 levels of above grade structured podium parking and one level of subterranean parking.



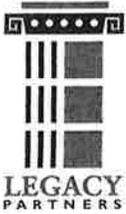
Since the proposed Project is a “less intense” proposal within the envelope of the previously approved project, we plan to amend the current Master Plan Approval dated April 28, 2008. Below is a grid which compares the approved project to our current proposal.

**580 Anton
Comparison Table**

Category	Zoning Code	Approved – 4/28/2008	Proposed
Unit Count	250 units - NCMSP	249 units	250 units
Unit Mix	Per Master Plan	22 - 1 bedrooms 187 - 2 bedrooms 40 - 3 bedrooms 516 - total bedrooms	10 - studios 160 - 1 bedrooms 80 - 2 bedrooms 330 - total bedrooms
Height	280' - NCMSP 273' - FAA	216' West Tower 270' East Tower	77'
No of Stories	Both Towers 26 stories	Both Towers: 12 levels of residential 5 levels above grade parking South Tower: 17 levels of residential 5 levels above grade parking	5 levels of residential 2 levels of above grade parking 1 level subterranean parking
Parking Count	1.5 to 2.0 spaces / unit plus 75 guest parking	535 total spaces 1.03 per bedroom	438 total spaces 1.33 per bedroom
Curb Cuts	N/A	1 - Ave of the Arts 3 - Anton Blvd.	1 - Ave of the Arts 1 - Anton Blvd.
Setbacks	20' Front	20' Front	20' Front
Walk-up Retail	Per Master Plan	2,350 square feet	N/A
Building Materials	Per Master Plan	Concrete	Wood, Concrete

Building Architecture and Amenities

The proposed Project has been designed by GMP-LA Architects, an award winning and recognize leader in the design of high density luxury residential projects. The proposed Project’s



motif features contemporary, yet elegant design elements with architectural contrasts in building materials including plaster, stone, and clean butted metal panels. This will serve to create an aesthetically pleasing elevation and enhance the street frontage along Avenue of the Arts and Anton Boulevard. The project will feature a grand 2 story high motor court entrance off of Avenue of the Arts which will also serve as a window into the existing lake and open space behind the property. The two story clear height element will extend into the lobby area which leads to variety of common area uses including lounge, game, & clubhouse rooms, business center with meeting facilities, and "state of the art" fitness and yoga room. The top of the second story will feature an abundantly landscaped outdoor living deck which will overlook the lake. The outdoor living deck will be centered by a resort-style lap pool and spa, outdoor bbq and dining area, and also include intimate areas for sitting, socializing or quiet reflection. The project will also include amenities such as a dog washing room, free use of "city bikes" for residents, and electric-car charging stations.

The unit interiors will feature condo-quality finishes, including hard surface counter tops (quartz type), stainless steel appliances, and high end cabinetry. Wood type and hard surface floorings will be used through the living areas, with carpet in the bedroom areas.

We anticipate that the project will appeal to professional and arts oriented residents seeking to live in a high end community offering an exceptional level of "concierge type customer service" in a unique cosmopolitan setting.

Parking Description

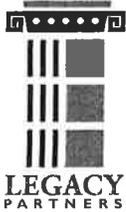
As noted in the comparison table above, the proposed Project will provide a minimum of 438 parking spaces, which translates to a ratio of 1.75 spaces per unit or 1.33 spaces per bedroom.

Based upon our experience with developing and managing infill residential projects throughout California we have found that parking demand is primarily driven by the type of units being offered and more specifically by the number of bedrooms in the community. We customarily assign 1 parking space per bedroom not to exceed the number of residents in the unit; so therefore would offer 1 parking space for Studio and 1 bedroom units, and 2 parking spaces for 2 bedroom units. While in some instances more than 1 resident will reside in a 1 bedroom unit, we find instances occurring with 1 resident occupying a 2 bedroom unit, (e.g.-home office, etc.) and will balance the parking demand to the specific bedroom count.

The proposed project will include 330 assigned parking spaces, with the ability to offer additional floating parking from the additional 108 over-flow and guest parking spaces in the project. In no event, would the guest parking be less than 63 spaces which is considered ample.

The proposed parking ratio exceeds the parking provided in the currently approved project. Since the currently approved project consists of 90% 2 and 3 bedroom units with a total bedroom count of 516 bedrooms plus 2,350 square feet of retail spaces, this translates to a parking ratio of 1.03 spaces per bedroom or .29 spaces per spaces per bedroom less than our current proposal. The proposed Project has only 30% of 2 bedroom units with the balance comprising studios and 1 bedroom residences.

It is also important to note that rarely are all units occupied at any given time. Projects of this nature tend to be 94% occupied at any given time. Especially given the cosmopolitan nature of this location, we expect many residents will not occupy their residence on a full time basis. A



portion of the resident profile is expected to be bi-coastal in nature and only reside when in town on business, shopping or during seasonal periods of time.

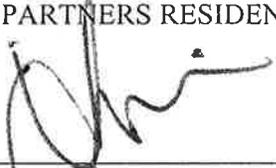
While we believe that our proposed parking will be more than adequate, it should be noted that the proposed project has use rights to approximately 32 parking spaces on the adjacent property on the southeast corner of Anton and Avenue of the Arts which could be utilized for additional guest parking should the need ever arise.

Claire, we appreciate your efforts to date and look forward to moving forward on this beautiful project. We look forward to staff's comments and input.

Should you have any additional questions or comments, please feel free to contact me.

Sincerely,

LEGACY PARTNERS RESIDENTIAL, INC.

By: 

Timothy J. O'Brien
Senior Managing Director

Cc: Roger and Barbara Allensworth

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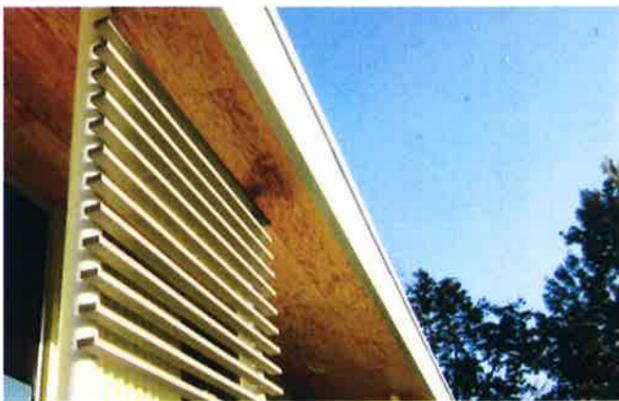


07.15.13

GMP ARCHITECTS, L.A.
www.gmparchitects-la.com

Attachment 3

LEGACY PARTNERS RESIDENTIAL
580 ANTON BOULEVARD, COSTA MESA



PROJECT REFERENCES

07.15.13

GMP ARCHITECTS LA

GMP www.gmparchitects-la.com

LEGACY PARTNERS RESIDENTIAL
580 ANTON BOULEVARD, COSTA MESA



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07.15.13

ENTRANCE AND MOTOR COURT VIEW

GMP ARCHITECTS - LA
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LEGACY PARTNERS RESIDENTIAL
580 ANTON BOULEVARD, COSTA MESA

45



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07.15.13

VIEW FROM ABOVE LOOKING NORTH

GMP ARCHITECTS LA
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LEGACY PARTNERS RESIDENTIAL

580 ANTON BOULEVARD, COSTA MESA



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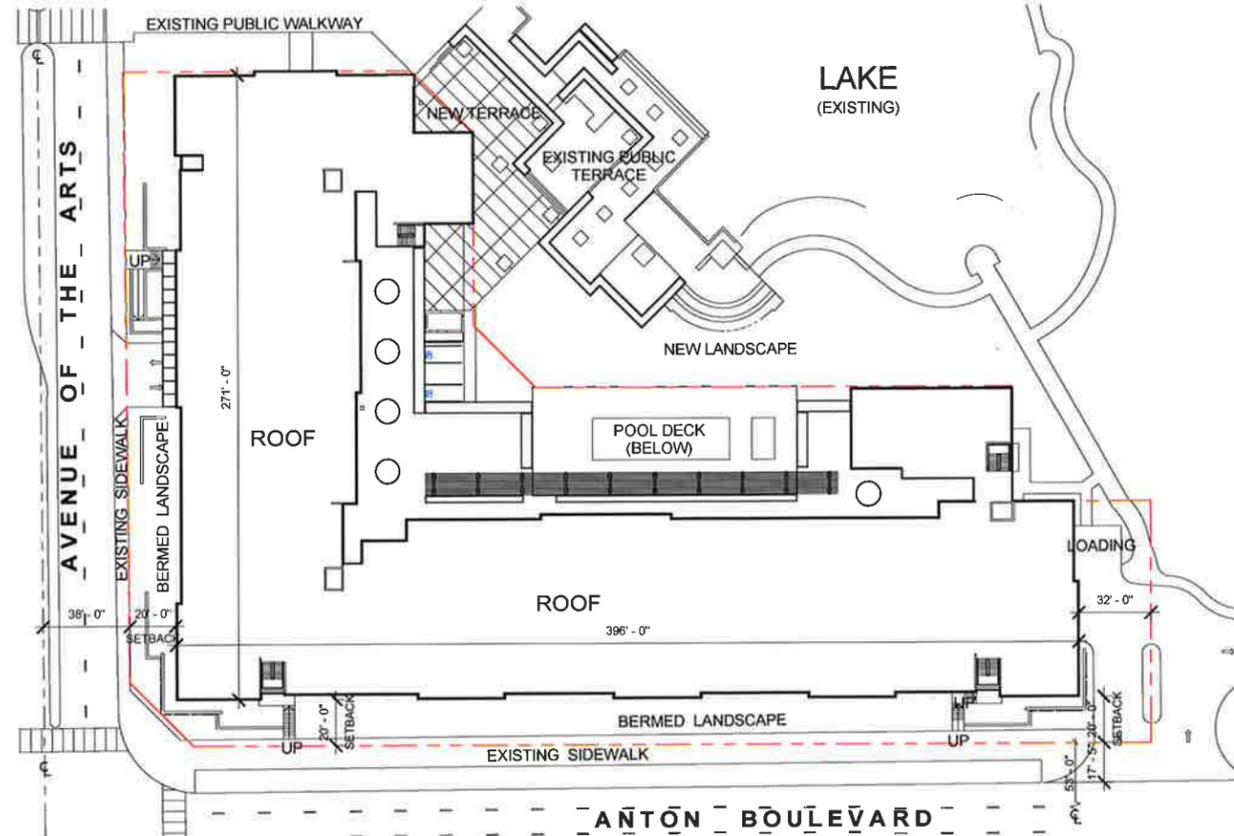
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VIEW FROM ABOVE LOOKING SOUTH

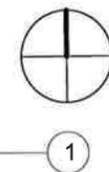
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www.gmparchitects-la.com

LEGACY PARTNERS RESIDENTIAL

580 ANTON BOULEVARD, COSTA MESA



SITE PLAN
1" = 40'-0"



250 UNIT PROJECT SUMMARY

ADDRESS: 580 ANTON BOULEVARD
PROJECT APPLICANT: LEGACY PARTNERS RESIDENTIAL, INC.
 5141 CALIFORNIA AVENUE, SUITE 100
 IRVINE, CA. 92617
PROJECT CONTACT: LEGACY PARTNERS RESIDENTIAL, INC.
 5141 CALIFORNIA AVENUE, SUITE 100
 IRVINE, CA. 92617
 PHONE: (949) 930-7700

A. PROJECT DESCRIPTION:

5 STORY RESIDENTIAL PROJECT. 250 UNITS, 5 STORY TYPE III, FULLY SPRINKLED RESIDENTIAL BUILDING OVER A 2 LEVEL (PLUS ONE SUB-LEVEL) TYPE I CONCRETE PARKING GARAGE.

B. LEGAL DESCRIPTION:

LOT 12 AND A PORTION OF LOT A OF TRACT NO. 10950, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 515, PAGES 1 TO 8 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AND AS CORRECTED BY THAT CERTAIN CERTIFICATE OF CORRECTION, RECORDED APRIL 23, 1986 AS INSTRUMENT NO. 86-160488 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

C. ZONING: PDR-HD

PLANNING AREA "5"

D. LAND USE INFORMATION:

- EXISTING USE: ONE STORY COMMERCIAL BUILDING (TO BE DEMOLISHED)
- LOT AREA: GROSS AREA: LOT 12 AND A PORTION OF LOT A = 87,209.03SF (2 AC)
- VESTED ENTITLEMENTS: VESTING TENTATIVE TRACT MAP NO.17017 (01-16-2007)

- STREET DEDICATION: AREA OF DEDICATION: 0 S.F.
- PROPOSED APPROVED DENSITY: 125 UNIT / ACRE X 2 ACRES = 250 UNITS
- SETBACKS (PER PLANNING DEPARTMENT):
 RESIDENTIAL SETBACKS:
 STREET R.O.W.: 20'
 REAR YARD: 0'
 SIDE YARDS: 0'
- HEIGHTS: FROM LOW POINT'S EL. "0" " AT LOBBY/GROUND LEVEL
 77' TO TOP OF PARAPET
 72' TO TOP OF ROOF

E. PARKING:

1. 2BD	80 x 2	= 160 SPACES
S/1BD	170 x 1	= 170 SPACES
GUEST/OVERFLOW		= 108 SPACES
TOTAL PARKING SPACES PROVIDED:		= 438 SPACES (MIN.)

- LOADING: AN ON SITE EXTERIOR LOADING SPACE 21' - 0" x 26' - 10" WILL BE PROVIDED

F. TRASH ENCLOSURE:

THE PROJECT WILL HAVE A CONTAINED TRASH ROOM IN THE GARAGE

G. LANDSCAPE:

SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION

H. GRADING:

SEE GRADING PLAN FOR ADDITIONAL INFORMATION

I. OPEN SPACE CALCULATIONS

1. REQUIRED OPEN SPACE:
 PER COSTA MESA MUNICIPAL CODE: (SEC 13-58)
 42% OF THE TOTAL SITE AREA IS REQUIRED FOR OPEN SPACE

TOTAL SITE AREA = 87,209.03 SF
 TOTAL REQUIRED OPEN SPACE = 36,627.79 SF

PROVIDED OPEN SPACE	
Name	Area

GROUND LEVEL	
PERIMETER OPEN SPACE	16856 SF

LEVEL 1	
POOL	1080 SF
POOL DECK	14120 SF
PRIVATE PATIO	1578 SF
SPA	180 SF

LEVEL 2	
PRIVATE PATIO	1590 SF

LEVEL 3	
PRIVATE PATIO	1590 SF

LEVEL 4	
PRIVATE PATIO	1590 SF

LEVEL 5	
PRIVATE PATIO	1590 SF
Grand total	40174 SF

J. SUSTAINABLE FEATURES:

SUSTAINABLE SITE

- RESIDENT BICYCLE STORAGE
- DEDICATED PARKING SPACES AND CHARGING FACILITY FOR ELECTRIC VEHICLES
- FLOW THROUGH PLANTERS AND DRAIN FILTERS WILL LIMIT THE DISRUPTION ON THE NATURAL WATER HYDROLOGY
- A COVERED GARAGE AND REFLECTIVE ROOFING MATERIALS WILL REDUCE THE HEAT ISLAND EFFECT AND THE ASSOCIATED NEED FOR AIR CONDITIONING
- THE PROJECT WILL BE LOCATED ON A SITE WITH DENSITY AND COMMUNITY CONNECTIVITY TO ALLOW EASY ACCESS TO SERVICES WHILE PROTECTING UNDERDEVELOPED AREAS AND THEIR ASSOCIATED HABITATS AND NATURAL RESOURCES

WATER EFFICIENCY

- 580 ANTON BOULEVARD WILL FEATURE WATER EFFICIENT PLUMBING FIXTURES WHICH WILL REDUCE THE INDOOR WATER USAGE

INDOOR ENVIRONMENTAL QUALITY

- 580 ANTON BOULEVARD WILL BE A SMOKE FREE BUILDING; WE WILL PROHIBIT SMOKING INSIDE AND WITHIN 25 FEET OF ALL ENTRANCES
- PRECAUTIONS WILL BE TAKEN DURING CONSTRUCTION TO ENSURE THE PROTECTION OF INDOOR AIR QUALITY FOR FUTURE RESIDENTS
- LOW-EMITTING MATERIALS SUCH AS PAINT, CARPET, AND SEALANTS ARE GOING TO BE UTILIZED TO ENSURE THE RESIDENCES ARE HEALTHY SPACES
- ALL RESIDENCES WILL FEATURE INDIVIDUALLY CONTROLLED THERMOSTATS
- THE DESIGN OF 580 ANTON BOULEVARD'S WINDOWS WILL BRING IN NATURAL SUNLIGHT BY PROVIDING EXTERIOR VIEW FROM ALL ANGLES OF THE RESIDENCES

SITE PLAN SUMMARY

A1.00

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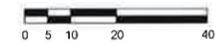
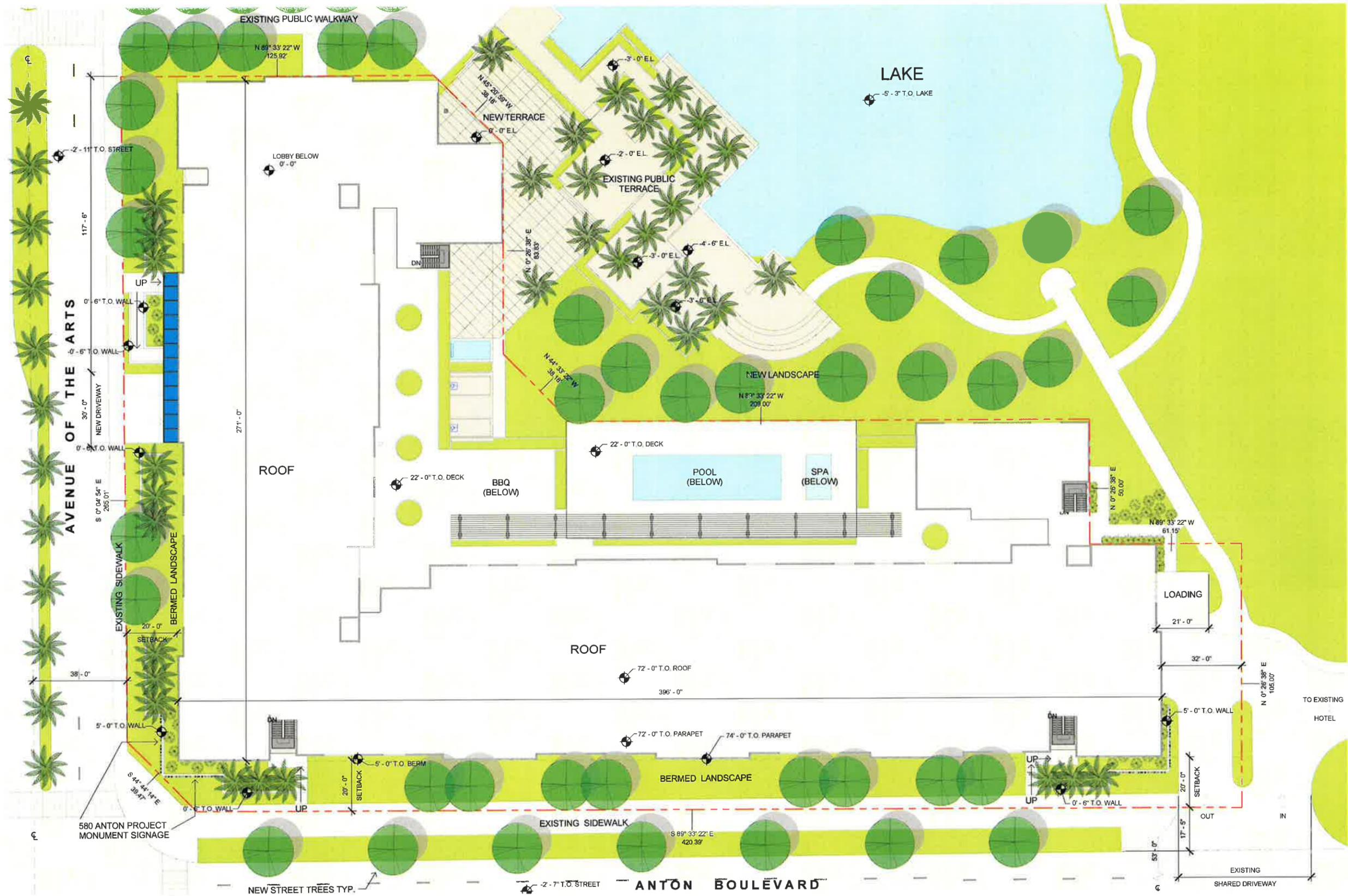
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 5141 CALIFORNIA AVENUE, SUITE 100
 IRVINE, CA 92617
 (949) 930-7700
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SITE PLAN
A1.02

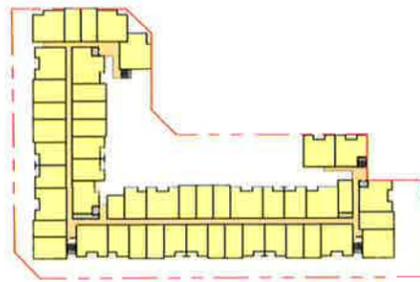
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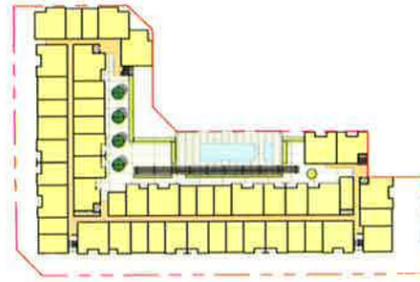
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580 ANTON BOULEVARD, COSTA MESA

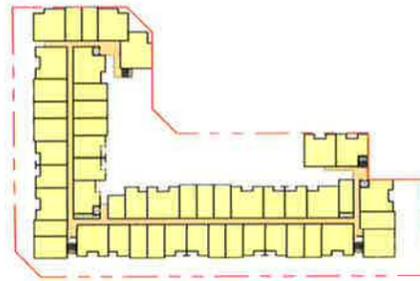
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LEVEL 5 - EL = 97' (62')
1" = 100'-0" 8



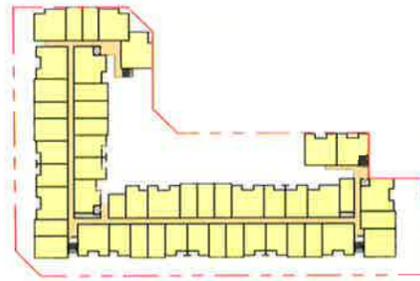
LEVEL 1 - EL = 57' (22')
1" = 100'-0" 4



LEVEL 4 - EL = 87' (52')
1" = 100'-0" 7



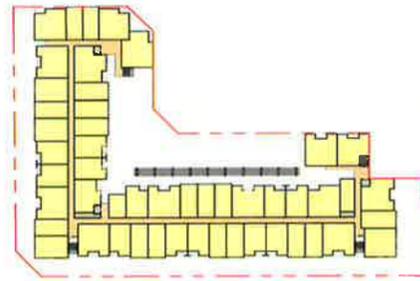
MEZZANINE LEVEL - EL = 45' (10')
1" = 100'-0" 3



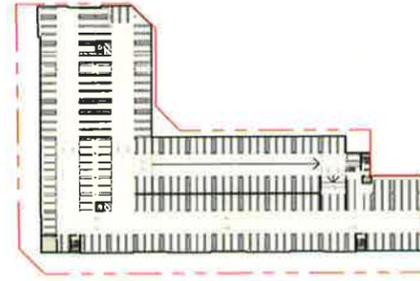
LEVEL 3 - EL = 77' (42')
1" = 100'-0" 6



GROUND LEVEL - EL = 35' (0')
1" = 100'-0" 2



LEVEL 2 - EL = 67' (32')
1" = 100'-0" 5



SUBTERRANEAN PARKING LEVEL - EL = 25' (-10')
1" = 100'-0" 1

TOTAL PARKING	
PARKING TYPE	NO. OF SPACES
ACCESSIBLE: 9'-0" X 18'-0"	11
COMPACT: 8'-0" x 15'-0"	75
STANDARD: 8'-6" x 18'-0"	340
TANDEM: 8'-6" x 15'-0"	14
Grand total	440

PARKING PROVIDED PER LEVEL		
Level	PARKING TYPE	NO. OF SPACES
SUBTERRANEAN PARKING LEVEL	COMPACT: 8'-0" x 15'-0"	34
	STANDARD: 8'-6" x 18'-0"	163
	TANDEM: 8'-6" x 15'-0"	8
GROUND LEVEL	ACCESSIBLE: 9'-0" X 18'-0"	11
	COMPACT: 8'-0" x 15'-0"	14
	STANDARD: 8'-6" x 18'-0"	102
	TANDEM: 8'-6" x 15'-0"	2
MEZZANINE LEVEL	COMPACT: 8'-0" x 15'-0"	27
	STANDARD: 8'-6" x 18'-0"	75
	TANDEM: 8'-6" x 15'-0"	4
Grand total		440

UNIT SUMMARY			
UNIT TYPE	NO. UNITS	AREA TOTAL	UNIT RSF/AVG
S	10	5487 SF	548.69
1BR/EX	85	58443 SF	687.56
1BR	75	60941 SF	812.54
2BR	80	91580 SF	1144.75
Grand total: 250		216451 SF	3193.55

PARKING AREA SCHEDULE	
Level	Area
MEZZANINE LEVEL	35959 SF
SUBTERRANEAN PARKING LEVEL	67381 SF
GROUND LEVEL	55259 SF
Grand total	158599 SF

PROJECT SUMMARY

A1.03

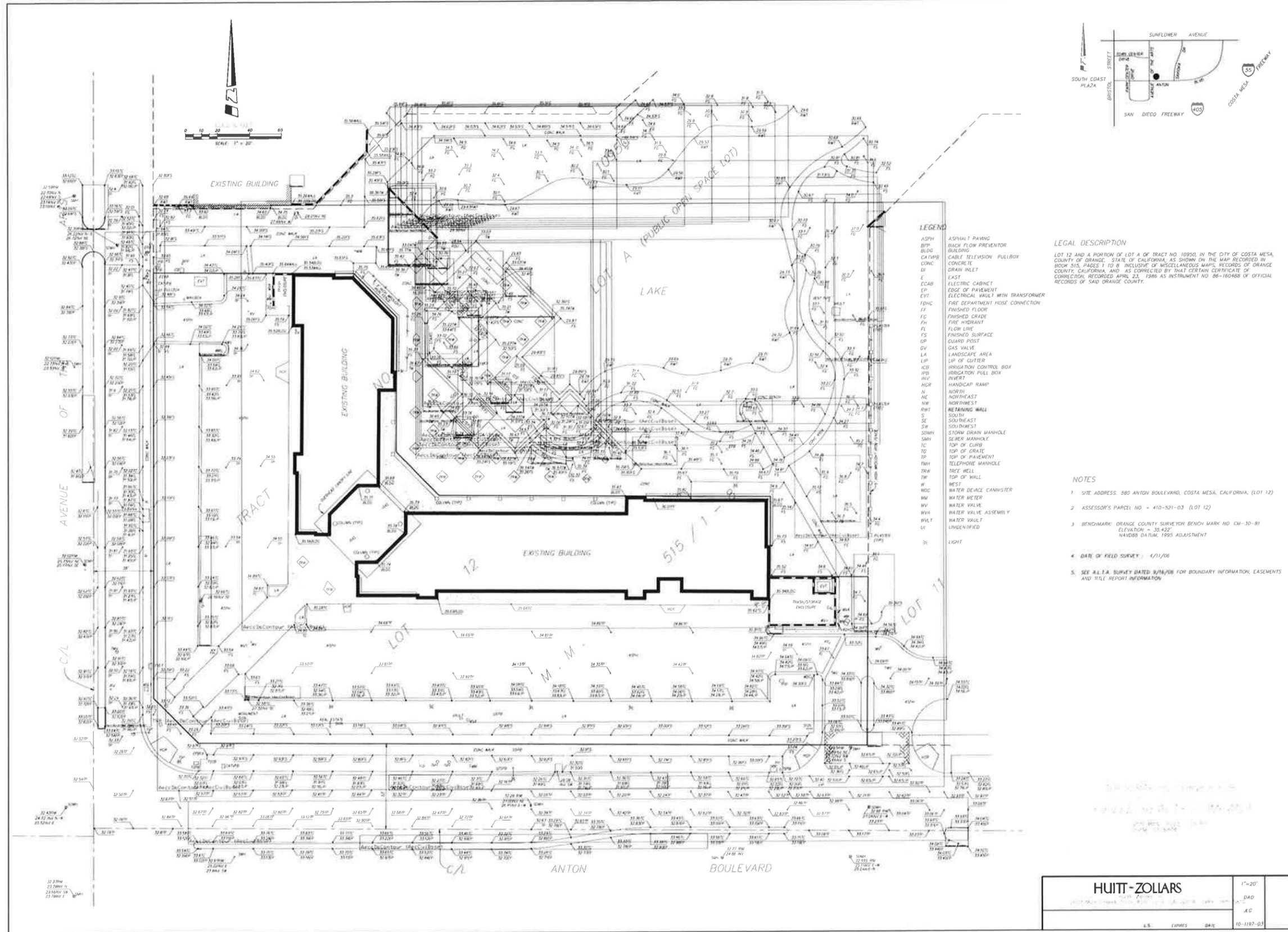
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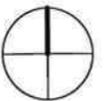
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 1000 W. 10TH STREET, SUITE 100
 ANAHEIM, CA 92801
 TEL: 714.771.1111
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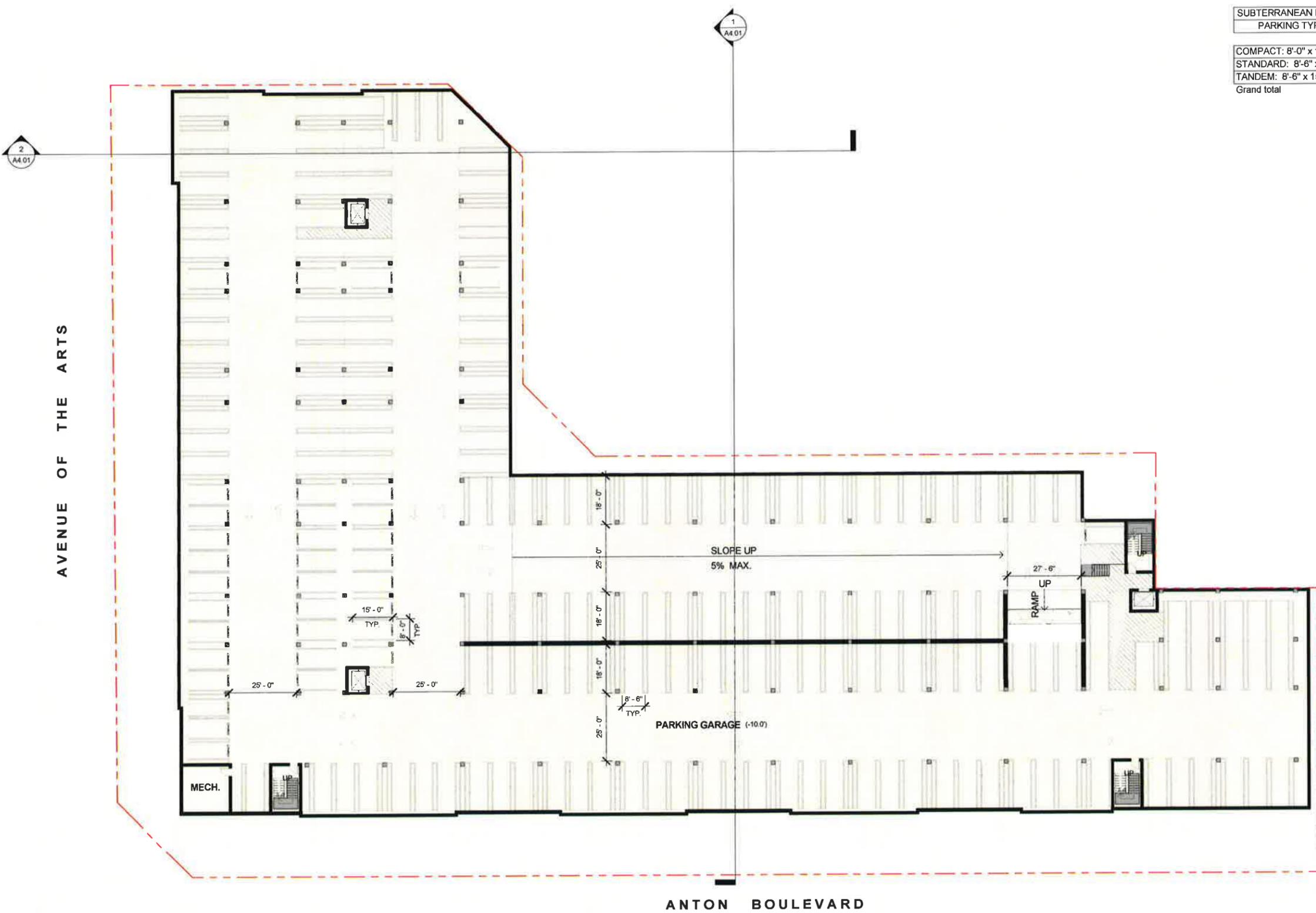
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SURVEY
A1.04



SUBTERRANEAN PARKING LEVEL SCHEDULE	
PARKING TYPE	NO. OF SPACES
COMPACT: 8'-0" x 15'-0"	34
STANDARD: 8'-6" x 18'-0"	163
TANDEM: 8'-6" x 15'-0"	8
Grand total	205



SUBTERRANEAN PARKING LEVEL

ANTON BOULEVARD

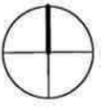
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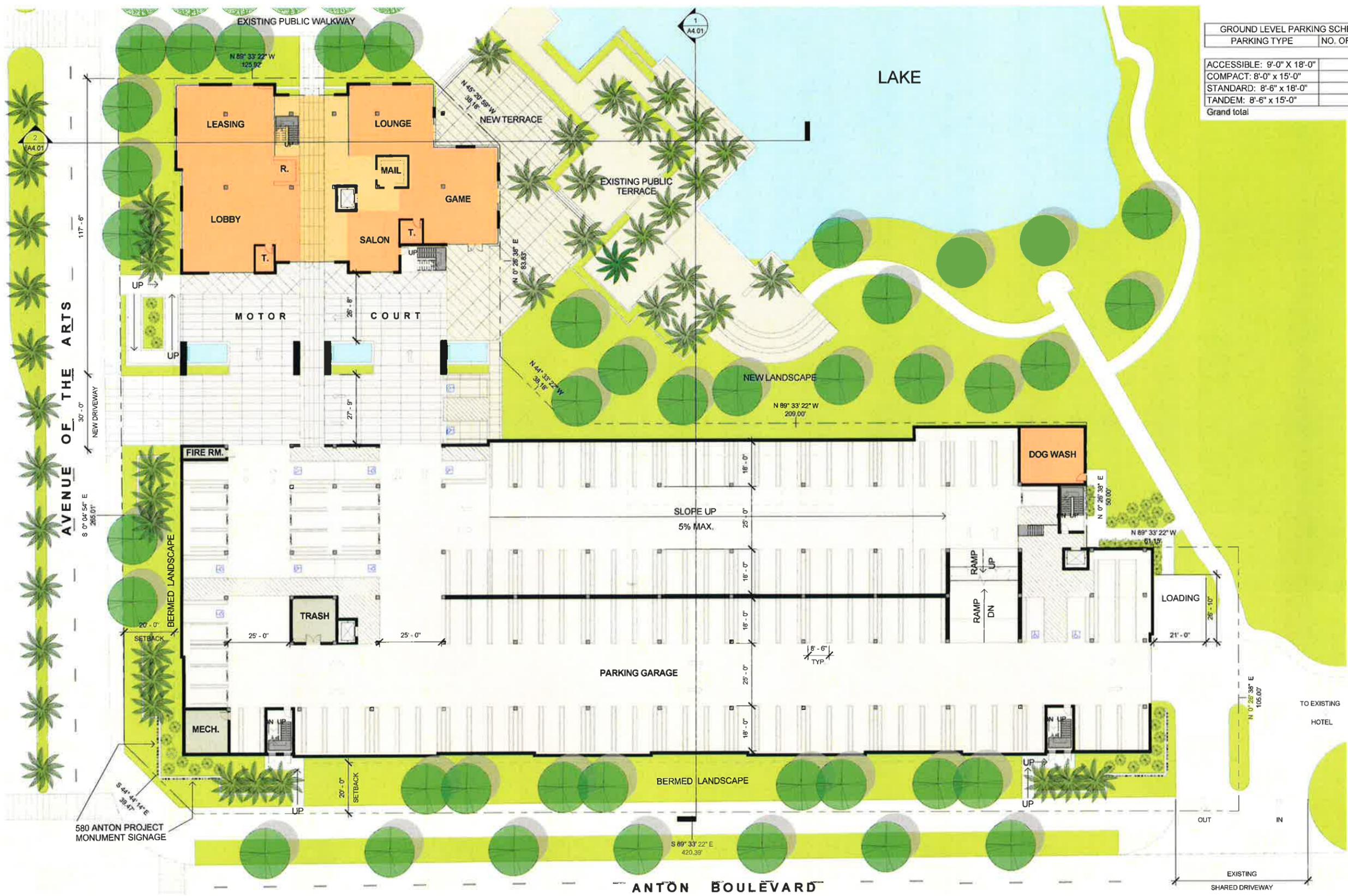
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 10000 Wilshire Blvd, Suite 200
 Los Angeles, CA 90024
 Tel: 310.206.4444
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Ω



GROUND LEVEL PARKING SCHEDULE	
PARKING TYPE	NO. OF SPACES
ACCESSIBLE: 9'-0" X 18'-0"	11
COMPACT: 8'-0" x 15'-0"	14
STANDARD: 8'-6" x 18'-0"	102
TANDEM: 8'-6" x 15'-0"	2
Grand total	129



GROUND LEVEL
A2.01

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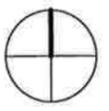
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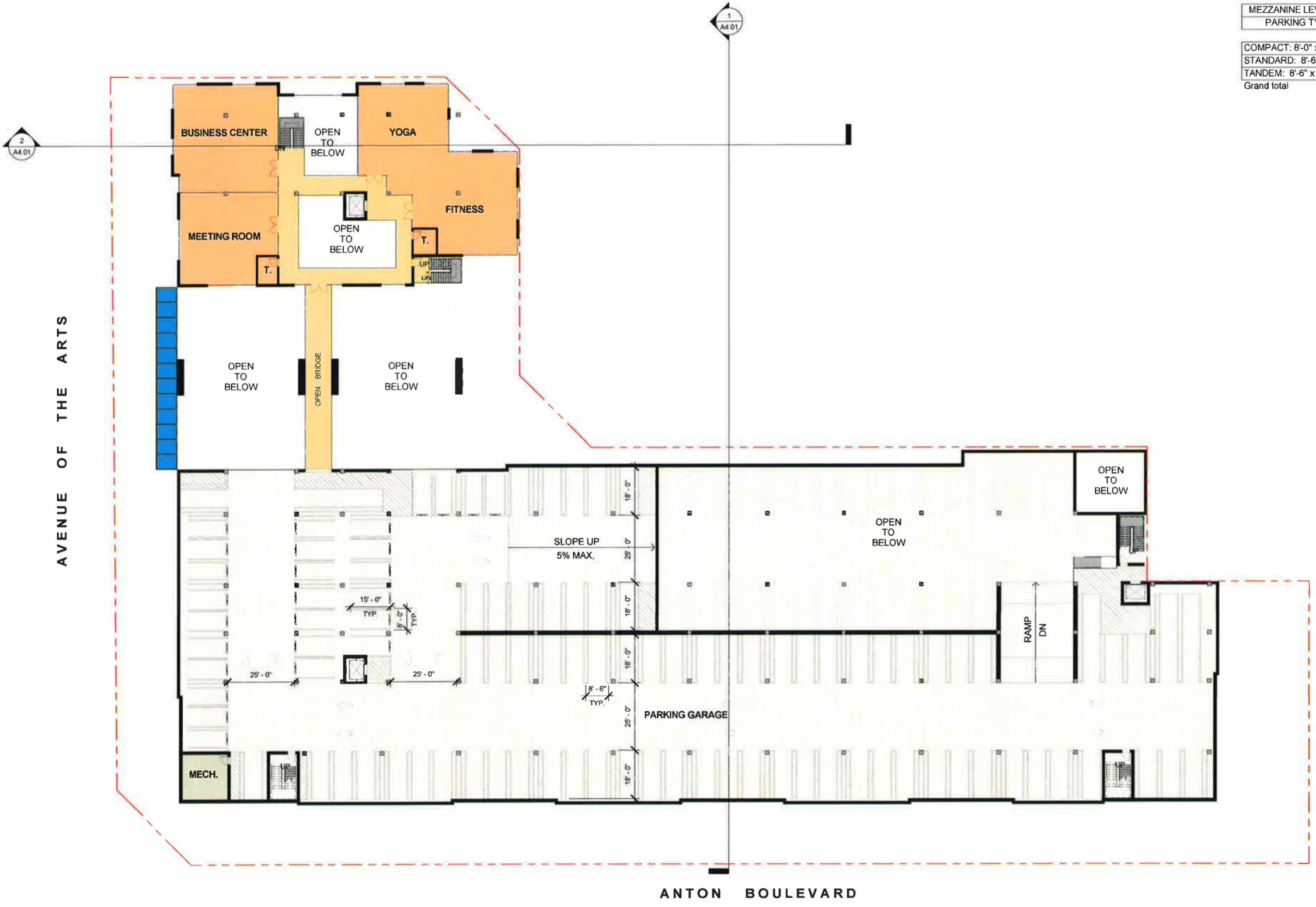
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7/11/2013 11:44:37 AM



MEZZANINE LEVEL PARKING SCHEDULE	
PARKING TYPE	NO. OF SPACES
COMPACT: 8'-0" x 15'-0"	27
STANDARD: 8'-6" x 18'-0"	75
TANDEM: 8'-6" x 15'-0"	4
Grand total	106



MEZZANINE LEVEL

A2.02

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UNIT SUMMARY			
UNIT TYPE	NO. UNITS	AREA TOTAL	UNIT RSF/AVG
S	10	5487 SF	548.69
1BR/EX	85	58443 SF	687.56
1BR	75	60941 SF	812.54
2BR	80	91580 SF	1144.75
Grand total: 250		216451 SF	3193.55
AVERAGE UNIT = 866 RSF			



RESIDENTIAL LEVEL 1

A2.03

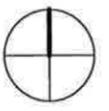
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55



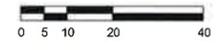
2
A4.01

1
A4.01

AVENUE OF THE ARTS



ANTON BOULEVARD



RESIDENTIAL LEVEL 2

A2.04

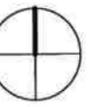
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S6



1
A4.01

2
A4.01



RESIDENTIAL LEVEL 3

A2.05

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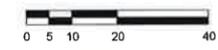
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2
A4.01

1
A4.01



RESIDENTIAL LEVEL 4

A2.06

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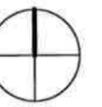
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- 58 -



1
A4.01

2
A4.01



20'-0"
20'-0"



RESIDENTIAL LEVEL 5

A2.07

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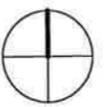
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-59-



ROOF
 (NO OCCUPANCY)
 (MECH. EQ. PADS ONLY)



ROOF LEVEL

A2.08

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ENTRY AND MOTOR COURT

AVENUE OF THE ARTS ELEVATION

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AVENUE OF THE ARTS

EXISTING SHARED DRIVEWAY

ANTON BOULEVARD ELEVATION

ELEVATIONS

A3.01

07.15.13



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SIDE/EAST ELEVATION

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REAR/LAKE ELEVATION

ELEVATIONS
A3.02

07.15.13



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MATERIAL LEGEND

- A - ALUMINUM WINDOWS AND SLIDING GLASS DOORS - FRAME MEDIUM BRONZE ANODIZED FINISH WITH LOW E CLEAR GLASS
- B - METAL VENEER CLADDING - IMETCO RAINSCREEN FW SERIES - CHAMPAGNE METALLIC FINISH
- C - CEMENT PLASTER - FINISH SMOOTH - PAINT BENJAMIN MOORE - MONTEREY WHITE
- D - GLASS RAILING AT STAIR AND OPEN WALKWAYS - ALUMINUM WITH TRANSLUCENT GLASS - CLEAR ANODIZED FINISH
- E - METAL FASCIA AND TRIM - REYNOBOND - MEDIUM BRONZE ANODIZED FINISH
- F - METAL HORIZONTAL "SLATTED" RAILING - PAINT FINISH - MEDIUM BRONZE
- G - STONE VENEER - CUT COURSE STONE - EL DORADO (ROUGH TEXAS LIMESTONE)
- H - METAL FASCIA AND TRIM AT STAIRS AND ENTRY CANOPIES - ALUMINUM CLEAR ANODIZED FINISH
- I - EXTERIOR EXIT DOORS - HEAVY STYLE METAL AND TRANSLUCENT GLASS - CLEAR ANODIZED FINISH
- J - ALUMINUM AIRFOIL SCREENING AND CANOPY - C.R. LAURENCE COMPANY - MEDIUM BRONZE ANODIZED FINISH
- K - ENTRY DOORS - HERCULITE CLEAR
- L - COMMON AREA PATIO DOORS - HEAVY STYLE METAL AND CLEAR GLASS - LIGHT BRONZE ANODIZED FINISH

NOTE: ALL MATERIALS SHOWN HERE ARE TO INDICATE ARCHITECTURAL INTENT. THE PROJECT TEAM RESERVES THE RIGHT TO SUBSTITUTE LIKE OR EQUAL MATERIALS AS NECESSARY.



PARTIAL ELEVATIONS
AND MATERIAL CALLOUT
A3.20

07.15.13



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PROJECT SIGNAGE

EXISTING TERRACES AND PLAZA TO REMAIN

RESIDENTIAL AMENITY DECK AND GARDENS

BERMED LANDSCAPE BUFFER ADJACENT TO PARKING GARAGE

INTEGRAL COLOR CONCRETE WALK

WEATHERED STEEL SITE WALLS

PLAZA

SEATING GARDEN

HEARTH COURT

LAWN

LAWN

LAWN

POOL

SPA

SEATING GARDEN

GARAGE ENTRY

ENTRY STEPS AND RAMP

ENTRY DRIVE TO MOTOR COURT

AVENUE OF THE ARTS

MONUMENT WALLS AND PROJECT SIGNAGE

SIDEWALK PER CITY STANDARDS

ANTON BOULEVARD

SITE WALLS IN BERMED LANDSCAPE

NORTH



Illustrative Site Plan
L1.01

07.15.13

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DUANE BORD-R DESIGN

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65



Lophostemon confertus
Brisbane Box Tree



Platanus racemosa
California Sycamore



Cercidium 'Desert Museum'
Desert Museum Palo Verde



Phormium 'Maori Chief'
Maori Chief New Zealand Flax



Echium candicans
Pride of Madeira



Miscanthus sinensis 'Adagio'
Adagio Maiden Grass



Salvia leucantha
Mexican Bush Sage



Agave attenuata
Foxtail Agave



Euphorbia characias wolfenii
Euphorbia



Muhlenbergia rigens
Deer Grass

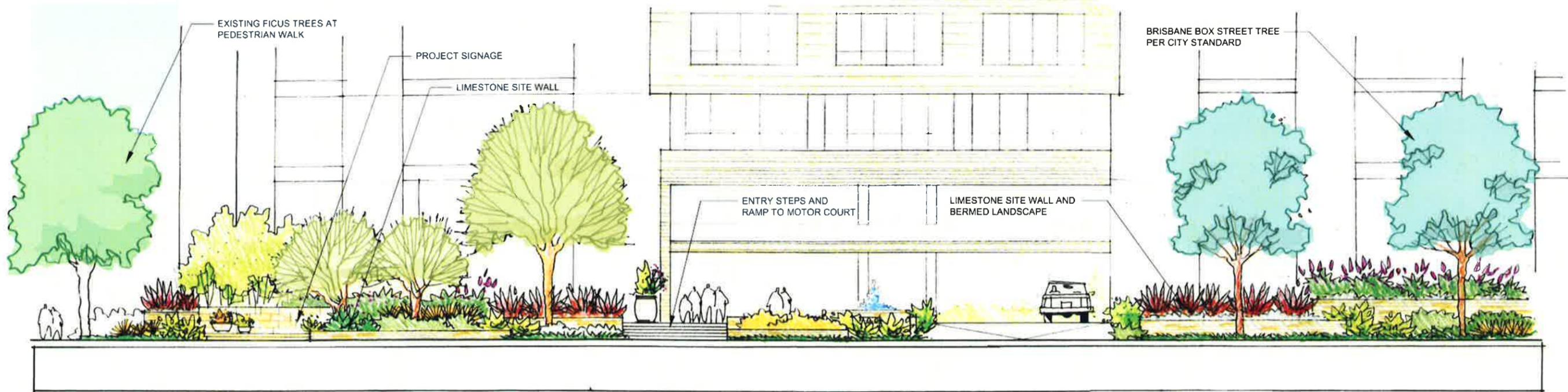


Senecio repens
Blue Chalk Sticks



Acorus gramineus 'Ogon'
Golden Variegated Sweet Flag

Preliminary Plant Palette



Avenue of the Arts Elevation
Scale: 1/8" = 1'-0"

Landscape Elevation
and Materials
L1.02

07.15.13

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DUANE BORDER DESIGN

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