



# PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 10, 2014

ITEM NUMBER: PH-3

**SUBJECT:** PLANNING APPLICATION PA-13-21 AND TENTATIVE TRACT MAP TT-17658 FOR DEVELOPMENT OF 36 LIVE/WORK UNITS AND RESIDENTIAL UNITS AT 2023, 2025 AND 2027 PLACENTIA AVENUE

**DATE:** JANUARY 31, 2014

**FROM:** PLANNING DEPARTMENT/DEVELOPMENT SERVICES DIVISION

**PRESENTATION BY:** MINOO ASHABI, PRINCIPAL PLANNER

**FOR FURTHER INFORMATION CONTACT:** MINOO ASHABI, AIA (714) 754-5610  
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## DESCRIPTION

The proposed project involves development of 30 three-story live/work units and six two-story residential units at 2023, 2025 and 2027 Placentia Avenue. The project proposal includes the following:

- 1) Adoption of an **Initial Study/Mitigated Negative Declaration**.
- 2) **Planning Application PA-13-21** – Urban Master Plan for development of a 36-unit live/work and residential project on two industrial zoned parcels within the Mesa West Bluffs Urban Plan area. The project includes the following deviations:
  - Deviation from Live/work standards to allow six residential units with no workspace;
  - Deviation from the minimum work space requirement for 24 units (250 SF required, 118 SF proposed for 24 units); and,
  - Deviation from rear setback requirement abutting residential zone (20 feet required, 10 feet proposed for first floor).

- 3) **Tentative Tract Map 17658** – Subdivision of a 1.88-acre property for condominium purposes to allow private sale and ownership of the 36 live/work and residential units.

## APPLICANT

The applicant is City Ventures, authorized agent of property owner, 126 Properties, LLC.

## RECOMMENDATION

Adopt resolution approving the proposed project, subject to conditions.



## BACKGROUND

### *Project Location*

The project site (Assessor's Parcel Numbers 422-291-09 and 422-291-10) consists of two parcels totaling 1.88 acres. The site is currently used for storage of vehicles, boats, and miscellaneous equipment and materials. A commercial building is located on the eastern portion of the northern parcel and another building is located on the western portion of the southern parcel (2025) that is used as office space for the tenants of the property. Several storage units are located on both properties.

Primary site access is provided via one un-signalized driveway at the eastern project frontage along Placentia Avenue. The project site shares a 24-foot two-way driveway and access with adjacent industrial/office uses to the south. The driveway includes 12 feet on the project property (with easement to the industrial property) and 12 feet on the industrial property (with easement to the project property.)

According to the City of Costa Mesa General Plan Land Use Map, the site is designated as Light Industry. The project site is zoned MG General Industrial. Additionally, the Mesa West Bluffs Urban Plan Mixed-Use Overlay District was applied to the property. The underlying zoning requirements of the base zoning district are not applicable because the standards of the urban plan apply to this project.

### *Urban Master Plan Screening*

On June 18, 2013, the preliminary master plan of the project was reviewed by the City Council. The project was originally presented with 38 three story units with 13-foot setback to the rear. City Council expressed concerns about the joint access with the industrial uses to the south and the proposed setback to the rear and suggested consolidating the site with the parcel to the south. The applicant indicated that they will continue to negotiate with the property owners and the site design could accommodate any future expansion of the site to the north or south. The applicant revised the plans based on comments from Council and the community outreach discussed below.

### *Community Outreach*

Following the project screening, on August 22, 2013, the applicant hosted a community meeting at City Hall to coordinate and review the project with community members, property owners and occupants within a 500' radius of the project site. More than 100 notices were sent to community members. Two residential neighbors to the west of the Project site and the industrial property owner to the south attended the meeting. A letter from a residential neighbor was also received by the City Planner. The residential neighbors expressed privacy concerns over the project's original 3-story building on the western edge of the project site and potential views down onto their homes. Although the proposed development plans met the 20-foot setback requirement, and 3-stories are allowed by the Urban Plan, the applicant modified the site plan. A third product type for the site was developed in order to include two-story duplexes on the western boundary adjacent to the existing residential properties; this reduced the overall unit count by two (38 units to 36 units). The plan was adjusted to orient all units towards the

central open space, placing garages along the alley adjacent to the industrial property to the south in order to create a buffer between the two uses. In response to other concerns about potential use of the industrial site parking spaces, the applicant adjusted the plan by moving the guest parking to a more internal location.

### **General Plan**

The site's land use designation is Light Industry. The Light Industry designation is intended for a variety of light and general industrial uses. The Land Use Element further notes the following regarding mixed-use development projects:

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

### **Zoning**

The project site is zoned MG General Industrial District. Additionally, the Mesa West Bluffs Urban Plan Mixed-Use Overlay District was applied to the property. The Mesa West Urban Plan defines live/work development as follows:

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

## **ANALYSIS**

### **Planning Application PA-13-21**

The project consists of the development of 36 units including 30 loft and live/work units and 6 residential units with a Floor Area Ratio of 0.92. Three different building types are proposed, with individual units ranging in size from 1,445 SF to 1,526 SF, as follows:

- Six, three-story loft units facing Placentia Avenue with ground floor commercial/ office space to accommodate storefront commercial uses and upper stacked living areas. Two different workspaces are proposed from 335 SF to 265 SF.
- Twenty-four, three-story townhome style live/work units designed as four-plex, and six-plex structures with ground floor work space and upper living floors. These units include smaller work spaces in comparison to the loft units.
- Six, two-story residential units designed as duplex structures are located along the western edge of the site abutting existing low-density residential uses. These units are designed with a 10 foot rear setback to the first floor and a 20 foot rear setback to the second floor.

### ***Tentative Tract Map 17658***

Tentative Tract Map No. 17658 represents an airspace subdivision to create a single lot for condominium purposes.

### ***Proposed Units***

#### Loft Units

The six loft units are attached as one three-story building facing Placentia Avenue. The units include a storefront and direct access from Placentia Avenue. There are three units with large ground floor space (335 SF) intended for commercial type uses (i.e. fitness studio, specialty retail) and three units include smaller work spaces (265 SF). These units are stacked with ground floor workspace and living space on either the second or third floor. The building includes nine garage spaces (one or two-car garage per unit).

#### Townhome Live/work Units

Twenty-four of the units are townhomes and the units are oriented toward the centralized common open space. Pedestrian access to the units is provided from Placentia Avenue and the parking areas.

The townhome units are all three-story with four or six units per buildings. Each unit contains a workspace and two-car garage on the ground level, living space and kitchen on the second level and bedrooms on the third level. The workspaces are 118 square feet in area and subject to approval of a deviation from the 250 square foot requirement.

#### Duplex Residential Units

The six two-story-duplex units are proposed at the westerly edge of the site to complement the adjacent low density residential uses. These units are designed with a 10 foot rear setback to the first floor and a 20 foot rear setback to the second floor. This setback is consistent with the single family residential (R1) zoning development standards. To avoid disturbing the quiet enjoyment of the adjacent residential backyards the front entrances to the duplex units are located on the north and south sides of the building and the garage access is from the east. To further ensure privacy the duplex units do not include any balconies facing the residential properties to the west.

## Access/ Traffic

The project site shares common access and driveway with the industrial offices to the south; the southerly property line splits the driveway in half. The industrial site includes a row of parking along the northerly edge that uses the driveway for back up. The site plan was revised with respect to the orientation of the units along this interface; the original plan included the guest parking spaces taking access from this driveway which have now been relocated to the northerly property line. With the revised site plan, there are ten townhomes that take direct access garage from this driveway. The intent of the revised site plan is to ensure separation of the guest parking from the industrial uses to the south. This arrangement will reduce use of the common drive and cross parking between properties; the landscape plans shows minimal landscaping along this edge. A condition has been added to require additional landscaping and coordination with adjacent property owner for any landscaping at the southwest corner of the site.

A preliminary trip generation analysis to compare the proposed 36 unit project to existing conditions was prepared that concluded the development would generate slightly more trips compared to the existing boat storage and repair use. A subsequent traffic study concluded that the increase in traffic is negligible in comparison with the existing uses.

As shown in the table below, the proposed project results in an increase of 70 additional compared to the existing trip generation for the site.

Table 12: Land Use and Trip Generation Summary

Land Use Category	Amount	AM Peak Hour			PM Peak Hour			ADT
		In	Out	Total	In	Out	Total	
<b>Existing</b>								
Manufacturing/Storage <sup>1</sup>	—	6	6	12	8	13	21	200
<b>Total</b>		<b>6</b>	<b>6</b>	<b>12</b>	<b>8</b>	<b>13</b>	<b>21</b>	<b>200</b>
<b>Proposed Project</b>								
Live/Work - Placentia Ave	3 DU	0	1	1	1	1	2	20
Live/Work Office	1.43 TSF	2	0	2	0	2	2	19
Internal Capture for Live/Work Units (10%)		0	0	0	0	0	0	-4
Interior Live/Work Units	35 DU	4	14	18	14	8	22	235
<b>Total</b>		<b>6</b>	<b>15</b>	<b>21</b>	<b>15</b>	<b>11</b>	<b>26</b>	<b>270</b>
<b>Project Increment</b>		<b>0</b>	<b>9</b>	<b>9</b>	<b>7</b>	<b>-2</b>	<b>5</b>	<b>70</b>
Trip Rates Category	Unit	AM Peak Hour			PM Peak Hour			ADT
		In	Out	Total	In	Out	Total	
Apt./Townhome	DU	0.10	0.41	0.51	0.40	0.22	0.62	6.72
General Office	TSF	1.65	0.23	1.88	0.32	1.59	1.91	13.34
<b>Notes:</b> DU = dwelling units <sup>1</sup> Trip generation is based on actual peak hour survey performed August 27, 2013 (ADT estimated). Trip Rate Source: Costa Mesa SOBECA/Westside GPA Traffic Analysis,								

## Parking

Each unit is provided with a two-car garage and one open parking space consistent with the parking requirements of Mesa West Bluffs Urban Plan for live/work units up to 2,000 square feet in area. The development includes garages that are 20' x 20' and 11' x 20' that meet the standards. There will be a total of 39 open parking spaces including two

ADA stalls throughout the site. The overall project will provide a total of 108 garage and open parking spaces.

### ***Open Space and Landscaping***

The site plan provides 35 percent landscape open space; this includes extensive open space in between the units designed as a pedestrian paseo. The project also includes small private patios and balconies for private open space for live/work units. The residential units at the rear include private yards that complement the separation between the project and the single family residences to the west. The proposed landscape plan provides minimal improvements along Placentia Avenue with the exception of the pockets at each corner. A condition is included that would require additional landscape enhancement and project entry signage or monument along Placentia Avenue frontage.

### ***Justifications for Approval***

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

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

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

- *Proposed Development is consistent with the Zoning Code and Urban Plan.* The proposed 36-unit live/work and residential development is consistent with the goals and policies of the General Plan and the Mesa West Bluffs Urban Plan. The proposed development generally meets the setback requirements, and development standards; however, three deviations are requested from the live/work standards, minimum work space, and rear setback. Adequate private and common open spaces are provided in the form of a common centralized open space; and private yards, patios and balconies. The project includes perimeter and interior pedestrian access paths that are conducive to the live/work environment. With the exception of the noted deviations, the development meets the development standards including height and all setback requirements per the urban plans.
- *Project complies with the Zoning Code by promoting design excellence.* The overall architectural design promotes excellence and compatibility. The buildings are two-story and three-story structures in duplex, four-plex and six-plex clusters with off-sets and balconies. As live/work units, the development is not subject to the City's Residential Design Guidelines; however the variety of building elevations, materials and staggered massing diminishes the boxy design appearance from the front and side views consistent with the guidelines.
- *Project traffic impacts will be slightly higher than the existing development.* Given the Project's consistency with zoning, and since negligible traffic generation is created

due to the proposed change in land uses, no traffic mitigation other than submitting the Traffic Impact Fee as noted in the conditions of approval is required.

- The project architecture and site design are consistent with the visions of the urban plan. The urban plans envisioned modern architecture and infill development that will be complementary to an urban setting. The proposed architecture and site design will enhance the street view and potentially evoke new development in the area. The proposed three-story, loft and live/work condominium development is a new type of urban housing in the area that complies with the important objectives of the Urban Plan which are:
  - a) To encourage construction of live/work that combines residential and nonresidential uses in the same unit without exceeding the development capacity of the General Plan transportation system;
  - b) Attract more residents and merchants by offering first floor offices;
  - c) Stimulate improvements in the urban plan area through well designed and integrated urban residential development;
  - d) Meet demand for a new housing type to satisfy a diverse residential population; and
  - e) Promote new housing for people seeking alternative housing choices.
  
- Project is subject to the City's interior noise standards and Buyer's Notice requirement. The Urban Plan promotes mixed-use development to be compatible with the surrounding industrial/commercial context. There is no separation between the site and the industrial park to the south. Even though the units are oriented toward the interior open space, there are bedroom and living room windows facing south as well as Placentia Avenue. The noise analysis determined that the worst-case future interior noise levels with open windows to be approximately 58.4 dBA CNEL for the units facing Placentia Avenue and with windows closed it would be 46.4 dBA CNEL. A mitigation measure is included that would require upgrades in construction assemblies and window ratings that will reduce the interior noise level to an acceptable level. In addition, a condition is added notifying the future buyer of the potential noise impacts from the neighboring businesses.
  
- The private balconies are exempt from compliance with Noise standards. Title 13, Section 13-280(d) and (e), Exterior Noise Standards, of the Costa Mesa Zoning Code indicates that exterior noise standards shall not apply to "private balconies or patios regardless of size" of multifamily residential development located within the Mixed-Use Overlay District. This exemption for mixed-use development projects is intended to promote new development on the west side.

The Zoning Code Noise requires 55 dBA for exterior noise related to residential properties between 7:00 a.m. to 11:00 p.m. and 50 dBA from 11:00 p.m. to 7:00 a.m. Given the urban settings for these units, applying the standard residential standards in the balconies can be difficult to achieve and would result in unattractive solid or plexiglass balcony enclosures. In addition, the City's noise ordinance exempts the exterior noise standards for patios, private balconies roof decks/terraces, associated with multi-family residential development or live/work units within a mixed-use overlay district where the base zoning district is nonresidential. Therefore, no noise attenuation is proposed for the balconies. A

condition is included requiring a homebuyer notification to disclose that the project is located within an area designated as Light Industry in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with industrial land uses.

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

#### *Requested Deviations from Development Standards*

- Even though, the site design includes six residential units, the overall project includes 83 percent live/work units with ground floor workspace. The site includes three different unit types that are strategically located in relation to adjacent land uses. The loft units with the larger workspace are along Placentia Avenue and the residential units provide a buffer to the residential uses to the west. The mix of three different unit types works well with the shared access and the adjacency to residences. In addition, orientation of the homes encourages pedestrian access from Placentia Avenue and use of the ground floor work spaces.
- Reduced setback at the rear is applicable to only first floor of the units. The six residential units are designed with a stepped setback at the rear consistent with the single family residential standards. This compromised design was developed to address privacy concerns of the residents that abut the project site on the west.
- With the exception of the nine loft units, the project provides ground floor workspaces for 24 live/work units smaller than required 250 square feet. The live/work units include a workspace on the ground floor adjacent to the garages with a direct entry door to the common areas. The net area for the work spaces are 118 square feet for 24 of the units. The Urban Plans define live/work units as units having the living portion typically in the upper floors and a work space separated by a wall or floor. The minimum size for a work space excludes bathroom, kitchen, balcony/mezzanine, and or hallway areas.

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

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

Based on the operational characteristics, staff supports the proposed work spaces for the 24 live/work units to be limited to the following uses shown below (Exhibit D of Planning Commission resolution).

<b>LAND USE MATRIX</b>	
<b>24-unit Live/Work Development at 2023, 2025 and 2027 Placentia Avenue</b>	
<b>P= Permitted Uses</b>	
<b>LIVE/WORK UNITS</b>	
• Artists, craftspersons, sculpture studios (woodworking, furniture restoration, painting, ceramics, etc.)	P
• Barber and beauty shops	P
• Catering	P
• Commercial art, graphic design, website designers	P
• Computer and data processing	P
• Legal, Engineering; Architectural; and Surveying services	P
• Offices: Professional, central admin., general, bookkeeping and data processing	P
• Offices: medical office with sole practitioner	P
• Photography Studio	P
• One-on-one Studio Use: Sole Practitioner for Dance; Martial arts; Music, Yoga, etc.	P
• Specialty Retail; Customers by appointment.	P
NOTES: All businesses subject to zoning approval to ensure adequacy in parking and compatibility with a residential environment.	
All other uses not specified in this table are either prohibited or may require a Conditional Use Permit, as deemed by the Development Services Director.	

### **GENERAL PLAN CONFORMITY**

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

### **ENVIRONMENTAL DETERMINATION**

Pursuant to CEQA and the State CEQA Guidelines, an Initial Study/Mitigated Negative Declaration was prepared. A notice of availability of the Draft IS/MND was distributed to the property owners within 500-foot radius of the property, responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, home owners associations, as well as any other parties requesting a copy of the environmental document pursuant to Public Resources Code (PRC) Section 21092. The draft document was available for a 30-day public review from December 24, 2013 to January 23, 2014. The analysis found that although the project may have a significant effect on the environment, mitigation measures have been identified and applied to the project that reduce environmental impacts of the project to less than significant. Mitigation measures have been identified in the IS/MND (Exhibit C of Planning Commission Resolution) for the following environmental areas:

- Air Quality
- Geology and Soils
- Hazard and Hazardous Materials
- Hydrology and Water Quality
- Noise

With incorporation of these measures, potential environmental effects would be reduced to less than significant levels. The draft Mitigated Negative Declaration is available on the City's website at the following link:

<http://www.costamesaca.gov/index.aspx?page=151>

Five comment letters were received during the comment period, response to the comments and the standard conditions of approval and mitigation measures have been included as Attachment 4. The public communications did not result in any changes to the environmental document or the environmental conclusions.

### **LEGAL REVIEW**

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

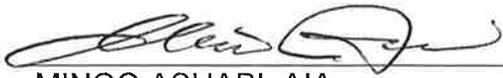
### **ALTERNATIVES**

The Planning Commission may take the following actions:

- Approve the project by adopting of resolution approving Master Plan PA-13-21 allowing development of 30 loft and live/work units and six residential units with deviations from live/work standards, the minimum work space requirement, and the rear setback requirement subject to conditions.
- Deny the project. If the project were denied, the applicant could not submit substantially the same type of application for six months.

### **CONCLUSION**

Approval of the Master Plan will provide for mixed use development of a site currently developed with boat and vehicle storage. The project provides housing opportunities to professionals in a mixed use setting. The overall design reflects a quality project that is consistent with the intent of the urban plan standards.

  
MINOO ASHABI, AIA  
Principal Planner

  
GARY ARMSTRONG, AICP  
Economic and Development Services  
Director/Deputy CEO

Attachments: 1. Planning Commission Resolution (IS/MND, Master Plan and TTM)  
2. Location Map  
3. Zoning Map  
4. Submitted Plans  
5. Response to Comments to Draft Mitigated Negative Declaration

Distribution: Director of Economic & Development/Deputy CEO  
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## RESOLUTION NO. PC-14-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING, MASTER PLAN PA-13-21, AND TENTATIVE TRACT MAP 17658 FOR DEVELOPMENT OF 36-UNIT LIVE/WORK AND RESIDENTIAL PROJECT AT 2023, 2025 AND 2027 PLACENTIA AVENUE.**

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

WHEREAS, an application was filed by City Ventures on behalf of the property owner, 126 Properties, LLC requesting approval of the following:

- 1) Adoption of an **Initial Study/Mitigated Negative Declaration**.
- 2) **Planning Application PA-13-21** – Urban Master Plan for development of a 36-unit live/work and residential project to replace two commercial uses on the site within the Mesa West Bluffs Urban Plan area. The project includes the following deviations:
  - Deviation from Live/work standards to allow six residential units with no workspace;
  - Deviation from the minimum work space requirement for 24 units (250 SF required, 118 SF proposed for 24 units); and,
  - Deviation from rear setback requirement abutting a residential zone (20 feet required, 10 feet proposed for first floor).
- 3) **Tentative Tract Map 17658** – Subdivision of a 1.88-acre property for condominium purposes to allow private sale and ownership of the live/work units.

WHEREAS, a duly noticed public hearing were held by the Planning Commission on February 10, 2014, with all persons provided an opportunity to speak for and against the proposed project;

WHEREAS, the environmental review for the project was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, the Council on Environmental Quality Regulations implementing the National Environmental Policy Act, and the City of Costa Mesa Environmental Guidelines, and the IS/MND was available for public review from December 24, 2013 to January 23, 2014;

WHEREAS, the Costa Mesa Planning Commission finds that the proposed live/work and residential project will not have a significant impact on the environment with the incorporation of the mitigation measures identified in the Initial Study/Environmental Assessment;

WHEREAS, the Costa Mesa Planning Commission has considered responses to comments received during the public review period on the IS/MND;

THEREFORE, BE IT RESOLVED that based on the evidence in the record, the findings contained in Exhibit "A", and subject to conditions of approval/mitigation measures indicated in the Mitigation Monitoring Program contained in Exhibits "B" and "C", the Planning Commission does hereby approved **Initial/Study Mitigated Negative Declaration for Master Plan PA-13-21** with respect to the property described above.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-13-21 and Tentative Tract Map 17658.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-13-21 and Tentative Tract Map 17658 and upon applicant's compliance with each and all of the conditions in Exhibit "B", and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 10th day of February, 2014.**

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Jim Fitzpatrick, Chair  
Costa Mesa Planning Commission



## EXHIBIT "A"

### FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The proposed use is compatible and harmonious with uses on surrounding properties.
  - Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
  - The project is consistent with the City's General Plan and the Urban Plans that allow a Floor Area Ratio of 1.0 for live/work and mixed use projects.
  - The planning application is for a project-specific case and does not establish a precedent for future development.
- B. Planning Application PA-13-21/ TTM 17658 is consistent with the goals, policies, objectives, and/or regulations of the General Plan, Zoning Code, Mesa West Bluffs Urban Plan. The proposed two-story and three-story, 36-unit, live/work condominium development is a new type of urban housing in the area that complies with the important objectives of the Urban Plan which are:
- a) To encourage construction of live/work that combines residential and nonresidential uses in the same unit without exceeding the development capacity of the General Plan transportation system;
  - b) Attract more residents and merchants by offering first floor offices;
  - c) Stimulate improvements in the urban plan area through well designed and integrated urban residential development;
  - d) Meet demand for a new housing type to satisfy a diverse residential population; and
  - e) Promote new housing for people seeking alternative housing choices.

The project meets the purpose and intent of the mixed-use overlay district, and the stated policies of the Mesa West Bluffs Urban Plan. The proposed mixed use 36-unit live/work and residential development project will meet the central objectives of Urban Plan to revitalize the Westside and create new live/work opportunities.

- C. The proposed project complies with Title 13, Section 13-83.52(c), Mixed-Use Overlay District, of the Municipal Code because the Master Plan is found to exhibit excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development. The proposed project complies with the Urban Plan to provide additional amenities or innovation in exchange for flexible development standards. The project includes adequate resident-serving amenities with open space common areas and the private balconies.
- D. The proposed project complies with Title 13, Section 13-83.52(d), Mixed-Use Overlay District, of the Municipal Code because:

- a) The strict interpretation and application of the Zoning Code's development standards would result in practical difficulty inconsistent with the purpose and intent of the General Plan and Mesa West Bluffs Urban Plan. The proposed master plan does not strictly conform to the live/work development standards, and therefore, deviations are requested for live/work standards, work space minimum square footage standards, and rear setback standards. However, the Urban Plans allow deviations from these requirements since the deviations from development standards would still result in a well-designed project that is considered compatible with the neighborhood. Adequate parking and open spaces will be provided on-site that will be maintained by homeowners association and enforced by provisions of the CC&Rs.
  - b) The granting of these deviations results in a live/work development which exhibits excellence in design, site planning, integration of uses and structures, and compatibility standards for mixed use development. The proposed development generally meets the setback requirements, and development standards; however, three deviations are requested (minimum work space, rear setback and live/work standards) that are justified with the proposed site plan in that the site is designed to address the adjacent industrial and residential uses; in addition, adequate parking spaces, private and common open spaces are provided and the development meets the height requirements per urban plans.
  - c) The granting of these deviations will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. No adverse impacts from implementation of the proposed project are identified.
  - d) The long-term vision of the Mesa West Bluffs Urban Plan is to encourage live/work developments and non-traditional housing opportunities. The requests for specified deviations are considered reasonable and would result in implementation of a residential ownership project supportive of the Urban Plan vision.
  - e) The proposed project will generate approximately 70 net new daily trips, which include 21 net new a.m. peak hour trips, and 26 net new p.m. peak hour trips. Additionally, as the proposed Project is consistent with the site's zoning (underlying is General Industrial and overlay is Mesa West Bluffs Overlay District). Given the Project's consistency with zoning, and since negligible traffic generation is created due to the proposed change in land uses, no traffic mitigation other than submitting the off-site Traffic Impact Fee is required.
- B. Pursuant to Section 13-29(g)(13) of the Municipal Code, the subject property is physically suitable to accommodate Tentative Tract Map 17658 in terms of type, design and intensity of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.

- C. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- D. In accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, the Council on Environmental Quality Regulations implementing the National Environmental Policy Act, and the City of Costa Mesa Environmental Guidelines, and the IS/MND was available for public review from December 24, 2013 to January 23, 2014.
- E. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## EXHIBIT "B"

### CONDITIONS OF APPROVAL

- Plng.
1. The conditions of approval for Master Plan PA-13-21 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  2. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
  3. A decorative 6-foot high block wall shall be provided separating the site from the residential and commercial uses to the north and west. The design of the walls throughout the project shall incorporate materials, color, and texture that will be compatible with the structures.
  4. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
  5. Development shall comply with all requirements of the Westside Urban Plans applicable to 24 live/work units and applicable condominium standards. [Land Use Matrix of approved uses; Exhibit D]
  6. Prior to issuance of grading permits, developer shall identify to the Development Services Director a construction relations officer to act as a community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities.
  7. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents and also businesses during construction.

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

8. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps

with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.

9. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
10. No modification(s) of the approved floor plans, building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.
11. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
12. Street trees in the landscape parkway shall be selected from Appendix D of the Streetscape and Median Development Standards and appropriately sized and spaced (e.g. 15-gallon size planted at 30' on centers), or as determined by the Development Services Director once the determination of parkway size is made. The final landscape concept plan shall indicate the design and material of these areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
13. Prior to issuance of building permits, the building plans shall demonstrate that all units are equipped with a mechanical ventilation system that will properly filter the indoor air. The ventilation system can be a component of the air conditioning system with the distinction being that clean, ventilated air flow does not necessarily need coolant.
14. Applicant shall provide proof of establishment of a homeowners association prior to release of any utilities prior to selling any of the units as condominiums.
15. Provide proof of recordation of TTM 17658 prior to issuance of building permits.
16. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.

A. The CC&Rs shall contain provisions requiring that the HOA homeowner's association (HOA) effectively manage parking and contract with a towing

service to enforce the parking regulations.

B. The CC&Rs shall also contain provisions related to night-time lighting and active use of the common areas and the rooftop terrace areas (if applicable). These provisions shall prohibit amplified noise, loud parties/gatherings, night-time lighting other than for security purposes, or any other activities that may be disruptive to the quiet enjoyment of neighboring properties after sunset.

C. The CC&Rs shall also contain provisions related to preservation and maintenance of the common lot and common open space areas in perpetuity by the homeowner's association. The CC&Rs shall also contain the buyer's notice (described in Condition No. 24) as an exhibit.

D. The CC&Rs shall contain restrictions prohibiting parking in the driveway and in front of garage doors.

E. The CC&Rs shall contain restrictions requiring residents to park vehicles in garage spaces provide for each unit, be that a one of two car garage. Storage of other items may occur only to the extent that vehicles may still be parked within the require garage spaces.

F. The CC&Rs shall include a provision requiring that the ground floor work space be maintained per plan and not converted to a bedroom. Permitted commercial/business activity in the live/work units shall be limited to those uses that generate no to minimal customer traffic, do not involve more than one customer/client at a time, do not involve more than 8 customers per day, and do not involve employees which do not reside in the live/work unit.

Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.

17. Landscaping along the southerly edge of the site shall include pockets between garage doors and buildings with adequate planting and ground cover subject to final approval of the Development Services Director. The landscaped area at the southwest corner of the site shall be coordinated with the adjacent property owners and not impede the access easement to the rear of the adjacent building.
18. Developer shall incorporate additional landscape and hardscape features (tree wells, street furniture, planter boxes, patterned pavers, and other enhancing features) to provide a live/work representation from the public view and seamless transition to the project from Placentia Avenue. The street view shall be enhanced with compatible lighting, signage and street furniture to promote live/work lifestyle and pedestrian activities.
19. A comprehensive sign program shall be submitted for all on-site signs (i.e., monument, directory, wall mounted) for review and approval of the Development Services Director prior to issuance of building permits.
20. Open parking spaces shall be designated as unreserved, available, open guest parking for all visitors to the site. Signage will be posted to indicate that these spaces are available to all visitors. The CC&Rs shall contain restrictions prohibiting parking in the driveway and in front of garage doors.

21. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Building official prior to issuance of grading permits.
22. 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.
23. If the project is constructed in phases, the perimeter wall, landscaping along the frontages, and irrigation shall be installed prior to completion of the first phase.
24. To avoid an alley-like appearance, the private street shall not be entirely paved with asphalt nor be developed with a center concrete swale. The private street shall be complemented by stamped concrete or pervious pavers. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits. The applicant shall work with the adjacent property owner to the south to incorporate enhanced pavement consistently across the shared drive aisle.
25. Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:
  - The mounting height of lights on light standards shall not exceed 18 feet in any location on the Project site unless approved by the Development Services Director.
  - The intensity and location of lights on buildings shall be subject to the Development Services Director's approval.
  - All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency.
  - Lighting design and layout shall limit spill light to no more than 0.5 footcandle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site.
  - Glare shields may be required for select light standards.
26. A "Notice to Buyers" shall disclose that the project is located within an area designated as Light Industry in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with industrial land uses. The Notice shall disclose the existing surrounding industrial land uses, including but not limited to, operational characteristics such as hours of operation, delivery schedules, outdoor activities, and noise and odor generation. In addition, the Notice shall state that the existing land use characteristics are subject to change in the event that new businesses move or existing businesses change ownership. The Buyer's Notice shall be reviewed/approved by the City Attorney's office and Development Services Director prior to recordation. The Buyer's Notice shall serve as written notice of the then existing noise environment and any odor generating uses within the

mixed-use development and within a 500-foot radius of the mixed use development, as measured from the legal property lines of the development lot. The Buyer's Notice shall be remitted to any prospective purchaser or tenant at least 15 days prior to close of escrow, or within three days of the execution of a real estate sales contract or rental/lease agreement, whichever is longer. The Buyer's Notice shall also indicate that business operations in the live/work units shall be consistent with the land use matrix of the Mesa West Bluffs Urban Plan subject to zoning authorization and obtaining a business license.

27. Developer shall market and offer the 30 units with ground floor work space as live/work units to potential buyers.
28. The Project shall comply with Title 24 of the California Code of Regulations established by the energy conservation standards. The Project Applicant shall incorporate the following in building plans:
  - Solar or low emission water heaters shall be used with combined space/water heater units;
  - Double paned glass or window treatment for energy conservation shall be used in all exterior windows;
  - Building shall be oriented north/south where feasible.
29. The end parking stalls adjacent to a building shall be provided with a two-foot clearance from the building.
30. The proposed project would be subject to all applicable regulations of the City's General Plan, zoning ordinance, and all requirements and enactments of Federal, County, City authorities, and any other governmental entities, and all such requirements and enactments would, by reference, become conditions of project implementation.
31. Trash facilities shall be screened from view and designed and located appropriately to minimize potential noise and odor impacts to residential areas.
32. In the event that archaeological resources are encountered during grading and construction, all construction activities shall be temporarily halted or redirected to permit the sampling, identification, and evaluation of archaeological materials as determined by the City, who shall establish, in cooperation with the project applicant and a certified archaeologist, the appropriate procedures for exploration and/or salvage of the artifacts.
33. In the event that paleontological resources are encountered during grading and construction operations, all construction activities shall be temporarily halted or redirected to permit a qualified paleontologist to assess the find for significance and, if necessary, develop a paleontological resources impact mitigation plan (PRIMP) for the review and approval by the City prior to resuming excavation activities.
34. The applicant 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, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. 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. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.

- Bldg.
35. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.
  36. Submit grading plans including a hydrology report and soils report.
  37. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and grading plans. Soils report shall address how the new slop shall be maintained to avoid any future failure.
  38. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2010 California Building Code CBC 1808.7.4.
  39. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum of 10 ft. measured perpendicular to the face of the wall. CBC 1803.3.
  40. Lots shall be graded to drain surface water away from foundation walls. The grade shall be a minimum of 6 inches within the first 10 feet -2010 California Residential Code sec. R401.3.
  41. Show compliance with the requirements of 2010 California Building Code Chapter 11A, 11 B and Section 1101B.6.
  42. Compliance with California Building Code provisions and standard subdivision engineering requirements, as specified in the City's conditions of approval will satisfactorily address geotechnical issues related to seismic hazards.
  43. The proposed development shall be designed to comply with all applicable geological and seismic safety requirements of the California Building Code and mitigation as defined in the Public Resources Code Section 2693(c). Verification of such compliance will be confirmed during the City's plan review and building permit issuance processes.
  44. Grading and foundation plans, including foundation loads, shall be reviewed by a registered soils engineer, and approved by the City of Costa Mesa Building Safety Division.
  45. All grading shall be accomplished under the observation and testing of the

project geotechnical engineer, the engineering geologist and their representatives.

- Trans. 46. Full mitigation of off-site traffic impacts at the time of issuance of Certificate of Occupancy by submitting to the Transportation Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic Impact Fee was calculated based upon the net trip generation rate of 237 trip ends for the proposed project and includes credit for any previously existing use. At the current rate the Traffic Impact Fee is estimated at \$25,116.

Note: The Traffic Impact Fee will be recalculated at the time of issuance of Certificate of Occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

- Eng. 47. Submit for approval by the Engineering Division plans that show the repair/repavement of the alley adjacent to the property per City standards.
48. Submit required cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per Section 15-32, C.C.M.M.C. and as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
49. Construction Access Permit and deposit of \$1500 will be required by City of Costa Mesa, Engineering Division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
50. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
51. Haul routes must be approved by the City of Costa Mesa, Transportation & Engineering Division.
52. Submit subdivision application and comply with conditions of approval and code requirements.
53. Applicant/Developer is hereby advised that no removal of trees from the public right-of-way will be permitted without specific approval from the Parks and Recreation Commission and compliance with mitigation measures as determined by the Commission to relocate the trees and/or to compensate the City for the loss of trees from the public right-of-way. Conditions of the Commission must be incorporated onto the plans prior to plan approval. The approval process may take up to three months, therefore, the applicant/developer is advised to identify all tree affected by the proposed project and make timely application to the Parks and Recreation Commission to avoid possible delays.
54. The project requires installation of 24-inch box *Tristania Conferta* in the right-of-way on Placentia Avenue. The number and location shall be coordinated with the Public Services Division.
55. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.

56. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expense.
57. Private on-site drainage facilities and parkway culverts or drains will not be maintained by the City of Costa Mesa; they shall be maintained by the owner or developer of the property. Private lateral connections to City storm drains will require a hold harmless agreement prior to issuance of permit.
58. All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:
  - a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from exceeding 100 feet in any direction.
  - b. Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.
  - c. Water excavated soil piles hourly or covered with temporary coverings.
  - d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
  - e. Wash mud-covered tires and under-carriages of trucks leaving construction sites.
  - f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites.
  - g. Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.
  - h. Cease grading during period when winds exceed 25 miles per hour. Turn equipment off when not in use for more than five minutes.
59. Construction of structural BMPs as required by the NPDES Stormwater Permit issued to the project site by the County of Orange/City of Costa Mesa to capture urban runoff contaminants from developed areas prior to discharge to on-site storm drain facilities.
60. Prior to issuance of a grading permit, the applicant shall develop a Storm Water Pollution Prevention Plan (SWPPP) that contains structural and non-structural BMPs that comply with NPDES Program requirements. BMPs shall be implemented as required by the NPDES Permit issued to the site.
61. Prior to issuance of a grading permit, the applicant shall obtain an NPDES Permit from the County of Orange. Applicable BMP provisions shall be incorporated into the NPDES Permit.
62. The Project shall comply with the NPDES requirements, as follows:

- Construction General Permit Notice of Intent (NOI) Design: Prior to the issuance of preliminary or precise grading permits, the project applicant shall provide the City Engineer with evidence that an NOI has been filed with the Storm Water Resources Control Board (SWRCB). Such evidence shall consist of a copy of the NOI stamped by the SWRCB or Regional Water Quality Control Board (RWQCB), or a letter from either agency stating that the NOI has been filed.
- Construction Phase Storm Water Pollution Prevention Plan (SWPPP): Prior to the issuance of grading permits, the applicant shall prepare a SWPPP that complies with the Construction General Permit and will include at a minimum the following: a) Discuss in detail the BMPs planned for the project related to control of sediment and erosion, nonsediment pollutants, and potential pollutants in non-storm water discharges; and b)- Describe post-construction BMPs for the project;
- Explain the maintenance program for the project's BMPs;
- List the parties responsible for SWPPP implementation and BMP maintenance during and after grading. The Project Applicant shall implement the SWPPP and modify the SWPPP as directed by the Construction General Permit.

63. In order to comply with the 2003 DAMP, the proposed Project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.

- The SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of development.
- The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows and for nuisance flows during construction.
- A WQMP shall be maintained updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.

Location of the BMPs shall not be within the public right-of-way.

64. Should dewatering be required for the discharge of perched groundwater during excavation for site improvements, the applicant shall acquire either a National Pollutant Discharge Elimination System (NPDES) permit for the discharge of wastes to surface waters or a Waste Discharge Requirements (WDR) permit for the discharge of wastes to land, as required, from the Santa Ana Regional Water Quality Control Board and provide evidence of permit issuance to the Costa Mesa Building Safety Division prior to initiating any such discharge.

Fire 65. Provide (2) Fire Hydrants within the development. Fire Hydrants shall be capable of providing a minimum of 1500 gpm at 20 psi. Hydrants shall be located per Fire Prevention.

66. A Fire Alarm system with public address capabilities shall be required.

- Utilities
67. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.
  68. Prior to issuance of building permits, a letter shall be obtained from the Costa Mesa Sanitary District and the Orange County Sanitation District verifying that there is sufficient capacity in the receiving trunk lines to serve the project.
  69. The applicant shall comply with guidelines provided by Southern California Edison Company with respect to easement restrictions, construction guidelines, and potential amendments to right-of-way in the areas of any existing Southern California Edison Company easements.
  70. Prior to the issuance of building permits, the project applicant shall pay the applicable connection fees charged to new development by the Mesa Consolidated Water District.
  71. Unless an offsite trash hauler is being used, the Applicant shall contact the Costa Mesa Sanitary District to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from the requirement.



# CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

January 31, 2014

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

**SUBJECT:** Tract No. 17658  
**LOCATION:** 2023, 2025 and 2027 Placentia Avenue

Dear Commissioners:

Tentative Tract Map No. 17658 as furnished by the Planning Division for review by the Public Services Department consists of a subdivision to construct 38-units, three-story attached live/work units for condominium purposes. Tentative Tract Map No. 17658 meets with the approval of the Public Services Department, subject to the following conditions:

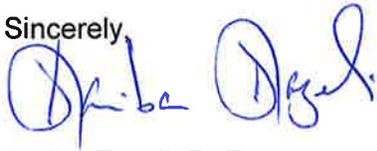
1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11.
3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
5. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.
6. Vehicular and pedestrian access rights to Placentia Avenue shall be released and relinquished to the City of Costa Mesa except at approved access locations.
7. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.

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8. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan to comply with ADA. Location and dimensions are subject to the approval of the Transportation Services Manager.
9. The Subdivider shall submit a cash deposit of \$980 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.
10. Fulfill the drainage fee ordinance requirements prior to the approval of the Tract Map.
11. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study which provides on-site detention to the satisfaction of the City Engineer showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.
12. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
13. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
14. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
15. Dedicate easements as needed for public utilities.
16. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
17. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
18. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
19. The elevations shown on all plans shall be on Orange County benchmark datum.
20. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.

21. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.

Sincerely,

A handwritten signature in blue ink, appearing to read "Fariba Fazeli". The signature is written in a cursive style with a large initial "F".

Fariba Fazeli, P. E.  
City Engineer

## CODE REQUIREMENTS (Master Plan PA-13-21)

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

- Plng.
1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
  2. Approval of the planning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
  3. Trash enclosure or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards. Standard drawings are available from the Planning Division.
  4. All on-site utility services shall be installed underground.
  5. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
  6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
  7. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
  8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
  9. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
  10. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
  11. During construction, the contractor shall ensure that construction activity complies with the City's Noise Ordinance. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet indoor work.

12. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development. The current park impact fee is calculated at \$13,829 per new multi-family dwelling unit.
- Bldg. 13. Comply with the requirements of the 2010 California Residential Code, California Electrical code, California Mechanical code , California Plumbing code , and 2010 California Energy Code (or the applicable adopted California Residential code, California Electrical code, California Mechanical code California Plumbing Code, and California Energy Code at the time of plan submittal) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
14. The Project shall comply with the requirements of the California Code of Regulations, Title 24, also known as the 2007 California Building Standards Code, as amended by the City of Costa Mesa.
15. Prior to the issuance of Grading Permits, the Project Applicant shall provide the City of Costa Mesa Department of Building Safety with a geotechnical investigation of the project site detailing recommendations for remedial grading in order to reduce the potential of onsite soils to cause unstable conditions. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading, appropriate local grading regulations, and the recommendations of the geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Department of Building Safety.
16. The project applicant shall contact the Southern California Air Quality Management District (SCAQMD) at 800-288-7664 for potential additional conditions of development or required permits by SCAQMD.
17. Submit a soils report for the projects, Recommendation of the Soils Report shall be printed on the architectural and grading plans.
18. Submit a grading plan and hydrology report.
19. Submit an erosion controls plan with the grading submittal.
20. During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1529, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to asbestos. Asbestos-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.
21. During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1532.1, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead. Lead-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

- Eng. 22. Refer to attached letter dated January 30, 2014.
23. Prior to approval of Plans, the Project shall fulfill the City of Costa Mesa Drainage Ordinance No. 06-19 requirements.
24. In order to comply with the 2003 DAMP, the proposed Project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.
- The SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of development.
  - The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows and for nuisance flows during construction.
  - A WQMP shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
  - Location of the BMPs shall not be within the public right-of-way.
- Fire 25. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
26. The final master plan for development of the Project site shall provide sufficient capacity for fire flows required by the City of Costa Mesa Fire Department.
27. Vehicular access shall be provided and maintained serviceable throughout construction to all required fire hydrants.
28. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the developer's Project design features to assess compliance with the California Building Code and California Fire Code. Fire staff shall examine the projected demands of the proposed Project and make recommendations to ensure that adequate personnel/resources will be available to meet projected demand. Recommendations of the study shall be implemented to the satisfaction of the Fire Department to ensure that emergency response impacts are minimized to below a level of significance.
29. The Project shall provide approved smoke detectors to be installed in accordance with the 2007 Edition of the Uniform Fire Code.

30. The Project shall provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from all areas. Extinguishers may be of a type rated 2A, 10BC as these extinguishers are suitable for all types of fires and are less expensive.
31. The Project shall provide an automatic fire sprinkler system according to NFPA 13 R.
32. The Project shall provide a fire alarm system.
- Police 33. As final building plans are submitted to the City of Costa Mesa for review and approval, the Costa Mesa Police Department shall review all plans for the purpose of ensuring that design requirements are incorporated into the building design to increase safety and avoid unsafe conditions. These measures focus on security measures are recommended by the Police Department, including but not limited to, the following:
  - Lighting shall be provided in open areas and parking lots.
  - Required building address numbers shall be readily apparent from the street and rooftop building identification shall be readily apparent from police helicopters for emergency response agencies.
  - Landscaping requirements.
  - Emergency vehicle parking areas shall be designated within proximity to buildings.
  - The applicant shall fund all costs associated with police and fire radio reception enhancement, including a Bi-Directional Amplifying 800 MHz antenna (BDA).

Prior to the issuance of a grading permit, the City of Costa Mesa Police Department shall review and approve the developer's project design features to ensure adequate security measures are incorporated into the project design and that sufficient personnel/resources are available to meet the demands of the proposed project. Any requirements with regard to additional resources shall be completed by the Developer and shall be implemented to the satisfaction of the Police Chief to ensure that emergency response impacts are minimized to below a level of significance.

### **SPECIAL DISTRICT REQUIREMENTS (Master Plan PA-13-21)**

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

- Sani
1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.
  2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer. To receive credit for buildings to be demolished, call (714) 754-5307.
  3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.
  4. The applicant is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released.

5. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (714) 754-5043 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement.
  6. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.
- AQMD
7. The SCAQMD standards prohibit permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.
  8. Sanitary District at (949) 654-8400 for any additional district requirements.
- School
9. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.
  10. Prior to issuance of a building permit, the project applicant shall pay developer fees to the Newport-Mesa Unified School District pursuant to the requirements established in SB 50. The amount of fees to be paid will be determined based on the established State formula for determining construction costs.
- State
11. 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.
- Park
12. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development. The current park impact fee is calculated at \$13,829 per new multi-family dwelling unit.

**“EXHIBIT D”  
Permitted Uses**

<u>LAND USE MATRIX</u> <u>36-unit Live/Work Development</u> P= Permitted Uses	
LIVE/WORK UNITS	
• Artists, craftspersons, sculpture studios (woodworking, furniture restoration, painting, ceramics, etc.)	P
• Barber and beauty shops	P
• Catering	P
• Commercial art, graphic design, website designers	P
• Computer and data processing	P
• Legal, Engineering; Architectural; and Surveying services	P
• Offices: Professional, central admin., general, bookkeeping and data processing	P
• Offices: medical office with sole practitioner	P
• Photography Studio	P
• One-on-one Studio Use: Sole Practitioner for Dance; Martial arts; Music, Yoga, etc.	P
• Specialty Retail; Customers by appointment.	P
NOTES: All businesses subject to zoning approval to ensure adequacy in parking and compatibility with a residential environment. All other uses not specified in this table are either prohibited or may require a Conditional Use Permit, as deemed by the Development Services Director.	

## Exhibit C Mitigation Monitoring Program

### AIR QUALITY

**MM AQ-1** All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:

- Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from exceeding 100 feet in any direction.
- Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.
- Water excavated soil piles hourly or covered with temporary coverings.
- Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
- Wash mud-covered tires and under-carriages of trucks leaving construction sites.
- 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.
- Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.
- Cease grading during period when winds exceed 25 miles per hour.

### GEOLOGY AND SOILS

**MM GEO-1** Each of the recommendations specified in the Engineering and Geologic Due Diligence Investigation at 2025 and 2027 Placentia Avenue Costa Mesa, California (SoilWorks Earth Sciences Group, April 10, 2013) shall be incorporated into the Project's design considerations, plans, and job specifications.

### HAZARDS AND HAZARDOUS MATERIALS

**MM HAZ-1** Prior to demolition activities, removal and/or abatement of asbestos containing building materials, lead based paints, and hazardous materials

associated with the existing building materials shall be conducted by a qualified environmental professional in consultation with the Costa Mesa Fire Department. An asbestos and hazardous materials abatement specification shall be developed by the qualified environmental professional, in order to clearly define the scope and objective of the abatement activities.

**MM HAZ-2** Prior to investigations, demolition, or renovation, all activities shall be coordinated with Dig Alert (811).

**MM-HAZ-3** Visual inspections for areas of impact to soil shall be conducted during site grading. If unknown or suspect materials are discovered during construction by the contractor that are believed to involve hazardous wastes or materials, the contractor shall:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
- Notify the City Engineer and Costa Mesa Fire Department;
- Secure the area(s) in question; and
- Implement required corrective actions, including remediation if applicable.

**MM HAZ-4** Limited excavation at Stantec boring location B-1 shall be performed prior to site grading activities to further assess soil vapor impacts. An initial health risk assessment shall be performed based on the results of the excavations to determine the need, type and timing of any soil vapor remedial actions necessary prior to and during site occupation to reduce risk to safe levels. The risk assessment and remedial actions shall be submitted to the City for approval prior to the issuance of grading permits.

**MM HAZ-5** On the basis of MM HAZ-4 if it is determined that soil vapor barriers are required, measures to assure the proper installation, monitoring and continued proper functioning of such barriers shall be identified and submitted to the City prior to issuance of grading permits.

## **HYDROLOGY AND WATER QUALITY**

**MM HYD-1** Prior to the issuance of any Grading Permit, the Applicant shall:

- Prepared a detailed Hydrology Study, approved by the City Engineer.
- Design all storm drain facilities, approved by the City Engineer, for 25-year storm event protection.
- Design all storm drains in the public right-of-way to be a minimum of 24 inches by City of Costa Mesa requirements and in accordance with the Orange County Local Drainage Manual including a minimum spacing between manholes of 300 feet

## NOISE

**MM NOI-1** Prior to issuance of building permits, a qualified Acoustical Scientist shall be retained to prepare a Final Acoustical Impact Report, utilizing precise grading plans, and detailed floor and elevation plans, for units with direct exposure to Placentia Avenue. Said report must be able to demonstrate compliance or effective mitigation (such as noise control barriers) that will reduce noise impacts to within compliance (45 dBA CNEL residential interior, 65 dBA CNEL exterior; 50 dBA CNEL commercial interior). In the event required noise levels are exceeded, upgraded design specifications and/or materials shall be incorporated in order to meet the standards

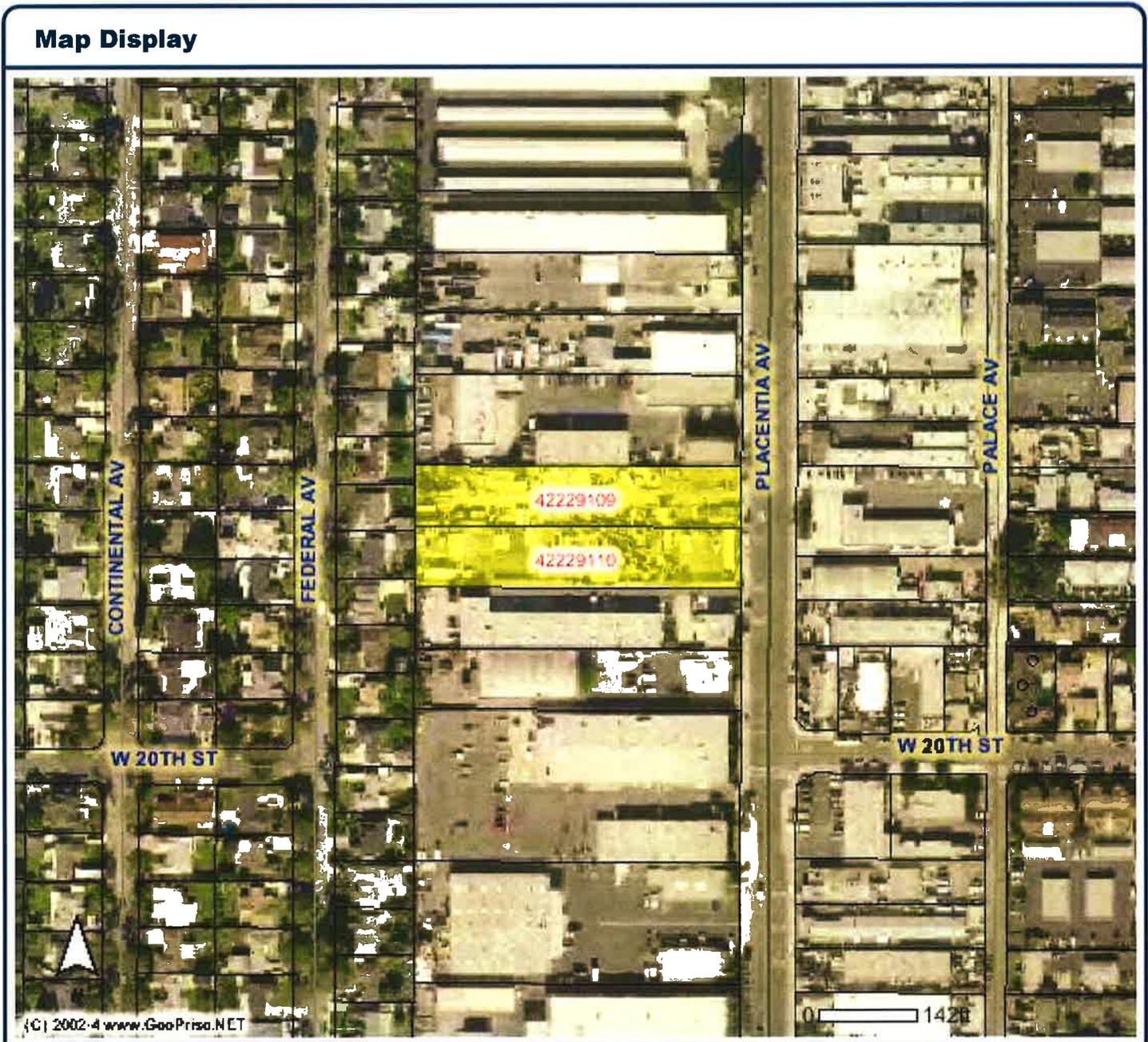
City of Costa Mesa

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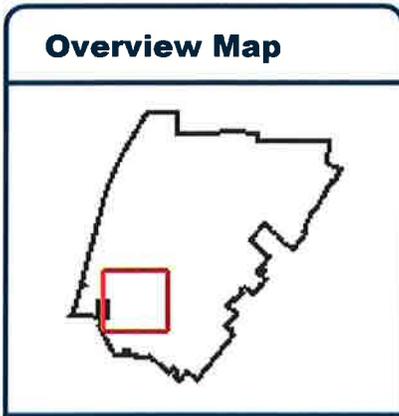
### Legend

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



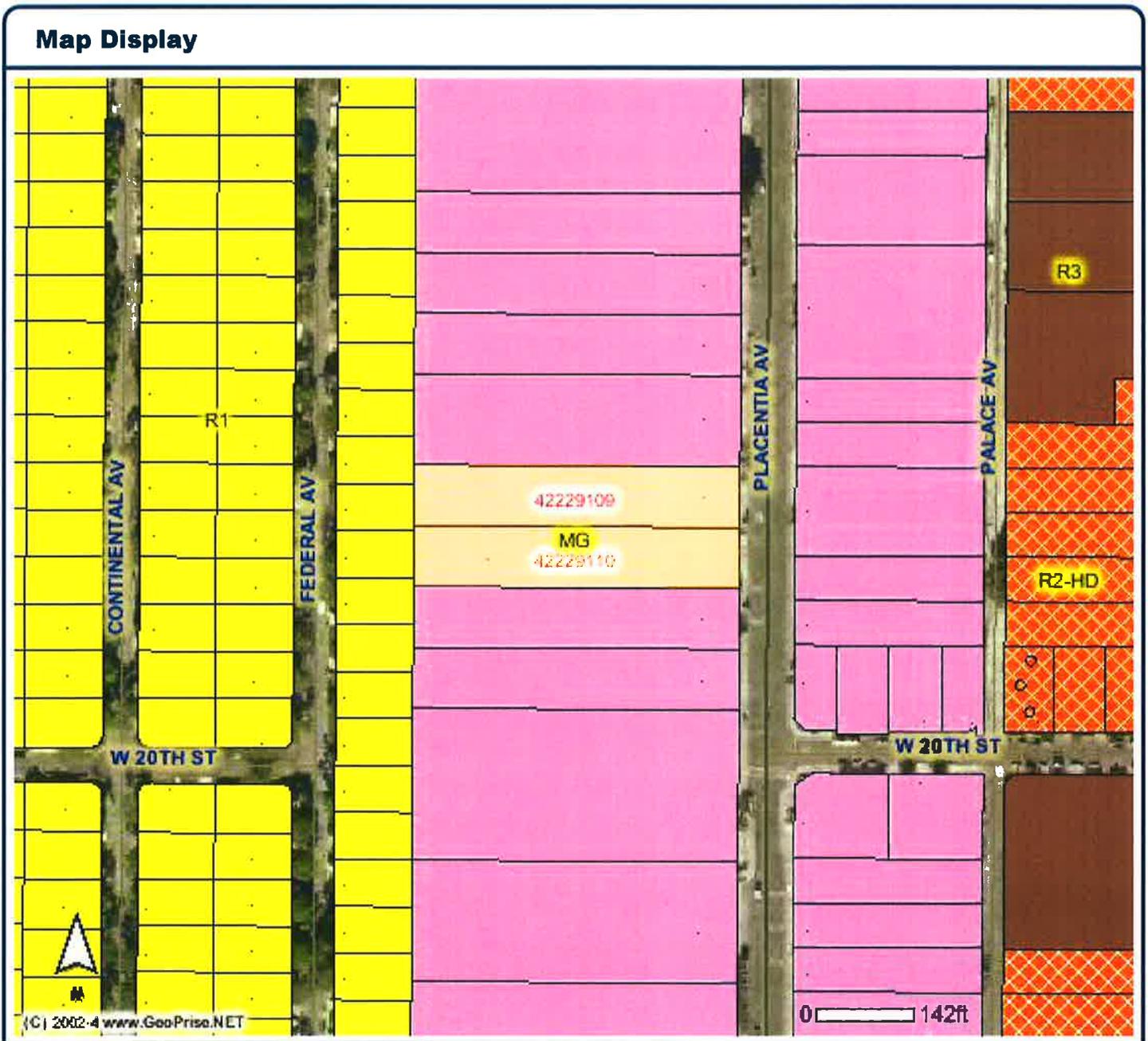
City of Costa Mesa

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### Legend

Address Points	Collector	SECONDARY Hydrology Channels	Street Centerlines
Freeway Roads (cont)	Freeway Major Newport BLVD	Street Names	Parcel Lines City Boundary
Primary (cont)			





**Response to Comments on the  
Initial Study/Mitigated Negative Declaration  
36-Unit Live/Work Project  
Placentia Avenue and 20<sup>th</sup> Street  
City of Costa Mesa, Orange County, California**

Prepared for:  
**City of Costa Mesa**  
Development Services Department  
77 Fair Drive  
Costa Mesa, CA 92626  
714.754.5610  
Contact: Ms. Minoo Ashabi, AIA, Principal Planner

Prepared by:  
**FirstCarbon Solutions**  
220 Commerce, Suite 200  
Irvine, CA 92602  
714.508.4100

Contacts: Thomas F. Holm, AICP  
Arabesque Said, MPP

Date: January 30, 2014

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## SECTION 1: INTRODUCTION

The Initial Study-Mitigated Negative Declaration (IS-MND) has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) (see Public Resources Code Sections 21000-21177), as well as the CEQA Guidelines (see Title 14 of the California Code of Regulations, Section 15063).

The IS/MND was made available for public review and comment pursuant to State CEQA Guidelines Section 15070. The public review period began December 24, 2013 through January 23, 2014. The IS/MND and supporting attachments were available for review by the public at the following locations:

- City of Costa Mesa Planning Division, 77 Fair Drive, Costa Mesa;
- Mesa Verde Library, 2969 Mesa Verde Drive East, Costa Mesa; and
- Costa Mesa Library, 1855 Park Avenue, Costa Mesa.

## SECTION 2: RESPONSES TO COMMENTS

During the public review period, comments were received on the IS/MND from interested public agencies and individuals. The following is a list of the persons, firms, or agencies that submitted comments on the IS/MND during the public review period:

Code	Commenter	Comment Date
1	Cynthia C. Breatore, Canyon Park / Freedom Home Neighborhood	January 10, 2014
2	Maureen El Harake, Branch Chief, California Department of Transportation	January 7, 2014
3	Jenelle Godges, Local Public Affairs Region Manager, Southern California Edison Company	January 23, 2014
4	Ian MacMillan, Program Supervisor, South Coast Air Quality Management District	January 23, 2014
5	Polin Modanlou, Manager Strategic Land Planning Division, OC Public Works/OC Planning Services	January 16, 2014

Although CEQA and the CEQA Guidelines do not require the Lead Agency to prepare written responses to comments received on an IS/MND, as contrasted with a Draft Environmental Impact Report (see CEQA Guidelines Section 15088), the City has elected to prepare the following written responses in the spirit and with the intent of conducting a comprehensive and meaningful evaluation of the project. The number designations in the responses presented below correlate to the identified portion of each comment letter.

**From:** cbreatore@yahoo.com [cbreatore@yahoo.com]  
**Sent:** Saturday, January 11, 2014 10:39 AM  
**To:** LEECE, WENDY; LEECE, WENDY; wendyleece@gmail.com  
**Subject:** letter

January 10, 2014

Attn.: Costa Mesa City Council Members, Costa Mesa Planning  
Commission Members,  
Minoo Ashabi, City of Costa Mesa Principal Planner  
Gary Armstrong, Economic and Development Services Director

Re: Proposed project at 2023/2025/2027 Placentia Ave., Costa Mesa, CA  
92627

These comments must be included in any further development plans for the subject project referenced above. The questions and comments below are what I can provide at this current time. I'm sure I will have more questions in the future if this project is actually approved in its current form.

- According to plans these 3 story townhomes have roof decks that will look down on immediately adjacent low density private properties i.e. backyards private windows
- City plan says light industrial? Mixed Use? Urban Overlay?
- Plan is deceptive, as the address stated on plan is 2023/2025/2027 Placentia which is not the case according to plan on city's website
- Project is actually abutting residences at 2014, 2020 and 2022 Federal Avenue in R1 zone as far as I can tell. It's very confusing.
- The plan is not clear or at very best vague re: front, side and back setbacks on map
- **13' - 20' setbacks for a 3 story complex**, with a roof deck next to neighbor's yard are completely inappropriate to insure privacy at abutting R1 address'
- The original plan for this property type is part of the West Bluff's Urban Overlay included in redevelopment plan that was disbanded by Governor of California
- When the new successor dept. was formed after disbanding – were the overlay parameters changed or just a copy of code info from old redevelopment plan?

1

- Why was Redevelopment plan disbanded? Was it because of issues and possible problems in that program?
- Does this project, and all of West Bluff projects that will abut R1 properties, take into account the current property owners/property tax payers' rights in the adjacent low density residential neighborhood
- Does this project favor new higher density development over current private property owners in low density r1 homes
- How can a "live/work" project of this size be appropriate in this area when the city and developer cannot even ensure this will actually be live/work
- Why would city want to add development on this site that may or may not be owner occupied when completed
- How can the city prevent this townhome complex from becoming an "apartment type complex" bordering R1 single family homes with all of the loss of privacy, noise and traffic to go with it?
- Does this take away the R1 property owners rights to have input over the multifamily home projects that will allow these issues i.e. property privacy, noise and traffic
- Would developing this current plan set a precedent for future projects in Westside Costa Mesa?

1  
(cont.)

I am opposed to the 3 story projects that have a minimum 13'- 20' setbacks from R1 properties

If this project is built, it will cause property values to drop on Federal Ave. and much of the Freedom Home neighborhood

I find that the "NEW" proposed project at 2023/2025/2027 Placentia is not compatible and harmonious with the surrounding single family residence properties and is much too large in scale, would decrease property values due to loss of privacy, would create considerable noise 24 hours a day, and traffic issues. It will create a burden on R1 "low density homes" and their owners  
The proposed project does not substantially comply with Costa Mesa Municipal Code because:

2

The proposed addition plan is not compatible and harmonious with the surrounding properties and is too large in scale.

The project is not in accordance with current municipal code for development in R1 neighborhood, and abutting R1 low density homes

CL Commercial Limited District

This district is intended for unique areas of land which, due to the proximity of residential development or the potential for traffic circulation hazards, requires **special precautions** to be taken to assure appropriate development. The district is also intended for industrial areas where commercial uses must be considered according to their compatibility with existing or permitted industrial uses.

In response to City of Costa Mesa's proposal to adopt a Mitigated Negative Declaration for the Project:

3

"The Mitigated Negative Declaration is based on the finding that, through compliance with the Standard Conditions and Mitigation Measures, the Project's potential significant adverse impacts would be reduced to a less than

significant level.”

I completely disagree and feel that this project’s potential significant adverse impacts **would not** be reduced to a less than significant level and is completely inappropriate for this property.

Thank you for your time,

Cynthia C. Breatore

cbreatore@yahoo.com

Canyon Park / Freedom Home neighborhood

↑  
3  
(cont.)

## **Letter 1: Cynthia C. Breatore, Canyon Park / Freedom Home Neighborhood, January 10, 2014**

### **Response to Comment 1-1**

The comment communicates that the proposed three-story project is not compatible with the residential uses to the west and the roof decks and massive buildings will impact the R1 residential neighborhood. The comment is referring to the original site plan, which has been revised to include two-story units at the rear with setbacks similar to single-family residential district. There are no roof decks proposed with this project. With the exception of two deviations from the workspace requirement and the noted rear setback, the project meets the intent and development standards of Mesa West Bluff urban Plan.

### **Response to Comment 1-2**

This comment indicates opposition to the proposed project with respect to owner occupancy and potential conversion of the units to rental units. The proposed project is a condominium development for ownership. While over time, individual owners may rent a percentage of units, it is not anticipated that the project will convert to an apartment complex. Conditions of approval are included that will be recorded as CC&RS requiring that the workspaces are not converted to bedrooms. With the exception of two deviations from the workspace requirement and the noted rear setback, the project meets the intent and development standards of Mesa West Bluff urban Plan for ownership product.

### **Response to Comment 1-3**

These comments related to the IS/MND are noted; however, they do not provide specific concerns regarding environmental impacts.

**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 12  
3347 MICHELSON DRIVE, SUITE 100  
IRVINE, CA 92612-8894  
PHONE (949) 724-2000  
FAX (949) 724-2019  
TTY 711  
www.dot.ca.gov

**Received**  
City of Costa Mesa  
Development Services Department



JAN 13 2014

*Flex your power!  
Be energy efficient!*

**January 7, 2014**

Minoo Ashabi  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, California 92626

File: IGR/CEQA  
SCH#: 2013121079  
Log #: 3615  
SR-55

**Subject: 36-Unit Live/Work Project**

Dear Ms. Ashabi,

Thank you for the opportunity to review and comment on the **Initial Study and Mitigated Negative Declaration (IS/MND) for the 36-Unit Live/Work Project**. The project consists of the development of 36 units with a floor area ratio of 0.92. The proposal also includes attached three-story and two-story townhome style development and a three-story attached six-unit building facing Placentia Avenue with 69 garage parking spaces and 39 open parking spaces. The nearest state transportation facility to the project site is SR-55.

1

**The California Department of Transportation (Department) is a commenting agency** on this project and has no comment at this time. However, in the event of any activity within the Department's right-of-way, an encroachment permit will be required.

2

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to contact us, please do not hesitate to call Miya Edmonson at (949) 724-2228.

3

Sincerely,

Maureen El Harake, Branch Chief  
Regional-Community-Transit Planning

C: Scott Morgan, Office of Planning and Research

## **Letter 2: Caltrans, Maureen El Harake, Branch Chief, California Department of Transportation, January 7, 2014**

### **Response to Comment 2-1**

This comment confirms the California Department of Transportation's (Department) receipt of the NOI and IS/MND and reiterates the project description, number of parking spaces, and nearest state transportation facility.

### **Response to Comment 2-2**

This comment confirms that the Department is a commenting agency on the project and has no comment at this time. The comment also states that an encroachment permit will be required in the event any activity occurs within the Department's right-of-way. The project would not result in any activity within the Department's right-of-way; therefore, an encroachment permit will not be required.

### **Response to Comment 2-3**

This comment is so noted, and the Department will be informed if the project or any future developments could impact the State Transportation Facilities. This comment also provides contact information. Comment noted.



Jenelle Godges  
Region Manager  
Local Public Affairs  
7333 Bolsa Avenue  
Westminster, CA 92683

January 23, 2014

Minoo Ashabi  
Principal Planner  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

Re: 36-Unit Live/Work Project at 2023, 2025, and 2027 Placentia Avenue

Dear Minoo:

Southern California Edison (SCE) appreciates the opportunity to provide review and comment on the Initial Study/Mitigated Negative Declaration for the 36-unit live/work project at 2023, 2025, and 2027 Placentia Avenue. The proposed project would include an urban master plan for the development of 36-unit live/work units (30 lofts and live/work units and six residential units) on a 1.88-acre property.

1

SCE is the electrical service provider for the City of Costa Mesa. SCE maintains an electrical system that consists of a network of electrical facilities (transmission, distribution, and supporting appurtenances) within the City. SCE has not evaluated the electric service requirements for the proposed project. Based on the scope of the project, it may require upgrades to SCE's electric system and infrastructure. To initiate the service evaluation, SCE requests that the project developer contact our Local Planning Department at (714) 895-0244.

SCE is concerned about potential impacts to our easements or proposed structures in close proximity to our facilities. If the project proposes to impact SCE facilities or its land related rights, please forward five (5) sets of project plans, and a PDF copy of the same, depicting SCE's facilities and its associated land rights to SCE's Real Properties Department at the address below. Any proposed use will be reviewed on a case-by-case basis by SCE for compatibility with SCE right-of-way constraints and rights. Approvals or denials will be in writing based upon review of the maps provided by the developer.

2

Real Properties Department  
Southern California Edison Company  
2131 Walnut Grove Avenue  
G.O.3 – Second Floor  
Rosemead, CA 91770

Please be advised if development plans result in the need to build new or relocate existing SCE electrical facilities that operate at or above 50 kV, they may result in significant environmental impacts subject to CEQA review as required by the California Public Utilities Commission's (CPUC) General Order 131-D. If those significant environmental impacts are not identified and addressed in this environmental document, SCE may be required to pursue a later, separate,





Jenelle Godges  
Region Manager  
Local Public Affairs  
7333 Bolsa Avenue  
Westminster, CA 92683

mandatory CEQA review through the CPUC, which may delay approval of the SCE power line portion of the project for two years or longer.

↑  
2  
(cont.)

If you have any questions regarding this letter, please do not hesitate to contact me at [Jenelle.Godges@sce.com](mailto:Jenelle.Godges@sce.com) or (714) 895-0271.

Sincerely,

Jenelle Godges  
Local Public Affairs Region Manager  
Southern California Edison Company

### **Letter 3: SCE, Jenelle Godges, Local Public Affairs Region Manager, Southern California Edison Company, January 23, 2014**

#### **Response to Comment 3-1**

This comment confirms Southern California Edison's (SCE) receipt of the NOI and IS/MND and reiterates the Project Description.

#### **Response to Comment 3-2**

This comment confirms SCE is the electrical service provider for the City of Costa Mesa. The comment regarding use of SCE easements and right-of-way is noted. The City and project proponent will coordinate with SCE to provide electrical service to the project. Significant upgrades to SCE's areawide electrical systems and infrastructure are not anticipated. The City and/or project proponent will forward the requested plan set and contact SCE Real Estate Operations to further discuss the provision of electrical service to the site. The comment defining SCE's role as a lead agency under CEQA for subsequent actions that may involve SCE's utilities is noted.



# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178

(909) 396-2000 • www.aqmd.gov

E-Mailed: January 23, 2014  
minoo.ashabi@costamesaca.gov

January 23, 2014

Ms. Minoo Ashabi  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

## Review of the Draft Mitigated Negative Declaration (Draft MND) for the 36-Unit Live/Work project at 2023, 2025 and 2027 Placentia Avenue

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comment is intended to provide guidance to the Lead Agency and should be incorporated into the final California Environmental Quality Act (CEQA) document as appropriate.

1

### Surrounding Light Industrial Land Uses

The SCAQMD staff recognizes the potential long term regional air quality benefits from the proposed mixed use project that may reduce vehicle miles traveled (VMT) in the region. However, the SCAQMD staff is concerned about the project's placement of sensitive land uses<sup>1</sup> (i.e., residential units) in an existing light industrial area. Specifically, the project site is surrounded by light industrial uses that appear to include auto body repair, waste handling and other uses. Such uses are sometimes associated with odor and other air quality concerns among both residents and businesses. Therefore, the SCAQMD staff recommends that the Lead Agency provide additional information/discussion in the final CEQA document that identifies potential emissions sources from light industrial facilities surrounding the project site. In the event that the Lead Agency determines that the light industrial operations surrounding the project site could trigger potential air quality and odorous impacts to future residents the Lead Agency should include mitigation measures necessary to minimize such impacts.

2

### SCAQMD Contact Information

The SCAQMD staff requests that the Lead Agency provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the CEQA document. Further, staff is available to work with the Lead Agency to address these issues and any

3

<sup>1</sup> California Air Resources Board. April 2005. "Air Quality and Land Use Handbook: A Community Health Perspective." Accessed at: <http://www.arb.ca.gov/ch/landuse.htm>

Ms. Minoo Ashabi

2

Letter 4  
Page 2 of 2  
January 23, 2014

other questions that may arise. Please contact Dan Garcia, Air Quality Specialist CEQA Section, at (909) 396-3304, if you have any questions regarding the enclosed comments.



3  
(cont.)

Sincerely,

A handwritten signature in black ink that reads "Ian V. MacMillan".

Ian MacMillan  
Program Supervisor, CEQA Inter-Governmental Review  
Planning, Rule Development & Area Sources

IM:DG

ORC131227-02  
Control Number

## Letter 4: SCAQMD, Ian MacMillan, Program Supervisor, South Coast Air Quality Management District, January 23, 2014

### Response to Comment 4-1

This comment confirms the South Coast Air Quality Management District's (SCAQMD) receipt of the NOI and IS/MND.

### Response to Comment 4-2

This comment communicates concerns about the project's placement of sensitive land uses in an existing light industrial area with potential odorous and potential air quality impacts.

Potential odorous and air quality impacts to future residents are analyzed in the IS/MND. Refer to Section 4.3 Air Quality (d) and (e) for information regarding air quality impacts.

The comment also recommends additional information/discussion in the final CEQA document that identifies potential emissions sources from light industrial facilities surrounding the project site. The City of Costa Mesa has identified this particular site within the Mesa West Bluffs Urban Plan as suitable for residential. As such, the MND has identified less than significant impacts from land uses to the project site. Standard Condition SC 4.1-2 requires notification to buyers that the project is located within an area designated as Light Industry and subject to existing and potential annoyances/inconveniences (such as odors) associated with industrial land uses.

In order to address the SCAQMD's recommendation to further explore the potential air quality impacts pertaining to constructing residential uses in the vicinity of existing light industrial operations, the SCAQMD FIND database was reviewed. SCAQMD developed the FIND (Facility Information Detail) database<sup>1</sup> to search for District-regulated facilities that are required to have a permit to operate equipment that releases pollutants into the air<sup>2</sup>. A review of the FIND database, which is updated at least once per week, shows that 14 such facilities within a 0.5 mile radius of the proposed project (which is considered a somewhat conservative distance), including several operations within the immediate project vicinity. It is important to note that inclusion within the FIND database does not necessarily insinuate that a listed facility either currently emits or historically emitted substantial quantities of pollutants. The FIND database identifies Title V facilities, which are operations that are deemed as "major sources" of emissions, defined by the U.S. EPA as a facility that emits, or has the potential to emit any criteria pollutant or hazardous air pollutant (HAP) at levels equal to or greater than the Major Source Thresholds (MST)<sup>3</sup>. No such Title V facilities are identified within 0.5 mile of the proposed project.

Based on the above, as well as on the air quality analysis contained in the Initial Study, the City concludes that the potential for health risks from nearby emissions or nuisance from nearby odors is

<sup>1</sup> <http://www3.aqmd.gov/webappl/fim/prog/search.aspx>

<sup>2</sup> <http://www.aqmd.gov/webappl/fim/default.htm>

<sup>3</sup> <http://www.aqmd.gov/titlev/WhatIsTV.html>

no greater for the proposed project than with other similar mixed use development found throughout the South Coast Air Basin. The information provided by the FIND database search supports the significance determinations already concluded in the Initial Study – that long-term, operational impacts associated with Air Quality are less than significant with mitigation.

### **Response to Comment 4-3**

This comment provides contact information. Comment noted.



**Shane L. Silsby, P.E., Director**  
300 N. Flower Street  
Santa Ana, CA 92703

P.O. Box 4048  
Santa Ana, CA 92702-4048

Telephone: (714) 667-8800  
Fax: (714) 967-0896

**Received**  
City of Costa Mesa  
Development Services Department

JAN 21 2014 13-066

January 16, 2014

Ms. Mino Ashabi, AIA Principal Planner  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, California 92626

**SUBJECT:** Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration for the 36-unit live/work project at 2023, 2025 and 2027 Placentia Avenue

Dear Ms. Ashabi:

The County of Orange has reviewed the Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration for the 36-unit live/work project at 2023, 2025 and 2027 Placentia Avenue located in City of Costa Mesa and has no comments at this time. We would like to be advised of any further developments on the project. Please continue to keep us on the distribution list for future notifications related to this project.

1

Sincerely,



Polin Modanlou, Manager  
Strategic Land Planning Division  
OC Public Works/OC Planning Services  
300 North Flower Street  
Santa Ana, California 92702-4048  
[Polin.modanlou@ocpw.ocgov.com](mailto:Polin.modanlou@ocpw.ocgov.com)

PM/yj

## **Letter 5: OCPW, Polin Modanlou, Manager Strategic Land Planning Division, OC Public Works/OC Planning Services, January 16, 2014**

### **Response to Comment 5-1**

This comment confirms OC Public Work's receipt of the NOI and IS/MND and reiterates the Project Description. OC public states they have no comment at this time. The letter also states OC Public Works would like to be advised of any further develops on the project. This comment is so noted, and OC Public Works will be informed of any future project developments.



**Sheet Index**

- CS Cover Sheet
  
- A0.0 Architectural Site Plan
  
- A1.0 Loft Building Elevations
  - A1.1 4-Unit Townhouse Building Elevations
  - A1.2 6-Unit Townhouse Building Elevations
  - A1.3 Duplex Elevations
  
- A2.0 Loft Building Plans
  - A2.1 4-Unit Townhouse Building Plans
  - A2.2 6-Unit Townhouse Building Plans
  
- A3.0 Loft Unit Plan 1
  - A3.1 Loft Unit Plan 2
  - A3.2 Townhouse Unit Plan
  - A3.3 Duplex Unit Plan
  
- A4.0 Project Entry Perspective
  - A4.1 Loft Building Perspective
  - A4.2 4-Unit Townhouse Building Perspective
  - A4.3 6-Unit Townhouse Building Perspective
  - A4.4 Duplex Perspective
  
- L-1 Schematic Landscape Plan
- L-2 Schematic Wall & Fence Plan
- L-3 Schematic Planting Plan
- L-4 Schematic Lighting Plan
  
- C-1 Tentative Tract Map
- C-2 Conceptual Grading Plan

**PLACENTIA & 20TH**

  
**City Ventures**  
 1900 Quail Street  
 Newport Beach, Ca 92660  
 949.258.7555

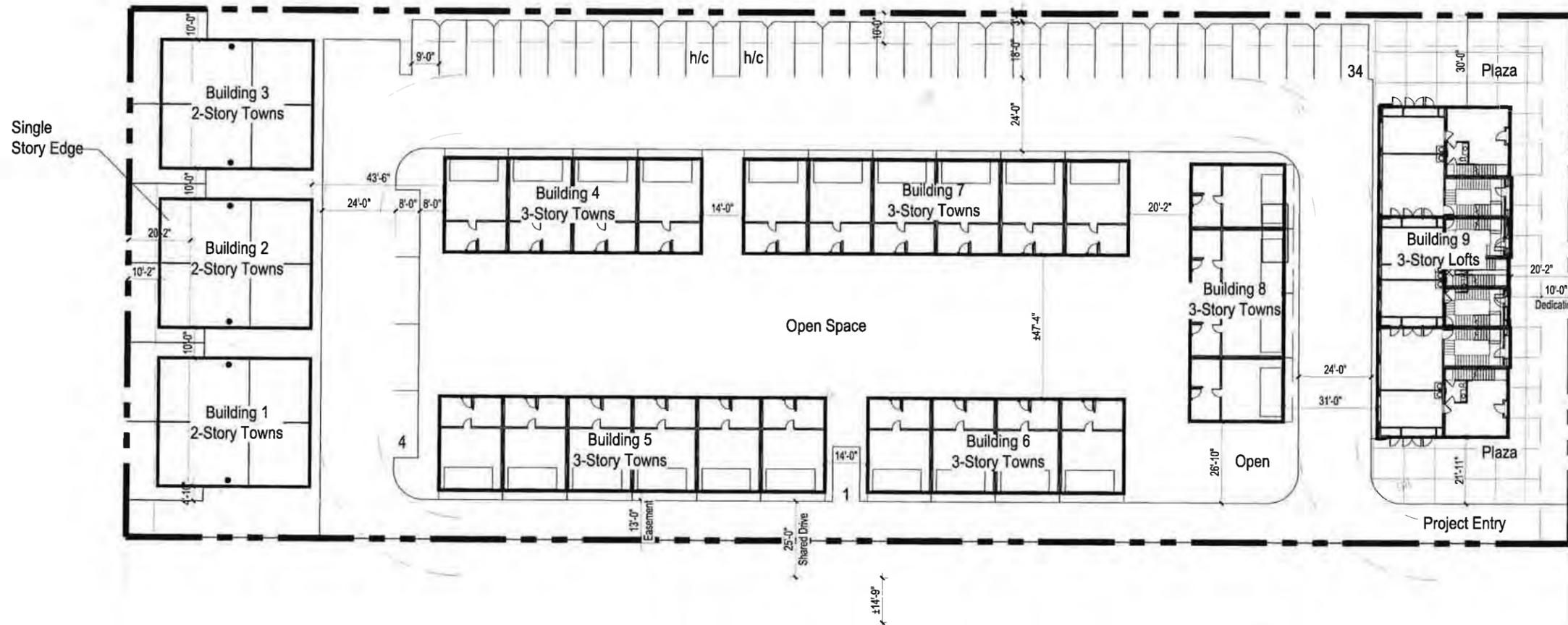
**COVER SHEET**

Costa Mesa, CA  
 KTYG # 2013-0211 10.21.2013

62

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**KTYG Group, Inc.**  
**Architecture+Planning**  
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 Irvine, CA 92614  
 949.851.2133  
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PLACENTIA AVENUE

**Site Summary**

Site Area:	1.88 Acres
<b>Units:</b>	
2-story Townhome Units (1450 sf, 2 bd/2.5 ba)	6 units
3-story Townhome Units (1526 sf, 2 bd+live-work/2.5 ba)	24 units
Loft Units (1445-1463 sf, 2 bd/2 ba)	6 units
	<b>36 Total Units</b>

\* 10% of the multi level dwelling units shall have an accessible entry  
 24 Towns (minus triplexes)  
 3 Loft Units (minus third floor flats)  
 27 Total Multi Level Units  
 Therefore 3 Total H/C accessible entries required

<b>Open Space:</b>	
Required: 200 sf / unit	
36 units x 200 sf=	7200 sf
Provided (Primary Courtyard only):	9788 sf (271 sf / unit)

<b>Parking Summary:</b>	
Required: 3.0 / unit	
(1 Covered per unit)	
36 units x 3=	108 spaces

Provided:	
Resident Garage Spaces:	69 Spaces
Resident Open Spaces:	3 Spaces
Guest Open Spaces:	36 Spaces*
Total Spaces Provided=	108 Spaces

\*5% of 38 guest spaces = 1.9, therefore 2 h/c accessible spaces to be provided

**PLACENTIA & 20TH**

**ARCHITECTURAL SITE PLAN**

**A0.0**

  
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LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

SCALE: 0 4' 8' 16'

PLACENTIA & 20TH

LOFT BUILDING ELEVATIONS

AI.0



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LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

SCALE: 0 4' 8' 16'

**PLACENTIA & 20TH**

**4-UNIT TOWNHOME ELEVATIONS**

**AI.1**

  
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LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

SCALE: 0 4' 8' 16'

PLACENTIA & 20TH

  
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6-UNIT TOWNHOME ELEVATIONS

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AI.2



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



# PLACENTIA & 20TH



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# DUPLEX ELEVATIONS

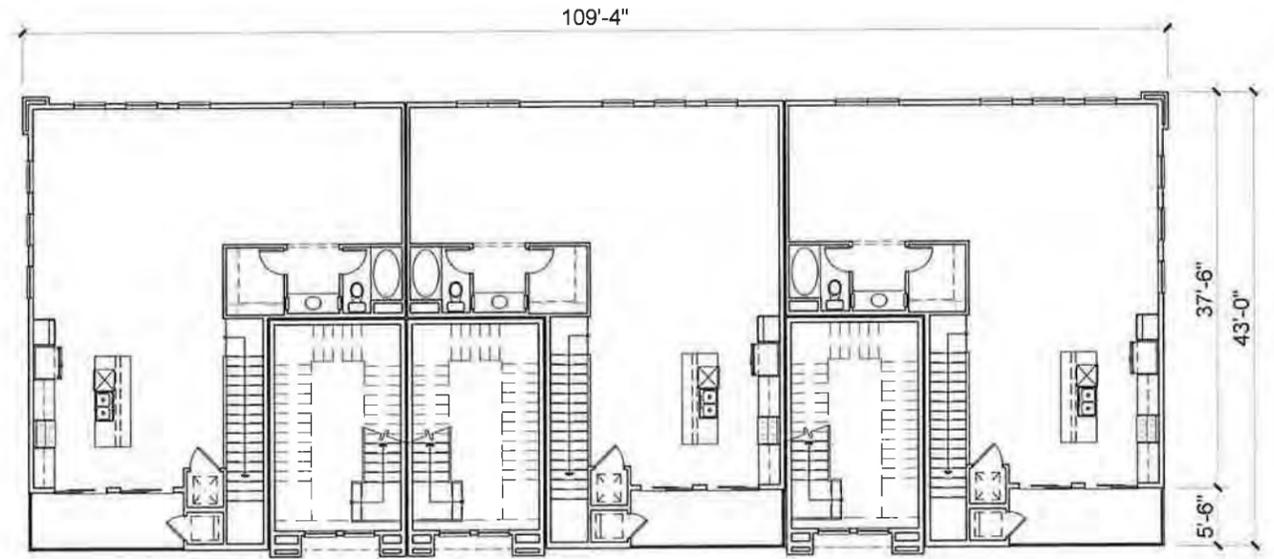
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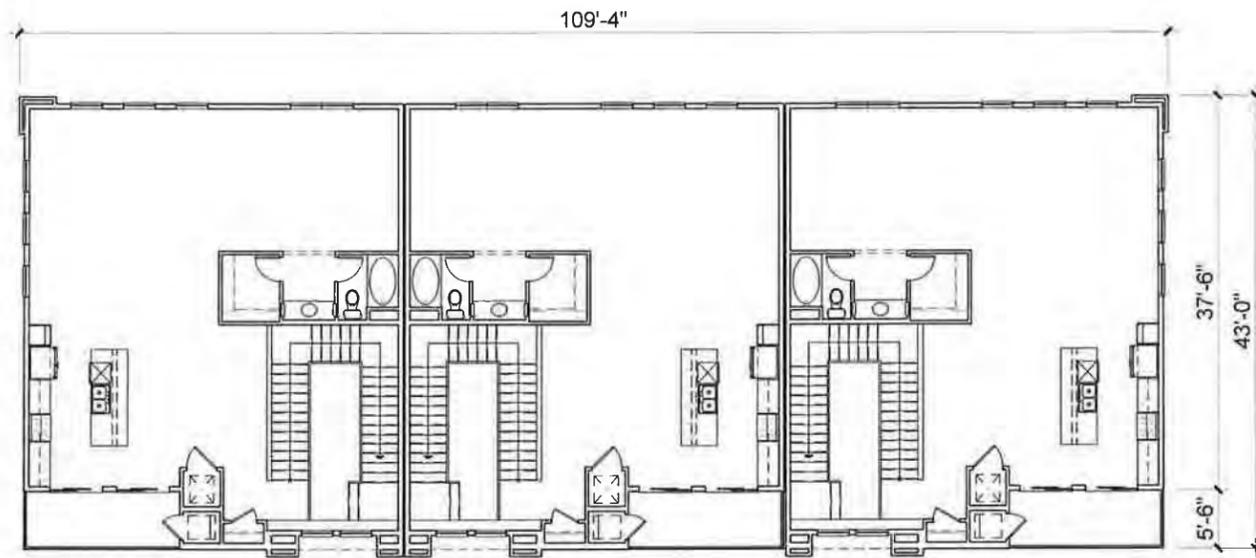
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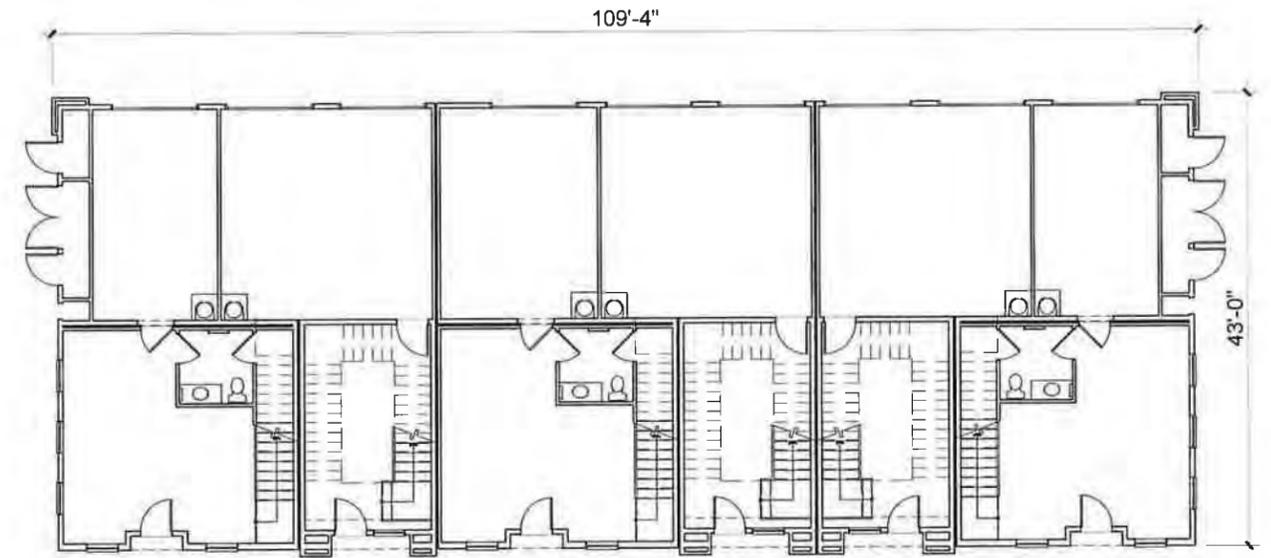




SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



**PLACENTIA & 20TH**



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**LOFT BUILDING PLANS**

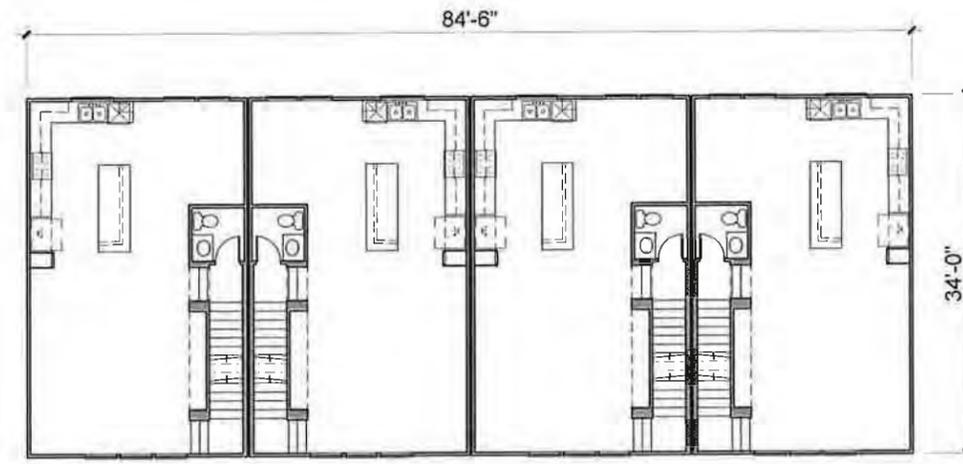
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KTGY # 2013-0211

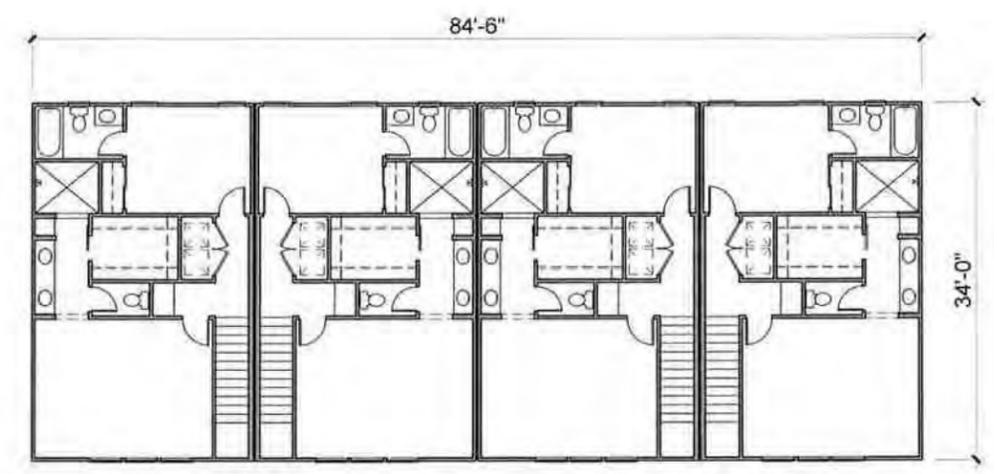
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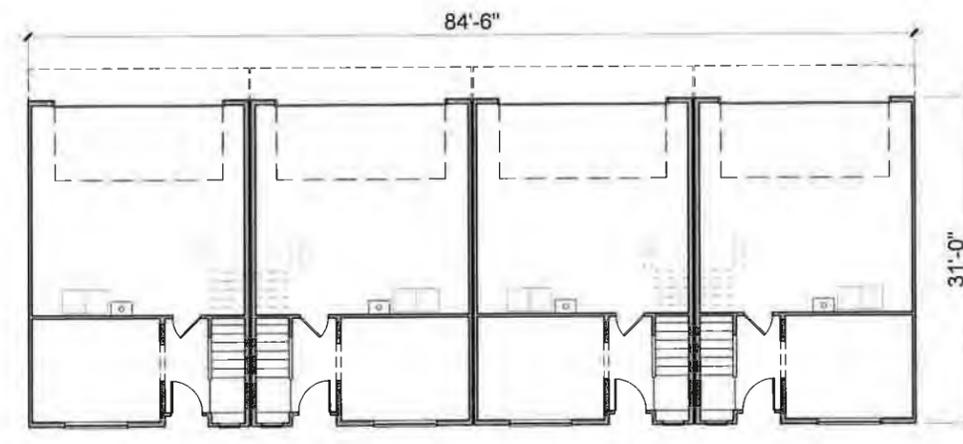




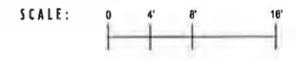
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THIRD FLOOR



FIRST FLOOR



**PLACENTIA & 20TH**



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**4 - UNIT TH BUILDING PLANS**

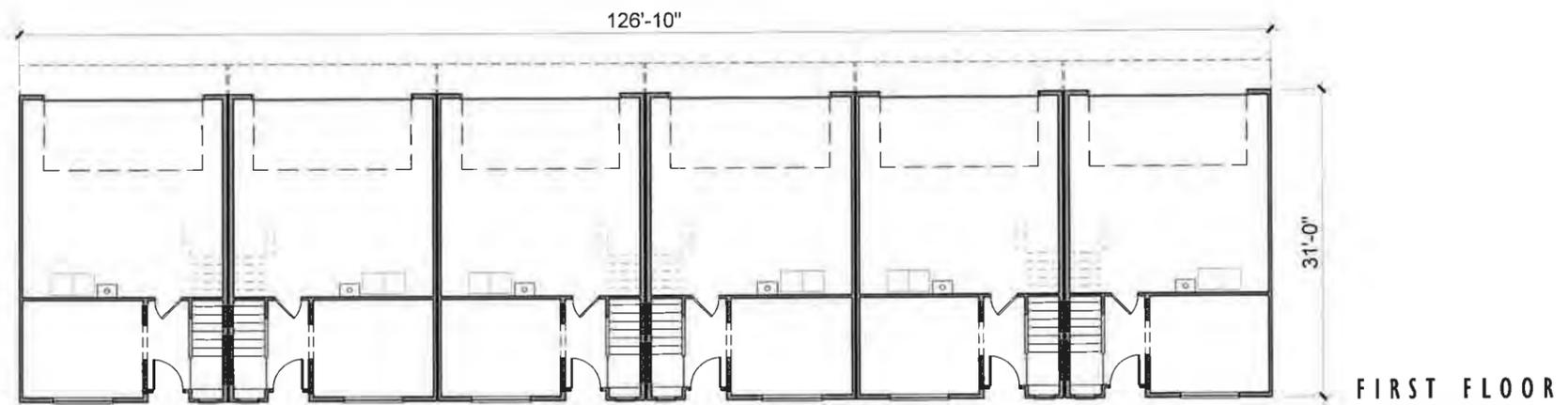
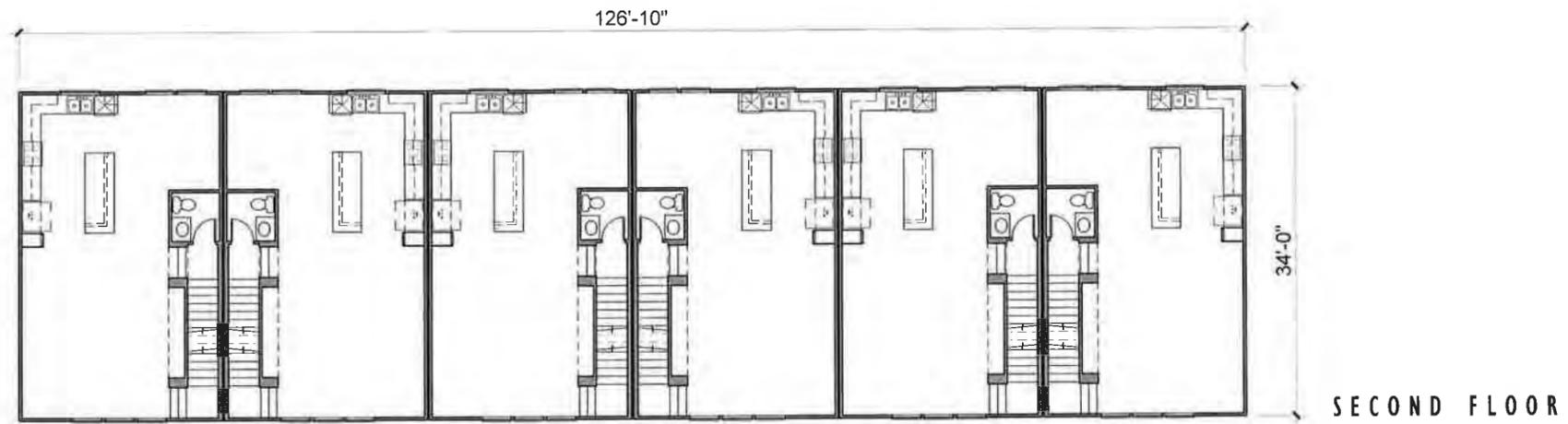
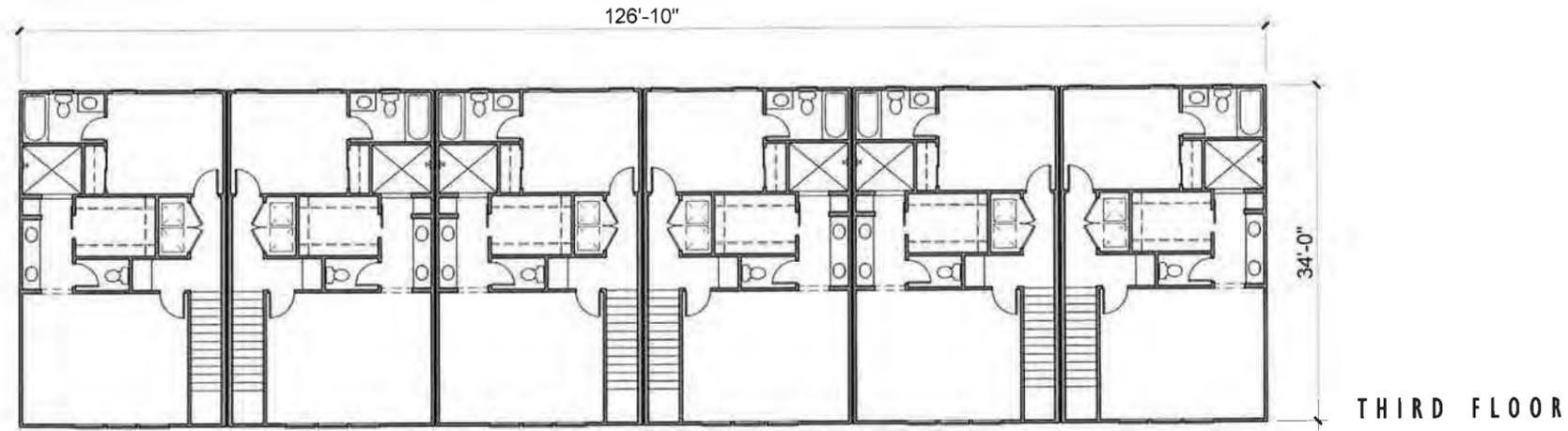
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**6-UNIT TH BUILDING PLANS**

**A2.2**



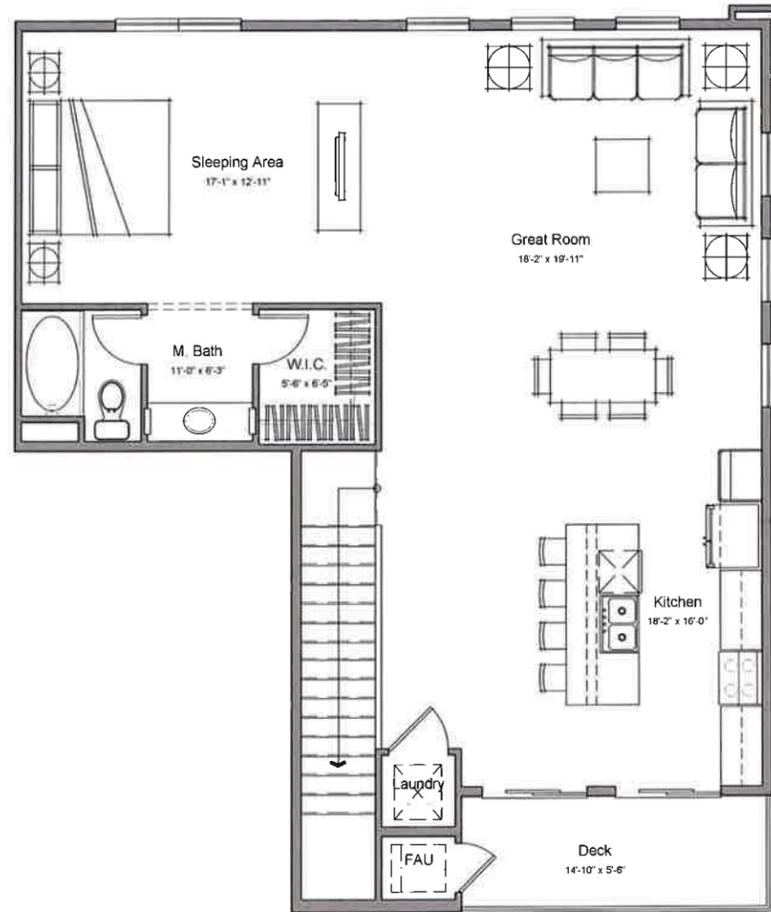
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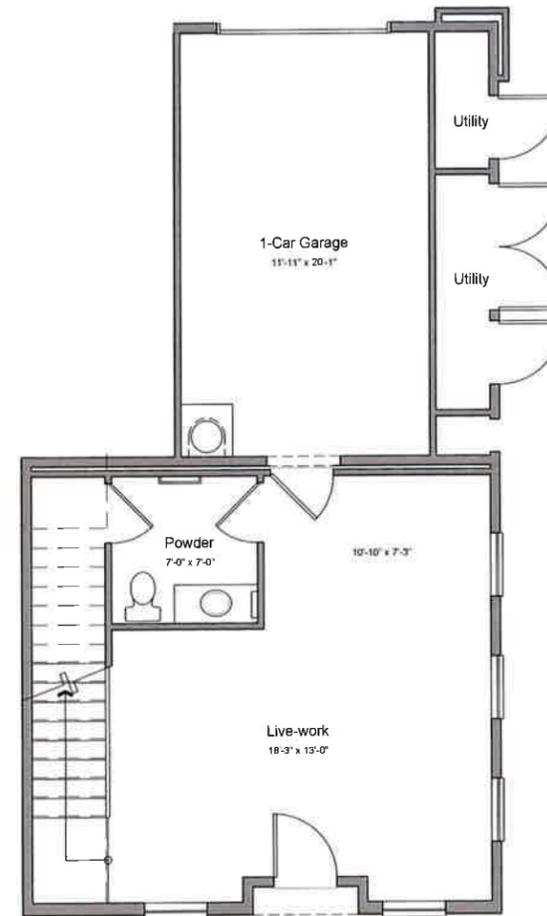
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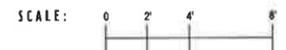


SECOND FLOOR



FIRST FLOOR

NET SF	
1ST FLOOR - LW	437 SQ. FT.
2ND FLOOR	1008 SQ. FT.
TOTAL LIVING	1445 SQ. FT.
GARAGE	262 SQ. FT.
GRAND TOTAL	1708 SQ. FT.



PLACENTIA & 20TH



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 949.258.7555

LOFT UNIT PLAN I

Costa Mesa, CA  
 KTGY # 2013-0211

10.21.2013

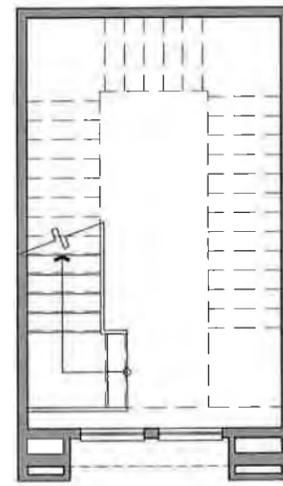
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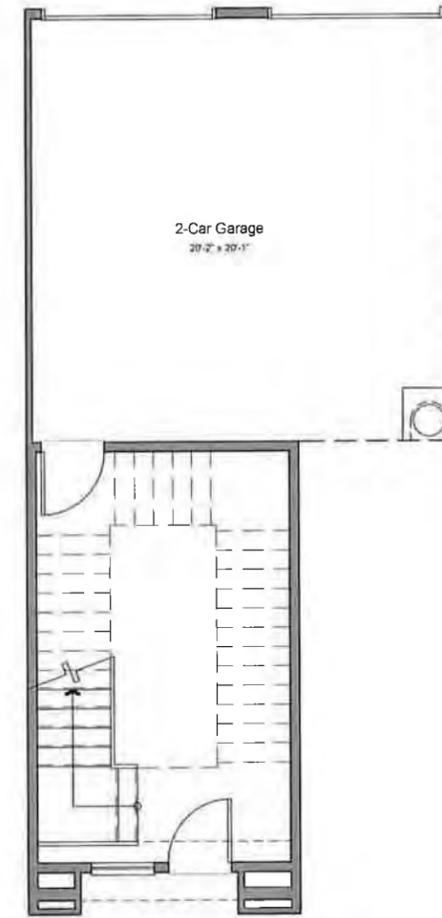




THIRD FLOOR

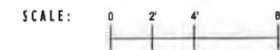


SECOND FLOOR



FIRST FLOOR

NET SF	
1ST FLOOR	236 SQ. FT.
2ND FLOOR	99 SQ. FT.
3RD FLOOR	1128 SQ. FT.
TOTAL LIVING	1463 SQ. FT.
GARAGE	420 SQ. FT.



PLACENTIA & 20TH



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949.258.7555

LOFT UNIT PLAN 2

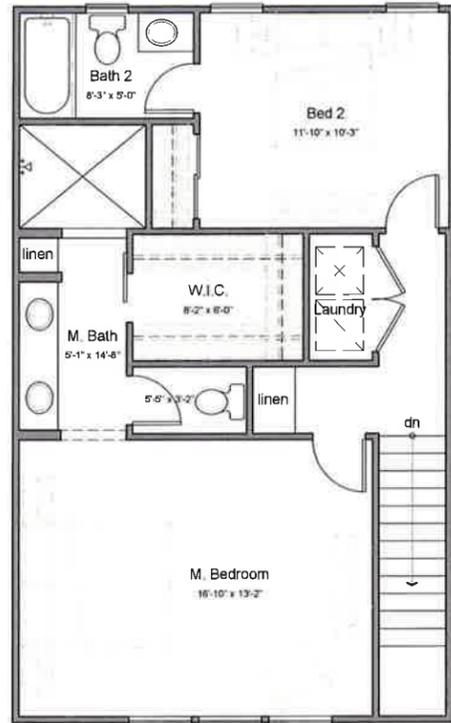
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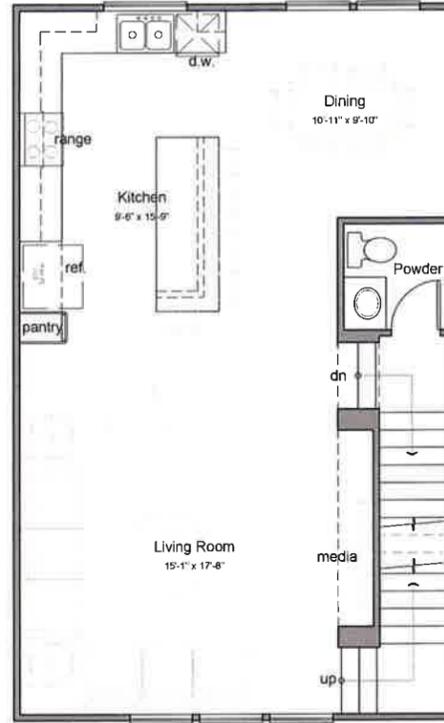
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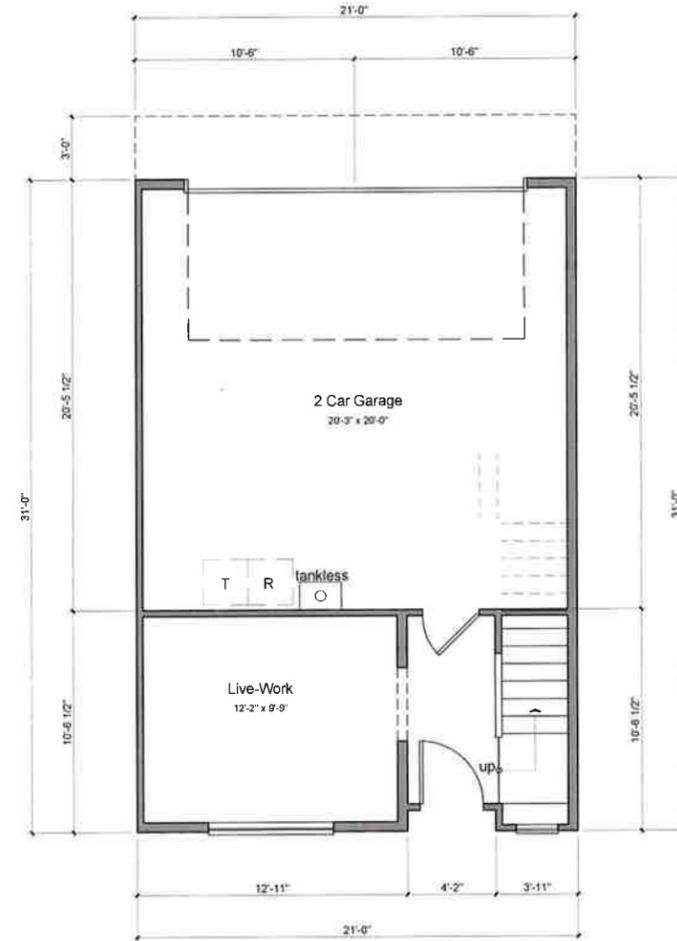




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

NET SF	
FIRST FLOOR	195 SQ. FT.
SECOND FLOOR	682 SQ. FT.
THIRD FLOOR	649 SQ. FT.
TOTAL LIVING	1526 SQ. FT.
GARAGE	405 SQ. FT.
GRAND TOTAL	1931 SQ. FT.



PLACENTIA & 20TH



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TOWNHOME UNIT PLAN

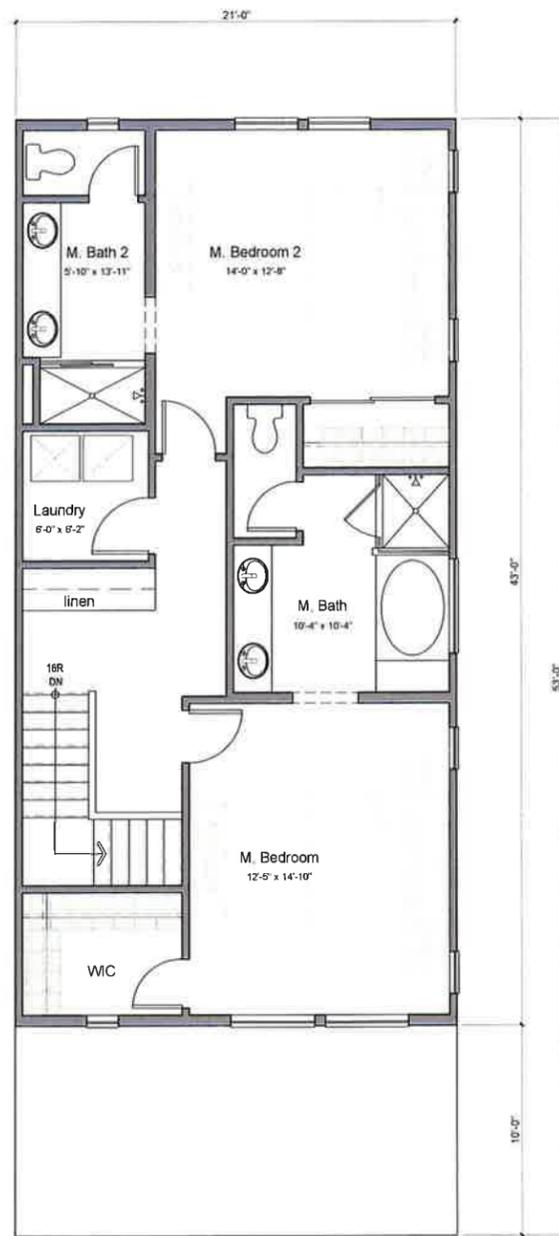
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KTGY # 2013-0211

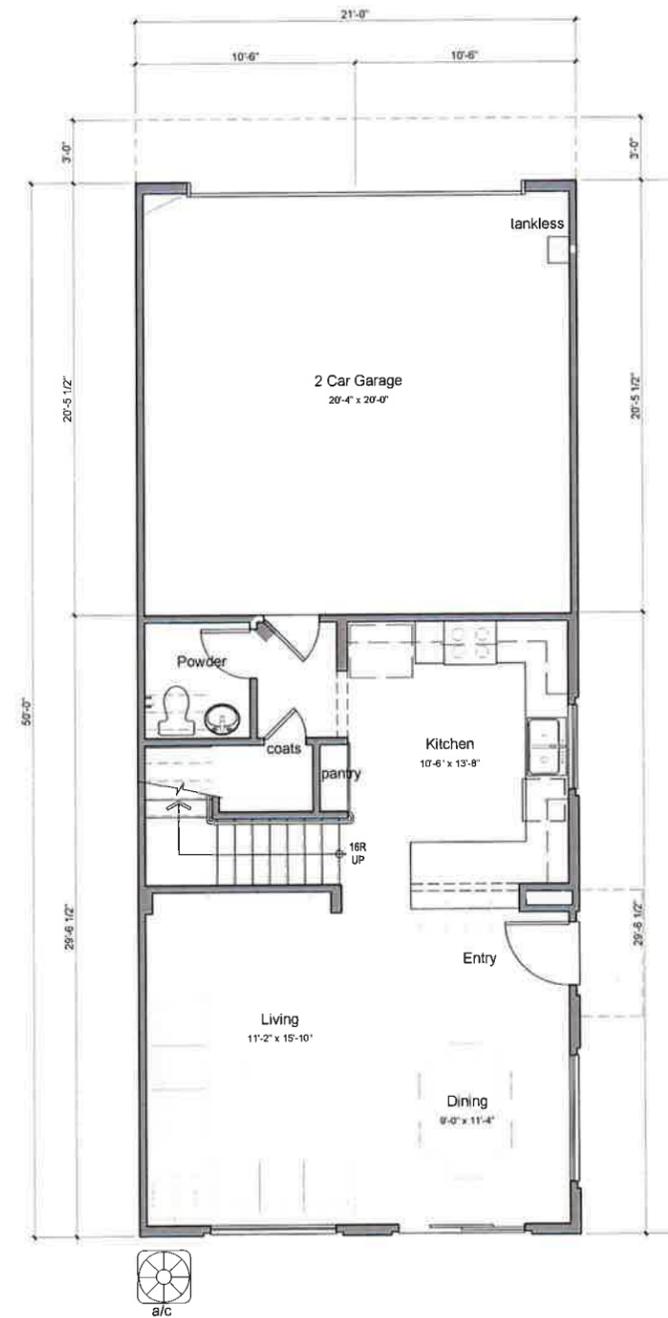
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Architecture+Planning  
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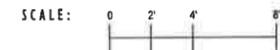




SECOND FLOOR



FIRST FLOOR



PLACENTIA & 20TH

DUPLIX UNIT PLAN

A3.3



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KTGY # 2013-0211

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# PLACENTIA & 20TH

# PROJECT ENTRY PERSPECTIVE A4.0

  
City Ventures  
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KTGY # 2013-0211

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FRONT PERSPECTIVE



REAR PERSPECTIVE

PLACENTIA & 20TH

  
 City Ventures

City Ventures  
 1900 Quail Street  
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LOFT BUILDING PERSP.

Costa Mesa, CA  
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A4.1



FRONT PERSPECTIVE



REAR PERSPECTIVE

PLACENTIA & 20TH

4-UNIT TH BUILDING PERSP. A4.2

  
 City Ventures

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FRONT PERSPECTIVE



REAR PERSPECTIVE

PLACENTIA & 20TH

6-UNIT TH BUILDING PERSP. A4.3



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FRONT PERSPECTIVE



REAR PERSPECTIVE

PLACENTIA & 20TH

  
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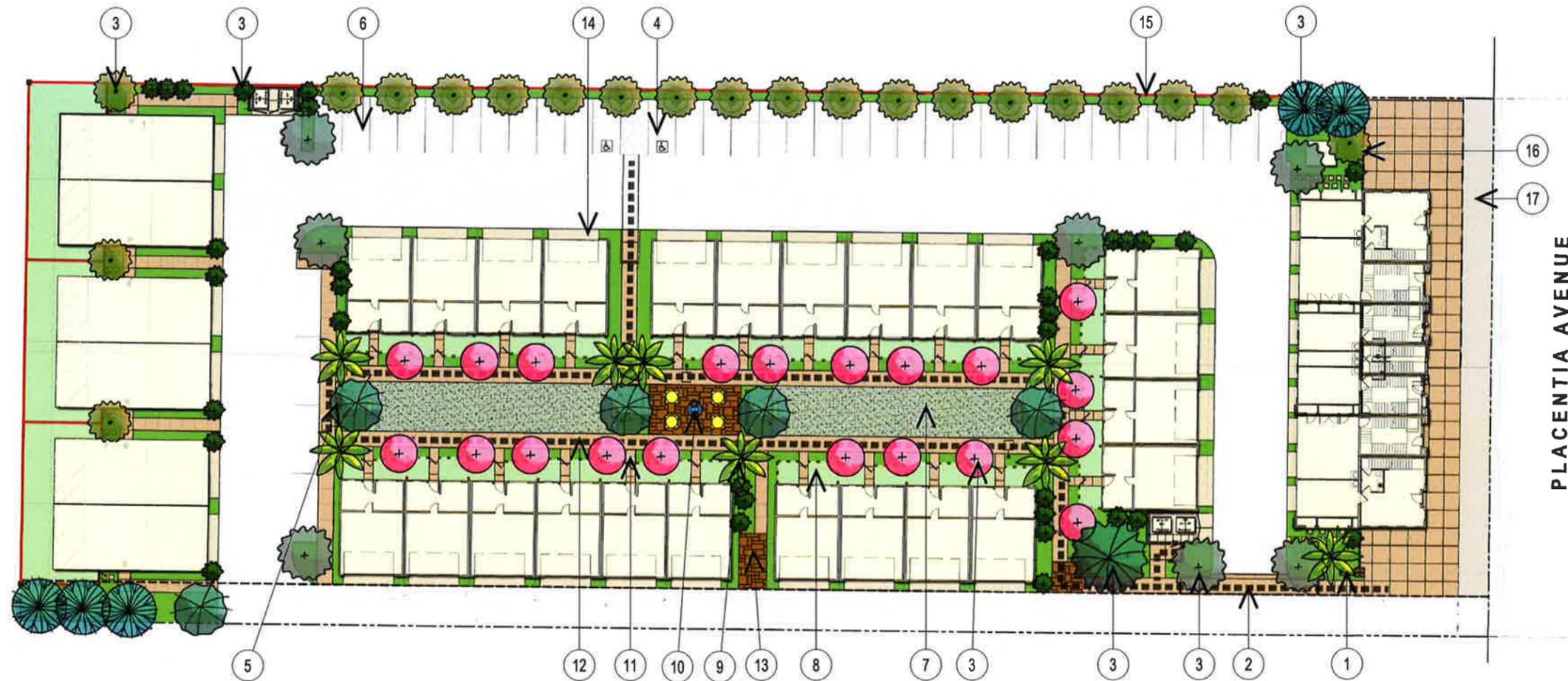
DUPLIX PERSPECTIVE

Costa Mesa, CA  
 KTG # 2013-0211

10.21.2013

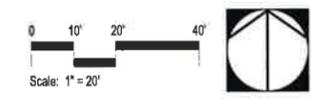
KTG Group, Inc.  
 Architecture+Planning  
 17922 Fitch  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com





**LEGEND**

1. Project entry signage.
2. ADA circulation and path of travel (black dashed line).
3. Proposed Tree (per Planting Plan).
4. ADA parking stalls.
5. Mailbox CBU, per USPS standards.
6. Guest parking stall.
7. Community open space area with event lawn and benches for social events.
8. Private courtyard with low block wall and metal gate, see L-2.
9. Proposed Palm (per Planting Plan).
10. Boulder Fountain (7-8 ft high).
11. Unit entry concrete walkways.
12. 5' wide Community sidewalk.
13. Enhanced paving.
14. Natural Color Concrete Driveway with Medium water wash finish.
15. Perimeter block wall, per Wall & Fence Plan, see L-3.
16. Metal view fence, per Wall & Fence Plan, see L-2.
17. Existing public sidewalk, to remain.



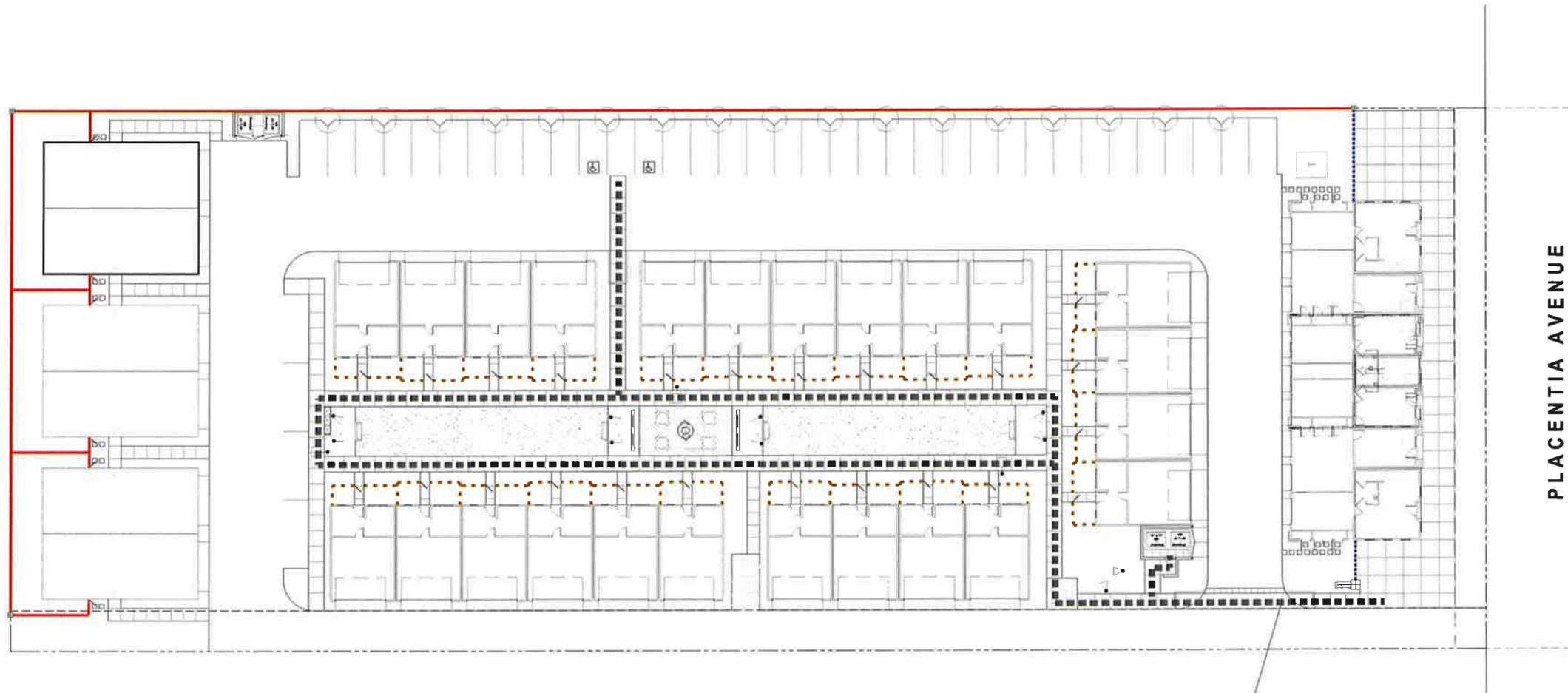
Schematic Landscape Plan

City Ventures



6'-6" High Slump block or Split-face Pilaster with CMU Block cap.

4



**WALL LEGEND**

- 1 — 6' High Slump block or Split-face w/ CMU Block cap.
- 2 - - - 3'-6" High Slump block or Split-face Patio Wall w/ CMU Block cap.
- 3 - - - 6' High Metal View Fence.
- 4 ■ 6'-6" High Slump block or Split-face Pilaster with CMU Block cap.
- 5 / 3'-6" High Metal Patio Gate

ADA Circulation and Path of Travel (Black Dash Line)



5 3'-6" High Metal Patio Gate



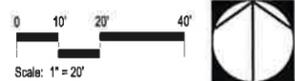
3 6' High Metal Fence



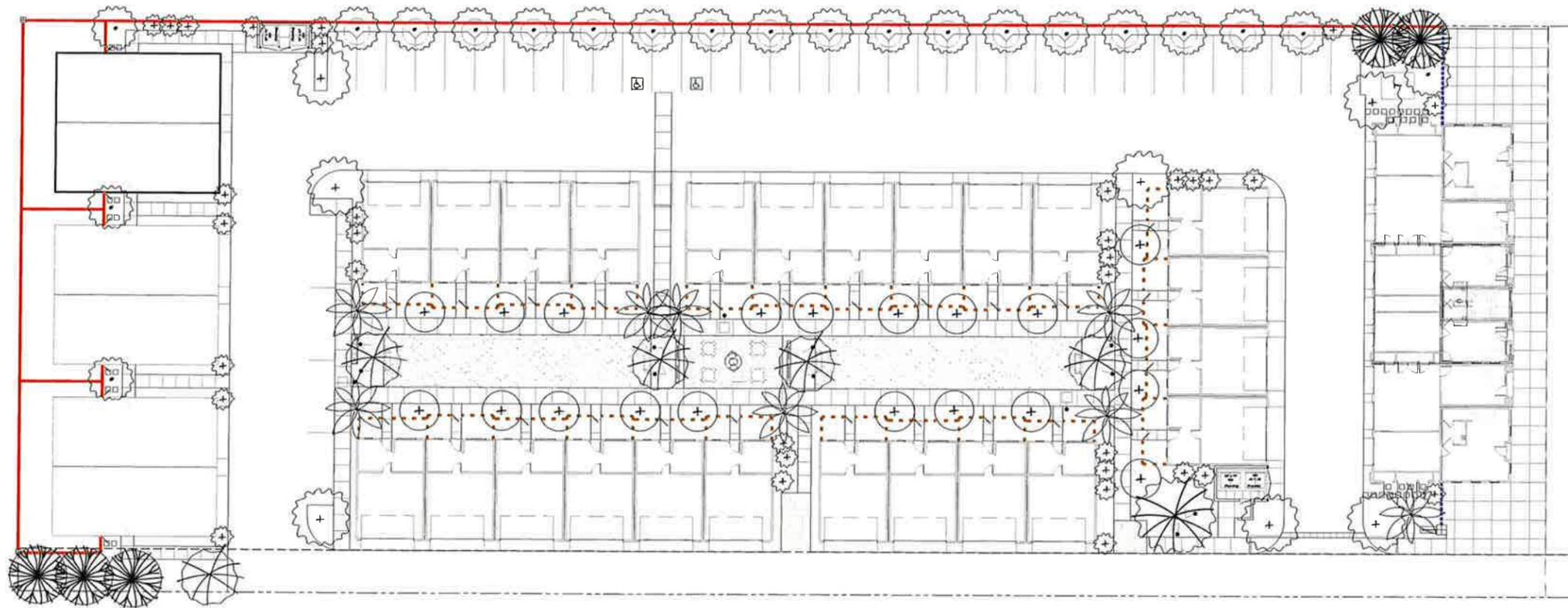
2 3'-6" High Slump block or Split-face Patio Wall w/ CMU Block cap.



1 6' High Slump block or Split-face w/ CMU Block cap.



**Schematic Wall & Fence Plan**



Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	Wucols	Qty.
<b>PALMS</b>						
[Palm Symbol]	Vertical	Phoenix dactylifera (Date Palm)	Single	10' BT	Low	8
		Syagrus romanzoffianum (Queen Palm)				
<b>TREES</b>						
[Tree Symbol]	Specimen	Quercus palustris (Pin Oak)	Single	36" Box	Med	1
		Podocarpus graciliter (Fem Pine)				
[Tree Symbol]	Focal	Jacaranda mimosioliola (Jacaranda)	Single	36" Box	VLow	5
		Podocarpus graciliter (Fem Pine)				
[Tree Symbol]	Deciduous Flowering	Lagostroemia i. 'Watermelon Red' (Watermelon Red Crape Myrtle)	Single	15 G	Med	20
[Tree Symbol]	Street	Agonis flexuosa (Peppermint Tree) Liquidambar styraciflua (American Sweetgum)	Single	24" Box	Low	7
[Tree Symbol]	Vertical Buffer / Screen	Melaleuca quinquenervia (Paperbark Melaleuca) Tristania conferta (Brisbane Box)	Single	15 G	Med	21
[Tree Symbol]	Columnar	Cupressus sempervirens (Italian Cypress) Podocarpus graciliter (Fem Pine Column)	Single	15 G	Low	34
[Tree Symbol]	Conifer	Pinus elderica (Afghan Pine)	Single	24" Box	Low	5

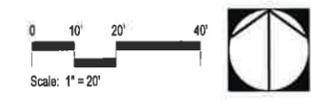
PLACENTIA AVENUE

**SHRUBS and GROUND COVER**

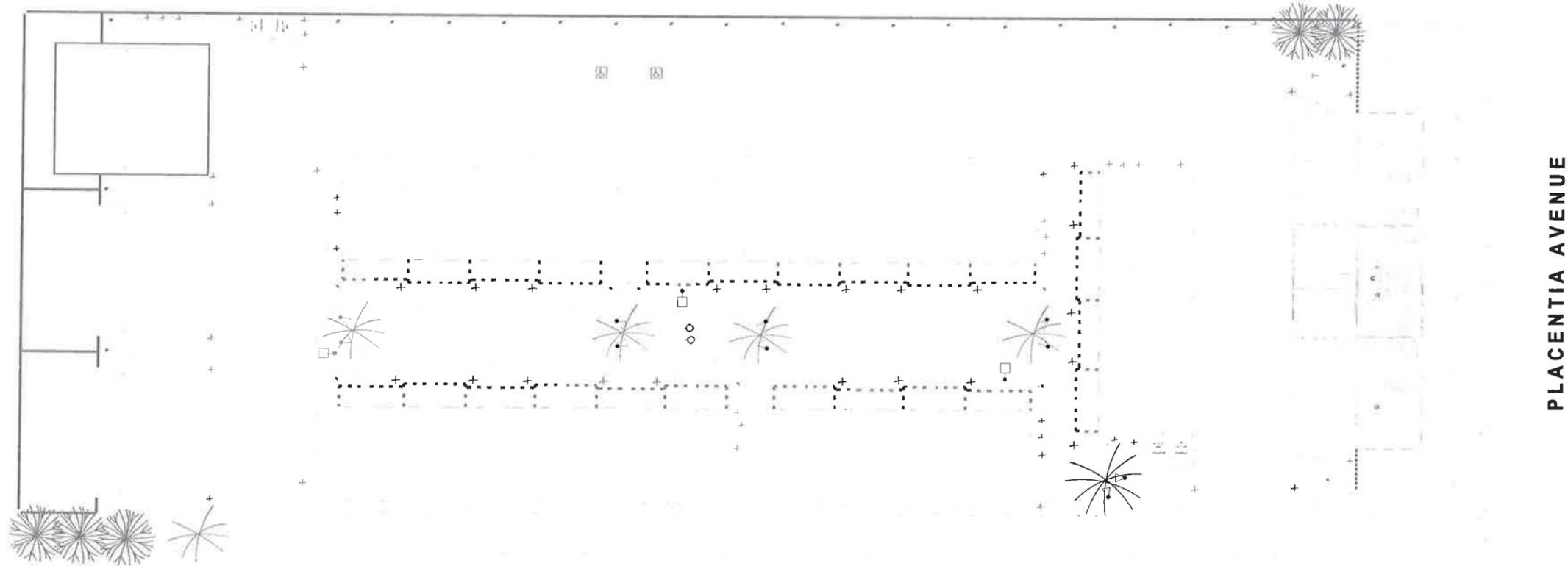
Anigozanthos	Kangaroo Paw	Feijoa sellowiana	Pinapple Guava	Rosmarinus officinalis 'Tuscan Blue'	Rosemary
Agapanthus	Dwarf Lily of the Nile	Gardenia jasminoides	Gardenia	Strelitzia reginae	Bird of Paradise
Agave sp.	Agave	Hemerocallis sp.	Daylily	Trachelospermum jasminoides	Star Jasmine
Aloe sp.	Aloe	Hemerocallis x 'Alabama Jubilee'	(Alabama Jubilee Daylily)	Vinca major	Periwinkle
Bougainvillea sp.	Bougainvillea	Iris sp.	Iris	Viburnum sp.	Viburnum
Bougainvillea La Jolla	(La Jolla Bougainvillea)	Lavandula stoechas 'Larkman Hazel'	(Hazel™ Spanish Lavender)	Xylosma congestum 'Compact'	Compact Xylosma
Buxus microphylla 'Faulkner'	(Faulkner Boxwood)	Ligustrum japonicum 'Texanum'	Japanese Privet	<b>VINES &amp; ESPALIERS</b>	
Buxus m. japonica 'Green Beauty'	Japanese Boxwood	Lonicera sp.	Honeysuckle	Bougainvillea 'Monka'	Bougainvillea
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Nassella pulchra	Purple Needlegrass	(Oo-La-La® Bougainvillea)	
Carex	Sedges	Muhlenbergia rigens	Deer Grass	Pandorea jasminoides 'Lady Di'	White Bower Vine
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Pittosporum tenuifolium 'Golf Ball'	(Golf Ball Kohuhu)	Trachelospermum jasminoides	Star Jasmine
Chamaerops humilis	Mediterranean Fan Palm	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Mock Orange		
Cordyline australis 'Jel01'	(Burgundy Spire™ Dracaena Palm)	Rhaphiolepis indica 'Clara'	India Hawthorn		
Cordyline 'Pink Passion'	(Pink Passion Dracaena Palm)	Rhapis excelsa	Lady Palm		
Delosperma cooperi	Trailing Ice Plant	Rosa sp.	Roses & Carpet Roses		
Delosperma cooperi	(Trailing Ice Plant)	Rosa rugosa 'Jacrulav'	(Wildberry Breeze Shrub Rose)		
Dietes bicolor	Fortnight Lily	Rosmarinus p. 'Huntington Carpet'	Groundcover / Prostrate Rosemary		
Dymondia margaretae	Silver Carpet				

**NOTES:**

- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
- Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
- Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
- Photometric study to be prepared and provided by Electrical Engineer in future phase.



**Schematic Planting Plan**



LEGEND:

- ▽ 1. Landscape uplighting - low voltage.
  - 2. Pole lighting - low voltage.
  - ◇ 3. Fountain lighting - low voltage.
- \* Use LED bulbs when possible \*



▽ 1. Landscape uplighting, Kichler 12V 6.5 W LED (Warm white with 35° Spread).

KICHLER



Warner Park - Outdoor Post Mt. 11L Fluoresc  
491048ZFL  
Outdoor Post Mt. 11L Fluoresc  
Dia./Width: 11.5 IN  
Body Height: 24.75 IN

Available Finishes: Rubbed Bronze, Rubbed Bronze

Technical Information		Primary Spec. Data	
Type	Outdoor Lights	Primary Lamp Type	10W
Style	Traditional	UL CSA Listed	ALS180U
Finish Group	Bronze	Dimmer Spec. Option	Yes
Height	24.75 IN	Energy Efficient	Yes
Body Height	24.75 IN	Body Material	Cast Aluminum
Width	11.5 IN	Finish	Yes
Sub. Included	Included	Energy Efficient	Yes
Primary Sub. in ft.	1		

□• 2. Post mounted lighting.

KICHLER

2-in-1 LED Underwater Accent



◇ 3. Fountain lighting.

FEATURES	
• Designed for Use as an Underwater Light or as a Fountain Light	• 20000 Hour Life (25000+ Hours)
• Can be Used as a Fountain Light or as a Landscape Light	• 5 Year Warranty
• 10 Year All 200 Hour Warranty on LED Driver & All Other Electrical Components	• 5 Year Warranty on Aluminum LED Housing & Electrical Parts



Schematic Lighting Plan

**LEGAL DESCRIPTION**

THE FOLLOWING LEGAL DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: NCS-583031-SA1, DATED DECEMBER 13, 2012

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:  
PARCELS 1 AND 2 AS SHOWN ON PARCEL MAP 80-381, FILED IN BOOK 149, PAGES 1 AND 2 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, MINERALS AND HYDROCARBON SUBSTANCES OF EVERY KIND AND NATURE LOCATED IN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY TO TAKE OR RECOVER THE SAME, AS RESERVED BY DEED RECORDED AUGUST 20, 1951, AS INSTRUMENT NO. 42721, IN BOOK 2219, PAGE 60 OF OFFICIAL RECORDS

PARCEL B:  
AN EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES OVER THE NORTHERLY 12 FEET OF THE SOUTH HALF OF LOT 13 IN BLOCK A OF TRACT NO 612, COSTA MESA TERRACE, AS PER MAP RECORDED IN BOOK 20, PAGES 1 AND 2 OF MISCELLANEOUS MAPS, ORANGE COUNTY RECORDS

**TITLE REPORT EXCEPTION ITEMS:**

- THE FOLLOWING TITLE INFORMATION IS LISTED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: NCS-583031-SA1, DATED DECEMBER 13, 2012:
- [ ] INDICATES TITLE REPORT NO NCS-583031-SA1 ITEM NO SHOWN ON THIS MAP
- GENERAL AND SPECIAL TAXES ASSESSMENTS AND LIEN ISSUES
  - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS
  - RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY PUBLIC STREETS, ROADS AND/OR HIGHWAYS
  - GENERAL PLAN LIMITATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EXCEPTIONS, TERMS, LIENS OR CHARGES, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3904(C), OF THE UNITED STATES CODES CONTAINED IN DEEDS OF OTHER LOTS IN SAID TRACT, AN EXAMPLE OF WHICH CAN BE FOUND IN THE DEED FROM THE FIRST NATIONAL BANK OF SANTA ANA, RECORDED DECEMBER 18, 1924, IN BOOK 549 OF DEEDS, PAGE 232. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
  - THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT CREATING EASEMENT" RECORDED SEPTEMBER 11, 1959, AS INSTRUMENT NO 148752, IN BOOK 4874, PAGE 188 OF OFFICIAL RECORDS
  - AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1967, AS INSTRUMENT NO 5901, IN BOOK 8429, PAGE 984 OF OFFICIAL RECORDS IN FAVOR OF: CITY OF COSTA MESA
  - THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE AREA NO 2 REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 10, 1979, AS INSTRUMENT NO 11557, IN BOOK 13427, PAGE 402 OF OFFICIAL RECORDS
  - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE AND DECLARATION OF LAND USE RESTRICTIONS" RECORDED JULY 3, 1980, AS INSTRUMENT NO 5224, IN BOOK 13856, PAGE 584 OF OFFICIAL RECORDS
  - AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 80-381 RECORDED AUGUST 1, 1980, AND ON FILE IN BOOK 149, PAGES 1 AND 2, OF PARCEL MAPS FOR: PROPOSED INGRESS, EGRESS, UTILITY AND DRAINAGE AND INCIDENTAL PURPOSES
  - AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 4, 1980, AS INSTRUMENT NO 4316, IN BOOK 13729, PAGE 492 OF OFFICIAL RECORDS IN FAVOR OF: FRANK L. MCGAVRAN, ET AL
  - A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$1,546,000.00 RECORDED JANUARY 31, 2006, AS INSTRUMENT NO 2006000071533 OF OFFICIAL RECORDS DATED: JANUARY 25, 2006 TRUSTOR: 128 PROPERTIES, LLC A CALIFORNIA LIMITED LIABILITY COMPANY TRUSTEE: AMERICAN SECURITY BANK BENEFICIARY: AMERICAN SECURITY BANK
  - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE AND DECLARATION OF LAND USE RESTRICTIONS" RECORDED MAY 30, 2006, AS INSTRUMENT NO 2006000361601 OF OFFICIAL RECORDS
  - PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE: A SATISFACTORY AFFIDAVIT-DEATH OF TRUSTEE ESTABLISHING THE FACT OF DEATH OF SILVESTER J. COOK, (PRIOR TRUSTEE) BE RECORDED IN THE PUBLIC RECORDS TO TERMINATE HIS INTEREST FROM DEEDS RECORDED APRIL 16, 1977, AS INSTRUMENT NO 25448, IN BOOK 12151, PAGE 1939 AND RE-RECORDED MAY 31, 1977, AS INSTRUMENT NO 26916, IN BOOK 12219, PAGE 1129 AND DEED RECORDED DECEMBER 20, 1984, AS INSTRUMENT NO 84-525078, ALL OF OFFICIAL RECORDS

**GENERAL NOTES:**

ADDRESS: 2025 PLACENTIA AVENUE, COSTA MESA, CALIFORNIA

VESTED OWNERSHIP: 128 PROPERTIES, LLC A CALIFORNIA LIMITED LIABILITY COMPANY.

TAX ASSESSOR'S PARCEL NO: 422-291-10

LAND AREA: 0.945 ACRES

FLOOD ZONE: SITE IS CURRENTLY LOCATED IN "ZONE X" OF FEMA FLOOD INSURANCE RATE MAP PANEL No. 06059C0268J

ZONING DESIGNATION: THIS SITE FALLS UNDER THE "MESA WEST BLUFFS URBAN PLAN" THE MESA WEST BLUFF URBAN PLAN AREA IS CHARACTERIZED BY A WIDE VARIETY OF LAND USES THIS SITE IS CURRENTLY DESIGNATED "M1" (GENERAL INDUSTRIAL)

LAND USE: LIGHT INDUSTRIAL

BUILDING SETBACK INFORMATION: FRONT: 20'

SIDE (INTERIOR): 15' ON ONE SIDE AND 0 FEET ON THE OTHER SIDE IF THE SIDE PROPERTY LINE IS ADJACENT TO A RESIDENTIAL ZONE. ALL BUILDINGS SHALL MAINTAIN A SIDE SETBACK FROM THE RESIDENTIAL PROPERTY LINE OF 2 TIMES THE BUILDING HEIGHT AT ALL LOCATIONS.

REAR (INTERIOR): 0 FEET (0 M) IF THE REAR PROPERTY LINE IS ADJACENT TO A RESIDENTIAL ZONE. ALL BUILDINGS SHALL MAINTAIN A REAR SETBACK OF 2 TIMES THE BUILDING HEIGHT AT ALL LOCATIONS.

SIDE OR REAR EXCEPTION: ABUTTING A PUBLIC STREET 20 FEET (6.1 M) FOR SECONDARY, PRIMARY OR MAJOR STREETS PER THE MASTER PLAN OF HIGHWAYS. 15 FEET FOR ALL OTHER STREETS

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS N45°20'12"E, BETWEEN ORANGE COUNTY GPS POINT NO 620382 & GPS POINT NO 62381

**BENCH MARK:**

THE ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF COUNTY OF ORANGE BENCHMARK NO CM-38-81 DESCRIBED BY THE ORANGE COUNTY SURVEYOR AS FOLLOWS:

FOUND 3 3/4" DCS ALUMINUM BENCHMARK DISK STAMPED "CM-38-81", SET IN THE NORTHEAST CORNER OF A 3 FT. BY 15 FT. CONCRETE CATCH BASIN MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF PLACENTIA AVENUE, 28 FT. NORTHERLY OF THE CENTERLINE

PROLONGATION OF 20TH STREET MONUMENT IS SET LEVEL WITH SIDEWALK

DATE: MAY 2008

YEAR LEVELED: 2008

ELEVATION: 98.319

# TENTATIVE TRACT NO. 17658 FOR CONDOMINIUM PURPOSES

COUNTY OF ORANGE  
STATE OF CALIFORNIA

**DEVELOPMENT NOTES:**

- BOTH SITE AREAS TO BE COMBINED
- NET: 1.89 AC  
GROSS: 1.85 AC
- PROPOSED ZONING: XX XX
- PROPOSED LAND USE: CONDOMINIUM
- TOTAL NUMBER OF LOTS: 1
- TOTAL NUMBER OF UNITS: 38 UNITS
- 2 STORY CONDOMINIUM UNITS
- 13 TOTAL PARKING STALLS
- ALL EXISTING ON SITE IMPROVEMENTS TO BE REMOVED

**LEGEND**

- R1 INDICATES PARCEL MAP No 80-381; PMB 149/1-2
- R2 INDICATES TRACT No 612; MM 20/1-2
- [ ] INDICATES DATA PER R1
- ( ) INDICATES RECORD DATA PER R2
- M&R INDICATES MEASURED & RECORDED DATA
- R INDICATES PROPERTY LINE
- ⊕ INDICATES CENTERLINE
- INDICATES FOUND MONUMENT AS NOTED

**LEGAL DESCRIPTION**

THE FOLLOWING LEGAL DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: NCS-583031-SA1, DATED DECEMBER 13, 2012

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF LOT 11 AND THE NORTH HALF OF LOT 12, ALL IN BLOCK A OF TRACT NO 612, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 1 AND 2 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (DESIGNATED PARCEL "C" HEREON)

**TITLE REPORT EXCEPTION ITEMS:**

- THE FOLLOWING TITLE INFORMATION IS LISTED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: NCS-583031-SA1, DATED DECEMBER 13, 2012:
- [ ] INDICATES TITLE REPORT NO NCS-583031-SA1 ITEM NO SHOWN ON THIS MAP
- GENERAL AND SPECIAL TAXES ASSESSMENTS AND LIEN ISSUES
  - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS
  - RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY PUBLIC STREETS, ROADS AND/OR HIGHWAYS
  - GENERAL PLAN LIMITATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EXCEPTIONS, TERMS, LIENS OR CHARGES, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3904(C), OF THE UNITED STATES CODES CONTAINED IN DEEDS OF OTHER LOTS IN SAID TRACT, AN EXAMPLE OF WHICH CAN BE FOUND IN THE DEED FROM THE FIRST NATIONAL BANK OF SANTA ANA, RECORDED DECEMBER 18, 1924, IN BOOK 549 OF DEEDS, PAGE 232. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
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  - ANY DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS WHICH NAME PARTIES WITH THE SAME OR SIMILAR NAMES AS HILL LIVING TRUST, PRIOR VESTEE (10+ MATTERS) THE NAME SEARCH NECESSARY TO ASCERTAIN THE EXISTENCE OF SUCH MATTERS HAS NOT BEEN COMPLETED IN ORDER TO COMPLETE THIS PRELIMINARY REPORT OR COMMITMENT WE WILL REQUIRE A STATEMENT OF INFORMATION
  - RIGHTS OF PARTIES IN POSSESSION

**GENERAL NOTES:**

ADDRESS: 2025 PLACENTIA AVENUE, COSTA MESA, CALIFORNIA

VESTED OWNERSHIP: THE GARY & SANDI HILL FAMILY, LLC

TAX ASSESSOR'S PARCEL NO: 422-291-09

LAND AREA: 0.945 ACRES

FLOOD ZONE: SITE IS CURRENTLY LOCATED IN "ZONE X" OF FEMA FLOOD INSURANCE RATE MAP PANEL No. 06059C0268J

ZONING DESIGNATION: THIS SITE FALLS UNDER THE "MESA WEST BLUFFS URBAN PLAN" THE MESA WEST BLUFF URBAN PLAN AREA IS CHARACTERIZED BY A WIDE VARIETY OF LAND USES THIS SITE IS CURRENTLY DESIGNATED "M1" (GENERAL INDUSTRIAL)

LAND USE: LIGHT INDUSTRIAL

BUILDING SETBACK INFORMATION: FRONT: 20'

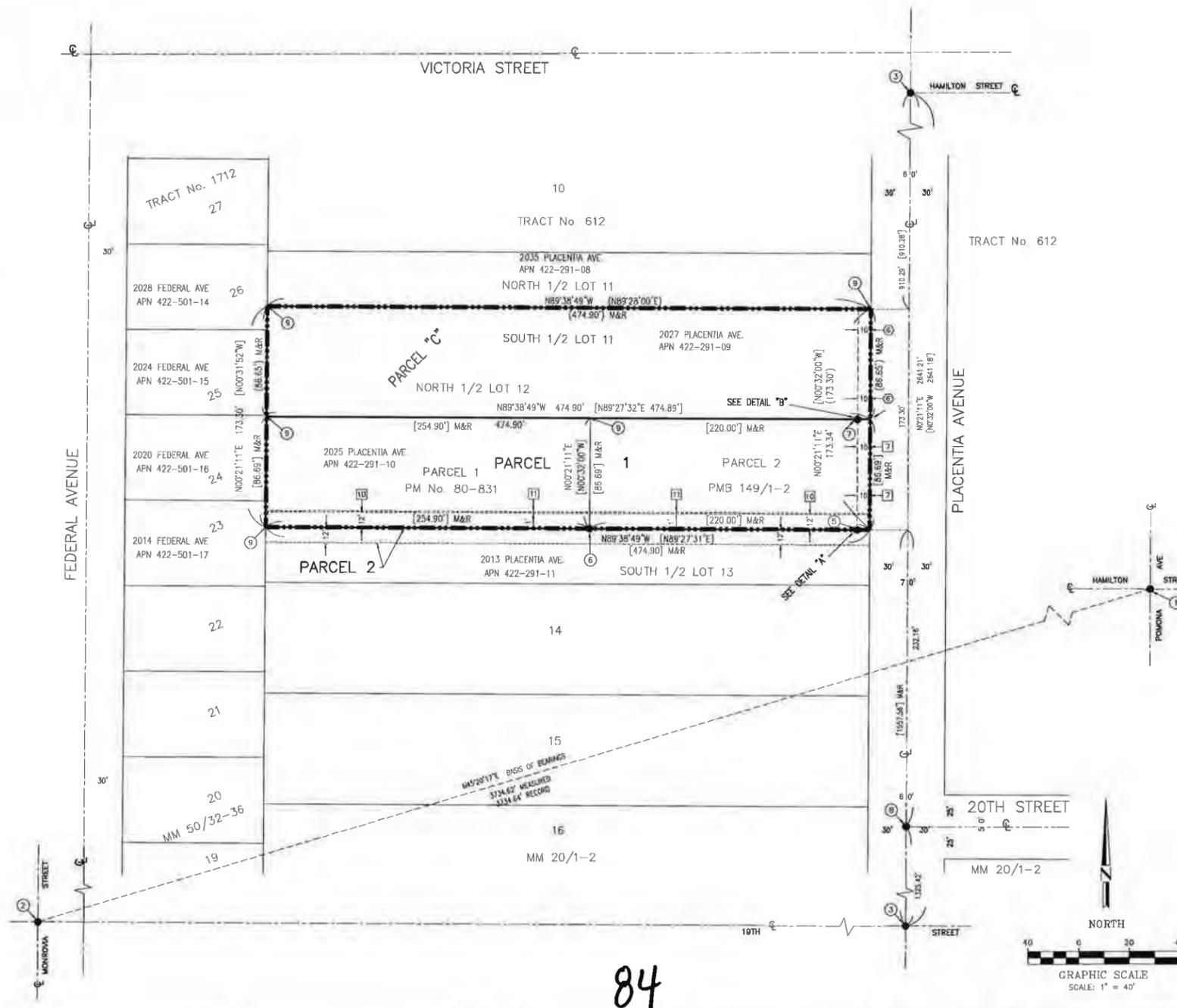
SIDE (INTERIOR): 15' ON ONE SIDE AND 0 FEET ON THE OTHER SIDE IF THE SIDE PROPERTY LINE IS ADJACENT TO A RESIDENTIAL ZONE. ALL BUILDINGS SHALL MAINTAIN A SIDE SETBACK FROM THE RESIDENTIAL PROPERTY LINE OF 2 TIMES THE BUILDING HEIGHT AT ALL LOCATIONS.

REAR (INTERIOR): 0 FEET (0 M) IF THE REAR PROPERTY LINE IS ADJACENT TO A RESIDENTIAL ZONE. ALL BUILDINGS SHALL MAINTAIN A REAR SETBACK OF 2 TIMES THE BUILDING HEIGHT AT ALL LOCATIONS.

SIDE OR REAR EXCEPTION: ABUTTING A PUBLIC STREET 20 FEET (6.1 M) FOR SECONDARY, PRIMARY OR MAJOR STREETS PER THE MASTER PLAN OF HIGHWAYS 15 FEET FOR ALL OTHER STREETS

**MONUMENT NOTES**

- GPS POINT NO 620382 N 2184489 71' E 6051112.44'
- FOUND LARGE PLY NAIL WITH BRASS WASHER STAMPED "LS 5183" FLUSH, AT THE CENTERLINE INTERSECTION OF POMONA AVE AND HAMILTON ST. PER RSB 150/10-23, CR 2008-1496
- GPS POINT NO 62381 N 2181863.55 E 6048456.12
- FOUND SPIKE AND WASHER STAMPED "LS 5411", FLUSH, AT THE CENTERLINE INTERSECTION OF 19TH ST AND MONROVIA AVE PER CR 2008-1193
- FOUND (4) LEAD, TACK & TAG TANGENT-OVER TIES, FLUSH, STAMPED "1S 6970" ACCEPTED AS CENTERLINE INTERSECTION OF 19TH STREET & PLACENTIA AVENUE PER C.C.M. THE SHEET #2005-1508B
- FOUND SPIKE & WASHER, STAMPED "S 6970", ACCEPTED AS THE CENTERLINE INTERSECTION OF HAMILTON STREET & PLACENTIA AVENUE PER C.C.M. THE SHEET #2005-0208B
- FOUND LEAD, TACK & TAG, STAMPED "RCE 11066" IN CONCRETE GUTTER PER R1. ACCEPTED AS SW CORNER PARCEL 2 PER R1.
- FOUND 2" I.P. FILLED WITH CONCRETE, WITH NAIL & TAG STAMPED "RCE 11066" PER R1
- FOUND (4) LEAD, TACK & TAG TANGENT-OVER TIES, FLUSH, STAMPED "1S 6970", ACCEPTED AS CENTERLINE INTERSECTION OF 20TH STREET & PLACENTIA AVENUE PER C.C.M. THE SHEET #2005-0208B
- SEARCHED FOUND NOTHING SET NOTHING



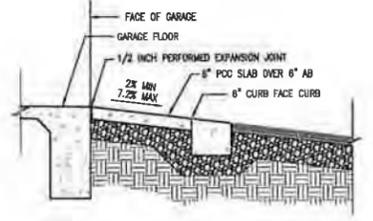
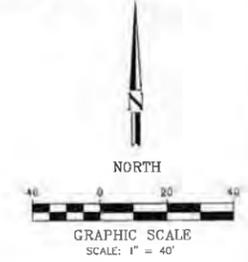
<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>INITIAL</th> <th>DESCRIPTION</th> <th>APP</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				NO	DATE	INITIAL	DESCRIPTION	APP	DATE							<p><b>OWNER/DEVELOPER</b></p> <p>CITY VENTURES 1900 QUAIL STREET NEWPORT BEACH CALIFORNIA, 92660 (949) 266-7656</p>		<p><b>LANDSCAPE ARCHITECT:</b></p> <p>ARCHITECT:</p>		<p><b>PREPARED BY:</b></p> <p>C&amp;V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING AND SURVEYING</p> <p>2785 BROADWAY FERRIS BUILDING, CALIFORNIA 92640 T. 949-440-8800 P. 949-440-8801 CVC-00000001</p>		<p>I hereby certify that:</p> <ol style="list-style-type: none"> <li>These plans have been prepared under my supervision;</li> <li>The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;</li> <li>Existing ground contours and elevations were obtained by field survey performed on MARCH 2013.</li> </ol> <p>ENGINEER: RCE 33520      DATE: 6-30-14</p>		<p><b>TENTATIVE TRACT MAP 17658 MAPPING AND ENCUMBRANCES</b></p> <p>SCALE: AS SHOWN      DRAWN BY: DSK      CHECKED BY: VS</p> <p><b>CITY OF COSTA MESA</b></p> <p>SHEET 1 OF 2</p>	
NO	DATE	INITIAL	DESCRIPTION	APP	DATE																				

# TENTATIVE TRACT NO. 17658 FOR CONDOMINIUM PURPOSES

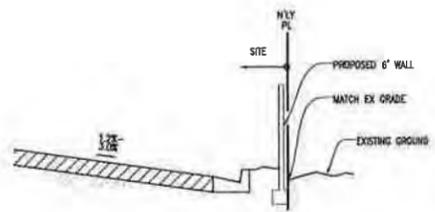
COUNTY OF ORNAGE  
STATE OF CALIFORNIA

LEGEND		
● UTILITY POLE	■ SIGNAL PULLBOX	CL CENTER LINE
○ SEWER MANHOLE	■ CABLE TV PULLBOX	PP POWER POLE
○ STORM DRAIN MANHOLE	■ TELEPHONE PULLBOX	BN BACK OF WALK
○ TELEPHONE MANHOLE	■ COMMUNICATIONS PULLBOX	TF TOP OF WALL
○ UNKNOWN MANHOLE	■ STREET LIGHT PULLBOX	AC ASPHALT PAVEMENT
○ FIRE HYDRANT	■ FIRE DEPT CONNECTION (12.56)	EX EXISTING ELEVATION
○ FLOOD LIGHT	■ FIRE DEPT CONNECTION	CON CENTERLINE
○ HOSE BIB	■ IRON FENCE	SLOPE
○ SINKER CLEANOUT	■ CHAIN LINK FENCE	PH PHONE BOOTH
○ WATER VALVE	■ WOOD FENCE	CONC CONCRETE
○ GAS VALVE	■ BLOCK WALL	IRR IRRIGATION VALVE
○ WATER METER	■ PALM	GP GUARD POST (GP)
○ WATER VAULT	■ PINE	CON CENTERLINE
○ GAS VAULT	■ BRUSH	FL FLOW LINE
○ TELEPHONE VAULT	■ TRASH ENCLOSURE	UL UTILITY MARKER
○ ELECTRICAL VAULT	■ ELECTRICAL TRANSFORMER	GR GRATE
○ MONITORING WELL	■ EP EDGE OF PAVEMENT	FP FLAG POLE
○ STREET LIGHT	■ FINISHED SURFACE	FS FINISHED FLOOR
○ TRAFFIC SIGNAL	■ FT FINISHED FLOOR	MS MATERIAL SURFACE
○ GAS REPER	■ NG NATURAL GAS	TOP OF CURB
○ CTV WIRE	■ TC TOP OF CURB	FL FLOW LINE
○ RAILROAD SIGNAL	■ FL FLOW LINE	TOP OF GRADE
○ CAR STOP	■ TOP OF GRADE	CHD CHASE DRAIN
○ LIGHT POLE	■ CHASE DRAIN	DB DOUBLE DETECTOR CHECKER
○ PORTLAND CONC. CEMENT	■ DB DOUBLE DETECTOR CHECKER	DOC DOUBLE DETECTOR CHECKER
○ MET. MANHOLE	■ DOC DOUBLE DETECTOR CHECKER	SP SCOR POST
○ LP LIGHT POLE	■ SP SCOR POST	CB CATCH BASIN
○ CB CATCH BASIN	■ CB CATCH BASIN	PIV POST INDICATOR VALVE
○ ST. STREET LIGHT	■ PIV POST INDICATOR VALVE	

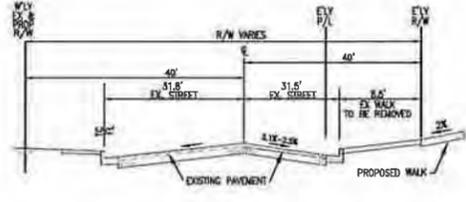
**UTILITY PURVEYORS:**  
**ELECTRICITY:**  
 SOUTHERN CALIFORNIA EDISON CO  
 PHONE: (800) 884-8123  
**GAS:**  
 SOUTHERN CALIFORNIA GAS CO.  
 PHONE: (800) 427-2100  
**TELEPHONE:**  
 PACIFIC BELL  
 PHONE: (800) 310-2155  
**CABLE TV:**  
 TIME WARNER CABLE  
 PHONE: (866) 744-1878  
**SEWER AND TRASH:**  
 COSTA MESA SANITARY DISTRICT  
 PHONE: (949) 645-8400  
**WATER:**  
 MESA CONSOLIDATED WATER  
 PHONE: (949) 531-1200



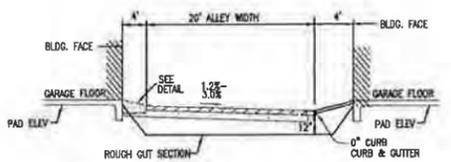
**0' CURB DETAIL**  
N.T.S.



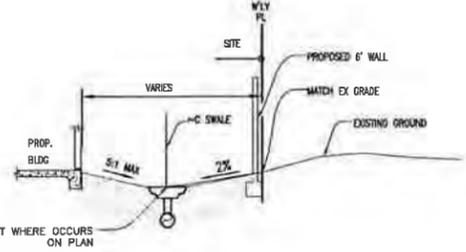
**WLY BOUNDARY**  
N.T.S.



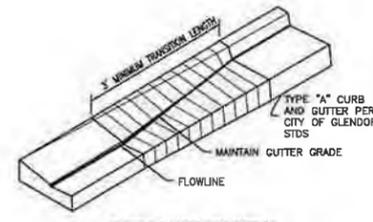
**FLACENTIA - TYPICAL SECTION**  
PUBLIC STREET N.T.S. LOOKING SOUTH



**TYPICAL DRIVE AISLE SECTION**  
N.T.S.



**WLY BOUNDARY**  
N.T.S.



**CURB TRANSITION DETAIL**  
N.T.S.

14

85

THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE PUBLIC INFORMATION OBTAINED FROM THE CITY OF COSTA MESA.

REVISIONS					
NO	DATE	INITIAL	DESCRIPTION	APP	DATE

**OWNER/DEVELOPER**  
 CITY VENTURES  
 1800 QUAIL STREET  
 NEWPORT BEACH  
 CALIFORNIA, 92660  
 (949) 268-7666



**LANDSCAPE ARCHITECT:**  
 ARCHITECT:

**PREPARED BY:**  
**C&V CONSULTING, INC.**  
 CIVIL ENGINEERING  
 LAND PLANNING AND SURVEYING  
 2708 BURNHAM  
 FOOTBALL PARK, CALIFORNIA 92660  
 T. 949-440-8800  
 F. 949-440-8800  
 CVC-WEL-001



I hereby certify that:  
 1. These plans have been prepared under my supervision;  
 2. The grading shows herein will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;  
 3. Existing ground contours and elevations were obtained by field survey performed on MARCH 2013.

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 RCE 33520 EXP. DATE 6-30-14

**TENTATIVE TRACT MAP 17658**  
**CONCEPTUAL GRADING AND UTILITY PLAN**  
 SHEET 2 OF 2

SCALE: AS SHOWN DRAWN BY: DSK CHECKED BY: VS  
**CITY OF COSTA MESA**



# **PLANNING COMMISSION**

## **SUPPLEMENTAL MEMORANDUM**

MEETING DATE: FEBRUARY 10, 2014

ITEM NUMBER: PH-3

**SUBJECT:** PLANNING APPLICATION PA-13-21 AND TENTATIVE TRACT MAP TT-17658 FOR DEVELOPMENT OF 36 LIVE/WORK UNITS AND RESIDENTIAL UNITS AT 2023, 2025 AND 2027 PLACENTIA AVENUE

**DATE:** FEBRUARY 5, 2014

**FROM:** PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

**PRESENTATION BY:** MINOO ASHABI, PRINCIPAL PLANNER *MA*

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

---

This memo is intended to provide additional public comments submitted to date.

- 1) Letter submitted by Greg Ashville (property owner of 2013 Placentia Avenue abutting the site on the south):

The letter refers to several issues including: a) the shared access easement between the project site and 2013 Placentia Avenue and the potential increase in use of this easement with the proposed project, b) location of the garages with respect to the shared access, c) proposed landscaping on the south side, d) disclosure to future buyers because of proximity to light industrial uses, and e) construction traffic. The letter including copy of the recorded easement is attached for reference.

- Shared Access – the access is described in the recorded document as “an easement for ingress and egress and for utilities in favor of the south half of Lot 13 and north half of Lot 14.” The agreement also specifies cost sharing for installation and maintenance of the easement. The letter refers to intensification of the use of the easement with the proposed change in land use; however, there is no restriction with respect to the potential changes to either property that could affect the terms and conditions of the easement. This is a private matter between the easement holders and should not affect the land use entitlement for either of the properties.

The shared drive is open to be used by all future residents; however, with the site design it is anticipated that the northerly units will make an immediate right at the entrance and use the common drive on the north. The two-way drive proposed at the south provides an independent width of more than 15 feet to the garage doors that is entirely on the project site. Given that only ten garage spaces are taking direct access from this driveway and there are no loading or delivery areas to the south opposite of the garages, there is no intensification in use of the driveway in comparison

with a two-way drive in a commercial parking lot. The original site plan included a row of parking along that edge instead of garage spaces and the same concern was raised by the property owner to the south. The revised site plan was intended to reduce the number of vehicles that will use the driveway for back up.

- Landscaping along the south – the letter refers to minimal landscaping along this edge; additional landscape buffer is suggested to soften the appearance of the garages from the southerly view.

Two buildings are situated on the south, a six-plex and a four-plex. There are landscape pockets between the garages that allow for installation of shrubs and ground cover; however, they are not deep enough or have the height clearance to allow installation of trees. Landscape areas are proposed at each corner of the buildings, along the first driveway to the site and at the westerly edge of the site that may impede the access easement to the rear of the adjacent site. Condition No. 17 requires that all landscaping installed within the easement be coordinated with the property owner to the south and not obstruct any access to the parking areas.

- Disclosure – the letter requests that a disclosure be required to future homebuyers notifying them about potential noise and nuisance associated with light industrial uses to the south.

Condition No. 26 requires a notice to buyers regarding living adjacent to light industrial uses and potential impacts from the adjacent properties with existing industrial land uses, including but not limited to, operational characteristics such as hours of operation, delivery schedules, outdoor activities, and noise and odor generation.

- Construction Traffic – the letter requests that the construction traffic be directed as such to not interfere with the daily operation of the uses at 2013 Placentia Avenue.

Condition No. 7 requires that the applicant submit a construction Management Plan for review and approval of the Transportation Division prior to start of construction. During this review access to the site during construction will be considered.

- 2) Letter submitted by The Gas Company noting that gas facilities are available in the area for the proposed project (Attachment

Attachment:           1. Letter submitted by Greg Ashwill  
                                  2. Letter submitted by The Gas Co.

Distribution:           Director of Economic & Development/Deputy CEO  
                                  Senior Deputy City Attorney

Public Services Director  
City Engineer  
Transportation Services Manager  
Fire Protection Analyst  
Staff (6)  
File (2)

Kim Prijatel  
City Ventures  
1900 Quail  
Newport Beach, CA 92660

126 Properties LLC  
126 E. 16<sup>th</sup> Street  
Costa Mesa, CA 92627

Greg Ashwill  
21660 E. Copley Drive, Suite 195  
Diamond Bar, CA 91765

FEB 05 2014

**ATTACHMENT 1**

February 4, 2014

Ms. Minoo Ashabi, AIA  
Principal Planner  
City of Costa Mesa, CA 92628

**RE: Notice of Public Hearing for 36 unit live / work project at 2023, 2025 and 2027 Placentia Ave., Costa Mesa, CA (the "Project")**

Dear Ms. Ashabi,

Thank you for taking the time last week to discuss with me the proposed development of the Project. As discussed, I am one of the owners of 2013 S. Placentia Ave., Costa Mesa which is directly adjacent to the Project. On behalf of the owners, I wanted to reiterate that overall we think that the project will be an improvement to the surrounding neighborhood and community.

However, we have a number of serious reservations and concerns with respect to the Project as it affects our property and the neighborhood generally. These concerns are as follows:

**1. Access and Safety:**

The Project and our property share a common drive way for ingress and egress pursuant to a reciprocal easement agreement. The original grant of easement was in 1959. The intent of this easement was simply to allow each property owner access to their respective parcels. The uses have co-existed harmoniously for many years. The current proposal, however, significantly increases the use of the easement in such a way as to create unsafe conditions for the users of both properties and, in particular, would burden our property in a way that was never intended.

Having been drafted close to 55 years ago, the shared driveway easement did not contemplate the issues arising from a pre-existing relatively low density industrial project then sharing access with a high density residential use due to rezoning. Upon closer examination of the easement, you will see that, as a practical matter, the current configuration of the Project creates an untenable situation for both property owners. The easement is currently 24 feet (12 feet on each property). Trucks and cars will be using a very small driveway and the potential for accidents is inevitable. Under the current configuration of the Project, cars will back out of their respective parking stalls on our property and block cars exiting the apartment complex, specifically from Buildings 5 and 6, and vice versa. Please see the attached site plan.

Furthermore, with the garages of Buildings 5 and 6 in the proposed apartment complex opening up into the driveway easement area without any setback, traffic will be blocked for vehicles accessing both parcels. These issues will be heightened in the morning when employees come to the industrial complex and the residents are leaving to go to work at the same time. Deliveries to the industrial complex further compound this problem, particularly in the early morning rush hours. We are concerned about the safety of the residents of the Project and the users of our property as the space is literally too tight to properly accommodate the traffic flow,

particularly with trucks. It is entirely foreseeable that emergency access to either property might be blocked due to this situation.

Please remember that the average length of a car is approximately 13.50 feet. You can easily imagine two cars trying to back up into a 12 foot easement at the same time or a car and a truck trying to move through the same space. We can also easily imagine owners parking in the easement even if prohibited. We would like to see the garages turned so that they do not open up into the common easement area so as to avoid these problems. At the minimum, the proposed setback for Building 9, in the apartment complex is more appropriate for Buildings 5 and 6 as well given the inherent limitations on egress and ingress based on a shared driveway. An earlier plan for the Project located the garages on the other side of the Project and this would entirely eliminate this issue as well.

2. **Landscaping:** In terms of the new site plan, there is essentially no landscaping proposed to visually soften or buffer Buildings 5 and 6 and the garage doors that will face the front of our building. The common area driveway should provide for setbacks which would then provide room for landscaping. This would seem equally important for the residents of the Project as for our users.

3. **Disclosure:** All future buyers and tenants of the Project should be made aware of and sign off in writing that they are purchasing/leasing residential units adjacent to an active industrial complex. Some inherent conflicts will surely arise due to the proximity of two fundamentally different uses – industrial and residential -- so close to one another. I am sure the City of Costa Mesa will be involved, along with us as the adjacent property owner, in solving these potential issues long after the developer has sold out. A disclosure required as a condition of the approval will reduce the potential for such future conflicts.

4. **Construction Traffic:** Lastly, we want to make sure that construction traffic and vehicles do not block, stand, stage or use the easement ingress/egress as they will create safety issues in blocking both emergency vehicles and other cars and trucks trying to access our property. This should be specifically referenced as a condition to any permits or other approvals granted for the Project with sufficient teeth to ensure compliance.

I have enclosed for your review an aerial and a description of the easement as well as parcel map(s).

We appreciate your consideration concerning these issues and we look forward to working closely with the City of Costa Mesa to resolve the issues related to the proposed residential development next door and adjacent to us.

Sincerely,



Greg Ashwill

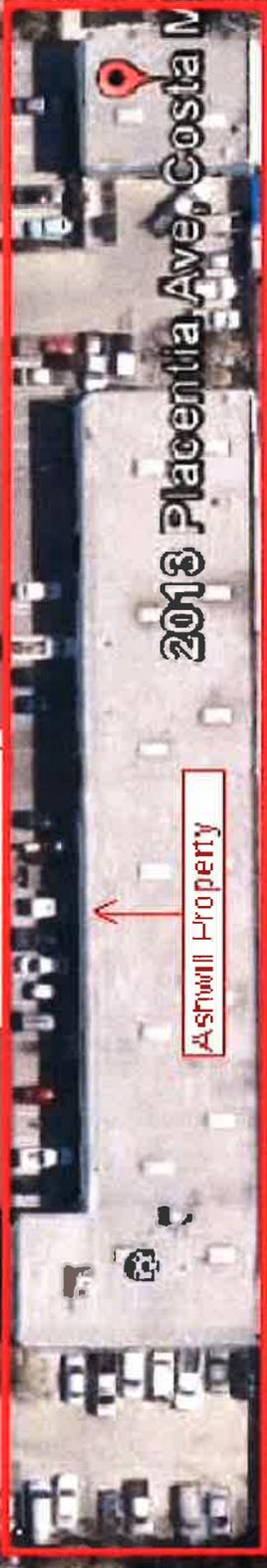
Ave

City Ventures  
2028, 2025, 2027  
Placentia Avenue



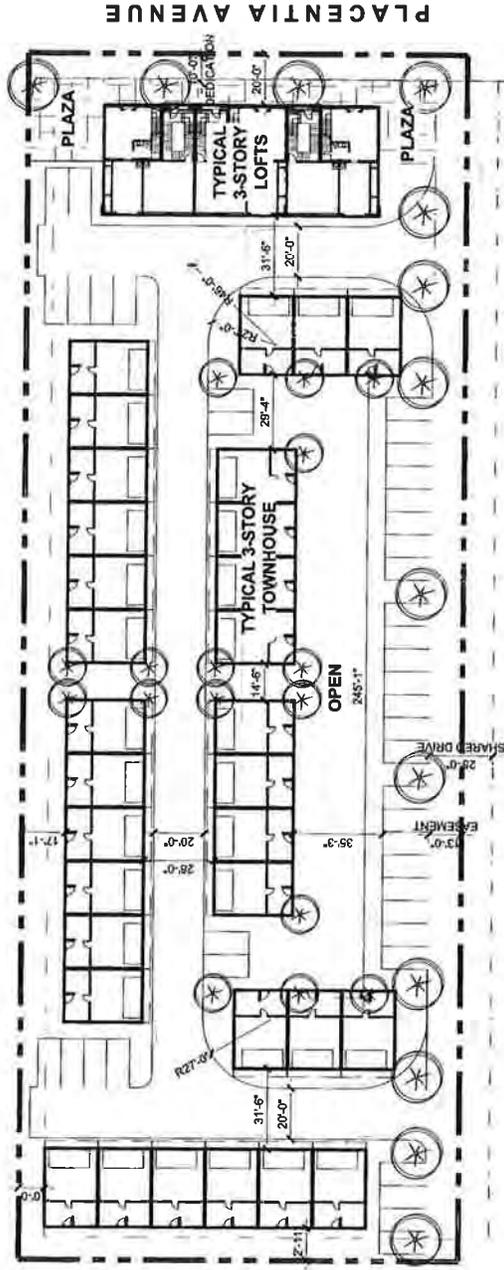
24'

24' common  
Casement Driveway



2018 Placentia Ave, Costa Mesa, CA 926

Ashwill Property



**SITE SUMMARY**

Site Area: 1.88 Ac.  
 Units: (32) Townhouse Units  
 1531 sq ft (2bdr+flex/2.5ba)  
 (6) Loft Units  
 1415-1560sf (2bdr/2ba)  
 (38) Total  
 Density: 20.2 du/ac

**Open Space Required :**

200sf/unit  
 38x200SF = 7600sf/unit  
 Open Space Provided:  
 8795sf (primary courtyard only)  
 231sf/unit

**PARKING SUMMARY**

Required: 3.0 per unit  
 (1 Covered Spaces per unit)  
 38x3 = 114 Total Spaces

Provided:  
 Garage Parking: 73 Spaces  
 Open Guest: 41 Spaces



**A1.0**



KTGY Group, Inc.  
 Architecture+Planning  
 17922 Fitch  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com

**CONCEPTUAL SITE PLAN**

Costa Mesa, CA  
 08.12.2011

**PLACENTIA & 20TH**

City Ventures  
 1900 Chaffin Street  
 Newport Beach, Ca 92660  
 949.258.7555



City Ventures

148752  
183

9-11-59

BK 4878  
Pg 188  
of OR

BOOK 4878 PAGE 188

AGREEMENT CREATING EASEMENT 148752

THIS AGREEMENT entered into this <sup>August</sup> 11th day of ~~December~~,  
<sup>1959</sup> 1958, by and between S. J. COOK and ELSIE B. COOK, husband and  
wife, as parties of the first part and STANLEY W. SCHULTE and  
DOLE SCHULTE, husband and wife, parties of the second part,

WITNESSETH:

That the first parties are the owners of that certain real  
property located in the City of Costa Mesa, County of Orange,  
State of California, known as 2025 Placentia Avenue in said City  
and described as:

The North  $\frac{1}{2}$  of Lot 13 and the South  $\frac{1}{2}$  of  
Lot 12 all in Block A, Tract 612, as per  
map recorded in Book 20, Pages 1 & 2, Mis-  
cellaneous Maps, Records of Orange County,  
California.

That the second parties are the owners of the real prop-  
erty located in the City of Costa Mesa, County of Orange, State  
of California, known as 2013 Placentia Avenue in said City and  
described as:

The South  $\frac{1}{2}$  of Lot 13 and the North  $\frac{1}{2}$  of  
Lot 14 all in Block A, Tract 612, as per  
map recorded in Book 20, Pages 1 & 2, Mis-  
cellaneous Maps, Records of Orange County,  
California.

That the parties hereto are desirous of creating a common  
right-of-way for ingress and egress and for utilities, for the  
benefit of each of them;

NOW, THEREFORE, the parties agree with each other as fol-  
lows: *Tract # 62 & S  $\frac{1}{2}$  Lot 12 & N  $\frac{1}{2}$  Lot 13*

That an easement for ingress and egress and for utilities  
in favor of the South  $\frac{1}{2}$  of Lot 13 and the North  $\frac{1}{2}$  of said Lot  
14, is created over the Southerly 11 feet of the North  $\frac{1}{2}$  of said  
Lot 13, and an easement over the Northerly 11 feet of the South  
 $\frac{1}{2}$  of Lot 13 is created in favor of said North  $\frac{1}{2}$  of said Lot 13

1.

*-612*

ASHTON, DROMAN AND MARCHETTI  
ATTORNEYS AT LAW  
SUITE 200  
2500 UNIVERSITY BOULEVARD  
O. P. BOX 888  
NEWPORT SPAN, CALIFORNIA  
92658-8888

148752  
193

SEP 11 1969

and the South  $\frac{1}{4}$  of said Lot 12 for the purpose of creating a common right-of-way for ingress and egress for the installation of utilities such as water, gas, electricity and sewer, 22 feet in width, for the benefit of both parties.

It is agreed between the parties that the first party will improve the roadway over the easement as made and the second parties shall pay one-half the cost at such time as they start using the facilities. The sewer is to be installed by the first of the parties hereto needing or desiring such facility and the other party agrees to pay one-half of the cost thereof at such time as he desires to utilize such facility and takes a connection on said property. The same procedure shall be followed with reference to any joint water, power or gas facilities but each of the parties hereto may, at his own cost and expense, install his individual water, power or gas facilities.

Each of the parties hereto does hereby grant, sell and convey unto the other party as grantees, their heirs and assigns, a perpetual easement over the 11 foot strip hereinabove described for the purposes herein set forth, which said easement shall run with said described property and the title thereto, and be binding upon the respective grantors and their heirs and on any person that shall hereinafter acquire such title to said described properties.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year first above written.

S. J. GUSE

Elsie S. Cook

FIRST PARTIES

Stanley W. Schulte

Dolly Schulte

2. SECOND PARTIES

148752  
193

SEP 11 1959

4878 PAGE 191

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss.

On August 11, 1957, before me, the under-  
signed, a Notary Public in and for said County and State, per-  
sonally appeared S. J. Cook and Elsie S. Cook, known to me to  
be the persons whose names are subscribed to the within instru-  
ment and acknowledged that they executed the same.

WITNESS my hand and official seal.

*[Signature]*  
Notary Public in and for said  
County and State.

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss.

On August 11, 1957, before me, the under-  
signed, a Notary Public in and for said County and State, per-  
sonally appeared Stanley W. Schulte and Dolly Schulte, known to  
me to be the persons whose names are subscribed to the within  
instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

*[Signature]*  
Notary Public in and for said  
County and State.

RECORDED AT REQUISITE OF  
4878 PAGE 188  
SEP 21 1959  
OFFICIAL RECORDS OF  
COUNTY OF ORANGE CALIFORNIA  
*[Signature]*  
COUNTY RECORDER

\$3.60

452

RECORDING REQUESTED BY

4316

BK 13729PG 492

13.00

9-4-1980

NAME: Frank McGavran  
 2013 Placenta  
 Costr. Mesa, Ca

MAIL TAX STATEMENTS TO:

NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY & STATE: \_\_\_\_\_

RECORDED AT REGISTER OR  
 ORANGE COAST TITLE CO.  
 IN OFFICIAL RECORDS OF  
 ORANGE COUNTY, CALIFORNIA  
 840 A.M. SEP 4 1980  
 LEE A. BRANCH, County Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
 DOCUMENTARY TRANSFER TAX is 0 consideration less than \$100  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale.  
 unincorporated area  city of Costa Mesa AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.  
 Sylvester J. Cook and Elsie & Cook trustees, under a declaration  
 of trust dated March 31, 1977

hereby GRANT(s) to Frank L. McGavran, an unmarried man, Charles McGavran, a  
 married man, Fred McGavran, a married man, Sam Kniss, a married man, and  
 Gary G. Jordan and Katherine Jordan, husband and wife, as joint tenants  
 each as to an undivided one-fifth interest.

the following described real property in the City of Costa Mesa  
 County of Orange, State of California:

An easement for ingress, egress, and public utilities over the northerly  
 1 foot of the Southerly 12 feet of Parcels 1 and 2 as per map filed  
 in Book 149, Pages 1 and 2 of Parcel Maps in the office of the county  
 recorder of said county.

It is the intention of the grantors by this grant of easement to widen  
 the existing road over the southerly portion of their land.

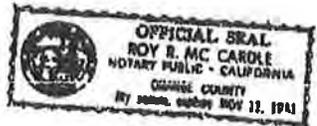
5-6LEDY

Dated 29 August 1980

STATE OF CALIFORNIA  
 COUNTY OF Orange ss.  
 On 29 August 1980 before me, the  
 undersigned, a Notary Public in and for said State, personally  
 appeared  
Sylvester J. Cook, and Elsie & Cook  
Trustees,  
 known to me to  
 be the person whose name is subscribed  
 to the within instrument and acknowledged that  
they  
 executed the same.  
 WITNESS my hand and official seal.

Signature: [Signature]  
 NOTARY PUBLIC IN AND FOR SAID STATE

Sylvester J. Cook Trustee  
Elsie & Cook Trustee  
 Elsie & Cook, trustee



(this area for official notarial seal)

RECORDED BY

Description: Orange, CA Document - Book Page (Pre-1982) 13729.492 Page: 1 of 1  
 Order: ddss Comment:

BK 13729PG 493

4317  
\$400

RECORDED AT REQUEST OF  
ORANGE COUNTY TITLE CO.  
IN OFFICIAL RECORDS OF  
ORANGE COUNTY, CALIFORNIA  
840 A.M. SEP 4 1980  
181 A. BRANCH, County Recorder

9-4-1980

RECORDS REQUESTED BY

MAIL TAX STATEMENTS TO

Mr and Mrs Cook  
1318 Maryland  
Costa Mesa, Ca

Same as above

### GRANT DEED

#### THE UNDERSIGNED GRANTOR(S) DECLARE(S)

- DOCUMENTARY TRANSFER TAX is \$... consideration less than \$100
- computed on full value of property conveyed, or
  - computed on full value less value of liens or encumbrances remaining at time of sale.
  - unincorporated area  city of Costa Mesa, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

Frank L. Mc Gavran, Charles Mc Gavran, Fred Mc Gavran, Sam Kniss, Gary G. Jordan and Katherine Jordan, hereby GRANT(s) to

Sylvester J. Cook and Elsie S. Cook trustees under declaration of trust dated March 31, 1977.

The following described real property in the City of Costa Mesa, County of Orange, State of California:

An easement for ingress, egress and public utilities over the southerly 1 foot of the northerly 12 feet of the South 1/2 of lot 12 of Block "A" of Tract 612, Costa Mesa Terrace as shown on a map recorded in Book 20 Pages 1 and 2 of Miscellaneous Maps.

It is the intention of the grantor by this grant of easement to widen the existing road over the northerly portion of their land.

40379

Dated August 18, 1980

STATE OF CALIFORNIA }  
COUNTY OF Orange } ss.

On August 18, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared Frank L. Mc Gavran

~~Charles Mc Gavran~~  
~~Fred Mc Gavran~~  
~~Sam Kniss~~  
~~Gary G. Jordan~~  
~~Katherine Jordan~~  
I, \_\_\_\_\_, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same, executed the same, executed the same.

Signature Marion Hartung  
NOTARY PUBLIC IN AND FOR SAID STATE

Frank L. Mc Gavran  
Frank L. Mc Gavran  
Charles Mc Gavran  
Charles Mc Gavran  
Fred Mc Gavran  
Fred Mc Gavran  
Sam Kniss  
Sam Kniss  
Gary G. Jordan  
Gary G. Jordan  
Katherine Jordan  
Katherine Jordan

OFFICIAL SEAL  
MARION HARTUNG  
Notary Public in and for  
ORANGE COUNTY  
My Commission Expires July 15, 1982

(Individual)

STATE OF CALIFORNIA  
COUNTY OF Orange

BK 13729P0 494



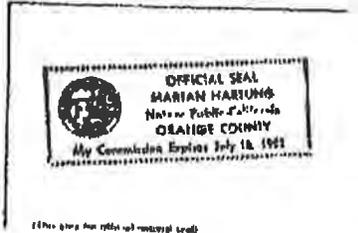
On August 19, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared Sam King

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same

WITNESS my hand and official seal

Signature *Marianne Hartung*

Form J11 (7-78) P1



This area for official notarial seal

(Married)

STATE OF CALIFORNIA  
COUNTY OF Orange



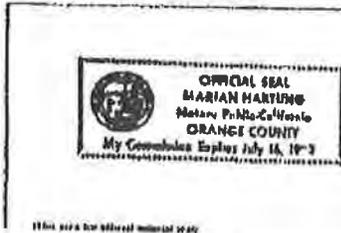
On August 19, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared Fred McGavran and Charles McGavran

known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same

WITNESS my hand and official seal

Signature *Marianne Hartung*

Form J11 (7-78) P1



This area for official notarial seal

(Individual)

STATE OF CALIFORNIA  
COUNTY OF Orange



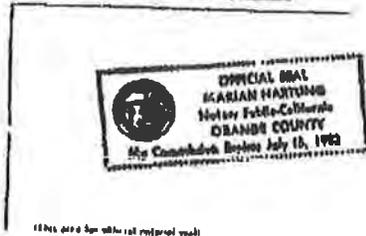
On August 21, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared Katharina Jordan and Gary C. Jordan

known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same

WITNESS my hand and official seal

Signature *Marianne Hartung*

Form J11 (7-78) P1



This area for official notarial seal

RECORDED

Description: Orange, CA Document - Book Page (Pre-1982) 13729.493 Page: 2 of 2  
Order: ddss Comment:

84-525078

RECORDING REQUESTED BY

MR. & MRS. COOK

Name: Mr. & Mrs Cook  
Street Address: 3318 Maryland  
City & State: Costa Mesa, California

Recorded at the request of  
ORANGE COAST TITLE CO.

800 AM DEC 20 1984

Official Records  
Orange County, California

John A. Branch, Recorder

\$5.00

MAIL TAX STATEMENTS TO

Name: SAME as above  
Street Address:  
City & State:

TITLE NUMBER: RECORD NUMBER:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSIGNMENT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

- DOCUMENTARY TRANSFER TAX is \$ None: Consideration less than \$100.00
- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- unincorporated area  city of Costa Mesa, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Frank L. McGavran, Charles Mc Gavran, Fred Mc Gavran, Sam Kniss, Gary G. Jordan  
and Katherine Jordan

hereby GRANT(s) to  
Sylvester J. Cook and Elsie S. Cook trustees under declaration of trust dated  
March 31, 1977.

the following described real property in the City of Costa Mesa  
County of Orange, State of California:

An easement for ingress, egress and public utilities over the southerly 1 foot  
of the northerly 12 feet of the south 1/2 of Lot 13 of Block "A" of Tract 612, Costa Mesa Terrace as shown on a map recorded in Book 20  
Pages 1 and 2 of Miscellaneous Maps.

It is the intention of the grantor by this grant of easement to widen the  
existing road over the northerly portion of their land.

This easement deed is recorded for the purpose of correcting that certain easement  
deed recorded September 4th, 1980, in Book 13729, Page 493, of Official Records.

40379-5

9115

Dated \_\_\_\_\_

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } SS.

On \_\_\_\_\_ before me, the  
undersigned, a Notary Public in and for said State, personally  
appeared \_\_\_\_\_

\_\_\_\_\_ known to me to  
be the person whose name \_\_\_\_\_ subscribed  
to the within instrument and acknowledged that \_\_\_\_\_

WITNESS my hand and official seal.

Signature \_\_\_\_\_

*Frank L. McGavran*  
FRANK L. MCGAVRAN  
*Charles Mc Gavran*  
CHARLES MCGAVRAN  
*Fred Mc Gavran*  
FRED MCGAVRAN  
*Sam Kniss*  
SAM KNISS  
*Gary G. Jordan*  
GARY G. JORDAN  
*Katherine Jordan*  
KATHERINE JORDAN

84-525078

RECORDING REQUESTED BY

ALL INSTRUMENTS MUST BE ON AND WITHIN RECORDING HOURS  
BEFORE MAIL THE STATEMENT BY

Recorded at the request of  
ORANGE COAST TITLE CO.

8:00 A.M. DEC 20 1984

Official Records  
Orange County, California

*A. A. Branch* Recorder

\$5.00

Home  
Street Address  
Mr. & Mrs Cook  
3318 Maryland  
Costa Mesa, California

AND STATEMENTS TO

84-525078

STATE OF CALIFORNIA  
COUNTY OF Orange  
On December 12, 1984

before me, the undersigned, a Notary Public in and for said State, personally appeared

Charles Mc Gavran

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Signature Tamara A. Nederriter



(This area for official notarial seal)

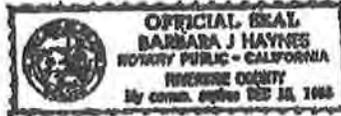
more than \$100.00  
at time of sale.  
AND  
by G. Jordan  
STAMP  
8115

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE } ss.

On DECEMBER 10, 1984 before me, the undersigned, a Notary Public in and for said County and State, personally appeared CARY G. JORDAN & KATHERINE JORDAN

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.  
Barbara J. Haynes  
BARBARA J. HAYNES  
Notary (Typed or Printed)



STATE OF CALIFORNIA  
COUNTY OF ORANGE } ss.

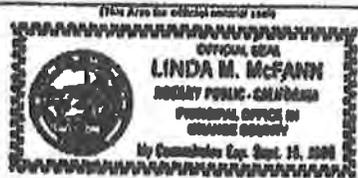
On DECEMBER 10, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared

FRANK L. MCGAVRAN

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature Linda M. McFann



FORM 201 (Rev. 5/83)

State of California  
County of Orange } S.S.

On this 5th day of December, in the year 1984, before me, Rebecca Skelton, a Notary Public in and for the Orange County, personally appeared Fred Mc Gavran and Sam Kniss

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

(SEAL)



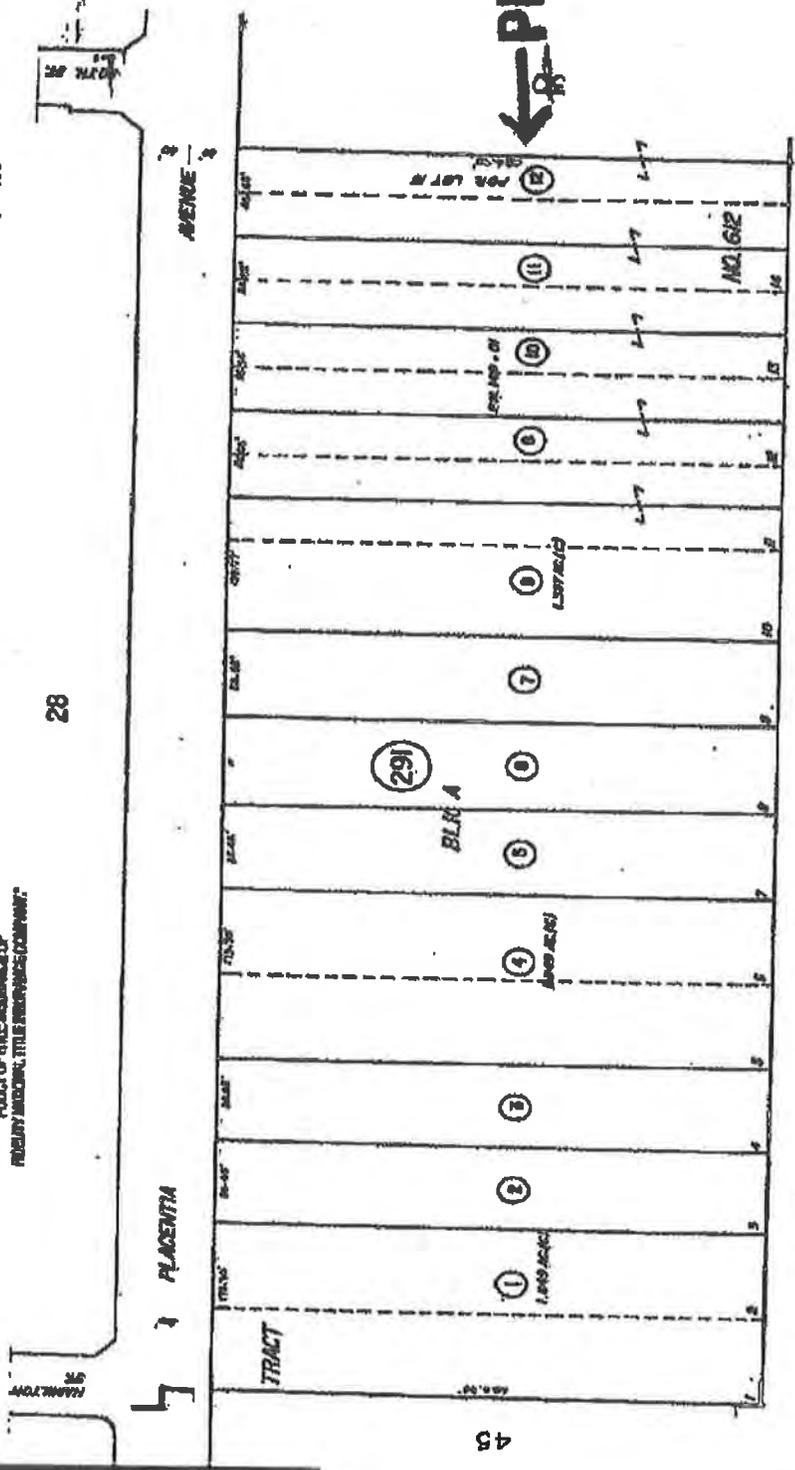
WITNESS my hand and official seal,

Notary Public in and for the Orange County and State.

THIS MAP WAS PREPARED FOR CHANGE  
 COUNTY RECORDS BY THE  
 COUNTY CLERK'S OFFICE  
 FOR RECORDING PURPOSES ONLY.  
 IT IS NOT TO BE USED FOR  
 ANY OTHER PURPOSES, NOR TO BE  
 REPRODUCED OR TRANSMITTED IN  
 ANY FORM OR BY ANY MEANS,  
 ELECTRONIC OR MECHANICAL,  
 INCLUDING PHOTOCOPYING, RECORDING,  
 OR BY ANY INFORMATION STORAGE  
 AND RETRIEVAL SYSTEM.

THIS MAP IS ISSUED AS A MATTER OF ADMINISTRATIVE CONVICTION,  
 AND NO LIABILITY IS ASSUMED BY THE ARCHITECT TO THE  
 POLICY OF THE ARCHITECTURE OF  
 PUBLICITY ARCHITECTURE TITLE SERVICES COMPANY.

28



48

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MARCH 1982 TRACT NO. 612 M. M. 20-1

NOTE: ASSESSOR'S BLOCK &  
 PARCEL NUMBERS  
 SHOWN IN CIRCLES

ASSESSOR'S MAP  
 BOOK 422 PAGE 29  
 COUNTY OF ORANGE



1919 S. State College Blvd.  
Anaheim, CA 92806-6114

A  Sempra Energy utility™

February 4, 2014

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

Attn: Minoo Ashabi

**Subject: Proposed Mitigated Negative Declaration - Planning Application PA-13-21  
Urban Master Plan Deviation in the Mesa West Bluffs Urban Plan Area;  
Costa Mesa**

This letter is not to be interpreted as a contractual commitment to serve the proposed project but only as an information service. Its intent is to notify you that the Southern California Gas Company has facilities in the area where the above named project is proposed. Gas facilities within the service area of the project could be altered or abandoned as necessary without any significant impact on the environment.

Information regarding construction particulars and any costs associated with initiating service may be obtained by contacting the Planning Associate for your area, Arturo Arzaluz, at (714) 634-3040.

Sincerely,

A handwritten signature in black ink, appearing to read "Armando Torrez", written over a horizontal line.

Armando Torrez  
Technical Services Supervisor  
Orange Coast Region- Anaheim

AT/ps  
mitnegde.doc

**ROSALES, MARTHA**

---

**Subject:** FW: Information for Public Hearing for 2025/2027 Placentia

**From:** [cbreatore@yahoo.com](mailto:cbreatore@yahoo.com) [mailto:[cbreatore@yahoo.com](mailto:cbreatore@yahoo.com)]

**Sent:** Monday, February 10, 2014 12:53 PM

**To:** ASHABI, MINOO; RIGHEIMER, JIM; MONAHAN, GARY; MENSINGER, STEPHEN; GENIS, SANDRA; LEECE, WENDY; ARMSTRONG, GARY; "[jimfitzeco@gmail.com](mailto:jimfitzeco@gmail.com)"; "[rdickson.cmpc@gmail.com](mailto:rdickson.cmpc@gmail.com)"; "[colinkmccarthy@yahoo.com](mailto:colinkmccarthy@yahoo.com)"; "[aventruer@ca.rr.com](mailto:aventruer@ca.rr.com)"; "[twsesler@gmail.com](mailto:twsesler@gmail.com)"

**Cc:** GUARRACINO, JERRY

**Subject:** Information for Public Hearing for 2025/2027 Placentia

To: Minoo Ashabi, Principal Planner, Costa Mesa Planning Commission, Costa Mesa City Council Members,

Gary Armstrong, Director of Development and Planning

Re: Proposed Plan and TTM at 2023/2025/2027 Placentia Ave. dated January 31, 2014. For the Public Hearing Meeting on February 10, 2014

Hello Again,

Please find my comments and questions in response to development plans for 2023, 2025, 2027 Placentia Avenue & include them in any planning/zoning & development documents for this project. Add my comments and questions in any documentation for consideration and review at Public Hearing Meeting of February 10, 2014.

These are my concerns:

The Council Screening of this proposed project was included in the February 4, 2014 meeting, prior to the Public Hearing Meeting scheduled for February 10, 2014. Also it was not agendized for the 02/04/14 screening meeting and was only referred to in oral statements.

Although I am pleased to note that the developer removed the 6 3-story residential units from R1 property line and

replaced them with 2 story units, I am still concerned that the 1<sup>st</sup> floors will have only a 10 foot setback. Because of the way these lots are situated, the 3<sup>rd</sup> stories of the many of the units will **still have views** into the backyards and private windows of the R1 properties on Federal Ave. I don't see how this can be mitigated with a project of this size. Perhaps a computer model with line of site could be generated to give residents an idea of how this project would affect our R1 properties and neighborhood if built in this form.

I feel there should be a “light and shadow” study done for this project for the residents on Federal Ave.

What types of trees may be used to mitigate the boxy appearance and to beautify the project as seen from Federal Ave?

In reading the First Carbon Solutions’ document provided, I took note and have of the comments below:

So Cal Edison Real Properties Department

I am interested to see how Edison’s’ easements, right of way constraints and rights will be handled and if they have any effect on the homes on Federal Ave.

South Coast Air Quality Management District

What does "The project placement of sensitive land uses, i.e. residential units" mean?

I am concerned of how final traffic improvements would be designed to accommodate ingress and egress to these homes and business'. Placentia Ave is a notoriously busy & dangerous route. Unfortunately there have been fatalities here. Along with the Lighted Crosswalk I believe there would need to be stop lights and or stop signs installed.

In looking over the geotechnical documentation from SoilWorks, I am curious of what the term “constraints” in regards to ground water means. I may have more questions on this report as I look over that document further.

The parking for homes and small business are very restricted according to plan details. I don't understand how they can be appropriate for all of these live/work residential units.

I still don't understand how the live/work aspect can or will be monitored is it prior to building? At the TTM level? It's very confusing.

I feel that live/work townhomes and lofts are a good idea, but there is more work to be done.

I look forward to more changes for the plan and consideration of issues I've listed. It could be a good fit for our neighborhood if **all** precautions are taken to preserve harmony, privacy, and the rights of residents to quiet enjoyment of our homes.

Thank You to Minoo, staff and the proponents of this plan for development for all of your hard work!

Cynthia C. Breatore  
Federal Ave.  
949-645-8735  
[cbreatore@yahoo.com](mailto:cbreatore@yahoo.com)