



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 24, 2014

ITEM NUMBER: PH-3

SUBJECT: PLANNING APPLICATION PA-13-36 / TENTATIVE TRACT MAP TT-17708 FOR DEVELOPMENT OF 14 LIVE/WORK UNITS AT 2075 PLACENTIA AVENUE

DATE: FEBRUARY 14, 2014

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: ANTONIO GARDEA, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: ANTONIO GARDEA (714) 754-5692
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DESCRIPTION

The proposed project involves development of 14 three-story detached live/work units with roof decks. The project is within the Mesa West Bluffs Mixed Use Overlay District and includes the following:

1. **Planning Application PA-13-36** – Urban Master Plan for development of a 14-unit live/work project on an industrially zoned parcel within the Mesa West Bluffs Urban Plan area. The project includes a deviation from the building to building setback requirement (ten feet required, six feet-three inches provided).
2. **Tentative Tract Map 17708** – Subdivision of a 0.93-acre property for condominium purposes to allow private sale and ownership of the 14 live/work units.

APPLICANT

The applicant is OC Land Project 7, LLC (Preface Group), authorized agent for the property owner, Placentia PM, LLC.

RECOMMENDATION

Adopt Planning Commission resolution approving the project, subject to conditions.

BACKGROUND

Project Site/Environs

The 40,283 square-foot (0.93 acre) property is located on the west side of Placentia Avenue. The property is currently developed with an approximately 1,240 square-foot building and surface parking that are used as a motor vehicle dismantling business. There is a self-storage facility to the south and a multiple tenant industrial building to the north of the site. The site abuts a low-density, single-family residential neighborhood to the west.

Urban Master Plan Screening

On November 5, 2013, the preliminary master plan of the project was reviewed by the City Council. The City Council inquired about incorporating the adjacent industrial property to the north in accordance with the policies set forth in the Urban Plan. The applicant indicated that the adjacent property is not available but the site design could accommodate any future expansion of the site to the north or south with a connection at the rear of the site. At the project screening, the applicant addressed questions regarding the size of the work space, parking requirements, and building separation. The deviation from the building separation requirement was identified in the staff report for the screening request.

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 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 within the General Industrial (MG) zone and also, within the Mesa West Bluffs Urban Plan - Mixed-Use Overlay District. Live/Work development in the Mesa Bluffs Urban Plan area requires approval of a Master Plan; the project is a proposed Urban Master Plan for 14 Live/Work Units that satisfies this requirement and proposes development standards for this site. If approved the project will be subject to the Urban Master Plan standards instead of the underlying MG zoning.

ANALYSIS

Planning Application PA-13-36

The Urban Master Plan is for development of 14, detached live/work units with a Floor Area Ratio of 0.70. The Mesa West Bluffs Urban Plan area allows a maximum density of up to 1.00 Floor Area Ratio (FAR) for live/work developments. The project is subject to the Live/Work development standards of the Mesa West Bluffs Urban Plan.

Site Design

The project site is very long and narrow; however, the project site design, location of the buildings and their workspace and the architecture is intended to maximize the potential of the live/work concept. The units each have direct visibility on the main drive and an independent access to the work space. Typically this type of development provides a parking space between units. In this case, the site layout is also accommodating the Fire Department's access requirements. Fire Prevention requires maximum 300-foot from the public street to the entry door of the farthest unit, if adequate on-site turnaround is not provided. Even though, a hammer head is provided at the rear of the site, the units are clustered toward the front portion of the lot with the surface parking and a landscaped open space at the rear of the property to allow fire truck access directly from Placentia Avenue.

As noted in the Planning Application Summary, the project complies with the setback requirements for live/work projects in the Urban Plan area. A minimum ten-foot setback is provided from the front property line, five-foot setbacks are provided along the side property lines, and a 137-foot setback is provided from the rear property line abutting residential uses. The common landscaped open space is adjacent to the rear yard of single-family homes to the west. As a condition of approval, staff is recommending that the open space be redesigned to incorporate a decorative central feature replacing the tot lot. The Placentia Avenue frontage includes a low separation wall and an entry monument sign emphasizing the entrance to the live/work community.

Access/Parking

The project site has one ingress and egress access from Placentia Avenue. A central common driveway leads to the parking area and open space at the rear of the project site. The driveway is 28-feet wide to serve as a Fire Lane and a 'hammerhead' is provided at the end of the driveway that facilitates on-site vehicular circulation. The driveway also provides for additional backup distance between the garages of the units (25 feet required, 28 feet proposed) and will facilitate on site trash collection.

The Mesa West Urban Plan includes specific parking requirements for live/work units, which is three parking spaces for a maximum 2,000 square-foot unit. The 14-unit live/work project provides more than adequate parking spaces; the project requires a total of 42 parking spaces and a total of 46 parking spaces are provided. Each unit has a two-car garage (28 spaces total) and 18 open, parking spaces are provided at the rear. The site layout could have been arranged to provide a parking space between units. However, the applicant chose to emphasize open pedestrian courtyard entries to the units and the individual workspaces.

Traffic/Trip Generation

The trip generation analysis was prepared by Linscott, Law & Greenspan, Engineers (December 2013). The traffic generation assessment uses a blended trip rate for the live/work project that combines residential and office ratios. The assessment indicates that the proposed use would generate 90 more daily trips than the existing auto dismantling use, which equals to 9 peak hour trips in the morning and 9 peak hour trips in the evening. The traffic analysis concludes that the intersections and roadways in the area are not expected to be significantly impacted by the nominal increase in trips.

Deviation from Building Separation

The live/work project complies with the Urban Plan standards, except for the distance between the units. A minimum of ten feet is required between units. The separation between the units is eight feet, three inches on the ground floor and six feet, three inches on the upper floors. The plan attempts to balance a variety of design goals and standards including the following:

- The footprint of the units on the ground floor is designed to meet the minimum required interior garage space (20 feet by 20 feet) and 250 square foot office required for live/work units.
- The project includes a hammerhead for fire truck access at the rear of the project, even though the front door of the last unit is within 287 feet from the street curb which meets the maximum 300 feet requirement for Fire Department access purposes. It is expected that the emergency access would be satisfied from fire trucks staged on Placentia Avenue.
- The site design provides individual entries for each unit to enhance privacy and separation of access to the workspace.
- The site is designed to maximize the number of open parking spaces at the rear of the site.

To meet these requirements and design goals, the units are positioned forward on the site and spaced closer together than the minimum distance required. This has been done to provide the maximum number of open parking spaces for this development since no on street parking is available.

Live/Work Unit Design

The live/work units are three-story buildings with a roof deck. The units have three bedrooms include 1,950 square feet of living area. Each unit includes a 250-square foot workspace on the ground level with an A.D.A. compliant restroom. The attached two-car garage includes a nook for two trash containers.

The proposed architecture is intended to reflect the industrial elements of the surrounding neighborhood and enhance the live/work element with a cutting edge business appearance that is integral to the overall Master Plan design for a successful live/work project. Rectangular forms and vertical building elements characterize the project's contemporary design. The exterior finishes consists of a combination of brick, horizontal lap siding, and sand finished stucco accented with decorative metal detailing. Decorative paving in

combination with the landscaping will be provided throughout the site. The project has been conditioned to submit a sign program for way-finding signage and a detailed landscape plan showing enhanced pedestrian amenities along Placentia Avenue that further support the Live/Work aspect of the project.

Tentative Tract Map TT-17708

The request for the tentative tract map is to create 15 lots, inclusive of a common lot, for condominium purposes. The tentative tract map enables the units to be sold separately. The Residential Common Interest Development Standards require all projects to be designed with a minimum of one lot to be held in common ownership and maintained by a homeowners association. The proposed project complies with this requirement because it will provide a common lot for the driveway, parking, and open space areas. The CC&Rs will designate areas for exclusive use and/or maintenance such as private yards and required open parking spaces for each unit.

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 Goals LU-1A and LU-2 in that the project would redevelop a marginal industrial use with a high-quality project that would enhance the site and its surroundings, and would provide for a balanced mix of housing and employment opportunities at a level no greater than can be supported by the existing infrastructure.
- *Proposed Development is consistent with the Zoning Code and Urban Plan.* The proposed 14-unit live/work development is consistent with the goals and policies of the General Plan, and live/work development standards of the Mesa West Bluffs Urban Plan. The proposed development meets all development standards including the minimum workspace of 250 square feet with the exception of the required ten-foot building separation. The proposed deviation will accommodate direct fire truck access from Placentia Avenue and provide additional guest parking.

The development also provides substantial separation from the adjacent residential uses and adequate open space in form of a landscaped common open space, as well as private entryways and rooftop decks. With the exception of the noted deviation, the project meets the development standards per the Mesa West Bluffs Urban Plan.

- *The project architecture and site design are consistent with the visions of the urban plan.* The urban plans envision contemporary architecture and infill development that will be complementary to an urban setting. The proposed architecture and site design will enhance the street view on Placentia Avenue and be complementary to a recently approved project at 2025 Placentia Avenue. The proposed architecture and site design will enhance the street view on Placentia Avenue and be complementary to a recently

approved project at 2025 Placentia Avenue. The proposed 14-unit, live/work development complies with the objectives of the Urban Plan which are:

- 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;
 - attract more residents and business in the creative arts field by offering first floor offices;
 - stimulate improvements in the urban plan area through well designed and integrated urban residential development;
 - meet demand for a new housing type to satisfy a diverse residential population; and
 - promote new housing for people seeking alternative housing choices.
- *Project complies with Zoning Code by promoting design excellence.* The overall architectural design promotes excellence and compatibility with the surrounding neighborhood and Mesa West Bluffs Urban Plan. The buildings are three-story structures with roof top decks. The elevations with off-sets and balconies, variety of building materials and staggered massing provide individual building modulation and a visual rhythm along the common driveway.
 - *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. The units will include construction assemblies that will comply with the interior noise standards for residential uses. A homebuyer notice will be required to alert the new buyers of the potential noise and odor in the adjacent industrial areas.
 - *The private balconies and patios are exempt from compliance with Noise standards.* Title 13, Section 13-280(d) and (e), Exterior Noise Standards, of the Costa Mesa Zoning Code indicates that exterior noise standards shall not apply to "private balconies or patios of live/work units located within the Mixed-Use Overlay District. Therefore, no noise attenuation is proposed for the patios or balconies. A condition is included requiring a homebuyer notification to disclose that the project is located within an area designated as Light Industry in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with industrial and commercial 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

- *Project complies with most development standards and the required setbacks; however, a deviation is requested from the ten-foot minimum building separation requirement.* The strict application of the minimum ten-foot building separation

requirement would result in fewer on-site open parking spaces. The site layout achieves land use compatibility by placing required parking and a common open space at the farthest westerly portion of the site adjacent to the low-density residential properties. The live/work development is designed with full fire access from the street, adequate parking and landscaped amenities. The site is also desirable for live/work development because of proximity to other light industrial and creative arts uses and a newly approved live/work project on Placentia Avenue.

GENERAL PLAN CONFORMITY

The project is consistent with the General Plan policies as previously discussed in this report.

ENVIRONMENTAL DETERMINATION

The live/work project is exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-Fill Development.

CONCLUSION

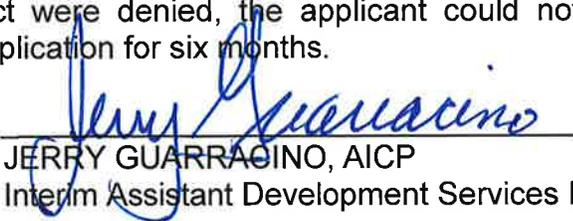
Approval of the Master Plan will allow development of a 14-unit live/work project that would provide additional housing and work setting opportunities for professionals. The project satisfies the required findings for the requested deviation and is deemed a high-quality development therefore is consistent with the intent of the General Plan and Urban Plan Mixed Use Overlay standards.

ALTERNATIVES

The Planning Commission may take the following actions:

- Approve the project by adoption of the attached resolution approving Master Plan PA-13-36 and Tentative Tract Map No. 17708 to allowing development of 14 live/work units with deviations from the building separation requirement subject to conditions of approval.
- Deny the project. If the project were denied, the applicant could not submit substantially the same type of application for six months.


ANTONIO GARDEA
Senior Planner


JERRY GUARRAGINO, AICP
Interim Assistant Development Services Director

- Attachments:
1. Planning Commission Resolution
 2. Location Map
 3. Zoning Map
 4. Tentative Tract Map and Plans

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

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RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING AN URBAN MASTER PLAN (PA-13-36) AND TENTATIVE TRACT MAP 17708, FOR DEVELOPMENT OF 14-UNIT LIVE/WORK PROJECT, AT 2075 PLACENTIA AVENUE.

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

WHEREAS, an application was filed by OC Land Project 7, LLC, as the authorized agent on behalf of the property owner, Placentia PM, LLC, requesting approval of the following:

- 1) **Planning Application PA-13-36** – Urban Master Plan for development of a 14-unit live/work project at a site developed with an auto dismantling use within the Mesa West Bluffs Urban Plan area. The project includes a deviation from the ten-foot minimum required building separation; and
- 2) **Tentative Tract Map 17708** – Subdivision of a 0.93-acre (40,283 square-feet) 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 24, 2014, with all persons provided an opportunity to speak for and against the proposed project;

NOW, THEREFORE, BE IT RESOLVED that based on the evidence in the record, the findings contained in Exhibit A, and subject to conditions of approval contained in Exhibits B, and permitted uses included in Exhibit C, the Planning Commission hereby **APPROVES** Planning Application PA-13-36 and Tentative Tract Map 17708 with respect to the property described above; and,

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-13-36, and Tentative Tract Map 17708 and upon applicant's compliance with each and all of the conditions contained in Exhibit B, as well as with compliance of all applicable federal,

EXHIBIT "A"

FINDINGS

- 1) The proposed project (Master Plan Application PA-13-36) complies with the Master Plan Findings, Costa Mesa Municipal Code Section 13-29 (g) (5) because:

Required Finding: The master plan meets the broader goals of the general plan, any applicable specific plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

Response: The 14-unit live/work project is consistent with the goals, policies, objectives, and/or regulations of the General Plan, Zoning Code, and Mesa West Bluffs Urban Plan. The project would redevelop a marginal industrial use with a high-quality project that would enhance the site and its surroundings, and would provide for a balanced mix of housing and employment opportunities at a level no greater than can be supported by the existing infrastructure. The proposed live/work development does not exceed the development capacity of the General Plan transportation system. The project will provide new dwelling units with integrated office space in place of an automobile dismantler.

The proposed 14-unit live/work project meets the objectives of Mesa West Bluffs Urban Plan to revitalize the Westside and create new live/work opportunities. The proposed development meets all development standards, including the minimum workspace of 250 square feet, with the exception of the required ten-foot building separation. The project complies with the maximum Floor Area Ratio of 1.0 for live/work and mixed use projects. The proposed deviation will accommodate direct fire truck access from Placentia Avenue and provide additional guest parking. With the exception of the noted deviation, the project meets the development standards per the Mesa West Bluffs Urban Plan.

The proposed live/work project is compatible and harmonious with uses on surrounding properties. The architecture of the live/work units reflects the character and design of surrounding light industrial uses. The live/work units are located in a transitional area that has commercial, office and industrial uses that are adjacent to low scale residences. The substantial setback from the abutting houses at the rear with the landscaped open space ensures a measure of privacy and separation from the new buildings. The development also provides open space in the form of a landscaped common open space, as well as private entryways and rooftop decks.

- 2) Master plan findings for mixed-use development projects in the mixed-use overlay district are identified in Chapter V, Article 11, Mixed-Use Overlay District. The proposed project (Master Plan Application PA-13-36) complies with the Master Plan Findings for the Mixed-use Overlay District, Costa Mesa Municipal Code Section 13-83.52 (c) because:

(a) Required Finding: The project is consistent with the general plan, meets the purpose and intent of the mixed-use overlay district, and the stated policies of the urban plan as applicable.

Response: 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 urban plans envision contemporary 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, 14-unit, live/work development complies with the 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 business in the creative arts field 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 live/work project meets demand for a new housing type with integrated first floor office work space. The project enhances the general area by replacing an obsolete industrial use. The immediate neighborhood has a variety of commercial, warehousing, industrial and residential uses. The project may serve as a catalyst for reinvestment in other properties that are currently underutilized and unoccupied in the vicinity.

(b) Required Finding: The project includes adequate resident-serving amenities in the common open space areas and/or private open space areas in areas including, but not limited to, patios, balconies, roof terraces, walkways, and landscaped areas.

Response: The overall architectural design promotes excellence and compatibility. The buildings are three-story structures with roof top decks. The live/work units are designed with off-sets and balconies along the elevations to stagger the building mass and provide a visual rhythm and modulation. The roof decks and balconies are spaced apart to ensure privacy of the owners. The front portion of the property as well as the sides along the common driveway and the open space at the rear of the property are all landscaped. The pathways in between the units serve as private entryways for each ground floor workspace.

(c) Required Finding: The project is consistent with the compatibility standards for residential development in that it provides adequate protection for residents from excessive noise, odors, vibration, light and glare, and toxic emanations.

Response: 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 of live/work units located within the Mixed-Use Overlay

District. Therefore, no noise attenuation is proposed for the patios or balconies. A condition is included requiring a homebuyer notification to disclose that the project is located within an area designated as Light Industry and General Commercial in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with industrial and commercial uses.

(d) Required Finding: The proposed residences have adequate separation and screening from adjacent commercial/industrial uses through site planning considerations, structural features, landscaping, and perimeter walls.

Response: The live/work units are located approximately 140 feet away from the adjacent residential uses. The site layout provides landscaped area, 41 feet in depth, to separate the parking spaces from the rear yards of the adjacent homes. The open space is depicted as having a row of screening hedges along the west and south to minimize any view of the proposed buildings from the adjacent residences. The live/work units are located adjacent to a storage use abutting to the south, which is a very low intensity use and not expected to negatively impact the proposed development. The live/work units are designed with the living areas, balconies, and bedrooms oriented toward the interior of the lot to prevent impacts from the neighboring industrial use to the north.

- 3) Required Finding: As applicable to affordable multi-family housing developments, the project complies with the maximum density standards allowed pursuant to the general plan and provides affordable housing to low or very-low income households, as defined by the California Department of Housing and Community Development. The project includes long-term affordability covenants in compliance with state law.

Response: Not applicable. The proposed 14-unit live/work project is not intended to be an affordable multiple family development and will not include long term affordability covenants.

- 4) The proposed project (Master Plan Application PA-13-36) complies with the Master Plan Findings for the Mixed-use Overlay District, Costa Mesa Municipal Code Section 13-83.52 (d) because:

Required Finding: The strict interpretation and application of the mixed-use overlay district's development standards would result in practical difficulty inconsistent with the purpose and intent of the general plan and urban plan, while the deviation to the regulation allows for a development that better achieves the purposes and intent of the general plan and urban plan.

Response: The proposed live/work development meets the Urban Plan standards with the exception of the required ten-foot building separation. A minimum building separation of six feet, three inches on the upper levels of the units is proposed. The

deviation as proposed in the site plan is justified because the layout is constrained by Fire Department requirements. In addition, the site layout provides parking above that required by the Mesa West Bluffs Urban Plan. Because no on-street parking is provided, the additional parking spaces are an amenity for the proposed work/live units. The development provides substantial separation from the adjacent residential uses and adequate open space in form of a landscaped common open space.

The strict application of the minimum ten-foot building separation requirement would result in less open parking spaces provided on site. The site layout achieves land use compatibility by placing required parking and a common open space at the furthest westerly portion of the site adjacent to the lower scale residential properties. The live/work development is designed with full fire access, adequate parking and landscaped amenities. With the exception of the noted deviation, the project meets the development standards per the Mesa West Bluffs Urban Plan.

Required Finding: The granting of a deviation results in a mixed-use development which exhibits excellence in design, site planning, integration of uses and structures and compatibility standards for residential development.

Response: The project would redevelop a marginal industrial uses with a high-quality project that would enhance the site and its surroundings, and would provide for a mix and balance of housing and employment opportunities. The units will include construction assemblies that will comply with the interior noise standards for residential uses.

Required Finding: The granting of a deviation will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Response: The live/work development is compatible with the surrounding industrial/commercial context and replaces an obsolete industrial use, an automobile dismantler located on a principal street. The site is desirable for live/work development because of proximity to other light industrial and creative arts uses.

- 5) Pursuant to Section 13-29(g)(13) of the Municipal Code, the subject property is physically suitable to accommodate Tentative Tract Map 17708 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 because:

Finding: The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zoning Code.

Response: The creation of the subdivision and development as a 14-unit live work project is compatible with the general plan, Mesa West Bluffs Urban Plan and Zoning Code. The live/work project exhibits excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

Finding: The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and general plan, and consideration of appropriate environmental information.

Response: The project would redevelop a marginal industrial use with a high-quality project that would enhance the site and its surroundings, and would provide for a mix and balance of housing and employment opportunities at a level no greater than can be supported by the existing infrastructure. The proposed live/work development does not exceed the development capacity of the General Plan transportation system. The project complies with the maximum Floor Area Ratio of 1.0 for live/work and mixed use projects.

Finding: The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code Section 66473.1.

Response: The 14-unit live/work project is located on a narrow rectangular parcel. The live/work units on the north side of the building will have south exposure to the sun that may help with passive natural heating. The central driveway provides a conduit for natural breezes that may serve as passive cooling.

Finding: The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

Response: An easement is necessary to allow access for emergency vehicles. Other easements may be necessary for public utility purposes along the central common driveway. The location of the live/work units will not interfere with any required easements.

Finding: The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code Section 13000).

Response: The applicant is required to pay sanitation district fees to offset the added waste water discharge from this subdivision into the public sewer system.

- 6) The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. Mitigation Measures are not required because the environmental effects, specifically the trip generation and traffic, are considered less than significant
- 7) The project, as conditioned, is consistent with Article 3 Transportation System Management of Chapter IX, Title 13 of the Costa Mesa Municipal Code in that the project's traffic impacts will be mitigated at all affected intersections.

EXHIBIT "B"

CONDITIONS OF APPROVAL (Master Plan PA-13-36)

- Plng.
1. The conditions of approval for Master Plan PA-13-36 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 six-foot high perimeter block wall shall be provided separating the site from the industrial uses to the south. The design of the wall shall incorporate materials, color, and texture that will be compatible with the existing block walls.
 4. The two live/work units facing Placentia Avenue shall be designed with direct entries from the public sidewalk. In addition, 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 subject to approval of the Development Services Director. The street view shall be enhanced with compatible lighting, signage and street furniture to promote live/work lifestyle and pedestrian activities. The 10-foot wide street frontage shall not include separation walls and private patios.
 5. The applicant shall plant two, 24-inch box *Tristania conferta* street trees in the Placentia Avenue public right of way, spaced at 30 feet on center, 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.
 6. 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.
 7. The rear (west) 40 feet of the lot shall be redesigned as a community space with a central decorative feature, such as a fire pit or fountain, provided to encourage interaction and social gatherings. The amenities shall include an additional outdoor barbeque area with seating and a shade structure. Landscaping shall be provided in accordance with Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape

Guidelines. The landscape plans shall include six, 24-inch box trees and shall include a screening hedge along the west property line.

8. The proposed architecture with brick and masonry facades and metal finishes is a “material quality” of the design that is intended to be complementary to the site design of the live/work project and conducive to this type of development. Only minor revisions in keeping with the established material palette and architectural style will be considered; as approved by the Director of Development Services. Any revisions to proposed finished materials, offsets, and architectural articulations, not considered to be minor by the Director of Development Services, shall be reviewed by the Planning Commission for approval.
9. 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.
10. 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.
11. To avoid an alley-like appearance, the driveway shall not be entirely paved with asphalt nor be developed with a center concrete swale. The driveway 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.
12. The end parking stalls adjacent to a building shall be provided with a two-foot clearance from the buildings.
13. Open parking spaces shall be designated as unreserved, available, open visitor / guest parking for the project site. Signage will be posted to indicate that these spaces are available to all visitors.

14. All units are required to maintain a two-car garage. Residents shall park vehicles in garage spaces. Storage of other items may occur only to the extent that vehicles may still be parked within the require garage spaces.
15. Development shall comply with all requirements of the Mesa West Bluffs Urban Plan applicable to live/work units and applicable condominium standards.
16. 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.
17. 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.

18. 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.
19. 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.

20. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
21. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
22. 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.
23. The site plan submitted with initial working drawings shall contain a notation specifying whether the project is a one-lot condominium or whether each unit is situated on a separate parcel.
24. Developer shall market and offer these units as live/work units to potential buyers.
25. 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.
26. Provide proof of recordation of TTM 17708 prior to issuance of building permits.
27. 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 and shall contain restrictions prohibiting parking in the driveway and in front of garage doors.
 - B. The CC&Rs shall also contain provisions related to night-time lighting and active use of the common areas. These provisions shall prohibit amplified noise, loud parties/gatherings, night-time lighting after 9:00 PM other than for security purposes, or any other activities that may be disruptive to the quiet enjoyment of neighboring properties after 9:00 PM.

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 below) as an exhibit.

D. The CC&Rs shall include a provision for common use of all unassigned parking spaces throughout the 14-unit live/work development.

E. The CC&Rs shall include a provision requiring that the ground floor work space be maintained per plan and not converted to a bedroom.

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.

28. 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.
29. 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.
30. 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.

31. Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:
 - The mounting height of lights on light standards shall not exceed 18 feet in any location on the Project site unless approved by the Development Services Director.
 - The intensity and location of lights on buildings shall be 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.
32. 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.

33. 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.
34. Comply with the requirements of the 2010 California Building Code, 2010 California Residential Code, 2010 California Electrical Code, 2010 California Mechanical Code , 2010 California Plumbing Code , 2010 California Green Building Standards Code and 2010 California Energy Code (or the applicable adopted, California Building code, California Residential Code, California Electrical Code, California Mechanical Code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
- Bldg. 35. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
36. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
37. Submit grading plans, an erosion control plan and a hydrology study.
38. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and grading plans. For an existing slopes or when new slopes are proposed the Soils report shall address how existing slope or the new slope will be maintained to avoid any future failure.

39. 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 CRC 403.1.7.3.

Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. CRC R401.3

40. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the 5 foot setback area from the property line. They may project a maximum of 12 inches beyond the 3 foot setback. CRC Tables R302.1(1) and R302.1(2).

41. Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Planning Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated including credits for all existing uses. At the current rate per trip end, the traffic impact fee is estimated at \$7,073. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permit/certificate of occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

- Trans.
42. Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Planning Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated including credits for all existing uses. At the current rate per trip end, the traffic impact fee is estimated at \$7,073. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permit/certificate of occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

43. Construct commercial drive approach at location specified on site plan. Comply with minimum clearance requirements from property lines and any vertical obstructions.

- Fire
44. A Fire Alarm system with public address capabilities shall be required.
 45. 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.
 46. All buildings will require a Combined Fire Sprinkler and Standpipe system. All stairs will be equipped with class I standpipes.
 47. Vehicular access shall be provided and maintained serviceable throughout construction to all required fire hydrants.

48. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
 49. 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.
 50. The Project shall provide approved smoke detectors to be installed in accordance with the 2010 Edition of the Uniform Fire Code.
 51. 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.
 52. The Project shall provide an automatic fire sprinkler system according to NFPA 13 R.
 53. The Project shall provide a fire alarm system.
 54. The Project shall provide individual numeric signage for proposed residences with minimum six inches height.
 55. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.
 56. 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.
- Utilities 57. 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.

58. The applicant shall submit plans for review by the Mesa Water District. The applicant shall obtain a letter of approval and letter of project completion from the Mesa Water District.
 59. 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.
- Eng. 60. Comply with the requirements contained in the letter prepared by the City Engineer dated February 11, 2014 (attached).



CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

February 11, 2014

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

SUBJECT: Tract No. 17708
LOCATION: 2075 Placentia Avenue

Dear Commissioners:

Tentative Tract Map No. 17708 as furnished by the Planning Division for review by the Public Services Department consists of a subdivision to construct 14-units, three-story detached live/work units. Tentative Tract Map No. 17708 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.
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.

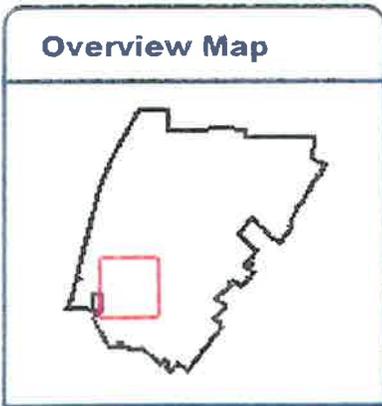
Sincerely,



Fariba Fazeli, P. E.
City Engineer

City of Costa Mesa

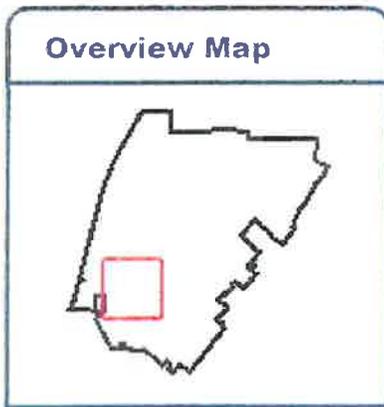
CITY OF COSTA MESA - [Created: 10/22/2013 9:08:31 AM] [Scale: 237/38] [Page: 8.5 x 11 / Portrait]



Legend

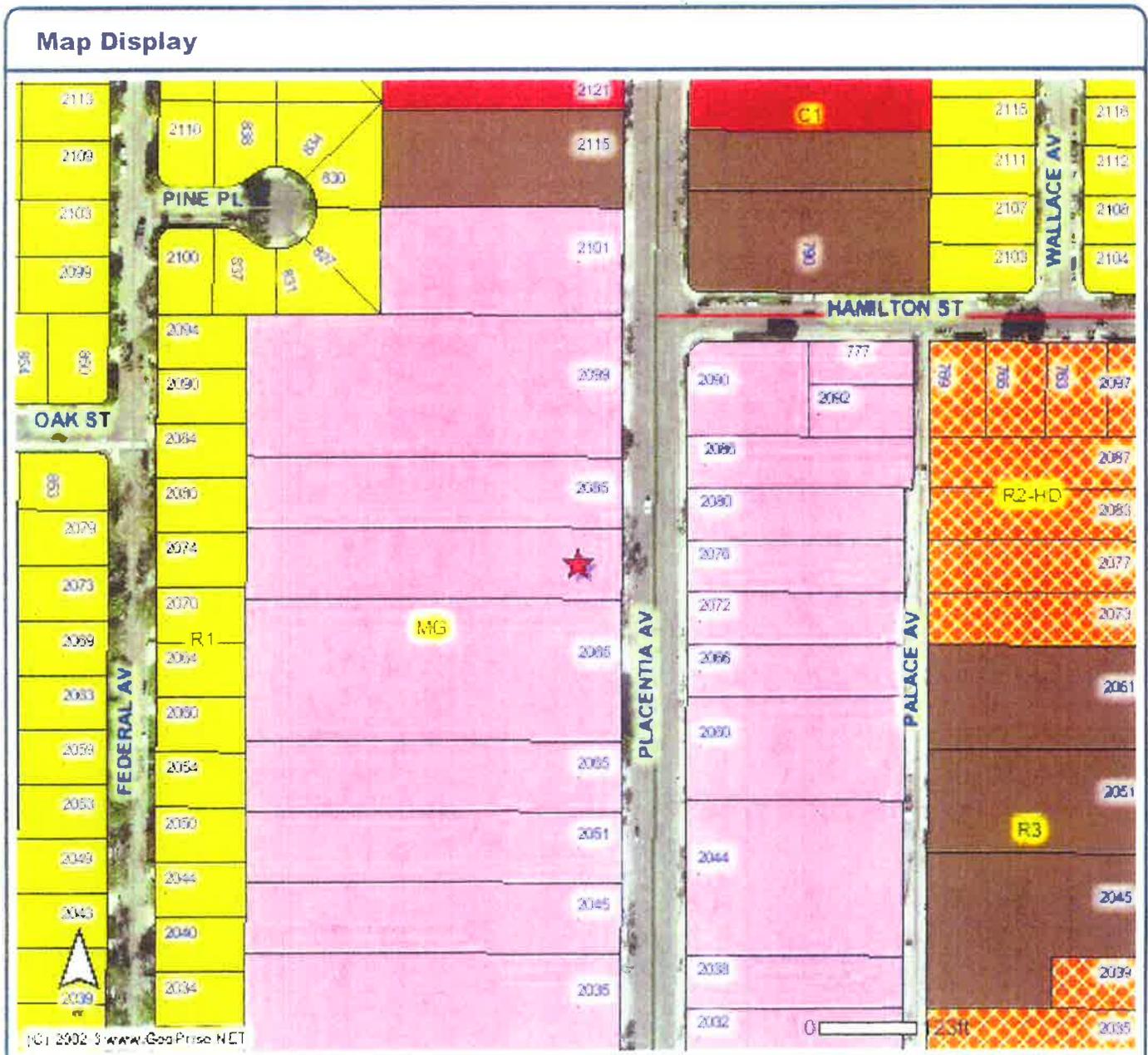
Address Small		Freeway		Freeway Major		Primary
Address Points		Roads		Nowan BLVD (cont)		SECONDARY
		Collector (cont)				Hydrology
						Channels

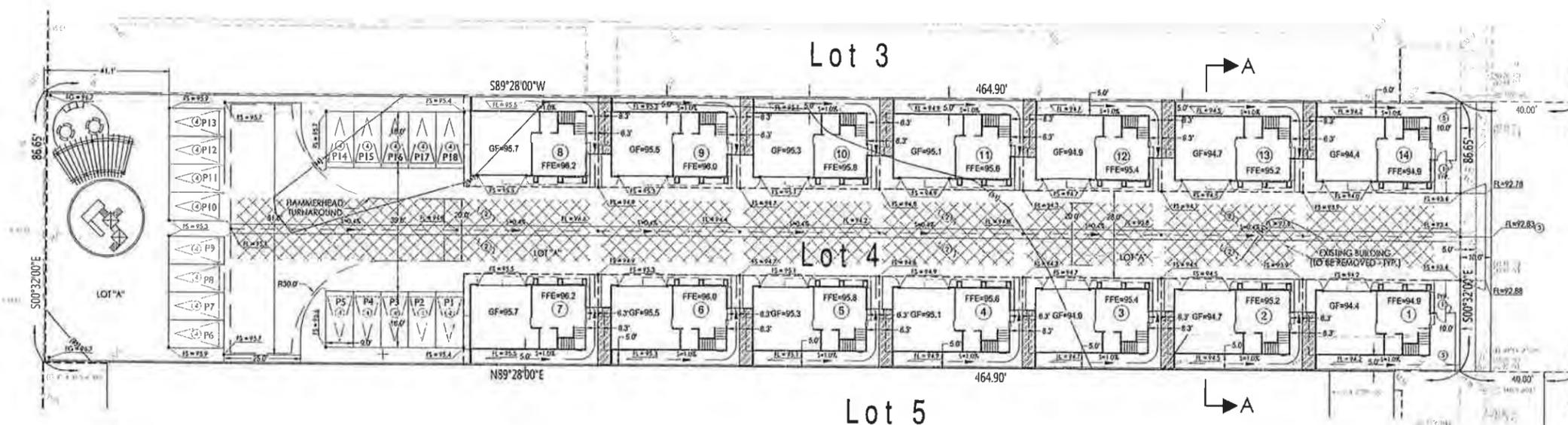




Legend

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





PLACENTIA AVENUE

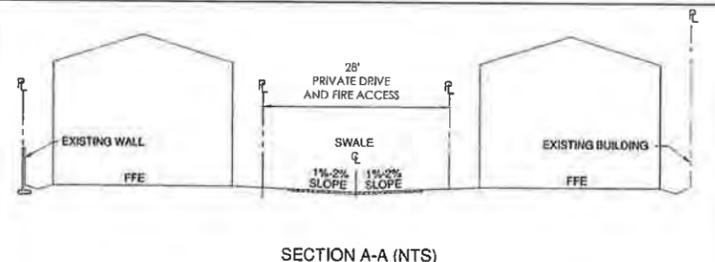


LEGEND

FFE	FINISHED FLOOR ELEVATION		PROPOSED LOW WALL AND GATE
GFF	GARAGE FINISHED FLOOR		PROPOSED EXCLUSIVE USE EASEMENT
TC	TOP OF CURB		PROPOSED PEROUVIOUS PAVERS
FL	FLOWLINE		PROPOSED CONCRETE PAVING
TW	TOP OF WALL		
FF	FINISH FLOOR		
PA	PLANTING AREA		
FS	FINISH SURFACE		
FG	FINISH GRADE		
MIN.	MINIMUM		
H.	HIGH		
BW	BACK OF WALK		
< 76.52	SPOT ELEVATION		

EXISTING PROPERTY LINE
 PROPOSED PROPERTY LINE
 PROPOSED DRAINAGE SWALE
 CONTOUR LINE

- SITE PLAN NOTES**
- CONSTRUCT LOW WALL AND ACCESS GATE
 - CONSTRUCT PERVIOUS INTERLOCKING CONCRETE PAVERS
 - CONSTRUCT DRIVEWAY APPROACH PER CITY OF COSTA MESA STANDARDS
 - CONSTRUCT 9' X 18' GUEST PARKING STALL
 - REMOVE BLOCK FROM WALL TO ALLOW SWALE DRAINAGE
- COMMON AREA MAINTENANCE TO BE PROVIDED BY COMMUNITY HOMEOWNERS ASSOCIATION (HOA).



SITE ADDRESS:
 2075 PLACENTIA
 COSTA MESA, CA 92627
 A.P.N. 422-291-03

LEGAL DESCRIPTION
 LOT 4 BLOCK A OF LOT 1 OF TRACT No 612, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MISCELLANEOUS MAPS BOOK 20, PAGE 1 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER:
 PLACENTIA PM, LLC
 2075 PLACENTIA AVENUE
 COSTA MESA, CA 92627

SURROUNDING LAND USE
 NORTH: COMMERCIAL
 EAST: COMMERCIAL
 SOUTH: COMMERCIAL
 WEST: RESIDENTIAL

THERE ARE NO ADJOINING SUBDIVISIONS

SUBDIVIDER:
 PREFACE LLC
 4100 MACARTHUR BLVD., SUITE 330
 NEWPORT BEACH, CA 92660

PLANS PREPARED BY:
 HAMILTON LAND DEVELOPMENT, INC.
 2147 IRIS PLACE
 COSTA MESA, CA 92627
 (O) 949.791.8401

ACREAGE
 0.92 ACRES (40,284 SF) GROSS
 0.92 ACRES (40,284 SF) NET

EXISTING WATERCOURSES:
 NONE

FLOODING POTENTIAL
 FEMA FLOODPLAIN MAP No. 06059CD268J SHOWS NO FLOOD HAZARD ON THIS SITE

PROPOSED LAND USE
 SINGLE-FAMILY LIVE/WORK HOMES

NUMBER OF PROPOSED LOTS
 FIFTEEN (15)
 LOT 1 = 1,530 SF
 LOT 2 = 1,357 SF
 LOT 3 = 1,357 SF
 LOT 4 = 1,357 SF
 LOT 5 = 1,357 SF
 LOT 6 = 1,357 SF
 LOT 7 = 1,294 SF
 LOT 8 = 1,294 SF
 LOT 9 = 1,357 SF
 LOT 10 = 1,357 SF
 LOT 11 = 1,357 SF
 LOT 12 = 1,357 SF
 LOT 13 = 1,357 SF
 LOT 14 = 1,530 SF
 LOT A = 21,076 SF

GENERAL NOTES:

- ALL EXISTING STRUCTURES, PAVEMENT AND TREES ON-SITE TO BE REMOVED
- BLANKET EASEMENT FOR UTILITY AND PUBLIC ACCESS PURPOSES WILL BE PROVIDED OVER ROADWAYS (LOT A)
- FINAL MAP SHALL PROVIDE FOR EASEMENT AREAS
- STORM DRAIN SYSTEM TO BE DESIGNED ON FINAL IMPROVEMENT PLANS

FOR PLANNED RESIDENTIAL DEVELOPMENT PURPOSES

SUBMITTAL DATE: NOVEMBER, 2013

TENTATIVE TRACT MAP AND PRELIMINARY GRADING PLAN
 TTM No. 17708
 2075 PLACENTIA AVENUE - COSTA MESA, CA 92627
 A.P.N. 422-291-03

COSTA MESA
 COUNTY OF ORANGE, CALIFORNIA USA

BENCHMARK:
 DESIGNATION: CM-38-81
 PAGE/GRID: 888/1-3
 CITY/LOCATION: COSTA MESA

DESCRIPTION:
 DESCRIBED BY OCS 2001-FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-38-81" SET IN THE NORTHERLY CORNER OF A 3.5FT. BY 15FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF PLACENTIA AVENUE, 26FT. NORTHERLY OF THE CENTERLINE PROLONGATION OF 20TH STREET. MONUMENT IS LEVEL WITH SIDEWALK.

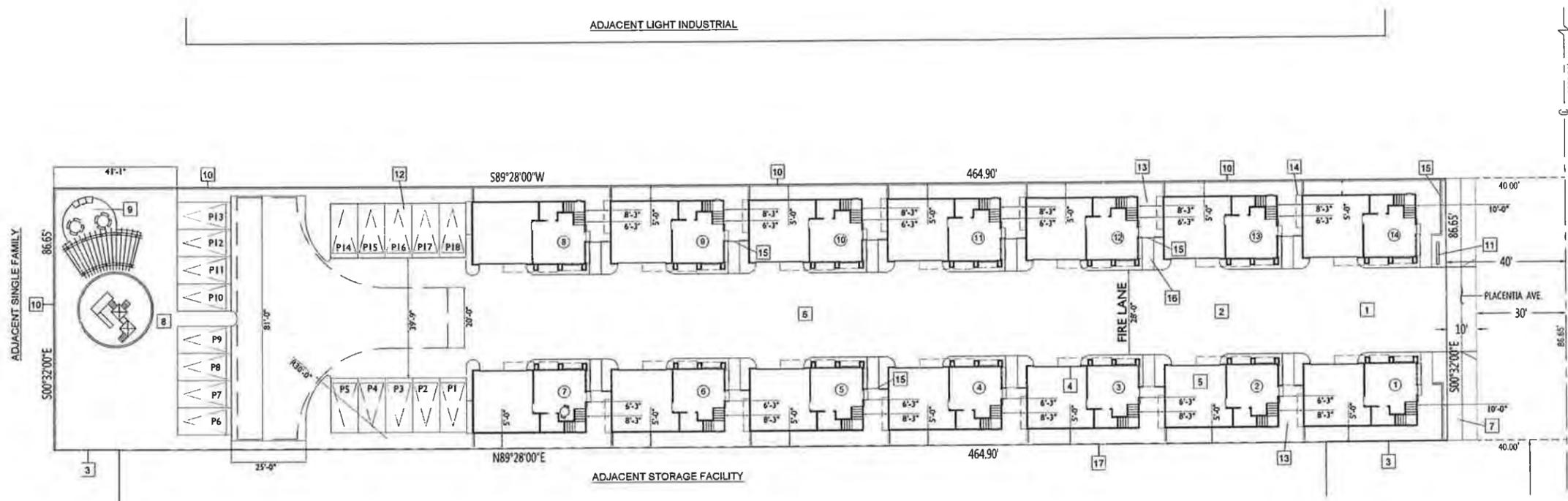
NAVD 88 (FT) 98.319
 YEAR LEVELED 2005

32



HAMILTON
 LAND DEVELOPMENT, INC.

PLAN CHECK NO. 1
 TRACKING NO.
 SHEET 1
 OF 1



PROJECT SUMMARY

DEVELOPER: PREFACE LLC
 4100 MAC ARTHUR BLVD., SUITE 330
 NEWPORT BEACH, CALIFORNIA 92660

A.P.N. 422-291-03

SITE ADDRESS: 2075 PLACENTIA AVENUE

EXISTING ZONING: MESA WEST RESIDENTIAL OWNERSHIP
 URBAN OVERLAY ZONE
 LIGHT INDUSTRIAL

PROPOSED UNITS: 14 LIVE/WORK HOMES

LOT AREA: 40,283 S.F. (0.925 ACRES)
 DENSITY: 15.1 UNITS PER ACRE
 BUILDING HEIGHT: 3 STORIES - 34'-0" OVERALL

SITE SUMMARY:

SITE AREA:	40,283 S.F.	
BUILDING FOOTPRINTS:	11,326 S.F.	(28.1%)
DRIVEWAY:	14,071 S.F.	(34.9%)
OPEN GUEST STALLS:	2,916 S.F.	(7.2%)
OPEN SPACE AT GRADE	11,970 S.F.	(29.8%)
OPEN SPACE AT GRADE:	11,970 S.F. (29.8% AT GRADE)	
BALCONIES	1,106 S.F.	
ROOF DECKS	2,534 S.F.	
TOTAL OPEN SPACE	15,610 S.F.	(37.8%)

SITE PLAN NOTES

- 1 FIRE LANE
- 2 DECORATIVE PERVIOUS PAVERS
- 3 6' HIGH SPLIT FACE CONCRETE BLOCK WALL - TAN COLOR
- 4 2 CAR GARAGE WITH 16' WIDE DOOR
- 5 3 STORY DWELLING, TYP.
- 6 CONDUCT SITE DRAINAGE TO APPROVED DRAINAGE OUTLET
- 7 EXISTING SIDEWALK
- 8 COMMON LANDSCAPE AREA WITH SHADE STRUCTURE AND TOT LOT
- 9 BARBEQUE AREA
- 10 EXISTING 6' HIGH BLOCK WALL TO REMAIN
- 11 ENTRY MONUMENT SIGN
- 12 8.5' X 18' MIN. GUEST PARKING STALL
- 13 PRIVATE OPEN SPACE (P.Y.)
- 14 LINE OF 2ND FLOOR ABOVE
- 15 36" HIGH COURTYARD WALL
- 16 CONCRETE WALKWAY
- 17 EXISTING BUILDING WALL TO REMAIN

PLAN SUMMARY:

PLAN 1 3 BD/2.5 BA	14 UNITS TOTAL
TOTAL LIVABLE AREA	1,950 S.F.
GARAGE	442 S.F.
BALCONY	79 S.F.
ROOF DECK	181 S.F.

PARKING SUMMARY:

28 COVERED GARAGE STALLS
 18 OPEN PARKING STALLS
 46 TOTAL STALLS PROVIDED

14 - 3 BDRM UNITS @ 3.0 STALLS/UNIT = 42 STALLS
 TOTAL REQUIRED PARKING = 42 STALLS



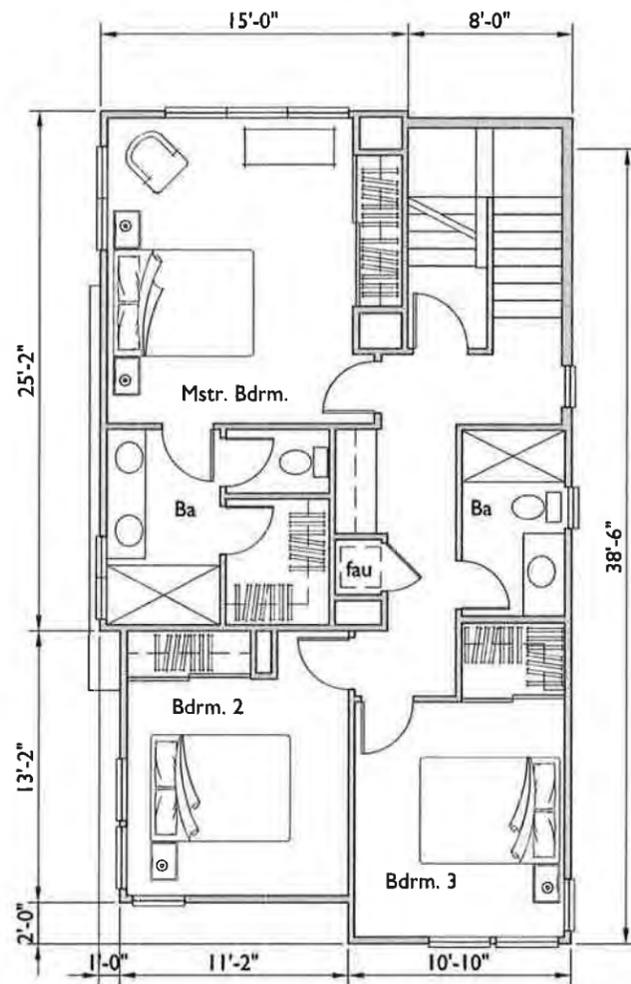
Mesa West Bluffs
Urban Plan

BRICKYARD LOFTS - 14 UNITS

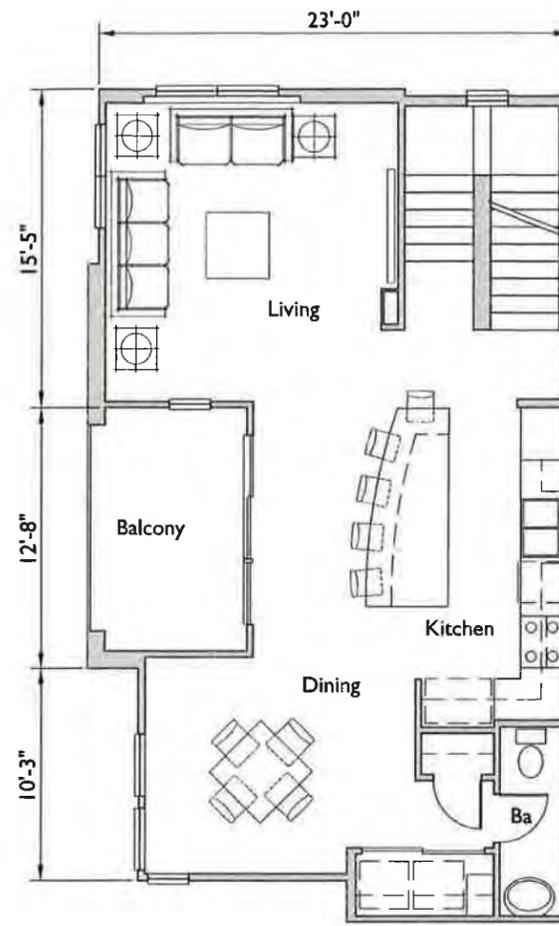
SITE PLAN



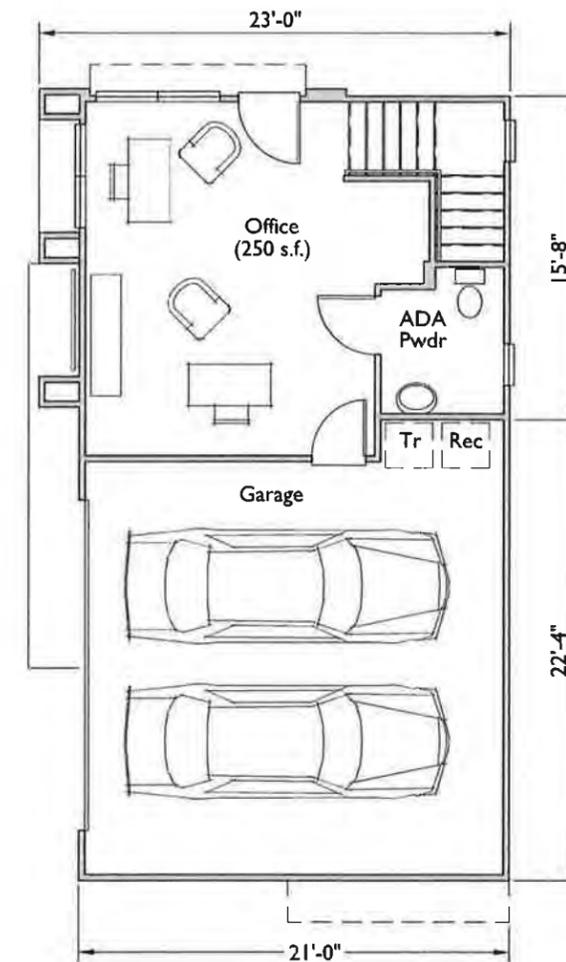
Roof Deck



Third Floor Plan



Second Floor Plan



First Floor Plan

First Floor	360 s.f.
Second Floor:	795 s.f.
Third Floor:	795 s.f.
Total Livable	1,950 s.f.
Garage	442 s.f.
Balcony	79 s.f.
Roof Deck	181 s.f.

*Mesa West
Bluffs*
Urban Plan

BRICKYARD LOFTS - 14 UNITS

FLOOR PLANS



LEFT ELEVATION



FRONT ELEVATION



PERSPECTIVE

MATERIAL SUMMARY

- 1 SAND FINISH STUCCO
- 2 BRICK VENEER
- 3 METAL RAILING
- 4 HORIZONTAL LAP SIDING
- 5 3/4" METAL REGLET
- 6 VINYL WINDOWS
- 7 STUCCO OVER FOAM TRIM
- 8 DECOR METAL VINE LATTICE
- 9 GALVANIZED METAL LEADERHEAD AND DOWNSPOUT



REAR ELEVATION

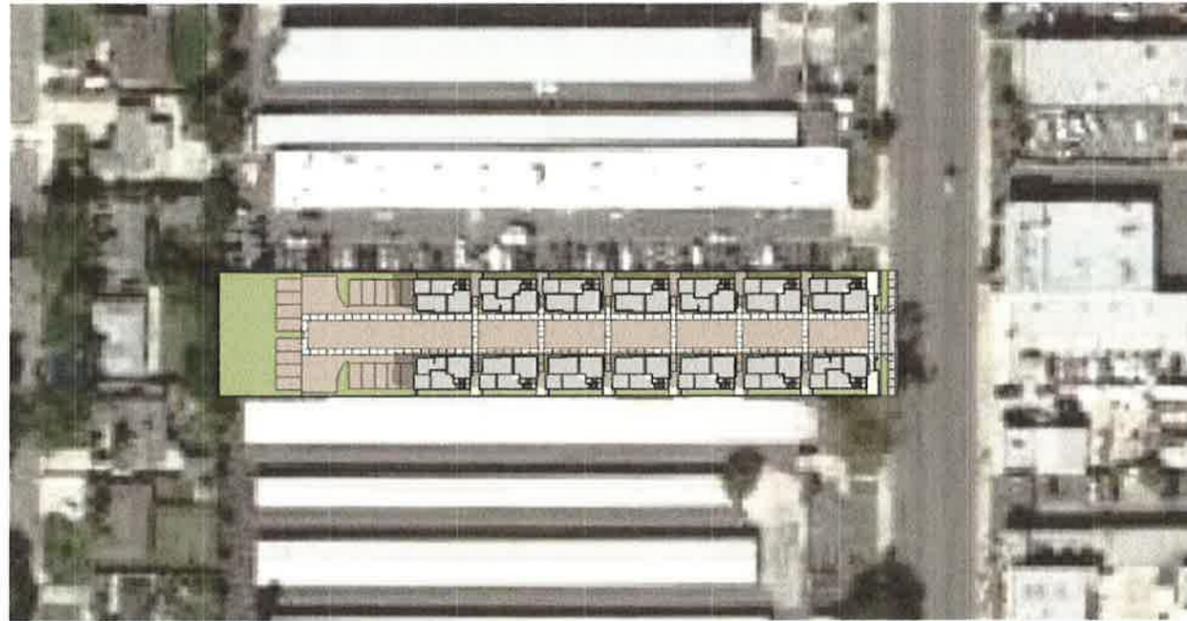


RIGHT ELEVATION

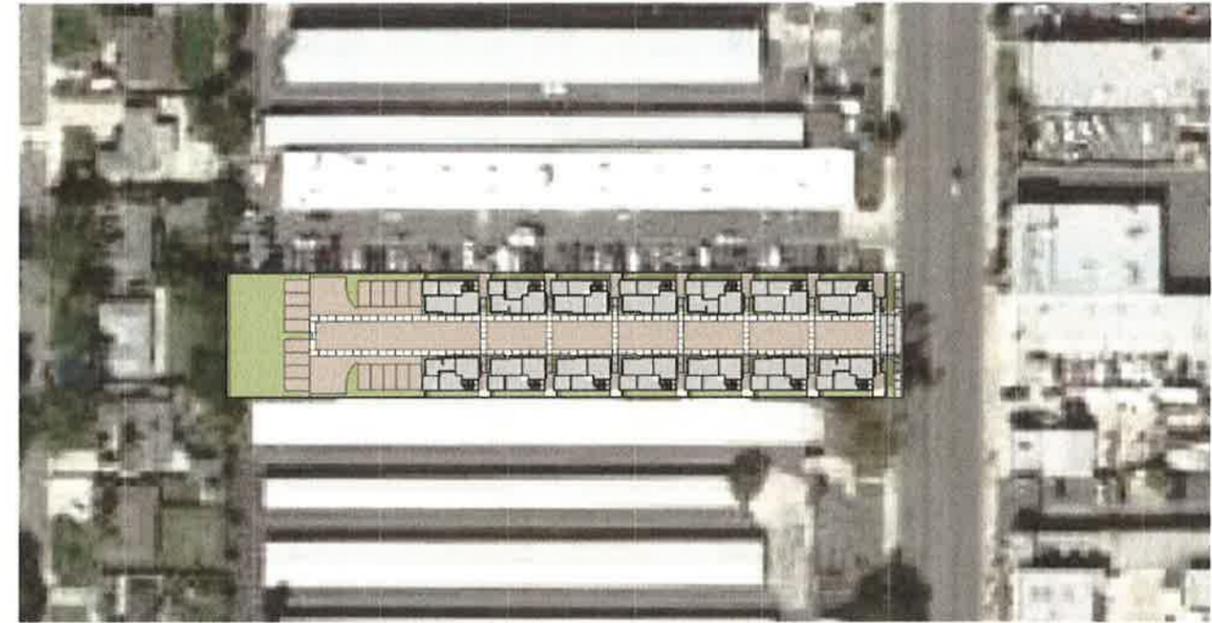
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BRICKYARD LOFTS - 14 UNITS

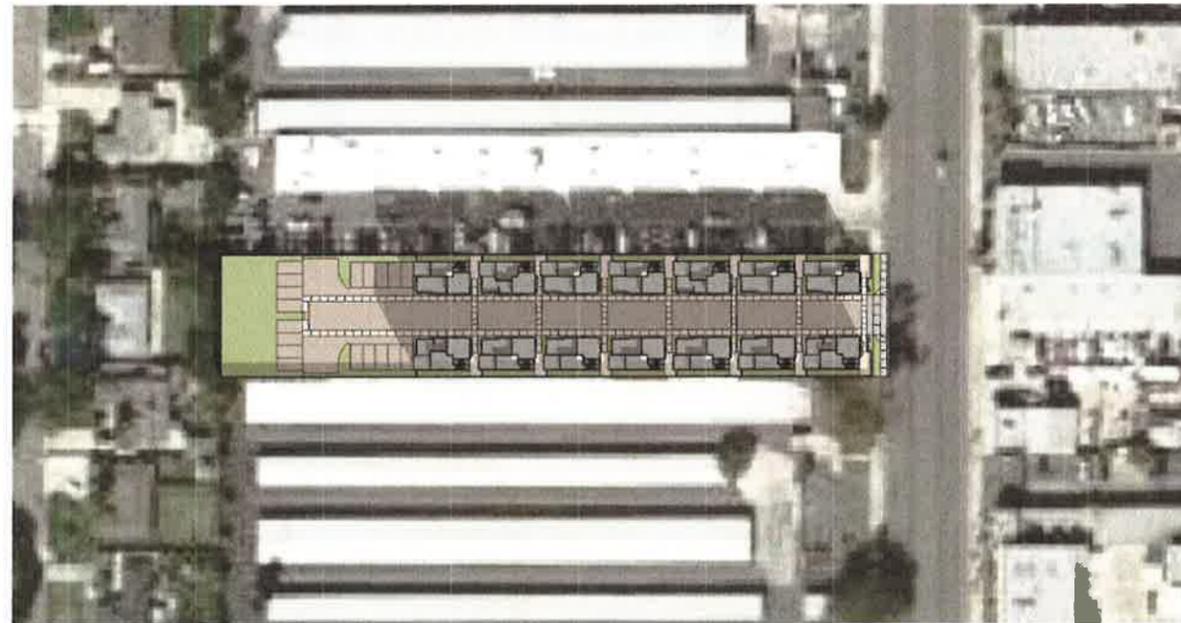
ELEVATIONS



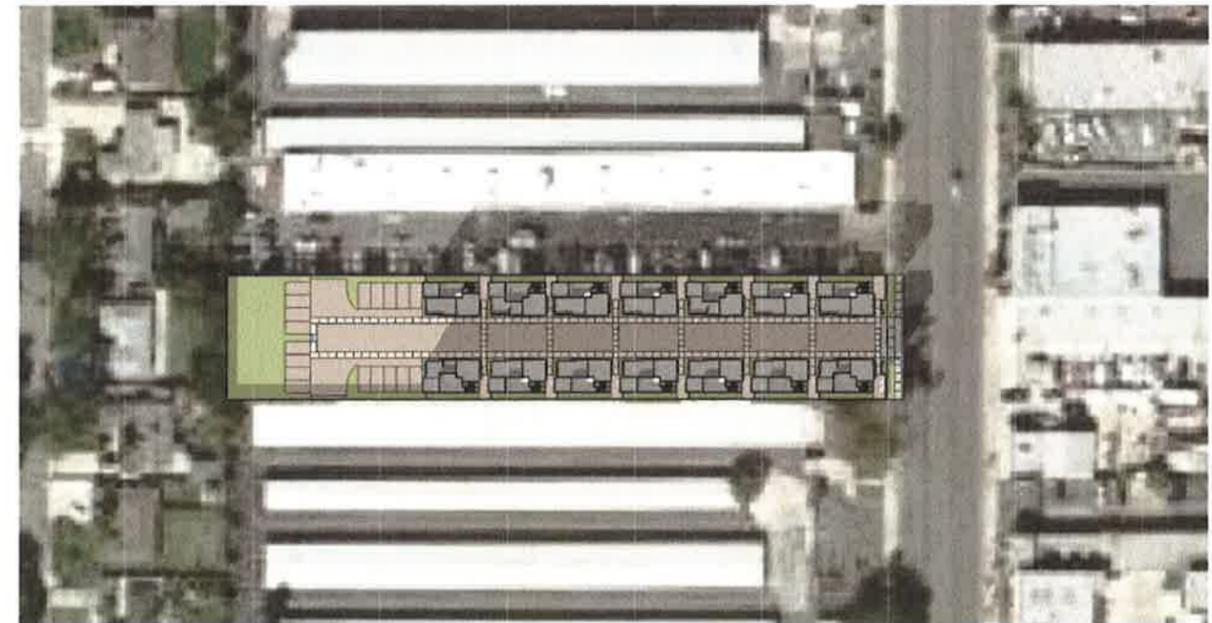
10 AM - JUNE 21



2 PM - JUNE 21



10 AM - DECEMBER 21



2 PM - DECEMBER 21

*Mesa West
Bluffs*
Urban Plan

BRICKYARD LOFTS - 14 UNITS

SHADOW STUDY

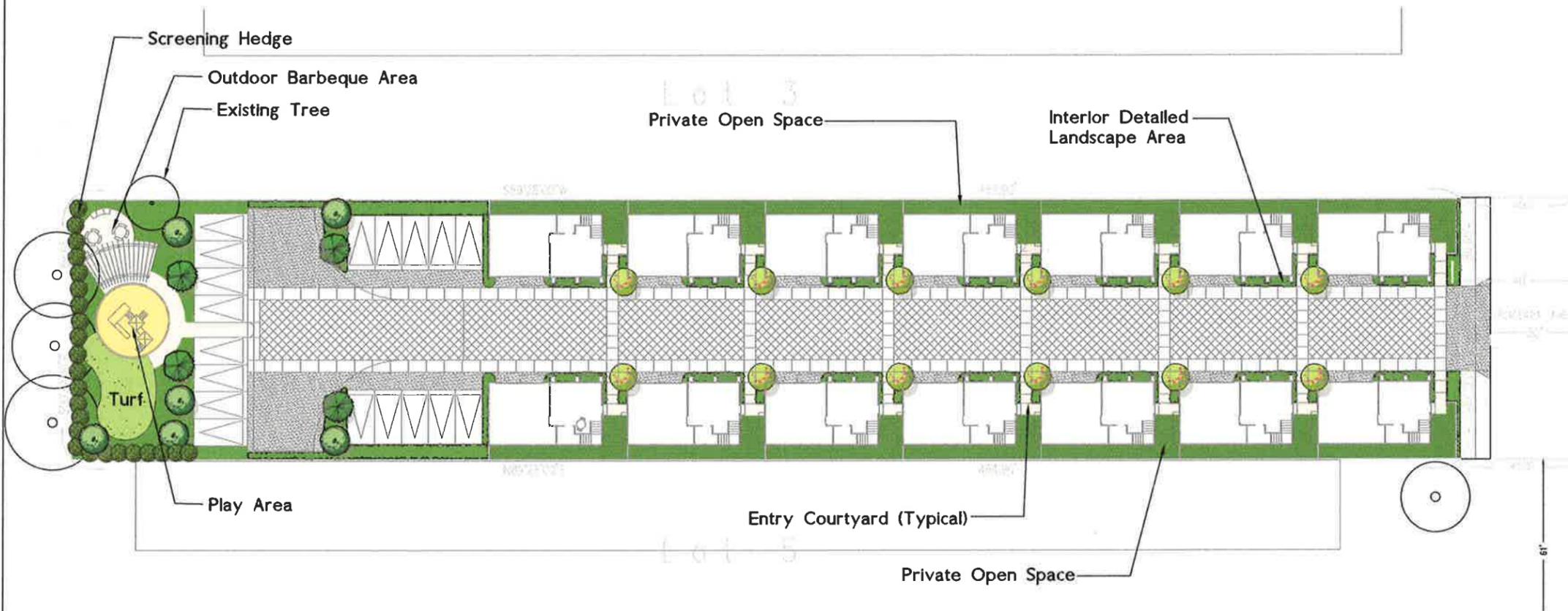
PLANT PALETTE

Symbol	Botanical Name	Common Name	Size
TREES			
	Arbutus unedo	Strawberry Tree	24" box
	Tristonia conferta	Brisbane Box	24" box
	Sapindus sibiricum	Chinese Tallow Tree	24" box

Symbol	Botanical Name	Common Name	Size
SHRUBS/ GROUNDCOVERS			
	Agave species	Agave	5 gallon
	Aloe species	Aloe	5 gallon
	Angozanthos flavidus	Kangaroo Paw	5 gallon
	Arctostaphylos s. 'Carmel Sun'	Little Sun Manzanita	5 gallon
	Baccharis p. 'Twin Peaks'	Coyote Bush	5 gallon
	Calliandra eriophylla	Fairy Duster	1 gallon
	Callistemon v. 'Little John'	Dwarf Bottlebrush	5 gallon
	Carissa m. 'Green Carpet'	Dwarf Natal Plum	5 gallon
	Cistus purpureus	Orchid Rock Rose	5 gallon
	Diets vegeta	Fortnight Lily	1 gallon
	Festuca o. glauca	Blue Fescue	1 gallon
	Gaura l. 'Siskiyow Pink'	Gaura	1 gallon
	Hemerocallis hybrids	Daylily	1 gallon
	Lantana montevidensis	Trailing Lantana	5 gallon
	Lavandula angustifolia 'Hidcote'	Pink English Lavender	5 gallon
	Leucophyllum f. 'Compacta'	Texas Ranger	5 gallon
	Ligustrum japonica 'Texanum'	Texas Privet	15 gallon
	Muhlenbergia rigens	Deer Grass	1 gallon
	Myoporum parvifolium	Myoporum	1 gallon
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 gallon
	Phormium tenax	Hybrid New Zealand Flax	5 gallon
	Rhaphirolepis indica	India Hawthorn	5 gallon
	Rosa Flower Carpet'	Groundcover Rose	1 gallon
	Rosmarinus o. 'Marjorca Pink'	n.s.n. (upright Rosemary)	5 gallon
	Salvia clevelandii	Cleveland Sage	5 gallon
	Salvia greggii 'Flame'	Furman's Red Auburn Sage	1 gallon

TURF	Symbol	Common Name	Size
	Marathon II	Turf type tall fescue	
	Decorative Rock/ Cobble		

NOTES:
 PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
 ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
 ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
 ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.



Maintenance Note:

Responsibility of the property owner: The property owner is responsible for the maintenance of the landscaping on their property. Any dead, dying, or diseased trees, shrubbery, vines, groundcover, or turf, must be replaced within sixty (60) days of written notice from the development services or public services departments. Tree stakes shall be removed when no longer needed to support the tree. Landscaping shall be maintained in an orderly and healthy condition. This shall include proper pruning according to International Society of Arborists (ISA) standards, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and application of appropriate quantities of water to all landscaped areas. Compost and/or mulch used as a groundcover shall maintain a consistent two (2)-inch minimum layer over soil.

CONCEPTUAL LANDSCAPE PLAN

Brickyard Lofts

Costa Mesa, CA

37

SHEET 1 OF 1
 DATE: 12-04-13
 SCALE: 1"=20'-0"

conceptual design & planning company
 3915-C Airport Loop Dr, Studio One, Costa Mesa, CA 92626
 T: 949.399.0870 F: 949.399.0882 www.cdpcinc.com
 6659 Morro Road, Alascadero, CA 93422
 T: 805.466.3385 F: 805.466.3204



CDPC JOB#: 13097

September 13, 2013

Mayor James Righeimer and Members of the City Council
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

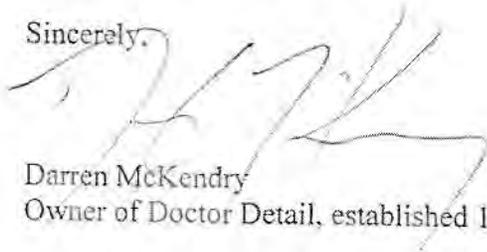
Chairman Jim Fitzpatrick and Members of the Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

Subject: "The Brickyard" Project, 2075 Placentia Avenue

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I am a 30 year business owner on Placentia Avenue. I own and operate Doctor Detail, located at 2011 Placentia Avenue, a few parcels south of the proposed Brickyard project. I wish to lend my strong support behind the project. I have reviewed the site plan and architecture and I am very impressed. It is my belief this project will bring significant value to existing property owners in the area, and new sophisticated residents to the Placentia Corridor. I hope you allow the project to move forward.

Sincerely,



Darren McKendry
Owner of Doctor Detail, established 1983

September 18, 2013

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Chairman Fitzpatrick and Members of the Planning Commission
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77 Fair Drive
Costa Mesa, CA 92628

Re: Brickyard Lofts

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Green homes are important because according to the U.S. Department of Energy the residential sector accounts for 22% of total energy consumption and 74% of total water usage in the nation. Levels of indoor air pollutants can often be four to five times higher than outdoor levels. The residential sector also contributes to 21% of the total U.S. carbon dioxide emissions. Green homebuilding addresses these issues and promotes design and construction of homes that have much higher performance levels than homes built to the minimum building codes.

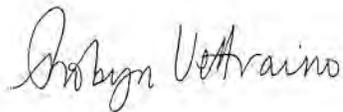
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- With a density of 15.1 units per acre and a three-story design, the project efficiently utilizes the available land area. By eliminating sprawl, compact infill developments such as the Brickyard Lofts protect undeveloped lands, which in turn protect streams, forests and wildlife, and reduce overall land-use impacts. It also encourages walking, bicycling, and mass transit use, all of which reduce vehicle miles traveled. It is more cost-effective to provide and maintain services

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- Live/work residences provide opportunities to reduce the daily employment commute of the occupants. This reduces vehicle miles travelled and the associated negative environmental impacts such as greenhouse gas emissions.
- The design and layout of the Brickyard Lofts project incorporates a number of environmentally friendly practices. The plans integrate natural daylighting and ventilation as well as tankless water heaters, all which can help maximize the water and energy efficiency of the homes. Through site permeability the use of pervious pavers reduce impacts on the existing storm-drain system. A native plant palate throughout the landscaped areas will allow for irrigation efficiency and overall water conservation measures. The proposed plan also maximizes useable open space by grouping the homes together on the site and by providing all future homeowners with outdoor roof spaces.
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Sincerely,



Robyn Vettrano, President



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949.642.6954

PH-3

February 20, 2014

Mayor Righeimer and Members of the City Council
Chairman Fitzpatrick and Members of the Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

Received
City of Costa Mesa
Development Services Department

FEB 21 2014

Re: Brickyard Loft Proposal

Mayor, Chairman, Members of the City Council, and Planning Commission:

Thank you for the opportunity to present my comments regarding the proposed development of the Brickyard Lofts in the Mesa West Bluffs Mixed Use Overlay District. I have owned and operated G&D Auto Collision for over 27 years, well before the establishment of the Overlay District in 2006. G&D Auto Collision is a full service auto repair facility operated in accordance with our General Plan zoning designation of light industry (MG). We are located at 2085 Placentia Avenue, directly neighboring the proposed Brickyard construction site. I would like to make you aware of my objections pertaining to these proposed live/work units, which would directly abut my property.

I. Deviation from the minimum building to building setback requirements will create parking concerns.

A minimum of ten feet of separation is required between units of this type. The proposed Brickyard units are merely eight feet apart. This distance is not adequate to provide for additional parking between the units. There are only 18 open parking spaces in the Brickyard Lofts, with the remaining 28 spaces presumably available as garaged parking for the owners of the individual units. If the properties were simply residential in nature, this parking scheme *may* be *barely* sufficient. However, because these are proposed as live/work units, one may reasonably anticipate that they will entertain customers as well as residents. Thus, it becomes clear that the parking for the premises is *severely deficient*. The resulting overflow will present significant inconveniences to surrounding business, as well as to customers who would patronize the Brickyard units.

Please note that the hardship addressed above is compounded by the fact that a minimum of 42 parking spaces are required, 21 open and 21 covered. However, as previously discussed although 46 parking spaces are proposed, only 18 are open parking spaces. Once again, the surrounding businesses will be significantly burdened as a result of this proposed deviation.

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Sincerely,
Angela Danciu
Owner & Operator, G&D Auto Collision

COLGAN, JULIE

From: Mark McCardle <mark.mccardle@yahoo.com>
Sent: Monday, February 24, 2014 6:31 AM
To: PLANNING COMMISSION
Subject: PA-13-36 & TTM 17708 / 2075 Placentia Ave

Dear Planning Division,

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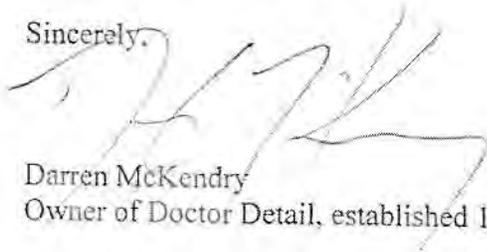
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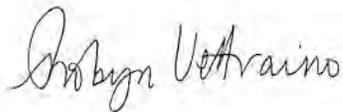
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PH-3

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