PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MAY 27, 2014 **ITEM NUMBER: PH-4**

SUBJECT: **PLANNING APPLICATION PA-13-29 AND TENTATIVE TRACT MAP TT-17668 FOR DEVELOPMENT OF 28 RESIDENTIAL AND LIVE/WORK UNITS AT 511 HAMILTON STREET, 2089, 2095 AND 2099 HARBOR BOULEVARD**

DATE: **MAY 12, 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 28 three-story residential and live/work units at the southwest corner of Hamilton Street and Harbor Boulevard. The project proposal includes the following:

1) Adoption of an Initial Study/Mitigated Negative Declaration.

2) Planning Application PA-13-29 – Urban Master Plan for development of a 28-unit residential project including seven live/work units on 1.53-acres zoned Planned Community Commercial. The project includes the following deviations:

- A Minor Modification to reduce the perimeter open space along Harbor Boulevard from 20 feet to 17 feet.
- A Variance to reduce the perimeter open space along Hamilton Street from 20 feet to 10 feet.
- Deviation from Residential Design Guidelines with respect to second and third floor ratios to first floor (100% allowed, 104% -110% percent proposed).

3) Tentative Tract Map 17668 – Subdivision of a 1.53-acre property for condominium purposes to allow private sale and ownership of the 28 residential and live/work units.

APPLICANT

The applicant is South Coast Communities, authorized agent of property owner, Red Mountain Asset I, LLC.

RECOMMENDATION

Adopt resolution adopting Initial Study / Mitigated Negative Declaration and approving proposed project, subject to conditions.

PLANNING APPLICATION SUMMARY

Location: Southwest corner of Hamilton and Harbor Blvd. Application: PA-13-29, TT-17668

Request: Proposed 28 live/work and residential units and a subdivision for condominium purposes

SUBJECT PROPERTY:

Zone: PDC
General Plan: General Commercial
Lot Dimensions: 174' x 460'
Lot Area: 1.53-acre
Existing Development: The site includes five parcel previously developed with commercial buildings and a gasoline station (all properties have been vacant for several years)

SURROUNDING PROPERTY:

North: Commercial (fast food restaurant)
South: Commercial use (Red-E-Rental)
East: Harbor Blvd. (Commercial and residential)
West: Multiple Family Residential

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Area	1.0 acre	1.53– acre
Floor Area Ratio	1.0	
Lot Coverage	N/A	(60%) *
Open Space	N/A	40%
Maximum Site Coverage (building only)	30%	30%
Building Height	Max. 4 stories per General Plan	3 stories
Maximum Density	20 du/acre	18.3 du/acre
Private Open Space	N/A	280 SF average
Building Setbacks / Perimeter Open Space		
Front: Harbor Blvd. Hamilton Street Charle Street	 20 ft. 20 ft. 20 ft.	 17 ft. ** 10 ft. *** 22'-8"
Interior Sides	5 ft.	5 ft.
Rear	N/A	10 ft. average
Building to Building	N/A (10 ft. in PDR zones)	6 ft.
Parking	Four total (covered and open) per three and four bedrooms Three spaces total for two bedrooms	Four provided for 27 units and three for one two-bedroom unit
Garage	55	55 spaces
Open parking	56	58
Total	111	113 spaces
Minimum garage size	20' x 20' two-car garage 10' x 20' one-car garage	20' x 20' two-car 11'x 20' one-car
Work Space	N/A (250 SF per Urban Plans)	120 SF to 150 SF ****

* This refers to coverage including building footprint, parking and interior drive.
** Subject to approval of a minor modification.
*** Subject to approval of a variance.
**** The square footage exclude stairways and hallways.

CEQA Status	Mitigated Negative Declaration
Final Action	Planning Commission

BACKGROUND

Project Location

The project site consists of several parcels totaling 1.53 acres (Assessor's Parcel Numbers 422-091-01, 422-091-08, 422-091-09, 422-091-07, 422-091-02, and 422-091-06). The project site is developed with three vacant buildings including a medical building and an automotive repair shop with an office. The 2089 and 2095 Harbor Boulevard parcels included two buildings, a former medical office building 5,909 square feet in area and the former Randy's Automotive business containing a small 1,183 square-foot office building. The 2099 Harbor Boulevard property is a vacant parcel that was previously occupied by a roofing contractor and contained a small trailer with an ancillary structure used as an office. The 511 Hamilton Street site is currently a vacant lot but was once developed with a house and a shop until 2003 when the buildings were demolished.

The following describes the surrounding uses:

- **North**: Commercial land uses (i.e. fast food). These properties are zoned C2, "General Business District."
- **East**: Commercial, auto-dealership. Properties immediately east on Harbor Boulevard are zoned C1, "Local Business District."
- **South**: Medical office, and storage and equipment rental facility. These properties are zoned C1, "General Business District."
- **West**: Automotive shop (Rudy's Garage), community garden and residential. These properties are zoned C1, "General Business District" and Mesa West Ownership Urban Plan: R2-HD Multiple Family Residential (High Density).

General Plan

The site is designated as General Commercial. This designation is intended to permit a wide range of commercial uses that serve both local and regional needs. The General Commercial land use designation also allows residential and other noncommercial uses that are complementary to commercial uses. The General Plan's Land Use Element notes that as complementary uses, residential and other noncommercial uses may be allowed in General Commercial land use designated areas. The City Council determined on February 4, 2014 that a residential project would be consistent with the General Plan land use designation and the applicant could proceed with entitlement processing as a master plan pursuant to the Zoning Code.

The General Plan indicates that the project site is located in the Harbor Boulevard Corridor, which is described as follows in the Community Design Element:

> **Harbor Boulevard Corridor.** Harbor Boulevard begins in the City at Newport Boulevard. The corridor represents the primary commercial corridor of the City, with a mix of vehicle-oriented uses, auto dealerships, neighborhood commercial centers, entertainment uses, and residential uses.

The Community Design Element also identifies Harbor Boulevard as a "Primary Corridor," which is described as a road that carries larger volumes of traffic and typically crosses through community boundaries.

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 opportunities at a level no greater than can be supported by the infrastructure. The project is an infill residential project and adequate infrastructure would be available to serve the project. In addition, 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.

The Proposed project is consistent with General Plan Goal LU-2 which is to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources. The project would redevelop an infill site that currently has vacant deteriorated buildings with a residential community designed with Craftsman architecture that includes building articulation, variety of textures and building materials, all contributing to an appealing visual design. In addition, the project's landscaping will improve the public rights-of-way along Hamilton Street, Harbor Boulevard, and Charle Street.

Zoning

The project site is zoned PDC, Planned Development Commercial. The PDC Zone description states the following regarding allowing residential development in the zone:

> "As complementary uses, residential (density maximum of 20 dwelling units per acre) and industrial uses as well as other commercial and noncommercial uses of a similar or supportive nature to the uses noted in this subsection may be allowed if the Planning Commission approves the uses as compatible with the Planned Development Commercial project based on compatible uses listed in the General Plan for the applicable land use designation subject to FAR limits..."

The project is proposed at 18.3 du/acre, which is within the allowable densities (20 dwelling units per acre) of the PDC zone. Seven of the 28 units are live/work units that include a workspace on the ground floor. The proposed development will be compatible with residential uses to the west and is within the density limits of the general plan. The proposed use is subject to a determination by the Planning Commission for compatibility with Planned Development Commercial zone.

Even though the project is not a small lot subdivision and not subject to Planned Development Residential (PDR) development standards, with the exception of building to building setback (6 feet minimum proposed), the project meets most of the residential development standards including adequate parking and 40 percent open space requirement. Also, the project complies with the Zoning Code by promoting design excellence. The overall architectural design promotes excellence and compatibility. The buildings are three-story detached structure that include a variety of colors and materials and four-sided architecture with enhanced elevations and articulations consistent with the Residential Design Guidelines. The variation in materials and proposed massing diminishes the boxy design appearance from the street frontages.

ANALYSIS

Planning Application PA-13-29

The project consists of the development of 28 units including 7 live/work units. The proposed single-family detached homes in the community would be three-stories at a maximum height of approximately 35 feet. The project proposes five plan types consisting of two and three bedroom, three-story detached homes. One unit includes only two bedrooms and an oversized garage and office on the ground level. The homes are designed to reflect Craftsman style architecture.

Tentative Tract Map 17668

Tentative Tract Map No. 17668 represents an airspace subdivision to create a single lot for condominium purposes. The proposed Tentative Tract Map is consistent with subdivision requirements and 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.

Proposed Units

Residential Units

Twenty one three-story residential detached units are proposed that are located on both sides of an interior street taking access from Hamilton Street and Charle Street. Although the project site has a 220-foot frontage on Harbor Boulevard, no access from Harbor Boulevard is proposed. The project will be provided with two access points from Hamilton Street and Charle Street and enclosed by a 6-foot block walls on all sides. The units include a two-car garage and two open parking spaces in front of the garage typical to traditional detached residential units. The upper levels include two and three bedroom layouts. Each unit includes an office/ den on the ground floor with a bedroom option.

Live/work Units

The site design provides transitional uses between the proposed residential units and the commercial use to the south with inclusion of seven live/work units adjacent to the commercial property line. 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 work space is adequate for an office or small service use. All live work spaces include an adjacent disabled access bathroom (no shower) and no option for a bedroom conversion. Conditions are included that require CC&Rs to include provisions for maintaining a two-car garage per unit and the ground floor work space for the seven units along the southerly property line.

Per Condition No. 24, 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).

LAND USE MATRIX P= Permitted Uses	
LIVE/WORK UNITS	
• Artists, craftspersons, sculpture studios (woodworking, furniture restoration, painting, ceramics, etc.)	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
• Photography Studio	P
• One-on-one Studio Use: Sole Practitioner for Dance; Martial arts; Music, Yoga, etc.	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.	

Access/ Traffic

Primary access to the project is from a full access driveway on Charle Street. Secondary access is via an exit and right turn only, gated driveway on Hamilton Street. The Hamilton Street driveway includes an entry paved with artificial grass to deter residents and visitors from attempting entry at this location while allowing for emergency fire access. A 23-foot wide drive aisle connects the Charle Street entrance to the Hamilton Street exit and serve as an internal street and as the primary vehicular and pedestrian access to the individual units. Pedestrian access will be provided at each of the entries as well as the construction of a new sidewalk along the project boundary on Charle Street. The following summarizes the existing traffic conditions in and around the site with the proposed project.

Existing plus Project Condition Intersection Level of Service (LOS) Summary

	Existing plus Project				Difference		
	AM Peak Hour		PM Peak Hour				
Intersection	V/C or Delay	LOS	V/C or Delay	LOS	AM	PM	Impact?
1. Harbor Blvd/Hamilton St	0.447 22.8 sec	A C	0.559 26.3 sec	A C	0.000 +0.1 sec	+0.007 +0.2 sec	no no
2. Charle St/Hamilton St	12.1 sec	B	12.8 sec	B	+0.1 sec	+0.2 sec	no
3. Charle St/Main Proj Dwy	8.7 sec	A	8.6 sec	A	+8.7 sec	+8.6 sec	no
4. Outbound Dwy/Hamilton St	10.1 sec	B	9.9 sec	A	+10.1 sec	+9.9 sec	no

Based on the Existing plus project LOS analysis, both existing study area intersections would continue to operate with satisfactory LOS (LOS D or better) with the addition of traffic from the proposed project, and the two new access driveways would also operate with satisfactory LOS.

In comparison with commercial development of the site, the proposed project results in a negligible increase in traffic and does not have a significant traffic impact on the surrounding roadway network. Additionally, the proposed project is consistent with the site's general plan designation and zoning. The project would be subject to compliance with standard conditions related to public improvements on Harbor Boulevard, Hamilton Street, and Charle Street. With the incremental increase in traffic, the site is not subject to payment of traffic impact fees.

Consistent with the General Plan's Community Design Objective CD-8B.1, which encourages connection and linkages between residential and non-residential uses, a future location for a pedestrian access to the south is reserved on the site plan. This is noted as a mitigation measure included in Exhibit C of Attachment 1.

Parking

Each unit (except one two-bedroom unit) includes a two-car garage and two open parking spaces in front of the garage. The project provides 113 parking spaces with 55 parking spaces in driveways that range from 18 to 21 feet in length and 54 garage parking spaces in 27 two-car garages, one single-car garage and two onsite open spaces are provided for the one two-bedroom unit.

The parking for the site exceeds the requirements of the zoning code with two additional parking spaces as follows:

Unit Type	Required Parking per unit	Number of Units	Provided Garage Spaces	Provided Open Spaces	Total provided
Three bedrooms	Two enclosed and two open	27	54	56 (2 extra)	100
Two-bedroom	One enclosed and two open	1	1	2	3
Total Spaces					**113**

Open Space and Landscaping

The project is designed as a traditional subdivision with private yards for all units. The perimeter open space along Harbor Boulevard, Hamilton Street and Charle Street is also accounted toward the open space requirements in the Planned Development Commercial zone. The live/work units do not have an enclosed front courtyard to allow for open access to the work spaces on the ground floor. The average private open space is 280 square feet for most units; three units abutting the auto repair on the north are provided with larger setbacks and private yards.

The proposal includes a minor modification to reduce the setback along Harbor Boulevard from 20 feet to 17 feet. The reduced setback provides for a 10-foot building setback from the ultimate right-of-way and a 7-foot landscape easement for public sidewalk and parkway landscaping. The current configuration is an 8-foot curb adjacent sidewalk that will be replaced with a meandering sidewalk through a landscape and public easement. The reduction in perimeter setback is three feet and not significant. The new public sidewalk configuration allows for adequate landscaping in the form of large trees and planting to screen the perimeter block wall along Harbor Boulevard.

The project site has a 136-foot frontage on Hamilton Street. The applicant is proposing to reduce the setback on this frontage from 20 feet to 10 feet. This area also includes an egress only and emergency access that will be controlled by a vehicle gate. The gate will deter any left turn access from Hamilton Street to the site and secure the site from a busy intersection. The two homes along Hamilton Street frontage take direct access from the street and a block wall is not proposed. The project landscaping along Hamilton Street includes installation of trees within the public right-of-way as well as on the opposite sides of the gate. Conditions are included that require installation of a decorative gate and mature trees along this street to enhance the Hamilton Street frontage.

Hazardous Materials

A Phase I and Phase II Environmental Site Assessments (Phase II ESA) was prepared for the project The Phase II ESA confirmed that there was free product in several wells on the site, and that there was one area with elevated volatile organic compounds (VOCs) in a known source area with a former underground storage tank, located on the eastern parcel near the existing buildings. The Phase II ESA was prepared as a follow-up after implementing the recommendations made in the Remedial Action Plan (RAP) that was developed by Stantec in April 2006, which recommended soil vapor extraction and free product removal as remediation alternatives for the property. To date, soil vapor extraction and product removal has been performed. Stantec supervised the extraction of hydrocarbon vapors from subsurface soil using a thermal/catalytic oxidizer connected to five wells. This method has reduced soil vapor concentrations to very low to non-detect levels. A total of approximately 7,077 pounds of fuel hydrocarbons has been removed from the subsurface with levels now less than significant; the vapor extraction work effort is complete.

The groundwater beneath the site is contaminated with petroleum hydrocarbons. Currently, remediation efforts on the site include product removal from groundwater pursuant to the approved corrective action plan. There are several wells on site that are being monitored as part of the RAP. Final permits for construction of the site will be subject to a final health risk assessment approval from the Regional Water Quality Board and the Orange County Health Care Agency. If deemed appropriate by these agencies, the remediation process for water and vapor contaminations may continue during and after construction of the site; however, it will be confined to limited areas. With the final soil sampling and study, a liquid boot system may be recommended to be installed with the foundation system to control the vapor from intruding inside the units. This is included as a mitigation measure and will be a condition of the building permit for residential construction.

Noise

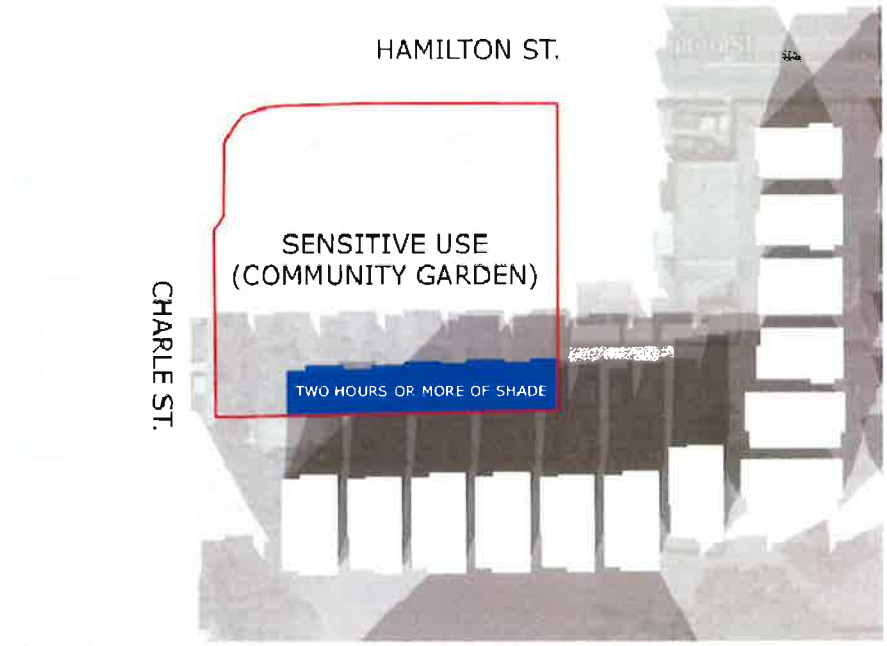
The noise measurements for the site along the eastside was dominated by traffic on Harbor Boulevard. Noise from the medical office building was not audible above the traffic noise and therefore, would have a less than significant impact. The noise survey for the southern portion of the site was dominated by noise emanating from the Red-E-Rentals with the main noise sources generated from various tools, construction equipment and intercom system that operate throughout the day. Noise from Rudy's garage to the north was not audible and therefore would have a less than significant impact on the project. According to the commercial businesses adjacent to the project

site at the time of the Noise Analysis, they only operate between daytime hours (7 a.m. to 11 p.m.); therefore, the City of Costa Mesa's nighttime exterior noise standards are not applicable (11 p.m. to 7 a.m.).

The Noise Analysis determined that with the construction of the proposed minimum 6-foot perimeter masonry wall around the project site, which would provide approximately 5-6 dB of noise reduction, exterior noise levels would be reduced to be within the City of Costa Mesa's daytime exterior noise standards. The Noise Analysis also concludes that implementation of standard construction measures with double paned Sound Transmission Class (STC) rating 26, or if necessary STC 28-30 windows, which typically provide 25-30 dB of noise reduction, would reduce interior noise levels to below General Plan thresholds.

Shade and Shadow

Consistent with General Plan Land Use Objective LU-C.1 which states that development of buildings over 30 feet in height should be permitted only if it can be shown that the structure will not adversely impact surrounding developments in terms of light, air, privacy and solar access, a shade and shadow study was prepared for the project (attachment 5). The City has not adopted a threshold for shade and shadow impacts; however referring to other local jurisdictions, the threshold could range from two to three hours during winter months. The project site is not adjacent to any residential uses typically considered as sensitive uses that could be affected by shade and shadow effect; however, the study focused on the adjacent community garden use. It was concluded that during the winter solstice (December 21st) the areas with more than 2 hours of shade are located mostly within the driveway along the south and the southeast quadrant of the site. Given that the project site is a commercial zoned property with potential development of up to 30 feet along the property line, and that gardening is limited during the winter times, the shade and shadow impacts were confirmed to be not significant as noted in the prepared Mitigated Negative Declaration. As conditioned, the overall height of the structures will be reduced by two feet reducing the area subject to shade and shadow.



MAXIMUM SHADE DURATION (10AM- 3PM DEC. 21)

Residential Design Guidelines

The proposed residential units meet the recommendations of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. The three-story structures include off-sets and articulation on all sides to create an appealing view from the public streets and adjacent properties. The ratios of the second and third floor to first floor are slightly over the 100% recommended by the guidelines. The off-sets and the varying roof structures soften the elevations and the architectural design is consistent in detail and massing. To reduce the overall height of the structures, Condition No. 6 requires that the second and third level plate lines be lowered to eight feet and thereby reducing the overall height of the structures by two feet.

GENERAL PLAN CONFORMITY

The project is consistent with the General Plan policies as discussed earlier. The City Council determined on February 4, 2014 that a residential project would be consistent with the General Plan and could proceed with entitlement processing as a master plan pursuant to the Zoning Code.

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 April 9, 2014 to May 9, 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
- Biological Resources
- Geology and Soils
- Hazard and Hazardous Materials
- Noise

With incorporation of these measures, potential environmental effects would be reduced to less than significant levels. The draft Mitigated Negative Declaration was provided to Planning Commission on April 9, 2014; it is also available on the City's website at the following link:

http://www.costamesaca.gov/ftp/developmentservices/planning/environmentalbulletin/28-unit/initialstudy.pdf

Public Comments

Sixteen letters in support and four letters (from two entities) in opposition of the project were received during the comment period. The two opposing letters were submitted from adjacent properties to the south and east of the site. The following is a summary of concerns raised in the two letters and staff's responses:

- Limited street-parking on Charle Street – The project includes sufficient on-site parking in compliance with zoning code and should not increase off-site or on-street parking demand.
- Traffic Flow – The project is designed with a main entrance on Charle Street and a secondary right turn only exit on Hamilton Street that should not have any significant impact on Harbor / Hamilton intersection. The traffic analysis concluded that no significant impacts would occur as a result of the project.
- Residential uses would be subject to noise impacts from neighboring commercial uses – The project provides seven live/work units as a buffer to the commercial use on the south. Live/Work units are not subject to the same noise standards as residential uses. In addition, the homebuyers will be notified by a disclosure, prior to purchase, that potential noise and odor impacts may exist due to proximity to commercial uses.
- Access from Harbor Blvd – The project does not include any access from Harbor Boulevard limiting visibility of uses along that frontage and potential cross parking and traffic. The project will improve the street rights-of-way along Harbor Boulevard, Hamilton Street and Charle Street by installation of new landscaping and public sidewalk.
- Incompatible Land Uses – The project will allow residential development abutting commercial properties as allowed by the PDC zoning designation and as determined by City Council on February 4, 2014.

All public comments received during the public review period and in general are included as Attachment 6. 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.

CONCLUSION

Approval of the Master Plan will provide for development of an irregular shaped property that has been vacant since 2005. The project provides ownership housing opportunities on a vacant site along a major transportation corridor and within close proximity to other residential uses on Charle Street.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Continue the project to a later Planning Commission meeting to allow time for further analysis or project alternatives.
2. Direct staff to prepare a resolution for denial of the project.

MINOO ASHABI
Principal Planner

JERRY GUARRACINO, AICP
Interim Assistant Director of Development Services

Attachments:
1. Planning Commission Resolution (IS/MND, Master Plan and TTM)
2. Location Map
3. Zoning Map
4. General Plan Map
5. Shade and Shadow Study
6. Submitted Comments
7. Project plans

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RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA ADOPTING AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION; AND APPROVING, MASTER PLAN PA-13-29, AND TENTATIVE TRACT MAP 17668 FOR DEVELOPMENT OF 28 UNITS INCLUDING SEVEN LIVE/WORK UNITS AT 511 HAMILTON STREET; and 2089, 2095 AND 2099 HARBOR BOULEVARD

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

WHEREAS, an application was filed by South Coast Communities LLC on behalf of the property owner, Red Mountain Asset Fund I, LLC requesting approval of the following:

1) Adoption of an **Initial Study/Mitigated Negative Declaration** (IS/MND).
2) **Planning Application PA-13-29** – Master Plan for development of a 28-unit residential project including seven live/work units to replace several vacant buildings on the site generally located at the southwest corner of Harbor Boulevard and Hamilton Street. The project includes the following requests:
    - A Minor Modification to reduce the perimeter open space along Harbor Boulevard from 20 feet to 17 feet.
    - A Variance to reduce the perimeter open space along Hamilton Street from 20 feet to 10 feet.
    - Deviation from Residential Design Guidelines with respect to second and third floor ratios to first floor (100% allowed, 104% - 110% percent proposed).
3) **Tentative Tract Map 17668** – Subdivision of a 1.53-acre property for condominium purposes to allow private sale and ownership of the live/work units.

WHEREAS, a duly noticed public hearing were held by the Planning Commission on May 27, 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 and the City of Costa Mesa Environmental Guidelines, and the IS/MND was available for public review from April 9, 2014 to May 9, 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 IS/MND;

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

WHEREAS, the subject property is physically suitable to accommodate Tentative Tract Map 17668 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.

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-13-29** 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-13-29 and Tentative Tract Map 17668.

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-13-29 and Tentative Tract Map 17668 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 27th day of May, 2014.

Jim Fitzpatrick, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, CLAIRE FLYNN, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on May 27, 2014, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

A. The information presented in the administrative record substantially meets the required conditions of Costa Mesa Municipal Code Section 13-29(g)((5) in that:

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 City Council determined on February 4, 2014 that a residential project would be consistent with the General Plan and could proceed with entitlement processing as a master plan pursuant to the Zoning Code. The project combines several parcels currently vacant and developed with dilapidated buildings and replaces them with a high-quality, detached ownership units to improve the balance between rental and ownership opportunities. The project is a condominium development with a central driveway with primary ingress and egress provided at Charle Street and a secondary access from Hamilton Street. The proposed project is an example of private market investment that enhances the site and its surroundings. The project provides new housing opportunities at a density of 19 units per acre, which can be supported by the existing infrastructure.

B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that:

Required Finding: The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

Response: The 28-unit condominium development includes a minor modification and a variance from the Zoning Code with regards to perimeter open space along Harbor Boulevard and Hamilton Street. With approval of these deviations, the design of the units meets the intent of the City's Residential Development Standards and Design Guidelines and promotes design excellence with consideration given to site planning and building orientation, overall open space, landscaping and architectural design. The project incorporates varied, high-quality building materials on the building elevations which include both horizontal and vertical modulation. Off-set forms provide a visual transition between the three levels and create both horizontal and vertical relief to the wall planes. Sufficient landscaping and open space is provided for each individual lot per the Zoning Code requirements.

Required Finding: The visual prominence associated with the construction of three-story homes in a predominately one-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid long unarticulated two-story walls.

Response: The neighborhood is developed with single-story and two-story buildings. The elevations of the proposed residences include a variety of materials to highlight the vertical offsets and horizontal floor to floor transitions.

Required Finding: The proposed development plan and subdivision meets the broader goals of the General 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 proposed project provides ownership opportunities for a neighborhood in transition in proximity to Harbor Boulevard commercial corridor.

C. The proposed tentative tract map complies with Costa Mesa Municipal Code Section 13-29(g)(13) because:

Required Finding: The creation of the subdivision and related improvements is consistent with the General Plan and the Zoning Code.

Response: The creation of the subdivision is consistent with General Plan Land Use Element in that the project complies with Objectives 1A.4, 2A.7, and 2A.8 by developing owner-occupied housing to improve the balance between rental and ownership housing opportunities, the project encourages increased private market investment in declining or deteriorating neighborhoods.

Required Finding: The proposed use of the subdivision is compatible with the General Plan.

Response: The project density is 19 units per acre, consistent with the Objectives of the General Plan and the site's inclusion in the Planned Development Commercial Zoning that allows a maximum density of 20 units per acre.

Required 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: An Initial Study/ Mitigated Negative Declaration was prepared for the project that identified specific mitigations measures related to biological resources, hazardous materials, land use and noise. With compliance with standard conditions of approval and incorporation of the

mitigation measures, potential impacts of the project with be less than significant.

Required 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 proposed project is designed with more than half of the buildings oriented in an east-west direction to take advantage of passive solar heating as well as passive ventilation from ocean breezes. The inclusion of a combination of medium and large size trees will also help provide shade to the residences.

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

Response: As conditioned, the proposed project does not interfere with the public right of way.

Required Finding: 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).

Response: The applicant will be required to comply with all regulations set forth by the Costa Mesa Sanitation District as well as the Mesa Water District.

D. The information presented in the administrative record substantially meets the required conditions of Costa Mesa Municipal Code Section 13-29(g)((1) in that:

Required Finding: Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications:

Response: The project site is an irregular shaped property with three frontages on public streets. Applying the perimeter setback requirements on all street frontages and specifically on Hamilton Street will restrict full development of the site. The Hamilton Street frontage is a secondary frontage typically treated as side yard on corner properties where primary access is provided from the front.

Required Finding: The deviation granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

Response: The project is conditioned to provide additional trees and a decorative vehicular gate that will complement the Hamilton Street frontage.

Required Finding: The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Response: The General Plan Land Use designation allows residential development of up to 20 du/acre on this site. The proposed is proposed at 19 du/acre.

E. The proposed project meets the recommendation of the Residential Design Guidelines with four-sided architecture and incorporation of a variety of colors and materials. The proposed second and third floor ratio to first floor of 104% - 110% is not including the ground floor porches and roof extensions that will reduce the top heavy effects of the upper levels.

F. In accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, an IS/MND was prepared that was available for public review from April 9, 2014 to May 9, 2014. With compliance with standard conditions of approval and incorporation of mitigation measures related to biological resources, hazardous materials, land use and noise, any potential environmental impacts will be less than significant.

G. 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 expiration of Planning Application PA-13-29 shall coincide with the expiration of the approval of the Tentative Tract Map 17668 which is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial two-year period.
2. The conditions of approval for PA-13-29 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. The Tentative Tract Map shall be processed as a subdivision for condominium purposes.
4. A decorative six-foot high perimeter Masonry wall shall be constructed around the perimeter of the site prior to issuance of certificates of occupancy unless otherwise approved by the Development Services Director. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screening by trees and landscaping.
5. The interior fences or walls between the homes shall be a minimum of six feet in height block walls or decorative fencing subject to approval of Development Services.
6. The second and third floor plate lines shall be lowered by one foot to reduce the overall height of the structures by two feet.
7. The open, unassigned parking spaces shall be clearly marked as guest parking spaces. Signage will be posted to indicate that these spaces are available to all visitors.
8. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division.
9. The applicant shall plant a minimum of two, 48-inch box accent trees on opposite sides of the vehicular gate on Hamilton Street. The size and number of trees within the public rights-of-way on Harbor Boulevard and Charle Street shall be subject to review and approval of Public Services Department and final inspection by Development Services.
10. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
11. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, 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.

12. The exterior roof drain scuppers and drain downspouts shall be painted to match the building exterior(s). This condition shall be completed under the direction of the Planning Division. No exterior roof access ladders are permitted.

13. 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 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.

14. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. 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.

15. 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.

16. To avoid an alley-like appearance, the private street shall not be developed with a center concrete swale. The private street shall be complemented by stamped concrete or pervious pavers.

17. 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 (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 use, preservation and maintenance of the common drive aisle and open space areas in perpetuity by the homeowner's association.

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

E. The CC&Rs shall include reference to Permitted uses in the live/work units shall be restricted to the Land Use Matrix of approved uses attached as Exhibit D and note that the seven live/work units to be marketed and maintained as live/work units.

F. The CC&Rs shall include a statement that the current configuration of the access from Charle Street is not adequate for installation of a vehicular gate in the future.

G. 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.

18. The CC&Rs shall be recorded prior to issuance of certificates of occupancy.

19. Prior to issuance of building permits, the applicant shall provide proof of recordation of Tract Map 17668.

20. 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.

21. Prior to release of any utilities, the applicant shall provide proof of establishment of a Homeowners Association.

22. 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.

23. Permitted uses in the live/work units shall be restricted to the Land Use Matrix of approved uses attached as Exhibit D. Developer shall market and offer the 7 units with ground floor work space as live/work units to potential buyers.

24. 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.

25. Prior to issuance of the building permit, the first floor plan, of Units Cx and DX shall be revised to remove the reference to the wall separating the work space from hallway and entrance to increase the size of the workspace.

26. A "Notice to Buyers" shall disclose that the project is located within an area designated as General Commercial in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with commercial land uses. The Notice shall disclose the existing surrounding commercial 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 development and within a 500-foot radius of the 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 included in Exhibit D and subject to zoning authorization and obtaining a business license.

27. 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 foot candle 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.

28. 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.

Utilities 29. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.

Trans. 30. Construct driveways approaches at locations specified on submitted site plan.

31. Close any unused drive approaches with full height curb and gutter, per City standards.

CODE REQUIREMENTS (PA-13-29, TTM 17668)

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. 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. Prior to issuance of building permits, applicant shall contact the US 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.
4. 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.
5. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
6. All on-site utility services shall be installed underground.
7. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation 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.
8. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
9. If present and/or projected exterior noise exceeds 60 CNEL, California Noise Insulation Standards, Title 25, California Code of Regulations require a maximum interior noise level of 45 CNEL for residential structures. If required interior noise levels are achieved by requiring that windows be inoperable or closed, the design for the structure must also specify the means that will be employed to provide ventilation, and cooling if necessary, to provide a habitable interior environment.
10. 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.
11. 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.

12. 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.

13. 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.

14. 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 tired 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.
    - Water exposed surfaces three times per day.
    - Water exposed surfaces three times per day.

Bldg.

15. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 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. Areas of alteration and additions shall comply with 2013 California Green Building Standards Code section 5.303.2 and 5.303.2

16. The applicant shall submit grading plans, an erosion control plan and a hydrology study. A precise grading plan shall not be required if any of the following are met:

    1- An excavation which does not exceed 50 CY on any one site and which is less than two feet in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).

    2- A fill less than one foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.

    3- A fill less than three feet in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.

17. The applicant shall 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.

18. Prior to the issuance of Grading Permits, the project applicant shall provide the City of Costa Mesa Department of Building Safety the 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.

19. 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 a detailed discussion of the BMPs planned for the project related to control of sediment and erosion, nonsediment pollutants, and potential pollutants in non-storm water discharges, and post-construction BMPs for the project.
- Explain the maintenance program for the project's BMPs
- List the parties responsible for the SWPPP implementation and the BMP maintenance during and after grading. The project Applicant shall implement the SWPPP and modify the SWPPP as directed by the Construction General Permit.

20. 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 two percent. 2013 California Building Code CRC 403.1.7.3.

21. The lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first ten feet. CRC R401.3

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

23. 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.

24. 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.

Trans. 25. 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.

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.

Fire 26. A Fire Master Plan that includes (1) final details of the access gate at Hamilton, (2) location of fire hydrants, and (3) fire access management (fire lane), shall be approved by the Costa Mesa Fire Department prior to the issuance of a Building Permit.

27. Provide (2) Class A Fire Hydrants to be located per the direction of the Costa Mesa Fire Department. Fire Hydrants shall be capable of providing a minimum of 1500 gpm at 20 psi.

28. Vehicular access shall be provided and maintained serviceable throughout construction to all required fire hydrants. The road shall be all weather and capable of supporting fire apparatus.

29. All homes shall be provided with residential fire sprinkler systems in accordance with the California Fire Code, 2013.

30. The project shall provide individual numeric signage for proposed residences with minimum 6 inches height.

Sani. 31. Effective, January 1, 2015, all CMSD residents will have three carts. The 64-gallon containers are approximately four square feet in area. Therefore, an area of at least 12 square feet shall be designated for trash bin storage.

32. The applicant shall submit a trash pick-up route subject to review and approval of the Costa Mesa Sanitation District (CMSD). The route shall facilitate cart pick-up on the right hand side of the truck. The bins shall be placed side-by-side approximately 1 foot apart and at least 3 feet from any obstruction. If we CMSD cannot safely service this property, dumpster service shall be required.

33. The applicant shall submit plans for review and approval by the Mesa Water District.

Police 34. 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.
- Emergency vehicle parking areas shall be designated within proximity to buildings.
- 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.

Eng. 35. Comply with the requirements contained in the letter prepared by the City Engineer dated May 14, 2014 (attached as Exhibit E).

36. Prior to approval of Plans, the project shall fulfill the City of Costa Mesa Drainage Ordinance No. 06-19 requirements.

37. Submit for approval by the Engineering Division plans that show the repair/repavement of the alley adjacent to the property per City standards.

38. 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.

39. 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.

40. 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.

41. Haul routes must be approved by the City of Costa Mesa, Transportation & Engineering Division.

42. Submit subdivision application and comply with conditions of approval and code requirements.

43. 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.

44. 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.

45. 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.

46. Prior to issuance of building permits, a letter shall be obtained from the Costa Mesa Sa District and the Orange County Sanitation District verifying that there is sufficient capacity receiving trunk lines to serve the project.

47. 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.

48. 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.

Parks 49. 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.

50. 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.

SPECIAL DISTRICT REQUIREMENTS (PA-13-29, TTM 17668)

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

Sani. 1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.

2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer. To receive credit for buildings to be demolished, call (714) 754-5307.

3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.

4. The applicant is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released.

5. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (714) 754-5043 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement.

6. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.

AQMD 7. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.

School 8. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.

State 9. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

Exhibit C
Mitigation Monitoring Program

Mitigation Measures	Action Required	Monitoring Phase	Responsible Agency / Party	Compliance Verification		
				Initial	Date	Comments
Biological Resources						
MM BIO-1: Migratory Bird Treaty Act. In the event that the City Commons project construction or grading activities should occur within the active breeding season for birds (i.e., February 15–August 15), a nesting bird survey shall be conducted by a qualified biologist prior to commencement of construction activities. If active nesting of birds is observed within 100 feet of the designated construction area prior to construction, the construction crew shall establish an appropriate buffer around the active nest. The designated project biologist shall determine the buffer distance based on the specific nesting bird species and circumstances involved. Once the project biologist verifies that the birds have fledged from the nest, the buffer may be removed. Prior to commencement of grading activities and issuance of any building permits, the City of Costa Mesa (City) Economic and Development Services Director, or designee, shall verify that all project grading and construction plans include specific documentation regarding the requirements of the Migratory Bird Treaty Act (MBTA), that preconstruction surveys have been completed and the results reviewed by staff, and that the appropriate buffers (if needed) are noted on the plans and established in the field with orange snow fencing.	The applicant shall perform a nesting bird survey and protect nesting birds	Prior to Grading or Building Permit	City of Costa Mesa Planning Department			
HAZARDS AND HAZARDOUS MATERIALS						
MM HAZ-1: Prior to demolition activities, removal and/or abatement of buildings with 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. A 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.	Lead Paint Removal	Prior to Demolition	Building and Safety			
MM HAZ-2: Prior to investigations, demolition, or renovation, all activities shall be coordinated with Dig Alert (811).	Coordinate w/ Dig Alert	Prior to Demolition	Building and Safety			
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	Applicant to look for signs of hazardous waste. And report to City	During Constructio n	City Engineer and Costa Mesa Fire Dept.			

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: Prior to Building Permit issuance, additional soil and soil vapor sampling shall be performed in the area of the former Randy's Automotive repair facility in the eastern portion of the project site. If investigation results show elevated soil and soil vapor concentrations and the subsequent HHRA shows calculated residential risk levels significantly greater than $1x10^{-6}$, then vapor barriers and subsequent monitoring beneath select residential units may be required.	Conduct soil and soil vapor sampling	Prior to Building Permit	City of Costa Mesa Planning Department & Building and Safety			
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.	Implement vapor monitoring and install vapor barriers	Prior to Grading or Building Permit	City of Costa Mesa Planning Department & Building and Safety			
LAND USE						
MM LU-1: Prior to the issuance of a certificate of occupancy, Conditions, Covenants and Restrictions (CC&Rs) must be prepared and submitted the Building Official for review and approval, which requires the reservation of the right for the City to create a pedestrian and vehicular connection between Lots 21 and 22 on the project site and the southerly property.	Record CC& R's	Prior to Certificate of Occupancy	City of Costa Mesa Planning Department			
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 Harbor Boulevard. 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.	Prepare final Acoustical Report	Prior to Building Permit	City of Costa Mesa Planning Department & Building and Safety			

"EXHIBIT D"
Permitted Uses

LAND USE MATRIX P= Permitted Uses	
LIVE/WORK UNITS	
• Artists, craftspersons, sculpture studios (woodworking, furniture restoration, painting, ceramics, etc.)	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
• Photography Studio	P
• One-on-one Studio Use: Sole Practitioner for Dance; Martial arts; Music, Yoga, etc.	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 1

CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

May 14, 2014

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

SUBJECT: Tract No. 17668
LOCATION: 2095 Harbor Boulevard

Dear Commissioners:

Tentative Tract Map No. 17668 as furnished by the Planning Division for review by the Public Services Department consists of one lot, 28 live and work units for condominium purposes. Tentative Tract Map No. 17668 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Subdivider shall resolve the ownership rights with the City on the sliver of land (150.38 feet x 5 feet) that is adjacent to Charle Street prior to the recordation of the Tract Map.

2. 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.

3. 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.

4. 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.

5. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.

6. 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.

7. 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.

PHONE: (714) 754-5335 FAX: (714) 754-5028 TDD: (714) 754-5244
www.ci.costa-mesa.ca.us

8. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.

9. The elevations shown on all plans shall be on Orange County benchmark datum.

10. 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.

11. 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.

12. 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.

13. Vehicular and pedestrian access rights to Hamilton Street and Charle Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.

14. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study 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. Cross lot drainage shall not occur.

15. Ownership and maintenance of 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.

16. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of plans.

17. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.

18. Dedicate easements as needed for public utilities.

19. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-29(2)(b) of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.

20. A Construction Access Permit and deposit of $980 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.

21. 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.

22. 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.

23. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.

24. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches 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.

25. 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.

26. Provide preliminary utility plans to the City prior to any final design and underground utility poles adjacent to the property. The location of all new poles shall be first approved by the City.

Sincerely,

Fariba Fazeli, P. E.
City Engineer

(Engr. 2014/Planning Commission Tract 17668)

VICINITY MAP

HARBOR/ HAMILTON
511 HAMILTON STREET
2089, 2095 AND 2099 HARBOR BOULEVARD

ZONING MAP

HARBOR/ HAMILTON
511 HAMILTON STREET
2089, 2095 AND 2099 HARBOR BOULEVARD

GENERAL PLAN LAND USE MAP

HARBOR/ HAMILTON
511 HAMILTON STREET
2089, 2095 AND 2099 HARBOR BOULEVARD

10AM JUNE 21

10AM DEC 21

2PM JUNE 21

2PM DEC 21

42

CITY COMMONS, COSTA MESA

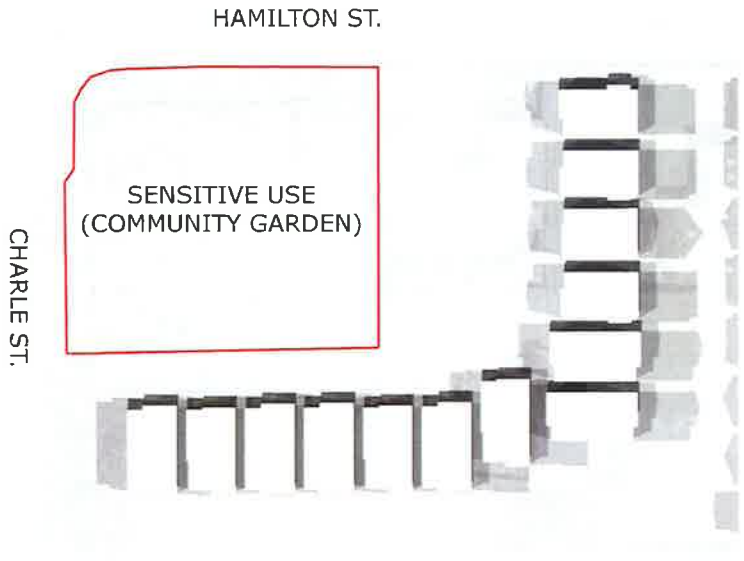
SHADE & SHADOW ANAI

South Coast

LIM CHANG ROHLIN & ASSO LCI

ATTACHMENT 5

MAXIMUM SHADE DURATION (10AM- 3PM DEC. 21)



MINIMUM SHADE DURATION (10AM- 3PM JUNE 21)

AVERAGE SHADE DURATION (10AM-3PM)

TURNER
Real Estate Investments

May 7, 2014

Honorable City Council Members and Planning Commissioners
CITY OF COSTA MESA

Re: Proposed Development at Harbor and Hamilton (City Commons)

Dear Council Members and Planning Commissioners:

As a Costa Mesa property owner (2755 Bristol Avenue), Turner Real Estate Investments strongly supports the development and revitalization of the property located at Harbor and Hamilton Avenue. This area has been blighted for years and suffers from excessive (more than supported by the area demographics) retail and would, in our opinion, be better served as quality residential like the proposed City Commons project.

Thank you in advance for your favorable consideration of this project.

Sincerely,

Sean A. Sheward
Executive Vice President

1500 Quail Street, Suite 150 · Newport Beach, CA 92660-2750 · 949.955.9131 · 949.955.1328 F TurnerREI.com

City of Costa Mesa

Re: Corner of Harbor & Hamilton (City Commons)

To whom it may concern:

I am writing this letter to you to express my support for the proposed development at the corner of Harbor & Hamilton known as the "City Commons". I have been a resident of Costa Mesa since the early 80's and have seen the deterioration of several buildings along Harbor Blvd. There is ample commercial development along Harbor Blvd and a good portion of the buildings have been vacant for quite a long time and I would consider a nuisance. I believe the development of the 28 unit single family 3 story homes would be of great value to the residents and the city of Costa Mesa. Honestly we don't need more small commercial buildings. Please approve this development.

Thank you for considering my support for this new development in our City.

Jeff Robinson
365 Ramona Way
Costa Mesa, CA 92627
949-554-8300

ASHABI, MINOO

Subject: FW: Corner of Harbor Blvd & Hamilton (City Commons)

-----Original Message-----
From: Erin Ranallo [mailto:Erin@ErinRanallo.com]
Sent: Wednesday, May 07, 2014 3:59 PM
To: RODELIUS, SHARON; ROSALES, MARTHA
Subject: Corner of Harbor Blvd & Hamilton (City Commons)

Dear City Council & Planning Commission:

It has come to our attention that there is a proposed residential project at the corner of Harbor Blvd. and Hamilton (City Commons). We are writing to express my support of this project.

This property (and others in the area) are extremely blighted, are eyesores, and have been fenced for many years. This portion of Costa Mesa is in need of some economic revitalization and approving the City Commons project, I believe, will help this area improve. The remaining structure on this property promotes criminal activity and attracts graffiti; thus using City resources to clean and patrol the area.

We moved to Costa Mesa over 6 years ago and have been impressed with the City, with the exception of the blighted areas around Harbor Blvd. For a major thoroughfare of the city to to be so blighted is unfortunate and now the Planning Commission and the Council have an opportunity to approve this project (and other like-projects in the neighborhood) to the benefit of the residents of the City.

Please approve the City Commons proposal of 28 Single Family, 3-story homes at the corner of Harbor Blvd and Hamilton.

We appreciate your time and review of this project and ask that our support become part of the public record.

Sincerely,

Andrew and Erin Ranallo
2537 Orange Avenue, Unit C
Costa Mesa, CA 92627

Subject: FW: City Commons Project - Harbor and Hamilton

From: brosol@tierrada.com [mailto:brosol@tierrada.com]
Sent: Wednesday, May 07, 2014 12:41 PM
To: RODELIUS, SHARON; ROSALES, MARTHA
Subject: City Commons Project - Harbor and Hamilton

To whom it may concern:

I am a current resident of Costa Mesa and I am writing to express my support of the City Commons project at the corner of Harbor and Hamilton. The Harbor corridor has been blighted for a long time, and this site is one of many that has contributed to the overall run-down and unsafe feel of the area. There have been recent developments that have dramatically helped this corridor, but to date, not enough has been done. I feel that the addition of this 28 unit residential project at this location will help continue the springboard of change. Costa Mesa has a real opportunity to continue to effect a real transformation in our city and this project is going to continue this improvement.

Thank your for your review of this issue, and really hope that this project is given the green light to move forward.

Regards,

Bret Rosol
Costa Mesa Resident

Subject: FW: Harbor and Hamilton

From: MUNOZ, CHARLES [mailto:cmunoz@cfiemail.com]
Sent: Wednesday, May 07, 2014 9:07 AM
To: RODELIUS, SHARON; ROSALES, MARTHA
Subject: Harbor and Hamilton

Harbor & Hamilton (City Commons)

To whom it may concern:

I am writing you to express my support of the proposed residential project known as City Commons at the corner of Harbor and Hamilton. This property is extremely blighted and has been fenced up for years. Being vacant, it currently attracts graffiti, drug use and vandals and is a real eye sore. The only remaining structure on the property is a hazard and further promotes criminal activity. We believe building 28 Single Family 3-story homes on this site would provide a catalyst to revitalize the area with the hope that other nearby property owners will join in the redevelopment and improvement of our community. These proposed homes provide badly needed new housing and would help support local business. This development would be much better use than the alternative of more vacant strip retail on Harbor Blvd.

We appreciate your time and review of this project and respectfully request our support become part of the public record.

Sincerely,

Charles E. Munoz
Financial Consultant / CEO

Pinnacle Financial Resources - Wealth Management
2900 Bristol St., Suite A-107
Costa Mesa, CA. 92626
Ph. 714-263-0302 x.14
Fx. 949-382-1604

www.PFRwm.com

www.PinnacleFinancialResources.com

www.PinnacleHealthInsurance.net

Securities offered through Centaurus Financial, Inc. a registered broker/dealer, a member of FINRA and SIPC. and a registered investment advisor. California department of insurance license #0C65064.

Subject: FW: Corner of Harbor & Hamilton (City Commons)

From: Jim Greene [mailto:outdorfan@yahoo.com]
Sent: Wednesday, May 07, 2014 8:51 AM
To: RODELIUS, SHARON; ROSALES, MARTHA
Subject: Corner of Harbor & Hamilton (City Commons)

To whom it may concern:

We are writing you to express our support of the proposed residential project known as City Commons at the corner of Harbor and Hamilton. This property is extremely blighted and has been fenced up for years. Being vacant, it currently attracts graffiti, drug use and vandals and is a real eye sore. The only remaining structure on the property is a hazard and further promotes criminal activity. We believe building 28 Single Family 3-story homes on this site would provide a catalyst to revitalize the area with the hope that other nearby property owners will join in the redevelopment and improvement of our community. These proposed homes provide badly needed new housing and would help support local business. This development would be much better use than the alternative of more vacant strip retail on Harbor Blvd.

We appreciate your time and review of this project and respectfully request our support become part of the public record.

Sincerely,

Jim & Laura Greene
393 Bay View Terrace
Costa Mesa, CA 92627

Subject: FW: Hamilton and Harbor

From: John Ursini [mailto:jursini@ribcompany.com]
Sent: Tuesday, May 06, 2014 8:14 PM
To: RODELIUS, SHARON
Cc: ROSALES, MARTHA
Subject: Hamilton and Harbor

To the city of Costa Mesa
Re: the Harbor and Hamilton intersection.

PLEASE figure out a way to get that corner developed to something other than the eye soar it's been for the last 8 years. The Current plan for single family homes is as positive as it gets for that area. To have a nice development entering the Westside area from the busy intersection will do wonders to our area and provide a glimpse of positive things in the area behind it. We have long been in need of GREAT CORNERS on Harbor Blvd. This is one of those opportunities you don't want to miss. We have enough commercial on Harbor Blvd. If we can get some good clean residential units please allow this to happen.
Please find a mutually beneficial way to appease any concerns the neighboring property owners may have and see that the big picture of Harbor Blvd. (and especially the Westside) needs Good looking corners and good single family housing is the key to that success.

sincerely

John Ursini
Proprietor Newport & Naples Rib Company
(949) 631-2110
jursini@ribcompany.com
"We have a lot of competition, but our Ribs don't"

Subject: FW: City commons project at the corner of Harbor and Hamilton

From: Bob Clark [mailto:bob@clarkgreen.com]
Sent: Tuesday, May 06, 2014 3:38 PM
To: ROSALES, MARTHA
Subject: City commons project at the corner of Harbor and Hamilton

Dear Ms. Rosales,

We are writing in support of this project. We have been business owners within the City of Costa Mesa for over 25 years. We support quality renewal projects like this as it helps revitalize the City and provide more balance to a heavily commercialized corridor. We appreciate your time in considering this project for approval.

Kindest Regards,

Bob Clark

Robert Clark, ASLA

Principal

Clark & Green Associates

150 Paularino Avenue, Suite 160

Costa Mesa, Ca. 92626

p(714)434.9803

f(714)434.9109

bclark@clarkgreen.com

www.clarkgreen.com

Subject: FW: Harbor & Hamilton Proposed Housing Project

From: David Pinto [mailto:dpinto@lpsi.com]
Sent: Tuesday, May 06, 2014 9:35 AM
To: RODELIUS, SHARON; ROSALES, MARTHA
Subject: Harbor & Hamilton Proposed Housing Project

To whom it may concern:

As a resident of Costa Mesa, I am in support of quality projects, such as City Commons, that bring revitalization to blighted areas of the City. As you know, this immediate location along Harbor, is developed with old run down retail buildings with low quality tenants. I believe a housing project here will help encourage new retail developers to consider investing in this general location as higher income residents, living at City Commons and Fairfield's project at Bernard Street, will pump economic activity back into this immediate area and support further success at Triangle Square.

Thank you for your time and please include this email as a public record in support of City Commons.

Thank you,

David Pinto
460 E 19th St.

Subject: FW: Hamilton & Harbor

From: Gene Sullivan [mailto:inscapital@gmail.com]
Sent: Thursday, May 01, 2014 11:41 AM
To: sharon.rodelius@costamesacaca.gov
Cc: ROSALES, MARTHA
Subject: Hamilton & Harbor

TO WHOM IT MAY CONCERN : Please be advised that I am a tax paying , multiple property owner , in the Newport/Mesa area , and I strongly approve the proposed the 28 single family homes to be built @ Hamilton & Harbor... Sincerely : Gene Sullivan

Subject: FW: Harbor and Hamilton

From: Kirsten Daffron [mailto:kirstendaffron@yahoo.com]
Sent: Thursday, May 01, 2014 7:06 AM
To: ROSALES, MARTHA
Subject: Harbor and Hamilton

We are Costa Mesa residents living in Mesa Verde and support the proposed project for single family homes on the vacant (not to mention a disgusting eye sore) property on Harbor and Hamilton.

Thanks.

The Daffron Family

ASHABI, MINOO

Subject: FW: Harbor and Hamilton Project

From: Scott San Filippo [mailto:ssf@greenlawpartners.com]
Sent: Friday, May 09, 2014 10:46 AM
To: RODELIUS, SHARON; ROSALES, MARTHA
Subject: Harbor and Hamilton Project

To whom it may concern,

I am writing you to express our support of the proposed residential project known as City Commons at the corner of Harbor and Hamilton.

I represent the property ownership of the Triangle, located in the Harbor corridor at the intersection of Harbor Blvd and 19th Street. Over the last couple years, we have been pleased to see the direction the City of Costa Mesa has taken is allowing additional residential development in the local area, especially as it relates to converting blighted properties along major gateways into the city, especially Harbor Boulevard. The City Commons project will continue this trend in eliminating another long-standing eye sore.

Additionally, City Commons will provide much needed housing and boost sales for our local businesses.

We appreciate your time and review of this project and respectfully request our support become part of the public record.

Regards, Scott

Scott G. Sanfilippo | Greenlaw Partners | 18301 Von Karman Avenue | Suite 250 | Irvine, California 92612 | (949) 682-5880 | ssf@greenlawpartners.com

Connect with me on Linkedin: http://www.linkedin.com/in/scottsanfilippo

ASHABI, MINOO

Subject: FW: corner of harbor & hamilton City of Commons

From: Ted Cox [mailto:coxyacht@pacbell.net]
Sent: Thursday, May 08, 2014 9:35 AM
To: RODELIUS, SHARON
Cc: ROSALES, MARTHA
Subject: corner of harbor & hamilton City of Commons

To whom it may concern

I am writing to support the proposed residential project known as City Commons. The property now is a disaster for years and to bring in this new property would bring in needed new housing and they would help support local busineses.

We appreciate your time and review of this project and respectability request our support become part of the public record.

Regards

Ted and Jillian Cox
102 Aspen Lane
Costa Mesa, CA 92627
Regards

Ted Cox
Cox Yacht Insurance
P 949-675-4006
F 949-675-4541

May 8, 2014

Guillermo Monge
165 Cecil Place
Costa Mesa, CA 92627

Re: "City Commons" located on the corner of Harbor & Hamilton

To whom it may concern:

I have lived in Costa Mesa close to 11 years and am happy to hear a developer is willing to improve this area of my town. For the longest time, this area consistently attracted graffiti and vandalism which hinders our ability to use city funds for better public uses. Furthermore, I've always felt certain parts of Harbor Blvd. have been neglected, but this project proves that new development can be embraced and contribute to the well-being of this great city.

Thank you for your time and request that my support become part of the public record.

Respectfully,

G. Monge

ASHABI, MINOO

Subject: FW: Harbor and Hamilton - City Commons

From: John Francis [mailto:john.c.francis@sbcglobal.net]
Sent: Wednesday, May 07, 2014 11:16 PM
To: ROSALES, MARTHA
Subject: Harbor and Hamilton - City Commons

Dear Ms. Rosales: My wife Laury and I have lived in Costa Mesa since 2000. During our time here we have enjoyed being part of the community and watching it change for the better. Laury recently retired from OCC. We have seen in-fill residential development as well as commercial improvements along Victoria, Harbor Blvd, 19th Street and 17th Street. The proposed 28 unit residential property at Harbor and Hamilton would continue the renewal progress of the city of Costa Mesa. The new housing would be consistent with other properties in the immediate area. I would imagine the new tax basis would benefit the city of Costa Mesa. We enthusiastically recommend your approval of the proposed development.
Sincerely'

Laury and John Francis
2449 Napoli Way
Costa Mesa, CA 92627
949.642.7261

TO: The City of Costa Mesa

RE: Proposed Residential Development at Harbor Blvd. & Hamilton St.

To whom it may concern,
I am writing this letter to urge the city council to approve the proposed residential development at Harbor Boulevard and Hamilton Street. As you are aware, this corner has been vacant for years and the existing degraded condition is absolutely unacceptable. As a resident of Costa Mesa, I am proud of our city, but get embarrassed every time I drive by it. This neighborhood will provide much-needed new housing and an attractive streetscape along Harbor.

I appreciate you taking the time to hear my concern and support of this project, and request that this be placed on public record.

Thank you,

Lance Huante
1187 Gleneagles Terrace
Costa Mesa, CA 92627

RED-E-RENTALS

2075 HARBOR BOULEVARD
COSTA MESA, CALIF. 92627-5532
(949) 646-7401
FAX (949) 646-0434

Received
City of Costa Mesa
Development Services Department
NOV 27 2013

November 20, 2013

Coty of Costa mesa planning Department
Minoo ashabi
Planner

Re: 2075 Harbor Blvd.
Red Mountain Project, Herinafter,"RM"

I am the property owner of 2075 Harbor Blvd. This is one of the properties to the South of the project. My property is zoned C2 and we have occupied it in it's current use since 1971. Our CUP describes the type of business and uses as "those of a car dealer". We have outside storage of inventory, repair shops and traffic including large trucks.
Nine years ago Red mountain proposed a project and asked for a zone change to accommodate it. At that time they also approached the City to purchase the corner of Hamilton and Charle streets. They also made an attempt to purchase the three other adjacent properties. Those are the medical offices to the south and Rudy's Garage to the north on Hamilton.
Here is a list of issues that we feel create problems with using this property for residential applications. We support any C1 or C2 use that doesn't dump additional commercial traffic on Charle St.

1. Many pedestrians use Charle St. The lack of its incomplete sidewalk system causes them to be in the street at places.
2. The West side of Charle has a large R4 use and there are many children playing in the street.
3. The "Step House" also has people in the street.
4. The high worker occupation of the R4 units has caused a street parking issue where people often double park to wait for a space.
5. The "RM" will reduce parking along Charle St.
6. An increase of Residential property will cause more pressure on the Charle St. Parking. To reduce this issue should require Additional off street parking within the "RM".
7. You will need to rebuild the Light system at Harbor and Hamilton because it is in "grid lock" now. The "RM" traffic would not be able to flow on or off of its property, at peek hours, onto Hamilton. Turning North onto Harbor could be a problem, as the turn lane to West Hamilton consumes most of the Harbor frontage. This could force more use onto Charle St. and then onto Hamilton. The rebuild could include a right turn lane (like the one south bound Harbor at

Victoria) taken from the "RM" property. This would allow 2 left turn lanes onto North Harbor. Along with a 6 way light system the "RM" might be able to use Hamilton St.

8. Because of our outside parking and activities the 200'that we share with "RM" should not be faced to the South. This would include noise from the General Trans to the South of us too Backing multi story construction to our property line would be the best for us and reduce incompatible use issues.
9. The 3-story storage building to our South does not create noise, however, it tends to reflect our noise to the north.
10. "RM" wraps Rudy's Garage on 2 sides. The is a well run automotive shop with a grand fathered use. It generates the normal noise you would expect from this use. He has a very hard time with the back up on Hamilton too.

Tim Lewis, President
Red-E-Rentals

Date: Feb 10th, 2014.

To: The Mayor, the City Counsel of Costa Mesa, planning commission and Ashabi Minoo.

From: Dale Frankhouse,
Mailing Address: 1835 Newport Blvd., A109-196, Costa Mesa, CA 92627
Cel: 562-448-8999

Affect area: 2077 Harbor Blvd, Costa Mesa, CA 92627.

Re: Housing Project known as 2089 Harbor Blvd. On the corner of Harbor blvd and Hamilton and backing up to Charlie Street.

On Feb. 3rd, 2014, David Hutchins called me in regards to building on the lot mentioned above. On Feb 6th, he emailed over the proposed plans for that lot.

This is the 1st time I have been contacted in regards to this project. He said he has been in planning with the City of Costa Mesa for 17 months.

Usually I receive a 3" x 5" card informing me on any changes around any property that I own. I have never received any form of contact from the developer, or from the City of Costa Mesa. My next door neighbor, Tim at "Red E Rental" also told me he has never received any notifications. This is totally illegal and odd.

I know there is a law out there that tells a developer to contact everyone that are located and are affected around a proposed project. Also, there is a law to prohibit secret meetings of official bodies. I believe, public officers should be upfront with the truth that their business is the public's business and they should be the last to tolerate any attempt to keep the people from being fully informed as to what is going on in official agencies. The developer and the City of Costa Mesa shall not deliberately and shamefully operate in a vacuum of secrecy. So, you shall notify me of every and anything that involves a development around my property.

I found out there has been many meetings in regards to the development of this land without me being notified. This is not right.

Since my medical building will be greatly affected by this development, I should have been the 1st person on your list to contact.

There should be no housing project because of the following:

Received
City of Costa Mesa
Development Services Department

FEB 10 2014

1) It should remain commercial. Because, there is a rental yard that makes a lot of noise, 7 days a week from early in the morning to the evening.
2) The housing will not benefit the surrounding businesses. Other businesses with benefit each other.
3) A 3 story complex next to my medical building will not give the patients entering the medical building any privacy.
4) A 3 story complex will block my signage.
5) On Charlie street and on Hamilton, there is an over flow of cars; thus, not enough parking. The housing project will just add to the parking problems. Also, the overflow of cars will use the medical building parking area.
6) Putting in housing will devalue the worth of my medical building. Putting in businesses will increase the value of the medical building.
7) If I ever want to change my businesses there: Example – I want to put in a fast food restaurant, the owners of those houses can deny me of doing such a change. If the area remains commercial, then changing my business will not be an issue.

If you decide to put in the housing project, you shall do the following:

1) 2 guest parking areas is not enough. There shall be at lease 4 guest parking spots for every 8 houses. There are 28 houses projected to be built. There shall be at least 14 guest parking spots available.

Note: I live in an area where there is no curb parking, just like the proposed project. They have 4 guest parking areas for every 8 houses.

2) In the CC&Rs, the buyers shall sign a notification about the noise from Red E Rental. Just like if you live near an airport, you sign something about the noise from the aircrafts flying over head.
3) In the CC&Rs, the buyers agree that the Medical building parking lot is off limits and if they decide to park their cars in the medical building parking lot, their cars will be towed. If the buyers start using the medical building parking area to park their cars, Blair Towing is ready to start towing cars.
4) The height of the buildings along Harbor, shall be 2 stories.

You have my phone # and address. I want to be notified of all meetings concerning anything around my property at 2077 Harbor blvd, Costa Mesa.CA.

Thank you and I am looking forward in hearing from you.

Sincerely,

Dale Frankhouse

Minoo Ashabi, Planner
City of Costa Mesa
RE: PA-13-29

Please consider this request and include it in your report to the Costa Mesa Planning Commission.

As contiguous property owners we vehemently protest the dumping of high-density residential housing into an established C2 environment.

In the past years the City planners saw the wisdom of resolving incompatible zoning issues by rezoning. Over a period of time the nonconforming properties are brought in to compliance, the City as a whole, benefits from this without undue actions.
These properties were historically compatible with the C2 zone. One was a Medical building, another automotive repair and a starter generator shop. Those uses date to the 60's and with the addition of Rudy's auto repair, Red-E-Rentals, The Frankhouse medical building and the other businesses within this block, we have coexisted within the zoning standards. Some time in the 90's the parcel of this project on Charle St. was rezoned from R+ because of it being surrounded by C2 uses. The corner property that is now the community garden was also rezoned from R1 to C2.
In about 2004 Red Mountain purchased the 5 parcels with the intention of using the Hamilton and Harbor properties for their best uses as commercial properties. The remaining property on Charle St. would be a R+ use. If you look at the original concept plans, for the rezone, you will see why the rezone was allowed to a master planned use. It never was the intention of the developer or the City to allow R+ on Hamilton or Harbor Blvd. As adjacent property owners we supported their plans as a proper use that would not create conflicts with our uses.
If the current proposal had been made at that time our response would have been to oppose it. This current proposal is at best a bad attempt to stretch further what was already a stretch of incompatibility.
In your thoughts please look to history at what has happened when we forget why we have zoning and the issues when we change them.
We felt that the recent City Council ruling to allow all residential use of this property was in error and clearly not supported by the council with a vote of 2 to 3. The issue of asking Councilman Monahan to recuse himself, after the fact, should have brought the issue back for reconsideration; however, the environment at the counsel is quite volatile at this time.
We as property owners and business licensees feel this commission's response should be to decline the application with the recomendation of proposing a project that is more in line with the intent of the Previous Master Plan as proposed by Red Mountain.

To: City of Costa Mesa Planning Division.
Minoo Ashabi, Principal Planner April 30, 2013

From: Dale Frankhouse
Owner of 2077 Harbor Blvd. Costa Mesa, CA.
Cel: 562-448-8999

Re: Development of a 28 Unit residential project on 511 Hamilton St. and 2089, 2095 and 2099 Harbor Blvd.

Planning application PA-13-29 Master Plan for a 28 unit detached 3-story townhomes.

Dear Minoo Ashabi:

NOT ENOUGH GUEST PARKING SPOTS

This 28 unit development does not have enough guest parking. Only 2 guest parking spots are available and no curb parking allowed. Even-though, it may meet today's codes, there will be definitely an over flow of cars from this new development. This overflow of cars will need to park on Charlie Street. If there are no parking on Charlie St., then the overflow of cars will use my parking lot, at my medical clinic on 2077 Harbor Blvd., Costa Mesa.

I already have the police using my parking lot to pull over drivers, I have other people using my lot to make cel phone calls, and to park over night, street construction crews use my parking, the mailman, FedEx, UPS, City trucks and utility vehicles all use my parking lot to conduct business else where. There are no open easily accessible parking lots along the street on Harbor, Hamilton or Charlie, the only place for someone to easily park is my area at 2077 Harbor blvd.

Where will everyone park if only 2 houses in this high density housing choose to invite friends over for a Super Bowl Party ? Christmas Party ? etc.

USE A PROVEN PLANNED COMMUNITY DESIGN

I live in Eastbluff, Newport Beach. This community was built in the 1960's, there is no curb parking. The residents are able to parking in their 2 car garages and on their driveways. Among 23 houses, there are 18 guest parking spots. These spots are always full at night and on weekends.

If you build 28 home without curb parking, with 2 car garages and driveway parking just like Eastbluff, then there shall be at least 18 guest parking spots. This will keep the overflow of cars parking on my property at 2077 Harbor Blvd.

Please see the attached Google Map photograph of Eastbluff. This photograph shows the number of houses with the available number of guest parking spots available. If you model the 28 homes after this master plan in Newport Beach, then there will be no problem with parking.

NOISE FROM RED-E-RENTAL

I would like to make it for the record, that Red-E-Rental, located at 2075 Harbor blvd, right next to my Medical Clinic at 2077 Harbor blvd., Red-E-Rental makes a lot of noise. They start as early as 7am, 7 days a week.
These are some of the types of noises they make, and part of the 28 homes will butt up against Red-E-Rental's property line:

1) Outdoor intercom system, with phone ringing on it.
2) Grinders
3) Pressure washing
4) Ground compactor
5) Lawn mowers
6) Jack Hammers.
7) Metal chains going through metal rings to attach trailers to vehicles.
8) Propane truck filling propane tank.

Most of the noise compressed in the shortest time frame is in the morning when the construction workers come in to get equipment. Who wants to be woken up at 7am, on a Saturday or Sunday with these noises ? Or; to start their day with these noises ?

I have a 20' tall x 60' long x 8" thick cinder block wall separating Red-E-Rentals area from my building. I can still hear all these noises through this cement wall. Also, my place vibrates when they use or test one of their equipment. If the noise and vibration can go through a 8" cement wall, then a wooden and stucco house will be worst.

I do not want anyone, who buys these homes, complain about any noise or vibration coming from an area that is zoned commercial. Any and all buyers of these homes must be informed about the noises made from Red-E-Rental before they buy one of these homes.

CONCLUSION

If the City of Costa Mesa decides to change the zoning to residential, and puts in high density housing, then, there shall be at least a 1:1 housing to guest parking ratio. If Costa Mesa City does not add extra guest parking, and the overflow of parking ends up at my building parking lot, then the City of Costa Mesa shall be responsible and must act to eliminate the problem of cars being parked on my lot.

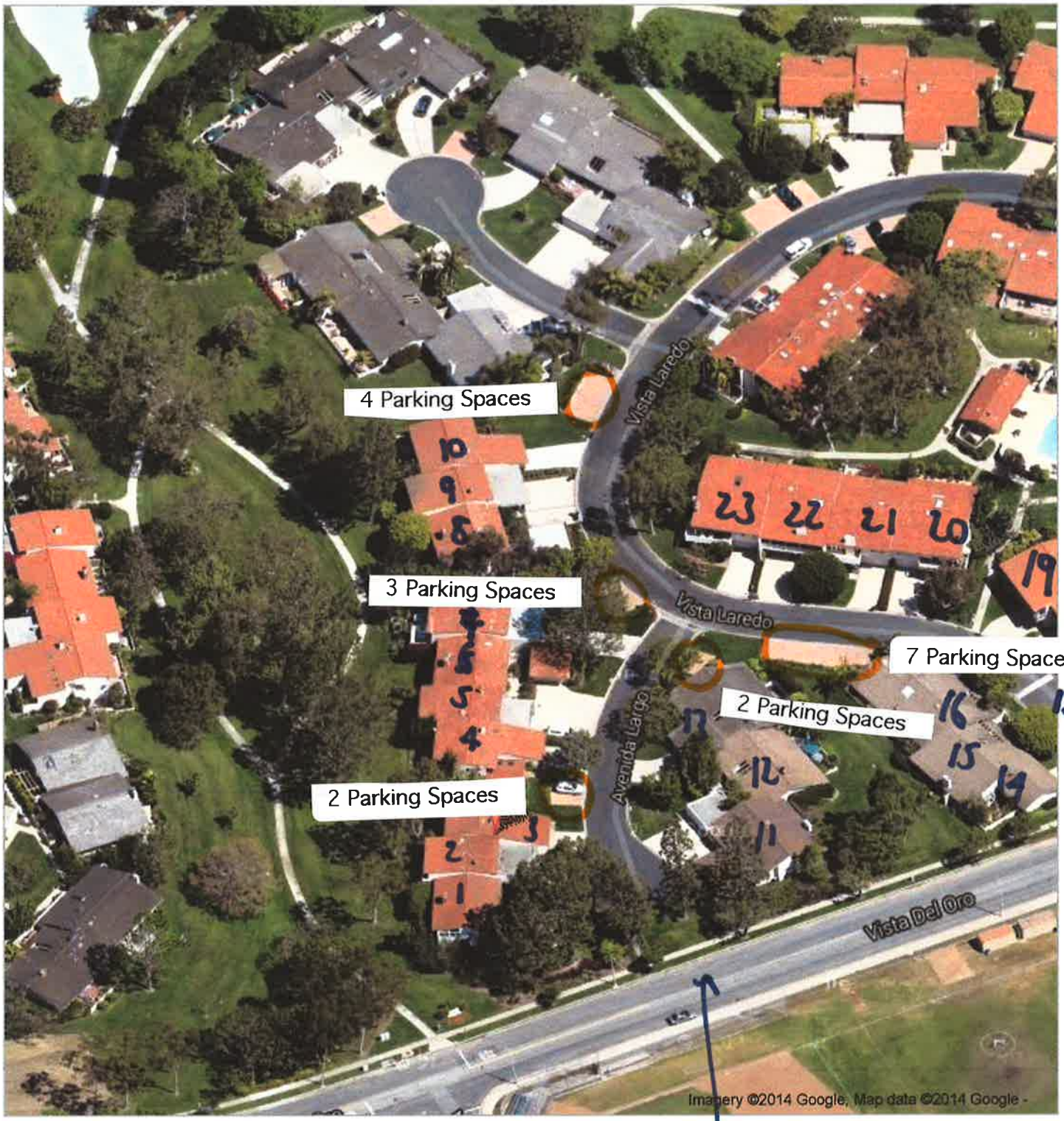
If there are houses being built next to Red-E-Rental, then those buyers shall sign a Waiver of notice that Red-E-Rental make a lot of noise, all day long, 7 days a week. Just like when you purchase a house near an airport. You sign a waiver that you have been notified that these jets fly overhead your house and they make a lot of noise.

Thank you
Dale Frankhouse

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google

Eastbluff



23 Houses
18 parking spots
No curb parking

MAJOR street to park on

68

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

Flex your power!
Be energy efficient!

April 15, 2014

Mr. Minoo Ashabi
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA. 92628

File: IGR/CEQA
SCH#: 2014041037
Log #: 3786
SR-55, I-405

Subject: 28-Unit Residential and Live/Work Project

Dear Mr. Minoo Ashabi,

Thank you for the opportunity to review and comment on the **Draft Initial Study/Mitigated Negative Declaration** for the 28-Unit Residential and Live/Work Project. The proposed project includes detached three-story townhome units with seven of these units providing a workspace on the ground floor. A total of 55 garage parking spaces and 58 open spaces are proposed. The nearest state routes to the project site are SR-55 and I-405.

The 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 in the Department's right of way, an encroachment permit will be required.

Please continue to keep us informed of this project and any future developments that could potentially impact 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.

Sincerely,

MAUREEN EL HARAKE
Branch Chief, Regional-Community-Transit Planning
District 12

c: Scott Morgan, Office of Planning and Research

Serving:
Anaheim
Brea
Buena Park
Cypress
Fountain Valley
Fullerton
Garden Grove
Huntington Beach
Irvine
La Habra
La Palma
Los Alamitos
Newport Beach
Orange
Placentia
Santa Ana
Seal Beach
Stanton
Tustin
Villa Park
Yorba Linda
County of Orange
Costa Mesa Sanitary District
Midway City Sanitary District
Irvine Ranch Water District

Orange County Sanitation District
10844 Ellis Avenue, Fountain Valley, CA 92708
(714) 962-2411 www.ocsewers.com

May 9, 2014

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

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration for the City Commons 28-unit residential and live/work development.

Thank you for the opportunity to review and comment on the Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration (MND) for the City Commons Project within the City of Costa Mesa (City).

The proposed project would allow for the development of 28 residential units and 7 live/work units. The project site is within the jurisdiction of the Orange County Sanitation District (OCSD), referred to in this document as County Sanitation District of Orange County.

The IS/MND mentions that impacts to wastewater treatment would be less than significant yet flow generation calculations are not provided in section 4.17 to make this determination. Because of the small size of this proposed development it appears that OCSD will have sufficient capacity to handle the expected flow.

Please note that any construction dewatering operations that involve discharges to the local or regional sanitary sewer system must be permitted by OCSD prior to discharges. OCSD staff will need to review/approve the water quality of any discharges and the measures necessary to eliminate materials like sands, silts, and other regulated compounds prior to discharge to the sanitary sewer system.

Thank you for the opportunity to comment on the proposed development. For planning issues regarding this project, please contact me directly at (714) 593-7119.

Daisy Covarrubias

Daisy Covarrubias, MPA
Sr. Staff Analyst

DC:sa
EDMS:003990072/1.6f

70

As part of the project, extend the length of the eastbound left-turn storage lane on Hamilton Street by an additional 50 feet, for a total storage length of 200 feet.

SITE SUMMARY:

NET SITE AREA:	1.53 ACRES
NET DENSITY:	18.3 HOMES/ACRE
PLAN A	4 UNITS
PLAN Ax	1 UNITS
PLAN B	7 UNITS
PLAN C	6 UNITS
PLAN D	10 UNITS
TOTAL	28 UNITS

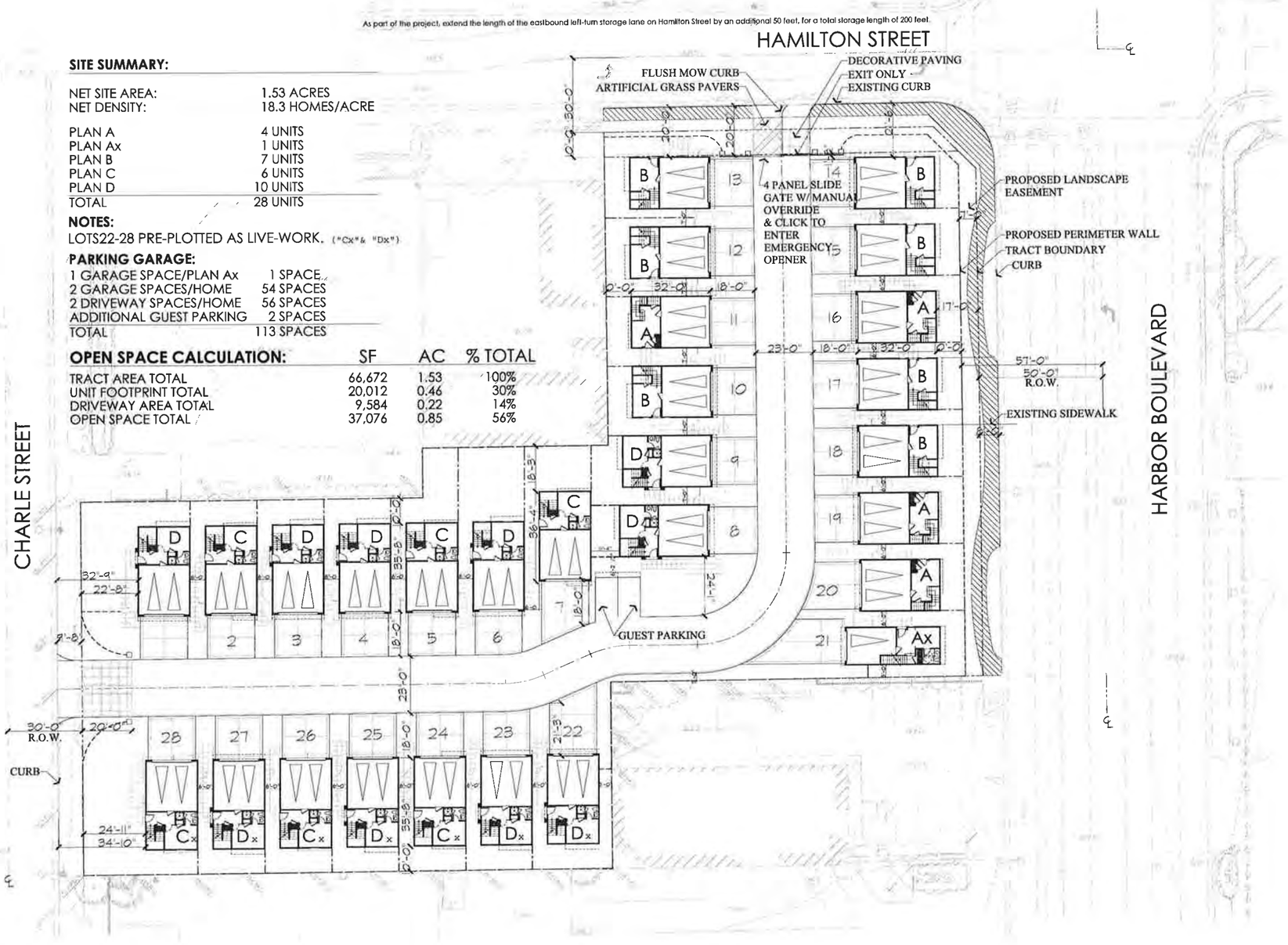
NOTES:

LOTS22-28 PRE-PLOTTED AS LIVE-WORK. ("Cx"& "Dx")

PARKING GARAGE:

1 GARAGE SPACE/PLAN Ax	1 SPACE
2 GARAGE SPACES/HOME	54 SPACES
2 DRIVEWAY SPACES/HOME	56 SPACES
ADDITIONAL GUEST PARKING	2 SPACES
TOTAL	113 SPACES

OPEN SPACE CALCULATION:	SF	AC	% TOTAL
TRACT AREA TOTAL	66,672	1.53	100%
UNIT FOOTPRINT TOTAL	20,012	0.46	30%
DRIVEWAY AREA TOTAL	9,584	0.22	14%
OPEN SPACE TOTAL	37,076	0.85	56%



CITY COMMONS, COSTA MESA

CONCEPTUAL SITE PLAN

04/03/2014
SCALE 1/16" = 1'-0"

South Coast
South Coast Communities, LLC

LIM CHANG ROHLING & ASSOCIATES LCRA

Crassula Argentea

Echeveria x 'Ruffles'

Lomandra Longifolia 'Breeze'

Pennisetum setaceum 'eaton canyon'

Pittosporum tenuifolium 'silver sheen'

Festuca Ovina Glauca

Muhlenbergia Rigens

Arbutus x 'Marina'

X Chitalpa Tashkentensi 'Morning Cloud'

Bambusa Multiplex 'Golden Goddess'

PROPOSED PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE
ARBUTUS X 'MARINA'	ARBUTUS STANDARD	24"BOX
X CHITALPA TASHKENTENSIS 'MORNING CLOUD'	MORNING CLOUD CHITALPA	24"BOX
BOTANICAL NAME	**COMMON NAME**	**SIZE**
BAMBUSA MULTIPLEX 'GOLDEN GOODESS'	GOLDEN GOODESS BAMBOO	15 GAL
CRASSULA ARGENTEA	JADE PLANT	5 GAL
ECHEVERIA X 'RUFFLES'	AFTERGLOW ECHEVERIA	1 GAL
LOMANDRA LONGIFOLIA 'BREEZE'	MAT RUSH	1 GAL
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL
PENNISETUM SETACEUM 'EATON CANYON'	EATON CANYON FOUNTAIN GRASS	5 GAL
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	TAWHIWHI	15 GAL
BOTANICAL NAME	**COMMON NAME**	**SIZE**
FESTUCA OVINA GLAUCA	BLUE SHEEP FESCUE	4"POT

SITE SUMMARY:

NET SITE AREA:	1.53 ACRES
NET DENSITY:	18.3 HOMES/ACRE
PLAN A	4 UNITS
PLAN Ax	1 UNITS
PLAN B	7 UNITS
PLAN C	6 UNITS
PLAN D	10 UNITS
TOTAL	28 UNITS

NOTES:
LOTS22-28 PRE-PLOTTED AS LIVE-WORK.

PARKING GARAGE:

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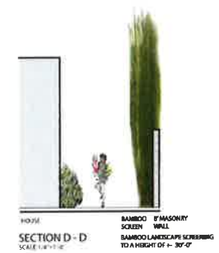
UNIT FOOTPRINT TOTAL	20,012	0.46	30%
DRIVEWAY AREA TOTAL	9,584	0.22	14%
OPEN SPACE TOTAL	37,074	0.85	56%

IMPERMEABLE AREA CALCULATION:	SF	AC	% TOTAL
UNIT FOOTPRINT TOTAL	20,012	0.46	30%
DRIVEWAY AREA TOTAL	9,584	0.22	14%
DRIVE AISLE + GUEST PARKING	10,621	0.24	16%
ENTRY FLATWORK	565	0.01	1%
SIDEWALK ALONG HARBOR	374	0.01	1%
IMPERMEABLE AREA TOTAL	41,156	0.94	62%

SECTION A-A
SCALE 1/4"=1'-0"

SECTION B-B
SCALE 1/4"=1'-0"

SECTION C-C
SCALE 1/4"=1'-0"


SECTION D - D
SCALE 1/4"=1'-0"

CITY COMMONS, COSTA MESA

CONCEPTUAL LANDSCAPE PLAN

South Coast
South Coast Communities, LLC

BORTHWICK GUY BETTENHAUSEN INC
Landscape Architecture | Planning | Urban Design
2444 Dupont Drive
949-476-8616 T 949-476-8707 F
Irvine CA 92612
www.bgbinc.com

NTS 03/05/2014

As part of the project, extend the length of the eastbound left-turn storage lane on Hamilton Street by an additional 50 feet, for a total storage length of 200 feet.

HAMILTON STREET

SITE SUMMARY:

NET SITE AREA:	1.53 ACRES
NET DENSITY:	18.3 HOMES/ACRE
PLAN A	4 UNITS
PLAN Ax	1 UNITS
PLAN B	7 UNITS
PLAN C	6 UNITS
PLAN D	10 UNITS
TOTAL	28 UNITS

NOTES:

LOTS22-28 PRE-PLOTTED AS LIVE-WORK.

PARKING GARAGE:

1 GARAGE SPACE/PLAN Ax	1 SPACE
2 GARAGE SPACES/HOME	54 SPACES
2 DRIVEWAY SPACES/HOME	56 SPACES
ADDITIONAL GUEST PARKING	2 SPACES
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UNIT FOOTPRINT TOTAL	20,012	0.46	30%
DRIVEWAY AREA TOTAL	9,584	0.22	14%
OPEN SPACE TOTAL	37,076	0.85	56%

CHARLE STREET

HARBOR BOULEVARD

TRACT BOUNDARY

CURB

LEGEND

- OPEN SPACE
- DRIVEWAY
- UNIT FOOTPRINT
- PUBLIC PATH

CITY COMMONS, COSTA MESA

OPEN SPACE EXHIBIT

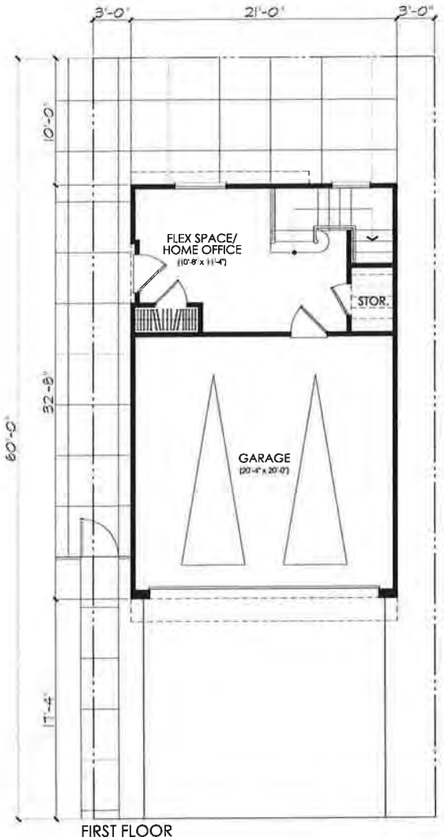
03/24/2014

SCALE 1/16" = 1'-0"

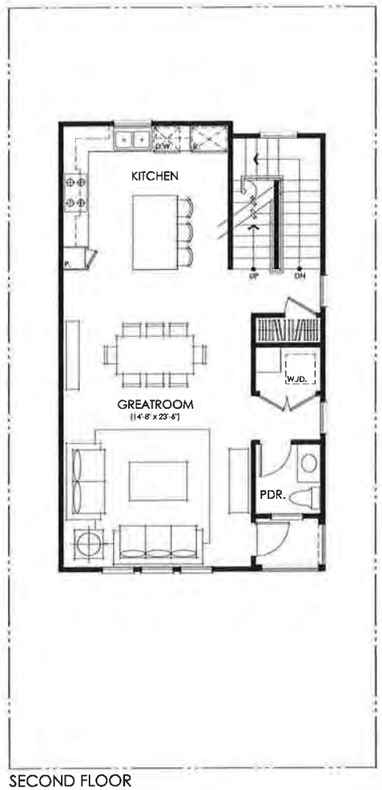
South Coast

South Coast Communities, L.L.C

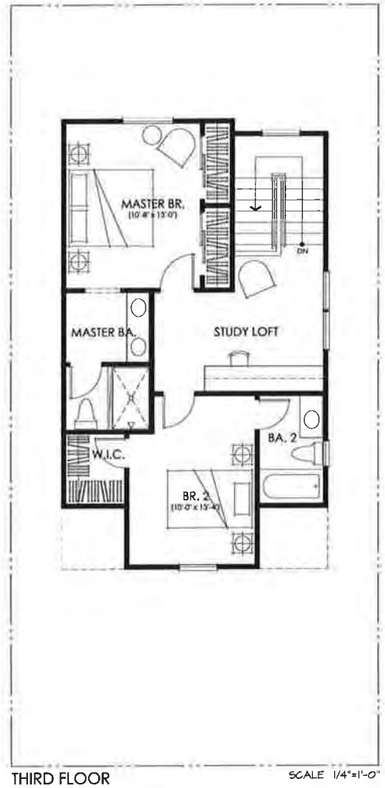
LIM CHANG ROHLING & ASSOCIATES LCRA



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

SCALE 1/4"=1'-0"

1ST FLOOR	250 S.F.
2ND FLOOR	715 S.F.
3RD FLOOR	616 S.F.
TOTAL S.F.	1581 S.F.
GARAGE	434 S.F.

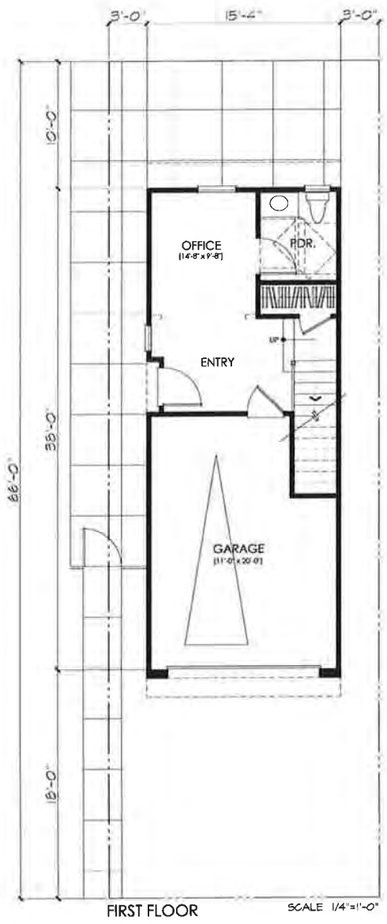
CITY COMMONS, COSTA MESA

PLAN A

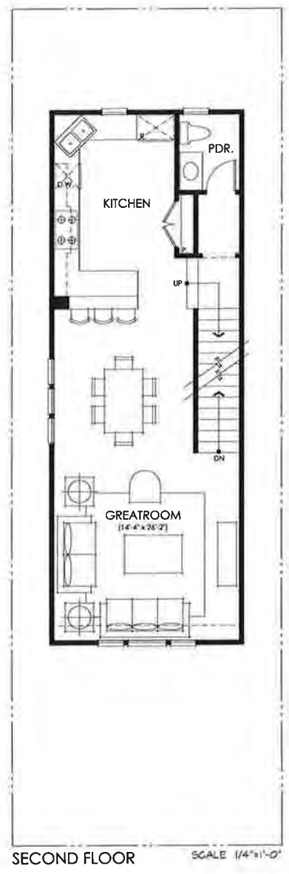
12/12/2013

South Coast
South Coast Communities, LLC

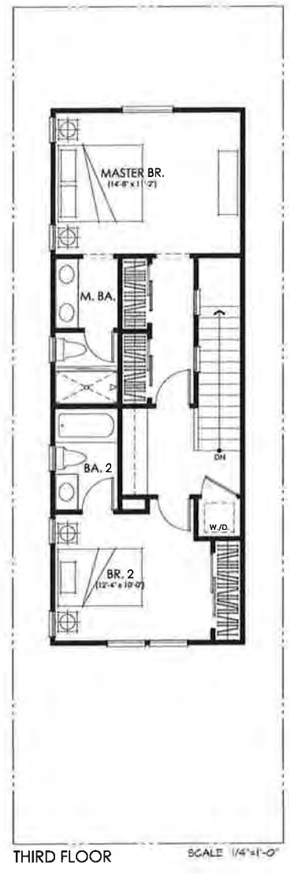
LIM CHANG ROHLING & ASSOCIATES LCRA



FIRST FLOOR SCALE 1/4"=1'-0"



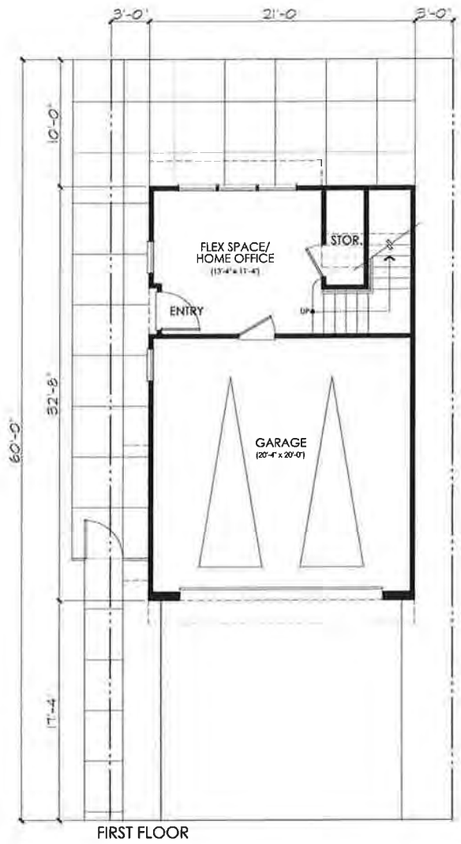
SECOND FLOOR SCALE 1/4"=1'-0"



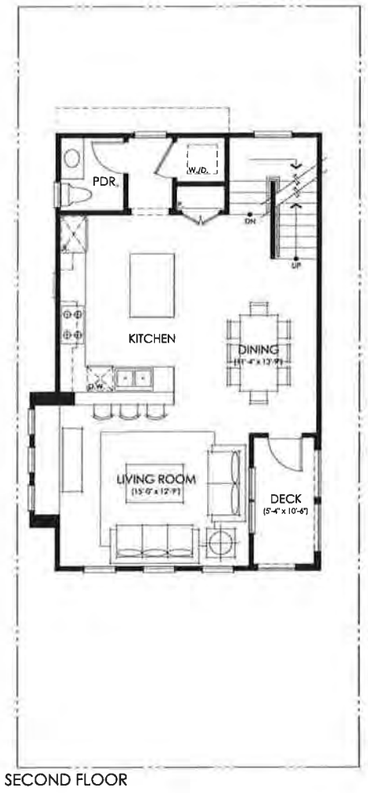
THIRD FLOOR SCALE 1/4"=1'-0"

PLAN Ax

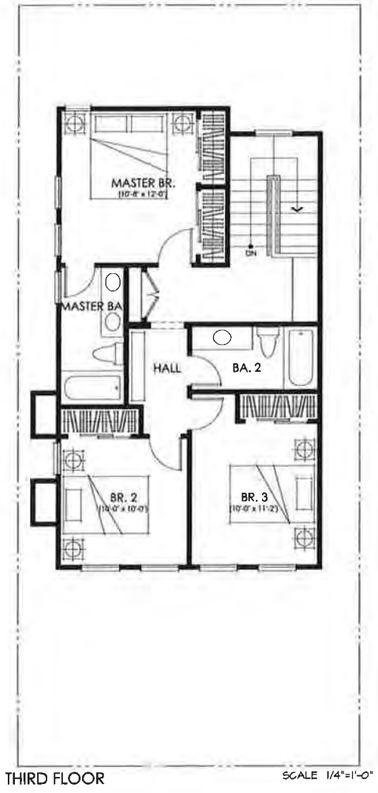
1ST FLOOR	298 S.F.
2ND FLOOR	647 S.F.
3RD FLOOR	593 S.F.
TOTAL S.F.	1538 S.F.
GARAGE	291 S.F.



FIRST FLOOR



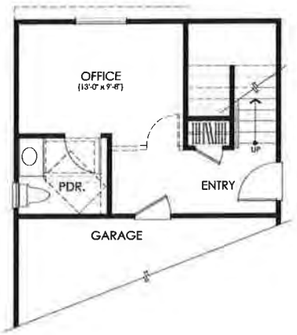
SECOND FLOOR



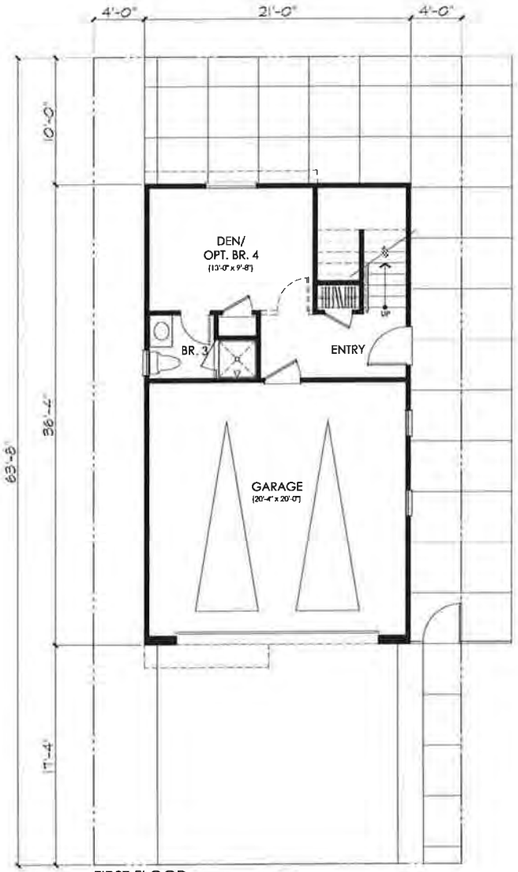
THIRD FLOOR

SCALE 1/4"=1'-0"

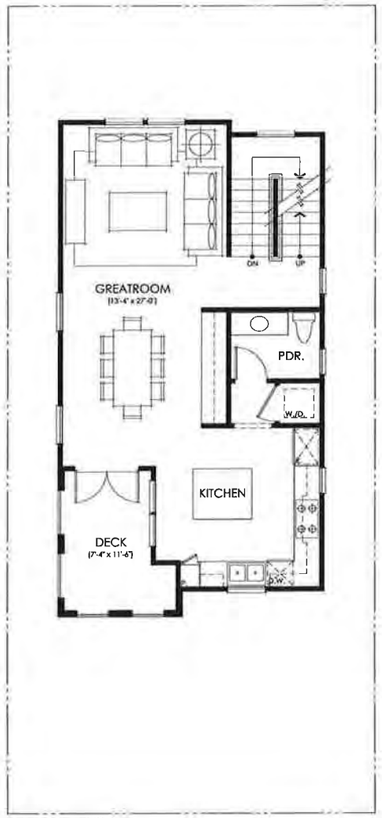
PLAN B	
1ST FLOOR	252 S.F.
2ND FLOOR	690 S.F.
3RD FLOOR	679 S.F.
TOTAL S.F.	1621 S.F.
GARAGE	434 S.F.



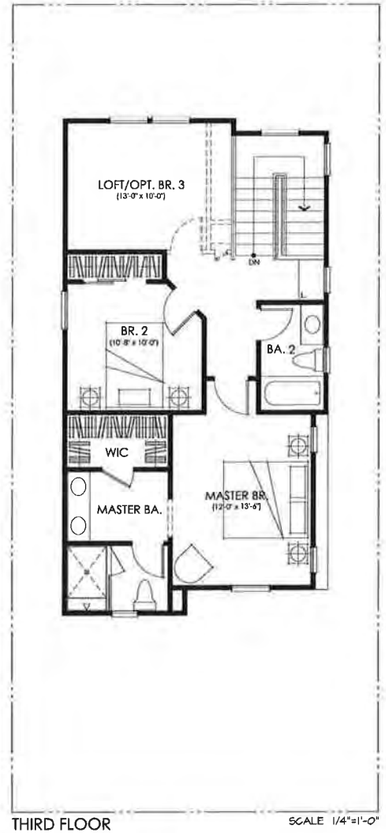
OPTIONAL OFFICE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

SCALE 1/4"=1'-0"

1ST FLOOR	329 S.F.
2ND FLOOR	699 S.F.
3RD FLOOR	705 S.F.
TOTAL S.F.	1733 S.F.
GARAGE	434 S.F.
DECK	94 S.F.

CITY COMMONS, COSTA MESA

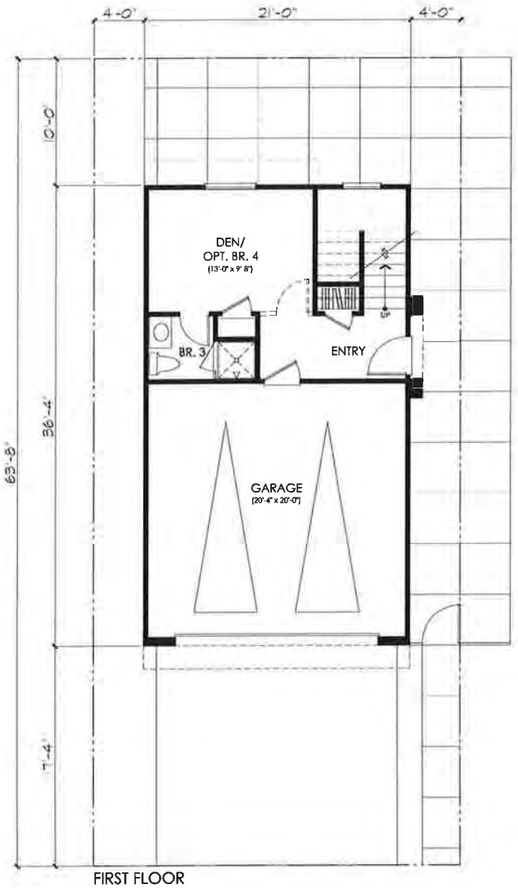
PLAN C

12/12/2013

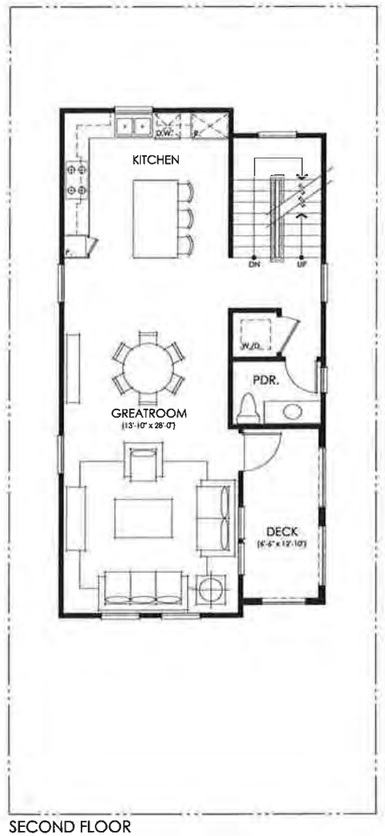
South Coast
South Coast Communities, LLC

LIM CHANG ROHLING & ASSOCIATES LCRA

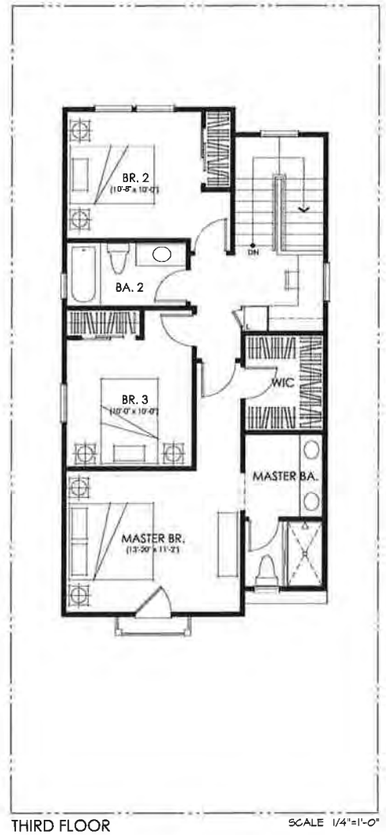
OPTIONAL OFFICE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

SCALE 1/4"=1'-0"

1ST FLOOR	329 S.F.
2ND FLOOR	732 S.F.
3RD FLOOR	747 S.F.
TOTAL S.F.	1808 S.F.
GARAGE	434 S.F.
DECK	99 S.F.

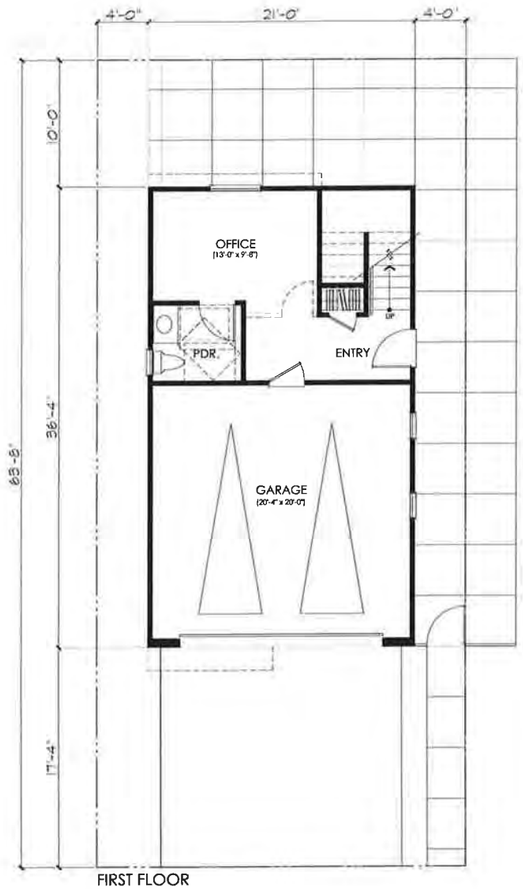
CITY COMMONS, COSTA MESA

PLAN D

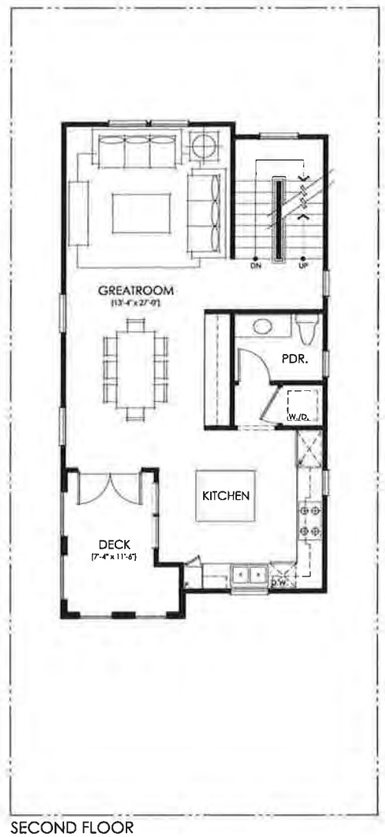
12/12/2013

South Coast
South Coast Communities, LLC

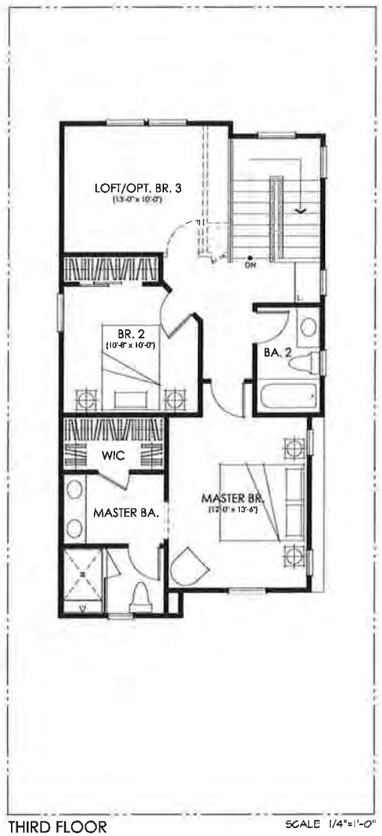
LIM CHANG ROHLING & ASSOCIATES LCRA



FIRST FLOOR



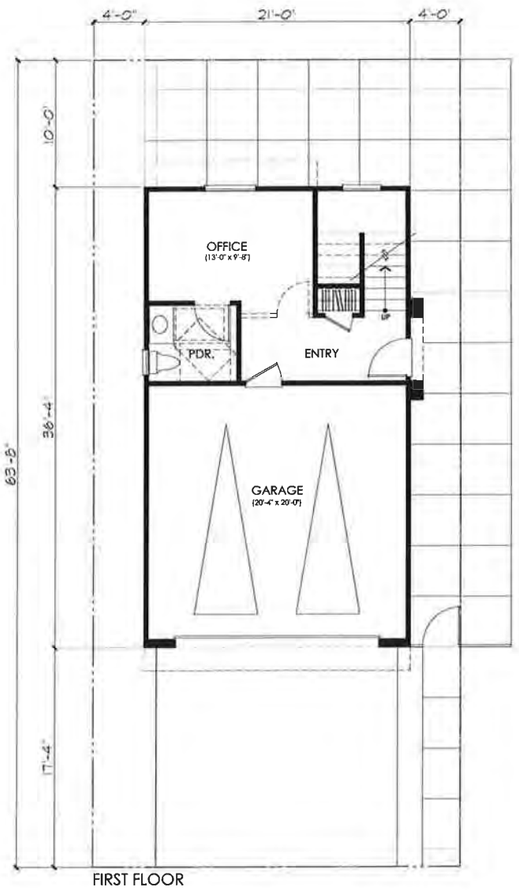
SECOND FLOOR



THIRD FLOOR

SCALE 1/4"=1'-0"

1ST FLOOR	329 S.F.
2ND FLOOR	699 S.F.
3RD FLOOR	705 S.F.
TOTAL S.F.	1733 S.F.
GARAGE	434 S.F.
DECK	94 S.F.



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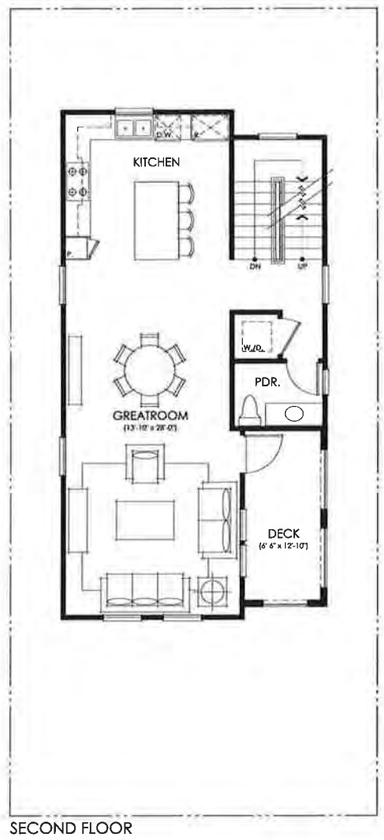
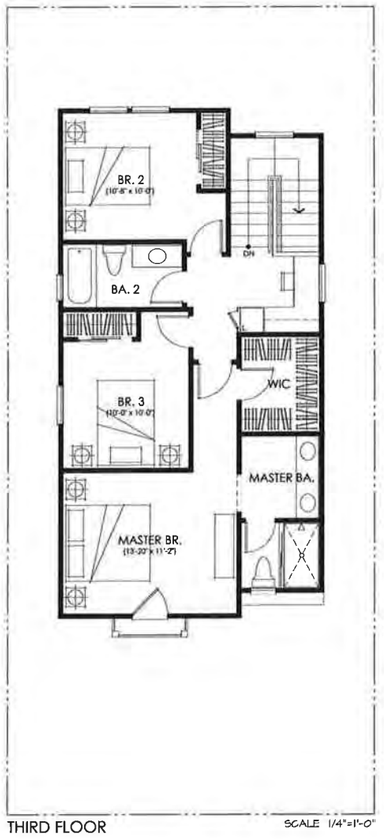


SECOND FLOOR



THIRD FLOOR

SCALE 1/4"=1'-0"

1ST FLOOR	329 S.F.
2ND FLOOR	732 S.F.
3RD FLOOR	747 S.F.
TOTAL S.F.	1808 S.F.
GARAGE	434 S.F.
DECK	99 S.F.

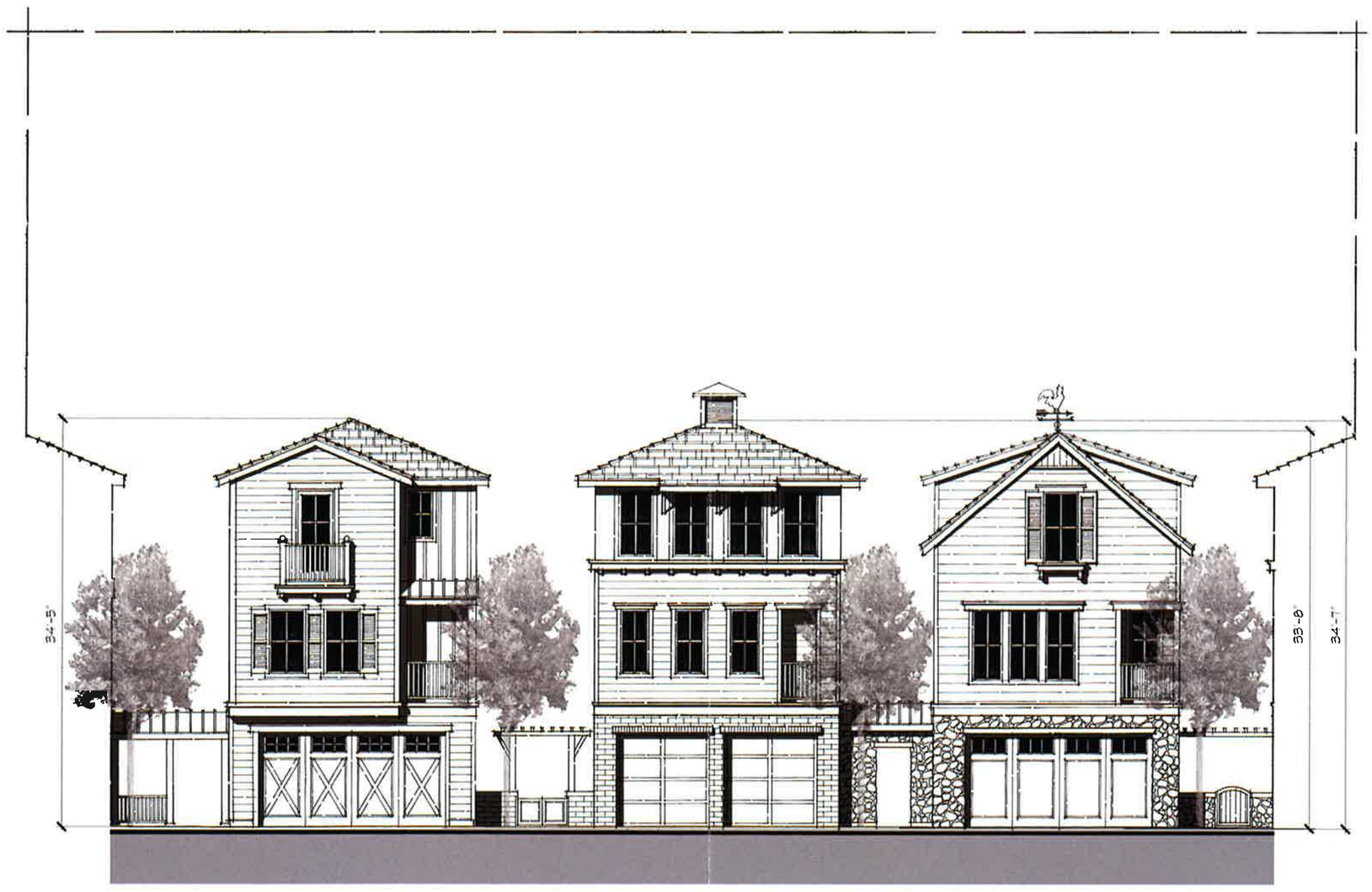
CITY COMMONS, COSTA MESA

PLAN Dx

01/03/2014

South Coast
South Coast Communities, L.L.C

LIM CHANG ROHLING & ASSOCIATES LCRA



PLAN D PLAN B PLAN A

CITY COMMONS, COSTA MESA

CONCEPTUAL STREET SCENE

10/03/2013

South Coast
South Coast Communities, LLC

LIM CHANG ROHLING & ASSOCIATES LCRA

PLAN D PLAN C PLAN D-x

CITY COMMONS, COSTA MESA

CONCEPTUAL STREET SCENE

10/03/2013

South Coast
South Coast Communities, LLC

LIM CHANG ROHLING & ASSOCIATES LCRA

PLAN A PLAN B PLAN B-x PLAN A

HARBOR BOULEVARD

CITY COMMONS, COSTA MESA

CONCEPTUAL STREET SCENE

10/03/2013

South Coast
South Coast Communities, LLC

LIM CHANG ROHLING & ASSOCIATES LCRA

PLAN B-x

PLAN B

HAMILTON STREET

CITY COMMONS, COSTA MESA

CONCEPTUAL STREET SCENE

10/03/2013

South Coast
South Coast Communities, LLC

LIM CHANG ROHLING & ASSOCIATES LCRA

PLAN C

PLAN D

CHARLE STREET

CITY COMMONS, COSTA MESA

CONCEPTUAL STREET SCENE

10/03/2013

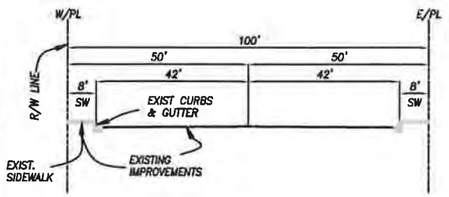
South Coast
South Coast Communities, LLC

LIM CHANG ROHLING & ASSOCIATES LCRA

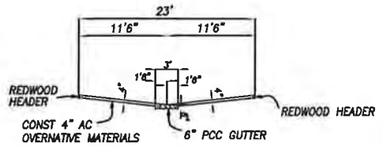
TENTATIVE TRACT NO. 17668

FOR CONDOMINIUM PURPOSES

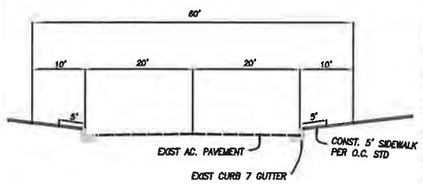
CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA



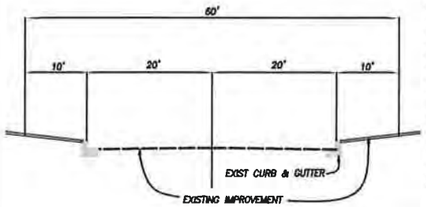
TYPICAL SECTION
HARBOR BLVD
N.T.S.



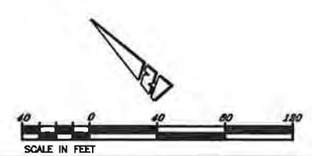
ALLEY SECTION
N.T.S.



TYPICAL SECTION
CHARLES STREET
N.T.S.

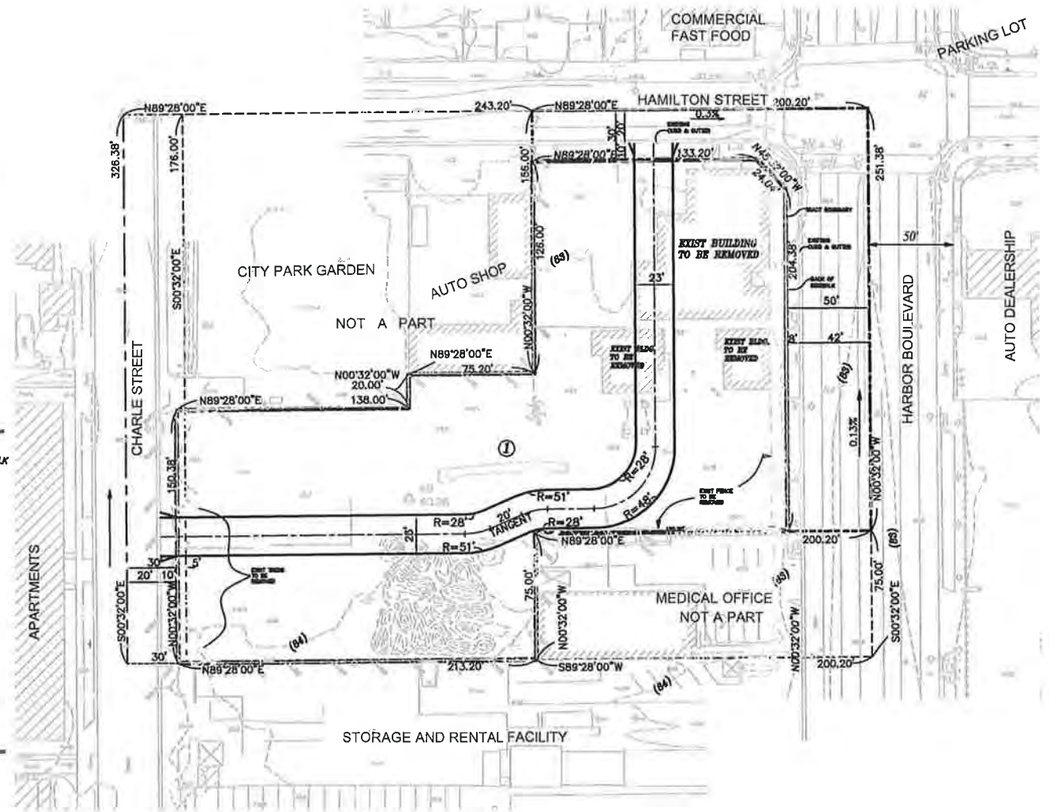


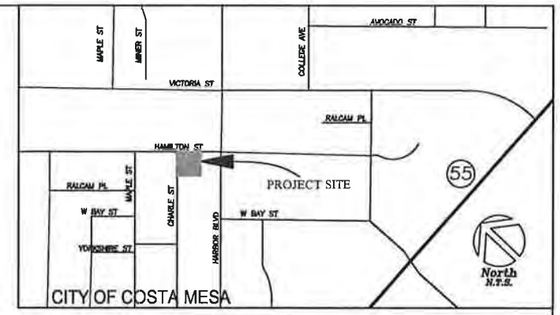
TYPICAL SECTION
HAMILTON STREET
N.T.S.



LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF LOT 20 OF FAIRVIEW FARMS, AS SHOWN ON A MAP RECORDED IN BOOK 6, PAGE 71 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA





VICINITY MAP

LEGEND

TRACT BOUNDARY	———
PAD BOUNDARY	———
PROPOSED STREET GRADE	2.0%
STREET CENTER LINE	———
STREET LIGHT	☼
CATCH BASIN (PROP)	□
CATCH BASIN (EXIST)	
UNIT NUMBER	22
FIRE HYDRANT	FH
PAD ELEVATIONS	E=84.0'

OWNER

KID MOUNTAIN RETAIL GROUP
1234 E 17TH STREET
SANTA ANA, CA 92701
PHONE: (714) 245 740
CITY OS COSTA MESA
77 FAIR DRIVE,
COSTA MESA, CA 92628-1200
PHONE (714) 754 5245

SUBDIVIDER

SOUTH COAST COMMUNITIES, LLC
100 PACIFICA, SUITE 360
IRVINE, CA
PHONE: (949) 727 9240

ENGINEER

PROACTIVE ENGINEERING INC.
1875 CALIFORNIA AVENUE
CORONA, CA 92881-5477
PHONE (951) 280 3300

ACRAGE

+/- 1.5 ACRES

PROPOSED LAND USE

SINGLE FAMILY TOWN HOMES
EXISTING LAND USE
VACANT LOT, VACANT BUILDINGS

UTILITIES

CABLE TV
TIME WARNER PHONE #: (909) 986-8863
GAS
SOUTHERN CALIFORNIA GAS PHONE #: (800) 427-2000
ELECTRICITY
SOUTHERN CALIFORNIA EDISON PHONE #: (800) 655-4555
WATER
MESA CONSOLIDATED WATER DISTRICT PHONE#: (949) 631-1200

APN 422-09-1,2,6,7,8&9

PREPARD FOR:	PREPARED BY:		
South Coast Communities, LLC	PROACTIVE ENGINEERING CONSULTANTS 1875 CALIFORNIA AVE • CORONA, CA • 92881 951•280•3300	TENTATIVE TRACT NO. 17668 CITY OF COSTA MESA	PROJECT NO. 06.197.000 SHEET 1 OF 1 DATE: 9/19/13

86

Plotted: Oct 04, 2013 - 10:40am by: Proactive Drawing Name: S:\06.197.000 Charle St\Drawings\Tract Map\49 scale-CHARLE STREET TYP_FIRE.dwg

TENTATIVE MAP NO. 17668

FOR CONDOMINIUM PURPOSES

CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

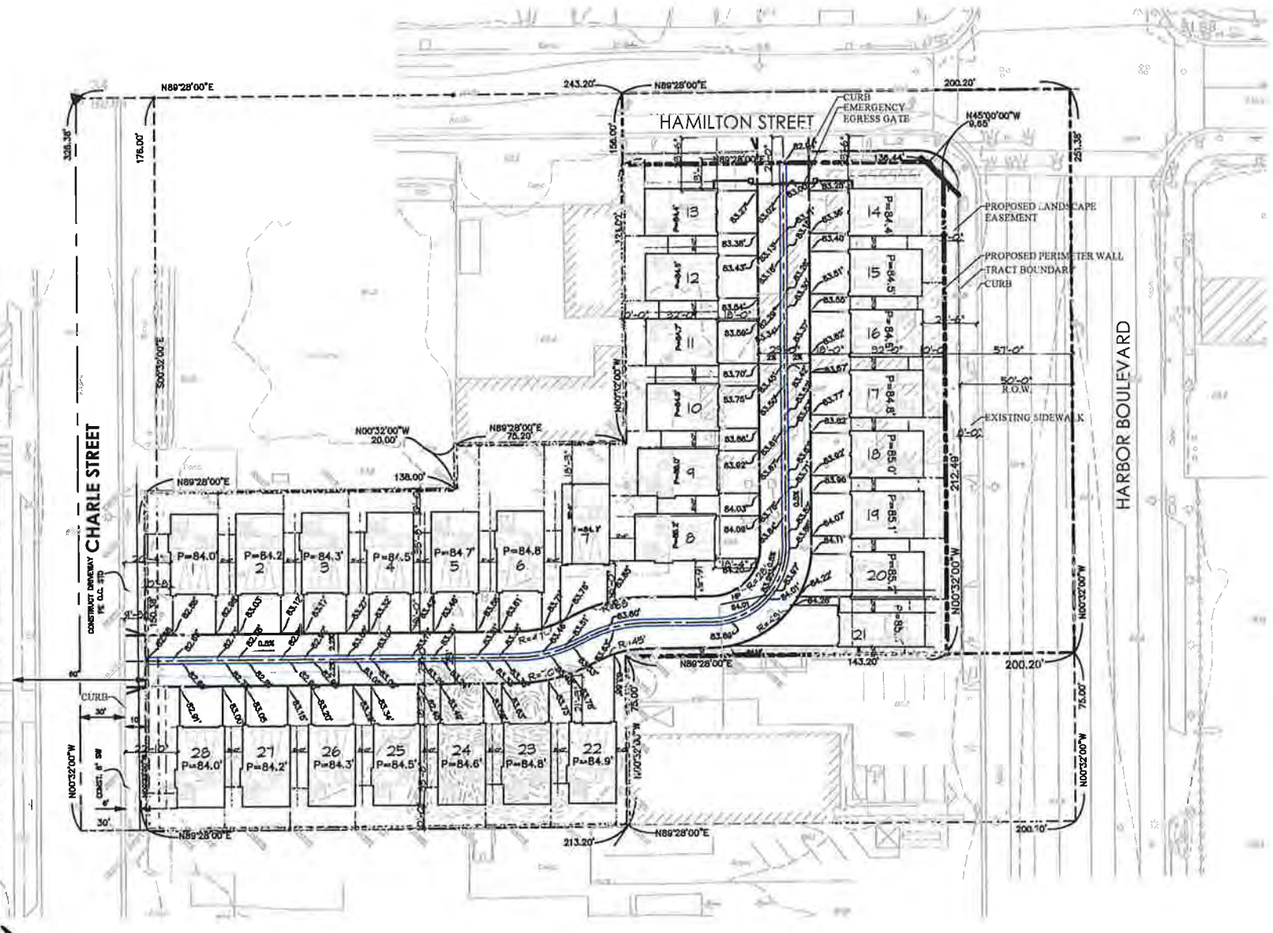
SITE & CONCEPTUAL GRADING PLAN

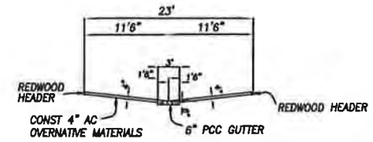
LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF LOT 20 OF FAIRVIEW FARMS IN THE CITY OF COSTA MESA COUNTY OF ORANGE STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 80, PAGE 71 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY STATE OF CALIFORNIA

LEGEND

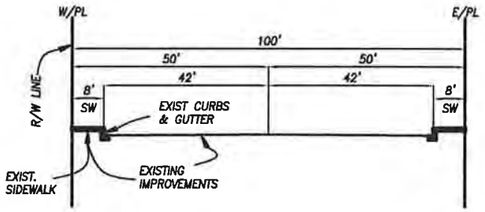
TRACT BOUNDARY	———
PAD BOUNDARY	- - - - -
PROPOSED STREET GRADE	2.0%
STREET CENTER LINE	——·——
STREET LIGHT	☼
CATCH BASIN (PROP)	▭
CATCH BASIN (EXIST)	
UNIT NUMBER	22
FIRE HYDRANT	FH
PAD ELEVATIONS	R=84.0'





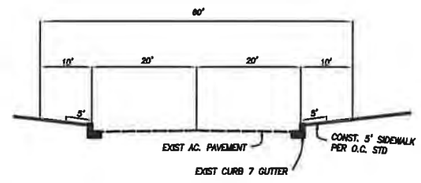
ALLEY SECTION

N.T.S.



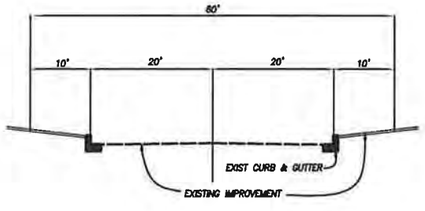
TYPICAL SECTION
HARBOR BLVD

N.T.S.



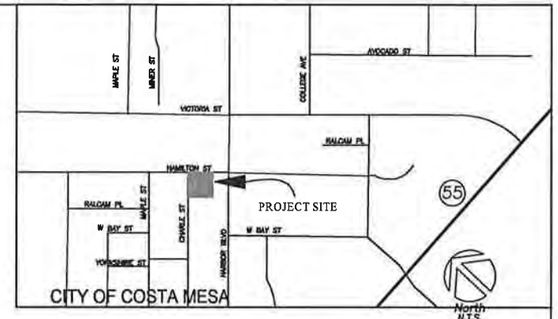
TYPICAL SECTION
CHARLES STREET

N.T.S.



TYPICAL SECTION
HAMILTON STREET

N.T.S.



VICINITY MAP

UTILITIES

CABLE TV
TIME WARNER PHONE #: (866) 892-2253
GAS
SOUTHERN CALIFORNIA GAS PHONE #: (800) 427-2200
ELECTRICITY
SOUTHERN CALIFORNIA EDISON PHONE #: (800) 655-4555
WATER
MESA CONSOLIDATED WATER DISTRICT PHONE#: (949) 631-1200

OWNER

KED MOUNTAIN RETAIL GROUP
1234 E 17TH STREET
SANTA ANA, CA 92701
PHONE: (714) 245 740
CITY OS COSTA MESA
77 FAIR DRIVE,
COSTA MESA, CA 92628-1200
PHONE (714) 754 5245

SUBDIVIDER

SOUTH COAST COMMUNITIES, LLC
100 PACIFICA, SUITE 380
IRVINE, CA
PHONE: (949) 727 9240

ENGINEER

PROACTIVE ENGINEERING INC.
1875 CALIFORNIA AVENUE
CORONA, CA 92881-6477
PHONE (951) 280 3300

ACRAGE

+/- 1.5 ACRES

PROPOSED LAND USE

SINGLE FAMILY TOWN HOMES
EXISTING LAND USE
VACANT LOT, VACANT BUILDINGS

PREPARD FOR: South Coast (South Coast Communities, LLC)

PREPARED BY: PROACTIVE ENGINEERING CONSULTANTS
WWW.PROACTIVEENGINEERING.NET
1875 CALIFORNIA AVE • CORONA, CA • 92881
951•280•3300

CHARLE STREET
SITE PLAN

PROJECT NO. 06.197.000
SHEET 1 OF 1
DATE: 8/28/13

87

Plotted: Oct 04, 2013 – 10:28am by: Proactive Drawing Name: Z:\06.197.000 Charle St\Drawings\Tract Map\CHARLE STREET TTM_30_SCALE.dwg

PH-4

CALIFORNIA
Water Boards

EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIQUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Santa Ana Regional Water Quality Control Board

May 23, 2014

Minoo Ashabi, Principal Planner
City of Costa Mesa
Development Services, Economic Development
77 Fair Drive
Costa Mesa, California 92626
Minoo.Ashabi@costamesaca.gov

CITY COMMONS PROJECT, 2089 HARBOR BLVD, COSTA MESA, CA
FORMERLY KNOWN AS H.S. CHOW PROPERTY, GID T0605988113

Dear Ms. Ashabi:

The purpose of this letter is to update the City of Costa Mesa regarding the cleanup status of the subject property and its impact on the redevelopment project at the site. The California Regional Water Quality Control Board Santa Ana Region (Regional Board) frequently oversees environmental cleanup cases at sites that are undergoing redevelopment or have already been developed.

The Regional Board has been working with the Red Mountain Group regarding the site cleanup at the subject property since 2006. The site is currently in compliance with all Regional Board requirements. A chronology of site activities is included at the end of this letter. The chronology shows that significant progress has been made toward the environmental cleanup in the last two years. Furthermore, steps are being taken to ensure that potential health risks, if any, are evaluated and mitigated.

It is our understanding that the redevelopment project has leveraged funds for the cleanup; and, therefore, the project benefits the community by the removal of a potential groundwater threat and the blight of an abandoned vacant property. If you have any questions regarding the cleanup efforts, please contact me at rose.scott@waterboards.ca.gov.

Sincerely,

Rose Scott
Engineering Geologist
Pollutant Investigation Section

cc: Eric Nelson, Red Mountain Group, enelson@rmrginc.com
Bruce Hartley, Costa Mesa, BRUCE.HARTLEY@costamesaca.gov
Kelly Brown, Stantec, Kelly.Brown@stantec.com

Timeline for Cleanup Case at 2089 Harbor Boulevard Costa Mesa

• 2/22/2000	Leak discovered in property sale	12 borings
• 4/12/2000	OCHCA issued directive	
• 4/28/2000	Groundwater impact found	5 borings
• 8/23/2000	Additional Assessment	7 borings + 3 wells
• 9/5/2000	LNAPL discovered on water table in MW2	
• 11/20/2000	CRWQCB RB8 issued directive	
• 11/4/2002	RB8 Meeting with Property Owner	
• 11/13/2002	RB8 issued access letters to neighbors	
• 12/30/2002	RB8 issued directive	
• 2000 to 2003	Two phases of assessment	6 additional wells
• 6/5/2003	RB8 issued directive	
• 8/20/2004	Notice of Violation	
• 2-3/2006	Additional Investigation	12 borings
• 4/3/2006	Corrective Action Plan	
• 4/17/2006	RB8 Approved CAP	
• 3/2007	Remedial Action Began (LPH Bailing)	
• 10/2007	Bail Down Test	2 wells
• 11/2007	Vapor Testing	
• 11/2/2010	RB8 directive	
• 2/16/2012	Additional Assessment	15 borings, 12 converted to soil vapor probes
• 3/15/2012	Human Health Risk Assessment	
• 1/31/2013	SVE and Product Pumping System	
	• Cumulative LPH Recovered to Date: ~2,285 gallons	
	• Total Cumulative Hydrocarbons Removed to Date: 7,077 pounds	
• 3/13/2014	Contacted City for Garden Access	
• 3/17/2014	Additional Assessment	6 borings, 5 converted to soil vapor probes
• 4/3/2014	Meeting with City for Garden Access	
• 5/12/2014	Meeting with Community Gardeners	
• 4-5/2014	Additional Health Risk Assessment	
• 5/2014	Additional Assessment Garden/CMROW	1 well, 3 borings

PH-4

ASHABI, MINOO

Subject: FW: Harbor & Hamilton project

From: Chris Cunningham [mailto:cab4cwc@ca.rr.com]
Sent: Saturday, May 24, 2014 10:56 AM
To: ROSALES, MARTHA
Subject: Harbor & Hamilton project

I support the plan to develop that piece of property with 28 3-story houses. It has been an eyesore for too many years. Chris Cunningham 2557 Yale pl, CM 92626

PH-4

RED-E-RENTALS

PA-13-29

2075 HARBOR BOULEVARD
COSTA MESA, CALIF. 92627-5532
(949) 646-7401
FAX (949) 646-0434

New construction mitigating a blighted area is no excuse for creating new issues that require mitigation.

1. The use of live/work units as a transitional use between the residential units and the commercial uses to the south does not resolve the real issues when living within a C2+ environment.

2. I have a CUP that allows uses that are beyond the basic C2 zoning allowances. These include operations similar to a car dealership.

3. When you consider what we do here at Red-E-Rentals, you should think of Service work being performed, including welding, washing, paint repair, mechanical repair, tire changing, refueling and testing of these machines. Some of these machines require employee protection from sound levels.

4. If the question is made as to why our operations should prevent a housing project from being built on the adjacent property? The answer is simple; "The reason we have zoning in the development of a city is to keep incompatible uses away from each other.

5. Please understand that not only will this project create a nightmare within its residents, it will create unnecessary issues that will strain the continued success of or 40+ year operation at this location.

Tim Lewis, President, Red-E-Rentals

Thank you Tim