



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: SEPTEMBER 8, 2014

ITEM NUMBER: PH-1

SUBJECT: PLANNING APPLICATION PA-14-22 / TENTATIVE TRACT MAP TT-17781 FOR DEVELOPMENT OF 15 LIVE/WORK UNITS AT 2026 PLACENTIA AVENUE

DATE: AUGUST 27, 2014

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, PRINCIPAL PLANNER

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI (714) 754-5610
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DESCRIPTION

The proposed project involves development of 15 three-story detached live/work units with roof decks. The project is within the Mesa West Bluffs Mixed Use Overlay District and includes the following:

1. **Planning Application PA-14-22** – Urban Master Plan for development of a 15-unit live/work project on an industrially zoned parcel within the Mesa West Bluffs Urban Plan area. The applicant is requesting a waiver from the requirement to underground utility lines.
2. **Tentative Tract Map 17781** – Subdivision of a 0.79-acre property for condominium purposes to allow private sale and ownership of the 15 live/work units.

APPLICANT

The applicant is OC Land Project 7, LLC, authorized agent for the property owner, Seaboat LLC.

RECOMMENDATION

Find that the live/work project is exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-Fill Development; and

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

PLANNING APPLICATION SUMMARY

Location: 2026 Placentia Avenue Application: PA-14-22, TT-17781

Request: Development of 15 live/work units and a subdivision to create fee simple lots

SUBJECT PROPERTY:

Zone: MG
 General Plan: Light Industrial (LI)
 Lot Dimensions: 127' x 270'
 Lot Area: 0.79 acre (34,290 SF)

SURROUNDING PROPERTY:

North: Light industrial (multiple tenant building)
 South: Light Industrial
 East: Light industrial
 West: Low-density residential

Existing Development: The site is developed with a 5,400 square foot commercial building previously used as a wholesale bakery (former Wonder Bread)

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Area	None	34,290 SF
Floor Area Ratio	1.0	0.93 ¹
Work Space Size	250 SF min.	250 SF
Lot Coverage	(90%)	(66%) ²
Open Space	10% of Lot	34% ³
Building Height	Max. 4 stories	3 stories and a roof deck (34 ft)
Distance between Buildings	10 ft	10 ft
Building Setbacks		
Front (Build-to-Line)	10 ft.	10 ft.
Side	0 ft.	12'3" ft.
Rear (public alley)	0 ft	12'8" ft
Patios and balconies	Same as building setbacks	Consistent with building setbacks
Parking for live/work units less than 2,000 square feet in size:		
Garage (covered)	1.5 spaces per unit = 22.5	Two spaces per unit = 30
Open parking	1.5 spaces per unit = 22.5 ⁴	18 spaces
Total	3 spaces per unit = 45 spaces	48 spaces
Minimum garage size	20' x 20' two-car garage	20' x 20' two-car garage
Work Space	250 SF (net area)	250 SF (net area) ⁵
¹ Live/work units are subject to the maximum 1.0 FAR. The FAR area excludes the interior square footage of garages. ² Lot coverage includes the gross building footprints and all driveways and parking areas. ³ Open space refers to areas at grade and not private balconies or roof decks. ⁴ Five of the required open parking spaces are provided in garage spaces. ⁵ The square footage exclude stairways and hallways.		
CEQA Status	Categorical Exemption – Class 32 Infill Development Projects	
Final Action	Planning Commission	

BACKGROUND

Project Site/Environs

The 34,290 square-foot (0.79 acre) property is located on the east side of Placentia Avenue. The property is currently developed with an approximately 5,400 square-foot building and surface parking that was used as a wholesale bakery. The site abuts a public alley and residential uses on the east and commercial / light industrial uses to the north and south.

Urban Master Plan Screening

On April 15, 2014, the preliminary master plan of the project, with 16 units, was reviewed by the City Council. The City Council expressed concerns regarding access from the alley and the open parallel parking spaces provided along that edge. The applicant has revised the site plan and is proposing a vehicular gate to restrict access to the site from the alley and all parking spaces are provided on site. Trash pickup service will be provided from the alley and the trash bins are located outside of the gated areas. There was also a concern with the narrow dimension of the parking spaces between the units. The revised plans include one less unit and the row of units along the south provide a larger separation between buildings. As a result of eliminating one unit, the site plan also provides a common open space area for a small community garden and a sitting area.

General Plan

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

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

Zoning

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

ANALYSIS

Planning Application PA-14-22

The Urban Master Plan is for development of 15, detached live/work units with a Floor Area Ratio of 0.93. The Mesa West Bluffs Urban Plan area allows a maximum development of up to 1.00 Floor Area Ratio (FAR) for live/work developments. The project is subject to the Live/Work development standards of the Mesa West Bluffs Urban Plan.

Site Design

The project site is long and narrow; however, the site design, location of the buildings and their workspace and the architecture is intended to maximize the potential of the live/work concept. The units are facing two walkways to the north and south and take vehicular access from the main drive. The site is less than 300 feet in depth; therefore, on-site fire department access is not required. There is also a secondary access from the alley to the rear, which is wide enough to accommodate emergency vehicles.

Access/Parking

The project site has one ingress and egress access from Placentia Avenue. The residents can also exit the site from the rear alley with an automatic gate opener. A central common driveway leads vehicular access from Placentia Avenue to the individual garages and the open parking areas. The driveway is 26-feet wide to provide adequate turns into and out of the garages.

The Mesa West Urban Plan includes specific parking requirements for live/work units, which is three parking spaces for a maximum 2,000 square-foot unit. The 15-unit live/work project provides more than adequate parking spaces; the project requires a total of 45 parking spaces and a total of 48 parking spaces are provided. Each unit has a two-car garage (30 spaces total) and 18 open parking spaces are provided throughout the site.

Traffic/Trip Generation

The Transportation Division completed a preliminary trip generation analysis comparing the proposed 15 unit project to existing conditions and General Plan conditions (full build out). The preliminary projections (213 daily trips) indicate that the proposed development would generate more trips compared to the existing light manufacturing use of the building and the potential General Plan build out pursuant to the General Plan land use designations. Given the limited number of units, the project will not be required to submit a traffic study but will be subject to traffic mitigation fees.

Land use	Density/Intensity	AM	PM	Daily
Proposed Live/Work Units – blended office/retail	15	18	23	213
Existing Uses (MG Zoning)	5,400 SF	5	5	38
General Plan Build Out (MG Zoning)	11,892 SF .35 FAR	11	12	83

Live/Work Unit Design

The live/work units are three-story buildings with a roof deck. The units have three bedrooms on the second floor and 556 square feet of living area and a large balcony on the third floor. Moving the living space to the third floor improves the connection of the living areas to the upper level deck for better use of the open space and guest entertainment. Each unit includes a 250-square foot workspace on the ground level with an ADA compliant restroom and a small storage space in the garage.

The proposed architecture is intended to reflect the industrial elements of the surrounding neighborhood and enhance the live/work element with a cutting edge business appearance. Rectangular forms and vertical building elements characterize the project's contemporary design. The exterior finishes consists of a combination of brick, horizontal lap siding, and sand finished stucco accented with decorative metal detailing. Decorative paving in combination with the landscaping will be provided throughout the site. The project has been conditioned to submit a sign program for way-finding signage and a detailed landscape plan showing enhanced pedestrian amenities along Placentia Avenue that further support the Live/Work aspect of the project.

Tentative Tract Map TT-17781

The request for the tentative tract map is to create 16 lots, inclusive of a common lot. The tentative tract map enables the units to be sold separately with fee simple ownership of the underlying lot. The Residential Common Interest Development Standards require all projects to be designed with a minimum of one lot to be held in common ownership and maintained by a homeowners association. The proposed project complies with this requirement because it will provide a common lot for the driveway, parking, and open space areas. The CC&Rs will designate areas for exclusive use and/or maintenance such as private yards and required open parking spaces for each unit.

- *The private balconies and patios are exempt from compliance with Noise standards.* Title 13, Section 13-280(d) and (e), Exterior Noise Standards, of the Costa Mesa Zoning Code indicates that exterior noise standards shall not apply to "private balconies or patios of live/work units located within the Mixed-Use Overlay District. Therefore, no noise attenuation is proposed for the patios or balconies. A condition is included requiring a homebuyer notification to disclose that the project is located within an area designated as Light Industry in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with industrial and commercial uses.
- *The proposed Tentative Tract Map is consistent with subdivision requirements.* The proposed property is physically suitable to accommodate the subdivision for condominium purposes. Engineering staff has confirmed that there are no interferences with the City's or other utility right-of-way areas and/or easements within the tract.

Waiver of Standard Condition

Project complies with most development standards and the required setbacks; however, a waiver of a standard condition is requested by the applicant (Attachment 6). All new development are required to underground utility lines serving the site to the greatest extent feasible. In this case, the power poles serving the site are along the Placentia Avenue and the rear alley that provide service to development to the east of the alley. According to the applicant, replacement of these poles are cost prohibitive and do not result in a reduction of poles since these are main distribution lines along Placentia Avenue and the alley. Staff believes that the utility poles along Placentia Avenue should be undergrounded to the greatest extent feasible, since over time and with development of the adjacent sites, fewer poles could be provided and the aesthetics along Placentia Avenue will be improved. Allowing the utility lines along the alley to remain maybe justified since those are distribution lines with transformers serving a larger residential neighborhood to the east that are typically not allowed to be undergrounded by Edison on individual basis.

GENERAL PLAN CONFORMITY

Subject to conditions, the design and density of the proposed project are in conformance with the General Plan. The proposed development is comprised of 15 detached live/work units ts at a Floor Area Ratio of 1.0.

The specific General Plan objectives with which the proposed project complies are as follows:

- *Land Use Objective LU-1A.4:* Strongly encourage the development of low-density residential uses and owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities.
- *Land Use Objective LU-2A.8:* Encourage increased private market investment in declining or deteriorating neighborhoods.

The project would replace a vacant commercial building with detached live/work units that would enhance the appearance and value of the site and its surroundings. The project provides new housing opportunities at a level no greater than can be supported by the existing infrastructure. In addition, the proposal will provide on-site parking space that comply and is in addition to the urban plan parking standards.

The design of the units meet the goals and intent of the urban plan including articulations, projections, and varied building materials. The proposed architecture is intended to reflect the industrial elements of the surrounding neighborhood and enhance the live/work element with a cutting edge business appearance.

ENVIRONMENTAL DETERMINATION

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

CONCLUSION

Approval of the Master Plan will allow development of a 15-unit live/work project that would provide additional housing and work setting opportunities for professionals. The project satisfies the required findings for the requested deviation and is deemed a high-quality development therefore is consistent with the intent of the General Plan and Urban Plan Mixed Use Overlay standards.

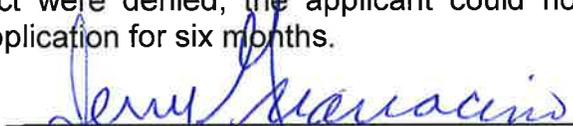
ALTERNATIVES

The Planning Commission may take the following actions:

- Continue the project to allow time for further analysis or revisions to the proposed project.
- Deny the project. If the project were denied, the applicant could not submit substantially the same type of application for six months.



MINOO ASHABI
Principal Planner



JERRY GUARRACINO, AICP
Interim Assistant Development Services Director

- Attachments:
1. Planning Commission Resolution
 2. Location Map
 3. Zoning Map
 4. Photos of Utility Poles
 5. Request for waiver of condition
 6. Tentative Tract Map and Plans

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

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Seaboat LLC
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RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING AN URBAN MASTER PLAN (PA-14-22) AND TENTATIVE TRACT MAP 17781, FOR DEVELOPMENT OF A 15-UNIT LIVE/WORK PROJECT, AT 2026 PLACENTIA AVENUE.

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

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

- 1) **Planning Application PA-14-22** – Urban Master Plan for development of a 15-unit live/work project at a site developed with an existing commercial building previously used for wholesale bakery within the Mesa West Bluffs Urban Plan area; and,
- 2) **Tentative Tract Map 17781** – Subdivision of a 0.79-acre (34,290 square-foot) property for condominium purposes to allow private sale and ownership of the live/work units.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 8, 2014, with all persons provided an opportunity to speak for and against the proposed project;

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15332 for In-fill Development;

NOW, THEREFORE, BE IT RESOLVED that based on the evidence in the record, the findings contained in Exhibit A, and subject to conditions of approval contained in Exhibits B, and permitted uses included in Exhibit D, the Planning Commission hereby **APPROVES** Planning Application PA-14-22 and Tentative Tract Map 17781 with respect to the property described above;

BE IT FURTHER RESOLVED that If any section, division, sentence, clause, phrase or portion of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

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 September 8, 2014, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Claire Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- 1) The proposed project (Master Plan Application PA-14-22) complies with the Master Plan Findings, Costa Mesa Municipal Code Section 13-29 (g) (5) because:

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

Response: The 15-unit live/work project is consistent with the goals, policies, objectives, and/or regulations of the General Plan, Zoning Code, and Mesa West Bluffs Urban Plan. The project would redevelop a marginal industrial use with a high-quality project that would enhance the site and its surroundings, and would provide for a balanced mix of housing and employment opportunities at a level no greater than can be supported by the existing infrastructure. The proposed live/work development does not exceed the development capacity of the General Plan transportation system. The project will provide new dwelling units with integrated office space in place of an automobile dismantler.

The proposed 15-unit live/work project meets the objectives of Mesa West Bluffs Urban Plan to revitalize the Westside and create new live/work opportunities. The proposed development meets all development standards, including the minimum workspace of 250 square feet. The project complies with the maximum Floor Area Ratio of 1.0 for live/work and mixed use projects and no deviations from the urban plan development standards are proposed with the except of the waiver of standard condition for undergrounding utility lines due to the unique conditions of the property.

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

- 2) Master plan findings for mixed-use development projects in the mixed-use overlay district are identified in Chapter V, Article 11, Mixed-Use Overlay District. The proposed project (Master Plan Application PA-13-36) complies with the Master Plan

Findings for the Mixed-use Overlay District, Costa Mesa Municipal Code Section 13-83.52 (c) because:

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

Response: The project meets the purpose and intent of the mixed-use overlay district, and the stated policies of the Mesa West Bluffs Urban Plan. The urban plans envision contemporary architecture and infill development that will be complementary to an urban setting. The proposed architecture and site design will enhance the street view and potentially evoke new development in the area. The proposed three-story, 15-unit, live/work development complies with the objectives of the Urban Plan which are:

- a) to encourage construction of live/work that combines residential and nonresidential uses in the same unit without exceeding the development capacity of the General Plan transportation system;
- b) attract more residents and business in one unit by offering first floor offices;
- c) stimulate improvements in the urban plan area through well designed and integrated urban residential development; and,
- d) promote new housing for people seeking alternative housing choices. The live/work project meets demand for a new housing type with integrated first floor office work space. The project enhances the general area by replacing an obsolete industrial use. The immediate neighborhood has a variety of commercial, warehousing, industrial and residential uses. The project may serve as a catalyst for reinvestment in other properties that are currently underutilized and unoccupied in the vicinity.

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

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

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

Response: Title 13, Section 13-280(d) and (e), Exterior Noise Standards, of the Costa Mesa Zoning Code indicates that exterior noise standards shall not apply to "private balconies or patios of live/work units located within the Mixed-Use Overlay District. Therefore, no noise attenuation is proposed for the patios or balconies. A condition is included requiring a homebuyer notification to disclose that the project is located within an area designated as Light Industry and General Commercial in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with industrial and commercial uses.

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

Response: The live/work units are separated from the residential uses to the east by a public alley. The units at the rear are setback more than 12 feet from the rear property line and include partial roof decks that will be separated by landscaping from the alley. The proposed site is abutting a one and two story commercial building to the north (a tile company) and a one story commercial building (cabinetry and wood work) to the south. The site plan provide a 12-foot separation from the north and the south property lines.

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

Response: Not applicable. The proposed 15-unit live/work project is not intended to be an affordable multiple family development and will not include long term affordability covenants.

- 4) The proposed project (Master Plan Application PA-14-22) complies with the Master Plan Findings for the Mixed-use Overlay District, Costa Mesa Municipal Code Section 13-83.52 (d) with the exception of a request to waive the standard condition of undergrounding the utility poles. The request can be supported for the rear alley frontage because:

Required Finding: The strict interpretation and application of the mixed-use overlay district's development standards would result in practical difficulty inconsistent with the purpose and intent of the general plan and urban plan, while the deviation to the

regulation allows for a development that better achieves the purposes and intent of the general plan and urban plan.

Response: The proposed live/work development is served by utility lines along Placentia Avenue and the rear alley. The utility poles along the rear alley are distribution lines that provide service to the residential developments to the east of the site. Undergrounding the poles with transmission lines are typically a larger project that could not be achieved for one parcel at a time and involves other properties.

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

Response: The project would redevelop a marginal industrial uses with a high-quality project that would enhance the site and its surroundings, and would provide for a mix and balance of housing and employment opportunities. The project is facing Placentia Avenue and allowing the rear utility poles to remain will not have a direct aesthetic impact to the project.

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

Response: The live/work development is compatible with the surrounding industrial/commercial context and replaces an obsolete commercial use on a major street. The site is desirable for live/work development because of proximity to other recently approved live/work developments and creative arts uses.

- 5) Pursuant to Section 13-29(g)(13) of the Municipal Code, the subject property is physically suitable to accommodate Tentative Tract Map 17781 in terms of type, design and intensity of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan because:

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

Response: The creation of the subdivision and development as a 15-unit live work project is compatible with the general plan, Mesa West Bluffs Urban Plan and Zoning Code. The live/work project exhibits excellence in design, site

planning, integration of uses and structures and protection of the integrity of neighboring development.

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

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

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

Response: An easement is necessary to allow access for emergency vehicles on site that will be provided by the tentative tract map.

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

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

- 6) The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15332 for In-Fill Development.
- 7) The project, as conditioned, is consistent with Article 3 Transportation System Management of Chapter IX, Title 13 of the Costa Mesa Municipal Code in that the project's traffic impacts will be mitigated at all affected intersections.

EXHIBIT "B"

CONDITIONS OF APPROVAL (Master Plan PA-14-22)

- Plng.
1. The conditions of approval for Master Plan PA-14-22 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 2. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 3. A decorative six-foot high perimeter block wall shall be provided separating the site from the industrial uses to the north and south. The design of the wall shall incorporate materials, color, and texture compatible with the building architecture.
 4. The developer shall incorporate additional landscape and hardscape features (tree wells, street furniture, planter boxes, patterned pavers, and other enhancing features) to provide a live/work representation from the public view and seamless transition to the project from Placentia Avenue subject to approval of the Development Services Director. The street view shall be enhanced with compatible lighting, signage and street furniture to promote live/work lifestyle and pedestrian activities. The 10-foot wide street frontage shall not include separation walls and private patios.
 5. The applicant shall plant two, 24-inch box *Tristania conferta* street trees in the Placentia Avenue public right of way, spaced at 30 feet on center, or as determined by the Development Services Director. The final landscape concept plan shall indicate the design and material of these areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
 6. A comprehensive sign program shall be submitted for all on-site signs (i.e., monument, directory, wall mounted) for review and approval of the Development Services Director prior to issuance of building permits.
 7. Access to project shall be limited by installation of a vehicular gate at the alley. Residents could have option to exit from the project site, through the alley.
 8. The proposed architecture with brick and masonry facades and metal finishes is a "material quality" of the design that is intended to be complementary to the site design of the live/work project and conducive to this type of development. Only minor revisions in keeping with the established material palette and architectural style will be considered; as

approved by the Director of Development Services. Any revisions to proposed finished materials, offsets, and architectural articulations, not considered to be minor by the Director of Development Services, shall be reviewed by the Planning Commission for approval.

9. No modification(s) of the approved floor plans, building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.
10. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
11. To avoid an alley-like appearance, the driveway shall not be developed with a center concrete swale. The driveway shall be finished with stamped concrete or pervious pavers. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
12. Open parking spaces shall be designated as unreserved, available, open visitor / guest parking for the project site. Signage will be posted to indicate that these spaces are available to all visitors.
13. All units are required to maintain a two-car garage. Residents shall park vehicles in garage spaces. Storage of other items may occur only to the extent that vehicles may still be parked within the require garage spaces.
14. Development shall comply with all requirements of the Mesa West Bluffs Urban Plan applicable to live/work units and applicable condominium standards.
15. Prior to issuance of grading permits, developer shall identify to the Development Services Director a construction relations officer to act as a

community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities.

16. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents and also businesses during construction.

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

17. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
18. 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.
19. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
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 upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.

21. 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.
22. The site plan submitted with initial working drawings shall contain a notation specifying whether the project is a one-lot condominium or whether each unit is situated on a separate parcel.
23. Developer shall market and offer these units as live/work units to potential buyers. Model homes, if established, shall furnish work spaces in a manner that demonstrates the work component of the project. Marketing materials including but not limited to print and electronic media shall feature prominently the work component of the project. Buyers shall be informed in writing that the work spaces cannot be used as additional bedroom space.
24. Applicant shall provide proof of establishment of a homeowners association prior to release of any utilities prior to selling any of the units as condominiums.
25. Provide proof of recordation of TTM 17781 prior to issuance of building permits.
26. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.
 - A. The CC&Rs shall contain provisions requiring that the HOA homeowner's association (HOA) effectively manage parking and contract with a towing service to enforce the parking regulations and shall contain restrictions prohibiting parking in the driveway and in front of garage doors.
 - B. The CC&Rs shall also contain provisions related to night-time lighting and active use of the common areas. These provisions shall prohibit amplified noise, loud parties/gatherings, night-time lighting after 9:00 PM other than for security purposes, or any other activities that may be disruptive to the quiet enjoyment of neighboring properties after 9:00 PM.
 - C. The CC&Rs shall also contain provisions related to preservation and maintenance of the common lot and common open space areas in perpetuity by the homeowner's association. The CC&Rs shall also contain the buyer's notice (described in Condition below) as an exhibit.

D. The CC&Rs shall contain a notice that all open parking spaces shall be unassigned and available for visitors

E. The CC&R's shall contain restrictions requiring residents to park vehicles in garage spaces provided for each unit. Storage of other items may occur only to the extent that vehicles may still be parked within the required garage at the number for which the garage was originally designed and to allow for inspections by the association to verify compliance with this condition.

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

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.

27. A "Notice to Buyers" shall disclose that the project is located within an area designated as Light Industry in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with industrial land uses. The Notice shall disclose the existing surrounding industrial land uses, including but not limited to, operational characteristics such as hours of operation, delivery schedules, outdoor activities, and noise and odor generation. In addition, the Notice shall state that the existing land use characteristics are subject to change in the event that new businesses move or existing businesses change ownership. The Buyer's Notice shall be reviewed/approved by the City Attorney's office and Development Services Director prior to recordation. The Buyer's Notice shall serve as written notice of the then existing noise environment and any odor generating uses within the mixed-use development and within a 500-foot radius of the mixed use development, as measured from the legal property lines of the development lot. The Buyer's Notice shall be remitted to any prospective purchaser or tenant at least 15 days prior to close of escrow, or within three days of the execution of a real estate sales contract or rental/lease agreement, whichever is longer. The Buyer's Notice shall also indicate that business operations in the live/work units shall be consistent with the land use matrix of the Mesa West Bluffs Urban Plan subject to zoning authorization and obtaining a business license.
28. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Building official prior to issuance of grading permits.

29. 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.
30. 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-candles 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.
31. The proposed project would be subject to all applicable regulations of the City's General Plan, zoning ordinance, and all requirements and enactments of Federal, County, City authorities, and any other governmental entities, and all such requirements and enactments would, by reference, become conditions of project implementation.

32. 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.
33. The applicant and future homeowners shall contract with a waste disposal company that will provide full on-site trash and recyclable collection. Access for disposal collection shall be provided from the rear alley. There shall be no storage of trash bins or cans on public streets with the exception of temporary use of the right-of-way for rolling containers' or loading to large trash trucks.
34. Prior to issuance of the building permit for the first production unit, all utility lines along Placentia Avenue serving the site shall be undergrounded to the greatest extent feasible.
35. The upper level roof decks shall be provided with solid barriers with finishes matching exterior materials/ colors instead of metal railings.
- Bldg 36. 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.
37. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2010 California Building Code CRC 403.1.7.3.

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

38. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the 5 foot setback area from the property line. They may project a maximum of 12 inches beyond the 3 foot setback. CRC Tables R302.1(1) and R302.1(2).
- Trans. 39. Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Planning Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated including credits for all existing uses. At the current rate per trip end, the traffic impact fee is estimated at \$25,428. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permit/certificate of occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
40. Construct commercial drive approach at location specified on site plan. Comply with minimum clearance requirements from property lines and any vertical obstructions.
- Fire 41. A Fire Alarm system with public address capabilities shall be required.
42. The final master plan for development of the Project site shall provide sufficient capacity for fire flows required by the City of Costa Mesa Fire Department.
43. All buildings will require a Combined Fire Sprinkler and Standpipe system. All stairs will be equipped with class I standpipes.
44. Vehicular access shall be provided and maintained serviceable throughout construction to all required fire hydrants.
45. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
46. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the developer's Project design features to assess compliance with the California Building Code and California Fire Code. Fire staff shall examine the projected demands of the proposed Project and make recommendations to ensure that adequate personnel/resources will be available to meet projected demand. Recommendations of the study shall be implemented to the satisfaction of the Fire Department to ensure that emergency response impacts are minimized to below a level of significance.
47. The Project shall provide approved smoke detectors to be installed in accordance with the 2010 Edition of the Uniform Fire Code.

48. The Project shall provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from all areas. Extinguishers may be of a type rated 2A, 10BC as these extinguishers are suitable for all types of fires and are less expensive.
 49. The Project shall provide an automatic fire sprinkler system according to NFPA 13 R.
 50. The Project shall provide a fire alarm system.
 51. The Project shall provide individual numeric signage for proposed residences with minimum six inches height.
 52. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.
 53. Prior to issuance of building permits, a letter shall be obtained from the Costa Mesa Sanitary District and the Orange County Sanitation District verifying that there is sufficient capacity in the receiving trunk lines to serve the project.
- Utilities
54. 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.
 55. The applicant shall submit plans for review by the Mesa Water District. The applicant shall obtain a letter of approval and letter of project completion from the Mesa Water District.
 56. Prior to the issuance of building permits, the project applicant shall pay the applicable connection fees charged to new development by the Mesa Consolidated Water District.
- Eng.
57. Comply with the requirements contained in the letter prepared by the City Engineer under separate cover.

CODE REQUIREMENTS (Master Plan PA-14-22)

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

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

11. During construction, the contractor shall ensure that construction activity complies with the City's Noise Ordinance. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet indoor work.
12. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development. The current park impact fee is calculated at \$13,829 per new multi-family dwelling unit.
13. All on-site utility services shall be installed underground.
- Bldg. 14. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, 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) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
15. The project applicant shall contact the Southern California Air Quality Management District (SCAQMD) at 800-288-7664 for potential additional conditions of development or required permits by SCAQMD.
16. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
17. Submit a soils report for the projects, Recommendation of the Soils Report shall be printed on the architectural and grading plans.
18. Submit a grading plan and hydrology report.
19. Submit an erosion controls plan with the grading submittal.
- Eng. 20. Prior to approval of Plans, the Project shall fulfill the City of Costa Mesa Drainage Ordinance No. 06-19 requirements
- Fire 21. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.

SPECIAL DISTRICT REQUIREMENTS (Master Plan PA-14-22)

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 9949) 654-8400 for any additional district requirements.
- AQMD
 - 7. Applicant shall contact Costa Mesa Sanitary District at 9949) 654-8400 for any additional district requirements.
- School
 - 8. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.
 - 9. Prior to issuance of a building permit, the project applicant shall pay developer fees to the Newport-Mesa Unified School District pursuant to the requirements established in SB 50. The amount of fees to be paid will be determined based on the established State formula for determining construction costs.
- State
 - 10. 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.



CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

August 29, 2014

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

SUBJECT: Tract No. 17781
LOCATION: 2026 Placentia Avenue

Dear Commissioners:

Tentative Tract Map No. 17781 as furnished by the Planning Division for review by the Public Services Department consists of subdividing two lots into sixteen (16) numbered lots and one lettered lot. Tentative Tract Map No. 17781 meets with the approval of the Public Services Department, subject to the following conditions:

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

29

9. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement Plans showing Sewer and Water Improvements, prepared by a Civil Engineer.
10. The Subdivider shall submit a cash deposit of \$980 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.
11. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map
12. 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. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.
13. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
14. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
15. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
16. Dedicate easements as needed for public utilities.
17. 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.
18. 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.
19. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
20. The elevations shown on all plans shall be on Orange County benchmark datum.
21. 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.
22. 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.

23. Construction of the new drive approach may require the removal of a city parkway tree. 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 trees affected by the proposed project and make timely application to the Parks and Recreation Commission to avoid possible delays.

Sincerely,



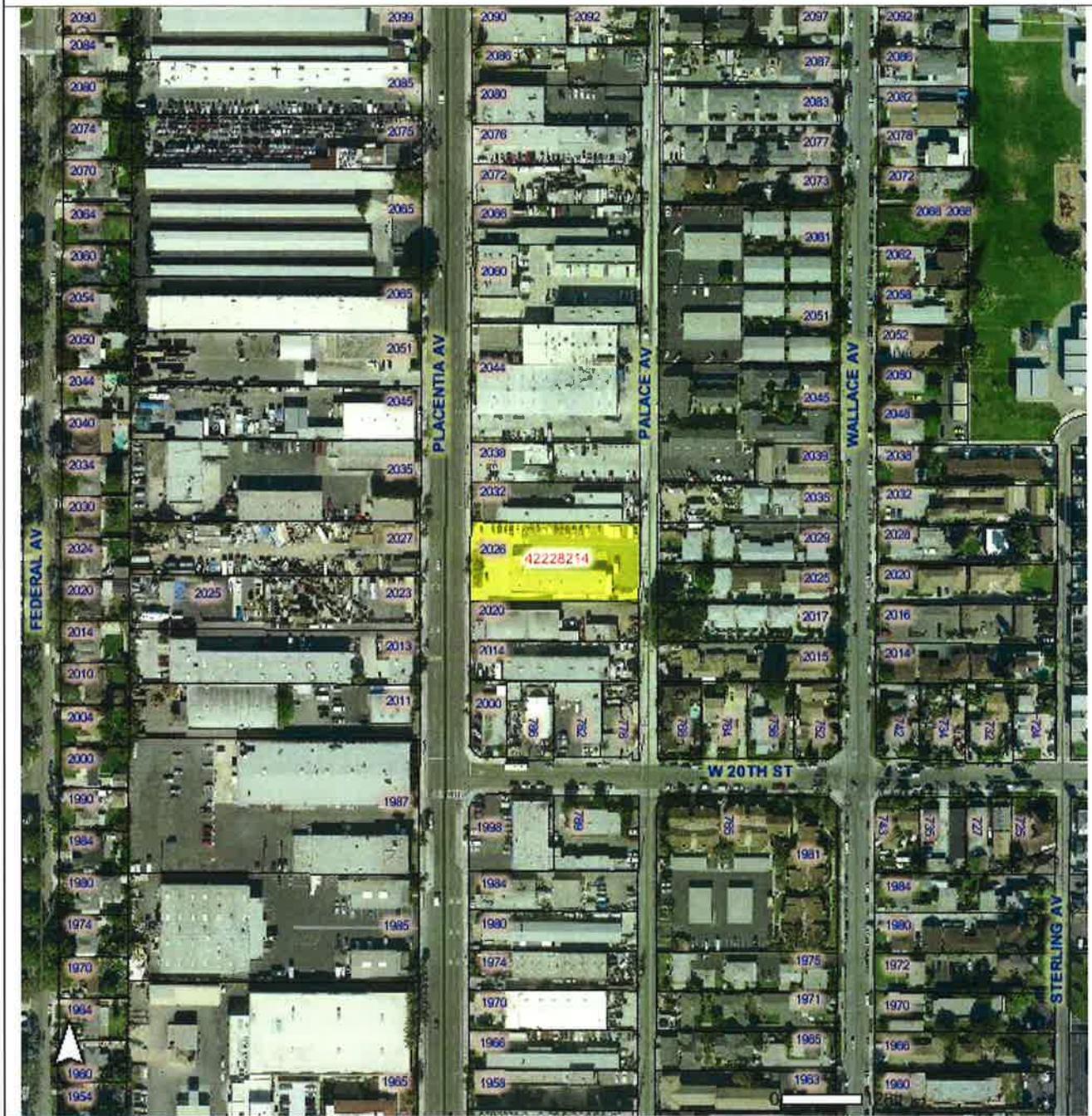
Fariba Fazeli, P. E.
City Engineer

(Engr. 2014/Planning Commission Tract 17781)

**“EXHIBIT D”
Permitted Uses**

LAND USE MATRIX	
<u>16-unit Live/Work Development at 2026 Placentia Avenue</u>	
P= Permitted Uses	
LIVE/WORK UNITS	
• Artists, craftspersons, sculpture studios (woodworking, furniture restoration, painting, ceramics, etc.)	P
• Barber and beauty shops	P
• Catering	P
• Commercial art, graphic design, website designers	P
• Computer and data processing	P
• Legal, Engineering; Architectural; and Surveying services	P
• Offices: Professional, central admin., general, bookkeeping and data processing	P
• Offices: medical office with sole practitioner	P
• Photography Studio	P
• One-on-one Studio Use: Sole Practitioner for Dance; Martial arts; Music, Yoga, etc.	P
• Specialty Retail; Customers by appointment.	P
NOTES: All businesses subject to zoning approval to ensure adequacy in parking and compatibility with a residential environment. other uses not specified in this table are either prohibited or may require a Conditional Use Permit, as deemed by the Development Services Director.	

City of Costa Mesa



Address Small
Address Points

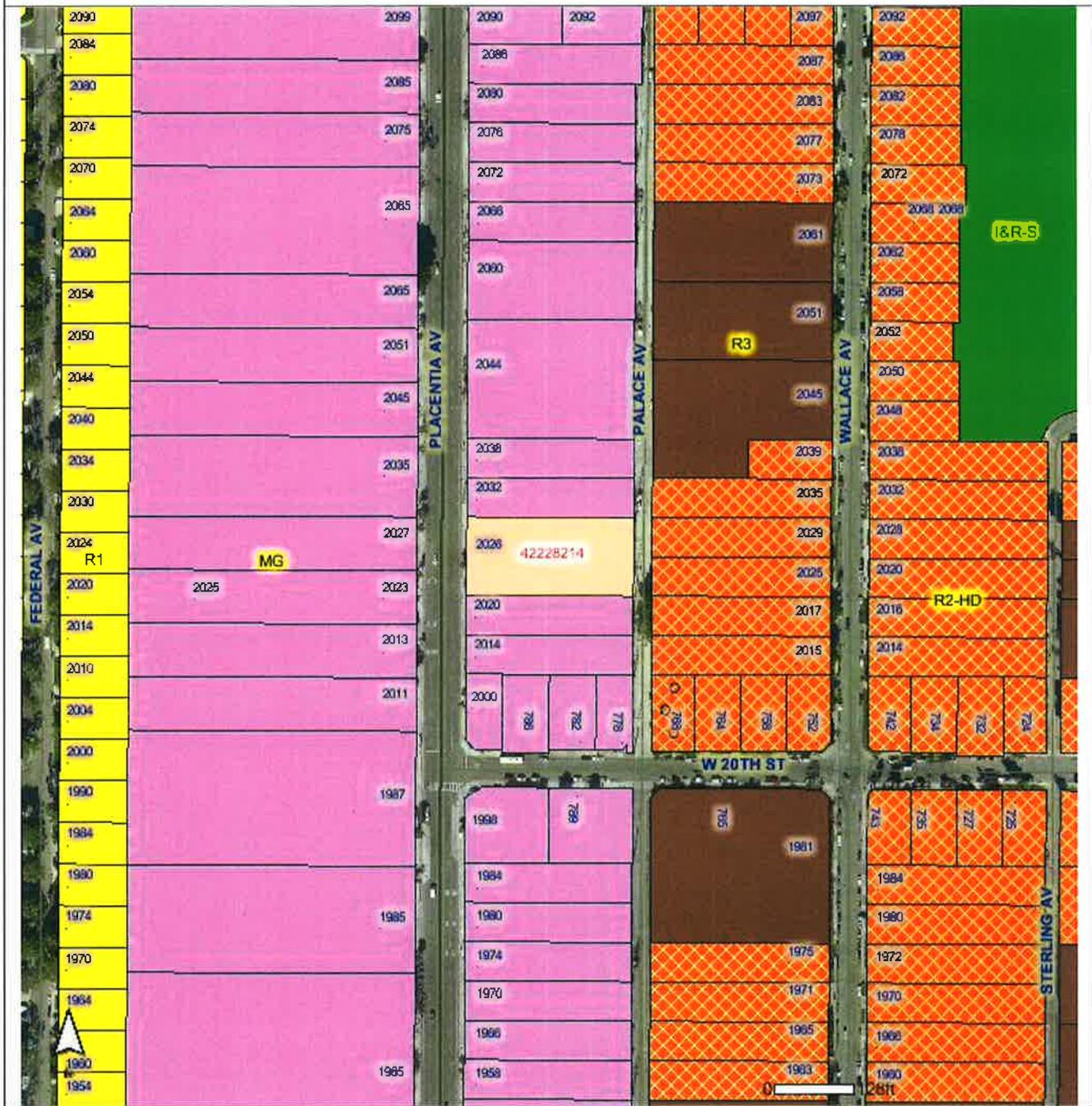
Freeway
Roads
Collector (cont)

Frooway
Major
Newport BLVD (cont)

Primary
SECONDARY
Hydrology Channels

Street Names
Street Centerlines

City of Costa Mesa



- | | | | |
|----------------|--------------|--------------------|---------------|
| Address Small | Roads | Newport BLVD | City Boundary |
| Address Points | Collector | Primary | Water Ways |
| Freeway | Freeway | SECONDARY | Zoning (cont) |
| | Major (cont) | Hydrology Channels | |
| | | Street Names | |
| | | Street Centerlines | |
| | | Parcel Lines | |





May 1, 2014

Ms. Minoo Ashabi, AIA
Principal Planner
CITY OF COSTA MESA
77 Fair Drive
Costa Mesa, CA 92628-1200

**Subject: “Camellia” Single Family Live/Work Homes
2024-2026 Placentia Avenue
Undergrounding of Existing Dry Utilities**

Dear Minoo:

On behalf of OC Land Project 7, LLC, please consider this letter as our formal request that the above reference project not be conditioned to underground the existing utility lines in the public right of way. As depicted on the attached photos, there are existing power poles and overhead power lines in the public right of way on both the west property line and east property line of our proposed project at 2024-2026 Placentia. These poles and lines run along Placentia Avenue and Palace Avenue (the rear alley) and contain multiple utility lines and electrical structures. We have had a dry utility expert review the feasibility of undergrounding the existing lines and poles adjacent to the proposed project and they have determined that it is cost prohibitive and will actually result in additional poles in the public right of way.

There are no power poles fronting the project along Placentia Avenue. There are existing poles in the public right of way at either end of the property. These poles hold electrical, phone and cable lines that serve the existing properties along Placentia. The pole to the south of the property also holds overhead electrical transformers that serve the neighboring buildings to the south. Due to the presence of these transformers, Southern California Edison (SCE) will not allow electrical lines to be undergrounded from this pole. As such, a second pole would need to be added to the south to facilitate the undergrounding. The pole to the north of the property also has an overhead structure that could very likely also require a second additional pole. To summarize, undergrounding the overhead lines along Placentia Avenue would actually result in one, and possibly two, additional poles in the public right of way that would be located in front of the neighboring properties. It would be a very costly exercise that would accomplish little and would likely upset the neighboring land owners.

The power pole situation along Placentia Avenue is very similar to the situation MBK Homes recently encountered on their 18th Street project, which resulted in a very costly and time consuming dispute with the neighboring property owner. MBK Homes ended up spending over \$350,000 to underground approximately 200 feet of overhead line adjacent to their project. The cost was over \$10,000 per house and required a year of processing through SCE, Time Warner, AT&T and the City of Mesa.

There are no power poles against the “rear” of the proposed project along Palace Avenue. However, there are existing poles in the public right of way at either end of the property. In addition to electrical distribution, phone and cable lines these poles also hold transmission lines. Undergrounding the transmission lines would likely not be allowed by SCE. If it was allowed, it would take an enormous amount of time and money that would unfairly burden the proposed project. Undergrounding would also not eliminate any poles and thus would accomplish very little.

I have spoken with City Engineering staff regarding the issues outlined above and they agreed that undergrounding does not make sense for this project. Please let me know if you have any questions or require any additional information regarding this proposed request.

Sincerely,



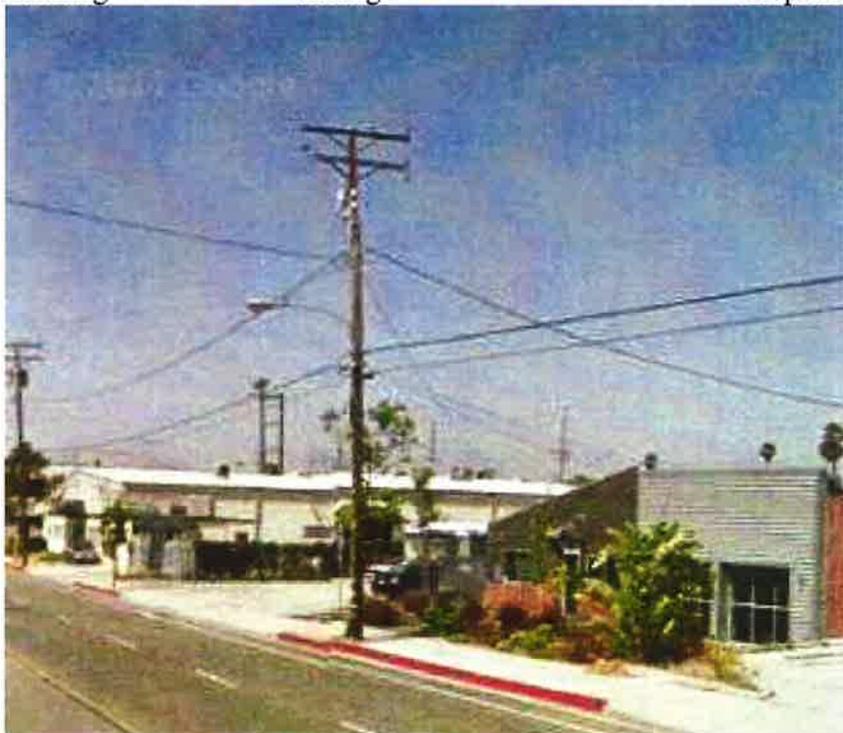
Matt Hamilton
OC Land Project 7, LLC

Enclosure

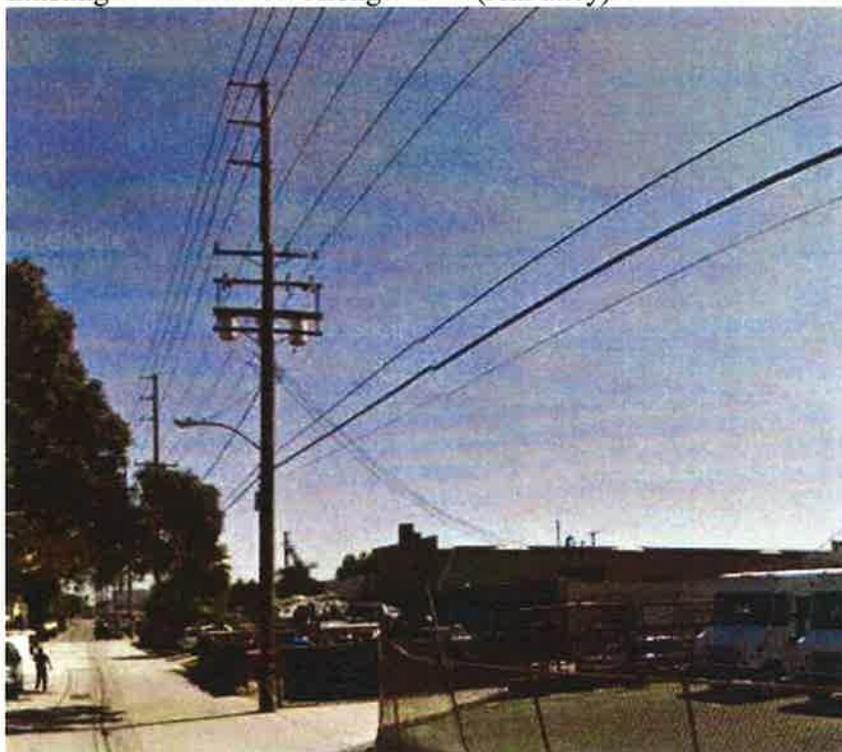
Existing Overhead Pole Along Placentia to the South of the Proposed Project



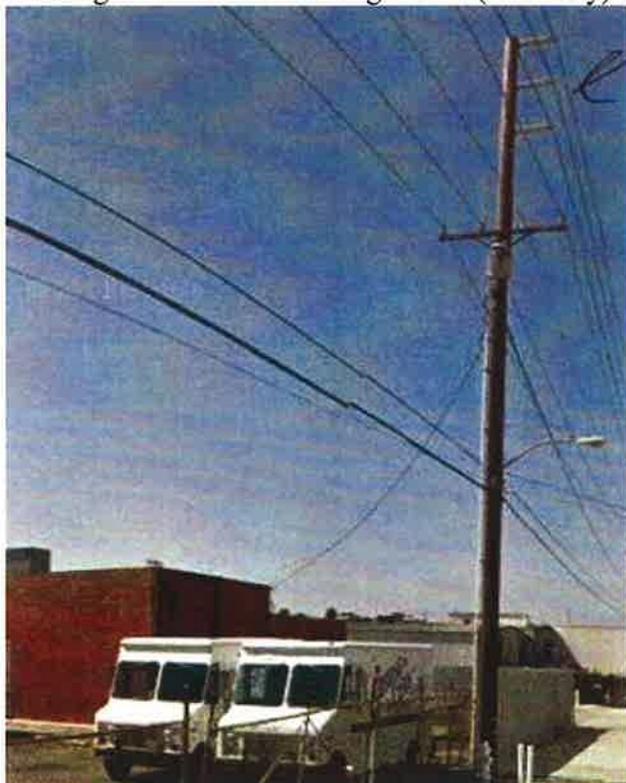
Existing Overhead Pole Along Placentia to the North of the Proposed Project



Existing Overhead Pole Along Palace (rear alley) to the South of the Proposed Project



Existing Overhead Pole Along Palace (rear alley) to the South of the Proposed Project





Planting Palette

Symbol	Botanical Name	Common Name
TREES		
	Eriobotrya 'Coppertone'	Loquat
	Tabebuia impetiginosa	Trumpet Tree
	Tristania conferta	Brisbane Box

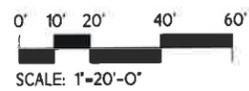
Symbol	Botanical Name	Common Name
SHRUBS		
	Agave species	Agave
	Anigozanthus flavidus	Kangaroo Paw
	Coprosma repens 'Marble Queen'	Dwarf Variegated Mirror Plant
	Dietes bicolor	Fortnight Lily
	Gaura lindheimeri	Gaura
	Grewia caffra	Lavendar Starflower
	Hesperaloe parviflora	Red Yucca
	Lantana montevidensis	Trailing Lantana
	Ligustrum japonicum	Japanese Privet
	Liriope 'Silvery Sunproof'	Muscari Liriope
	Phormium species	New Zealand Flax
	Pittosporum tobira 'Cream de Mint'	Dwarf Mock Orange
	Rhamnus californica	Coffeeberry
	Rosmarinus o. 'Huntington Carpet'	Creeping Rosemary
	Rosmarinus o. 'Marjorca Pink'	Upright Rosemary
	Salvia greggii 'Flame'	Autumn Sage
	Salvia leucantha	Mexican Sage Bush

	Marathon II Or Turf Substitute	Turf-type tall Sedge
	Grewia caffra	Lavendar Starflower

- NOTES:
- ALL ASPECTS OF LANDSCAPE DESIGN SHALL COMPLY WITH CITY OF COSTA MESA MUNICIPAL CODES CHAPTER VII, LANDSCAPING STANDARDS.
 - ALL UTILITY VAULTS, METERS AND TRASH ENCLOSURES SHALL BE SCREENED WITH SHRUB AND/OR VINE PLANTINGS.
 - ALL LANDSCAPE AREAS SHALL BE EQUIPPED WITH AUTOMATIC IRRIGATION SYSTEM.
 - ALL LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED ON A REGULAR BASIS.
 - LANDSCAPE INSTALLATION SHALL COMPLY WITH CITY OF COSTA MESA DESIGN GUIDELINES, CODES AND REGULATIONS.

CONCEPTUAL LANDSCAPE PLAN
CAMELLIA 15 UNIT RESIDENTIAL DEVELOPMENT
 2026 PLACENTIA AVE. COSTA MESA, CALIFORNIA

SHEET 1 OF 1
 DATE: 08-11-14



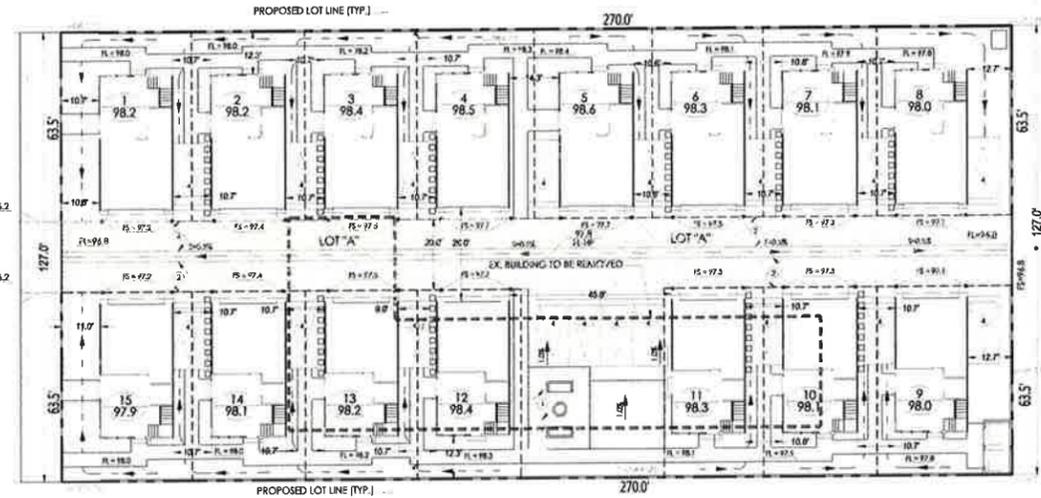
conceptual design & planning company
 3915-C Airport Loop Dr. Studio One, Costa Mesa, CA 92626
 T: 949.399.0870 F: 949.399.0882 www.cdpcinc.com
 6659 Monto Road, Altamonte, CA 93422
 T: 805.466.3385 F: 805.466.3204



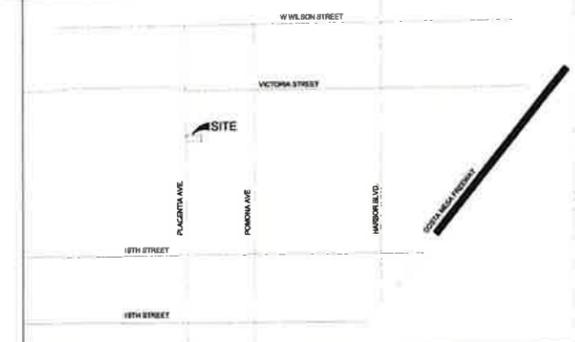
CDPC JOB#: 14048

TENTATIVE TRACT MAP AND PRELIMINARY GRADING PLAN
 TTM No. 17781
 2026 PLACENTIA AVENUE
 A.P.N. 422-282-14

PLACENTIA AVENUE



ALLEY



VICINITY MAP



LEGEND

FFE	FINISHED FLOOR ELEVATION		PROPOSED PERVIOUS PAVERS
GFF	GARAGE FINISHED FLOOR		PROPOSED CONCRETE PAVING
TC	TOP OF CURB		EXISTING PROPERTY LINE
FL	FLOWLINE		PROPOSED PROPERTY LINE
TW	TOP OF WALL		PROPOSED DRAINAGE SWALE
FF	FINISH FLOOR		CONTOUR LINE
P.A.	PLANTING AREA		
FS	FINISH SURFACE		
FG	FINISH GRADE		
MIN	MINIMUM		
H.	HIGH		
BW	BACK OF WALK		
	SPOT ELEVATION		

SITE PLAN NOTES

- COMMUNITY FEATURE PER ARCHITECTURAL DRAWINGS
- CONSTRUCT PERVIOUS INTERLOCKING CONCRETE PAVERS
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF COSTA MESA STANDARDS
- CONSTRUCT 9' X 18' GUEST PARKING STALL



COMMON AREA MAINTENANCE TO BE PROVIDED BY COMMUNITY HOMEOWNERS ASSOCIATION (HOA).

PROPOSED LAND USE
 3-STORY DETACHED LIVE/WORK
NUMBER OF PROPOSED LOTS
 SIXTEEN (16)

- LOT 1 = 1,986 SF
- LOT 2 = 1,699 SF
- LOT 3 = 1,699 SF
- LOT 4 = 1,792 SF
- LOT 5 = 1,788 SF
- LOT 6 = 1,694 SF
- LOT 7 = 1,699 SF
- LOT 8 = 2,089 SF
- LOT 9 = 2,089 SF
- LOT 10 = 1,699 SF
- LOT 11 = 1,518 SF
- LOT 12 = 1,585 SF
- LOT 13 = 1,699 SF
- LOT 14 = 1,699 SF
- LOT 15 = 1,986 SF
- LOT A = 7,571 SF

GENERAL NOTES:

- ALL EXISTING STRUCTURES, PAVEMENT AND TREES ON-SITE TO BE REMOVED
- BLANKET EASEMENT FOR UTILITY AND PUBLIC ACCESS PURPOSES WILL BE PROVIDED OVER ROADWAYS (LOT A)
- ALL OPEN SPACE AREAS, INCLUDING GUEST PARKING STALLS, WALKWAYS, LANDSCAPE AREAS AND TRASH ENCLOSURES WILL HAVE A BLANKET COMMON AREA MAINTENANCE AND ACCESS AGREEMENT IN FAVOR OF THE HOMEOWNERS ASSOCIATION (HOA)
- FINAL MAP SHALL PROVIDE FOR EASEMENT AREAS
- STORM DRAIN SYSTEM TO BE DESIGNED ON FINAL IMPROVEMENT PLANS
- PAD ELEVATIONS SHOWN HEREON MAY BE ADJUSTED +/- 2 FEET

BENCHMARK:

DESIGNATION: CM-38-81
 PAGE/GRID: 888/1-3
 CITY/LOCATION: COSTA MESA
 DESCRIPTION:
 DESCRIBED BY OCS 2001-FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-38-81"
 SET IN THE NORTHERLY CORNER OF A 3.5 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS
 LOCATED ALONG THE WESTERLY SIDE OF PLACENTIA AVENUE, 26 FT. NORTHERLY OF THE CENTERLINE
 PROLONGATION OF 20TH STREET. MONUMENT IS LEVEL WITH SIDEWALK.

NAVD 88 (FT)	YEAR LEVELED
98.319	2005

SITE ADDRESS:
 2026 PLACENTIA
 COSTA MESA, CA 92627
 A.P.N. 422-282-14

LEGAL DESCRIPTION
 LOTS 15 AND 16 IN BLOCK B OF TRACT 612
 AS PER MAP RECORDED IN BOOK 20, PAGES
 1 AND 2 OF MISCELLANEOUS MAPS,
 RECORDED IN ORANGE COUNTY.

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

SURROUNDING LAND USE

NORTH: COMMERCIAL
 EAST: RESIDENTIAL
 SOUTH: COMMERCIAL
 WEST: COMMERCIAL
 THERE ARE NO ADJOINING SUBDIVISIONS

SUBDIVIDER:
 OC LAND PROJECT 7, LLC
 4100 MACARTHUR BLVD., SUITE 330
 NEWPORT BEACH, CA 92660

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

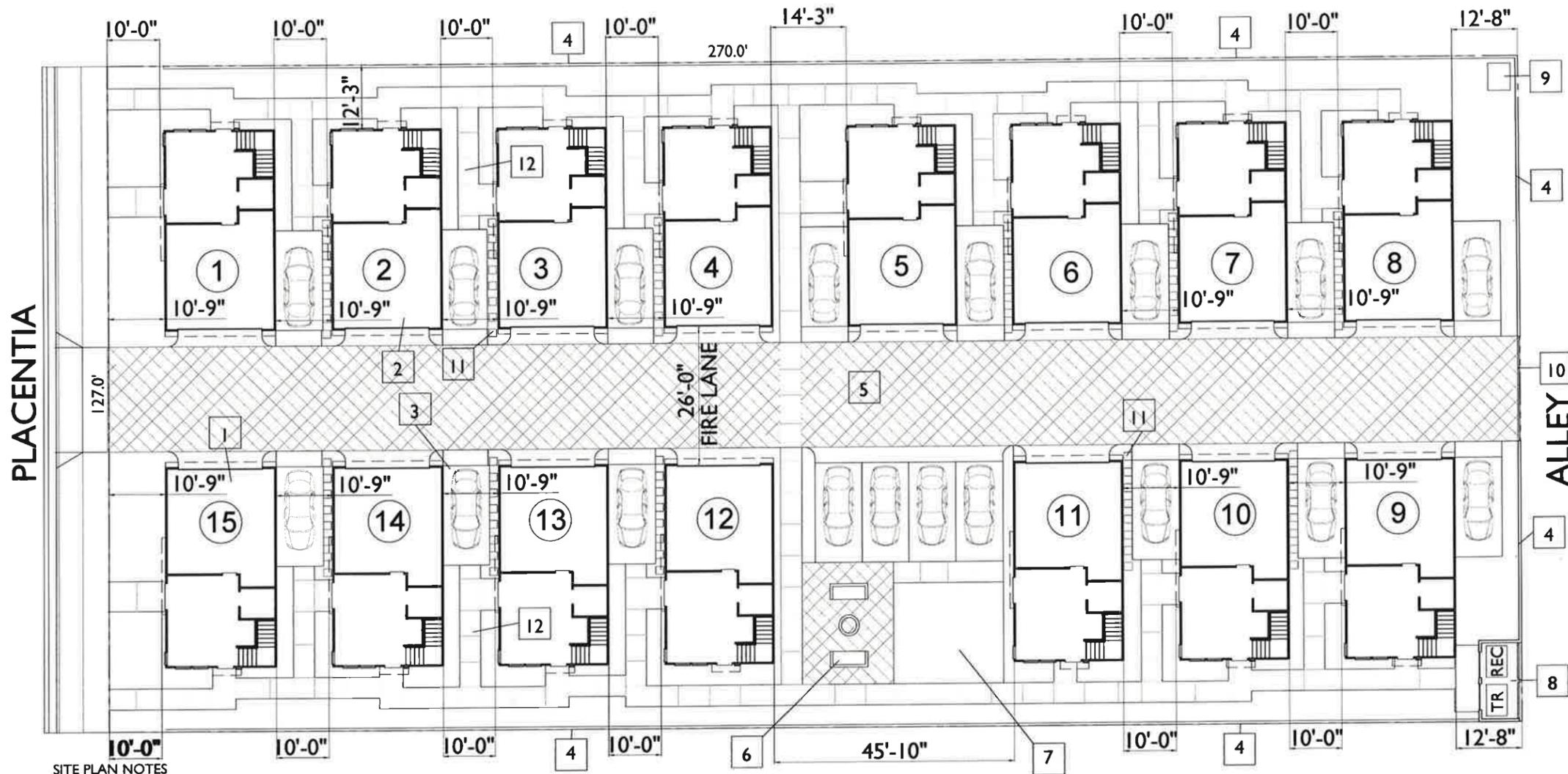
ACREAGE
 0.79 ACRES (34,290 SF) GROSS
 0.79 ACRES (34,290 SF) NET

EXISTING WATERCOURSES:
 NONE

FLOODING POTENTIAL
 FEMA FLOODPLAIN MAP No. 06059C0268J SHOWS NO
 FLOOD HAZARD ON THIS SITE



FOR PLANNED RESIDENTIAL DEVELOPMENT PURPOSES	
SUBMITTAL DATE: AUGUST, 2014	PLAN CHECK NO. 2
TENTATIVE TRACT MAP AND PRELIMINARY GRADING PLAN TTM No. 17781 2026 PLACENTIA AVENUE - COSTA MESA, CA 92627 A.P.N. 422-282-14	TRACKING NO.
COSTA MESA COUNTY OF ORANGE, CALIFORNIA USA	SHEET 1 OF 1



SITE PLAN NOTES

1. 3 STORY DETACHED DWELLING
2. 2 CAR GARAGE
3. 9 X 18 GUEST PARKING STALL
4. PERIMETER BLOCK WALL
5. PERVIOUS PAVERS @ DRIVEWAY
6. GATHERING AREA WITH BUILT-IN SEATING AND FIRE PIT
7. COMMUNITY GARDEN
8. TRASH/RECYCLING ENCLOSURE
9. ELECTRICAL TRANSFORMER
10. RESIDENT OPERATED SLIDING GATE (NOT OPENED VIA MOTION DETECTION)
11. CONCRETE PAVERS
12. CONCRETE WALKWAY

SUMMARY PROJECT INFORMATION

TOTAL UNITS: 15
 PROJECT TYPE: 3 STORY DETACHED LIVE/WORK
 SITE AREA: 34,290 SF .78 AC
 F.A.R.: 0.93

UNIT SIZE (3 BDRM TYP.): 1,717 SF
 GUEST PARKING: 18 STALLS
 PRIVATE GARAGES: 30 STALLS
 TOTAL PARKING: 48 STALLS
 PARKING PROVIDED: 3.2 STALLS/UNIT

NET GROUND FLOOR INTERIOR AREA EXCLUDING STAIR/RESTROOM = 250 S.F.

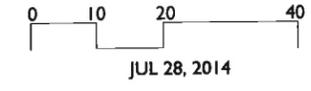
BUILDING FOOTPRINTS: 12,045 S.F. (35.1%)
 DRIVE/GUEST PARKING: 10,490 S.F. (30.6%)
 OPEN AREA AT GRADE: 11,755 S.F. (34.3%)

BALCONIES/ROOF DECKS: 340 S.F./UNIT
 TOTAL OPEN SPACE: 16,855 S.F. (49.1%)
 (BALCONIES+ROOF DECKS+AT GRADE)

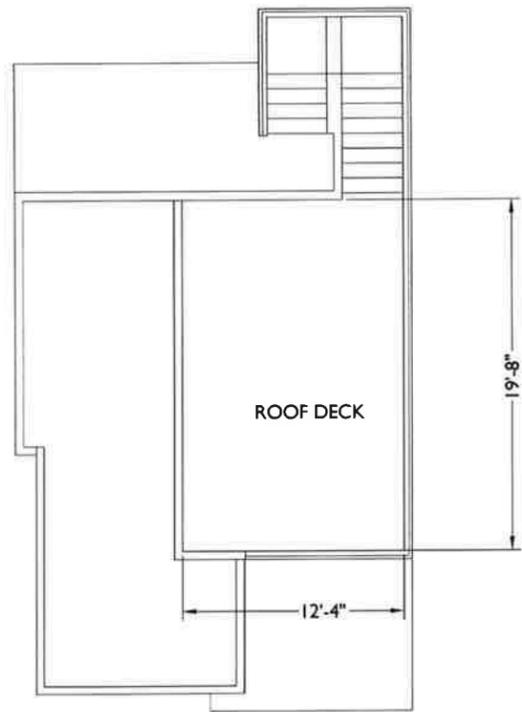
CAMELLIA

2026 PLACENTIA - 15 UNITS

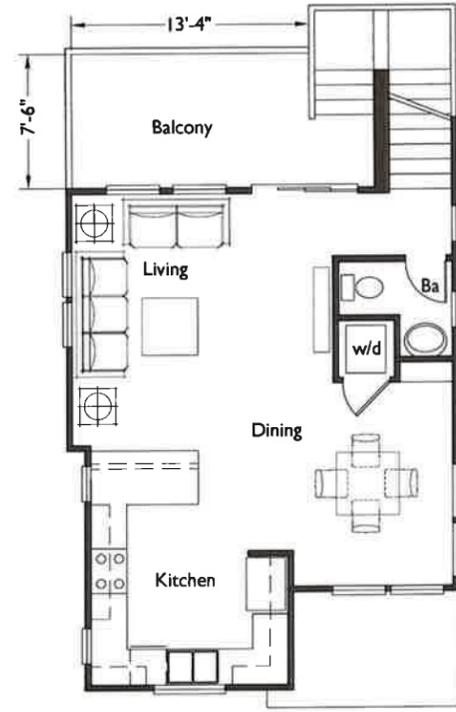
SITE PLAN



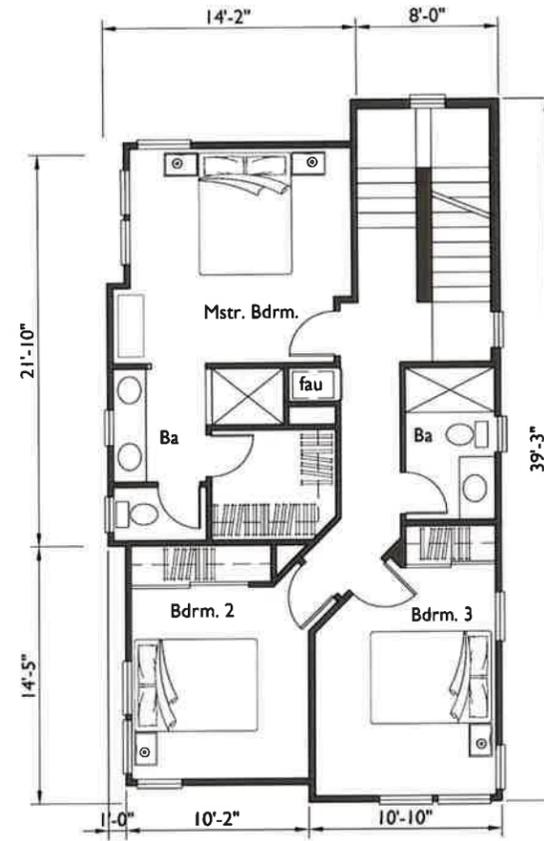
1



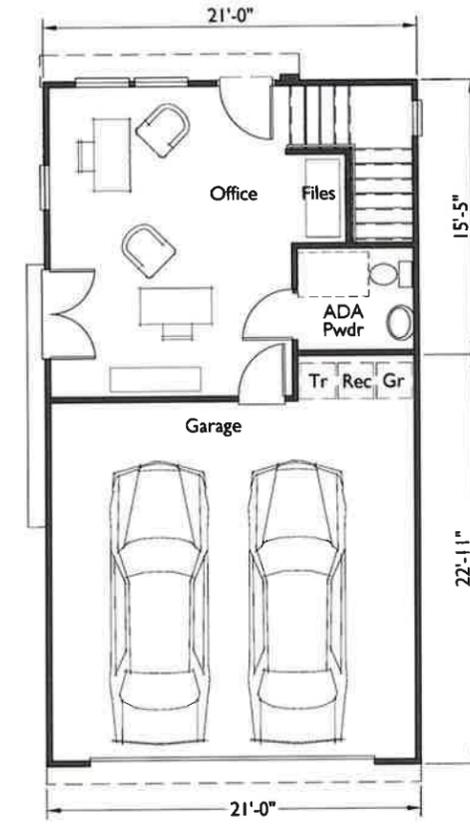
Roof Deck



Third Floor Plan



Second Floor Plan



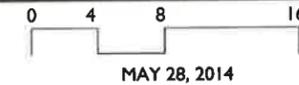
First Floor Plan

First Floor	359 s.f.
Second Floor:	802 s.f.
Third Floor:	556 s.f.
Total Livable	1,717 s.f.
Garage	420 s.f.
Balcony	100 s.f.
Roof Deck	240 s.f.

CAMELLIA

FLOOR PLANS

2026 PLACENTIA - 16 UNITS



MAY 28, 2014





LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MATERIAL SCHEDULE

- 1 BUILT UP ROOF W/ PARAPET
- 2 ASPHALT SHINGLE SLOPED ROOF
- 3 HORIZONTAL WOOD SIDING
- 4 EXTERIOR SAND FINISH STUCCO
- 5 STUCCO OVER TRIM
- 6 DECORATIVE LIGHT FIXTURE
- 7 BRICK VENEER
- 8 STUCCO OUTLOOKERS
- 9 TRANSLUCENT METAL GARAGE DOOR
- 10 DECORATIVE METAL GUARDRAIL

CAMELLIA

2026 PLACENTIA - 16 UNITS

ELEVATIONS





VIEW FROM PASEO



VIEW FROM PLACENTIA



VIEW FROM PLACENTIA

CAMELLIA

2026 PLACENTIA - 16 UNITS

PERSPECTIVES



Mesa West
Bluffs
Urban Plan



MAY 28, 2014





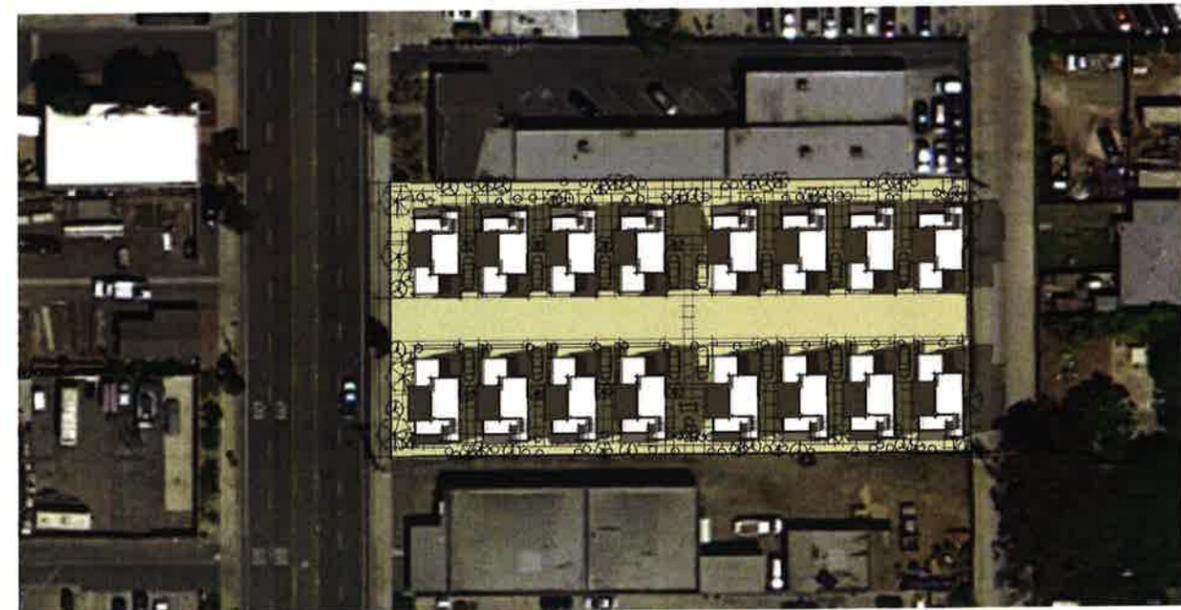
10AM - DECEMBER 21



10AM - JUNE 21



2PM - DECEMBER 21



2PM - JUNE 21

CAMELLIA

2026 PLACENTIA - 16 UNITS

SHADE-SHADOW EXHIBITS



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